

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 9, 2015

A meeting of the Manistee City Planning Commission was held on Thursday, July 9, 2015 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:12 pm by Chair Yoder

Roll Call:

Members Present: Judd Brown, Ray Fortier, Mark Wittlieff, Roger Yoder

Members Absent: Maureen Barry (excused), Marlene McBride, Vacancy

Others: Kenneth Mize (379 Second Street), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Mark Wittlieff that the agenda be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Brown, Fortier, Wittlieff, Yoder
No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Mark Wittlieff that the minutes of the June 4, 2015 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Fortier, Brown, Wittlieff, Yoder
No: None

PUBLIC HEARING

Chair Yoder opened the Public Hearing at 7:14 pm

Z15-08 Keeping of Chickens or Ducks

Zoning Amendment Z15-08 was drafted to allow the keeping of Chickens or Ducks in the R-1, R-2 and R-3 Residential Zoning Districts.

Denise Blakeslee, Planning & Zoning Administrator – presented the amendment to the commission. The Commission discussed and reviewed the language at their June meeting. This amendment is a result of changes in the Michigan Right to Farm Act and changes in Generally Accepted Agricultural and Management Practice (GAAMP) that impacted Section 606 Animals of the Codified Ordinance. In order to allow chickens (not roosters) and or ducks a zoning amendment was needed. Ms. Blakeslee reviewed the Section 606 Animals which was adopted by City Council on July 7, 2015.

The language that is proposed is:

535 KEEPING OF CHICKENS OR DUCKS

The keeping of Chickens or Ducks is permitted in the R-1, R-2, and R-3 Districts if conforming to Section 606 Animals of the General Law Ordinances of the City of Manistee.

Chair Yoder opened the hearing for public comments.

Kenneth Mize, 379 Second Street – Mr. Mize spoke to the Commission about his concerns which were related to the language in Section 606 Animals that places a limit of 8 chickens or ducks. Raising chickens has changed his families lives, they interact with their neighbors, the neighbor kids come over to see the chickens they share eggs with the neighbors, clean their area every two weeks, collect clippings from the neighbors, clean the coop three times a year which is used as fertilizer, and mulch four times a year. They have rescued chickens and have a sanctuary that allows them to live out their lives once they no longer produce eggs. They recommend a permit process that could address any nuisances which could be revoked if someone is irresponsible. They take precautions to keep predators away from the chickens with specialized fencing. They have not had any complaints from the neighbors. Mr. Mize understands that his concerns are related to the changes in Section 606 Animals and would need to be addressed by City Council.

Chair Yoder asked if any correspondence had been received in response to the request.

No correspondence was received.

There were no more additional comments; the Public Hearing was closed at 7:27 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

Z15-08 Keeping of Chickens or Ducks

A public hearing was held earlier for public input on zoning amendment Z15-08 which was drafted to allow the keeping of chickens or ducks in the R-1, R-2 and R-3 residential zoning districts.

Motion by Mark Wittlieff, seconded by Ray Fortier that the Planning Commission recommend to City Council to approve proposed zoning amendment Z15-08 which would add Section 535 Keeping of Chickens or Ducks to the City of Manistee Zoning Ordinance.

With a Roll Call vote this motion passed 4 to 0.

Yes: Wittlieff, Fortier, Brown, Yoder

No: None

PC-2015-01 Glenn & Catherine Zaring/Gerald Hubbard Parcel Split and Combination Request

A request has been received from Glenn & Catherine Zaring and Gerald Hubbard for a parcel split and combination. The Zaring's own the home at 321 Fifth Street parcel 51-612-325-01 and wish to split the south 23 feet of their parcel, which would then be combined with the Hubbard's property at 510 Cypress Street parcel 51-612-325-02.

Denise Blakeslee noted that the split and combination results in the Hubbard property being brought into compliance with the width/area standards of the R-2 medium density residential zoning district.

Motion by Ray Fortier, seconded by Mark Wittlieff that the Planning Commission recommends to City Council to approve the request from Glenn & Catherine Zaring and Gerald Hubbard for a parcel split that would transfer the south 23 feet of the Zaring's parcel 51-612-325-01 to the Hubbard's parcel 51-612-325-02.

With a Roll Call vote this motion passed 4 to 0.

Yes: Fortier, Brown, Wittlieff, Yoder

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

Chair Yoder received a letter of resignation from Commissioner Dean who resigned due to health reasons.

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee reported that the County Planning Department has begun work on the maps for the master plan and that Chair Yoder gave his report to City Council on Tuesday.

MEMBERS DISCUSSION

Commissioner Wittlieff noted that the Council worksession was cancelled.

The Commission does not have a worksession scheduled for July.

The next regular meeting of the Planning Commission will be held on Thursday, August 6, 2015

ADJOURNMENT

Motion by Ray Fortier, seconded by Judd Brown that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:37 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary