

MANISTEE CITY PLANNING COMMISSION
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
June 5, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, June 5, 2008 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Chairman Yoder

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Dave Crockett, Ray Fortier, Eric Gustad, Harlo Haines, Tony Slawinski, Roger Yoder and Taylor Roberts (Youth Observer)

Members Absent: Ben Bifoss (Excused)

Others: Russell Edenburn, Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Tony Slawinski that the Agenda be approved as prepared.

With a roll call vote this motion passed 8 to 0.

Yes: Barry, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder
No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of May 1, 2008

MOTION by Tony Slawinski, seconded by Harlo Haines that the minutes of the May 1, 2008 Planning Commission Meeting be approved with the change that Commissioner Haines was present at the meeting.

With a roll call vote this motion passed 8 to 0.

Yes: Barry, Albee, Crockett, Gustad, Fortier, Haines, Slawinski, Yoder
No: None

PUBLIC HEARING:

None

NEW BUSINESS:

Uses Similar to Uses Permitted as Special Land Use.

A request has been received from Russell Edenburn asking if the City would permit a Recycling Collection Center at 32 Arthur Street (Lakeview Car Wash). This Recycling Collection Center would accept and sort paper, plastic, cardboard and tin recyclables at this location at no charge to the public. The public would drive into the building where employees would remove items for recycling from their vehicles. The employees would then load items into appropriate bins which are transferred into semi trailers on site for removal to their recycling facility.

A Recycling Collection Center is not a listed use in the City of Manistee Zoning Ordinance. Review of the C-1 Regional Commercial District shows that Warehouse Public (Section 1889) is a Special Use and is similar to a Recycling Transfer Facility as explained by the applicant.

Staff is requesting the Planning Commission to review the request under Section 1886 *Uses similar to uses permitted as Special Land Uses* to determine if a Special Use Permit Application can be submitted.

If the Planning Commission determines the use is similar to a Public Warehouse they will then determine if they need to establish any additional regulations and conditions (to protect the health, well being, safety and economy of the City and its residents).

Discussed the proposed use and the need for a facility in the community. Education of the community would assist in getting people on board to recycle. The proposed site is not relevant at this time. The Commission is to determine if this use is similar use to Warehouse Public or another uses in the ordinance. If a uses is not similar than an amendment could be made to provide for a Recycling Collection Center.

Mr. Edenburn discussed his operation. All processing of recycling is done at his facility out on M - 55. This would only be a collection center. The building will be staffed and no after hours drop off would be permitted. They run a clean center and limit the types of items they take. They would like to be allowed to also collect dry-cell batteries on occasion.

Proposed hours of operation would be 8:30 a.m. to 4:30 p.m. Monday - Friday.
8:30 a.m. to noon on Saturday. Staff will be there to assist people with their drop off of recycling and they will not accept items that are not cleaned. All work will be done inside the building then once bundled taken to a truck outside that will be moved to their facility out on M - 55. There is no market for glass and they will not be accepting it at this time. They will just accept Newspaper/paper/cardboard/plastic/tin and dry-cell batteries on occasion.

Discussed how specific conditions can be placed for this request that would apply not only to Mr. Edenburn's facility but any other requests in the future.

Also discussed if the use of a can compactor at the facility would be considered processing? The Commission determined it would not and could be allowed.

MOTION by Ray Fortier, seconded by Maureen Barry that the it is the determination of the Planning Commission that a Recycling Collection Center is a Use Similar to uses permitted as a Special Land Use.

With a roll call vote this motion passed 8 to 0.

Yes: Haines, Gustad, Barry, Fortier, Slawinski, Albee, Crockett, Yoder
No: None

MOTION by Linda Albee, seconded by Ray Fortier that the Planning Commission has determined that a Recycling Collection Center shall meet the regulations and conditions of a Warehouse, Public as amended with additional conditions as follows:

1. All local, county, state and federal laws, rules and regulations pertaining to the emission of odor, dust, smoke, gas, noise, vibration and the like, shall be met at all times during operation of any ~~Public Warehouse~~ Recycling Collection Center.
2. All exterior lighting shall be in accordance with Section 525 hereof.
3. ~~The applicant shall disclose the nature of any perishable, flammable, toxic, or hazardous substances to be stored on the facility and the nature of all appropriate and proposed protection procedures and devices and all uses and activities on site shall, at all times, comply with Section 520 hereof.~~
No flammable liquids, perishable, toxic, or hazardous substances will be stored at the facility.
4. No processing or manufacturing shall take place within a public warehouse.
5. All parking areas and truck maneuvering areas shall be paved or treated to minimize dust and the site plan shall demonstrate provisions to contain blowing dust, trash and debris on the site.
6. ~~No material shall be stored outdoors except within areas effectively screened from view from adjoining properties and rights-of-way.~~
No materials shall be stored outdoors.
7. No trucks, trailers or other equipment shall be stored in the front yard or closer than ten (10) feet to any side or rear lot line.
8. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
9. All off-street parking shall be in compliance with Section 514 of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.
11. Compaction of cans will be permitted on site.

12. Recycling Collection Center shall be staffed during hours of operation.

13. No drop-off of recycling will be permitted after hours.

14. Only Clean household containers, cardboard, paper, dry-cell batteries can be accepted.

15. No liquid recyclables can be accepted.

With a roll call vote this motion passed 8 to 0.

Yes: Fortier, Albee, Haines, Slawinski, Crockett, Barry, Gustad, Yoder
No: None

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

Copies of e-mails from Kurt Schindler were distributed to members that answered two questions that were asked during the Planning Enabling Act Training.

STAFF REPORT:

Jon Rose noted that the Energy Fair was coming up and encourage members to attend. Discussed reviewing the Green Communities Web Site in the future. Commissioner Gustad has spoken with Ms. McDowell who has offered to come to a meeting/worksession to review the site with the Planning Commission. Eric will contact her to try and coordinate a date for her to come to either a meeting or a worksessions.

MEMBERS DISCUSSION:

Commissioner Gustad spoke of the Wind Energy Operation that is proposed in Traverse City.

Commission Albee spoke of the Shoreline Showcase concerts beginning this month and the League Candidate Forum that will be held at the High School.

ADJOURNMENT:

MOTION by Lind Albee, seconded by Tony Slawinski that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:24 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary