

## MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

### MEETING MINUTES

October 2, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, October 2, 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, Ray Fortier, Eric Gustad, Harlo Haines, Tony Slawinski, Roger Yoder

**Members Absent:** Ben Bifoss (excused), Dave Crockett (excused), Taylor Roberts (Youth Observer)

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

#### AMEND AGENDA:

MOTION by Ray Fortier, seconded by Tony Slawinski to amend the October 2, 2008 agenda to include under New Business MasTech - Mariah Power Windspire and Narconon Stone Hawk - Transfer of Special Use Permit.

With a roll call vote this motion passed 7 to 0.

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

#### APPROVAL OF MINUTES:

Planning Commission Meeting of September 4, 2008

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the September 4, 2008 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

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

**PUBLIC HEARING:**

None

**NEW BUSINESS:**

Meeting/Worksession Dates 2009

The Planning Commission will review the meeting and worksession dates recommended by Staff for the year 2009. The Planning Commission regularly meets on the First Thursday of the Month at 7:00 p.m. for meetings. Two dates are in conflict with holidays (January and July) staff has recommended that the meetings be moved to the second Thursday of the month. Worksessions are scheduled in January, February, March, April, May, September, October and November. Staff recommends the January Worksession be moved to the Fourth Thursday of the month because the meeting was moved to the second Thursday and there are five Thursdays in the Month of January 2009.

MOTION by Linda Albee, seconded by Tony Slawinski that the Planning Commission set their meeting and worksession dates for 2009 as follows:

**MEETINGS**

January 8, 2009  
February 5, 2009  
March 5, 2009  
April 2, 2009  
May 7, 2009  
June 4, 2009  
July 9, 2009  
August 6, 2009  
September 3, 2009  
October 1, 2009  
November 5, 2009  
December 3, 2009

**WORKSESSIONS**

January 22, 2009  
February 19, 2009  
March 19, 2009  
April 16, 2009  
May 21, 2009  
No Worksession  
No Worksession  
No Worksession  
September 17, 2009  
October 15, 2009  
November 19, 2009  
No Worksession

Meetings and Worksessions will be held at 7:00 p.m. in the Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

With a roll call vote this motion passed 7 to 0.

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

### H.H.H. Investing Company - Special Use Permit

The Planning Commission approved a Special Use Permit for H.H.H. Investing Company for a Planned Unit Development in 2005. Due to a sewer moratorium they were unable to apply for necessary permits until October 6, 2006. In July of 2007 the Planning Commission granted a one year extension for the Special Use Permit for a Planned Unit development until October 6, 2008. We have received a letter from the Developer requesting a one year extension.

Commissioners discussed how many times an applicant may ask for extensions. If another request for extension is received they would like to have the developer review the plan with the Commission prior to any extension being granted.

MOTION by Ray Fortier, seconded by Tony Slawinski to approve an extension of the Special Use Permit for H.H.H. Investing Company for a Planned Unit Development until October 6, 2009.

With a roll call vote this motion passed 7 to 0.

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

### MasTech - Mariah Power Windspire

MasTech, 100 S. Glocheski Drive has entered into a contract to manufacture Mariah Power Windspires. MasTech would like to install a unit at their facility as a display (may or may not be operational) to depict this new type of Clean Renewable Energy system.

Without adequate language in the ordinance to provide for these Windspires the Planning Commission is being asked for their input on this issue. This is a new method of Clean Renewable Energy that could be used for both Residential and Commercial developments.

These Windspires are low profile at 30 feet in height. This is a drastic difference from the large windmills that have been constructed in parts of Michigan on wind farms. Section 1892 Windmill (Wind Energy Conversion System) of our Zoning Ordinance does not address this type of wind energy system.

The Planning Commission discussed the development of new technology and how a 30 foot Wind Energy System does not have the same impact on an area as does one of the large towers. The Commission wants to support Renewable Energy Systems and have been working on "Green Community" language for the Master Plan Update.

Consensus is that this is a good example of alternative energy in the industrial districts and language should be developed to support it.

MOTION by Eric Gustad, seconded by Linda Albee to direct staff to prepare language for a Zoning Amendment that provides for the installation of a Wind Energy Conversion system as a Permitted Use in the LI - Light Industrial and the G- I General Industrial Districts. The Permitted Use will be limited to those Systems that do not exceed the height limitations of the district (50 feet) for principal structures.

With a roll call vote this motion passed 7 to 0.

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

#### Narconon Stone Hawk - Transfer of Special Use Permit

Commissioner Gustad declared a conflict of interest as a homeowner within 300 feet of the proposed Special Use.

A Special Use Permit was issued to Narconon Stone Hawk on October 5, 2006 for a Drug Education and Rehabilitation Facility. Since that time the business partnership between Per Wickstrom and Kathleen Wickstrom has dissolved. Kathleen Wickstrom retained ownership of the property at 300 Care Center Drive under the corporate name of Bellasam, Inc. Per Wickstrom retained ownership of the Narconon Stone Hawk corporate name.

The Special Use Permit was issued to Narconon Stone Hawk and since the facility has not been operational a transfer of the Permit is required for Bellasam, Inc./Kathleen Wickstrom to proceed with the necessary renovations needed to open the facility. Under Section 1801.H of the Ordinance Ms. Wickstrom is requesting a transfer of the Special Use Permit from Narconon Stone Hawk to Bellasam, Inc.

Ms. Wickstrom was unable to attend the meeting. Jon Rose spoke of the transfer of the permit to the Commission.

Some Commissioners were upset that the applicant did not appear in person. Mr. Rose explained that Ms. Wickstrom did not know that she was unable to attend until 4:00 p.m. which did not allow her enough time to send a representative. Mr. Rose said that he felt the request was reasonable.

MOTION by Ray Fortier, seconded by Harlo Haines to approve the request to transfer Narconon Stone Hawk Special Use Permit for a Drug Education and Rehabilitation Facility to Bellasam, Inc./Kathleen Wickstrom.

With a roll call vote this motion passed 5 to 1 with Commissioner Gustad Abstaining.

Yes: Fortier, Albee, Haines, Slawinski, Yoder  
No: Barry

**OLD BUSINESS:**

Review status of proposed ordinance Amendments.

Copies of correspondence from Williams & Works will be forwarded to the Commissioners for review at the Worksession.

**PUBLIC COMMENTS AND COMMUNICATIONS:**

None

**CORRESPONDENCE:**

A letter from City Manager Mitch Deisch to the Planning Commission was read into the minutes (attached).

A letter from Jon Rose to Kate Wickstrom regarding the status of the Narconon Stone Hawk Special Use Permit.

**STAFF REPORT:**

A letter will be prepared from the Planning Commission to Reith Riley thanking them for the tour of their facility.

Jon Rose gave an update on the General Chemical site demolition.

**MEMBERS DISCUSSION:**

Commissioner Haines asked about the process for Planning. When does the Planning Commission get involved. Mr. Rose said that a policy will be developed in an effort to prevent any oversights in the future.

Commissioner Fortier spoke of attending all the Council Meetings and his request for a new Fireman.

Commissioner Albee spoke of the candidate forum that will be held on October 9<sup>th</sup> at the High School.

The next Worksession of the Planning Commission will be held on Thursday, October 16, 2008 at 7:00 p.m. in the Council Chambers.

The next meeting of the Planning Commission will be held on Thursday, November 6, 2008 at 7:00 p.m. in the Council Chamber.

**ADJOURNMENT:**

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

MEETING ADJOURNED AT 8:13 P.M.

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary