

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

November 6, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, November 6, 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, Harlo Haines, Tony Slawinski, Roger Yoder

Members Absent: Eric Gustad (excused), Taylor Roberts (Youth Observer), Vacancy

Others: 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 7 to 0.

Yes: Barry, Albee, Crockett, Fortier, Haines, Slawinski, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of October 2, 2008

MOTION by Tony Slawinski, seconded by Ray Fortier that the minutes of the October 2, 2008 Planning Commission Meeting be approved.

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

Yes: Barry, Albee, Crockett, Fortier, Haines, Slawinski, Yoder

No: None

PUBLIC HEARING:

Proposed Zoning Amendment 08-08:

To Amend the Manistee City Zoning Ordinance as follows:

Article 2: Definitions; Section 224 W

ADD DEFINITION of Windmill, Accessory

Article 5: General Provisions; Section 515 Accessory Buildings and Structures

ADD Item G Accessory Windmills

Article 16: LI - Light Industrial; Section 1601 Uses Permitted by Right

ADD Item S Windmills, Accessory

Article 17: GI - General Industrial; Section 1701 Uses Permitted by Right

ADD Item P Windmills, Accessory

Chairman Yoder opened the Public Hearing

Jon Rose, Community Development Director gave a synopsis of how the Ordinance Amendment was developed.

After an inquiry about installing a low profile windmill in the Light Industrial District and discussion by the Planning Commission at their October 2, 2008 meeting, the Commission directed 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.

At the October 16, 2007 Worksession the Commission reviewed the language and requested that an additional item be included in the amendment. *"The application shall provide for measures acceptable to the Planning Commission to prevent any noise in excess of 60 decibels at any property line."* The Commissioners directed staff to prepare noticing and schedule a Public Hearing for the November 6, 2008 meeting.

Chairman Yoder opened the hearing for public comments

None

There being no further Public Comment the hearing was closed at 7:06 p.m.

NEW BUSINESS:

Proposed Zoning Amendments

A Public Hearing was held earlier in the evening to give the public the opportunity speak regarding Proposed Ordinance Amendment 08-08.

Commissioner Crockett asked for the reason for the 10' separation. He has done research on windmills and some are attached to the building.

Jon Rose said that 10' separation provides room for a vehicle to pass between the accessory structure and the primary structure. We will be rewriting the existing ordinance language and will discuss language for windmills that are attached to the primary structure.

MOTION by Ray Fortier, seconded by Linda Albee that the Planning Commission recommend to City Council the adoption of Ordinances #08-08.

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

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

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

Planning Commissioners received a copy of a letter of Resignation from Commissioner Ben Bifoss. Mr. Bifoss has accepted the position of City Manager for the City of Traverse City. He will be moving to Traverse City which will disqualify him from serving on the Planning Commission. Commissioner wished Mr. Bifoss the best of luck.

STAFF REPORT:

Jon Rose gave members of the Planning Commission a update on several issues including: Leaf Pickup Schedule, Little Caesars Pizza in Filer Township, Wind Energy Siting and Policy Issues seminar in Ludington on December 8th, City Council approved Phase I of the Marina Building, and interviews for a

Main Street/DDA Director are scheduled for next week.

Jon Rose noted that the new Planning Enabling Act allows for Planning Commissions to be comprised of either 5, 7 or 9 members. As a City we were required to have 9 members under the old act. The Planning Commission will discuss at the Worksession on the 20th if the number of members should be changed.

The Ordinance Re-Write Committee scheduled a meeting for 11:00 a.m. on Wednesday, November 12, 2008. This meeting is to review projects prior to the Worksession on November 20, 2008 which will include members from the DDA to discuss Vertical Zoning.

The Master Plan Review Committee will need to schedule a meeting for December.

MEMBERS DISCUSSION:

Would like a letter drafted congratulating Ben Bifoss on his new position and thanking him for his service to the Planning Commission.

ADJOURNMENT:

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

MEETING ADJOURNED AT 7:45 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary