

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 4, 2010

A Meeting of the Manistee City Planning Commission was held on Thursday, March 4, 2010 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, Tony Slawinski, Roger Yoder

Members Absent: Harlo Haines (excused)

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

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, Neider, Albee, Crockett, Gustad, Fortier, Slawinski, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of February 4, 2010

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the February 4, 2010 Planning Commission Meeting be approved.

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

Yes: Barry, Neider, Albee, Crockett, Gustad, Fortier, Slawinski, Yoder

No: None

PUBLIC HEARING:

Proposed Ordinance Amendment Z10-01: Changes Duplex from a Permitted Use to a Special Use in the R-2 Medium Density Residential District, R-3 High Density Residential District and WF Waterfront Zoning District:

Chairman Yoder opened the Public Hearing at 7:04 p.m.

Chairman Yoder asked staff for their report - Denise Blakeslee noted the Planning Commission has spent several worksessions/meetings working on the proposed amendment. There had been several instances where single family homes have been converted into a duplex and the parcel does not meet the requirements of the ordinance.

Chairman Yoder asked if there were any public comments - No public in attendance.

Chairman Yoder asked if any correspondence had been received in response to the proposed amendment - No correspondence was received.

There being no further comments from the public in attendance Chairman Yoder closed the Public Hearing at 7:08 p.m.

Proposed Ordinance Amendment Z10-02: ADDS Bed & Breakfast as a Special Use in the C-2 Neighborhood Commercial District

Chairman Yoder opened the Public Hearing at 7:08 p.m.

Chairman Yoder asked staff for their report - Denise Blakeslee noted the Planning Commission has spent several worksessions/meetings working on the proposed amendment. Review of the ordinance shows that a Bed and Breakfast in the C-2 Neighborhood Commercial District had been omitted.

Chairman Yoder asked if there were any public comments - No public in attendance.

Chairman Yoder asked if any correspondence had been received in response to the proposed amendment - No correspondence was received.

There being no further comments from the public in attendance Chairman Yoder closed the Public Hearing at 7:09 p.m.

Proposed Ordinance Amendment Z10-03: ADDS Language for Condominiums

Chairman Yoder opened the Public Hearing at 7:09 p.m.

Chairman Yoder asked staff for their report - Denise Blakeslee noted the Planning Commission has spent several worksessions/meetings working on the proposed amendment. This language had been prepared by Williams and Works.

Chairman Yoder asked if there were any public comments - No public in attendance.

Chairman Yoder asked if any correspondence had been received in response to the proposed amendment - No correspondence was received.

There being no further comments from the public in attendance Chairman Yoder closed the Public Hearing at 7:10 p.m.

Proposed Ordinance Amendment Z10-04: ADDS Medium Site Plan Review

Chairman Yoder opened the Public Hearing at 7:10 p.m.

Chairman Yoder asked staff for their report - Denise Blakeslee noted the Planning Commission has spent several worksessions/meetings working on the proposed amendment. The previous ordinance allowed a medium site plan review. This language helps streamline applications that are not Special Uses.

Chairman Yoder asked if there were any public comments - No public in attendance.

Chairman Yoder asked if any correspondence had been received in response to the proposed amendment - No correspondence was received.

There being no further comments from the public in attendance Chairman Yoder closed the Public Hearing at 7:12 p.m.

NEW BUSINESS

Proposed Ordinance Amendment Z10-01

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment that changes Duplex from a Permitted Use to a Special Use in the R-2 Medium Density Residential District, R-3 High Density Residential District and WF Waterfront Zoning District.

Commissioner Crockett expressed his concern about creating another layer of bureaucracy, creating a financial hardship and complicating the process. Commissioner Crockett feels the ordinance is unnecessary.

MOTION by Ray Fortier, seconded by Linda Albee, that the Planning Commission recommends to City Council the adoption of the proposed Zoning Amendment Z10-01.

With a roll call vote this motion passed 7 to 1.

Yes: Fortier, Albee, Neider, Slawinski, Barry, Gustad, Yoder
No: Crockett

Proposed Ordinance Amendment Z10-02

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment that ADDS Bed & Breakfast as a Special Use in the C-2 Neighborhood Commercial District.

MOTION by Ray Fortier, seconded by Linda Albee, that the Planning Commission recommends to City Council the adoption of the proposed Zoning Amendment Z10-02.

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

Yes: Neider, Gustad, Fortier, Slawinski, Albee, Crockett, Yoder
No: None

Proposed Ordinance Amendment Z10-03

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment that ADDS Language for Condominiums.

MOTION by Ray Fortier, seconded by Linda Albee, that the Planning Commission recommends to City Council the adoption of the proposed Zoning Amendment Z10-03.

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

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

Proposed Ordinance Amendment Z10-04

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment that ADDS Medium Site Plan Review to the City of Manistee Zoning Ordinance.

MOTION by Ray Fortier, seconded by Linda Albee, that the Planning Commission recommends to City Council the adoption of the proposed Zoning Amendment Z10-04.

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

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

OLD BUSINESS:

Draft Ordinance Amendment - Waterfront District

The Planning Commission has been working on a Zoning Amendment for the Waterfront District. Staff has prepared copies requested by the Planning Commission for further discussion. The Commission discussed Shipping Facility and Warehouse, Public.

Commissioner Barry wanted to allow a Shipping Facility and Warehouse, Public as a Special Use with frontage on a Key Street. Consensus from the commission was to delete the uses.

MOTION by Ray Fortier, seconded by Linda Albee to schedule a Public Hearing for April 1, 2010 for amending the Waterfront District.

With a roll call vote this motion passed 7 to 1.

Yes: Slawinski, Crockett, Gustad, Albee, Fortier, Neider, Yoder
No: Barry

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF/SUB-COMMITTEE REPORT:

None

MEMBERS DISCUSSION:

Eric Gustad thanked Denise Blakeslee for the PowerPoint presentation.

The Planning Commission will hold a Worksession on Thursday, March 18, 2010.

The next regular meeting of the Planning Commission will be on Thursday, April 1, 2010.

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Tony Slawinski that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 7:53 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary