

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 7, 2011

A Meeting of the Manistee City Planning Commission was held on Thursday, April 7, 2011 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 Vice Chair Fortier

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, David Crockett, Bill Dean, Ray Fortier, Eric Gustad, Marlene Mc Bride,

Members Absent: Nathaniel Neider (excused), Roger Yoder (excused)

Others: Robert Burmeister (545 Maple Street) Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Dave Crockett, seconded by Bill Dean that the Agenda be approved as prepared.

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

Yes: Barry, Albee, Crockett, Gustad, Dean, McBride, Fortier

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of March 3, 2011

MOTION by Dave Crockett, seconded by Linda Albee that the minutes of the March 3, 2011 Planning Commission Meeting be approved as corrected.

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

Yes: Crockett, Gustad, Dean, McBride, Barry, Albee, Fortier

No: None

PUBLIC HEARING:

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS:

PC-2011-04 Robert Burmeister, 545 Maple Street – Accessory Structure Architectural Compatibility

Robert Burmeister, 545 Maple Street would like to construct a new detached garage (accessory structure) that would be approximately 24' in height. Under Section 515.D of the Zoning Ordinance Mr. Burmeister is requesting a higher structure to achieve architectural compatibility with the principal building. The Ordinance limits accessory buildings to 18 feet in height.

Mr. Burmeister – their house was constructed in 1906, they have done extensive remodeling and would like to construct a garage that complements the house and neighborhood.

Commissioner Crockett – expressed his concern that a garage 24 feet in height would block the second story windows of the neighbor to the east.

MOTION by Linda Albee, seconded by Marlene McBride to approve the request from Robert Burmeister to construct an accessory structure up to 24 feet in height to achieve architectural compatibility with the principal building as allowed under Section 515.D of the Zoning Ordinance.

With a roll call vote this motion passed 6 to 1.

Yes: Dean, McBride, Barry, Albee, Gustad, Fortier,

No: Crockett

PC-2011-05 DSLT, Inc./Perrin Properties LLC – Parcel Split

A request has been received from DSLT, Inc and Perrin Properties LLC for a Parcel Split. The request is to remove the former Sales Office at Harbor Village from parcel #51-202-300-00 as shown on survey prepared by Abonmarche Job No. 10-0414.

The Commissioners received a copy from Julie Beardslee, City Assessor that asked if the request for a Parcel Split were to be approved this evening, a Certificate of Survey of the descriptions contained in Exhibit A & B of the Easement Agreement for Ingress and Egress and Parking be obtained as a condition of the approval of the split.

MOTION by Dave Crockett, seconded by Marlene Mc Bride to make a recommendation to City Council to approve the request for a parcel split from DSLT, Inc./Perrin Properties LLC to remove the former Sales Office at Harbor Village from parcel #51-202-300-00 as shown on survey prepared by Abonmarche Job No. 10-0414 *conditioned upon received of a Certificate of Survey of the descriptions contained in Exhibit A & B of the Easement Agreement for Ingress and Egress and Parking.*

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

Yes: Dean, McBride, Barry, Albee, Crockett, Gustad, Fortier
No: None

OLD BUSINESS:

Community Garden

The Planning Commission began discussion at their March Meeting to develop language for Community Garden's. The Planning Commission reviewed a draft ordinance that was prepared by Staff. The Planning Commission discussed Attorney Saylor's memo with his review of the ordinance language.

The Commission reviewed the draft language prepared by staff and Attorney Saylor's Memo. The size of the sign was reduced from 8 square feet to 4 square feet.

MOTION by Linda Albee, seconded by Marlene McBride to schedule a Public Hearing at the May 3, 2011 Planning Commission for an Ordinance Amendment for Community Gardens.

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

Yes: Barry, Albee, Crockett, Gustad, Dean, McBride, Fortier
No: None

Residential Wind Turbines

A request was received at the March Planning Commission meeting asking the Commission to discuss the possibility of developing language to allow Residential Wind Turbines. Discussion items were sent to the Planning Commission to review prior to the meeting.

The Commission discussed several issues including the desire for the community to be able to use "Green" energy when possible, accessory structures, lot size, should they be allowed attached to a principle structure if they do not exceed the height limitation for the zoning district, solar panels and how do you regulate appearance? The Commission will continue discussion at their next meeting.

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF REPORT:

Jon Rose, Community Development Director – spoke to the commission about Ordinance Amendment 11-04: 1220 Planning Commission, Section 1220.02 Powers and Duties. Under the Michigan Planning Enabling Act of 2008 Planning Commissions for Cities and Villages with Master Plans in effect must annually prepare capital improvement programs, unless they are exempt from this requirement.

Historically the Capital Improvement Plan for the City of Manistee has been prepared by City Council or the City Manager. In order to eliminate conflicts with the Planning Enabling Act language has been drafted by staff and the City Attorney which removes the responsibility for the Capital Improvement Plan from the Planning Commission.

Jon Rose spoke to the Commission about an item that City Council approved at their meeting of April 4, 2011 to remove of sand from a vacant portion of City owned property and replace with clay from the roads. The City of Manistee will begin two street projects this spring. Potential savings have been identified if the City were to use sand from a vacant portion of City-owned property between Lighthouse Park and the Tennis Courts. The cost savings could be in excess of \$100,000. The value is based on \$1.50 per yard of sand removed. There was an inquiry regarding how the City could remove sand without the Planning Commission approval. The Golf Course had to amend the ordinance in order to have sand removed from their site. The City received an attorney opinion that allows the City to remove the sand.

Denise Blakeslee – reminded members that there are two workshops being offered that qualify for Master Citizen Planner Credits.

The Commissioners were asked if they wanted to continue to receive copies of the City Newsletter and City Council Agendas. These items are received by the Commission at the Planning Commission meeting and often the information is out dated by the time they receive them. Council Agenda's are available on the City's Facebook page.

In an effort to be more cost effective and the desire to be "Green" when possible to commission asked that the copies be discontinued.

MEMBERS DISCUSSION:

Commissioner Albee – Blossom Boulevard is looking for volunteers.

The Planning Commission Worksession was rescheduled to April 28, 2011. MSU Extension will host a Waterfront Smart Growth Readiness Assessment Tool for the City of Manistee.

The next regular meeting of the Planning Commission will be on Thursday, May 5, 2011.

ADJOURNMENT:

MOTION by Maureen Barry, seconded by Dave Crockett that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:25 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary