

# CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF MARCH 11, 2004

The City of Manistee Planning Commission met in a worksession on Thursday, March 11, 2004 at 7:00 p.m. in the Middle School Gym, 550 Maple Street, Manistee, Michigan.

Members Present: Bob Davis, Greg Ferguson, Ray Fortier, Cyndy Fuller, David Kelley, Mark Wittlief and Roger Yoder

Members Absent: Christa Johnson-Ross and Tony Slawinski

Others Present: Brian Sousa (Wade Trim), Larry Nix (Williams and Works) Jon Rose (Community Development Director), Denise Blakeslee (Administrative Assistant) and others

## Manistee Saltworks Development Corporation

Larry Nix, Williams and Works was in attendance for Jay Kilpatrick. Mr. Nix explained the Special Land Use and Site Plan Review Procedure for the Proposed Northern Lights Coal-Fueled Power Plant, Manistee Salt Works Development Corporation. Members were given a two memos prepared by Mr. Kilpatrick to aid in the review process.

Members of the Planning Commission discussed four of the six criteria of Section 8609 of the Ordinance and a list was prepared of items the Planning Commission wished to further review.

### **Bridge**

- Openings
- Emergency Response
- Impact of additional boat traffic on life of bridge
- Verify with Central Dispatch procedure/notification of bridge opening
- Verify that both bridges are only opened for General Chemical Boats
- Verify that boats coming into the proposed power plant would not require both bridges to be opened

### **Streets**

- Verify Main Street construction standards
- Try to determine the weight of trucks used for General Chemical/Ambar - vs- proposed ash hauling trucks
- Try to determine the truck traffic between General Chemical/Ambar and proposed number of ash hauling trucks for proposed power plant

### **Fire Protection**

- Verify with Fire Chief any special needs his department will have because of proposed power plant (training, equipment, employees)
- Verify if chemicals on site will require special training
- Verify with Fire Chief level of fire suppression necessary for building and what degree of protection that provides (to allow exit of employees -vs- enough to save structure in event of fire)

**Landfill life expectancy**

**Bonding or escrow to cover cost of repairs for infrastructure**

**Determine the levels that other permitting agencies would allow (what is the normal temperature allowed for discharge water)**

**Review Codified Ordinances for any other requirements for Wastewater Discharge**

**What is the height of a "solid wall" as noted in the Zoning Ordinance**

**Obtain attorney opinion of what happens in the event the Planning Commission cannot make a decision within the 60 day time limit**

**Site Plan**

Review "Fall Area" for structures

Obtain a written response from the applicant as to why the buildings must be so high

Review building height of other structures around the lake

Mr. Nix also spoke of some communities where the applicant pays a service fee for the increased use of city services.

Cyndy Fuller asked for clarification on what attorney was representing the City for this issue. Mr. Rose said that John Gretzinger, of Nantz, Litowich, Smith & Girard will be representing the City in regards to Manistee Saltworks Development Corporation Special Use Permit.

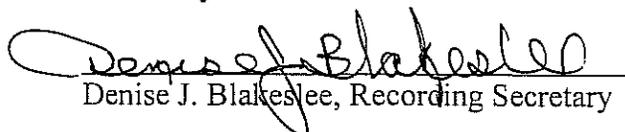
Ms. Fuller also asked for clarification on the height of the structures and Special Use Permit. Mr. Rose said that Section 1042 Height includes the language "Any building or structure or part thereof may be erected or altered to any height if approved by the Appeals Board, pursuant to its power to grant variances or the Commission in connection with a Special Use Permit application approval..." This allows the Planning Commission to approve a height of a structure more than 60 feet in the I-2 Zoning District. This is another consideration of the Planning Commission during the review process.

Brian Sousa, Wade Trim spoke about the review being conducted by Mac Tech. Originally 9 questions were submitted to them and additional questions have been added. They are working on a report and hopes are that copies will be received for the commission prior to March 25, 2004 when they will make a presentation to the Planning Commission. The review includes both Air and Water Quality issues.

The Planning Commission will continue their discussion at the March 18, 2004 Worksession at 7:00 p.m. in the Middle School Gym, 550 Maple Street.

The Worksession adjourned at approximately 9:38 p.m.

Respectfully Submitted

  
Denise J. Blakeslee, Recording Secretary