

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF SEPTEMBER 14, 2004

The City of Manistee Planning Commission met in a worksession on Tuesday, September 14, 2004 at 5:00 p.m. in Room #152 Manistee Middle School, 550 Maple Street, Manistee, Michigan.

Members Present: Tamara Buswinka, Greg Ferguson, Ray Fortier, Cyndy Fuller, Christa Johnson-Ross, Tony Slawinski, Mark Wittlief, and Roger Yoder

Members Absent: Vacancy

Others Present: Bernard Ware Jr., Melissa Rennie (Manistee News Advocate, Alan Marshall (City Council), Jay Kilpatrick (Williams and Works) Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant)

ZONING ORDINANCE RE-WRITE:

Jay Kilpatrick prepared a draft revision of Article I, II and V of the Zoning Ordinance for the members to review prior to the Worksession .

Review Article I - Title, Purpose and Scope

Mr. Kilpatrick reviewed the draft language for Article I - Title, Purpose and Scope. Mr. Kilpatrick explained the deletion and rewording of items that were in the previous ordinance. Changes to the draft language include:

Item #4 will have View Corridors added to the language

Item 104 which referenced the City Code which was removed will be reinserted in the ordinance.

Review Article II - Definitions

Mr. Kilpatrick reviewed the draft language for Article II Definitions. Changes to definitions in draft included:

Building Envelope; include Waterfront in definition

Building Height; change from Section B to Section H "Height, Building"

Condominiums; include Site Condo information in definition.

Campground; delete "for three or more" from definition

Communication Tower; have separate language for structure and attached apparatus

Environmental Assessment; redefine language to avoid confusion with base line assessment, Phase I Assessment, etc.

Floodplain; replace with FEMA definition

Fence; redefine with different language instead of language from previous ordinance

Grade; prepare new definition that includes crown of road, difference in elevations within the building envelope of more than 10 feet for site, if there is more than 10 feet difference in elevation use existing language

Hotel: add the word "may" to definition to read "A facility offering transient lodging accommodations to the general public and MAY provide additional services..."

Master Deed; add the word and to the definition

Mayor; change definition to read "The chief elected official of the City."

New definitions will be prepared for:

Lot Coverage

Open Spaces - should include vistas or view corridors

Nuisance; add definition consistent with general law ordinances

Wireless Communication - language for the apparatus that is attached to structure

Definitions to be deleted:

Inn; delete definition

Lodging Places; delete definition

Formatting suggestions:

Definitions be separated from the word being defined using a wider left margin.

Label illustrations and reference in definition "see illustration ..."

Discussed language to be included in ordinance:

Temporary Structures that should be prohibited: Canvas and metal covered car/boat canopies.

Restoration of Building site before Certificate of Occupancy can be issued.

Discussed how waterfront setback should be measured, from what point, should an illustration be prepared?

Review Article V - General Provisions

Discussed changes to draft language prepared for Article V - General Provisions. Suggestions included the following:

Section 502.B; Cross reference Subdivision Ordinance Requirements

Section 502.D.4; remove "Clothes lines" from list

Section 502.D.5; either remove or define "Arbors, trellises" from list

Section 502.D.6; remove "Recreation equipment, outdoor cooking equipment" from list

Section 502.D.7; need standards for these items

Section 503; Check references to City Code of Ordinance for accuracy

Section 506 Hazardous Substance Groundwater Protection; should convert to general law ordinance

Section 508 Fences; define decorative fence, also vary fence setback from waterfront by district.

The discussion on the draft ordinance ended at this section.

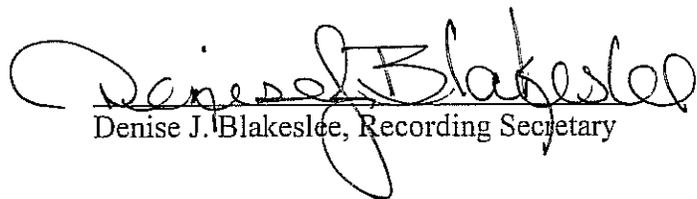
Bernard Ware Jr. submitted a letter regarding words and definitions (attached).

Discussion will resume on Wednesday, October 20, 2004 at 6:00 p.m. Members will continue review of Article V and Mr. Kilpatrick will forward additional draft language for members to review.

Discussion will continue on October 20th with fences.

The Worksession adjourned at approximately 7:30 p.m.

Respectfully Submitted



Denise J. Blakeslee, Recording Secretary

September 14, 2004

Dear members of the Planning Commission:

Tonight I would like to talk about words and definitions that are central to zoning.

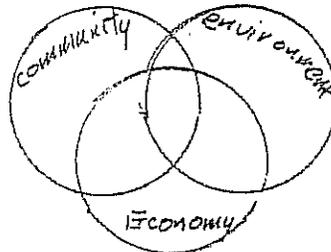
Community

Environment

Economy

I am not going to attempt to define these words, as you know them well.

What I will try to demonstrate are these concepts and their relationship to planning and their relationship to sustainability. For demonstration purposes I have made three circles to represent Community, Environment and Economy.



Ideally, community, economic and environmental systems overlap and are balanced.

The area where the three circles overlap is the area of sustainability, the area of livability, the area where all the threads of quality of life come together.

We must recognize that these three circles are not separate and unrelated entities. There is an interrelatedness, an interconnectivity.

In the 21st century responsible businesses are embracing the ideal of a triple bottom line. The community profits, the environment benefits and there is a profit for the business.

Responsible planning and zoning should embrace the triple bottom line and the concept of sustainability.

In Pleasanton Township we have included the promotion of sustainable development along with health, safety and welfare into the purpose of our ordinances. We have defined sustainable as meeting the needs of the present, without compromising the needs of future generations. Township and municipal planning must promote and protect

Public Health

Public Safety

Public Welfare.

These concepts are intertwined with community, economy and environment. Can economics alone bring forth community well being? If you make a planning decision strictly based on economics, ARE you ignoring important aspects of community well being?

Where all these concepts intersect is where we will find an area of common welfare, common health and common safety, not just for us, but for future generations as well.

I invite you to study and discuss the purpose of your ordinance. I challenge you to study and discuss the concept of sustainability.

In your hearts and mind, define community and may you know that by honoring the present we can honor our past and future generations. I appreciate your dedication to community.

THANK YOU.

Bernard Ware Jr

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