

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

NOTES OF DECEMBER 9, 2004

The City of Manistee Planning Commission met in a worksession on Thursday, December 9, 2004 at 6:00 p.m. in the Middle School Library, 550 Maple Street, Manistee, Michigan.

Members Present: Maureen Barry, Tamara Buswinka, Greg Ferguson, Ray Fortier, Cyndy Fuller, Tony Slawinski, Mark Wittlief and Roger Yoder

Members Absent: Christa Johnson-Ross

Others Present: Lee Trucks (DDA), Dave Carlson (DDA), Hank Yonkman (City Council), Jay Kilpatrick (Williams and Works), Melissa Rennie (Manistee News Advocate) Jon Rose (Community Development Director) and Denise Blakeslee (Administrative Assistant)

Worksession began at 6:00 pm.

ZONING ORDINANCE RE-WRITE:

Jay Kilpatrick gave a power point presentation on Traditional Neighborhood Design in response to a request from Greg Ferguson for more information on Smart Growth.

Map Review

Reviewed the Existing Zoning Map and began preliminary work on a new zoning map.

Reviewed the Table of Land Uses

Changes to the table include

Adaptive Reuse:

Add as Special Land Use to all Districts

Animal Grooming:

Add as Special Land Use to C-2

Bed & Breakfast:

Add as Special Land Use to R-1

Car Wash:

Add as Special Land Use to C-1

Remove from C-2

Cemetery:

Add as Special Land Use in existing location *District to be determined

Contractors Facility:

Add as Special Land Use *Districts to be determined

Convenience Store w/fuel pumps:

Special Land Use in C-1 District - Remove from all other districts

Convenience Store w/out fuel pumps:

Change from Use Permitted by Right to Special Land Use in R-3

Communication Tower:

Add as Special Land Use in R-3

Duplex:

Add as Special Land Use in C-2 & C-3

Dwelling - Multiple Use:

Add as Special Land Use in C-1, C-2 & C-3

Dwelling Single Family:

Add as Special Land Use in C-2 & C-3

Eating Drinking Establishment:

*Further discussion - may use PUD as a way to allow in R1 & R2 Districts

Educational Facility:

Add as Special Land Use in C-1, C-2, and Industrial Districts

Financial Institution:

Add as Special Land Use in R-3

Gallery or Museum:

Add as Special Land Use in R-1, R-2 & R-3

Add as Use Permitted by Right in C-1, C-2 & C-3

Gasoline Station:

Allow as a Special Land Use in C-1 - Remove from all other Districts

Greenhouse and Nursery

Allow as a Special Land Use in C-1 and Possibly in Industrial Districts

Home Based Business:

Add as Special Land Use in C-2

Home Occupation Minor:

Add as Use Permitted by Right to C-2 & C-3

Home Occupation Major:

Add as Special Land Use to C-2 & C-3

Hospital or Clinic - Delete from List

Add Urgent Care to List *write new definition:

Add as a Use Permitted by Right in C-1

Marina:

Allow as Special Land Use in any district that has water

Medical or Dental Office:

Add as Special Use Permit in R-3

Micro Brewery - Delete from List

Mini Self Storage Facility:

Add as Special Land Use to R-3

*Develop Definition that will include reuse of existing facilities.

Mining and Mineral Processing Facility:

*Separate into two separate uses - develop new Definition

Nursing Home:

Change from Use Permitted by Right to Special Land Use in R-3

Out door Recreation, Park Facility:

Add as Use Permitted by Right to all Districts

*include new language in Definition

Place of Public Assembly - Large & Small:

Continue discussion later including reduction in numbers

Professional Office:

Delete as Special Land Use from R-2

Sex Oriented Business:

Prepare new Definition

Sports & Recreation Club:

Add as Use Permitted by Right in C-1

Add as Special Land Use Permit to R-1, C-2, C-3 and Industrial Districts

Sweetening Plant:
Delete from List

Tattoo Parlor:
*Update Definition

Veterinary Clinic:
Change to Use Permitted by Right C-1 and Special Land Use in C-2

Miscellaneous

Future discussion to include:
Keep or Remove Manufactured Housing Community District R-4?
Include Removal Bond Language for certain projects?
Economic Impact Statements as a requirement for PUD's?
Should Multiple Units be allowed under a PUD in other districts?

The next Worksession for Planning Commissioners will be on Thursday, January 20, 2005 at 6:00 p.m. in the Middle School Library.

The Worksession adjourned at approximately 9:20 p.m.

Respectfully Submitted


Denise J. Blakeslee, Recording Secretary