

# WORKSESSION

## CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Thursday, May 15, 2003  
7:00 p.m. - Council Chambers, City Hall

### AGENDA

The City of Manistee Planning Commission will hold a worksession on Thursday, May 15, 2003 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

- I Roll Call
- II Public Participation:
- III Unfinished Business and Reports:
- IV New Business and Communications:
  - 1. Zoning Amendment - Signs
  - 2. Zoning Ordinance Update
- V Adjourn.

# MEMORANDUM

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TO: Planning Commission Members

FROM: Denise Blakeslee, Secretary *DB*  
Community Development

DATE: May 9, 2003

RE: Worksession May 15, 2003

The May Worksession will be on Thursday, May 15, 2003 at 7:00 p.m. We will not be doing a bus tour at this worksession since we "toured" with Manistee Township in April.

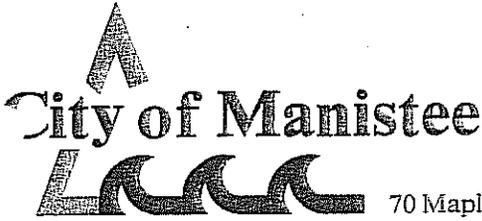
We have received a request for a Zoning Amendment from Heller Signs. This will require a Public Hearing that has been scheduled for the June 5, 2003 meeting. The worksession will provide the opportunity to review areas in Article 14: Signs that are being challenged by the sign companies. If you have the opportunity you may want to review this section of the ordinance prior to the meeting.

We will continue our review of the ordinance for areas that we want to have addressed when the ordinance is re-written.

See you next Thursday! If you cannot attend please call me.

cc: City Manager

Attachments: Spring 2003 - Bringing Knowledge to Life in Manistee County - MSU  
Extension  
5/9/03 - City of Manistee Newsletter



70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

231.723-2558  
FAX 231.723-1546

# Petition for Zoning Amendment

TOM WARMAN - HELLER SIGNS

Applicant

6645 ORCHARD HWY

Address

MANISTEE MI 49660

City, State, Zip Code

Phone Numbers (Work) 231 - 325 - 3100 EXT 229

(Home) 231 - 889 - 5459

FOR OFFICE USE ONLY:

Case number \_\_\_\_\_

Date Received \_\_\_\_\_

Fee Received 4/29/03

Receipt Number 2895

Hearing Date \_\_\_\_\_

**FEE \$250.00**

**Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.**

**I. ACTION REQUESTED:**

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

A. Text Amendment: Amend Article 14 Section 1411D to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) CHANGE TO READ:  
"SIGNS WHICH INCLUDE FLASHING OR CHASING LIGHTS."  
DELETING: " AND ANIMATED SIGNS."

B. Re-zone from \_\_\_\_\_ to \_\_\_\_\_ the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) \_\_\_\_\_  
N/A

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last \_\_\_\_\_ years. If a previous appeal, re-zoning or special use permit was made, state the action requested: \_\_\_\_\_

Decision:  approved  denied



2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

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3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?

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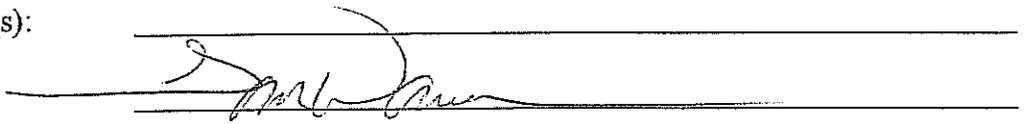
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**IV. AFFIDAVIT**

The undersigned affirms that he/she or they is (are) the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):

  
\_\_\_\_\_

Dated 4-29-03

By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION: (cont'd)

- A. State specifically the reason for this Amendment request at this time Also,  
LOCALLY SUCH SYSTEMS HAVE BEEN IN USE FOR SOME  
TIME AND HAVE CAUSED NO TRAFFIC ISSUES, NOR DO THEY  
DETRACT FROM THE ESTHETIC QUALITY OR VALUE OF  
NEIGHBORING PROPERTIES. WEST SHORE BANK IS ONE EXAMPLE.  
HOUSE OF FLAVORS, IN MANISTEE AND LOCATED AT A BUSY  
INTERSECTION UTILIZES AN ELECTRONIC MESSAGING DEVICE  
WITH NO DETRIMENTAL EFFECT ON TRAFFIC.

Ordinance 03 - 06  
AN ORDINANCE TO AMEND IN PART  
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING  
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED,  
TO AMEND THE MANISTEE CITY ZONING ORDINANCE  
ARTICLE 14: SIGNS  
SECTION 1411.D SIGNS PROHIBITED UNDER THIS ORDINANCE

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THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 14: Signs, Section 1411.D Signs Prohibited Under this Ordinance amended as follows:

**1411. Signs Prohibited Under this Ordinance**

All *Signs* not expressly permitted under this Ordinance or exempt from regulation in accordance with the previous *section* are prohibited. Such *Signs* include, but are not limited to:

- A. *Beacons*;
  - B. Strings of light not permanently mounted to a rigid background, except those exempt under the previous *section*;
  - C. Signs which have words "Stop", "Go Slow", "Caution", "Danger", "Warning", or similar words used in traffic control and which because of size, location, context, coloring or manner of illumination can be confused with traffic control *Signs*; *Signs* which hide from view any traffic control *Sign* or signal; *Signs* which obstruct a drivers vision. The Police Chief of the *City* of Manistee shall determine the acceptability of such *Signs*.
  - D. *Signs* which include flashing or moving ~~chasing~~ lights. and ~~Animated Signs~~.
  - E. Except such *Signs* as may be specifically approved by the *City Council*.
2. CONFLICTING ORDINANCES: All other ordinances and parts of ordinances, or amendments hereto, of the Manistee City in conflict with the provision of this ordinance are hereby repealed.
  3. EFFECTIVE DATE: This Ordinance shall take effect on \_\_\_\_\_ upon publication in the Manistee News Advocate.

Richard Mack, Mayor

Dated

ATTEST:

Michelle Wright, City Clerk

Date