

CITY OF MANISTEE PLANNING COMMISSION

WORKSESSION AGENDA

Thursday, February 21, 2008 7:00 p.m.
Council Chambers, City Hall
70 Maple Street, Manistee, Michigan

I Call to Order.

II Worksession Items:

1. Discussion of Uses in the L-I Light Industrial District - Possible Expansion of Uses to include residential
2. Discuss meeting with Planner of Record Jay Kilpatrick
3. Focus Group Invitation form the Charter Township of Filer: Planning & Cooperation
4. Misc.

III Adjourn.

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All Planning Commission Meetings and Worksessions are open to the Public.

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions or decisions can be made during a worksession.

The Planning Commission does not take public comment during worksessions. The public is not allowed to speak, ask questions, or express opinions on items which are being discussed during the worksession.



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: February 14, 2008
RE: February Worksession

Commissioners, the City of Manistee Planning Commission Worksession will be held on Thursday, February 21, 2008 at 7:00 p.m. in the Council Chambers. The following items are on the agenda:

Discussion of Uses in the LI Light Industrial District - Possible Expansion of Uses to include residential - There is a memo from Jon Rose regarding this item.

Discuss meeting with Planner of Record Jay Kilpatrick - Jay Kilpatrick will be here on Thursday, February 28th. Jay will meet with the members of the Ordinance Re-Write Committee at 2:00 p.m. in the Council Chambers. The members of the Master Plan Review Committee will meet with Jay at 6:00 p.m. in the Lunch Room (first floor end of hall past City Clerk Window). We will discuss and prepare a list of items to discuss with Mr. Kilpatrick that will be sent to him prior to the meeting.

Focus Group Invitation from the Charter Township of Filer: Planning & Cooperation - Members of the Planning Commission have been invited to meet with the Charter Township Planning Commission as part of the development of their Strategic Plan. A copy of the invitation is attached.

We hope everyone is staying warm during this blissful weather. See you next Thursday!

Please let me know if you are unable to attend (398-2805).

:djb



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MEMORANDUM

TO: Planning Commissioners

FROM:  Jon R. Rose
Community Development Director

DATE: February 14, 2008

RE: Discussion of Uses in the L-I Light Industrial District - Possible expansion of Uses to include residential

Commissioners, City Staff is asking the Planning Commission to discuss if the L-I Light Industrial District should be expanded to possibly include residential. This issue was raised at the November Planning Commission Meeting by John Holcomb, MasTech. Mr. Holcomb spoke at the Public Hearing for the request to include Medical or Dental Office as a permitted use in the District. Mr. Holcombe's comments from the meeting are as follows:

John Holcomb, MasTech - Mr. Holcomb said that he represents the MasTech facility in the Industrial Park and wanted the Planning Commission to consider if with the number of buildings that are vacant in the circle area of property in the Park should be converted into residential uses. He has plans to expand the facility in the future and once he expands he would not consider relocating. Now would be the time for the Commission to consider an alternative use. Mr. Holcombe supports the request from Pegasus Holdings and Land Development for an Amendment to allow Medical or Dental Offices as a permitted use in the Light Industrial District.

Attached is a letter from Steve Paine, Fab-Lite expressing concerns about the issue.

This item has been placed on the February Worksession Agenda for discussion.

JRR:djb

Jon



Fab-Lite



January 4, 2008

Mr. Mitch Deisch, City Manager
City of Manistee
70 Maple Street
Manistee, MI 49660

Dear Mitch:

I appreciated your time yesterday along with Jon Rose and Ed Bradford at our December 27th visit at Fab-Lite. As mentioned from our meeting, great things have been happening at Fab-Lite during 2007, and we are very excited about 2008.

I thought it would be important to address the growing momentum for another change to our industrial park. As recent as 2005, our City Council opened up a significant amount of opportunities of other non manufacturing companies to be invited into our industrial park. Some of these items included the following: restaurants, hotels, movie theaters, outdoor recreation parks, and marinas. The only item not passed by our council on this night was the addition of residential housing.

Currently there is interest to go back and accept housing in the industrial park. Obviously this would put an end to the current industrial park and any potential of landing new manufacturing opportunities for this park. I realize the emphasis will be to place new companies in our new renaissance park and try to relocate existing companies in the new park as well.

Some of my initial concerns are the following: Manistee currently has an abundant of excess housing and a surplus amount of space that has been deemed for future high density residential living. The part of town that comes to mind is the area of town on Cherry Street south of 12th Street. In addition, the proposed Peninsula Park.

I certainly am aware of all the benefits of increasing our tax base for the city. However, would we not be more prudent to pursue existing housing opportunities that have the green light for expansion then to eliminate our original industrial park which will only reduce the future growth potential of manufacturing jobs in Manistee?

As mentioned during our discussion, I would recommend to build out existing areas in town and further explore previously designed drawings of town expansion (Peninsula Park) before we eliminate the majority of our industry in the current industrial park.

Lastly, does it make sense to eliminate zoning ordinances like this one, when currently the town has a considerable amount of housing available for sale?

I would be happy to further discuss this issue with your city council team this year.

Sincerely,

Steve Paine
President



P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

**PLANNING, ZONING &
COMMUNITY DEV.**
231.398.2805

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

CLERK/TREASURER
FAX 231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

February 15, 2008

Good Afternoon!

This letter is being sent as a courtesy to all of the property owners in the LI Light Industrial District. The City of Manistee Planning Commission will hold a worksession on Thursday, February 21, 2008 at 7:00 p.m. in the Council Chambers at City Hall, Manistee, Michigan.

The first item on the agenda is the Discussion of Uses in the L-I Light Industrial District - Possible Expansion of Uses to include residential. A copy of the Agenda is enclosed.

If you have any questions, please call me at 231.398.2805.

Sincerely,

CITY OF MANISTEE

Jon R. Rose
Community Development Director

JRR:djb



NOTICE
City of Manistee Planning Commission
Sub-Committees

Members of the City of Manistee Planning Commission Ordinance Re-write Committee will be meeting at 2:00 p.m. in the Council Chambers on Thursday, February 28, 2008.

Members of the City of Manistee Planning Commission Master Plan Review Committee will be meeting at 6:00 p.m. in the Lunch Room (on the first floor) on Thursday, February 28, 2008

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 noon, Tuesday, February 12, 2008 on the on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee