

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, May 5, 2011

7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the May 5, 2011 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the April 7, 2011 meeting Minutes.

V Public Hearing

Proposed Ordinance Amendment Z11-06 – Community Gardens

The City of Manistee Planning Commission has developed an Ordinance amendment that provides for Community Gardens. The proposed Amendment would ADD Definition of Community Garden to Article 2: Definitions & Interpretations, Section 204 C; ADD Section 534 Community Garden to Article 5 General Provisions; ADD Item N allowing a 4 sq. ft. sign to Article 21 Signs, Section 2103 Exempt Signs.

At this time the Chair shall open the hearing.
City Staff shall present the proposed amendment
The hearing will be opened for public comments
The hearing will be closed

VI Public Comment on Agenda Related items

VII New Business

Proposed Ordinance Amendment Z11-06 – Community Gardens

A Public Hearing was held earlier regarding a Proposed Ordinance Amendment Z11-06 Community Gardens.

At this time the Planning Commission could take action to recommend to City Council the adoption of the proposed Zoning Amendment Z11-06.

VIII Old Business

Residential Wind Turbines

The Planning Commission will continue their discussion on Residential Wind Turbines.

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff/Sub-Committee Reports

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment



MEMORANDUM

Planning & Zoning
Community Development
231.398.2805
Fax 231.723-1546
www.ci.manistee.mi.us

TO: Planning Commissioners

FROM: Denise Blakeslee *DB*
Planning & Zoning

DATE: April 14, 2011

RE: Z11-06 Zoning Amendment – Community Gardens

Commissioners, we have scheduled the Public Hearing for the May 5, 2011 Planning Commission Meeting for the proposed Zoning Amendment for Community Gardens.

The ordinance was forwarded to Williams and Works for their review and there were no changes or recommendations. A copy of the Amendment is attached.

**AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING ORDINANCE"
WHICH WAS ADOPTED FEBRUARY 21, 2006,**

To Amend the Manistee City Zoning Ordinance

**Article 2: Definitions & Interpretation
ADD Section 204 C - Community Garden**

**Article 5 - General Provisions
ADD - SECTION 534 Community Gardens**

**Article 21 - Signs
ADD - Section 2103 Exempt Signs, Item N.**

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

1. That **Article 2: Definitions & Interpretations, Section 204 C** be amended by **ADDING Community Garden** as follows:

COMMUNITY GARDEN: *Land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple individuals.*

2. That **Article 5 General Provisions** be amended by **ADDING Section 534 Community Garden** as follows:

Section 534 Community Gardens

Community Gardens shall consist of land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple individuals.

A. Community Gardens shall be permitted in all Zoning Districts.

- 1. A Community Garden shall be considered an accessory use under Section 516 hereof if located on a parcel with an existing use.***
- 2. A Community Garden shall be considered a principal use if located on a vacant parcel of land.***



MEMORANDUM

Planning & Zoning
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TO: Planning Commissioners

FROM: Denise Blakeslee 
Planning & Zoning

DATE: April 12, 2011

RE: Wind Energy Systems

Commissioners, at the monthly Planning Administrators Lunch we discussed the work that we have started on Small Wind Energy Systems. It was suggested that we review the City of Alpena's Ordinance. One of the best in the State for regulating units on city sized parcels.

I have copied and attached it for your review. We will continue our discussion at the May meeting.

SECTION 7.40 WIND ENERGY SYSTEMS

A. PURPOSE AND GOALS

The purpose of this section is to establish guidelines for siting wind energy systems and wind energy facilities. This section's goals are as follows:

1. To promote the safe, effective, and efficient use of wind turbines and wind energy systems installed to reduce on-site consumption of electricity supplied by utility companies and/or to produce power that will be directly supplied to the electric power grid system.
2. To lessen potential adverse impacts that wind turbines and wind energy facilities may have on residential areas and land uses through careful design, siting, noise limitations, and innovative camouflaging techniques.
3. To avoid potential damage to adjacent properties from turbine failure through proper siting of turbine structures.

B. TECHNOLOGICAL ADVANCES AND DESIGN STANDARDS FLEXIBILITY

The City recognizes the accelerated pace at which the technology of wind energy generation is constantly evolving, and the impact these technological changes may have on the use and placement of wind energy systems within the City of Alpena. Consequently, in order to effectively incorporate new technology that may outpace the regulations established herein, the Planning Commission may approve wind energy systems that do not fully comply with the strict development standards of these regulations, if in the opinion of the Commission they comply with the intent of the regulations and do not create significant adverse impacts on the petitioned property, abutting properties or the immediate neighborhood.

C. HISTORIC DISTRICT/SITE REQUIREMENTS

Prior to the issuance of any permits the City of Alpena Historic District Commission shall review and approve any proposal to locate a wind turbine or wind energy facility within a certified historic district or certified historic site.

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D. SMALL ON-SITE WIND ENERGY SYSTEMS

A wind energy conversion system which is intended to primarily serve the needs of the property upon which it is located shall be considered an accessory structure and shall be permitted by right. The following site development standards shall apply:

1. DESIGN & INSTALLATION

All wind turbines (ground and roof-mounted) shall comply with the building code currently adopted by the City of Alpena. Building permits for all wind turbines must be issued to a licensed contractor and applications shall be accompanied by engineering drawings of the wind turbine structure including the tower, base, and footings. An engineering analysis of the tower showing compliance with the currently adopted building code and certified by a licensed professional engineer shall also be submitted. The installation of the wind turbine shall meet manufacturer's specifications.

2. PLOT PLAN SUBMITTAL

An application for the installation of a Small On-Site Wind Energy System shall include a plot plan including the following information:

- a. the location of the proposed wind turbine.
- b. the location of all structures on the property and adjacent properties and the distance from the wind turbine.
- c. the location and approximate height of trees within fifty (50) feet of the wind turbine.
- d. the distance from other wind turbines on adjacent lots, if applicable.

3. MINIMUM LOT SIZE

a. **Ground Mounted Horizontal Axis Wind Turbine:**

- 1) Not permitted in the CBD, CCD, P-1 or CR Districts.
- 2) WD District: Requires a Special Land Use Permit.
- 3) PUD District: Only if permitted in the approved PUD.
- 4) R-1, R-2 and RT Districts:
 - a) Rotor Diameter of eight (8) feet or less: Average lot width of one hundred (100) feet.
 - b) 2) Rotor Diameter in excess of eight (8) feet: Average lot width of one hundred fifty (150) feet and at least one (1) acre in area

5) All other districts: Average lot width of one hundred fifty (150) feet and at least three-fourths (3/4) acre in area.

4. **HEIGHT**

The maximum height above ground for both the Horizontal and Vertical Axis Wind Turbines is fifty (50) feet.

5. **MULTIPLE WIND ENERGY TURBINES**

a. **Horizontal Axis Wind Turbine:**

1) **Ground Mounted:** No more than one on any lot of less than one (1) acre in size. For lots one (1) acre and over in area, the number of turbines shall be determined by the spacing requirement of the manufacturer and the site plan must be approved by the Planning Commission without a public hearing.

2) **Roof Mounted:** A maximum of two (2) may be installed on a building following review and approval by the Planning Director or Building Official. For more than two units a site plan and elevation drawings must be approved by the Planning Commission without a public hearing. Multiple roof top units shall be incorporated into the architectural design of the building. Turbine must comply with the size and design requirements as specified for ground mounted units on lots less than one (1) acre in Paragraph 4.a.1) above

b. **Vertical Axis Wind Turbine:**

For both ground and roof mounted turbines a maximum of two (2) may be placed on a lot following review and approval by planning staff. For more than two units a site plan and elevation drawings must be approved by the Planning Commission without a public hearing. Multiple roof top units shall be incorporated into the architectural design of the building. Multiple ground mounted units shall be incorporated as much as possible into the site design of the property.

6. **ROTOR CLEARANCE**

A minimum fifteen (15) foot clearance from the ground shall be maintained for the vertical blade tip of a Horizontal Axis Wind Turbine and for the bottom of the rotating spire or helix of a Vertical Axis Wind Turbine.

7. **GUY WIRES**

The use of guy wires shall be prohibited.

8. **PLACEMENT ON LOT**

Each small wind energy system shall be placed within the rear yard only. Roof mounted units shall comply with Paragraph D.16 below. The wind energy system shall be located as close as possible to the center of the rear yard. No part of the wind turbine generator may extend closer to the property line or waterfront than the required setback for the district in which the unit is located.

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- 9. NOISE**
 Small wind energy systems shall not cause a sound pressure level in excess of fifty-five (55) dB(A) or in excess of five (5) dBA above the background noise, whichever is greater, as measured at the nearest property line. This level may be exceeded during short-term events such as utility outages and severe wind storms.
- 10. VIBRATION**
 Small wind energy systems shall not cause vibrations through the ground which are perceptible beyond the property line of the parcel on which it is located.
- 11. SPACING:** Minimum spacing between wind energy systems (on- and off-site) shall be per the manufacturers specifications).
- 12. ACCESSORY EQUIPMENT**
 All electrical equipment and battery storage shall be located within a locked panel or building (principal or accessory structure) so as not to be readily accessible. A small sign shall be placed on the panel or building with emergency contact information. A Manufacturers Materials Safety Data Sheet(s) for all coolants, lubricants, batteries (acid), etc. shall be provided to the City prior to installation, and updated or amended sheets provided as may be required.
- 13. RECEPTION INTERFERENCE**
 Small wind energy systems shall not cause interference with television, microwave, navigational or radio reception to neighboring areas.
- 14. SHADOW FLICKER**
 The property owner of a wind turbine shall make reasonable efforts to minimize shadow flicker to any occupied building on nearby properties.
- 15. POTENTIAL ICE THROW**
 Any potential ice throw or ice shedding from the wind turbine generator shall not cross the property lines of the site nor impinge on any right-of-way or overhead utility line.
- 16. VISUAL IMPACT**
 All visible components of a small onsite wind energy system shall be painted a non-reflective, non-obtrusive neutral color and maintained in good repair in accordance with industry standards.
- 17. SAFETY**
 A small on-site wind energy system shall have an automatic braking system to prevent uncontrolled rotation.
- 18. OTHER REGULATIONS**
 On-site use of wind energy systems shall comply with all applicable State construction and electrical codes, Federal Aviation Administration requirements, Michigan Aeronautics Commission requirements, the Michigan Tall Structures

Act (P.A. 259 of 1959, as amended), and the Michigan Public Service Commission and Federal Energy Regulatory Commission standards.

19. ROOF-MOUNTED WIND ENERGY SYSTEMS

Small roof-mounted wind energy systems are exempt only from the **subsection 8** above (placement on lot). All other subsections shall apply as well as the following:

- a. Roof-mounted Vertical Axis Wind Turbines must be located on the rear half of the structure unless incorporated as an architectural design feature of the building.
- b. Horizontal Axis Wind Turbines shall not be roof-mounted, **except for those specifically designed for such installation.**
- c. The maximum height of a roof-mounted wind energy system shall be measured from the ground.



E. COMMERCIAL WIND ENERGY FACILITIES AND ANEMOMETER TOWERS:

Anemometer towers and wind energy facilities consisting of one (1) or more wind turbines whose main purpose is to supply electricity to off-site customers shall be allowed as a Special Use and shall adhere to the following requirements in addition to the requirements contained in Article 6.

1. PRINCIPAL OR ACCESSORY USE

A wind energy facility or anemometer tower may be considered either a principal or an accessory use. A different existing use or an existing structure on the same parcel shall not preclude the installation of a wind energy facility or a part of such facility on such parcel. Wind energy facilities that are constructed and installed in accordance with the provisions of this Article shall not be deemed to constitute the expansion of a nonconforming use or structure.

2. SUFFICIENT WIND RESOURCES

The proposed site shall have documented annual wind resources sufficient for the operation of the proposed wind turbine generator; provided, however, this standard shall not apply to an anemometer tower. No wind turbine generator shall be approved without submission of a wind resource study documenting wind resources on the site over a minimum of one year. Said study shall indicate the long term commercial economic viability of the project. The City may retain the services of an independent, recognized expert to review the results of the wind resource study prior to acting on the application for special approval.

3. DESIGN & INSTALLATION

All wind turbine generators shall comply with the building code currently adopted by the City of Alpena. Building permits for all wind turbines must be issued to a licensed contractor and applications shall be accompanied by engineering

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drawings of the wind turbine structure including the tower, base, and footings. An engineering analysis of the tower showing compliance with the currently adopted building code and certified by a licensed professional engineer shall also be submitted.

Guy wires may be utilized to support a temporary (18 months or less) anemometer tower, if demonstrated by the applicant to be necessary to maintain the safety of the structure.

4. MINIMUM SITE AREA

The minimum site area for a wind turbine generator or an anemometer tower erected prior to a wind turbine generator shall be as necessary to meet required wind energy setbacks and any other standards of this Article.

5. SETBACKS

Each proposed wind turbine generator or anemometer tower shall meet the following applicable setback requirements:

- a. **Setback from Property Line:** Each wind turbine generator shall be set back from any adjoining lot line a distance equal to the total height of the wind turbine generator including the top of the blade in its vertical position. The Planning Commission may reduce this setback to no less than one hundred (100) feet; provided the adjoining property is owned or leased by the applicant or an easement is obtained. If the adjoining property owned or leased by the applicant includes more than one (1) parcel, the properties may be considered in combination in determining setback relief. The amount of setback relief approved by the Planning Commission will be based on data provided by the applicant and prepared by a qualified professional. Such data shall satisfy the Planning Commission that any potential blade and ice throw will not cross the property line and that sound levels will not exceed sixty-five (65) decibels on the dB (A) scale at the property line from the proposed setback. Data provided shall be specific to the proposed tower in the proposed location taking into consideration prevailing winds, topography, existing vegetation, and other relevant factors.
- b. **Setback from Road:** In addition to the above, a wind turbine generator shall, in all cases, be set back from a public or private road right-of-way a minimum distance equal to the height of the wind turbine generator total height as defined in the Ordinance.
- c. **Setback from Structures:** Each wind turbine generator shall be setback from the nearest inhabited structure located on property not owned or leased by the applicant a distance not less than one and one-half (1 ½) times the total height of the wind turbine generator.
- d. **Setback from Communication and Power Lines:** Each wind turbine shall be set back from the nearest above-ground public electric power line or telephone line a distance of no less than four hundred (400) feet or one and one-half (1 ½) times the total wind turbine height, whichever is greater, determined from the existing power or communications lines.

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- e. **Building Setbacks:** Setbacks for buildings accessory to a wind turbine generator shall conform to the setbacks of the district.

6. MAXIMUM HEIGHT

The maximum wind turbine generator height shall not exceed a hub height of one hundred sixty (160) feet. The maximum height for an anemometer tower erected prior to the installation of a wind turbine generator shall be two hundred fifty (250) feet. The applicant shall demonstrate compliance with the Michigan Tall Structures Act (P.A. 259 of 1959, as amended), FAA guidelines, and Michigan Aeronautics Commission guidelines as part of the approval process.

The Planning Commission may approve an increased height for a wind turbine generator tower or an anemometer tower if the applicant satisfactorily demonstrates that the increased height will not negatively impact adjoining properties or the City as a whole, and that either of the following conditions is met:

- a. The increased height will result in the preservation of a substantial stand of trees, existing land forms or structures that would otherwise be removed to increase wind velocity.

or

- b. The increased height is the minimum necessary to achieve a reasonable rate of return on the operation of the wind turbine generator given the documented wind speeds and other site conditions. A reasonable rate of return is not equivalent to maximizing economic return to the operator, as determined by the Planning Commission or a qualified professional hired by the City.

In subsections (a) and (b) above, the increased height shall not result in increased intensity of lighting of the tower due to FAA (Federal Aviation Administration) or MAC (Michigan Aeronautics Commission) requirements.

7. TOWER SEPARATION

Wind turbine separation distance shall be based on 1) industry standards, 2) manufacturer recommendation, and 3) the characteristics (prevailing wind, topography, etc.) of the particular site location. Documents shall be submitted by the developer/manufacturer confirming specifications for tower separation.

8. MINIMUM GROUND CLEARANCE

The lowest point of the arc created by rotating wind vanes or blades on a wind turbine generator shall be no less than fifty (50) feet.

9. MAXIMUM NOISE LEVELS

The sound pressure level generated by the wind energy system shall not exceed sixty-five (65) dB(A) measured at neighboring property lines. If the ambient sound pressure level exceeds sixty-five (65) dB(A), the standard shall be ambient plus five (5) dB(A).

10. MAXIMUM VIBRATIONS

Any proposed wind turbine generator shall not produce vibrations through the ground humanly perceptible beyond the parcel on which it is located.

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11. POTENTIAL ICE THROW

Any potential ice throw or ice shedding from a wind turbine generator shall not cross the property lines of the site nor impinge on any right-of-way or overhead utility line.

12. SIGNAL INTERFERENCE

No wind turbine generator shall be installed in any location where its proximity with existing fixed broadcast, retransmission, or reception antennas for radio, television, navigation, wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception. No wind turbine generator shall be installed in any location along the major axis of an existing microwave communications link where its operation is likely to produce electromagnetic interference with the link's operation.

13. VISUAL IMPACT, LIGHTING, POWER LINES

a. Wind turbines shall be mounted on tubular towers, painted a non-reflective, non-obtrusive neutral color. The appearance of turbines, towers, and buildings shall be maintained throughout the life of the wind energy facility pursuant to industry standards (i.e. condition of exterior paint, signs, landscaping). A certified registered engineer and authorized factory representative shall certify that the construction and installation of the wind energy facility meets or exceeds the manufacturer's construction and installation standards.

b. The design of the wind energy facility's buildings and related structures shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend facility components with the natural setting and the environment existing at the time of installation.

c. Wind turbine generators shall not be artificially lighted, except to the extent required by the FAA or the MAC or other applicable authority, or otherwise necessary for the reasonable safety and security thereof. If lighting is required, the lighting alternatives and design chosen:

- (1) Shall be the intensity required under State or federal regulations.
- (2) Shall not be strobe lighting or other intermittent white lighting fixtures, unless expressly required by State or federal regulations. Such intermittent lighting shall be alternated with steady red lights at night if acceptable to State or federal regulations.
- (3) May be a red top light that does not pulsate or blink.
- (4) All tower lighting required by State or federal regulations shall be shielded to the extent possible to reduce glare and visibility from the ground.

d. Wind turbines shall not be used to display any advertising except the reasonable identification of the manufacturer or operator of the wind energy facility.

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- e. The electrical collection system shall be placed underground within the interior of each parcel at a depth designed to accommodate the existing or permitted land use to the maximum extent practicable. The collection system may be placed overhead adjacent to State and major City streets upon approval of the Planning Commission following a written recommendation from the City Engineering, DPW, and Planning Departments, near substations or points of interconnection to the electric grid or in other areas as necessary.

14. SAFETY

- a. All collection system wiring shall comply with all applicable safety and stray voltage standards.
- b. Wind turbine towers shall not be climbable up to fifteen (15) feet above the ground surface.
- c. All access doors to wind turbine towers and electrical equipment shall be locked.
- d. Appropriate warning signs shall be placed on wind turbine towers, electrical equipment, and facility entrances.
- e. All wind turbine generators shall be equipped with controls to control the rotational speed of the blades within design limits for the specific wind turbine generator.
- f. Wind turbine generators shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

15. ADDITIONAL STATE, FEDERAL, OR LOCAL REQUIREMENTS

Any proposed wind turbine generator anemometer tower shall meet or exceed any standards and regulations of the Federal Aviation Administration (FAA), Michigan Aeronautics Commission (MAC), the Michigan Public Service Commission, National Electric Safety Code, Federal Energy Regulatory Commission, and any other agency of the state, federal, or local government with the authority to regulate wind turbine generators or other tall structures in effect at the time the Special Land Use application is approved.

16. HAZARD PLANNING

An application for a wind turbine generator shall be accompanied by a hazard prevention plan. Such plan shall contain:

- a. Certification that the electrical wiring between turbines and between turbines and the utility right-of-way does not pose a fire hazard.
- b. Location of landscaping to be designed to avoid spread of fire from any source on the turbine; such preventative measures may address the types and locations of vegetation below the turbine and on the site.

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- c. A listing of any hazardous fluids that may be used on site shall be provided in an electronic format, including Material Data Safety Sheets (MDSS).
- d. Certification that the turbine has been designed to contain any hazardous fluids shall be provided.
- e. A statement certifying that the turbine shall be routinely inspected to ensure that no fluids are released from the turbine.

17. APPROVALS

All required approvals from other local, regional, state or federal agencies must be obtained prior to approval of a site plan. In the case where site plan approval is a requirement for other local, regional, state, or federal agency approval, evidence of such shall be submitted with the site plan, and such approval of the site plan by the Planning Commission shall be conditional upon the approval of all other required permits.

18. REMOVAL OF WIND TURBINE GENERATORS

- a. The applicant shall submit a decommissioning plan. The plan shall include:
 - (1) The anticipated life of the project.
 - (2) The estimated decommissioning costs in current dollars. Such costs shall not include credit for salvageable value of any materials.
 - (3) The method of ensuring that funds will be available for decommissioning and restoration.
 - (4) The anticipated manner in which the project will be decommissioned and the site restored.
- b. Any wind turbine generator or anemometer tower that is non-operational for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such wind turbine generator or anemometer tower shall remove the same within one hundred eighty (180) days of receipt of notice of abandonment from the City. Failure to remove an abandoned wind turbine generator or anemometer tower within the one hundred eighty (180) day period provided in this subsection shall be grounds for the City to remove the wind turbine generator or anemometer tower at the owner's expense.
- c. In addition to removing the wind turbine generator, or anemometer tower, the owner shall restore the site of the wind turbine generator or anemometer tower to its original condition prior to location of the wind turbine generator or anemometer tower, subject to reasonable wear and tear. Any foundation associated with a wind generator or anemometer tower shall be removed to a minimum depth of five (5) feet below the final grade and site vegetation shall be restored.

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- d. The Planning Commission shall require the owner of the wind turbine generator to deposit a performance guarantee in an amount equal to the estimated costs associated with the removal of the wind turbine generator or anemometer tower and all associated equipment and accessory structures and restoration of the site to a reusable condition which shall include the removal of all underground structures to a depth of five (5) feet below the natural ground level at that location. The amount of the performance guarantee shall be reviewed every five (5) years. The amount of the performance guarantee shall be increased based on an inflation rate equal to the average of the previous ten (10) years Consumer Price Index.

19. EQUIPMENT REPLACEMENT

Major components of the wind turbine generator may be replaced without a modification of the Special Use permit provided all regulations contained herein are adhered to.

F. Administrative Procedures	
Administrative Approval	Small On-Site Wind Energy Systems
Planning Commission Approval	Commercial Wind Energy Facilities and Anemometer Towers
Administrative Departures	<p>Small On-Site Wind Energy Systems: Planning staff may approve a departure of up to five (5) feet in height provided the applicant provides sufficient justification of the height increase.</p>
Planning Commission Departures	<p>The Planning Commission may approve wind energy systems that do not fully comply with the strict development standards of these regulations, if in the opinion of the Commission they comply with the intent of the regulations and do not create significant adverse impacts on the petitioned property, abutting properties or the immediate neighborhood.</p>

AFFIDAVIT OF PUBLICATION

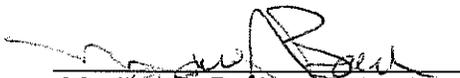
State of Michigan)
)SS
County of Manistee

Marilyn J. Barker, being duly sworn, deposes and says that he/she is one of the editors, publishers of the Manistee News Advocate, a newspaper printed, published and circulated in said County of Manistee; and that the annexed notice of

CITY OF MANISTEE/ PROPOSED ZONING

ORDINANCE Z10-06

was duly printed and published in said newspaper at least once each week for ONE (1) weeks in succession commencing on the 14TH day of APRIL A.D. 2011 and ending on the 14TH day of APRIL A.D. 2011


Marilyn J. Barker, Publisher

Subscribed and sworn to before me, this 14TH day of APRIL, A.D. 2011


Notary Public Jeanine M. Barber, Manistee County
Acting Manistee County
My Commission Expires March 10, 2012

NOTICE OF PUBLIC HEARING
Proposed Zoning Amendments

The Manistee City Planning Commission will hold a Public Hearing for proposed changes to the Zoning Ordinance on Thursday, May 5, 2011 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Proposed Ordinance Z10-06:
Adds Language for Community Gardens

List of Proposed Zoning Amendments by Article

Article 2: Definitions & Interpretations, Section 204 C ADD Definition of Community Garden

Article 5: General Provisions be amended by **ADDING Section 534 Community Garden**

That Article 21 Signs, Section 2103 Exempt Signs be amended by **ADDING Item N allowing a 4 sq. ft. sign.**

And make appropriate edits to index and chart provisions as necessary

Copies of the proposed Amendments are available for review at the Office of the City Clerk, City Hall, 70 Maple Street, Manistee, Michigan, the Manistee County Library, 95 Maple Street and on the City's Web Page www.ci.manistee.mi.us

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Jon Rose, Community Development, City of Manistee, P.O. Box 358, Manistee, MI 49660, (231) 398-2805

RECORDED & INDEXED
APR 14 2011
CLERK OF CIRCUIT COURT
MANISTEE COUNTY, MICHIGAN



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Community Development
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Fax 231.723-1546
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MEMORANDUM

TO: Mitch Deisch

FROM: Jon Rose 
Community Development Director

DATE: April 13, 2011

RE: Veterans Memorial Park Arch

Mitch, we have reviewed the copy of a site plan that adds an arch over the entrance to the parking lot on Memorial Drive across from Dial-a-Ride. The arch is designating "Veterans Memorial Park" and is part of the upgrades that the Veterans Council has been making to the park. They have enlarged and added new memorial markers to the Veteran's Memorial and additional landscaping.

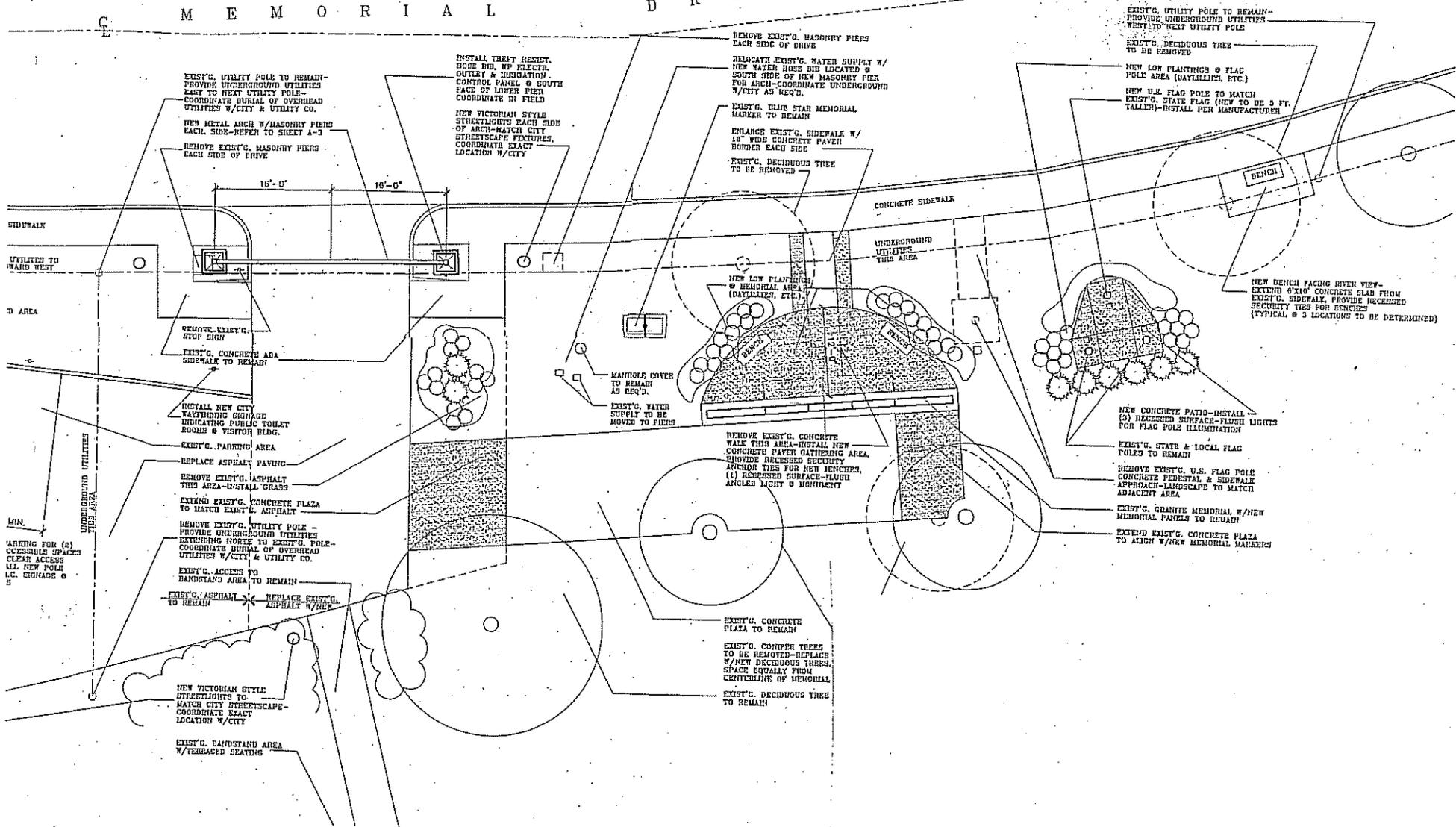
The entrance to the parking lot currently has masonry piers on each side of the drive. These will be removed and replaced with a new metal arch with masonry piers that match the existing City Streetscape elements.

Article 21 – Signs, Section 2103 Exempt Signs, Item M. exempts Government (Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities).

The determination is that the proposed sign is exempt under the ordinance and does not require a permit or review by the Planning Commission. I will inform the Planning Commission about the arch at their May meeting.

JRR:djb

M E M O R I A L D R I V E



EXIST'G. UTILITY POLE TO REMAIN - PROVIDE UNDERGROUND UTILITIES EAST TO NEXT UTILITY POLE - COORDINATE BURIAL OF OVERHEAD UTILITIES W/CITY & UTILITY CO.
 NEW METAL ARCH W/MASONRY PIERS EACH. SUB-REFER TO SHEET A-3
 REMOVE EXIST'G. MASONRY PIERS EACH SIDE OF DRIVE

INSTALL THEFT RESIST. ROSE HD. WP. ELECTR. OUTLET & IRRIGATION CONTROL PANEL @ SOUTH FACE OF LOWER PIER COORDINATE W/ FIELD
 NEW VICTORIAN STYLE STREETLIGHTS EACH SIDE OF ARCH - MATCH CITY STREETSCAPE FIXTURES. COORDINATE EXACT LOCATION W/CITY

REMOVE EXIST'G. MASONRY PIERS EACH SIDE OF DRIVE
 RELOCATE EXIST'G. WATER SUPPLY W/ NEW WATER HOSE BIB LOCATED @ SOUTH SIDE OF NEW MASONRY PIER FOR ARCH - COORDINATE UNDERGROUND W/CITY AS REQ'D.
 EXIST'G. BLUE STAR MEMORIAL MARKER TO REMAIN

EXIST'G. UTILITY POLE TO REMAIN - PROVIDE UNDERGROUND UTILITIES WEST TO NEXT UTILITY POLE
 EXIST'G. DECIDUOUS TREE TO BE REMOVED
 NEW LOW PLANTINGS @ FLAG POLE AREA (DAYLILIES, ETC.)
 NEW U.S. FLAG POLE TO MATCH EXIST'G. STATE FLAG (NEW TO BE 3 FT. TALLER) - INSTALL PER MANUFACTURER

ENLARGE EXIST'G. SIDEWALK W/ 18" WIDE CONCRETE PAVEN BORDER EACH SIDE
 EXIST'G. DECIDUOUS TREE TO BE REMOVED

NEW BENCH FACING RIVER VIEW - EXTEND 6" X 10" CONCRETE SLAB FROM EXIST'G. SIDEWALK. PROVIDE RECESSED SECURITY TIES FOR BENCHES (TYPICAL @ 3 LOCATIONS TO BE DETERMINED)

NEW CONCRETE PATIO - INSTALL (1) RECESSED SURFACE - FLUSH LIGHTS FOR FLAG POLE ILLUMINATION

REMOVE EXIST'G. CONCRETE WALK THIS AREA - INSTALL NEW CONCRETE PAVEN GARDENING AREA. PROVIDE RECESSED SECURITY ANCHOR TIES FOR NEW BENCHES, (1) RECESSED SURFACE - FLUSH ANGLED LIGHT @ MONUMENT

EXIST'G. STATE & LOCAL FLAG POLES TO REMAIN
 REMOVE EXIST'G. U.S. FLAG POLE CONCRETE FOOTING & SIDEWALK APPROACH - LANDSCAPE TO MATCH ADJACENT AREA

EXIST'G. GRANITE MEMORIAL W/ NEW MEMORIAL PANELS TO REMAIN
 EXTEND EXIST'G. CONCRETE PLAZA TO ALIGN W/ NEW MEMORIAL MARKERS

EXIST'G. CONCRETE PLAZA TO REMAIN

EXIST'G. CENTER TREES TO BE REMOVED - REPLACE W/ NEW DECIDUOUS TREES. SPACE EQUALLY FROM CENTERLINE OF MEMORIAL

EXIST'G. DECIDUOUS TREE TO REMAIN

NEW VICTORIAN STYLE STREETLIGHTS TO MATCH CITY STREETSCAPE - COORDINATE EXACT LOCATION W/CITY

EXIST'G. HANDSTAND AREA W/ TERRACED SEATING

MIN. CLEARING FOR (6) ACCESSIBLE SPACES CLEAR ACCESS ALL NEW POLE L.C. STORAGE @

UNDERGROUND UTILITIES THIS AREA

INSTALL NEW CITY WAYFINDING SIGNAGE INDICATING PUBLIC TOILET ROOMS @ VISITOR BLDG.

EXIST'G. PARKING AREA

REPLACE ASPHALT PAVING THIS AREA - INSTALL GRASS

EXTEND EXIST'G. CONCRETE PLAZA TO MATCH EXIST'G. ASPHALT

REMOVE EXIST'G. UTILITY POLE - PROVIDE UNDERGROUND UTILITIES EXTENDING NORTH TO EXIST'G. POLE - COORDINATE BURIAL OF OVERHEAD UTILITIES W/CITY & UTILITY CO.

EXIST'G. ACCESS TO HANDSTAND AREA TO REMAIN
 EXIST'G. ASPHALT TO REMAIN

REPLACE EXIST'G. ASPHALT W/ NEW ASPHALT

HANDSILE COVER TO REMAIN AS REQ'D.
 EXIST'G. WATER SUPPLY TO BE MOVED TO PIERS

NEW LOW PLANTINGS @ MEMORIAL AREA (DAYLILIES, ETC.)

CONCRETE SIDEWALK

UNDERGROUND UTILITIES THIS AREA

SIDEWALK

UTILITIES TO REMAIN WEST

TO AREA

16'-0" 16'-0"

REMOVE EXIST'G. STOP SIGN
 EXIST'G. CONCRETE ADA SIDEWALK TO REMAIN

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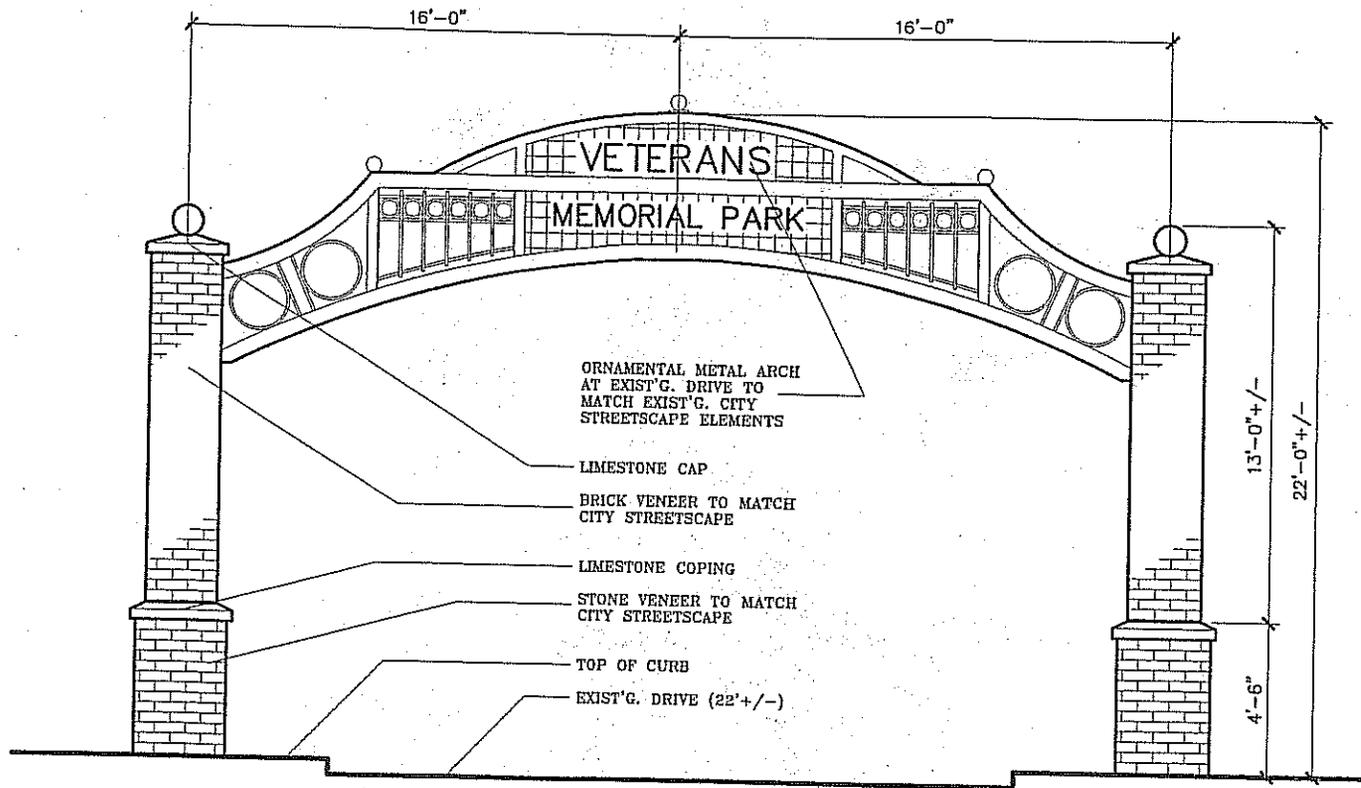
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NEW VICTORIAN STYLE STREETLIGHTS TO MATCH CITY STREETSCAPE - COORDINATE EXACT LOCATION W/CITY

EXIST'G. HANDSTAND AREA W/ TERRACED SEATING

CONTINENTAL CAST STONE PIER
 MITER AT CORNERS.
 AVAILABLE THROUGH BELDEN
 COMPANY AND SUPPLY
 (459-8367). SUBMIT SHOP
 DRAWINGS.



NORTH ELEVATION- ENTRY ARCH

SCALE: 1/4" = 1'-0"

REVISIONS

SCHEM. DESI
14OCT2010
REV. 1-S.D.
18OCT2010

Kendra C. Thompson
 Architects, P.C.

10" STEEL

TL