

CITY COUNCIL ORDINANCE COMMITTEE

**THURSDAY, JUNE 15, 2017 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

AGENDA

- 1.) Call to Order.
- 2.) Public Comments on Agenda Items.
- 3.) Zoning Amendment Z17-07 – River Parc Plan II LLC.
- 4.) General Discussion on PUDs, Site Condominium Projects, and Recording of Documents.
- 5.) Public Comments.
- 6.) Adjourn.

LB:cl



Memorandum

TO: Thad Taylor, City Manager

FROM: Denise Blakeslee, Planning & Zoning Administrator *DB*

DATE: June 2, 2017

RE: Council Ordinance Review Committee

Denise Blakeslee
Planning & Zoning
Administrator
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Thad, A request was received from River Parc Place II LLC for a Zoning Amendment that would amend Section 514 Parking, Bike Parking and Sidewalks, Item H and Section 1832 Dwelling Multiple Unit, Item B.3 of the City of Manistee Zoning Ordinance.

On May 5, 2017 the Planning Commission held a public hearing and at their meeting on June 1, 2017 made recommendation to City Council to approve the amendment. Copies of the amendment and meeting minutes are attached.

A Council Ordinance Review Committee meeting is needed before this request can go before City Council.



Memorandum

To: Planning Commissioners

FROM: Denise Blakeslee
Planning & Zoning Administrator 

DATE: April 24, 2017

RE: River Parc Place II LLC – Zoning Amendment Request

Denise Blakeslee
Planning & Zoning
Administrator
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, we have received a request from River Parc Place II LLC for a Zoning Amendment that would amend Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H and Section 1832 Dwelling Multiple Unit, Item B.3 of the City of Manistee Zoning Ordinance.

On April 7, 2016 the Planning Commission approved a Special Use Permit for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure. The developer has been working on the project and as stated in his application they would like to convert the two commercial spaces into garages for their tenants.

Initially when we discussed removal of the commercial component from the current Special Use Permit for a Planned Unit Development with the developer, staff believed that could be accomplished by amending the Planned Unit Development. Staff and the City Attorney further reviewed Section 1870 Planned Unit Development and amending the PUD is not an option since the result would not have originally met the requirements to request a PUD.

SECTION 1870 PLANNED UNIT DEVELOPMENT

- A. **Definition.** A special land use intended to accommodate developments with mixed or varied uses, innovative design features and/or sites with unusual topography or unique settings.
- B. **Statement of Intent.** It is the purpose of this section to permit flexibility in the regulation of land development, and to encourage innovation and variety in land use and design of projects. The basic provisions concerning Planned Unit Development are the subdivision, development, and use of land as an integral unit, combining more than one primary land use and which may provide for single-family residential, multi-family residential, education, business, commercial, recreation, park and common use areas, which are compatible with one another and provide for efficient use of land.

There are two issues that need to be addressed for the developer to request a Special Use Permit under Section 1832 Dwelling, Multiple Unit. The first is the need to address parking, under Section 514. H the applicant is required to provide one and a half (1.5) spaces for Multi Family.

SECTION 514 VEHICULAR PARKING SPACE, ACCESS, BIKE PARKING AND SIDEWALKS

H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and *residential use condominiums*.

SECTION 514 VEHICULAR PARKING SPACE, ACCESS, BIKE PARKING AND SIDEWALKS	
Use	Number of Parking Spaces Per Unit of Measure
Dwellings	Two (2) spaces per Dwelling Unit for Single Family, duplex units and mobile homes. <i>One and a half (1.5) spaces for Multi-Family.</i>

Staff review of the Ordinance showed that Section 1807 Adaptive reuse permits parking within 200 feet of the building and only requires one space per dwelling unit (highlighted below) not the 2 spaces per dwelling unit for single family and duplex units or the 1.5 spaces for multi-family as required in Section 514.

SECTION 1807 ADAPTIVE REUSE

C. Regulations and Conditions: A building originally designed and constructed for another purpose may be adaptively reused in accordance with the following standards and conditions.

1. The Adaptive Reuse of a building in the C-3 District shall meet the following standards:
 - e. Parking shall be located at the rear or side of the building or within an enclosed building and shall be appropriately buffered or screened. Required parking shall be provided within two hundred (200) feet of the building. **One (1) space shall be provided per dwelling unit.**

With this discovery the applicant is requesting to amend Article 5: General Provisions, Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H as follows:

SECTION 514 VEHICULAR PARKING SPACE, ACCESS, AND BIKE PARKING AND SIDEWALKS

H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums. **Required parking shall be provided within two hundred (200) feet of the building. One (1) space shall be provided per dwelling unit.**

The second item that needs to be addressed is the commercial component. Staff review of the Ordinance showed that Section 1807 Adaptive Reuse only requires a commercial component for buildings that front on River Street.

SECTION 1807 ADAPTIVE REUSE

- C. Regulations and Conditions:** A building originally designed and constructed for another purpose may be adaptively reused in accordance with the following standards and conditions.
1. The Adaptive Reuse of a building in the C-3 District shall meet the following standards:
 - c. **For buildings fronting on River Street**, at least the first 25 feet of depth at street level of the building shall be dedicated to Retail, Eating or Drinking Establishment, or Personal Service Establishment.

With this discovery the applicant is requesting to amend Article 18: Standards and Requirements for Special Uses, Section 1832 Dwelling, Multiple Unit, Item B.3 as follows:

SECTION 1832 DWELLING, MULTIPLE UNIT

B. Regulations and Conditions.

3. In the C-3 District, dwelling units shall not be located on the street level or basement except in those locations where resident privacy can be provided by building design, courtyards, topography or similar design; such as daylight or walkout dwelling units along the riverfront or into a secured and private side or rear yard. Provided, however, that in a mixed-use building **fronting on River Street, at least the first 20 feet of depth at street level of the building shall be dedicated to a commercial use.** ~~located in C-2 or C-3 Districts, the street level of a Multiple Unit Dwelling structure shall be dedicated to retail, commercial or office uses for a depth of not less than twenty feet from the street.~~

This request has been noticed and the Public Hearing has been scheduled for the May 4, 2017 Planning Commission Meeting. A copy of the request is attached for your review.

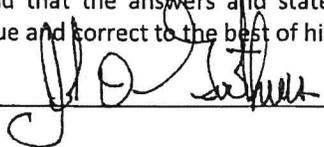


Planning Commission/Planning & Zoning
 City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2805 (phone)
 231.723.1546 (fax)

Zoning Amendment Request

Please Print

Zoning Amendment Request Requirements		
<p><i>Request must be received 25 days prior to the City of Manistee Planning Commission meeting to be placed on the agenda.</i> Notice of the Public Hearing shall be held before the Planning Commission. Notice shall include publication in a newspaper and posting in City Hall. Fee for Petition of Zoning Amendment is \$1,000.00 which needs to be submitted with the application. You or your representative should be present at the meeting to explain your request to the Planning Commission and to answer any questions. After the public hearing, the Planning Commission will make a recommendation to the City Council. Two readings are required for Zoning Amendments at regularly scheduled Council Meetings. The City Council will consider final action on your petition.</p>		
Applicant Information		
Name of Owner:	River Park Place II LLC	
Address:	80 Washington Street, Manistee Mi. 49660	
Phone #:	616 847 1031	Cell#: 616 283 0757 e-mail: john@capstonecompanies.net
Name of Agent (if applicable):	John Groothuis	
Address:	above	
Phone #:	_____	Cell#: _____ e-mail: _____
Action Requested		
<input checked="" type="checkbox"/> Text Amendment: Amend Article _____ Section _____ of the Manistee City Zoning Ordinance. Attach copy of proposed ordinance language.		
<input type="checkbox"/> Re-Zone: Rezone Parcel # _____ from _____ to _____ for the following purposes:		
A previous application for a variance, special use permit or re-zoning on this land (<input type="checkbox"/> has / <input type="checkbox"/> 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: <input type="checkbox"/> approved <input type="checkbox"/> denied] :		
Property Information		
Address:	Parcel #	
Legal Description of Property affected:		
List of Deed Restrictions (cite Liber & Page) and attach additional sheets if necessary:		

Names and addresses of all persons, firms or corporations having a legal or equitable interest in the land:				
This area is <input type="checkbox"/> un-platted, <input type="checkbox"/> will be platted <input type="checkbox"/> is platted – Name of Plat:				
Present use of Property:				
Site Plan Requirements				
Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.				
Statement of Justification for Requested Action				
State specifically the reason for this Amendment request at this time:				
If the Amendment is a propose re-zoning, please answer the following questions:				
<input type="checkbox"/>	yes	<input type="checkbox"/>	no	Will this re-zoning be in conformance with all adopted development plans of the City of Manistee?
<input type="checkbox"/>	yes	<input type="checkbox"/>	no	Will this re-zoning be in conformance with all adopted development plans of and Manistee County?
<input type="checkbox"/>	yes	<input type="checkbox"/>	no	Does the proposed re-zoning conform to the plans? If not, 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.
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?				
Authorization				
CERTIFICATION AND AFFIDAVIT:				
The undersigned affirm(s) that he/she/they is/are the <input checked="" type="checkbox"/> owner, <input type="checkbox"/> owner's representative, 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: <u></u>		Date: <u>4-12-17</u>		
Signature: _____		Date: _____		
<input type="checkbox"/> By checking this box permission is given for Planning Commission Members to make a site inspection if desired.				
Office Use Only				
Fee: <input type="checkbox"/> \$1,000.00		Receipt #		
Date Received:	Hearing Date:	PC -		

Edgewater Development; 80 Washington Street, Manistee, MI 49660

Planned Unit Development Changes and Zoning Amendments

Dear Ms. Blakeslee

On behalf of River Parc Place II LLC (Developer) I am requesting the City's assistance with addressing Zoning Ordinance provisions as related to the Edgewater project. The Edgewater project was permitted in May 2016 under a Special Use Permit for a Planned Unit Development (PUD). The PUD consisted of redevelopment of the building into 18 residential units, two small commercial (storefront) spaces and 18 on-site dedicated parking spaces, including permit conditions related to engineering and easement issues. Note that the inclusion of the two storefronts was desired at that time based on market conditions and State of Michigan Community Revitalization Program (CRP) grant preferences.

In late January 2017 it became apparent that the commercial use of the two storefront spaces was no longer financially viable while the demand for indoor parking exceeded prior expectations. Additionally, the "job creation" preference of the CRP grant related to the two storefronts would be met by the redevelopment of the adjoining property, the North Channel Outlet, which along with the Edgewater development is a major component of the South Washington Area Redevelopment Project and partially under the control of the Developer. Therefore, the two storefronts were not finished, instead they were temporarily fitted with garage doors to prevent damage and vandalism to the spaces until the matter could be addressed with City staff.

In February 2017, following discussions with City staff we understood that a PUD Amendment would be required to address the implications of converting the storefronts to garages that will be available for rent to the Edgewater owners. Subsequently, in March 2017 City staff determined that a Variance and a Special Use Permit for Multiple Unit Dwelling would be instead required.

Finally, based on the most recent discussion with City staff, we understand that Zoning Amendments related to the parking requirements and the frontage on Washington Street would be the most appropriate means to allow the conversion of the two storefronts to the two garages.

Therefore, we request the following:

1. **Section 514 – Vehicular Parking Space, Access, and Bike Parking and Sidewalks.** A text amendment that amends the requirement for parking for residential use condominiums in the C-3 Zoning District that would reduce the required parking within 200 feet from the building from 27 to 18 on-site parking spaces.

Note: The Edgewater development will provide 18 on-site parking spaces for the condominium owners.

2. **Section 1832 – Dwelling, Multiple Unit.** An amendment that amends the requirement that at least the first 20 feet of depth at the street level of the building in the C-3 Zoning District are dedicated to a commercial use, applies only to buildings fronting River Street.

Note: The east façade of the Edgewater building is facing Washington Street, however, it is not accessible from the street due to the Maple Street bridge.

We understand that the appropriate language required for the two proposed amendments are:

SECTION 514 VEHICULAR PARKING SPACE, ACCESS, AND BIKE PARKING AND SIDEWALKS

- H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums. **Required parking shall be provided within two hundred (200) feet of the building. One (1) space shall be provided per dwelling unit.**

SECTION 1832 DWELLING, MULTIPLE UNIT

B. Regulations and Conditions.

3. In the C-3 District, dwelling units shall not be located on the street level or basement except in those locations where resident privacy can be provided by building design, courtyards, topography or similar design; such as daylight or walkout dwelling units along the riverfront or into a secured and private side or rear yard. Provided, however, that in a mixed-use building **fronting on River Street, at least the first 20 feet of depth at street level of the building shall be dedicated to a commercial use.** ~~located in C-2 or C-3 Districts, the street level of a Multiple Unit Dwelling structure shall be dedicated to retail, commercial or office uses for a depth of not less than twenty feet from the street.~~

We appreciate your assistance with this. Please feel free to contact me if you have any questions.

Ordinance Z17-07

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 5: General Provisions
AMEND Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H

Article 18: Standards and Requirements for Special Uses
AMEND Section 1832 Dwelling, Multiple Unit, Item B.3

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

1. That Article 5: General Provisions, Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H be AMENDED as follows:

SECTION 514 VEHICULAR PARKING SPACE, ACCESS, AND BIKE PARKING AND SIDEWALKS

- H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums. Required parking shall be provided within two hundred (200) feet of the building. One (1) space shall be provided per dwelling unit.

2. That Article 18: Standards and Requirements for Special Uses, Section 1832 Dwelling, Multiple Unit, Item B.3 be AMENDED as follows:

SECTION 1832 DWELLING, MULTIPLE UNIT

B. Regulations and Conditions.

3. In the C-3 District, dwelling units shall not be located on the street level or basement except in those locations where resident privacy can be provided by building design, courtyards, topography or similar design; such as daylight or walkout dwelling units along the riverfront or into a secured and private side or rear yard. Provided, however, that in a mixed-use building fronting on River Street, at least the first 20 feet of depth at street level of the building shall be dedicated to a commercial use. ~~located in C-2 or C-3 Districts, the street level of a Multiple Unit Dwelling structure shall be dedicated to retail, commercial or office uses for a depth of not less than twenty feet from the street.~~
3. **CONFLICTING ORDINANCES:** that any and all ordinances of City of Manistee which may conflict with the provisions of this ordinance be and are hereby rescinded.
4. **EFFECTIVE DATE:** This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

James Smith, Mayor

Dated

ATTEST:

Michelle Wright
City Clerk/Deputy Treasurer

Dated

For Public Hearing 5/4/17

Denise Blakeslee, Planning & Zoning Administrator reviewed the proposed amendment that provides dumpster standards in general provisions. When Clear Zoning performed the review of the Zoning Ordinance they noted the current ordinance does not provide dumpster standards other than a short sentence. This new language provides clear standards and locations for dumpsters in the ordinance.

Chair Wittlieff opened the hearing for public comments

Barry Lind, 532 Fourth Street – asked about Item G and noted a typo and asked if the language could be clarified.

Ms. Blakeslee said during the business session the Planning Commission could amend the language and ask for corrections before the document is sent to City Council.

There being no additional comments from the public in attendance, Chair Wittlieff closed the public hearing at 7:43 pm

Zoning Amendment Z17-06 – Signs

Chair Wittlieff opened the public Hearing at 7:44 pm

A Zoning Amendment is being proposed relating to signs as recommended by Clear Zoning when they performed a Review of the Zoning Ordinance.

Denise Blakeslee, Planning & Zoning Administrator staff was aware that under the Supreme Court case Reed vs town of Gilbert the current sign ordinance required amending. Staff along with several members of the Planning Commission attended a workshop relating to the needed changes. Staff worked with the City Attorney in the development of a new ordinance that repeals and replaces the existing standards. The changes include allowing additional signs for most uses that was previously permitted and clarifying the standards and making the ordinance content neutral.

There were no comments from the public in attendance and no correspondence received in response to the request, Chair Wittlieff closed the public hearing at 7:79 pm

Chair Wittlieff opened the public Hearing at 7:50 pm

PC-2017-07 - River Parc Place II LLC, Zoning Amendment Request (Z17-07)

A request has been received from River Parc Place II LLC for a Zoning Amendment that would amend Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H and Section 1832 Dwelling Multiple Unit, Item B.3 of the City of Manistee Zoning Ordinance.

Denise Blakeslee, Planning & Zoning Administrator The applicant was unable to attend the meeting and Ms. Blakeslee read the narrative that was included in the request.

Edgewater Development; 80 Washington Street, Manistee, MI 49660

Planned Unit Development Changes and Zoning Amendments

Dear Ms. Blakeslee

On behalf of River Parc Place II LLC (Developer) I am requesting the City's assistance with addressing Zoning Ordinance provisions as related to the Edgewater project. The Edgewater project was permitted in May 2016 under a Special Use Permit for a Planned Unit Development (PUD). The PUD consisted of redevelopment of the building into 18 residential units, two small commercial (storefront) spaces and 18 on-site dedicated parking spaces, including permit conditions related to engineering and easement issues. Note that the inclusion of the two storefronts was desired at that time based on market conditions and State of Michigan Community Revitalization Program (CRP) grant preferences.

In late January 2017 it became apparent that the commercial use of the two storefront spaces was no longer financially viable while the demand for indoor parking exceeded prior expectations. Additionally, the "job creation" preference of the CRP grant related to the two storefronts would be met by the redevelopment of the adjoining property, the North Channel Outlet, which along with the Edgewater development is a major component of the South Washington Area Redevelopment Project and partially under the control of the Developer. Therefore, the two storefronts were not finished, instead they were temporarily fitted with garage doors to prevent damage and vandalism to the spaces until the matter could be addressed with City staff.

In February 2017, following discussions with City staff we understood that a PUD Amendment would be required to address the implications of converting the storefronts to garages that will be available for rent to the Edgewater owners. Subsequently, in March 2017 City staff determined that a Variance and a Special Use Permit for Multiple Unit Dwelling would be instead required.

Finally, based on the most recent discussion with City staff, we understand that Zoning Amendments related to the parking requirements and the frontage on Washington Street would be the most appropriate means to allow the conversion of the two storefronts to the two garages.

Therefore, we request the following:

1. **Section 514 – Vehicular Parking Space, Access, and Bike Parking and Sidewalks.** A text amendment that amends the requirement for parking for residential use condominiums in the C-3 Zoning District that would reduce the required parking within 200 feet from the building from 27 to 18 on-site parking spaces.
Note: The Edgewater development will provide 18 on-site parking spaces for the condominium owners.
2. **Section 1832 – Dwelling, Multiple Unit.** An amendment that amends the requirement that at least the first 20 feet of depth at the street level of the building in the C-3 Zoning District are dedicated to a commercial use, applies only to buildings fronting River Street.
Note: The east façade of the Edgewater building is facing Washington Street, however, it is not accessible from the street due to the Maple Street bridge.

The applicant has two issues that need to be addressed parking and the requirement for commercial use fronting on the street. The removal of the commercial units would not allow the project to be eligible as a Planned Unit Development. The applicant could either request a variance from the Zoning Board of Appeals or as for an Amendment to the ordinance. During the ordinance review staff noted that the parking standards for Adaptive Reuse were different than the standards in Section 514 Parking and the Commercial requirement for Adaptive Reuse and Dwelling Multi Unit were different and supplied this information to the applicant as noted in his request.

Review of the Zoning Ordinance shows that parking is only required for residential use condominiums in the C-3 District and does not apply for single family dwellings, duplexes or multi-unit dwellings. Discussed the parking standards under adaptive reuse as follows:

SECTION 1807 ADAPTIVE REUSE

C. Regulations and Conditions: A building originally designed and constructed for another purpose may be adaptively reused in accordance with the following standards and conditions.

1. The Adaptive Reuse of a building in the C-3 District shall meet the following standards:
 - e. Parking shall be located at the rear or side of the building or within an enclosed building and shall be appropriately buffered or screened. ***Required parking shall be provided within two hundred (200) feet of the building. One (1) space shall be provided per dwelling unit.***

The language that is drafted reduces the number of parking spaces from 1.5 spaces per unit to 1 space for unit. The applicant's site plan shows 18 parking spaces that was permitted under the PUD.

The applicant is requesting an amendment to Section 1832 Dwelling, Multiple Unit. This amendment provides language that is similar to Section 1807 Adaptive Reuse, Item C.1.c

SECTION 1807 ADAPTIVE REUSE

C. Regulations and Conditions: A building originally designed and constructed for another purpose may be adaptively reused in accordance with the following standards and conditions.

1. The Adaptive Reuse of a building in the C-3 District shall meet the following standards:
 - c. For buildings fronting on River Street, at least the first 25 feet of depth at street level of the building shall be dedicated to Retail, Eating or Drinking Establishment, or Personal Service Establishment.

If the proposed amendment is approved, the project would meet the standards of Section 1832 Dwelling, Multi Unit and the developer could request a Special Use Permit that would replace the PUD and move forward with his development.

Chair Wittlieff opened the hearing for public comments

Jim Smith 353 First Street – asked for clarification if it would only require a commercial use on River Street properties.

Barry Lind, 532 Fourth Street – spoke of process for requests; noticing requirements; parking; DDA has specific concerns; spoke of the building and use; expressed concerns about the scope of changes; spoke of adaptive reuse standards; how to secure parking contracts that can't be broken.

Ms. Blakeslee spoke of the noticing requirements required under the act, process and license agreements.

There being no additional comments from the public in attendance and no correspondence was receive in response to the request, Chair Wittlieff closed the public hearing at 8:30 pm

values of adjoining properties. To establish standards and procedures by which the siting, design, engineering, installation, operation and maintenance of Solar Energy Systems shall be governed.

Typo in Item B.4 be corrected by changing “the” to “they” in the first sentence.
Delete Item 6 (duplicate of Item 4).

With a Roll Call vote this motion passed 7 to 0.

Yes: Bennett, Slawinski, Fortier, Barry, Yoder, McBride, Wittlieff
No: None

Zoning Amendment Z17-05 – Dumpster Standards

A public hearing was held earlier regarding a proposed zoning amendment relating to dumpster standards.

MOTION by Roger Yoder, seconded by Marlene McBride that the Planning Commission recommends to City Council approval of a Zoning Amendment Z17-05 – Dumpster Standards with the following change:

SECTION 506. G be changed to read

G. Upon the recommendation of the Zoning Administrator, the Planning Commission may approve a site plan that does not comply with the requirements of this section where local conditions make full compliance impossible.

With a Roll Call vote this motion passed 7 to 0.

Yes: Yoder, Bennett, McBride, Slawinski, Fortier, Barry, Wittlieff
No: None

Zoning Amendment Z17-06 – Signs

A public hearing was held earlier regarding a proposed zoning amendment relating to signs.

MOTION by Maureen Barry seconded by Bob Slawinski that the Planning Commission recommends to City Council approval of Zoning Amendment Z17-06 – Signs

With a Roll Call vote this motion passed 7 to 0.

Yes: Barry, Yoder, Bennett, McBride, Slawinski, Fortier, Wittlieff
No: None

PC-2017-07 - River Parc Place II LLC, Zoning Amendment Request (Z17-07)

A public hearing was held earlier regarding a request from River Parc Place II LLC for a Zoning Amendment that would amend Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H and Section 1832 Dwelling Multiple Unit, Item B.3 of the City of Manistee Zoning Ordinance.

MOTION by Aaron Bennett seconded by Marlene McBride that the Planning Commission tabled the request until the June 1, 2017 meeting for the applicant to be present to discuss their request.

With a Roll Call vote this motion passed 7 to 0.

Yes: McBride, Slawinski, Fortier, Barry, Bennett, Yoder, Wittlieff

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – spoke to the Commissioners about obtaining their Citizen Planner training by using Webinars. Commissioners were asked to bring their calendars with them to schedule dates in the future.

MEMBERS DISCUSSION

Commissioners thanked staff for their work on the Zoning Amendments.

Chair Wittlieff thanked the commissioners for their work on the Oleson's project.

The next regular meeting of the Planning Commission will be held on Thursday, June 1, 2017

ADJOURNMENT

Motion by Ray Fortier seconded by Roger Yoder that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:48 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Barry Lind, 532 Fourth Street – spoke in response to the request from River Parc Place II LLC, Zoning Amendment Request. He wanted to update the commission on the item that was tabled at the May meeting for amendments relating to the C-3 Central Business. The DDA discussed the proposed changes at their meeting in May and are fine with the changes as proposed. He thanked the Commission for tabling the request for DDA involvement.

NEW BUSINESS

Site Plan Review – Tracey Lindeman, 308 River Street (PC-2017-08)

Staff received a request from Tracey Lindeman for a wood deck to be constructed on the rear of the building at 308 River Street. The applicant lives out of state and staff reviewed the site plan with the Commission and answered questions.

MOTION by Roger Yoder, seconded by Bob Slawinski that the Planning Commission approve the request from Tracey Lindeman for a wood deck to be constructed on the rear of the building at 308 River Street as submitted with application PC-2017-08

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Slawinski, Yoder Fortier, McBride, Wittlieff
No: None

Site Plan Review – Bayview Condominiums, Arthur Street

Staff received a request from Bayview Condominiums to relocate the 10 x 12 storage barn that was approved by the Site Plan Review Committee on March 9, 2017 from the north side of their property to the south side of their property.

MOTION by Ray Fortier, seconded by Marlene McBride that the Planning Commission approve the request from Bayview Condominiums to relocate the 10 x 12 storage barn that was approved by the Site Plan Review Committee on March 9, 2017 from the north side of their property to the south side of their property.

With a Roll Call vote this motion passed 6 to 0.

Yes: McBride, Slawinski, Fortier, Barry, Yoder, Wittlieff
No: None

OLD BUSINESS

PC-2017-07 - River Parc Place II LLC, Zoning Amendment Request (Z17-07)

A public hearing was held on May 4, 2017 in response to a request from River Parc Place II LLC for a Zoning Amendment that would amend Section 514 Vehicular Parking Space, Access, Bike Parking and

Sidewalks, Item H and Section 1832 Dwelling Multiple Unit, Item B.3 of the City of Manistee Zoning Ordinance. The Planning Commission tabled the request until the June 1, 2017 meeting for the applicant to be present to discuss their request. The applicant was unable to attend the meeting but sent a letter that was given to the Commissioners. Staff answered questions from the commissioners.

MOTION by Roger Yoder, seconded by Ray Fortier that the Planning Commission recommends to City Council approval of a the request from River Parc Place II LLC for a Zoning Amendment that would amend Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks, Item H and Section 1832 Dwelling Multiple Unit, Item B.3 of the City of Manistee Zoning Ordinance (Z17-07).

With a Roll Call vote this motion passed 6 to 0.

Yes: Slawinski, Fortier, Barry, Yoder, McBride, Wittlieff
No: None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

Commissioners received a copy of Senate Bill No. 329.

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Congratulated Commissioner Slawinski on completing the online Citizen Planner Program. ZBA Alternate Glenn Zaring was in the audience and was also congratulated on completing the course. Staff is looking into Webinars that can be used to earn needed CEU's to maintain Master Citizen Planner Certification.

MEMBERS DISCUSSION

Chair Wittlieff thanked staff for the work for the meeting.

The next regular meeting of the Planning Commission will be held on Thursday, July 6, 2017

ADJOURNMENT

Motion by Ray Fortier, seconded by Roger Yoder that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:35 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary