

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF FEBRUARY 2, 1995

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, February 2nd, 1995 at 7:00 P.M. in the City Council Chambers in City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1. Proposed Zoning Amendments
 - 2.
 - B. Site Plan Reviews:
 - 1. Lighthouse Park
 - 2. Duffy Park
 - 3. Riverfront Park
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (1/5/95);
 - B. Unfinished Business:
 - 1. Master Plan Amendments
 - 2. Sign Ordinance
 - 3. High Risk Erosion
 - 4. L.I.S.C.
 - C. Other Communications:
 - 1. City Update
 - 2.
 - D. Reports:
 - 1. D.D.A. Update
 - 2. Zoning Board of Appeals
 - 3. Site Plan Review/Historic Overlay Committees
 - 4. Joint City Review/Ordinance Committee
 - 5.
 - E. New Business:
 - 1. Zoning Amendments (Self Storage)
 - 2. Training Workshops
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
R. Ben Bifoss, City Manager
Jon Rose, City Code Administrator
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Beth Adams, DDA/Mayor
Dale Picardat
Julie Beardslee, Assessor

OUTLINE OF CONSIDERATIONS RELEVANT TO
ESTABLISHMENT OF SELF STORAGE COMPLEX

1. Self-Storage Definition-Rental of small (300 square feet or less) storage areas to an individual renter who has exclusive access to and control of that storage area.
2. Location of Proposed Site-Between Third and Fourth Avenues West of Washington Street (Block 3 of Ramsdell and Benedicts North Addition to the City of Manistee).
3. Problems Associated With Finding Other Uses For The Location:
 - a. The Minellis have tried to sell the property, both as a whole and in parts, for a period of over six years. These efforts have included listing with realtors for most of the period. The lots have been priced reasonably-at prices comparable to the prices at which other lots in the subdivision have been sold. Except for one parcel located on Washington Street, all sale efforts have been unsuccessful.
 - b. Sale efforts have included efforts to sell the property to neighboring property owners.
 - c. All commercial uses and the construction of an apartment complex have been investigated both by the Minellis and by other potential investors. Efforts to develop the property for apartments have been impeded by the fact that Government supported financing arrangements are no longer available and by the fact that investors are reluctant to invest in new apartment construction located in a largely commercial area.
 - d. There is a surplus of commercial buildings in Manistee upon which uses permitted by the zoning ordinance could be conducted.
 - e. In summary-after six years effort, the self storage concept is the only viable use which the Minellis have found for the property. The Minellis legal counsel has indicated that, in his opinion, if it is determined that no other reasonable and/or practical use for the property exists, other than as a self storage area, then the fact that the zoning ordinance does not permit self-storage would amount to inverse condemnation.
4. Why-Self Storage Is Different From A Warehouse:
 - a. The concept of self-storage did not exist when the zoning ordinance was established. Self-storage is essentially a retail service business.
 - b. Self-storage complexes have historically been placed in commercial areas instead of industrial areas. The reason for this is that they depend on convenience and high exposure.
 - c. Self-storage complexes are attractive all-steel construction and are designed and laid out to present a positive image to the individual

family rentals and the senior citizen housing at Century Terrace and Harbor View.

c. Due to the traffic in the area, there is good security for a self-storage operation.

d. The use of the location for self-storage will put a piece of land to use which has never been put to an economically productive use, thereby adding to the tax base.

e. The location in question, in addition to being located in a commercial area, is somewhat set-off from the adjacent residential areas due to the location of a hill immediately to the West.

f. The property is presently zoned for commercial use and self-storage complex use would be less noticeable to the residential neighbors than would other potential commercial uses. Compared to other commercial uses, the self-storage complex would be relatively quiet and have relatively low traffic. It would not be open at night, except perhaps special arrangement made on an emergency basis.

7. Requested Action By Counsel:

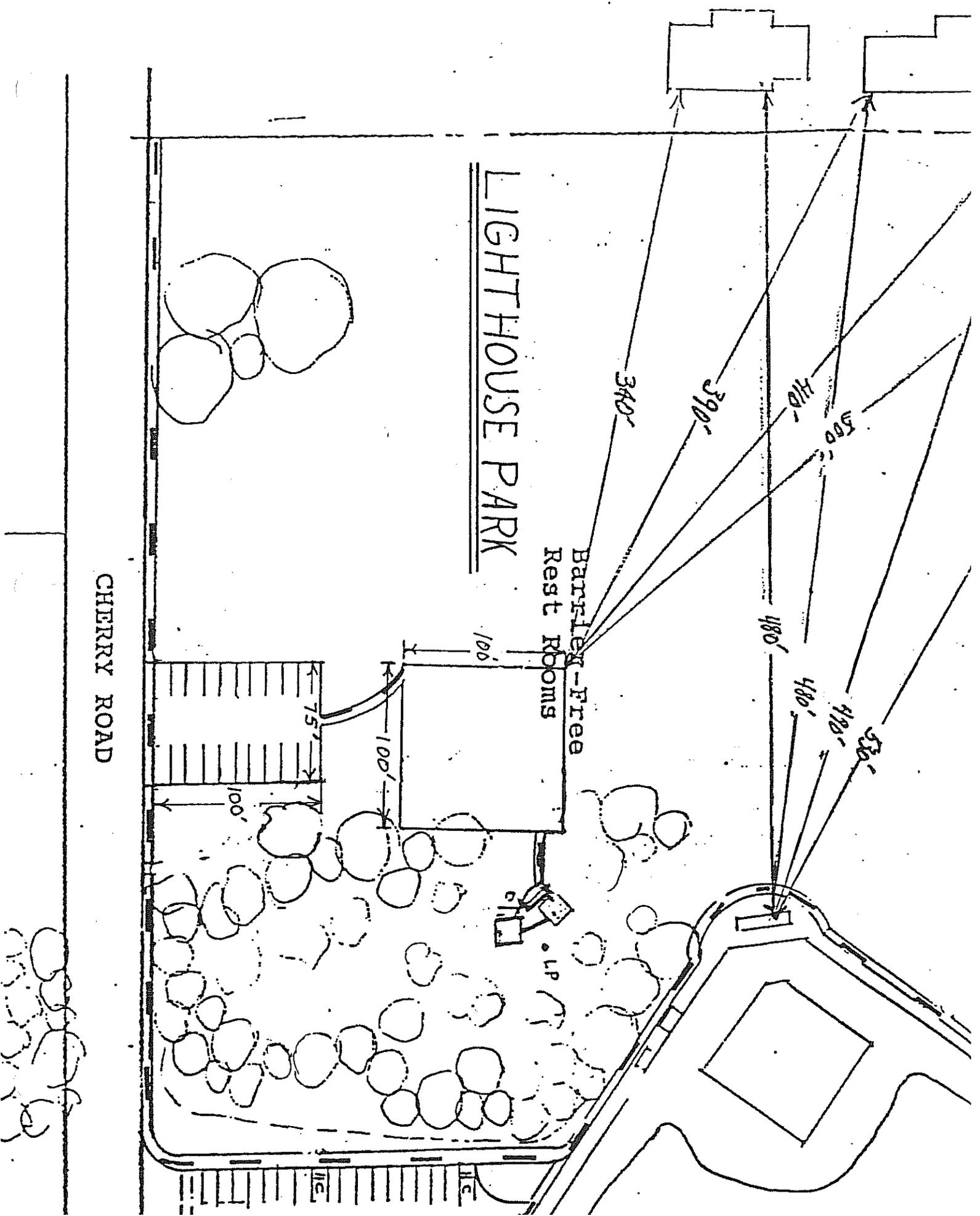
a. Send the Minelli's request back to the Planning Commission with a request that they reconsider their previous action in light of the factors contained in this outline.

OR

b. If the Counsel feels that it would rather have the matter considered in more detail using a variance procedure, the Minellis request that the matter be tabled until such time as a variance request can be brought before the zoning Board Of Appeals for its consideration.

OR

c. That the City Counsel take action to purchase the land in question from the Minellis so that they may be relieved of the effect of the zoning ordinance which they believe prevents all reasonable uses of the property.



LIGHTHOUSE PARK

CHERRY ROAD

Barrley-Free Rest Rooms

11c 11c

DUFFY PARK

