

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF AUGUST 3, 1995

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, August 3rd, 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.
 - B. Site Plan Reviews:
 - 1. Dunes Observation Deck
 - 2.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (7/28/95)
 - B. Unfinished Business:
 - 1.
 - 2.
 - 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. Mobile Homes
 - 6. Oil & Gas Committee
 - E. New Business:
 - 1. Restoring two-way traffic on River Street
 - 2.
- 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 Picardal
Julie Beardalee, Assessor

LAKE MICHIGAN

Remove
HIGH
Knoll

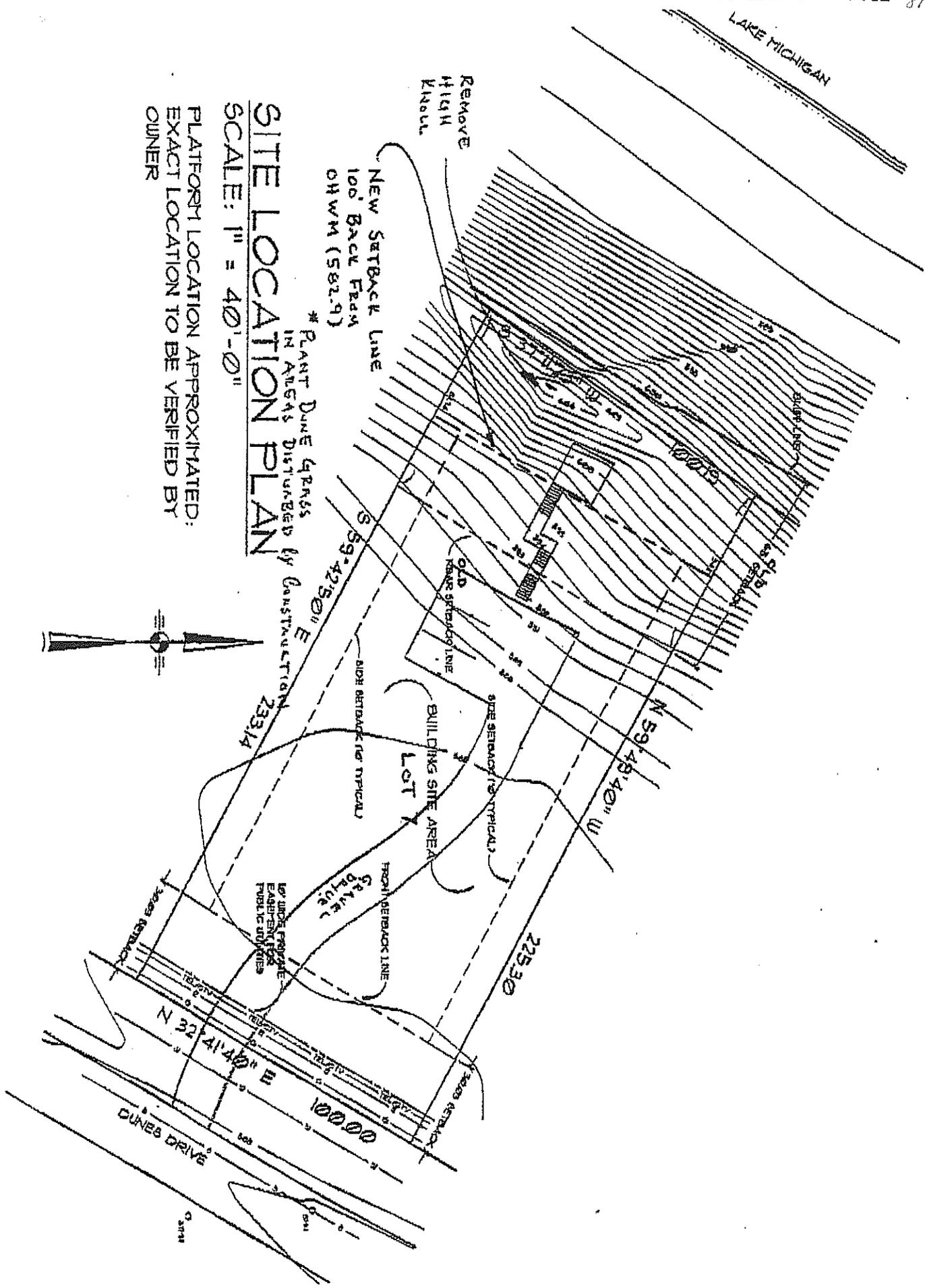
New Setback Line
100' BACK FROM
OHWM (582.9)

* PLANT DUNE GRASS
IN AREAS DISTURBED BY CONSTRUCTION

SITE LOCATION PLAN

SCALE: 1" = 40'-0"

PLATFORM LOCATION APPROXIMATED:
EXACT LOCATION TO BE VERIFIED BY
OWNER



8/3/95

BLUFF LINE

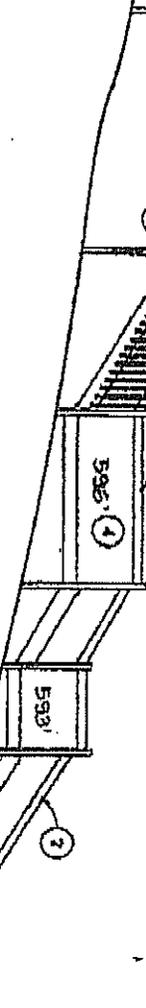
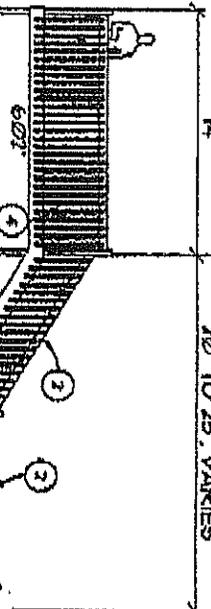
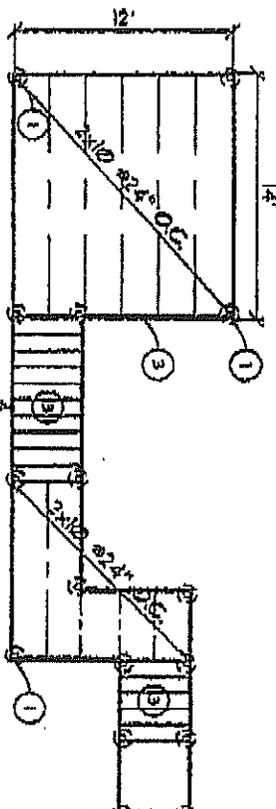
PROPERTY LINE

65'

55' TO 60', VARIES

NEW SETBACK LINE
100' FROM CHUM

OLD
SETBACK LINE



SECTION
SCALE: 3/32" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12

CITY OF
 MANASSAS
 LOT
 JOB NO. 8000211
 DATE SET 95
 DRAWN BY []

8/13/95

City of Manistee

616-723-2558
FAX 616-723-1546

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

July 26, 1995

Mr. John Stalmack
Manistee Gas Limited Liability Co.
356 River Street
P.O. Box 69
Manistee, MI 49660

Dear Mr. Stalmack:

A review of the Cherry Street area, where you have proposed a gas pipe line, by Mr. Jon Rose and myself showed the following:

1. City has a 66 ft right of way.
2. Paved street is in very poor condition and narrow.
3. Trees along golf course need to be preserved.
4. Storm sewer crosses right of way at Eighth Street into the golf course.
5. Sanitary sewer is basically in the center of the paved area south from First Street to 12th Street.
6. Water line is under the paved area in the west lane from First Street to 12th Street.
7. Water line from 12th Street south to the bottom of the hill appears to be on the west shoulder.
8. Water line extends west of Cherry on 12th Street.
9. Sanitary forced feed line extends across the south right of way of 12th Street.
10. Water line extends across right of way to golf course at concrete pad south of Eighth Street.
11. Proposed gas line extends through a residential zoned area.

July 26, 1995

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After this review a number of questions come to mind that I feel need to be covered:

1. Provide an analysis of the material to be transported along the proposed line, esp. ppm H₂S.
2. Provide a copy of the emergency/contingency plan for the well and pipe line.
3. Provide a construction drawing on the pipe line and its safety features (If not included in #2 above).

Obviously this has become an increased concern due to a school being within a half mile and queries by adjacent residents. I recognize some of this information is the responsibility of Savoy, however you are designing the transporting equipment and must have these characteristics available.

Future planning for Cherry Street requires widening, repaving, and adding a bicycle path. As a result it is requested that your pipeline be not less than 24 feet from the street right of way centerline except in the area of the golf course where every effort should be made to protect the trees.

Sincerely,

CITY OF MANISTEE



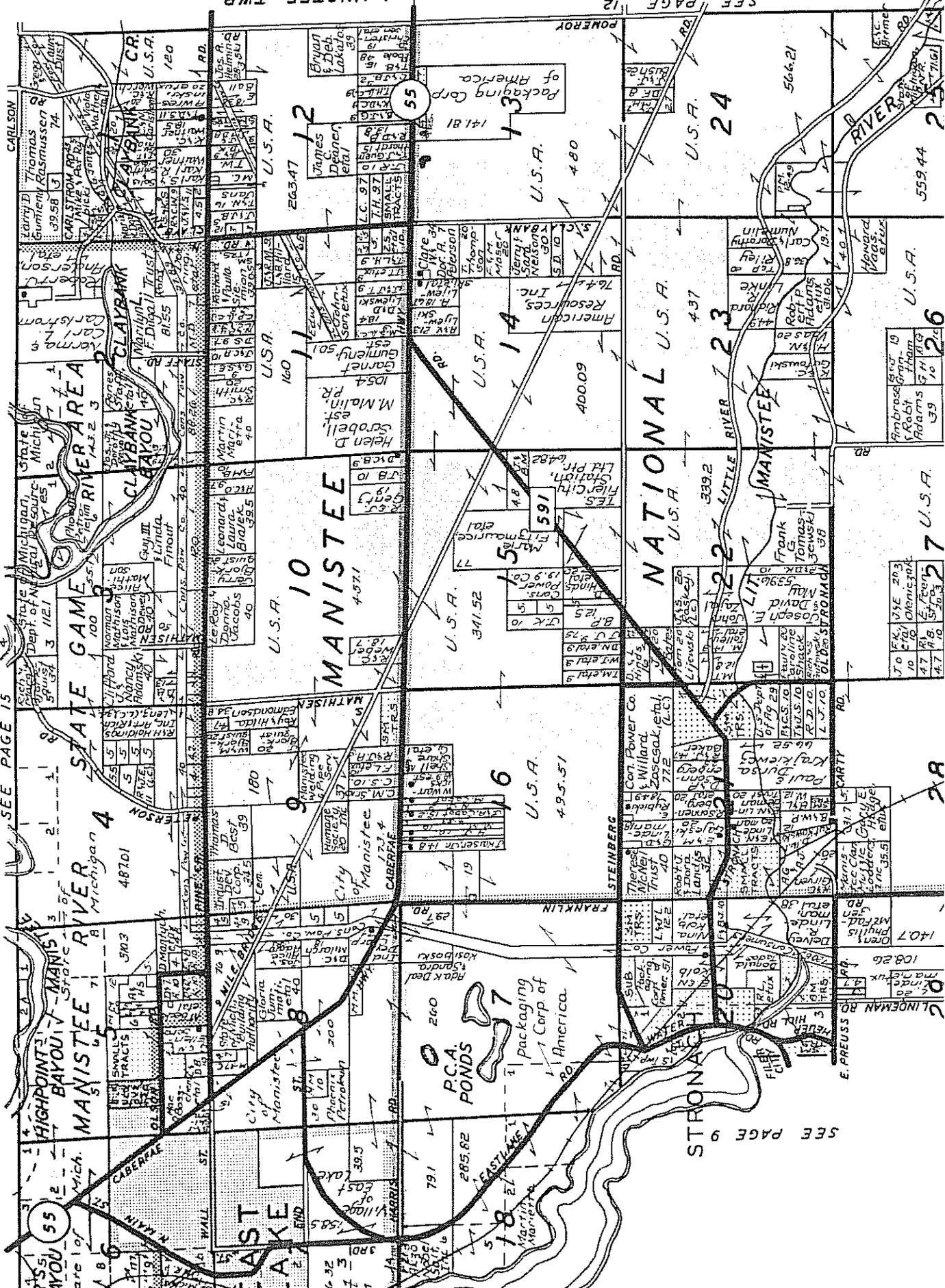
Dale L. Picardat

Community Development Officer

DLP:djj

MANISTEE WEST STRONACH T.21N.-R.16W.

SEE PAGE 12 STRONACH TWP. ← MANISTEE TWP.



SEE PAGE 15

SEE PAGE 9

8/3/95

8/3/95
LMA



616-723-2558
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July 12, 1995

TO: Manistee City Planning Commission
FROM: R. Ben Bifoss, City Manager
SUBJECT: River Street

In recent years there has been occasional discussion on the possibility of restoring two-way traffic on River Street. That issue recently came up at a block captain's meeting of the Merchants Committee. An informal poll of those present indicated a 5 to 1 preference to restore two-way traffic, 1 abstention.

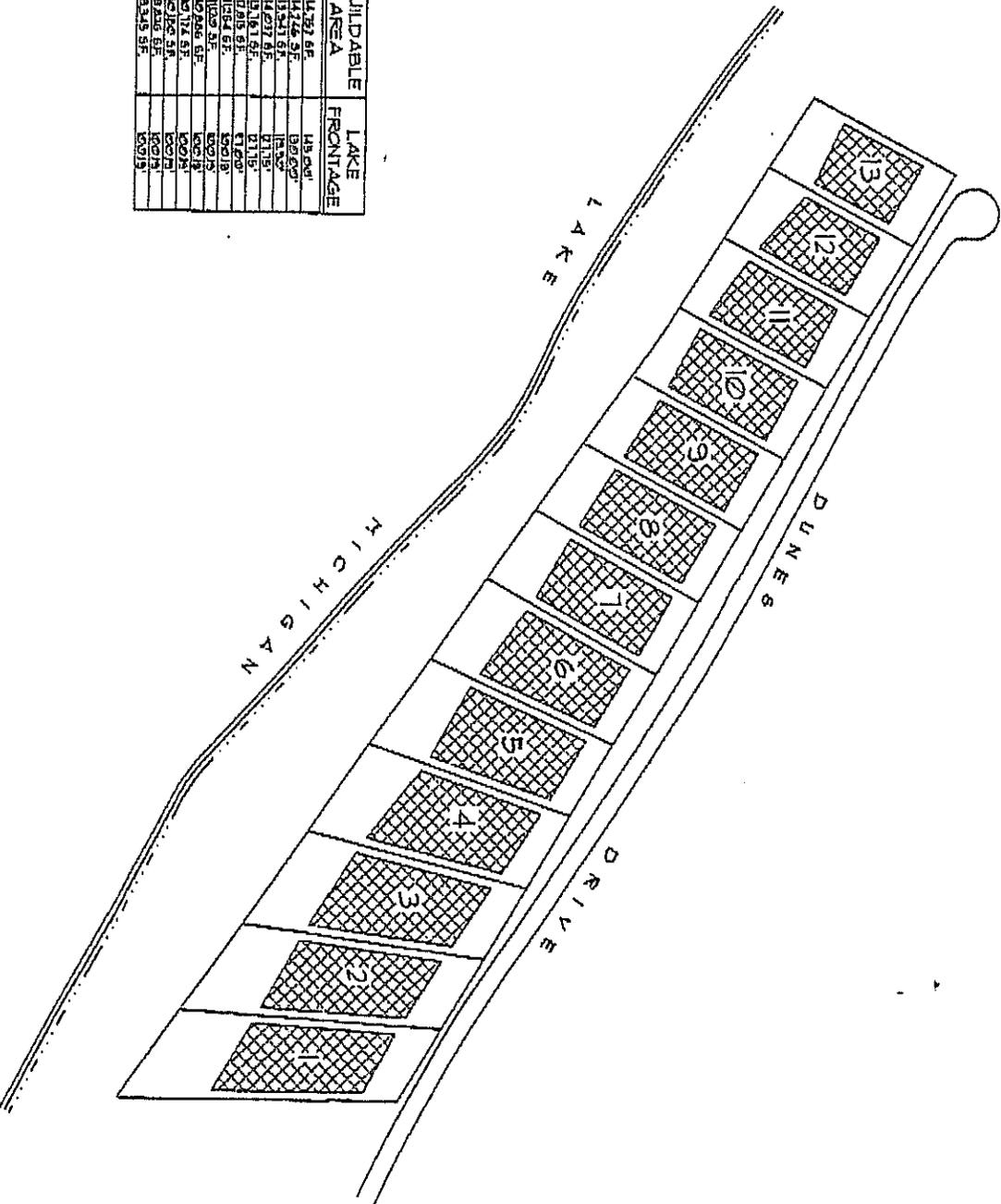
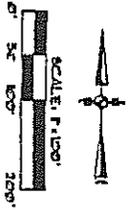
I request that the Planning Commission give formal consideration to the issue of traffic patterns in the Central Business District; specifically one-way traffic on River Street and Clay/Water Streets. I suggest that input be solicited from the Downtown Development Authority as well as the Merchants Committee. The Police Department is likely to have input as well. Following the receipt of that input the Planning Commission may wish to conduct a public hearing on the matter prior to considering recommendations to the City Council. Any change would need to be accomplished by ordinance of the City Council.

I would be happy to provide any assistance that you may desire in your review of this issue. Thank you.

RBB:ck

cc. Manistee City Council

DUNES SUBDIVISION MASTER SITE PLAN PHASE I



LOT #	PARCEL AREA	BUILDABLE AREA	LAKE FRONTAGE
1	31,943 SF	14,787 SF	145.00'
2	20,843 SF	14,216 SF	139.00'
3	20,852 SF	13,211 SF	135.00'
4	21,650 SF	13,271 SF	135.00'
5	21,643 SF	13,271 SF	135.00'
6	22,643 SF	13,271 SF	135.00'
7	22,643 SF	13,271 SF	135.00'
8	21,643 SF	13,271 SF	135.00'
9	21,643 SF	13,271 SF	135.00'
10	20,572 SF	13,271 SF	135.00'
11	20,572 SF	13,271 SF	135.00'
12	20,572 SF	13,271 SF	135.00'
13	20,572 SF	13,271 SF	135.00'

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