

# MANISTEE CITY PLANNING COMMISSION

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

MEETING OF AUGUST 1, 1996

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, August 1, 1996 at 7:00 P.M. in the Council Chambers, 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. Mark LaGuire - Lot Split & Combination
    - 2.
  - C. Questions, Concerns and Consideration of Matters:
    1. Choices - Zoning for new Shelter
    - 2.
  
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (7/11/96)
  - 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. Pre-Manufactured Homes - Adult Foster Care
  - E. New Business:
    - 1.
    - 2.
  
- IV. Work/Study Session:
  
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, City Code Administrator  
Kurt Schindler, County Planner  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Dale Picardat, Community Development Officer  
Julie Beardslee, Assessor

**CODE ADMINISTRATOR  
CITY OF MANISTEE**

**MEMORANDUM**

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TO: Planning Commission Members  
FROM: Jon R. Rose   
DATE: July 26, 1996  
RE: August 11, 1996 Meeting

Enclosed is a copy of the Agenda for the August 11, 1996 Planning Commission Meeting. Only a few things are on the agenda; Mark LaGuire would like to talk about a lot split and combination on McKee Street (enclosed are copies of the request). Also a representative of Choices of Manistee would like to talk to the Commission about the possibility of re-zoning property on Ninth Street for a shelter.

The letters of thanks for the Forest Festival Committee and the City Staff are ready for signature. Enclosed are copies of the letters that will be mailed out on behalf of the Planning Commission. As always if you will be unable to attend the meeting please call Denise and let her know.

If you have any questions, please call me at 723-2558. We will see you at the meeting.

JRR:djm

Enclosures

## 6 foot property split, between 131, and 133 McKee Street

**Definition of problem:** A six (6) foot strip of property along the north side of lot 8 (Nicholson & Ingrams Addition) was "reserved" when lot 8 (and dwelling) was sold in June 1995, (ref. Land Contract). Lot 8 is 54.5 feet wide (twice as large as lot that 131 McKee Street sits on). The purpose of the six foot reservation was to give the home to the North, located on the South  $\frac{1}{2}$  of lot 9, (131 McKee Street) a little more "*breathing room*". This house sits on only a 27.25 foot lot and is very close to the property line on the South side. The idea was that the additional six feet of land would better "balance" the 2 homes on the side by side lots. Both homes were owned by the same owner, and both parties (131, and 133 McKee Street) were in favor of the exchange.

**Problem:** The sale of 131 McKee Street is pending. The question arises as to whether or not the transfer of the six foot strip represents a legal Split when joined with the property to the north.

The question to the Board is what is the best way to resolve this issue and combine the six foot strip into the legal description for the house to the North.

Tax Number for 131 McKee Street = #51-51-568-704-06

Tax Number for 133 McKee Street = #51-51-568-704-07

I appreciate your help in resolving this matter.

LAND CONTRACT

This Land Contract, made this 1st day of June, 1995 between NORTHSHORE INVESTMENT COMPANY, INC., a Michigan corporation, of 7247 Severence Street, Benzonia, MI 49616, hereinafter referred to as the "Seller" and ROGER T. HALL and SHARON M. HALL, husband and wife, of 183 1/2 Taylor Street, Manistee, MI 49660, hereinafter referred to as the "Purchaser",

WITNESSETH, That in consideration of the mutual covenants to be performed between the respective parties hereto as hereinafter expressed and the sum of SIX THOUSAND (\$6,000.00) DOLLARS to be duly paid by the Purchaser to the Seller, as hereinafter specified, it is agreed between the parties hereto as follows:

1. The Seller hereby sells and agrees to convey unto the Purchaser all that certain piece or parcel of land situated in the CITY of MANISTEE, COUNTY of MANISTEE and STATE of MICHIGAN, and described as follows, to-wit:

Nicholson & Ingrams Addition, Lot Nine (9), Block Two (2)

~~Excepting and reserving unto Seller the Northern most Six (6) Feet running along the East/West property line for the purposes of and benefit to itself and its assigns for the property more particularly known as 131 McKee Street.~~

Property I.D. No. 51-51 568-704-07

Together with all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, stove and refrigerator, if any, and now on the premises, and subject to all recorded easements, conditions, encumbrances and limitations and to all applicable building and use restrictions, zoning laws and ordinances, if any, affecting the premises.

2. Said Purchaser hereby purchases said premises of the Seller as is and agrees to pay No down payment, with the amount of SIX THOUSAND (\$6,000.00) Dollars with unpaid interest accruing of in the manner following: The sum which is secured by this contract, together with interest on the whole sum that shall be from time to time unpaid at the rate of NINE (9%) per cent, per annum, payable as follows:

The sum of \$124.55, or more, on the 1st day of July, 1995 and the sum of \$124.55, or more, upon the 1st day of each month thereafter until the entire principal and interest are paid in full said Purchaser to have the right to pay larger installments than above provided for and to pay the whole or any part of the balance remaining unpaid on this contract at

NICHOLSON AND INGRAMS ADDITION  
CITY OF MAMISTEE  
Block II

N 1/2 S 1/2  
OF LOT OF LOT  
9 9

LOT  
8

6 FT  
STRIP

133  
MCKEE

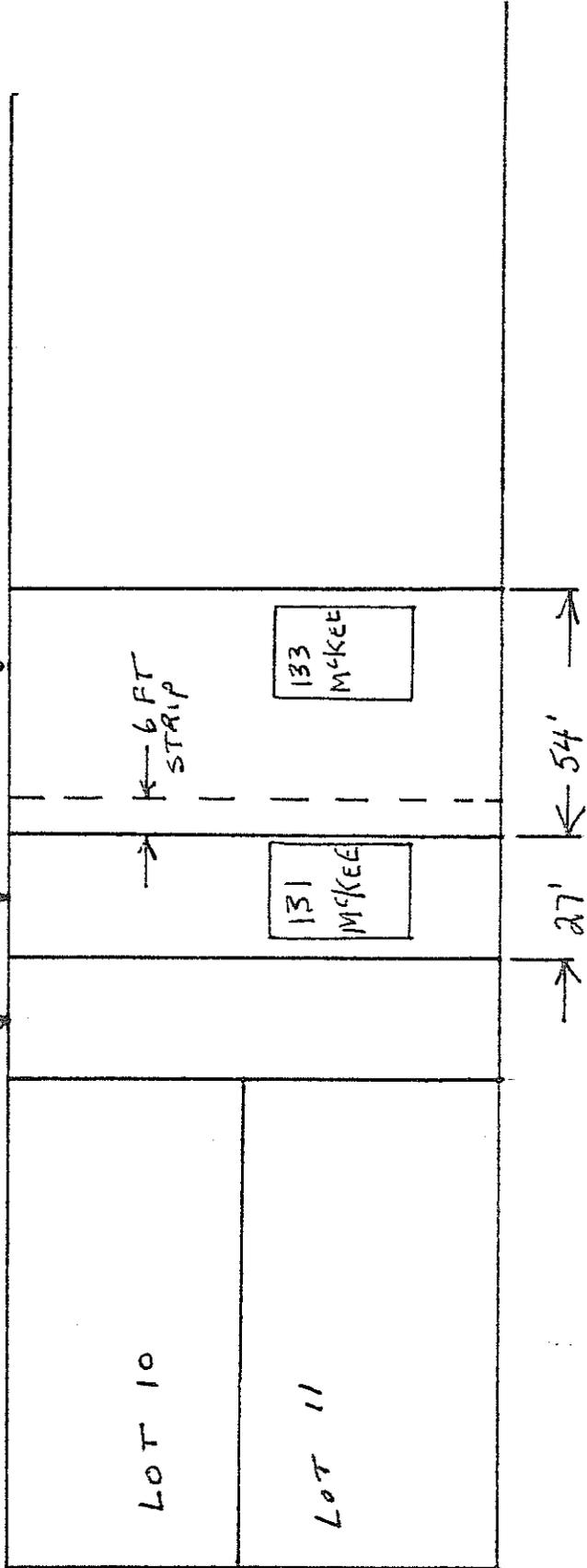
131  
MCKEE

LOT 10

LOT 11

54'

27'

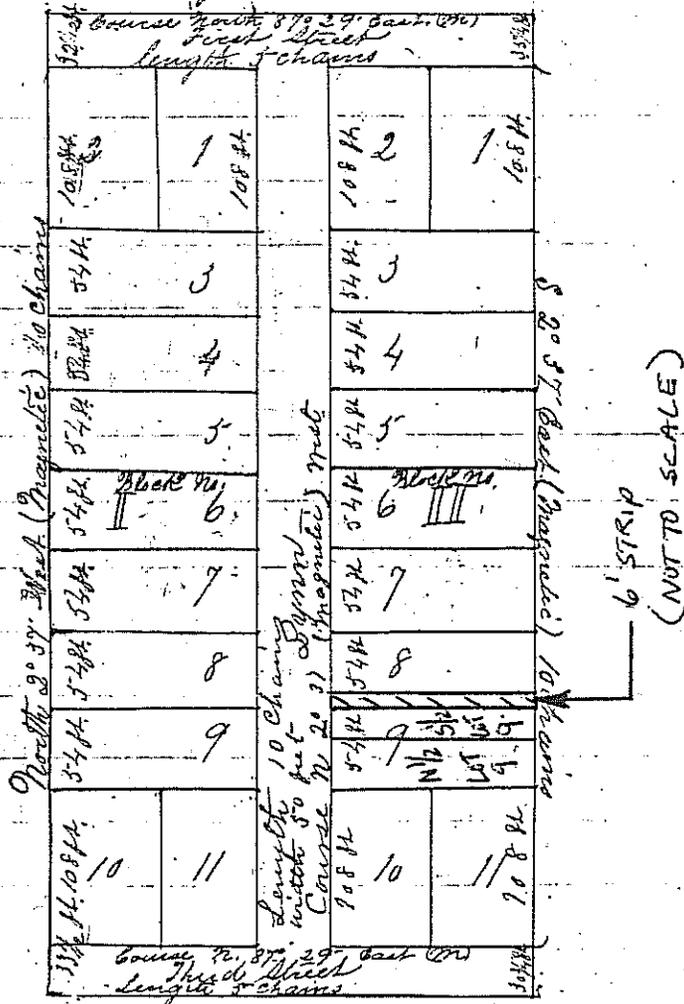


# Nicholson and Ingram's Addition

To the

## Village of Manitowish.

5 chains North line of Lot No. 2, Sec. No. 12, T. 21, N. R. 17 West.



8-1-96

# CHOICES of Manistee County, Inc.

P.O. Box 604  
Manistee, MI 49660  
Office (616) 723-6597  
Crisis Line (616) 723-6004  
or Toll Free 1-800-723-7220

August 1, 1996

Members of the Planning Commission  
Members of City Council  
P.O. Box 358  
Manistee, MI 49660

Dear City of Manistee:

CHOICES of Manistee County, Inc, this County's Domestic Violence Agency has received word that the Michigan State Housing Development Authority (MSHDA) has awarded a developmental grant to the Agency to assist with property acquisition and new construction of a residential emergency shelter home (for survivors of domestic violence and their children) which would include administrative office space in a portion of the basement.

CHOICES is purchasing property identified in the Petition For Zoning Amendment for this purpose. This property is located in the Ramsdell and Benedick Addition, Lot 1 & E 1/2 of Lot 4, Block F, and lies along the west side of Cypress Street between 9th and 10th Streets, City of Manistee. A good portion of this property is being donated to the Agency by the owner in support of our Agency and the need for this project.

Plans are to construct a one story ranch style home with an attached storage garage which would have all the appearances of a normal residential house. A portion of the walkout style basement would provide space for our administrative offices and private access off of cypress street.

The property identified lies within a neighborhood which has a mixture of residential and commercial properties. This property and our proposed project is ideal for this type of neighborhood in that it in itself is a combination of residential and commercial use as well, and the project is planned in a way that will not infringe nor negatively impact neighboring properties.

It is our understanding that the current R-4 residential zoning of this parcel will need to be amended to a C-1 commercial zone in order to continue with our project. We are asking for your support and assistance with enabling this worthy project to proceed as we have planned.

CHOICES of Manistee County, Inc. was developed out of a great need for services in our community which would provide assistance to victims of domestic violence. Our experience dates back to January of 1985, which was the onset of agency development. CHOICES began operation of a two bedroom, 10 bed, 24 hour emergency residential shelter facility in 1989. It wasn't too long before our quickly expanding client base necessitated the move of our administrative staff and non-shelter resident services to a location separate from the emergency shelter facility.

In recent years, continually increasing requests for residential shelter services has resulted in the need for additional space both for more bedrooms and bed space, a need that our currently rented shelter and separately rented office space cannot accommodate. Unfortunately this need continues to grow and our residential shelter is often at and over capacity as we attempt to address the emergency needs of our communities.

The support we receive from our community through the United Way of Manistee County has been a tremendous asset in our ability to receive this one time only building grant. The MSHDA project managers have acknowledged a strong commitment in our community that we are very proud of, and have wholeheartedly granted us this opportunity to help us fill the need for additional space.

We hope that our request for a zoning amendment will be looked upon favorably, and that we may work together in meeting the needs of survivors of domestic violence and their children in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Kiszelik". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jacqueline Kiszelik  
Executive Director

# MANISTEE ZONING MAP

MANISTEE CITY OFFICIAL ZONING MAP  
of May 1, 1990

This is to certify that this is the  
Official Zoning Map referred to in  
the Zoning Ordinance of Manistee  
City (May 1, 1990 Ordinance, Section 1803)

LEGEND

Zoning District Symbols  
Manistee Official Zoning Map  
City Planning Department

*John J. Hill*  
City Mayor  
*James J. Hill*  
Attested by the City Clerk

City of Manistee  
LCC

NOTE: The original of this map is  
on a plastic acetate base.  
Subsequent copies on paper are up  
to date only to the date the copy  
was made.

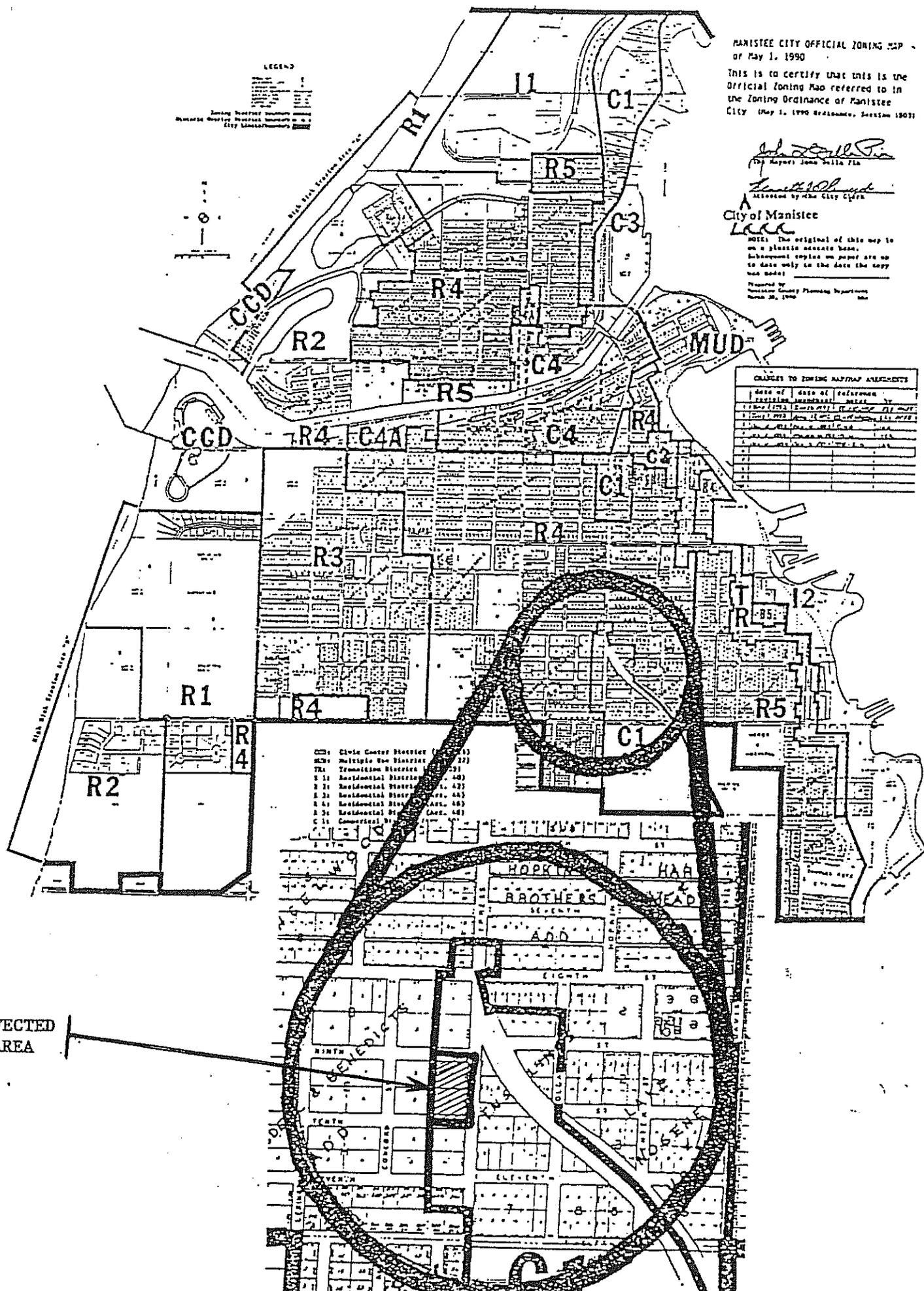
Prepared by  
Manistee City Planning Department  
June 20, 1990

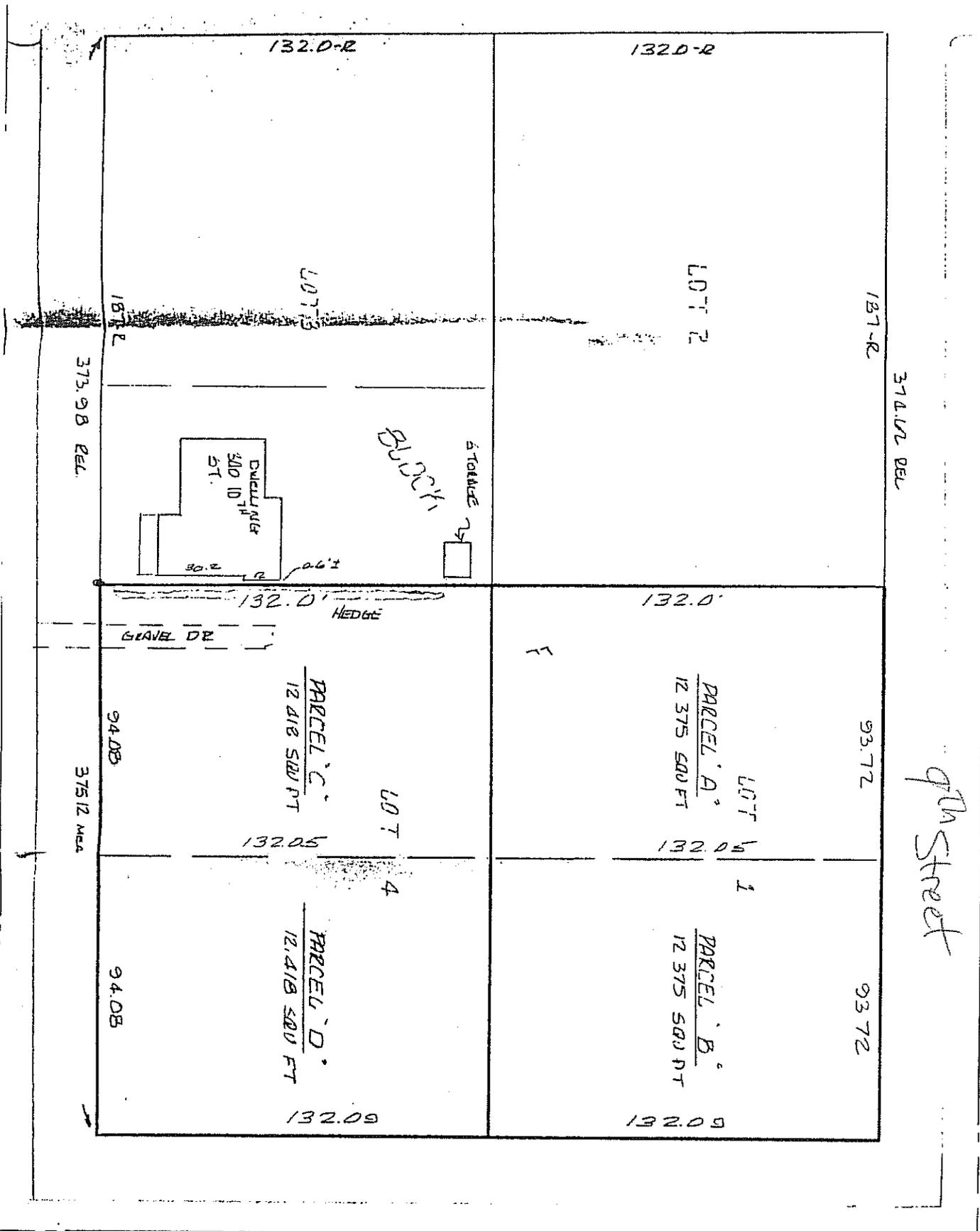
CHANGES TO ZONING MAP/ZIP ATTACHMENTS

date of	date of	date of	date of
revision	revision	revision	revision
1988	1988	1988	1988
1989	1989	1989	1989
1990	1990	1990	1990
1991	1991	1991	1991
1992	1992	1992	1992
1993	1993	1993	1993
1994	1994	1994	1994
1995	1995	1995	1995
1996	1996	1996	1996
1997	1997	1997	1997
1998	1998	1998	1998
1999	1999	1999	1999
2000	2000	2000	2000

- C-1: Civic Center District (Ord. 401)
- M-1: Multiple Use District (Ord. 402)
- T-1: Transition District (Ord. 403)
- R-1: Residential District (Ord. 404)
- R-2: Residential District (Ord. 405)
- R-3: Residential District (Ord. 406)
- R-4: Residential District (Ord. 407)
- R-5: Residential District (Ord. 408)
- C-2: Commercial District (Ord. 409)
- C-3: Commercial District (Ord. 410)
- C-4: Commercial District (Ord. 411)
- C-4A: Commercial District (Ord. 412)
- C-4B: Commercial District (Ord. 413)
- C-4C: Commercial District (Ord. 414)
- C-4D: Commercial District (Ord. 415)
- C-4E: Commercial District (Ord. 416)
- C-4F: Commercial District (Ord. 417)
- C-4G: Commercial District (Ord. 418)
- C-4H: Commercial District (Ord. 419)
- C-4I: Commercial District (Ord. 420)
- C-4J: Commercial District (Ord. 421)
- C-4K: Commercial District (Ord. 422)
- C-4L: Commercial District (Ord. 423)
- C-4M: Commercial District (Ord. 424)
- C-4N: Commercial District (Ord. 425)
- C-4O: Commercial District (Ord. 426)
- C-4P: Commercial District (Ord. 427)
- C-4Q: Commercial District (Ord. 428)
- C-4R: Commercial District (Ord. 429)
- C-4S: Commercial District (Ord. 430)
- C-4T: Commercial District (Ord. 431)
- C-4U: Commercial District (Ord. 432)
- C-4V: Commercial District (Ord. 433)
- C-4W: Commercial District (Ord. 434)
- C-4X: Commercial District (Ord. 435)
- C-4Y: Commercial District (Ord. 436)
- C-4Z: Commercial District (Ord. 437)
- C-5: Commercial District (Ord. 438)
- C-6: Commercial District (Ord. 439)
- C-7: Commercial District (Ord. 440)
- C-8: Commercial District (Ord. 441)
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- C-27: Commercial District (Ord. 460)
- C-28: Commercial District (Ord. 461)
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- C-30: Commercial District (Ord. 463)
- C-31: Commercial District (Ord. 464)
- C-32: Commercial District (Ord. 465)
- C-33: Commercial District (Ord. 466)
- C-34: Commercial District (Ord. 467)
- C-35: Commercial District (Ord. 468)
- C-36: Commercial District (Ord. 469)
- C-37: Commercial District (Ord. 470)
- C-38: Commercial District (Ord. 471)
- C-39: Commercial District (Ord. 472)
- C-40: Commercial District (Ord. 473)
- C-41: Commercial District (Ord. 474)
- C-42: Commercial District (Ord. 475)
- C-43: Commercial District (Ord. 476)
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- C-63: Commercial District (Ord. 496)
- C-64: Commercial District (Ord. 497)
- C-65: Commercial District (Ord. 498)
- C-66: Commercial District (Ord. 499)
- C-67: Commercial District (Ord. 500)

AFFECTED  
AREA





374.12 BEL

187-R

132.0-R

LOT 2

132.0-R

LOT 2

187-R

373.98 BEL.

STORAGE

DWELLING  
340 10<sup>TH</sup>  
ST.

30.2

26.1

132.0' HEDGE

GRAVEL DR

93.72

PARCEL 'A'  
12 375 SQ FT

LOT

132.0'

PARCEL 'C'  
12 418 SQ FT

LOT

132.05'

94.08

375.12 BEL.

93.72

PARCEL 'B'  
12 375 SQ FT

1

132.05'

PARCEL 'D'  
12 418 SQ FT

4

132.05'

94.08

CYPRESS 60'

9th Street

19th Street

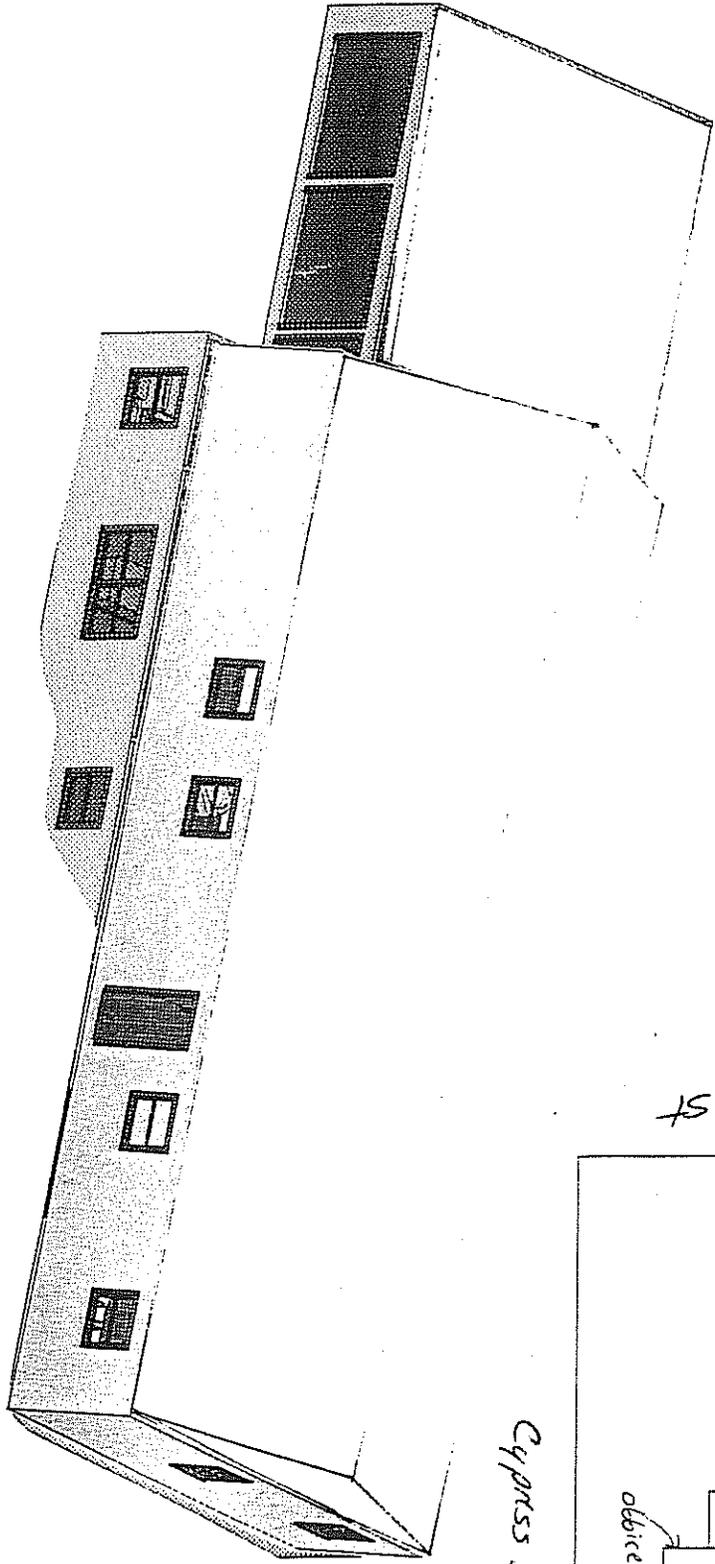
SITE PLAN  
Lots 1 & 2  
Ramsdell  
to the City  
Manistee

PROPRIETOR

AGENT: Bill  
363  
Man  
PH.

Purpose:  
To divide  
into 2  
divided lot  
equals per  
parcel for

10  
10  
10



Cypress St

10th St

