

# MANISTEE CITY PLANNING COMMISSION

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

## MEETING OF SEPTEMBER 5, 1996

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, September 5, 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. Proposed Basketball Court at Sands Park
    - 2. Robert Horvat - proposed Motel on Arthur Street
    - 3. Proposed parking at 385 Third Street - Community Mental Health
    - 4. Cherry Street Improvements
    - 5.
  - C. Questions, Concerns and Considerations of Matters Pertaining to Citizens in Attendance:
    - 1.
  
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (9/13/96)
  - B. Unfinished Business:
    - 1.
  - C. Other Communications:
    - 1. City Update
  - 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, Code Administrator  
Kurt Schindler, County Planner  
Jeff Mikula, Abonmarche  
Julie Beardslee, City Assessor  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio

9-5-96

# CODE ADMINISTRATOR CITY OF MANISTEE

## MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose 

DATE: August 30, 1996, 1996

RE: September 5, 1996 Meeting

On the agenda we have two site plans. One for a proposed basketball court at Sands Park enclosed is a site plan with the location highlighted in yellow. Also Robert Horvat - proposed Motel on Arthur Street (vacant parcel north of the State Police Post). At the time of mailing we do not have a copy of the site plan. We will pass out copies at the meeting.

Also enclosed is a memo regarding Man-Made Park Dedication.

If you are unable to attend a meeting please call Denise as soon as possible. If you have any questions please call me. We will see you at the meeting.

JRR:djm

Enclosures



9-5-96

# MEMORANDUM

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TO: Interested Parties  
FROM: Dale L. Picardat  
DATE: August 29, 1996  
SUBJECT: Man-Made Park Dedication

When: Wednesday, September 4, 1996  
Location: Intersection of Monroe Street & Dunes Drive  
Time: 1:15 p.m.

Ribbon Cutting Ceremony will include:  
Max McKee - Sand Products  
Bruce Blomgren - Harbor Village  
Mayor, Lorraine Conway

The dedication of this unique park, the only remaining natural land wilderness in the City of Manistee, is being accomplished through the cooperation and dedicated interest of Sand Products, Harbor Village and the City of Manistee. This land will remain undeveloped except for the roadway and parking places to allow citizens access to its natural beauty. It is expected that this land will be used by the public as access to Man-Made Lake and Lake Michigan for recreation and picnicking. Within the next few weeks wood chip trails will be provided from the parking area for ease in accessing Man-Made Lake.

DLP:djm

9-5-96

SITE PLAN REVIEW

APPLICANT: Robert & Laura Horvat

PROPOSED USE: Motel

ZONING DISTRICT: C-1

PARCEL CODE: 51-51-174-708-01 USE IS: X Permitted
Special
Not Permitted

BULK REGULATIONS

Table with 5 columns: Regulation, Required by Zoning, Proposed in Plan, Compliance Yes, Compliance No. Rows include Parcel Size, Street Frontage, Setbacks (Front, Side, Rear, Waterfront), Height, Parking, and Building Area.

SPECIAL DISTRICTS

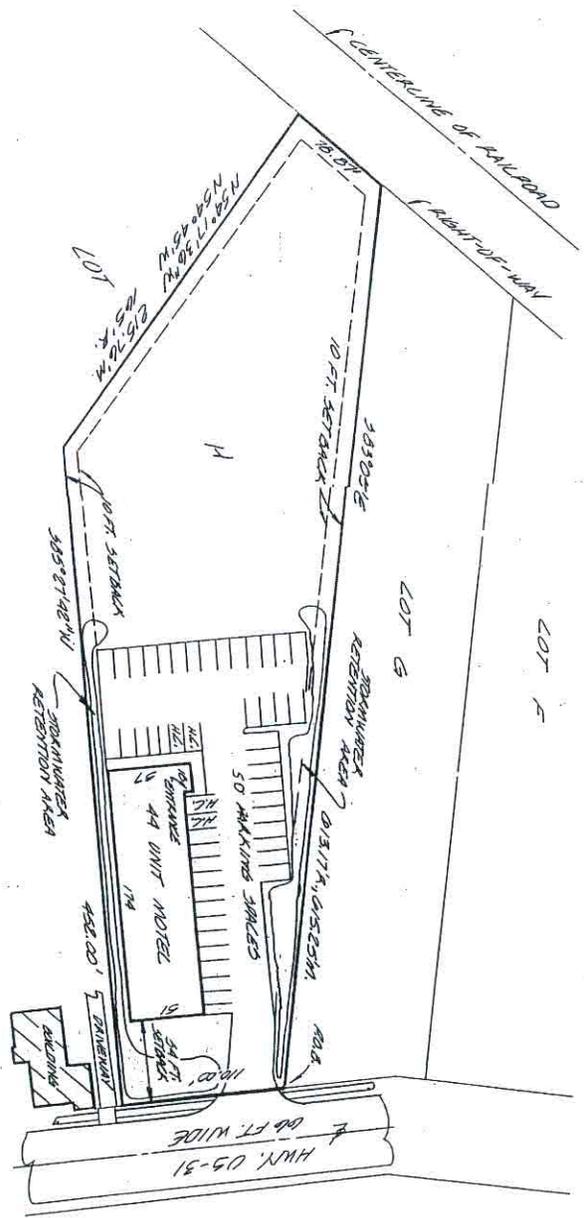
Table with 5 columns: District Name, Applies? Yes, Applies? No, Approved? Yes, Approved? No. Rows include Historic Overlay, High Risk Erosion, Flood Plain, and Soil Erosion.

OTHER:

REVIEWED BY: [Signature]

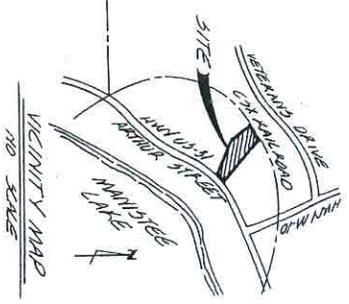
DATE: 9-5-96

**SITE PLAN**  
 PART OF LOT 4, S.C. THOMPSON'S  
 ADDITION TO THE CITY OF HANOVER,  
 HANOVER CO., MICHIGAN,  
 PART OF SUB LOT 1, SECTION 1,  
 T8N, R17W.



**DESCRIPTION**  
 Part of Lot "H" of S.C. Thompson's addition to the city of Hanover, Hanover County, bounded as follows: Commencing at the Northeast corner of said Lot "H", running thence S6°22' East along the East line of said Lot 110 Feet; thence South85°West 452.0 Ft.; thence North84°34' West 163.0 Ft. to the right-of-way of the Park Marquette Railroad; thence North84°34' West 163.0 Ft. to the Northwest corner of said Lot "H"; thence South83°05' East along the North line of said Lot to place of beginning.

Also surveyed and described as follows:  
 Part of Lot "H" of S.C. Thompson's addition to the city of Hanover, Hanover County, bounded as follows: Beginning at the Northeast corner of said Lot "H", thence S05°58'36" E 110.00 Ft.; thence S85°27'42" W 452.00 Ft.; thence N84°43' W 163.00 Ft. to the right-of-way of the Park Marquette Railroad; thence N41°35'17" E 78.87 Ft. to the Northeast corner of said Lot "H", thence S23°05' 619.25 Ft.; (record as 619.25)



FOR -  
 ROBERT ALVARO HONVAT (DW)  
 109 HARBOR DRIVE  
 HANOVER, MICHIGAN 49660  
 (810) 725-9821

PREPARED BY -  
 JENNIFER A. HANCOCK  
 50 CLAY STREET  
 HANOVER, MICHIGAN 49660

9.5.96

## SITE PLAN REVIEW

APPLICANT: Community Mental Health

PROPOSED USE: Parking

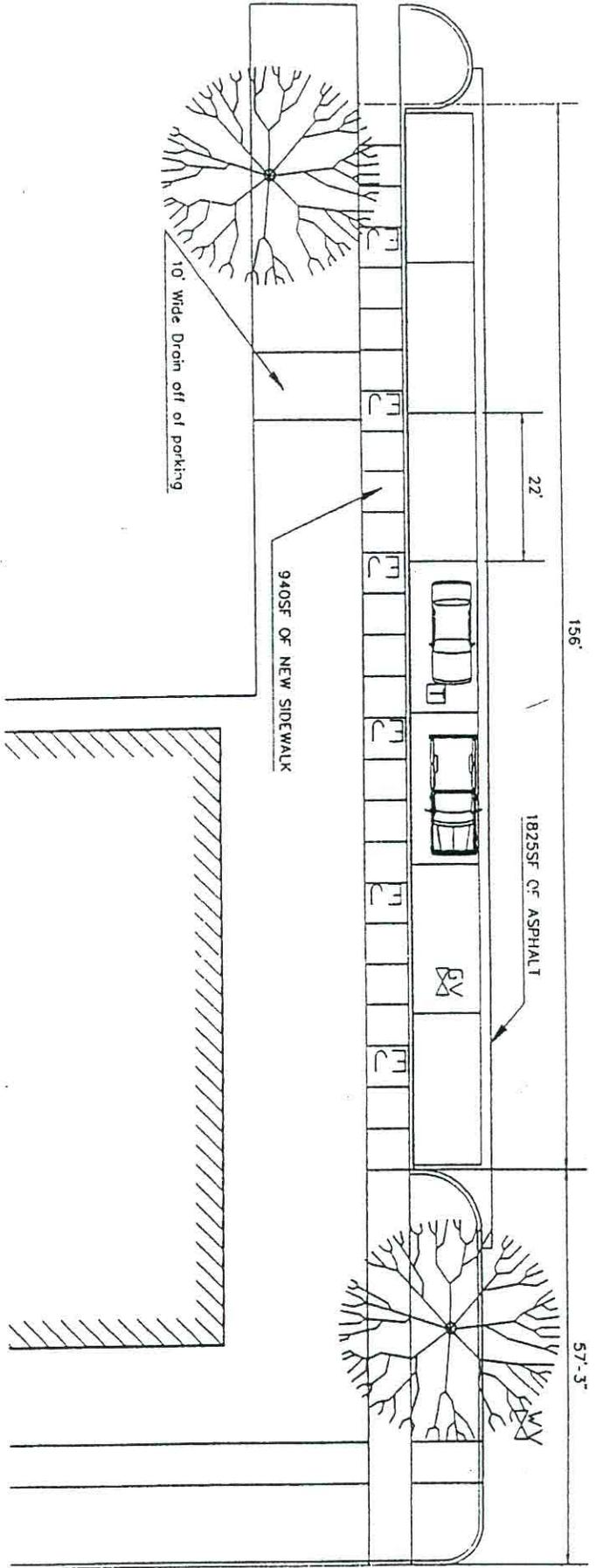
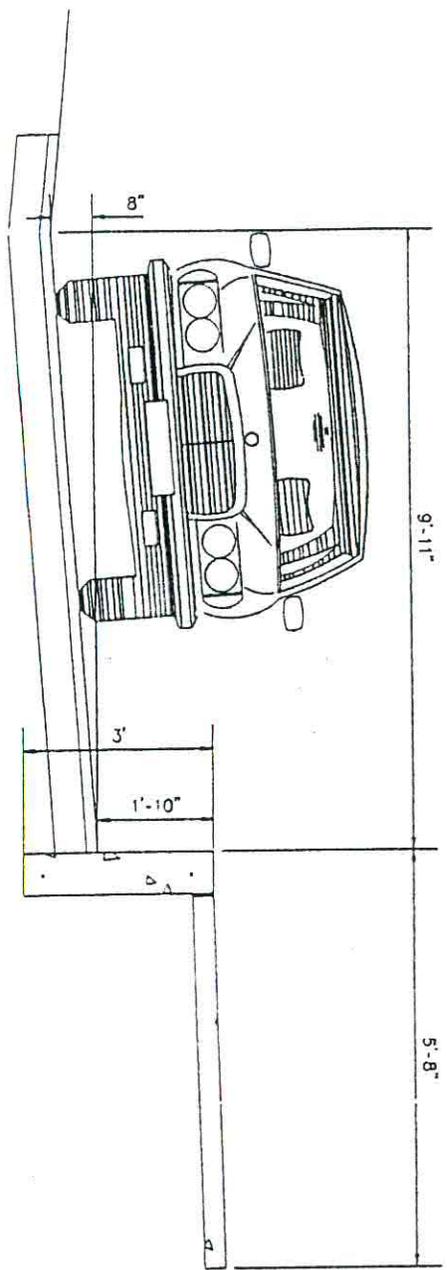
ZONING DISTRICT: R-4

PARCEL CODE: 51-51-574-725-01

### Section 71051. Driveway and Curb Cuts

B. "...Paving of city-owned off *street* right of way may only occur in the area of a permitted curb cut, unless otherwise authorized by the *City Council*..."

9596



DATE: 7/26/96  
DRAWN BY: JTH

STRUCTURAL SPECIALTIES, INC.

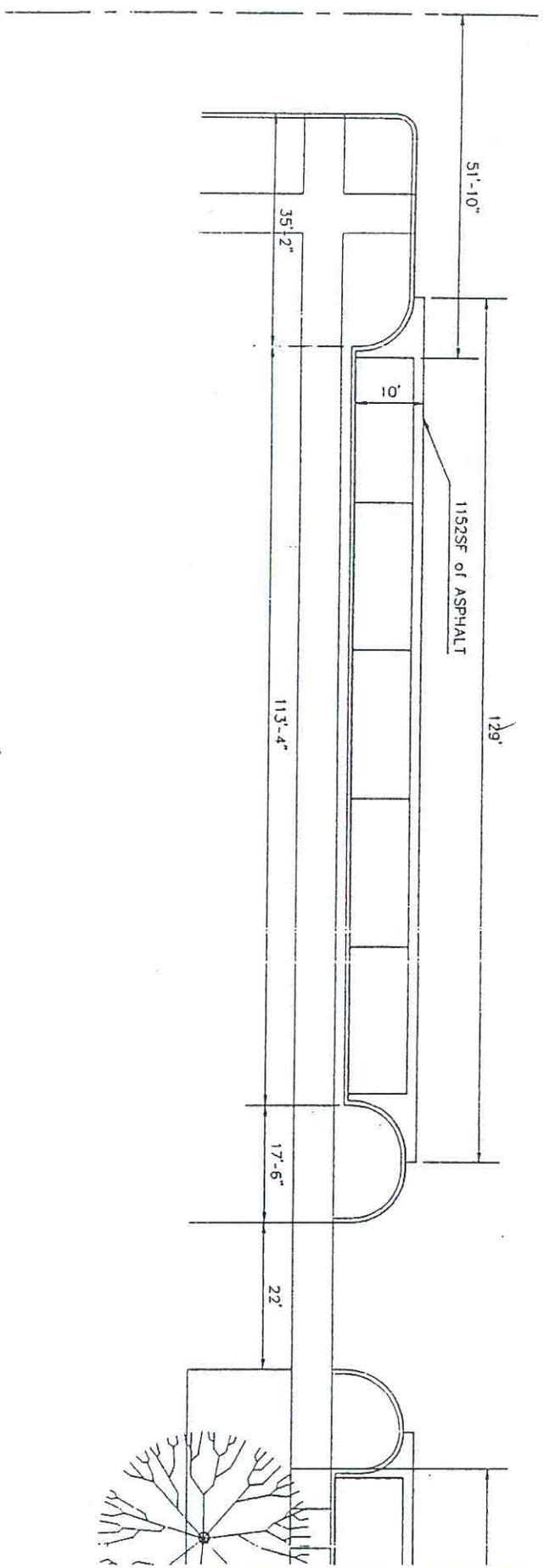
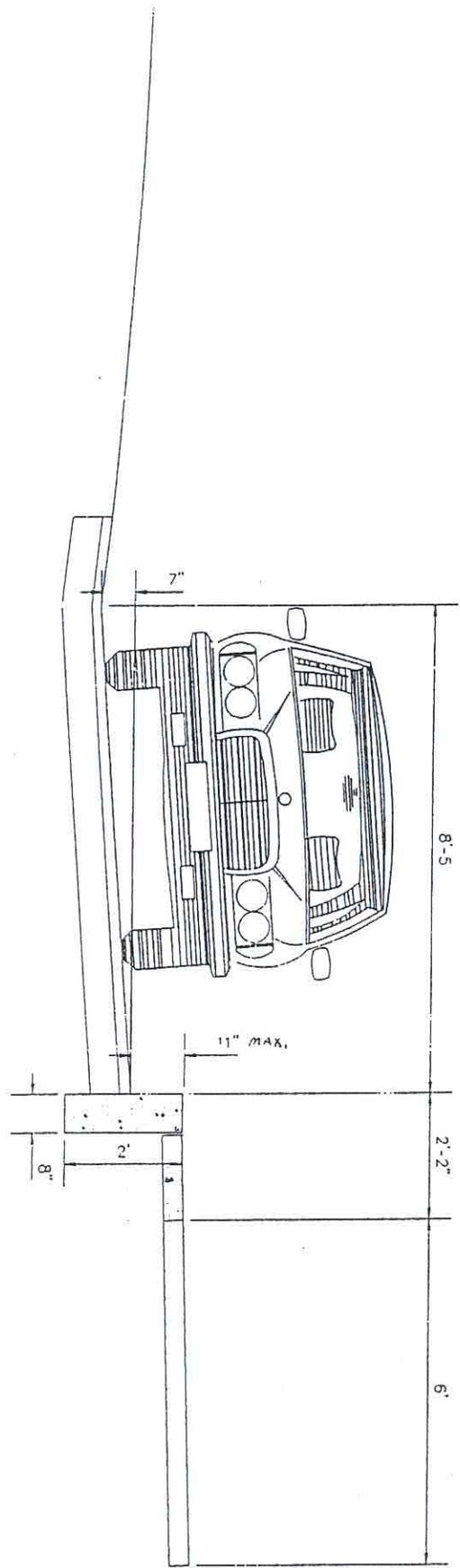
LOCAL OFFICE:  
100 S. GARDEN STREET  
ANN ARBOR, MI 48106  
PHONE: (313) 775-7700  
FAX: (313) 775-7700

OWNER: MBCCMH  
385 Third St.  
Manistee MI 49660

Third St. Parking

96176  
JOB 96176  
STREET PARKING

C:\SDSK75\96176 7-31-96 11:47:55 am EST



DATE 7/3/96  
DRAWN BY T-1

**STRUCTURAL SPECIALTIES, INC.**

GENERAL CONTRACTOR  
247 DYER STREET  
ANN ARBOR, MI 48104  
PHONE (313) 723-2982  
FAX (313) 723-2278

OWNER: MBCCMH  
385 Third St.  
Manistee, MI 49660

Third St. Parking

96176-1  
JOB 96176  
STREET PARKING #2

C:\NSDK75\96176-1 8-5-96 6:47:25 pm EST