

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF OCTOBER 3, 1996

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, October 3, 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. Alan Thomas - Lot Split & Combination
 - 2. Family Video -Accessory Structure
 - 3.
 - C. Questions, Concerns and Consideration of Matters
 - 1. Duane Jones, Great Lake Real Estate - Proposed Special Use
 - 2.

- III. Business Session:
 - A. Approval of Minutes from Last Meeting (9/5/96)
 - 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 Beardlee, Assessor

**CODE ADMINISTRATOR
CITY OF MANISTEE**

MEMORANDUM

TO: Planning Commission Members
FROM: Jon R. Rose 
DATE: September 25, 1996
RE: October 3, 1996 Meeting

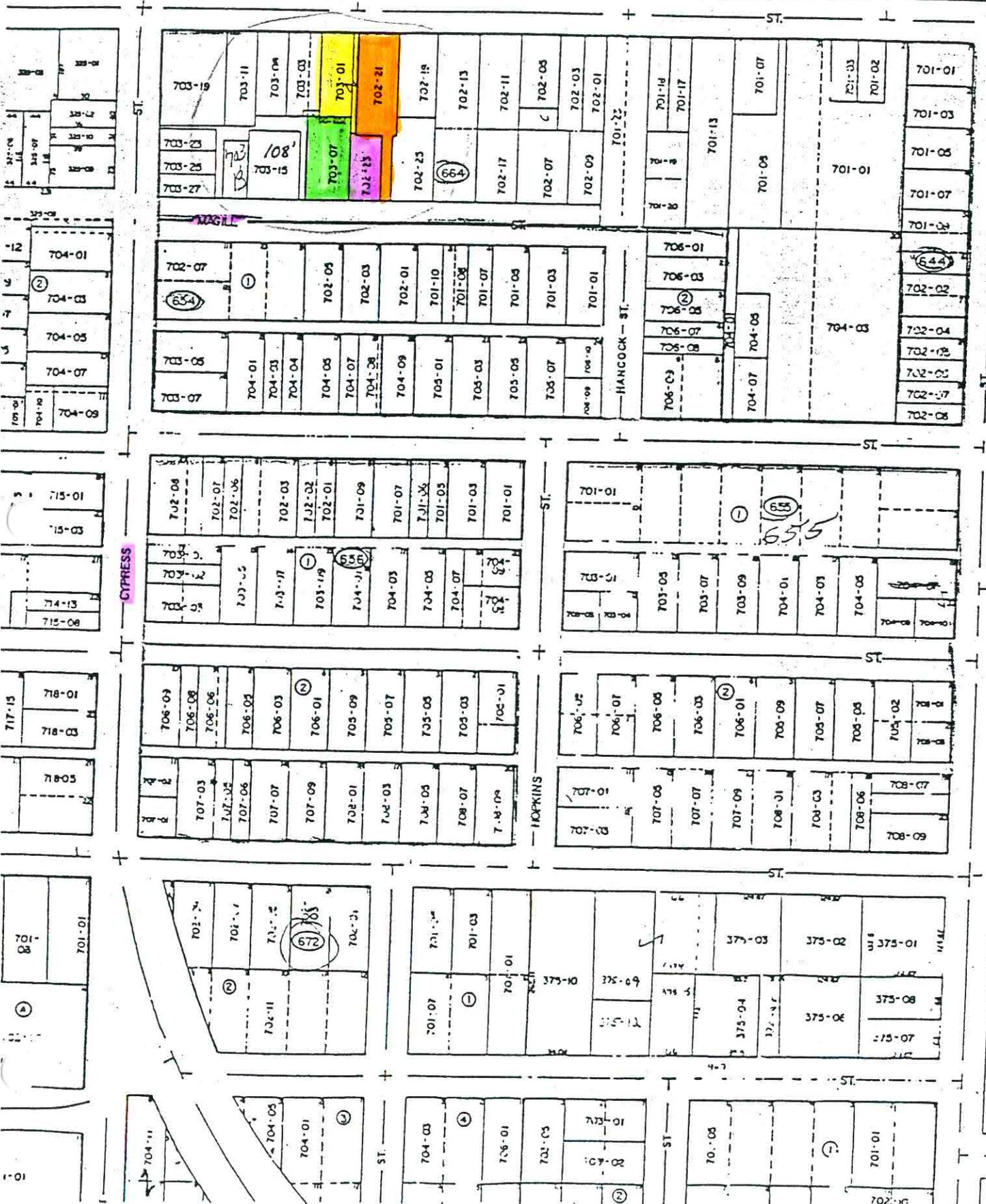
We only have two items on the agenda for the October Meeting. Alan Thomas would like to have a lot split and combination for his property on MaGill Street. Enclosed are color coded copies for your review. Duane Jones of Great Lakes Realty would like to speak to the commission on a proposed Special Use Permit.

If you are unable to attend the 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

City



ST.

MAGILL

HANCOCK ST.

CYPRESS

HOPKINS

VIAL

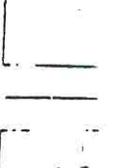
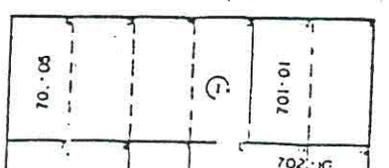
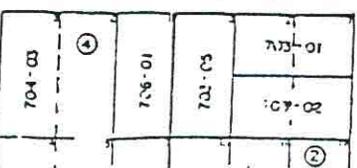
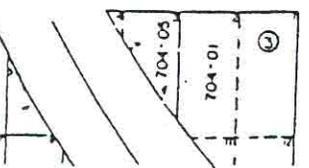
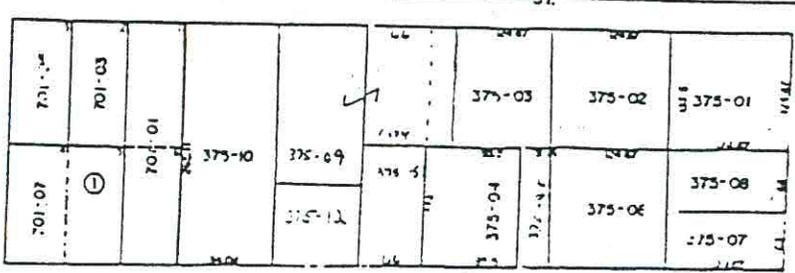
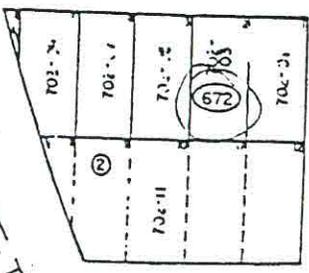
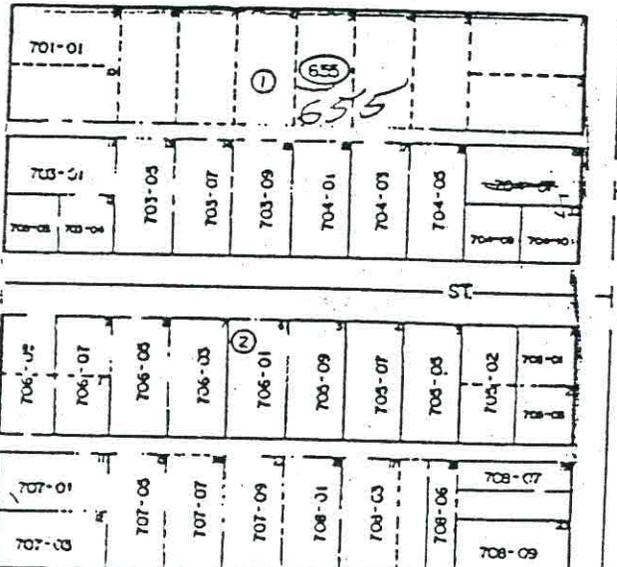
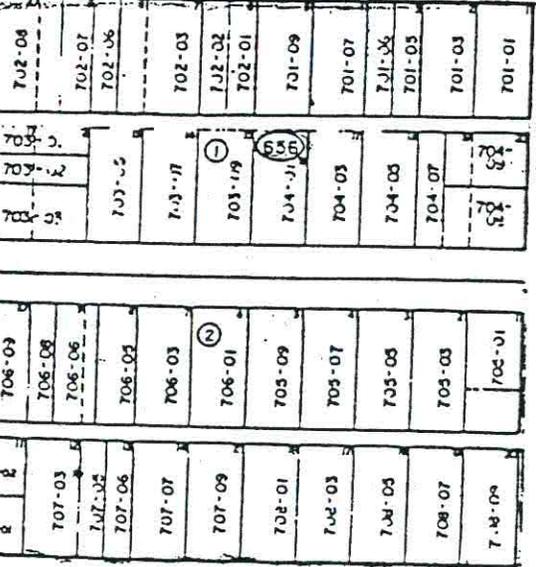
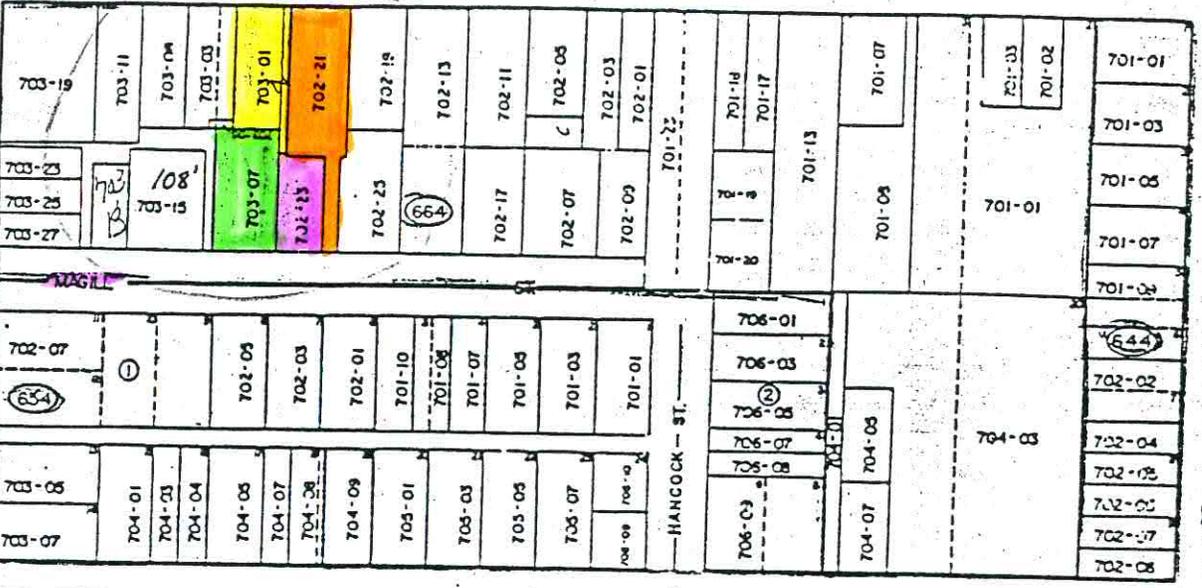
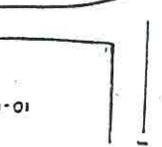
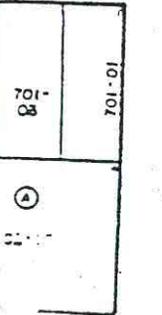
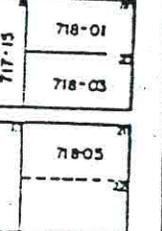
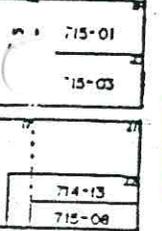
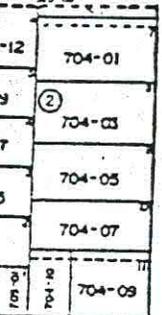
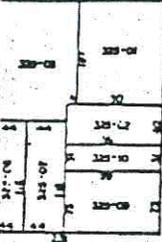
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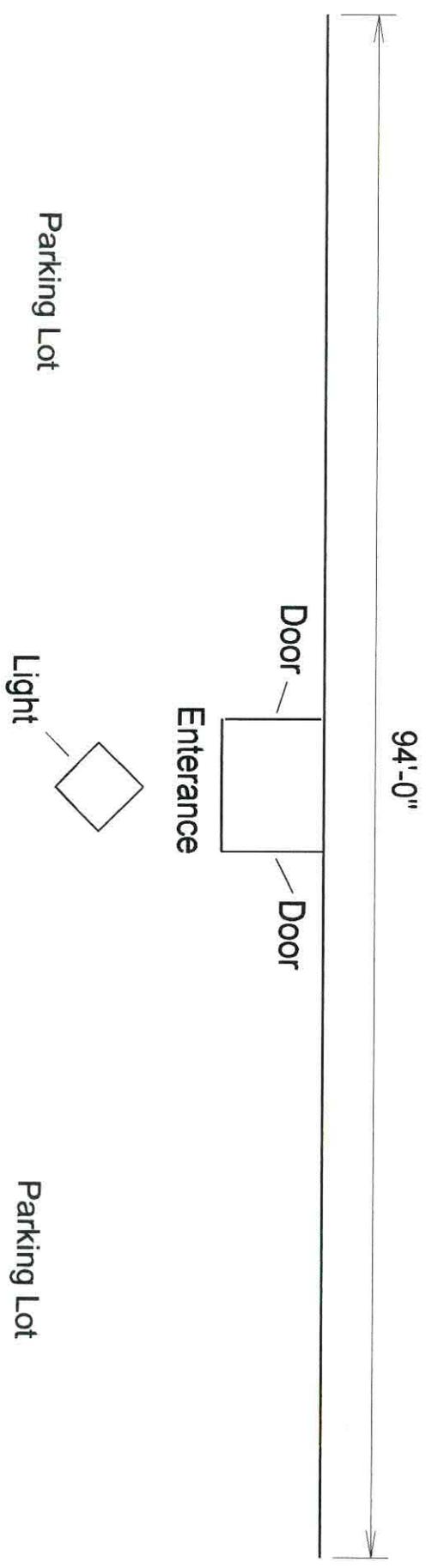
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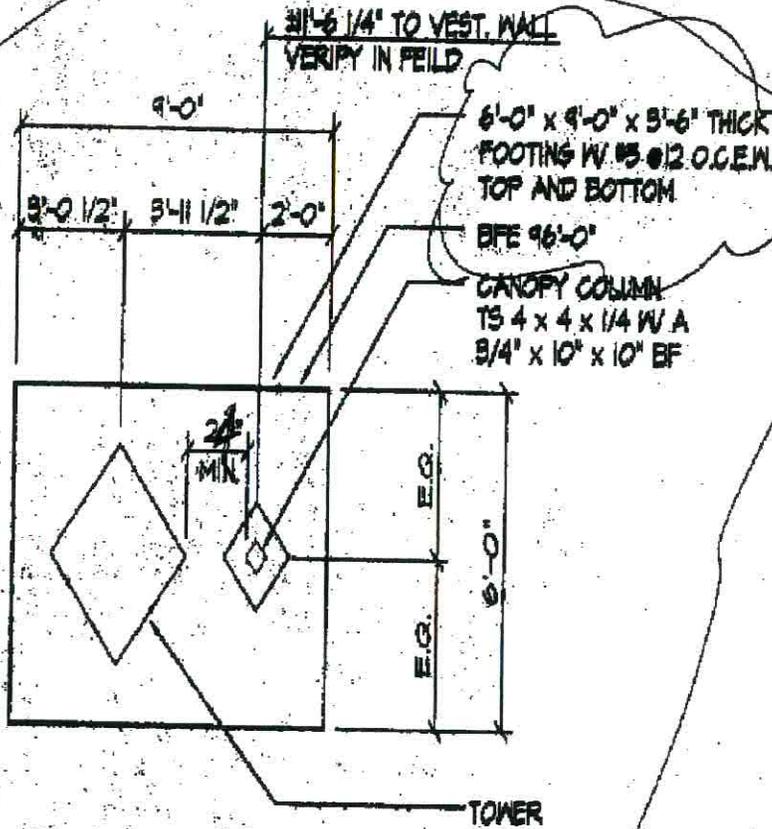


Light dimentions are 3'6 square 25' high. 5' out from entrance and centered

Family Video
113 Cypress Street

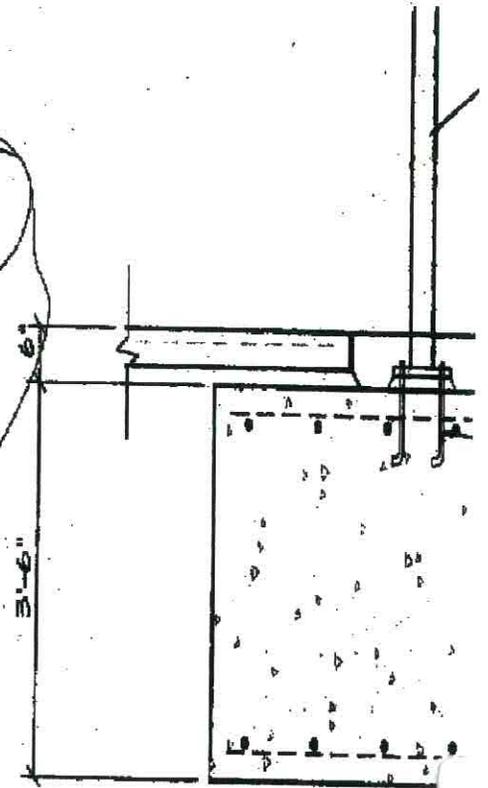
SLAB JOINT DETAIL

SCALE 1" = 1'-0"



TOWER FOOTING PLAN

SCALE 1/4" = 1'-0"



SECTION

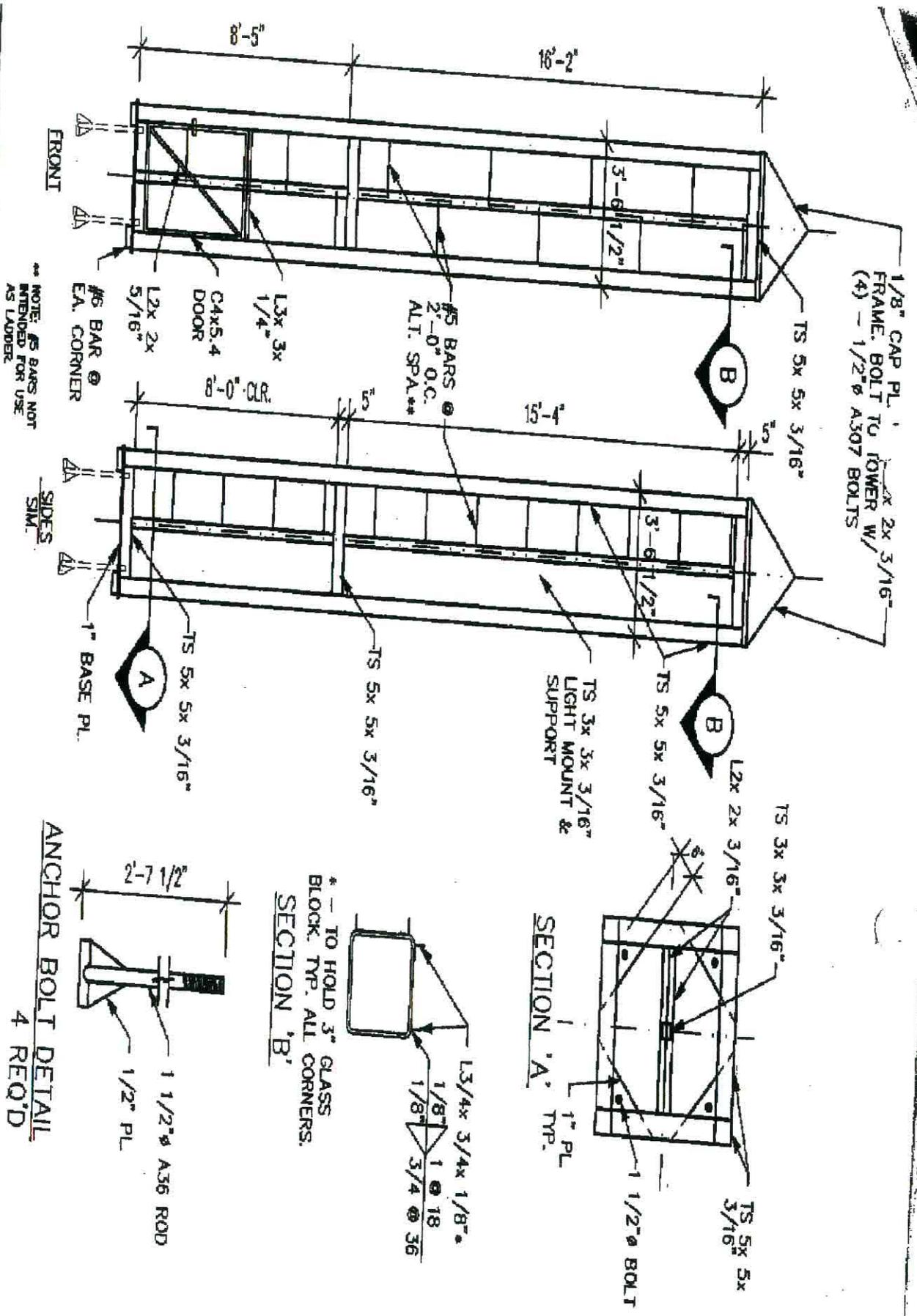
SCALE 1/2" = 1'-0"



003

ROCKFORD CONSTRU

10/02/96 15:31 FAX 61698665262



Sai structural associates Inc.
1346 Baldwin St
Lansing, MI 49428

(616)457-8100
Fax 457-8107

LIGHT TOWER
FAMILY VIDEO MOVIE CLUB #72
1126 S. COMMERCIAL
MEENAH, WISCONSIN 54956

COPYRIGHT 1995 Structural Associates Inc. THIS DRAWING AND DESIGN ARE THE SOLE PROPERTY OF SAIC. SAIC ASSOCIATES INC. AND SAIC ASSOCIATES INC. DRAWN BY: JDF CHECKED: DAG DATE: 11-29-95 FILE NO: 14803TI PAGE NO.: T-1

10-3-96

COUNCIL GOVERNMENT
CITY MANAGER PLAN
P.O. BOX 358
MANISTEE, MICHIGAN 49660

CITY OF MANISTEE

Michigan

APPLICATION for SPECIAL USE PERMIT

FOR OFFICE USE ONLY

DUANE JONES, Great Lakes Real Estate
 APPLICANT
 297 Sixth Ave.
 ADDRESS
 Manistee, MI 49660
 CITY, STATE & ZIP CODE
 TELEPHONE NUMBERS - (HOME) _____
 (WORK) 398-0111

PERMIT NUMBER	_____
DATE RECEIVED	_____
TAX PARCEL NUMBER	_____
FEE RECEIVED & DATE	_____
RECEIPT NUMBER	_____
ACTION	_____
REFERRED TO PLANNING COMMISSION	_____
DATE OF PUBLIC HEARING	_____
ACTION TAKEN <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	_____
DATE OF ACTION	_____
EXPIRATION DATE OF PERMIT	_____

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANT FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLIN OUT THIS FORM. IF POSSIBLE, PLEASE CALL 616-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN 'II PROPERTY INFORMATION' (BELOW) WHICH IS LOCATED IN THE R4 ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) Location of an engineering, architectural, surveying, and environmental consulting firm

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS / HAS NOT) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST _____ YEARS. IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: _____, DATE _____, ACTION REQUESTED _____
 DECISION: APPROVED DENIED

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, East 1/2 of Lot 4, Block 2, Tyson & Company's Addition to the City of Manistee

TAX ROLL PARCEL PROCESS NUMBER 51-51-574-703-07
 ADDRESS OF PROPERTY: 361 First Street, Manistee, MI 49660

(CONTINUED)

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER & PAGE WHERE FOUND & ATTACH:

Researched at Manistee County Courthouse - None found

C. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

Current Owner: Timothy Bladzik

D. THIS AREA IS UNPLATTED, PLATTED, WILL BE PLATTED
IF PLATTED, NAME OF PLAT Tyson & Company's Addition

E. THE PRESENT USE OF THE PROPERTY IS Single Family Residential, Zoned as High Density Residential

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS)

G. IS A PROPERTY SURVEY ATTACHED? YES NO Partial Mortgage Survey

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): N/A

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME

See Attached

B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS: (ATTACH ADDITIONAL SHEETS)

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86, SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE?
2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE.
3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:
 - A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?
 - B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD?

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS ORDINANCE, A COPY OF WHICH IS ATTACHED.
2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.
3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING FEATURES SUCH AS GREENBELTS, FENCES, ETC.

IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:

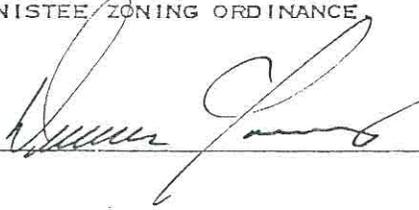
1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
2. AN ENVIRONMENTAL ASSESSMENT.
3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.

C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE/THEY IS/ARE THE OWNER, LESSEE, OWNER'S REPRESENTATIVE, CONTRACTOR INVOLVED IN THE APPLICATION; AND THAT THE INFORMATION INCLUDED IN THIS APPLICATION IS CORRECT. FURTHER, IF THE REQUEST IS APPROVED, THE APPLICANT CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENTS OF ARTICLE 86 OF THE CITY OF MANISTEE ZONING ORDINANCE.

SIGNATURE(S) OF APPLICANT(S)



DATED

10-3-96

Application for Special Use Permit

III. Statement of Justification for Requested Action

A. Reason for Request

A purchase agreement has been made subject to issuance of a Special Use Permit by a private partnership. The partnership is requesting a Special Use permit be granted to allow the execution of a long term lease to a local consulting firm. The consulting firm generally conducts professional services as they relate to architecture, engineering, surveying, and environmental.

B. Statement of Support

1. Article 86, Section 8609, General Standards for determining if a Special Use Permit is granted or not requires that a.) the use is reasonable and designed to protect the health, safety, and welfare of the community, b.) the use is consistent with the intent and purpose of the Land Use District, c.) the use is compatible with adjacent land uses, d.) the use is designed to insure that public services and facilities are capable of accommodating any increased load, e.) the use complies with all applicable regulations of the Zoning Ordinance, and f.) the use complies with all specific standards of Section 1601 et seq. and Section 1001 et seq. of the Zoning Ordinance.

The consulting services provided include both onsite and offsite activities. Onsite activities include business conducted through drafting, computers, and over the phone. All onsite activities will be conducted within the existing structure. However, an external handicap accessible ramp shall be constructed adjacent to the west entrance, this being the only major renovation outside of normal maintenance. Offsite activities include surveying and construction projects.

The intended use will not impact the health, safety, and welfare of the community, is consistent with the intent and purpose of the Land Use District, is compatible with adjacent land uses, will not result in an increase of public services and facilities, complies with all applicable regulations of the Zoning Ordinance, and will comply with all specific standards of Section 1601 et seq. and Section 1001 et seq. of the Zoning Ordinance.

2. The current Manistee County Development Plan states on Page 3A-8 under High Density Residential Recommendations, "Quasi-commercial uses should also be encouraged, especially those considered as lower traffic generators such as professional services."

3. The use will not adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood, and will not be detrimental to public welfare or injurious to property or improvements in the neighborhood.

The site currently allows for parking five to six vehicles including 2 within the existing garage. The consultant currently employs five full time employees, three of whom generally conduct business off site. The nature of the business produces very low levels of client traffic, currently in the area of 2-3 visits per week. It should be noted that access is available from both First St. and an alley.

The proposed Special Use is allowed by section 4603.D, and Section 1604 of the Manistee Zoning Ordinance. The intended use would not significantly impact adjacent property owners with regards to increased noise levels or high traffic volumes. The business conducted is very professional in nature. The proposed building is located on First St. along the northern limit of the High Density Residential District and is adjacent to the DDA District (C4).

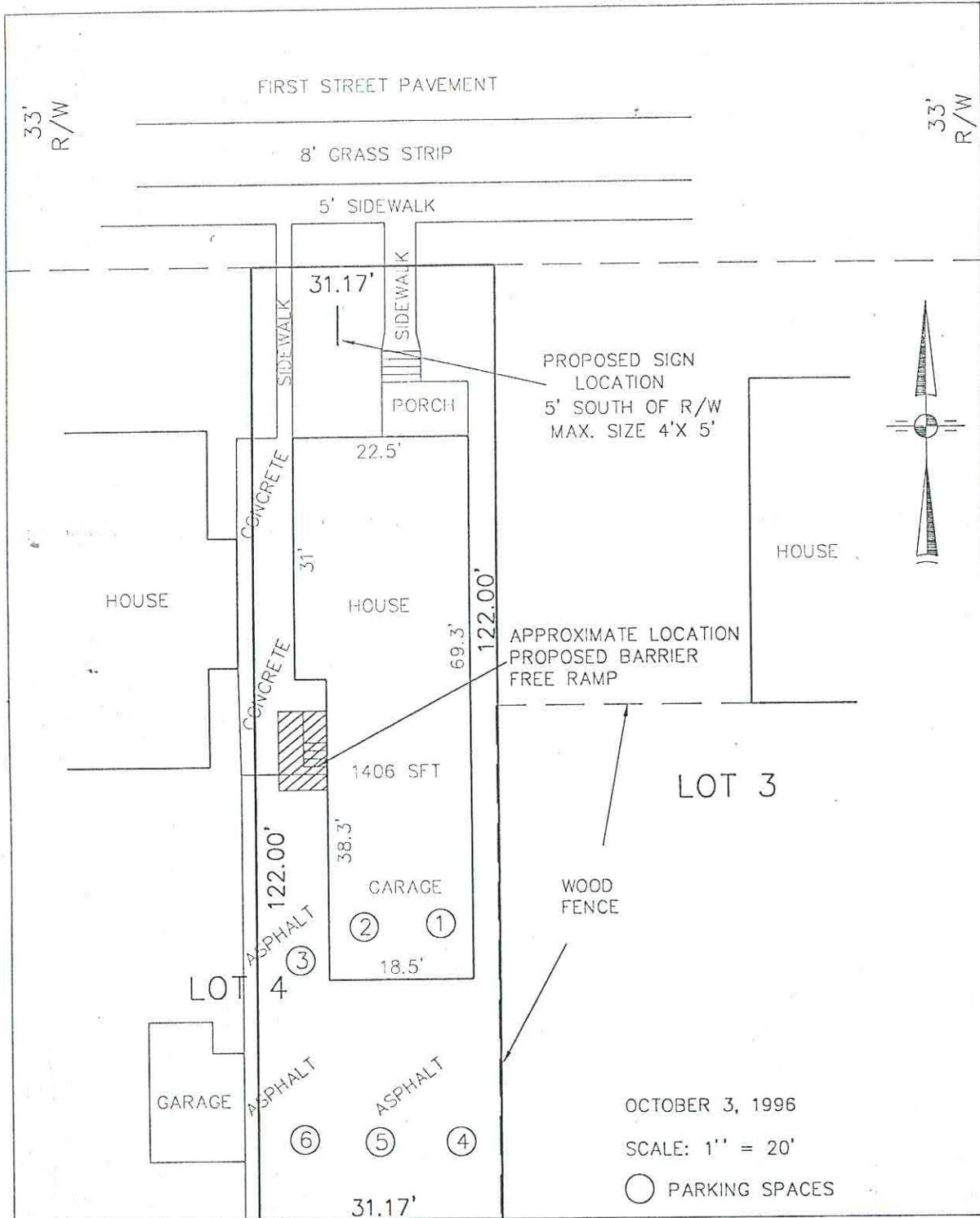
IV. Information Required in Application

A.

1. See attached site plan
2. The use will entail offices with minimal client traffic. Most work will be performed away from the site or over the telephone. There will be a slight increase of traffic between the hours of 8:00 A.M. and 5:00 P.M. corresponding with office hours. The use will be unobtrusive and will be protective of the health, safety, and welfare of the community.
3. Please refer to the site plan for the location of a proposed wheelchair accessible ramp.

EAST 1/2 OF LOT 4, BLOCK 2, MARK TYSON & COMPANY'S ADDITION TO THE VILLAGE, NOW CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

FIRST STREET (66' WIDE)



20' ALLEY

