

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF JANUARY 2 1997

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, January 2, 1997 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. Zoning Amendment - Micro Breweries/Special Use Permit - James Picardat
 - 2.
 - B. Site Plan Reviews:
 - 1. 911 Central Dispatch Building
 - 2.
 - C. Questions, Concerns and Consideration of Matters
 - 1. Building Inspection Contractor
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (12/4/96)
 - B. Unfinished Business:
 - 1. Zoning Amendment - Micro Breweries/Special Use Permit - James Picardat
 - 2. Parks Commission Request for M-55 Property
 - 3.
 - 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
 - 6. Lakos/Serocki MSPO Seminar
 - 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
Julie Beardslee, Assessor

CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Mikula 

DATE: December 20, 1996

RE: January 2, 1997 Meeting

We will have a meeting on Thursday, January 2, 1997. You are receiving your information a week early due to the holidays and the fact that Jon will be gone until January 2nd. We will be holding a public hearing in response to a request for a zoning amendment and special use permit from Jim Picardat. Mr. Picardat is requesting to put a micro-brewery into the Winkler Building (310, 312 & 314 River Street), West of Hokanson's.

We will have a site plan review for 911 Central Dispatch building on lot 18 in the Industrial Park. Detailed drawings will be handed out at the meeting.

Jon will be back in the office on Thursday, January 2nd if you have any questions. We want to take this time to wish all of you a Happy Holiday Season.

We will see you at the meeting.

djm

Enclosures



Manistee Area Chamber of Commerce

11 CYPRESS ST., MANISTEE, MI 49660 • (616) 723-2575 • 800-288-2286 • FAX (616) 723-1515

December 31, 1996

Planning Commission
City Hall
70 Maple Street
Manistee, MI 49660

To Whom It May Concern,

On behalf of the Manistee Area Chamber Board, I strongly support a special use permit for the Winkler Building which would accommodate the proposed micro-brewery.

The micro-brewery will provide another area attraction. It will enhance the Riverwalk, bring people to the area and be an economic benefit to the central business district and entire area.

It would be a prudent move on the part of the Planning Commission to approve a special use permit.

Sincerely,



Richard A. Bobian, D.D.S.
President

1-2-97

COUNCIL GOVERNMENT

CITY MANAGER PLAN

P.O. BOX 358

MANISTEE, MICHIGAN 49660

CITY OF MANISTEE

Michigan

PETITION FOR ZONING AMENDMENT

TO: MANISTEE CITY COUNCIL
MANISTEE CITY PLANNING COMMISSION

BY: JAMES D. PICARDAT
NAME OF PETITIONER

3038 KEYSTONE DRIVE
ADDRESS OF PETITIONER

EVERGREEN, CO 80439
CITY, STATE, ZIP CODE

(H) (303) 674-4725 (W) (303) 567-2689
TELEPHONE NUMBERS - HOME & WORK

Tommyknocker Brewery
Fax (303) 567-4575

FOR OFFICE USE ONLY	
CASE NO.	_____
DATE RECEIVED	<u>12-17-96</u>
TAX PARCEL NO.	<u>51-51-457-704-19</u>
FEE RECEIVED (AMOUNT & DATE)	_____
RECEIPT NO.	_____
HEARING DATE	<u>1-2-97</u>
PLANNING COMMISSION ACTION AND DATE	_____
CITY COUNCIL ACTION	_____
DATE	_____

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS.

I. ACTION REQUESTED

I (WE), THE UNDERSIGNED TO HEREBY REQUEST THAT THE CITY OF MANISTEE APPROVE THE FOLLOWING PETITION FOR ZONING AMENDMENT:

A. TEXT AMENDMENT: AMEND ARTICLE _____ SECTION _____ TO (DELETE, SUPPLEMENT OR CLARIFY) THE MANISTEE CITY ZONING ORDINANCE BY MAKING THE FOLLOWING CHANGE(S): (ATTACH ADDITIONAL SHEETS IF NECESSARY - STATE PROPOSED ORDINANCE LANGUAGE) _____
N/A

B. REZONE FROM COMMERCIAL TO SPECIAL USE THE PROPERTY(S) DESCRIBED IN 'PROPERTY INFORMATION' (BELOW), FOR THE FOLLOWING PURPOSE: (STATE PROPOSED USE OF THE LAND) THE PROPOSED LAND WILL BE USED TO MANUFACTURE AND PACKAGE BEER UTILIZING A FULL GRAIN AND SINGLE STEP INFUSION MASH. START-UP PRODUCTION IS ESTIMATED AT 10,000 barrels per year (1 BARL = 31.45 gals).

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 WAS MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: (DATE) _____ (ACTION REQUESTED) N/A

(DECISION) APPROVED DENIED

(CONTINUED)

PETITION FOR ZONING AMENDMENT

PETITION FOR ZONING AMENDMENT

PAGE 2

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY(S) PROPOSED TO BE REZONED: 310, 312, and 314 RIVER STREET, GREEN E. MILMOE'S ADDITION TO CITY OF MANISTEE LOT 41

TAX ROLL PARCEL DATE PROCESS NUMBER: _____

ADDRESS OF PROPERTY: _____

B. LIST ALL DEED RESTRICTIONS (ATTACH ADDITIONAL SHEETS IF NECESSARY) NONE

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

JUDE ANN PICARDAT
3038 KEYSTONE DRIVE
EVERGREEN, COLORADO 80439

D. THIS AREA IS UNPLATTED, PLATTED, WILL BE PLATTED.
IF PLATTED, NAME OF PLAT _____

E. ATTACH A SITE PLAN DRAWN TO THE SCALE OF ONE (1) INCH EQUALS TEN (10) FEET. SHOWING ALL EXISTING STRUCTURES ON THE PROPERTY, ALL PROPOSED STRUCTURES AND MARKING THOSE STRUCTURES THAT WILL BE REMOVED OR RAZED. ALSO, THE GENERAL SHAPE, SIZE AND LOCATION OF ALL EXISTING STRUCTURES WITHIN 100 FEET OF THE PROPERTY ALONG WITH THEIR USES SHALL BE DEPICTED ON THE SITE PLAN, ALONG WITH ALL ABUTTING ROADS, STREETS, ALLEYS OR EASEMENTS.

F. PRESENT USE OF THE PROPERTY IS: OCCUPATION OF BUILDING INCLUDE THREE (3) RETAIL STORES; ABC MEDICAL, VICTORIAN VANITIES, AND RICH'S FLOWER SHOP.

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. STATE SPECIFICALLY THE REASON FOR THIS AMENDMENT REQUEST AT THIS TIME THE SPECIAL WE PERMIT WITH THE INTRODUCTION OF A MICRO BREWERY WILL IMPACT MANISTEE ECONOMY WITH JOB OPPORTUNITIES AND INCREASED TOURISM.

B. IF THE AMENDMENT IS A PROPOSED REZONING, PLEASE ANSWER THE FOLLOWING QUESTIONS:

- 1. WILL THIS REZONING BE IN CONFORMANCE WITH ALL ADOPTED DEVELOPMENT PLANS OF OF THE CITY OF MANISTEE? YES NO AND MANISTEE COUNTY? YES NO
- 2. IF THE PROPOSED ZONE DOES NOT CONFORM TO THE(S) PLAN(S), WHY SHOULD THE THE CHANGE BE MADE? PLEASE BE SPECIFIC, BRIEF AND ATTACH ANY SUPPORTING DOCUMENTATION WHICH SUBSTANTIATES YOUR CLAIM. THIS COULD INCLUDE AN ALLEGATION THAT THE EXISTING ZONING IS IN ERROR WHICH WOULD BE CORRECTED BY THE PROPOSED CHANGE, OR THAT SPECIFIC CHANGES OR CHANGING CONDITIONS IN THE IMMEDIATE AREA MAKE THE REZONING NECESSARY TO PROMOTION OF PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.
N/A

3. WHAT DO YOU ANTICIPATE THE IMPACTS OF THE PROPOSED ZONE CHANGE ON THE ADJACENT PROPERTY TO BE? WHAT STEPS DO YOU PROPOSE TO TAKE TO MITIGATE ANY NEGATIVE IMPACTS ASSOCIATED WITH THE PROPOSED CHANGE?

THE MOST IMPORTANT IMPACT ON THE ADJACENT PROPERTIES

PETITION FOR ZONING AMENDMENT
PAGE 3

3. (CONTINUED) WILL BE ODOR. A MINOR IMPACT WILL BE
INCREASED TRAFFIC. THE ODOR CAN BE CONTROLLED
BY BREWING AT OFF TIMES OF THE DAY, IE EARLY
MORNING OR LATE AT NIGHT. INDUSTRIAL TRAFFIC
CAN ALSO BE REGULATED TO MINIMIZE DOWN TOWN
CONGESTION.

IV. AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE OR THEY (S (ARE) THE (OWNER, LESSEE, AUTHORIZED
AGENT OF OWNER) INVOLVED IN THE PETITION AND THAT THE ANSWERS AND STATEMENTS HEREIN
CONTAINED AND THE INFORMATION HEREWITH SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT
TO THE BEST OF HIS, HER OR THEIR KNOWLEDGE AND BELIEF.

DATE DEC. 17, 1996

SIGNATURE(S)

James D. Picardet

CITY OF MANISTEE

Michigan

APPLICATION for SPECIAL USE PERMIT

JAMES D. PICARDAT
APPLICANT
3038 KEYSTONE DRIVE
ADDRESS
EVERGREEN CO 80439
CITY, STATE & ZIP CODE
TELEPHONE NUMBERS - (HOME) 303-674-4725
(WORK) 303-567-2688
FAX 303-567-4575
(TOMMY KNOCKER BREWERY)

FOR OFFICE USE ONLY	
PERMIT NUMBER	_____
DATE RECEIVED	<u>12-18-97</u>
TAX PARCEL NUMBER	<u>51-51-452-704-19</u>
FEE RECEIVED & DATE	_____
RECEIPT NUMBER	_____
ACTION	_____
REFERRED TO PLANNING COMMISSION	_____
DATE OF PUBLIC HEARING	<u>12-97</u>
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 COMMERCIAL ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) INSTALLING A MICRO BREWERY.

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 N/A

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, GREEN & MILMOES ADD LOT 4.
P. ADDR: 310, 312, 314 RIVER ST.
TAX ROLL PARCEL PROCESS NUMBER 51-51-452-704-19
ADDRESS OF PROPERTY: _____

(CONTINUED)

II. PROPERTY INFORMATION (CONTINUED)

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

NONE

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

JODI ANN PICARDAT
3038 KEYSTONE DRIVE
EVERGREEN, CO 80439

D. THIS AREA IS UNPLATTED, PLATTED, WILL BE PLATTED IF PLATTED, NAME OF PLAT _____

E. THE PRESENT USE OF THE PROPERTY IS THREE RETAIL BUSINESSES

ABC MEDICAL; VICTORIAN VANITIES; RICH'S DAISY A DAY

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

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): _____

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME IDENTIFICATION OF A SITE IS ESSENTIAL TO OBTAINING A LICENSE FROM THE STATE OF MICHIGAN TO OPERATE A MICRO-BREWERY IN MANISTEE. TIMELY APPROVAL OF THE PERMIT ASSISTS IN AN EARLY START-UP.

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.

B. 1. THE SPECIAL USE PERMIT FOR THE PROPOSED LOCATION WILL FAVORABLY IMPACT THE MANISTEE DOWNTOWN ECONOMY WITH A RESULTANT INCREASE IN JOB OPPORTUNITIES AND TOURISM.
2. THE KEY TO A SUCCESSFUL BUSINESS IS BEING NOT ONLY A GOOD NEIGHBOR, BUT SUPPORTIVE IN DEVELOPING A BUSINESS TO COMPLEMENT

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/HE? 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)

Dale L. Picardat for
DALE L. PICARDAT.

JAMES D. PICARDAT

DATED 12/19/96

II B 2. (CONT)

OTHER MICRO-BREWERY COMMUNITIES WILL BE IMPLEMENTED
IN MANISTEE

December 20, 1996; Draft. (codification based on a Jan. 24, 1994 printing of the city ordinance)

AN ORDINANCE TO AMEND IN PART AN
ORDINANCE ENTITLED "MANISTEE CITY ZONING
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED,
TO ADD MICRO-BREWERIES AS A SPECIAL USE IN,
THE C-4 COMMERCIAL ZONING DISTRICT

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

That the City of Manistee Zoning Ordinance of May 1, 1990, as amended, (Title XV, Chapter 150 of the Manistee Code of Ordinance) is hereby amended to add a definition to section 5803 (Special Uses) as follows, to wit:

- H. Micro-Breweries (less than 20,000 barrels per year)
- I. Signs

SITE PLAN REVIEW

NAME: 911- Central Dispatch

PROPOSED USE: Office

ZONING DISTRICT: I-1

PARCEL CODE: 51-51-155-001-00
Lot 18 Industrial ParkUSE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	12,000 sq ft	2.7 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	120'	>280'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25'	100'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	10'	>10'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	10'	>10'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30'	21'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	17	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	4,000 sq ft	2,880 sq ft	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SPECIAL DISTRICTS

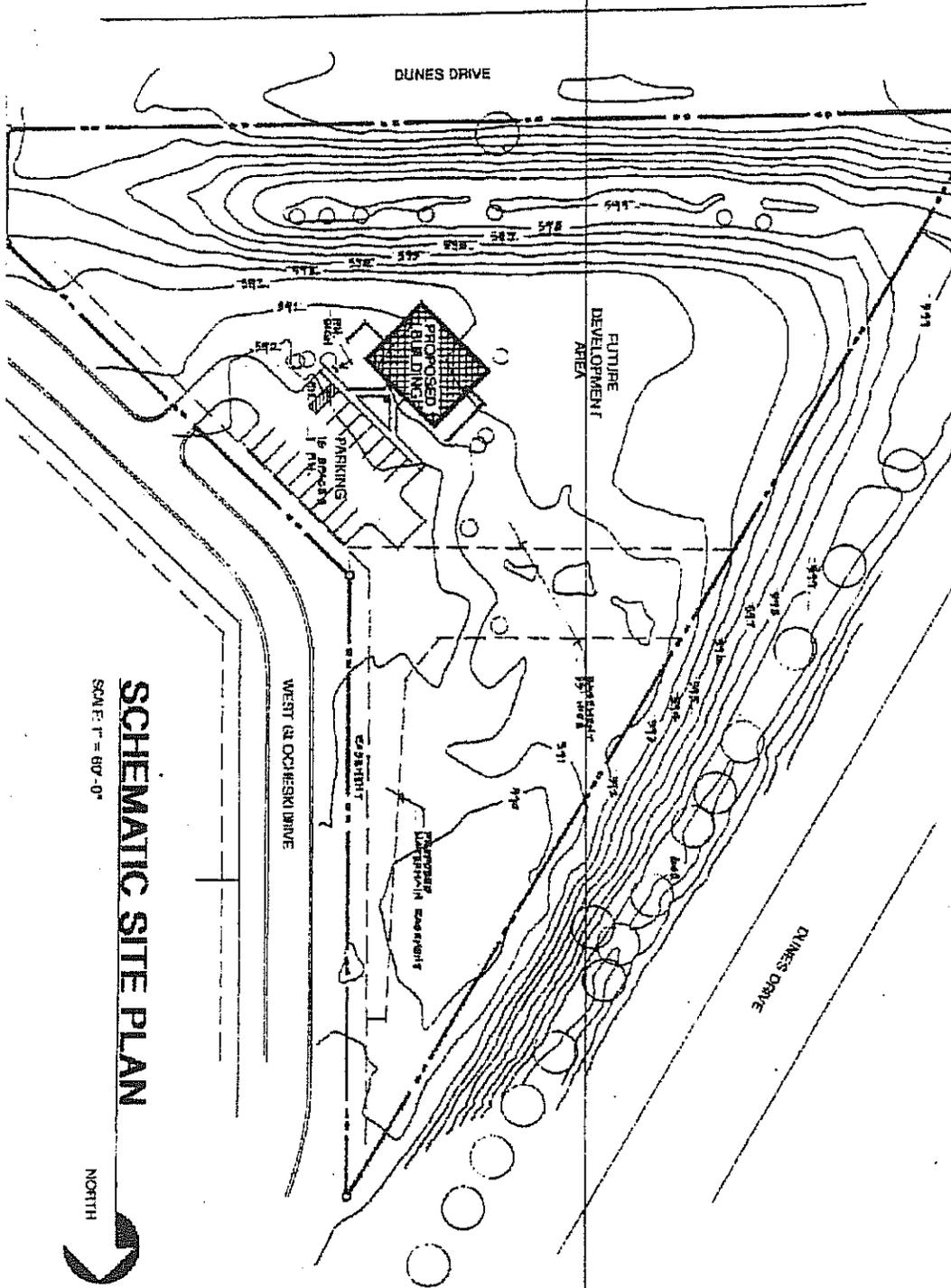
	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY:



DATE: January 2, 1997



SCHEMATIC SITE PLAN
SCALE: 1" = 80'-0"

NORTH



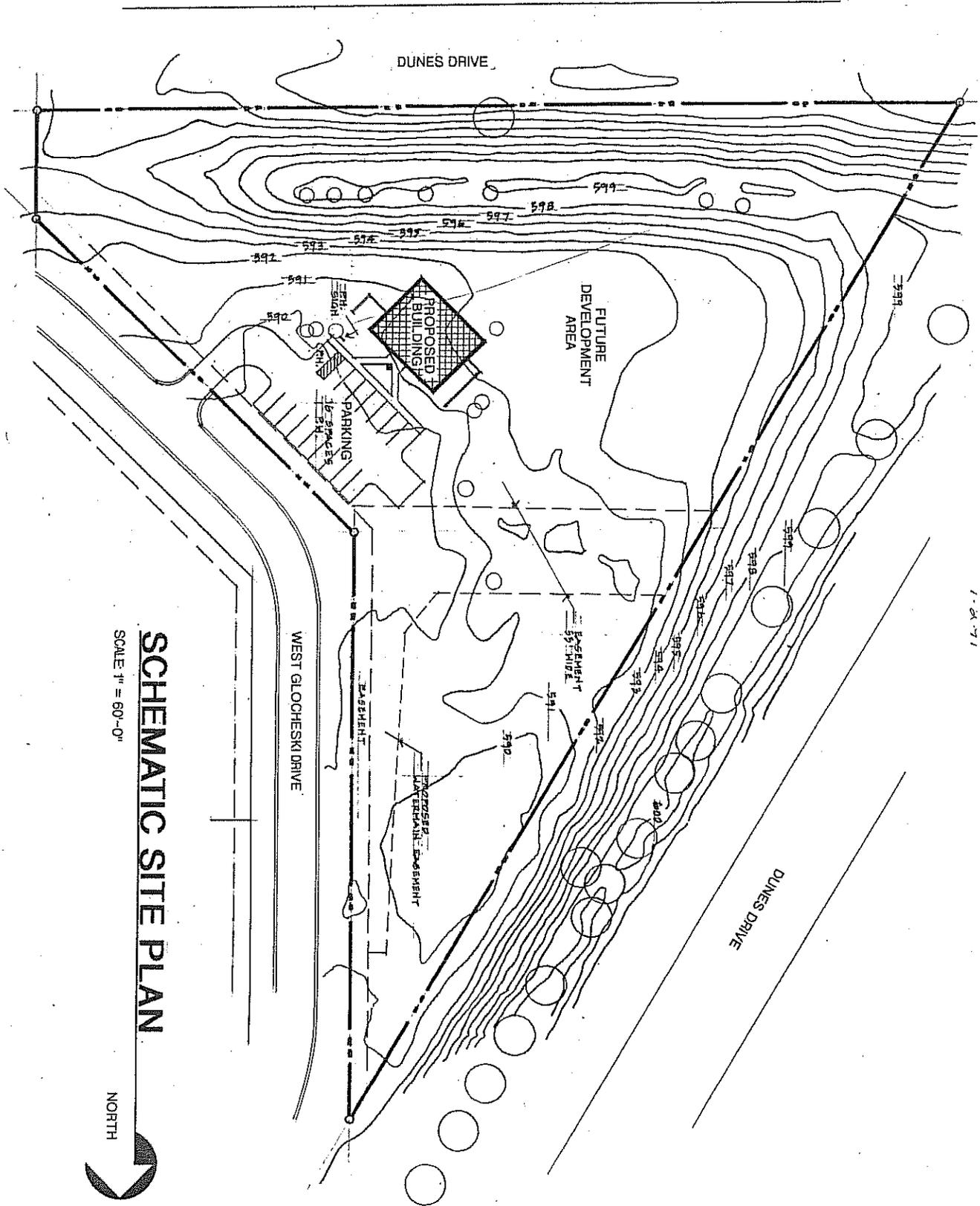
OTTO DUFTY SENSINGER & DICE
ARCHITECTS, P.C.

6012 East Palms, P.O. Box 144
17400 Highway 24, East Lake, MI 49829
Tel: 517-725-2774 Fax: 517-725-4225

5540 Adams
17000 East Lake, MI 49829
Tel: 517-725-2774 Fax: 517-422-0766

NEW 911 CENTRAL DISPATCH BUILDING for the
MANISTEE COUNTY 911 BOARD / CENTRAL DISPATCH
An Emergency Telephone District Board
Manistee, Michigan 49850

NO. 11-24-97		PROJECT
NO.	DATE	BY

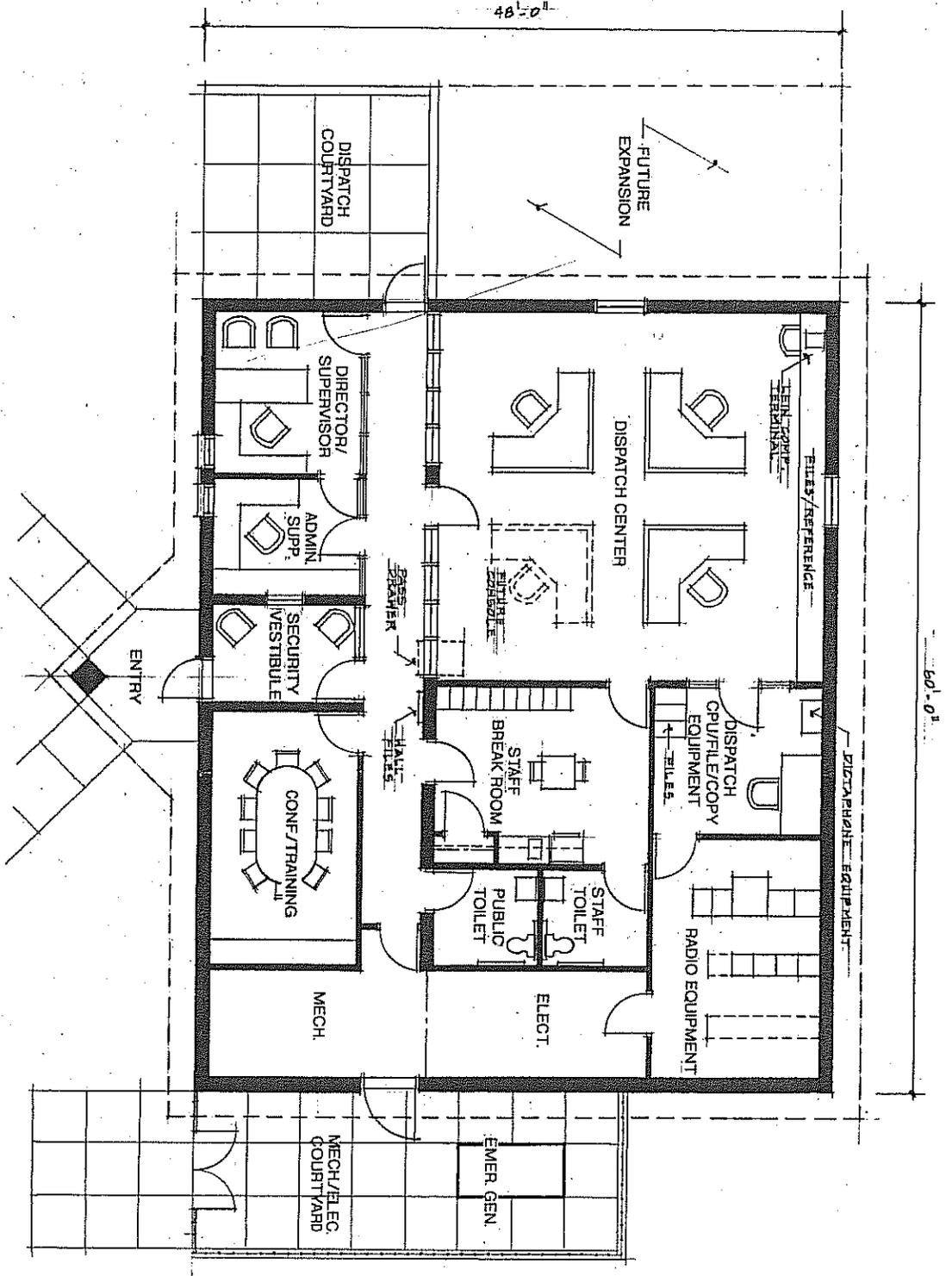


SCHEMATIC SITE PLAN

SCALE 1" = 60'-0"

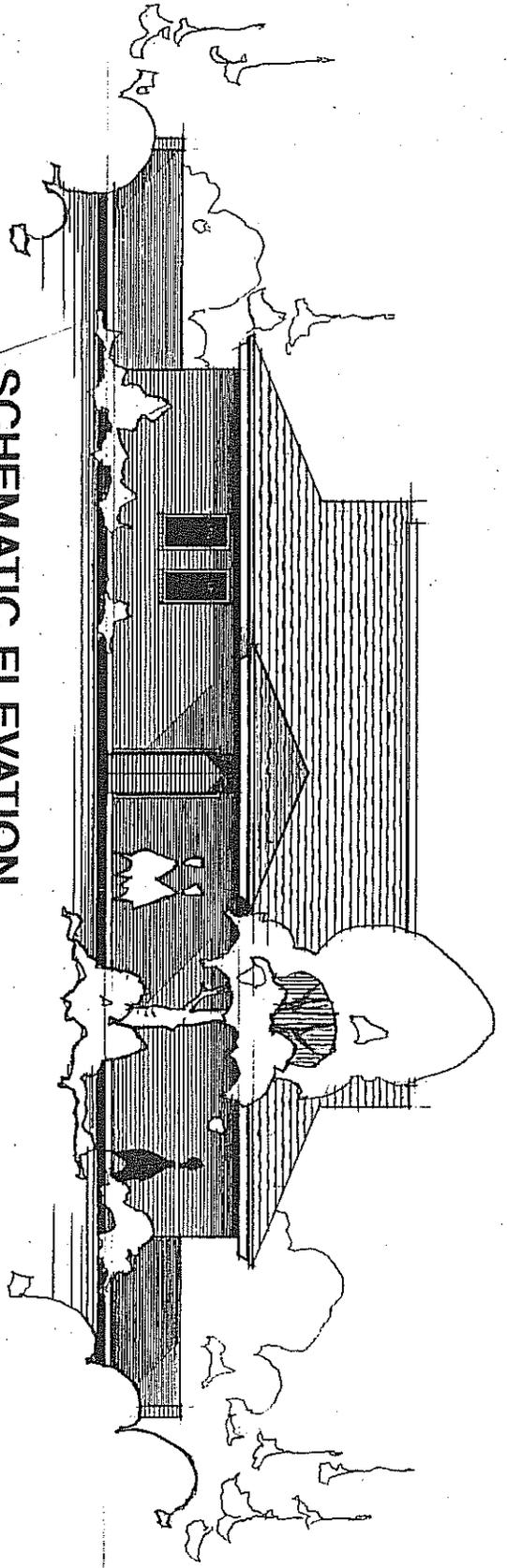
NORTH





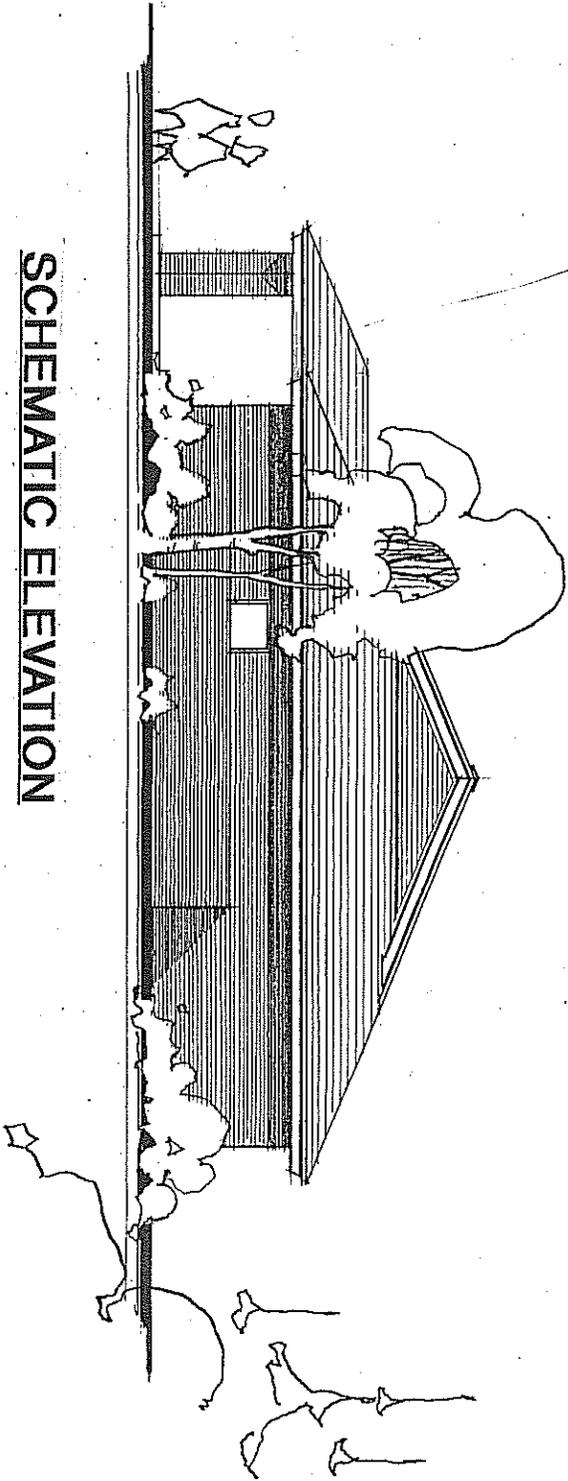
SCHEMATIC FLOOR PLAN

SCALE: 1/8" = 1'-0"



SCHEMATIC ELEVATION

SCALE: 1/8" = 1'-0"



SCHEMATIC ELEVATION

SCALE: 1/8" = 1'-0"