

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF JUNE 5, 1997

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, June 5, 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. Best Western - Manistee
 - 2.
 - B. Site Plan Reviews:
 - 1. Dave Hoffman - Harborside East
 - 2. Axchem
 - 3.
 - C. Questions, Concerns and Consideration of Matters
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (5/22/97)
 - B. Unfinished Business:
 - 1. Best Western - Manistee
 - 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, Community Development Officer
Lori Donnan, Administrative Assistant
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

MEMORANDUM

DATE: May 30, 1997
TO: All Planning Commission Members
FROM: Lori Donnan, Administrative Assistant 
SUBJECT: June 5, 1997 Planning Commission Meeting

I would like to extend my appreciation out to all of you who participated in the Mayor's Exchange Dinner. Your presence and warm welcoming to our visitors from Harbor Beach contributed to the event's great success.

We have a rather light agenda for the June 5 meeting. Our scheduled items include Best Western of Manistee, Harbor Village, and Axchem.

The Best Western is requesting approval of a Special Use Permit for their sign on the South end of the property. As you may be aware, the sign is currently erect and in use. I had contacted the owners and notified them of our Special Use Permit requirements for signage in the C-1 Zoning District. The owners have been cooperative in their efforts to comply with our request and were under the assumption that Amor Signs would pull the necessary permits for the sign. You may note that we do have a limit on the amount of signs a business is permitted to have on their parcel in this District. The owners have stated on the application that a sign on the North end of the property would be taken down to compensate for the addition of the new Best Western sign. I have not had any contact from the general citizenry with regards to opposition or support of the current sign.

The second item on our agenda is a request from Harbor Village for the approval of four (4) Condo Buildings in Harborside East. Three (3) of the buildings are proposing four (4) units, with the remaining one (1) building to have six (6) units. These buildings were included in the concept site plan that we recently approved for the Lakeview/Harborside East project. Approval from the Historic Overlay Committee is necessary and anticipated on June 4, 1997. No complications were found during my Site Plan Review.

The third and final item on our agenda is a request by Axchem, Inc. for a secondary containment storage tank. Noted on the Site Plan Review is our Ordinance requirements for 110% volume containment capacity with an additional six (6) inches of rainfall calculated into that percentage. After completing the necessary math, Axchem is actually supplying almost twice as much as we are requiring them to provide. No complications were found during my Site Plan Review.

If you have any questions, or are unable to attend the June 5 meeting, please contact me at 723-2558. I look forward to seeing you all there!

6.5.97

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

CITY OF MANISTEE

Michigan

APPLICATION for SPECIAL USE PERMIT

Best Western - Manistee
APPLICANT
200 ARTHUR
ADDRESS
MANISTEE MI. 49660
CITY, STATE & ZIP CODE
TELEPHONE NUMBERS - (HOME) _____
(WORK) 616-723-9949

FOR OFFICE USE ONLY	
PERMIT NUMBER	_____
DATE RECEIVED	<u>5-19-97</u>
TAX PARCEL NUMBER	<u>51-51-101-250-01</u>
FEE RECEIVED & DATE	<u>5/19/97</u>
RECEIPT NUMBER	<u>11570</u>
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 CI ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) MOTEL, RESTAURANT, LOUNGE

cast *cast* *2725* 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 7 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: _____

TAX ROLL PARCEL PROCESS NUMBER _____
ADDRESS OF PROPERTY: 200 ARTHUR MANISTEE MI. 49660

(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:

NONE

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

E. THE PRESENT USE OF THE PROPERTY IS Motel, Restaurant, Lounge

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

Need for a Best Western Sign on the South end of property

6 x 19 Ft = 114 Sq. Foot sign.

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 (S) 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 5/14/97

a sign on the north end of the property will be taken down.

SITE PLAN REVIEW

NAME: Manistee Village Partners PROPOSED USE: Condominiums
 ZONING DISTRICT: R-2 (PUD)

PARCEL CODE: Harborside East USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	PUD	n/a	X	<input type="checkbox"/>
STREET FRONTAGE:	n/a	n/a	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	n/a	n/a	X	<input type="checkbox"/>
SIDE YARD	15'/20'	21'/34'	X	<input type="checkbox"/>
REAR YARD	n/a	n/a	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	X	<input type="checkbox"/>
HEIGHT:	35'	34' 3/4"	X	<input type="checkbox"/>
PARKING:	n/a	n/a	X	<input type="checkbox"/>
BUILDING AREA:	max. 25 units per bldg.	4 units in 3 bldg. 6 units in 1 bldg.	X X	<input type="checkbox"/> <input type="checkbox"/>

SPECIAL DISTRICTS

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

OTHER: Historic Overlay Review Committee Meeting has been set up for Wednesday, June 4th, will have results for the Planning Commission Meeting on Thursday.

REVIEWED BY: Lori Donnan DATE: May 30, 1997
 Lori Donnan, Zoning Administrator

SITE PLAN REVIEW

NAME: Axchem, Inc.
317 Washington Street

PROPOSED USE: Secondary Storage
ZONING DISTRICT: I-1

PARCEL CODE: 51-51-101-250-10

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING		PROPOSED IN PLAN	COMPLIANCE	
	YES	NO		YES	NO
PARCEL SIZE:	n/a		n/a	X	<input type="checkbox"/>
STREET FRONTAGE:	n/a		n/a	X	<input type="checkbox"/>
SETBACKS					
FRONT YARD	25'		261'	X	<input type="checkbox"/>
SIDE YARD	10'		100'	X	<input type="checkbox"/>
REAR YARD	10'		70'	X	<input type="checkbox"/>
WATERFRONT	n/a		n/a	X	<input type="checkbox"/>
HEIGHT:	17'		14'	X	<input type="checkbox"/>
PARKING:	n/a		n/a	X	<input type="checkbox"/>
BUILDING AREA:	n/a		n/a	X	<input type="checkbox"/>

SPECIAL DISTRICTS

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

OTHER: City Ordinance requires secondary containment have a volume capacity of 110% plus six inches of rainfall. Proposed dike capacity is 19,627 gallons. Using this figure and subtracting six inches of rainfall volume, we are requiring 9,900 gallons of capacity. Axchem is actually supplying 17,446 gallons of dike capacity.

REVIEWED BY: Lori L. Donnan
Lori L. Donnan, Zoning Administrator

DATE: May 30, 1997

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Secondary Containment
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capacity.

6-5-97



281 First Street * Manistee, Michigan 49660

FIRE DEPARTMENT
616-723-1549

TO: Lori Donnan, Administrative Assistant
FROM: Sid Scrimger, Fire Chief
SUBJECT: Axchem site plan
DATE: June 4, 1997

I have reviewed the site plan and site plan review form for the proposed dimethylamine storage facility at Axchem, Inc.. I do not find any deficiencies or problems with the proposal. Since this represents an improvement over the existing facility, I recommend approval.