

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF FEBRUARY 5, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, February 5, 1998 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

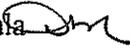
- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1.
 - 2.
 - B. Site Plan Reviews:
 - 1. Harbor Village - Lakeview Condominiums Buildings #5 - #7
 - 2. Harbor Village - Cottages Buildings #29 - #34
 - 3. Harbor Village - Lakeshore Condominiums Buildings #8 - #11
 - 4. Harbor Village - Harborside West Buildings #6 - #13
 - 5. Harbor Village - Brookharbor - Pool and Spa
 - 6.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (1/8/98)
 - B. New Business:
 - 1.
 - 2.
 - C. Unfinished Business:
 - 1.
 - 2.
 - D. Other Communications:
 - 1. City Update
 - 2.
 - E. Reports:
 - 1. D.D.A. Update
 - 2. Zoning Board of Appeals
 - 3. Site Plan Review/Historic Overlay Committees
 - 4. Joint City Review/Ordinance Committee
- 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

CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Mikula 

DATE: January 30, 1998

RE: February 5, 1998 Planning Commission Meeting

The Planning Commission will hold a meeting on Thursday, February 5, 1998 at 7:00 p.m. in the Council Chambers. We have received a request from Harbor Village for Site Plan Reviews. Copies are enclosed along with a copy of the Special Use Permit that lists the PUD requirements and a copy of the April 6, 1995 Planning Commission Meeting minutes that lists changes made to the PUD.

We will look at each request individually beginning with Lakeview Condominiums Buildings #5 - #7. Site Plan Review of the request shows that all of the requirements have been met except for review from the Historic Overlay Review Committee.

Cottages Buildings #29 - #34, Cottage #29 & #30 meet all of the requirements. The issue of a Private Street crossing sidewalk will need further review by staff for Cottage #31 - #34. Mr. Hoffman called and is aware of this.

Lakeshore Condominiums Buildings #8 - #11. This is the final Site Plan Review for the Lakeshore Condominiums. All the requirements have been met except for approval from the Historic Overlay Review Committee.

Harbor Side West Buildings #6 - #13. This is the remaining units in the Harbor Side West area of the project. A 30' storm sewer easement has rearranged the placement of the buildings. This is reflected in the Site Plan and all of the requirements have been met except for approval from the Historic Overlay Review Committee.

Brookharbor - Pool & Spa. This request is to replace building #2 & #3 in the Brookharbor Condominiums with a proposed Pool & Spa. The request meets all the requirements except for approval from the Historic Overlay Review Committee. Mr. Hoffman explained that we are reviewing a concept and that the members of their association would need to approve the concept in order for this plan to be implemented.

Kristie Harless has been excused from the February Meeting due to another commitment. Jon Rose will be at Budget Workshop and will not be in attendance. Denise will be at the meeting.

We will need to review our schedules for the March meeting. Cyndy Fuller, Ray Fortier and John Serocki will be at a workshop in Cadillac until 5:30 p.m. on March 5th. We may need to look at an alternate time or date for this meeting so that a quorum will be present, please bring your schedules.

If you have any questions please call me at 723-2558. See you at the meeting!

CITY OF MANISTEE

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

SPECIAL USE PERMIT

This SPECIAL USE PERMIT, herein after referred to as the permit, is granted pursuant to the authority granted in Article 86: Special Uses, of the Manistee City Zoning Ordinance, effective May 1, 1990.

Name of Permit Holder: MANISTEE VILLAGE PARTNERS
Mailing Address: P.O. BOX 516
1362 NORTH RIVER ROAD
ST. CLAIR, MICHIGAN 48079
Telephone Number: (810) 329-3100

Name of Property Owner: SAME AS ABOVE
Mailing Address:
Telephone Number:

Description of Special Use Granted, as permitted in Article 42 , Section 4203.A
PLANNED UNIT DEVELOPMENTS

PERMIT CONDITIONS & REQUIREMENTS:

This permit is issued, subject to the following conditions and/or requirements:

This PUD encompasses the property of, and is based on and amends, the previous PUD known as Harbor Village at Manistee Beach, as amended through September 7, 1993.

As a condition of granting this Special Use Permit, all further development at this site and all future amendments to the PUD shall be subject to the Manistee City Zoning Ordinance of May 1, 1990 as amended. The issuance of this Special Use Permit and changing to the current Zoning Ordinance in no way changes, mitigates, or amends the contract between the developers and the City known as the Development Agreement.

This special use permit is flexible by design. It is intended to give the developer some freedom to react to market and demographic changes. To the degree that this text and the attached plans titled PUD Plan and Landscape Concept Plan and dated March 10, 1994 enable detailed approval, such approval is given. However, the nature of such flexibility requires that the Planning Commission retain the right of final approval for detailed plans of each *Planning Area*. *Planning Area* approval will be guided by the concepts approved herein, but the right to determine if a final plan coincides with these concepts is reserved by the Planning Commission exercising sound planning judgment which may not be arbitrary and capricious.

As is the case for the remainder of the city, site plan review for the siting of an individual *Single Family* building shall be performed by the zoning administrator. The Zoning Administrator may choose to refer *Single Family* site plans to the Site Plan Review Committee or Planning Commission. The Planning Commission may at any time choose to assume the responsibility for *Single Family* site plan review.

Definitions:

APARTMENT A residential unit in a complex of three or more units. Unit shall have less than 800 square feet of living area and be located in the Village Inn area or the Harborside East area.

CONDO All residential units which are not *Apartments* or *Single Family*.

HEIGHT The distance from the highest part of the building, excluding chimneys, vents, antennas, etc., to a point midway between the highest and lowest grade at the building.

PLANNING AREA The eight distinct use areas identified on the attached drawing and referred to in sections one through eight.

SINGLE FAMILY A detached building containing only one dwelling unit or a building containing two units in Harbor Point Estates.

Planning Areas referenced herein are shown on the attached PUD plan which is included solely for the purpose of identifying the Planning Areas and to show the general PUD concept. In general the Planned Unit Development includes:

1. **Marina.** Total boat slips shall not exceed 223.
2. **Harborside East Area.** The maximum number of residential units in Harbor Side East shall not exceed 75. The maximum number of *Condo* units shall not exceed 75. The maximum number of *Apartment* units shall not exceed 75. The maximum number of buildings shall not exceed 30. The maximum number of units per building shall not exceed 25. Building *height* shall not exceed 35 feet.
3. **Lakeview Area.** The maximum number of residential units in Lakeview shall not exceed 110. The maximum number of residential buildings shall not exceed 14. The maximum number of units per building shall not exceed 12. Building *height* shall not exceed 39 feet. A greenbelt separation shall be required in this area where it adjoins property not owned by the developers. This greenbelt shall be a minimum of ten feet wide. Accessory buildings are allowed and may encroach into the setback and greenbelt.
4. **Harbor Point Estates Area.** The maximum number of residential units in Harbor Point Estates shall not exceed 10. The maximum number of buildings shall not exceed 10. The maximum number of units per building shall not exceed 2. The Aggregate square footage of all building area (not including decks) shall not exceed 25,000 square feet. Building *height* shall not exceed 30 feet. A greenbelt separation shall be required in this area where it adjoins property not owned by the developers. This greenbelt shall be a minimum of

ten feet wide. A 63 foot setback shall be maintained from the extended centerline of Fourth Avenue. There shall be no *Condos* or *Apartments*. The southernmost two units shall be detached *single family*, and the balance shall be limited to *single family* detached or two attached *single family*.

5. **Harbor Village Estates Area.** The maximum number of residential units in Harbor Village Estates shall not exceed 34. The maximum number of buildings shall not exceed 35. The aggregate square footage of all first floor living area shall not exceed 45,000 square feet. All residential units shall be detached *Single Family*. Building *height* shall not exceed 25 feet. A greenbelt separation shall be required in this area where it adjoins property not owned by the developers. This greenbelt shall be a minimum of ten feet wide.
6. **Village Inn Area.** *(Brook Harbor)* The maximum number of residential units in the Village Inn area shall not exceed 72. The maximum number of residential buildings shall not exceed 16. The maximum number of units per building shall be 8. Building *height* shall not exceed 35 feet. Non residential buildings are subject to additional review during detailed *Planning Area Review*.
7. **Harborside West.** The maximum number of residential units in the Harborside West area shall not exceed 28. The maximum number of buildings shall not exceed 8. The maximum number of units per building shall not exceed 8. Building *height* shall not exceed 35 feet. A minimum setback of 20 feet from the right-of-way of Lakeshore Drive shall be maintained.
8. **Lakeshore.** The maximum number of residential units in the Lakeshore area shall not exceed 44. The maximum number of buildings shall not exceed 20. The maximum number of units per building shall not exceed 8. Building *height* of the North three buildings shall not exceed 32 feet. Building *height* of the remaining buildings shall not exceed 39 feet. A minimum setback of 20 feet from the right-of-way of Lakeshore Drive shall be maintained.
9. **Meadow Pond and Landscaping.** The Landscaping concept is approved as shown on the attached dated plan with final approval reserved for detailed *Planning Area* review.
10. Parking requirements shall be as provided in the zoning ordinance, except that one parking space shall be required for each *Apartment* unit.
11. Those parts of Section 8804.B.4 of the zoning ordinance which address water setback areas and slopes are waived through prior rights under the existing PUD. This grandfathering of rights is granted in the interest of bringing the project under the current zoning ordinance.
12. Commercial activity within the Harbor Village project shall be limited to the Village Inn Area and, for Ship store and gas dock only, Harborside East Area. Commercial activity shall be limited to the following identified activities, each of which shall be limited to a maximum of 3000 square feet of gross floor area.
 1. Restaurant
 2. Retail

3. Lounge
4. Ship store and gas dock

The total square footage of all commercial activities shall be limited to 10,000 square feet.

Administration, Property Management, and related activities and facilities (such as Clubhouse, Fish Cleaning, Exercise Room, Etc.) are permitted, but are not considered commercial activities.

13. Unit sizes are not subject to the minimums established in section 4204.E of the Zoning Ordinance.
14. Maximum densities provided for are limited by contractual maximum densities for the entire project. Gross project land area is 47.5 acres and net land area in the project is 41.8 acres. The following land requirements apply using net acreage: 1/3 acre per *Single Family* dwelling (detached or attached), 1/10 acre per *Condo* unit, and 1/16 acre per *Apartment*.
15. Foundation coverage is limited by the Development Agreement to 11.88 acres.
16. With the exceptions noted herein, a 25 foot setback shall be maintained from the right-of-way of all public roads.
17. No building shall be closer than 15 feet from another building, and there shall be at least 20 feet of building separation on three sides of each building.

TRANSFER OF PERMIT

This permit is transferable only in accordance with Article 86, Section 8614 of the ordinance.

EXPIRATION OF PERMIT (as per Article 86 Section 8616):

This permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. This permit will expire on the occurrence of one or more of the following conditions:

- A. If replaced or superseded by a subsequent Special Use Permit.
- B. If the applicant requests the rescinding of the permit.
- C. If the use is abandon, moved or vacated for a period of one (1) year. Notice of the expiration shall be given to the property owner in writing.

VIOLATIONS OF PERMIT (see Article 86 Section 8617):

Any violation of the terms, conditions or limitations of this permit shall be cause for revocation or suspension of the permit by the City Council.

(Continued on Reverse Side)

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

April 6, 1995

The regular meeting of the Manistee City Planning Commission was held on April 6, 1995 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, M. Fatke, R. Franckowiak, J. Gaviński, K. Harless,
D. Johnson, J. Lakos, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Ben Bifoss (City Manager)
Denise Jensen (City Office)
Duane Jones (City Council)
Bob Turek (Station WMTE)
Others as shown on the attached attendance list.

NEW MEMBER:

Mike Fatke was welcomed as a new member of the Planning Commission.

PUBLIC HEARING:

There was no public hearing on the meeting agenda.

SITE PLAN REVIEWS:

Lakeshore Four (Harbor Village) - Based on complete compliance with the PUD, it was moved by J. Lakos, supported by R. Franckowiak that "The site plan titled Lakeshore Four, dated March 1995 be approved". The motion passed unanimously.

Harborpoint Estates (Harbor Village) - Based on complete compliance with the PUD, it was moved by R. Bauman, supported by K. Harless that "The site plan titled Harbor Point Estates Preliminary Site Plan, dated 3/16/95 be approved". The motion passed unanimously.

Harborside West (Harbor Village) - The site plan discussion was divided into two areas; one associated with the construction of a new duplex unit, and the other associated with increasing the total number of buildings from eight as identified in the PUD to an allowable total of 13. Based on complete compliance with the PUD, it was moved by K. Harless, supported by J. Lakos that "The site plan titled Harborside West Building Areas #1 - #7, dated 3/25/95 be approved". The motion passed unanimously. Following a general discussion, and a poll of Commission members which indicated unanimous agreement that the increased number of buildings is not a "substantive" change to the PUD, it was moved

by R. Franckowiak, supported by R. Bauman that "The Planning Commission recommend to the City Council that the PUD be revised to allow 13 buildings in Harborside West as shown on the site plan titled Harborside West Preliminary Site Plan, dated 3/25/95 without the need for a public hearing". The total number of residential units will not be increased. The motion passed unanimously.

Pond - Phase I (Harbor Village) - Based on complete compliance with the PUD, it was moved by J. Lakos, supported by M. Fatke that "The site plan titled Harbor Village Pond-Phase I (undated) be approved". The motion passed unanimously.

Construction Trailer (Harbor Village) - Concern was expressed by Commission members that the proposed new location of construction trailers (and future maintenance building) as shown on the site plan may have a negative impact on nearby neighbors. For that reason, and because the residents have always been advised that the area would contain single family dwellings, it was decided to table the item pending input from a public hearing. The hearing was scheduled for April 20, 1995 at 7 PM in Council Chambers.

(Due to a stated possible conflict of interest, J. Gavinski abstained from all discussion and voting on the above site plan reviews.)

CITIZEN QUESTIONS AND CONCERNS:

Concern was expressed over the exterior conditions of the residence and yard at 196 Washington St. The Planning Commission took note of the situation, and advised the complainant that the proper course of action was to file a complaint with the Code Administrator. No other citizen questions or concerns were expressed at the meeting.

MINUTES:

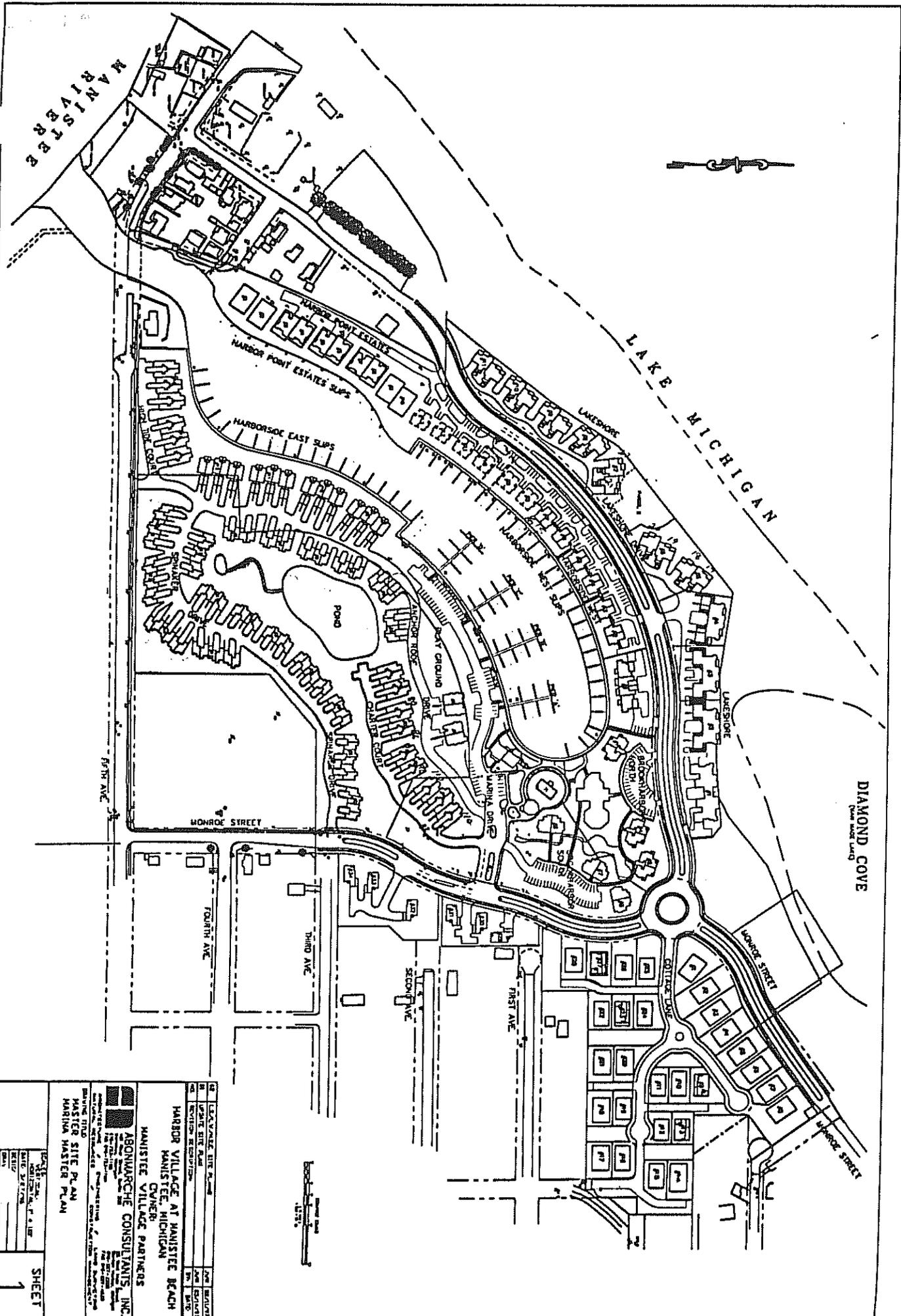
It was moved by J. Lakos, supported by D. Johnson, that "The minutes of the March 2, 1995 meeting be approved". The motion carried.

UNFINISHED BUSINESS:

LISC - No action was required, or taken on this matter. Work is being performed by the Consultants to enter the information desired by the LIS Committee. When data entry is complete, a meeting will be scheduled with the Committee to review the first draft of the System.

Proposed Amendment to I-1 (Cemetery) - Following discussion it was moved by R. Bauman, supported by J. Gavinski to "Recommend to the City Council that they approve the 3/17/95 draft Amendment to the Manistee Zoning Ordinance to change the Zoning Map, add an additional definition, and to add a Cemetery Zoning District". The motion passed unanimously".

Proposed Amendment to High Risk Erosion Section - The State legislation which establishes new High Risk Erosion requirements provides for enforcement by either the Michigan DNR, or by local government. At the March 2, 1995 meeting the Planning Commission approved a change to the City Zoning Ordinance to provide local enforcement. However, additional review has indicated that several of the proposed units at Harbor



<p>ABONIMACHE CONSULTANTS, INC. 1000 W. WASHINGTON ST. S.W. GRAND RAPIDS, MI 49503 TEL: (616) 941-1111</p>	
<p>HARBOR VILLAGE AT MANISTEE BEACH MANISTEE, MICHIGAN OWNER: MANISTEE VILLAGE PARTNERS</p>	<p>DATE: 11/11/11 DRAWN BY: J. B. BENTLEY CHECKED BY: J. B. BENTLEY SCALE: AS SHOWN</p>
<p>MASTER SITE PLAN MARINA MASTER PLAN</p>	<p>SHEET 1 OF 1 SHEETS</p>

SITE PLAN REVIEW

NAME: Harbor Village/Brookharbor
(Village Inn Area on PUD)

PROPOSED USE: Pool and Spa
ZONING DISTRICT: R-2 (PUD)

PARCEL CODE: Will replace building #2 & #3

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	COMPLIANCE NO
PARCEL SIZE:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25' from Right-of-Way of Public Roads		<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	15 feet from another building and there shall be at least 20 feet of building separation on three sides of each building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	n/a		<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a		<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	35'		<input type="checkbox"/>	<input type="checkbox"/>
PARKING:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:			<input checked="" type="checkbox"/>	<input type="checkbox"/>

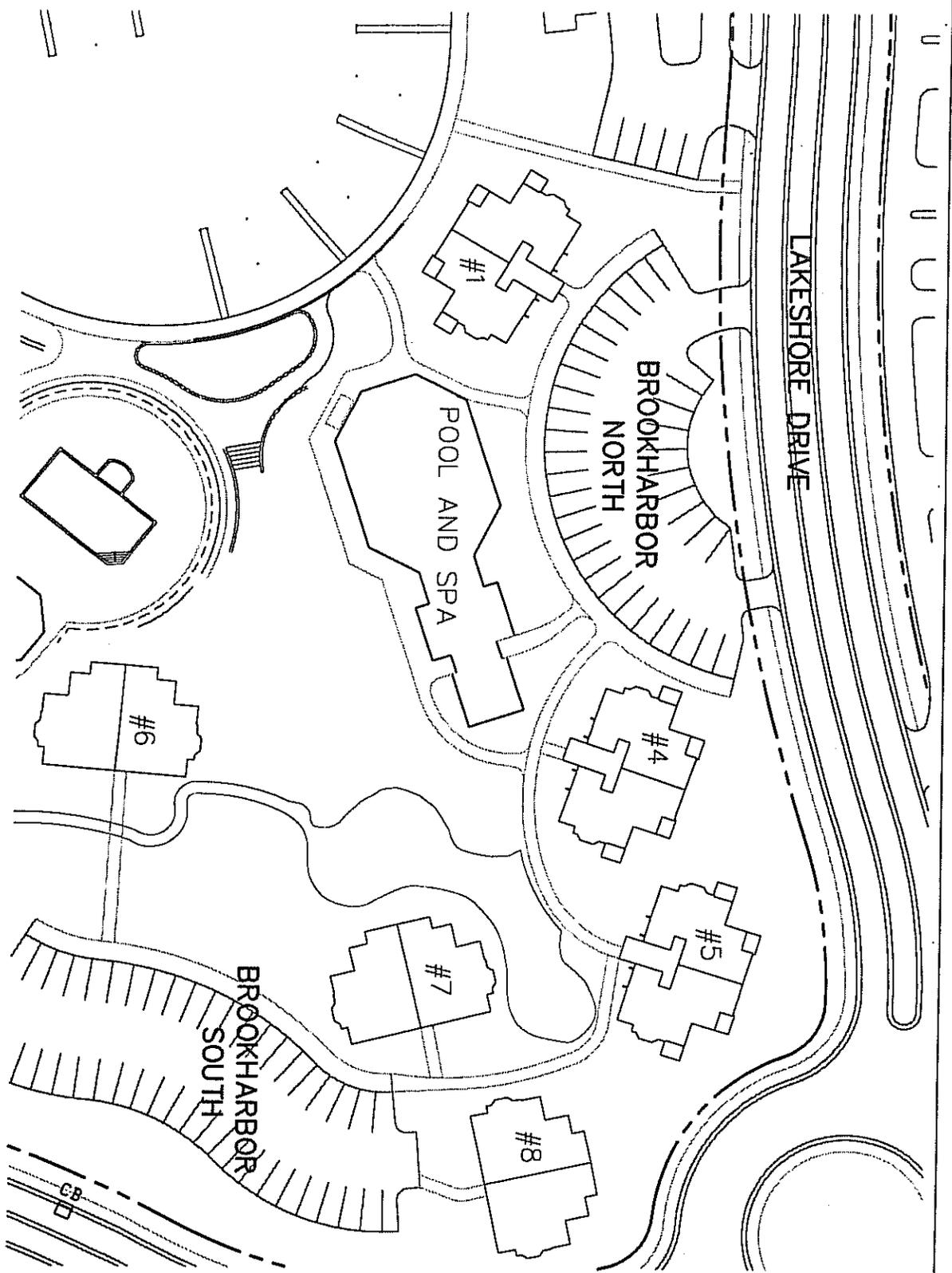
SPECIAL DISTRICTS

	APPLIES?		APPROVED?		
	YES	NO	YES	NO	
HISTORIC OVERLAY:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Pending)
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development Officer

DATE: January 29, 1998

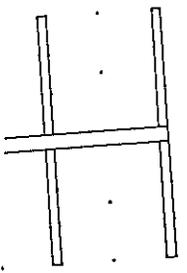


NO.	REVISION DESCRIPTION	BY	DATE
1	HARBOR VILLAGE AT HANSTEDE BEACH HANSTEDE VILLAGE PARTNERS 180 HANDEW DRIVE, HANSTEDE, NJ ARONKUPROCHE CONSULTANTS, INC. 1000 ROUTE 100, SUITE 200 HANSTEDE, NJ 07030 TEL: 908-527-1000 FAX: 908-527-1001 WWW.ARONKUPROCHE.COM		
PROJECT TITLE: HARBOR VILLAGE AT HANSTEDE BEACH DRAWING TITLE: BROOKHARBOR COMPONENTS POOL AND SPA COMPLEX SITE PLAN			
SCALE:	DATE:	SHEET	
1" = 30'	10/10/08	1	



LAKE SHORE DRIVE

HARBORSIDE WEST CONDOMINIUMS



NO.	REVISION DESCRIPTION	DATE
1	HARBOR VILLAGE AT HARBOR BEACH	
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100	HARBOR VILLAGE AT HARBOR BEACH	

SHEET 1

SITE PLAN REVIEW

NAME: Harbor Village/Lakeshore

PROPOSED USE: Multi Family
 ZONING DISTRICT: R-2 (PUD)

PARCEL CODE: Buildings #8 - #11

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	COMPLIANCE NO
PARCEL SIZE:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	A minimum 20 feet from the right-of-way of Lakeshore Drive shall be maintained.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	15 feet from another building and there shall be at least 20 feet of building separation on three sides of each building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	n/a		<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a		<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	39'		<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:			<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?		
	YES	NO	YES	NO	
HISTORIC OVERLAY:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Pending)
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

OTHER:

REVIEWED BY: 
 Jeff R. Rose/Community Development Officer

DATE: January 29, 1998

SITE PLAN REVIEW

NAME: Harbor Village/The Cottages PROPOSED USE: Single Family
 (Harbor Village Estates Area on PUD) ZONING DISTRICT: R-2 (PUD)

PARCEL CODE: Building #29 - #34 USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25' from Right-of-Way of Public Roads		<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	15 feet from another building and there shall be at least 20 feet of building separation on three sides of each building. A 10' greenbelt separation shall be required where it adjoins property not owned by the developers.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	n/a		<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a		<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	25'		<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:			<input checked="" type="checkbox"/>	<input type="checkbox"/>

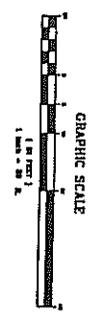
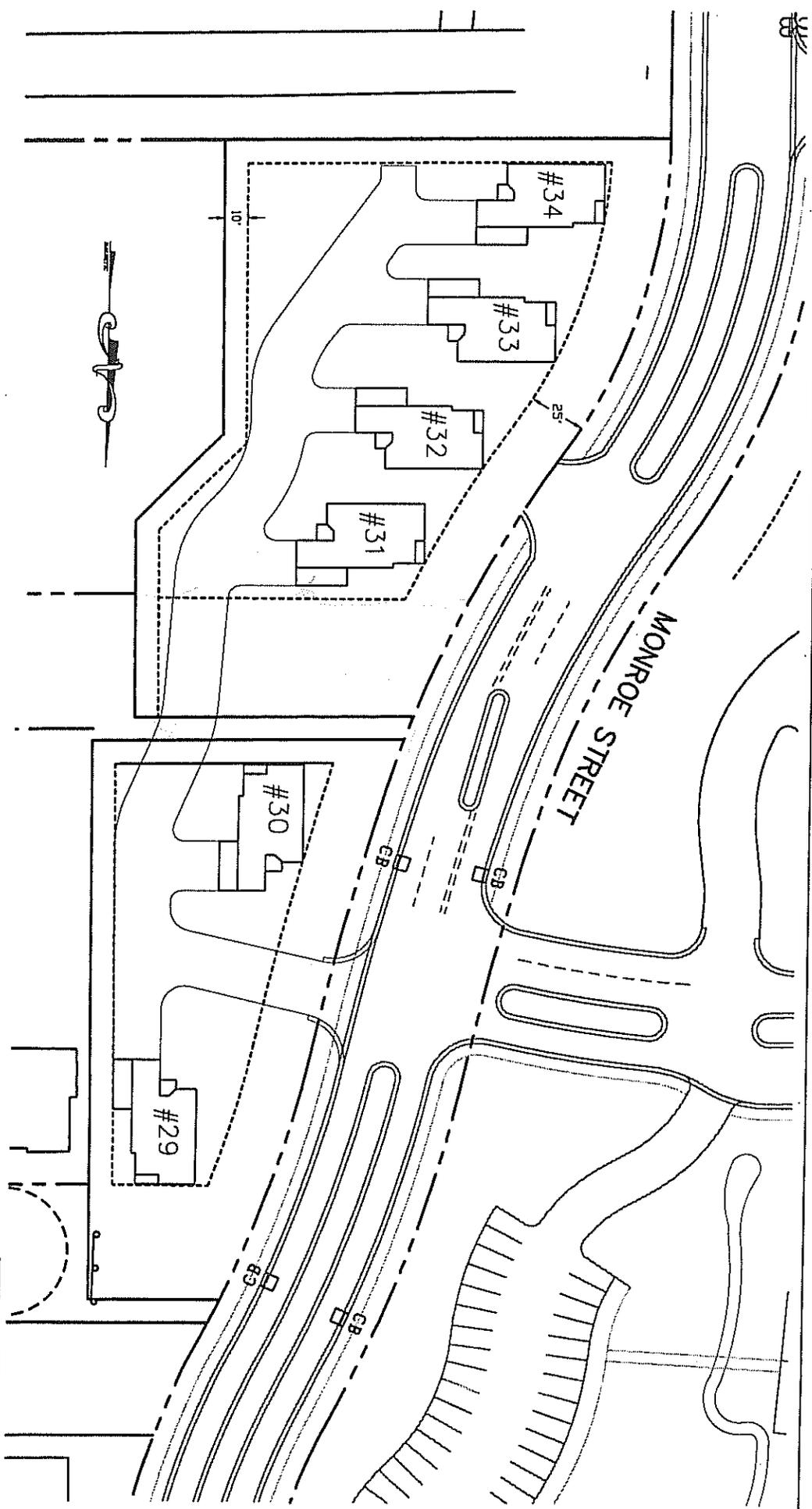
SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

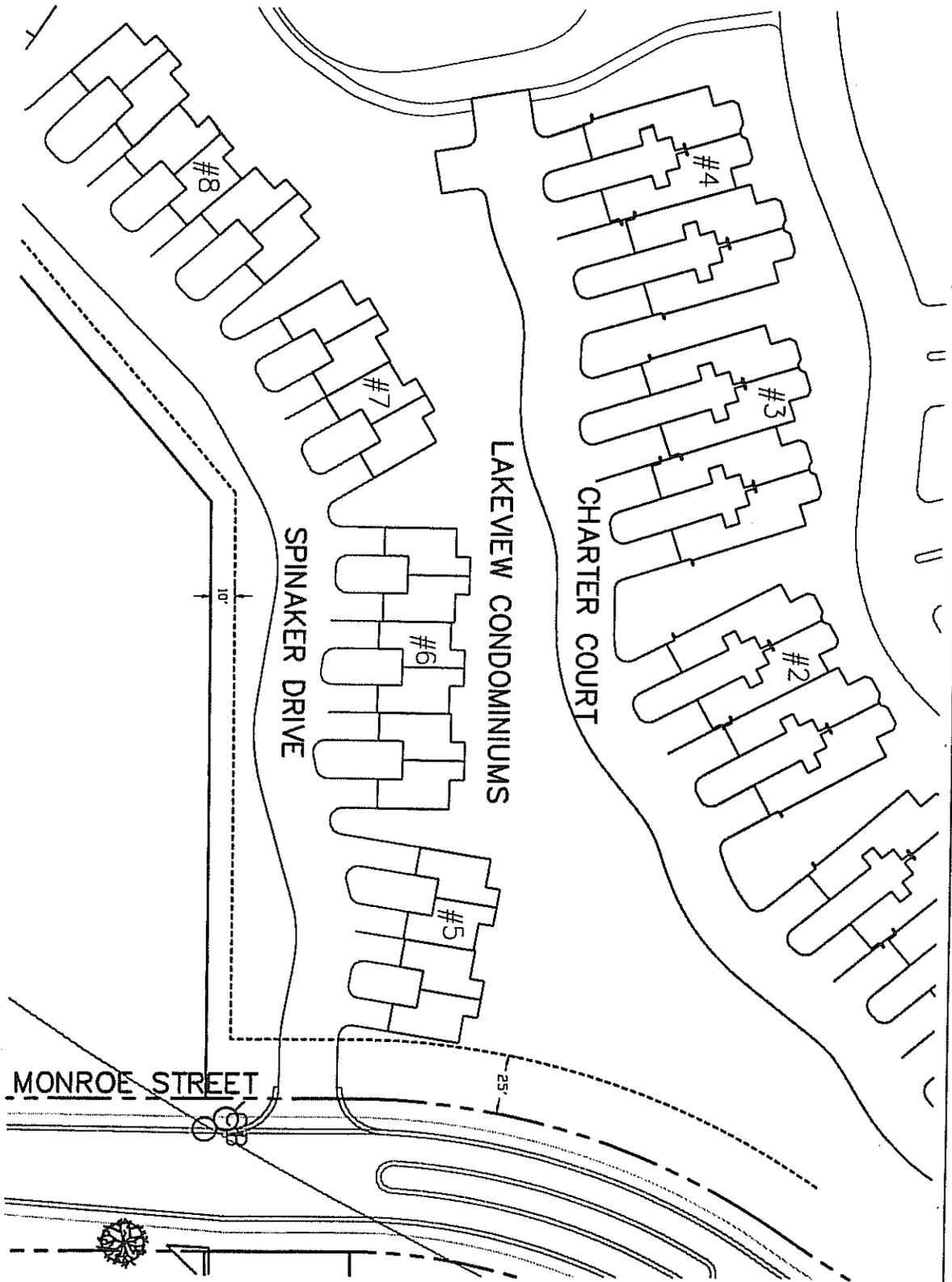
OTHER: Private Street crossing sidewalk need more research. Recommend approval of #29 & #30 only.

REVIEWED BY: Jon R. Rose
 Jon R. Rose/Community Development Officer

DATE: January 29, 1998

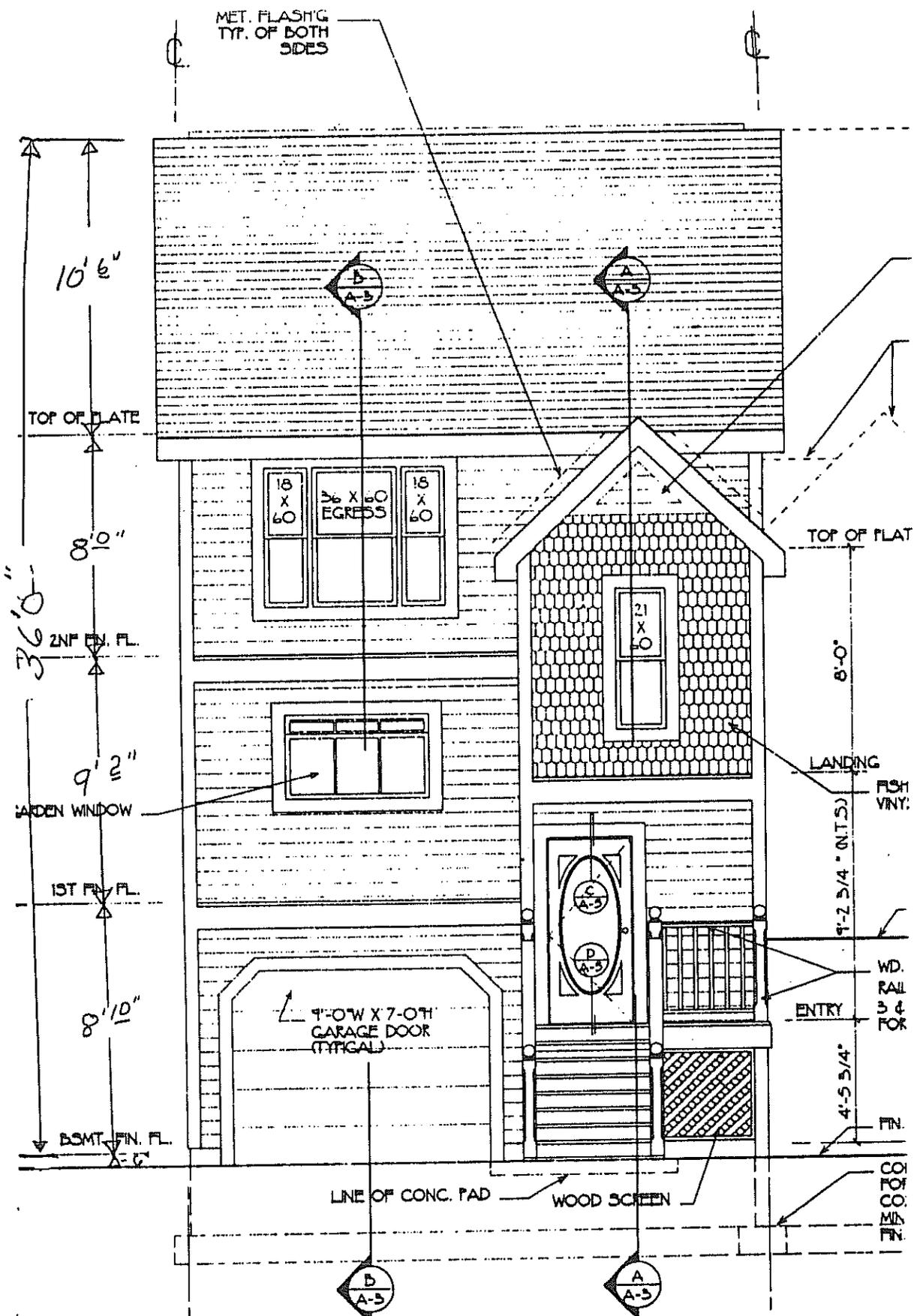


NO.	REVISION DESCRIPTION	BY	DATE
HARBOR VILLAGE AT MAUNSTEET BEACH MAUNSTEET VILLAGE PARTNERS 100 HARBOR DRIVE, MAUNSTEET, NJ ABONNANCE CONSULTANTS, INC. ENGINEERING & ARCHITECTURE 100 HARBOR DRIVE, MAUNSTEET, NJ 08053 TEL: 609-261-1100 FAX: 609-261-1101 WWW.ABONNANCE.COM			
DRAWING TITLE THE COTTAGES BUILDINGS 829 - 834 SITE PLAN			
DATE	SCALE	SHEET	
		1	



NO.	REVISION DESCRIPTION	BY	DATE
1	HAZARD VILLAGE AT HAZARD BEACH OWNER: HAZARD VILLAGE PARTNERS 100 WARDIA DRIVE, HAZARDELL, NJ ARCHITECTURE CONSULTANTS, INC. 100 WARDIA DRIVE, HAZARDELL, NJ 07033-1000 TEL: 908-426-1000 FAX: 908-426-1001 WWW.HAZARDVILLAGE.COM		

PROJECT:	LAKEVIEW CONDOMINIUMS
DATE:	BUILDING 05 - 07
TYPE:	SITE PLAN
SCALE:	AS SHOWN
SHEET:	1



① FRONT ELEVATION
SCALE 1/4" = 1' - 0"

SEE 3/A-2 F
SIMILAR NOT!

