



Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

PLANNING DEPARTMENT

(616) 723-6041
FAX (616) 723-1718
plan@mufn.org

Meeting at:
7pm
Thursday,
April 23, 1998
in:
City of Manistee City Hall
70 Maple Street
Manistee, Michigan

AGENDA
JOINT SPECIAL MEETING OF
MANISTEE CITY PLANNING COMMISSION
MANISTEE TOWNSHIP ZONING BOARD

- A. Call to Order.
- B. Public Participation.
 - 1. Anyone wishing to address the City of Manistee Planning Commission and/or Manistee Township Zoning Board.
- C. New Business and Communications.
 - * 1. Manistee Renaissance [industrial] Park
Front Yard set-back/parking
 - 2. Water and Sewer
 - 3. City Master Plan
 - 4. Other Business from City of Manistee Planning Commission or Manistee Township Zoning Board members or their staff.
- D. Adjourn

CITY OF MANISTEE
MEMORANDUM

TO: Planning Commission Members

FROM: Jon Rose 
Community Development Officer

DATE: April 17, 1998

RE: Worksession, Thursday, April 23, 1998

The Agenda for the Worksession of Thursday, April 23, 1998 will be mailed by Kurt Schindler's Office next week. This is the joint Worksession that we will hold with Manistee Township's Planning Commission.

If you have any questions please call us at 723-2558. We will see you at the Worksession.

:djm

WHY A SPORTSPLEX ??

To improve the Quality of Life for all citizens of Manistee County.

What will be included in the Sportsplex?

Indoor facility including the following:

0 Depth Pool

Lane Pool

Ice Rink

Conference Room

Walking track around rink

Concession Area

Office

Locker rooms

Outside facilities:

Soccer, Baseball and Softball fields

What is a 0 Depth pool?

It is a pool that begins with a few inches of water and gradually increases to a depth of 3 feet. This will allow for safe use by wheelchairs, toddlers and the physically challenged. It is an excellent resource for lessons and physical therapy.

Why a lane pool with diving end?

At this time there is no public indoor pool in the county. There is a Manistee Swim Team that has to travel to WSCC to train. The goal is that in the future all the High Schools in the county could have swim teams and the School systems could use the pool for Physical education classes. Another goal is to drown proof all children in the county. Also water aerobics classes, water instruction, free swim and eventually swim meets.

Why an ice arena?

Again in the county we have no indoor ice rink. Many citizens of our county travel to Cadillac, Traverse City and Big Rapids to get ice time. Especially after this winter when we maybe had 4 weeks of ice we see the need for indoor ice. There is a Hockey Association already established in our county. Also there is interest in figure skating and free skating.

Why all the outdoor fields?

Again no where in the county do we have enough Baseball, Softball or Soccer fields to accomodate the need and interest. With this type of complex we could attract regional and statewide tournaments and competitions.

What are the tangible benefits of the Sportsplex?

1. Increased quality of life for all the county residents
2. Enhance the efforts to attract new business and industry
3. The short term economic benefit of employment and supplies and services for the actual construction.

pg. 2

Tangible benefits continued

4. The ability to attract regional and statewide tournaments.
5. A facility that would improve the general health and fitness of all County residents
6. Possibly a rehabilitation facility.
7. Another positive outlet for our young people!
8. A central location to coordinate recreational activities for all members of the county.

How would this facility be managed and operated?

An indepent non-profit authority comprised of business persons, citizens,officials and representatives of major user groups.

April 17, 1998

To: City of Manistee Mayor, City Council Members and City Manager

From: Virginia (Gini) Pelton, Co-Coordinator of the proposed Manistee County Sportsplex

Regarding: Sportsplex as an Agenda item on April 21, 1998

As you have now read and heard there are a group of us working toward a Sportsplex for Manistee County. This group was formed as a part of the Manistee County Human Services Coordinating Body. Last October we had a session where we found one of our major goals for the County was to fill a need for activities for families to do together. We all agreed at the time that a multi-use sports facility was what the county needed. Subsequent to that meeting a number of people have met at 7 different meetings to discuss what exactly we need and how we will build it.

At our last meeting we have narrowed our goals of what will be included in the Sportsplex to:

4-Soccer Fields

4-Baseball Fields

3-Softball Fields

A walking/Rollerblading track around the whole facility

Indoor facility to include:

Lane pool with diving end

0 depth pool

Ice rink

Walking track around ice rink

Concession Area

Conference room

Locker Rooms

Office area

To accomodate the above facility we will need approximately 100 acres. We are looking at this as the original needs with hopes of developing outside biking trails, hiking and skiing trails if we are able to acquire more land.

The original and most important goals of the Sportsplex are increased quality of life for all who live in Manistee County. The fall out from this facility will be economic development through all the events that can be held in this type of facility.

We are asking you at this time to consider the 173 acres on M-55 for this complex. As a county facility this would be an ideal site. It is also within the Dial-A-Ride city fare zone and they have already indicated working a regular schedule for the out county area.

I am enclosing letters of endorsement and will bring more with drawings and more specific information for your consideration on Tuesday.

I Thank You for your time and consideration of this matter.

THE CIRCUIT COURT
FAMILY DIVISION



STATE OF MICHIGAN
19TH JUDICIAL CIRCUIT
MANISTEE COUNTY

MANISTEE COUNTY COURTHOUSE
P.O. BOX 626
MANISTEE, MICHIGAN 49660
616-723-2573
616-723-1492 (FAX)

JAMES M. BATZER
CHIEF CIRCUIT JUDGE

KRIS A. RANDALL
CIRCUIT COURT ADMINISTRATOR

CAMERON CLARK
DIRECTOR OF YOUTH SERVICES

PATRICIA VEACH
CASEWORKER

KAY KURTZ
CASEWORKER

April 17, 1998

To Whom It May Concern;

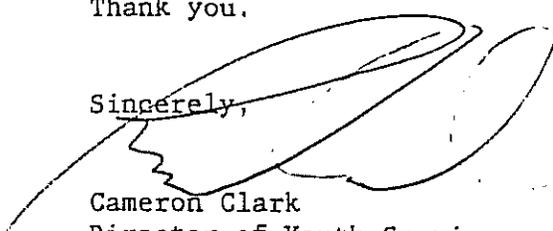
I am writing on behalf of the Family Division of the 19th Circuit Court of Manistee County to express the Court's overwhelming support of the Sportsplex Project now underway.

Over the past decade, the Court has seen a meteoric rise in the number of crimes being committed by our youth. Last year alone, the Court handled 328 complaints against juveniles. Compare this number to the scant 101 complaints received in 1991 and you can begin to see that the Court is dealing with a problem which is snowballing.

There are many reasons for the increase in juvenile crime, and certainly one of them is the lack of affordable year-round recreational opportunities in our county, especially for lower income children and families. The Sportsplex concept will go a long way toward remedying this.

The Court is hopeful that you will support the concept of the Sportsplex and assist in its realization in the necessary manner. Thank you.

Sincerely,



Cameron Clark
Director of Youth Services
Family Division, 19th Circuit Court, Manistee

BROWN TOWNSHIP

9763 Coates Highway
Manistee, MI 49660

April 16, 1998

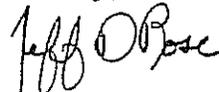
To Whom It May Concern:

At the Brown Township Board meeting last night the Board passed a motion supporting the conceptual Sports Plex plan.

Brown Township is not currently able to offer the types of recreational options to residents that would exist in the proposed facility.

We believe that this type of recreational center would have a very positive impact for all of the residents of Brown Township, particularly school aged children.

Sincerely,



Jeff Rose, Supervisor

Manistee-Benzie Community Mental Health Services

April 16, 1998

To Whom It May Concern:

A Community
Leader
since 1972

Manistee-Benzie Community Mental Health supports the concept of the proposed Sports Plex.

Accredited By:

Commission on
Accreditation of
Rehabilitation
Facilities

For a number of years we have worked with different individuals and groups to explore the possibility of such a facility within our service area. We believe that this type of facility would have a broad-based positive impact on the quality of life, and the health of the people within our service area.

A Member Of:

The National
Council
of Community
Mental
Health Centers

Additionally we provide services to a number of consumers who would be able to utilize the habilitation/rehabilitation options that the proposed facility would offer.

Michigan
Association
of Community
Mental
Health Boards

We would also be very interested in utilizing the facility for the 140 people we currently employ in Manistee and Benzie Counties and their family members covered by our wellness program.

Michigan
Association
of Rehabilitation
Organizations

If you have any questions regarding our interest in this project please feel free to contact me, or Jeff Rose at (616)723-6516.

Sincerely,

Michael Moran R

Michael Moran, C.E.O.

Administrative Offices

P.O. Box 335 • Manistee, MI 49660
(616) 723-6516 • Fax (616) 723-1504

Benzie Counseling Center

P.O. Box 201 • Benzonia, MI 49616
(616) 882-4467 • Fax (616) 882-2360

Manistee Counseling Center

395 Third St. • Manistee, MI 49660
(616) 723-1506 • Fax (616) 723-1735

Lakeshore Enterprises - Benzie

P.O. Box 238 • Benzonia, MI 49616
(616) 882-9601 • Fax (616) 882-5242

Assertive Community Treatment

P.O. Box 487 • Bear Lake, MI 49614
(616) 864-3202 • Fax (616) 864-3199

Benzie Clubhouse

76 Airport Rd. • Frankfort, MI 49635
(616) 352-5052 • Fax (616) 352-8003

Lakeshore Clinical Services

385 Third St. • Manistee, MI 49660
(616) 723-1787 • Fax (616) 723-1792

Lakeshore Enterprises - Manistee

100 S. Glocheski Dr. • Manistee, MI 49660
(616) 723-8678 • Fax (616) 723-1731

Programs are supported with Federal, State and Local funding. (E.O.E.)

MANISTEE WELDING & PIPING SERVICE INC.

321 PARKDALE AVE.

MANISTEE, MICHIGAN 49880

P.O. BOX 68

PHONE 723-2551

MANISTEE CITY HALL
70 MAPLE STREET
MANISTEE, MI 49660

Manistee City Council,

For many years we have supported and helped out various sports teams and organizations in the Manistee area.

Being a company of such background we have known and felt the need for a sports complex in Manistee.

The Proposed Sports Complex would greatly enhance the Manistee City and Outlying Areas as well as the Out County.

With these ideas in mind, we support Committee in their quest.

Very Truly Yours,



President Manistee Welding

Manistee Swim Team

April 20, 1998

City Council
Manistee, MI 49660

Dear Council Members:

Recently a group of citizens has organized itself to promote and obtain a Sports Complex for Manistee County. Included in this Sports Complex facility, is the consideration of a pool. A Sports Complex with a Olympic size swim pool would be used by our organization to hold practices and swim meet competitions.

For the benefit of the Council members who may have not heard of our organization, here is a brief history and description.

The Manistee Swim Team is an organization that is in its 23rd year of existence. The team is a recreational swim team that allows boy and girls, ages 4 to 19 to compete in a competitive swimming environment. Events are divided by age and sex so that children compete at their own level.

The Manistee Swim is a member of the West Michigan Swim League. The West Michigan Swim League is a recreational swim league that has a summer and a winter swim season. The West Michigan Swim League divides itself into divisions for dual meet competition and at the end of the season championship meets are held. The West Michigan Swim League represents 18-22 different cities from southern Grand Rapids to Manistee along the west side of Michigan. The Manistee Swim Team only participates in the Summer program.

The team originally started at the Filer City pool. The team grew and expanded through the years. It currently uses the pool facility at West Shore Community College. Pool time is purchased for each practice and swim meets. Dial-a-ride transportation time is purchased to get the team to and from the West Shore Community College.

The swim team size has fluctuated through the years from 25 to 80 swimmers. The team typically consists of 50 swimmers.

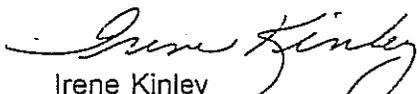
Supports comes from 4 sources: one, private donations from local business establishments and individual donations; two, Manistee Swim Team membership fees; three, fund raiser events; four, individuals donating time and resources.

Please feel free to contact us with any questions regarding this letter or our involvement in the Manistee Swim Team. Kelvin Malstrom can be reached at (616) 723-1219. Irene Kinley can be reached at (616) 723-1216. During the day, the best times to reach us is between the hours of 7:30 am. to 4:00 pm.

Sincerely,



Kelvin Malstrom
Coach, Manistee Swim Team



Irene Kinley
President, Manistee Swim Team



Human Services Collaborating Body

A Unified Approach to Building Our Community

P.O. Box 611 • Manistee, MI 49660

April 17, 1998

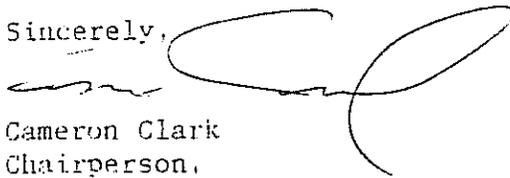
To Whom It May Concern;

I am writing on behalf of the Human Services Collaborating Body of Manistee County to express our overwhelming support of the Sportsplex Project now underway.

Communities throughout Northern Michigan have begun to understand the positive impact a recreational venue of this type can have on their areas. Aside from the obvious health and economic advantages, the overall positive effect of providing families with such a tremendous opportunity for spending quality time together cannot be overstated. A facility like the proposed Sportsplex has the advantage of serving the entire population of the county, regardless of age. The HSCB feels the people of Manistee County are deserving of a facility of this stature.

The Manistee County HSCB has a responsibility to advocate and collaborate in the development of programs and facilities which will enhance the quality of peoples' lives in the county, provide opportunities to promote healthy family values, and create recreational outlets for young and old alike. However, the HSCB is but one entity and needs your support to make the Sportsplex concept a reality for the citizens of Manistee County. Working together we can leave a lasting impression. Thank you.

Sincerely,


Cameron Clark
Chairperson,
Manistee HSCB



SHERIFF Edward A. Haik, Jr.
ADMIN 616-723-8393
FAX 616-723-1498

SHERIFF'S DEPARTMENT • 1525 E. Parkdale Ave. • Manistee, MI 49660

April 20, 1998

Manistee City Council
Manistee City Hall
550 Maple St.
Manistee, MI 49660

Dear Council Members:

On April 21, 1998 various representatives of this community will make a request for a donation by the Manistee City Council. The request of a donation of 173 acres of City owned land will be for a "Sportsplex" Center. I would like to give my endorsement, along with the entire Manistee County Sheriff Department, for this most worthwhile project.

The development of youth in this county is everyone's responsibility. All youth must be given the chance and opportunity to develop both physically as well as emotionally. A center such as the one being proposed will give our youth an alternative way to grow physically and mentally.

I would hope that the City Council will see the advantage of having such a facility in our immediate area. Your donation of the land will send a strong message to the community of your commitment to the next generation of leaders in Manistee County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Haik', written over a white background.

Ed Haik
Sheriff

cc. Manistee County Board of Commissioners



JOHN ENGLER, GOVERNOR
DEPARTMENT OF STATE POLICE
COL. MICHAEL D. ROBINSON, DIRECTOR

April 21, 1998

Manistee County Sportsplex Committee
Manistee, MI 49660

Dear Sportsplex Committee:

The purpose of this correspondence is to express my support for the construction of a multi-sports complex within Manistee County. The personnel at the Michigan State Police Post in Manistee, including myself, fully endorse this project.

As law enforcement officials we are concerned about the recent statistics which show an overall drop in violent criminal activity statewide, but the area of violent juvenile crimes shows a sharp increase. The illicit substance use among Manistee County 12th graders is 51% having used substances sometime in the last 12 months, the national average is 39%. Additionally, last year Manistee State Police Post personnel arrested over 100 juveniles under the age of 17. This year almost 30 such arrests have taken place. I believe that a great deal of these problems have to do with the lack of productive activities for youth, this is especially true after school and when school is not in session. Compounding these problems is a lack of mentoring opportunities, which would show area youth how to become productive members of society.

Therefore, as both a private citizen and the post commander of the Manistee State Police Post, I, as well as my staff, are in full support of this project. If I can be of further assistance please call me at (616) 723-3535.

Sincerely,

A handwritten signature in black ink, appearing to read "7/lt B. Postma".

BRIAN J. POSTMA, FIRST LIEUTENANT
Commanding Officer
State Police Manistee



DECLARATION OF PROTECTIVE COVENANTS

This declaration made this ____ day of _____, 1997 by the City of Manistee, a municipal corporation with a principal office at 70 Maple Street, Manistee, Michigan 49660, hereinafter referred to as the "City";

WITNESSETH:

WHEREAS, the City owns certain real property located in Manistee Township, Manistee County, Michigan, commonly called Manistee Renaissance Park, and desires to create easements, restrictions, covenants and conditions affecting such property for the purpose of developing the same as an Industrial Park, and for the mutual benefit of the purchasers.

NOW, THEREFORE, the City of Manistee hereby declares that the property described below, is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements and obligations hereinafter set forth.

ARTICLE I

Section 1.0 The following words and terms, when used in this Declaration (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1.1 "Properties" shall mean and refer to the property described in Attachment A.

Section 1.2 "Lot" shall mean and refer to a subdivided lot in Manistee Renaissance Park (described by meets and bounds until the plat is completed).

Section 1.3 "Owner" shall mean and refer to the owner of record, whether one or more persons, firms, associations, corporations or other legal entities, of the fee simple title to any lot but shall not mean or refer to the mortgagee unless and until such mortgage has acquired title pursuant to foreclosure proceedings or any proceeding in lieu of foreclosure; nor shall the term "Owner" mean or refer to any lessee or tenant of an Owner. In the event of a land contract covering a lot, the holder of the land contract vendee's interest shall, in the absence of an agreement between the vendor and vendee to the contrary, be considered the Owner and the land contract vendor shall have the rights of a mortgagee under this Declaration.

ARTICLE II INTENDED USE

Section 2.1 The properties shall be used only for industrial, manufacturing, warehousing, distribution or research center purposes. It is the intent of this restriction to encourage the use of this

land in such a way that it will create and maintain industrial and manufacturing employment. The properties shall not be used for residential purposes, nor shall the retail sale of any merchandise or services take place within the Industrial Park. The retail sale of food, beverages and other such convenience items to occupants and employees is permitted, so long as these items are not offered for sale to the general public.

Section 2.2 The properties must be used only in compliance with the laws and ordinances of the Township of Manistee, Manistee County, the State of Michigan and the United States.

ARTICLE III **COMMENCEMENT OF CONSTRUCTION**

Section 3.1 Each Owner shall commence construction in accordance with approved plans within one year after the date of purchase of a lot from the City and complete construction within eighteen months from the date of said purchase. In the event an Owner is prevented from commencing or completing construction within the time herein provided, by cause or causes beyond his, her or its control, the period allowed for commencing or completing construction may be extended at the discretion of the City for a period equal to the time lost as a result of such cause or causes beyond its control.

Section 3.2 Failure to comply with these provisions shall give the City the right to repurchase property. The price shall be established at the purchase price, less the amount of any outstanding mortgages or other encumbrances against the property.

ARTICLE IV **RESALE RIGHTS**

Section 4.1 No Owner of a vacant lot shall sell or lease the lot to any third party without the written consent of the City. In the event the Owner of a vacant lot desires not to proceed with development, the City and its successors and assigns, retain the option to refund the purchase price, less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or reconveyance, and enter into possession of the land. This section is not intended to prohibit the transfer of said property to a company, real estate, or holding corporation, but such transfer shall be subject to all the restrictions herein contained, including this paragraph. It is the intent of this section to prohibit or prevent parties from holding unimproved land for speculative purposes.

Section 4.2 Any Owner of an improved or developed lot may convey said property to a third party, subject only to the covenants and restrictions contained in this Declaration.

ARTICLE V
CONSTRUCTION LIMITATIONS

Section 5.1 All construction on the properties shall be subject to the following:

(a) Site Plan and Use, Review and Approval. The City retains the right of review and approval regarding any planned use or change of use of the lot, any proposed buildings and additions thereto and site development of the properties. This review and approval will continue until all lots have been sold. The following documentation shall be submitted to the City of Manistee Zoning Administrator in connection with a review and approval request.

1. A site plan of the lot drawn to the same requirements as the Manistee Township zoning ordinance site plans.
2. The site or building plan shall include elevations of all building sides showing windows, doors, architectural treatment and materials.

(b) Buildings constructed on the lots and uses conducted therein shall also conform to the standards specified by the Township of Manistee zoning ordinance and applicable construction codes.

(c) The exterior material on the front wall and 20 feet of the adjacent side walls must be brick, decorative metals or plastic panels or an equivalent design to provide an attractive facade. Buildings constructed on corner lots shall be considered as having two fronts.

(d) When walls other than described in (c) above are constructed of light-weight aggregate or concrete block, such walls shall be finished in stucco, granite or other decorative equivalent, the joints shall be tooled and the walls shall be painted.

Section 5.2 Utilities. All wires and utilities shall be located underground.

Section 5.3 Access. No driveway access to Caberfae Highway shall be permitted. The side of lots which abut M-55 shall be considered the rear yard. All access shall be from Eastlake Road, Pine Creek Road or interior roads.

Section 5.4 Setbacks. The requirements of the Manistee Township zoning ordinance apply. Buildings and structures shall be set back a minimum of 100 feet or more from the Caberfae Highway right-of-way.

ARTICLE VI GENERAL RESTRICTIONS

Section 6.1 Storage. All goods, equipment, supplies or other materials shall be stored in completely enclosed buildings except that raw materials used in the ordinary course of business and finished or semi-finished products may be located outside of buildings on the rear one-quarter of said property. Such storage shall be contained in bins and/or screened by a wall or fence at least six feet in height. Materials stored shall not extend above the screening wall or fence and shall be shielded from view outside of the lot boundaries.

Section 6.2 Fencing. All fencing for screening, security or other purposes shall be attractive in appearance and shall be industrial-type fencing of galvanized or non-ferrous materials or decorative masonry wall. The required or minimum front yard, and those side yards which abut public streets shall not be fenced.

Section 6.3 Landscaping. Land outside the building and surface parking areas shall be landscaped and maintained in a healthy growing condition. Many of the areas of the Renaissance Park are wooded and the Grantee agrees that he will preserve existing trees and wooded areas to the extent that it does not affect the desired development of building or parking areas. Trees within the Caberfae Highway setback shall receive special consideration consistent with the needs of the development.

Section 6.4 Lighting. All exterior lighting shall be designed to confine illumination within the lot boundaries. Indirect and low level exterior lighting is desired.

Section 6.5 Off-Street Parking. No parking shall be permitted on any public or private street or road or any place other than designated paved parking areas. Each Owner shall be required to provide off-street parking for all employees, customers and visitors.

(a) All driveways and parking areas shall be surfaced with concrete or asphalt and drained to maintain storm run-off within each property.

(b) Off-street parking areas shall be used for the parking of passenger vehicles or commercial and other vehicles incidental to the operation conducted on the property. No commercial repair work or any service of any kind shall be conducted on such parking areas.

Section 6.6 Signs. The following sign requirements and restrictions shall apply to the properties in addition to sign regulations of the Township of Manistee.

- (a) All signs shall be ground mounted and shall not exceed six feet in height.
- (b) Signs shall include the address number in a prominent position visible from the road.

Section 6.7 Maintenance of Property. Owners shall keep their lots, buildings and improvements in a safe, clean, healthful and attractive condition and shall comply in all respects to all government, health and police requirements.

ARTICLE VII GENERAL PROVISIONS

Section 7.1 Duration. The Covenants and Restrictions set forth in this Declaration shall run with and bind all the properties described in Article I hereof, and shall inure to the benefit of and be enforceable by the Owners of any land subject to this Declaration, their respective successors, assigns, heirs, executors, administrators, and personal representatives, for a period of twenty (20) years from the date this Declaration is recorded in the office of the Manistee County Register of Deeds, at the end of which period such Covenants and Restrictions shall automatically be extended for successive periods of ten (10) years each, unless at least two-thirds of the Owners of the lots at the time of the expiration of the initial period, or of any extension period, shall sign an instrument, or instruments, in which they shall agree to change said Covenants and Restrictions in whole or in part, but no such agreement shall become binding unless written notice containing the terms of the proposed agreement is sent to the Owner of every lot at least ninety (90) days in advance of the action taken in authorizing said agreement; and, in any event, any changes contained in such agreement shall not become binding and effective until six (6) months after the recording of the aforesaid fully executed instrument or instruments containing such agreement, unless all the Owners agree in writing to a different effective date.

Section 7.2 Notice. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent, and notice thereby given, when mailed, by regular mail, with first class postage prepaid, addressed to the Owner at the last known address as it appears on the records of the Township Assessor at the time of such mailing. Notice to one of two or more co-owners of a lot shall constitute notice to all co-owners.

Section 7.3 Enforcement. The City, its successors and assignees, may enforce these Restrictions by restraining order or may prosecute at law or in equity a suit for damages or other remedy which the City, its successors or assignees, may have. Enforcement of these Covenants and Restrictions shall be by any appropriate proceeding in law or equity in any court or administrative tribunal having jurisdiction, against any person or persons, firm or corporation violating or attempting to violate or circumvent any Covenant or Restriction. Failure by any Owner to enforce any Covenant or Restriction herein contained for any period of time, shall in no event be deemed a waiver or estoppel of the right to thereafter enforce the same.

Section 7.4 Powers of the City. All the powers, rights and privileges granted and reserved to the City hereunder shall be exercisable by the City until such time as the City shall have sold all the lots. Thereafter all the said powers, rights and privileges shall be exercisable to the full extent thereof by the Owners.

Section 7.5 Severability. Should any covenant or restriction herein contained, or any article, section, subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal, or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction over the parties hereto and the subject matter hereof, such judgement shall in no way affect the other provisions hereof which are hereby declared to be severable, and which shall remain in full force and effect.

IN WITNESS WHEREOF, the Owners have caused this instrument to be executed the day and year first above written.

Signed and Acknowledged in the
Presence of:

CITY OF MANISTEE RENAISSANCE PARK
70 Maple Street, Manistee, Michigan 49660

Witness:

By: Mayor Lorraine G. Conway

Witness:

By: Kenneth J. Oleniczak, Clerk/Treasurer

STATE OF MICHIGAN)
) SS
COUNTY OF MANISTEE)

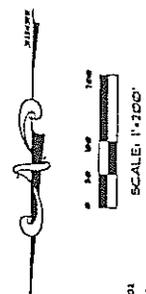
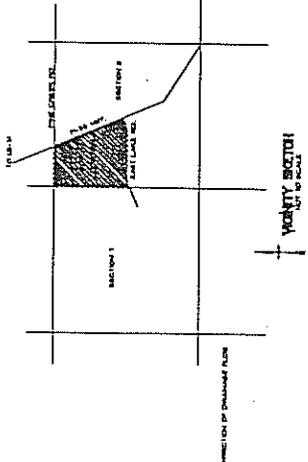
On _____, 19____, before me, a Notary Public in and for said County, personally appeared Lorraine G. Conway and Kenneth J. Oleniczak, to me known to be the same person(s) described herein and who executed the within instrument, who acknowledged the same to be executed of their own free act and deed.

Michelle Rybicki, Notary Public
Manistee County, Michigan
My Commission Expires: July 27, 1998

PREPARED BY: Bruce Gockerman, City Attorney (P14066)
 Gockerman Wilson Saylor & Hesslin
 414 Water Street
 Manistee, Michigan 49660

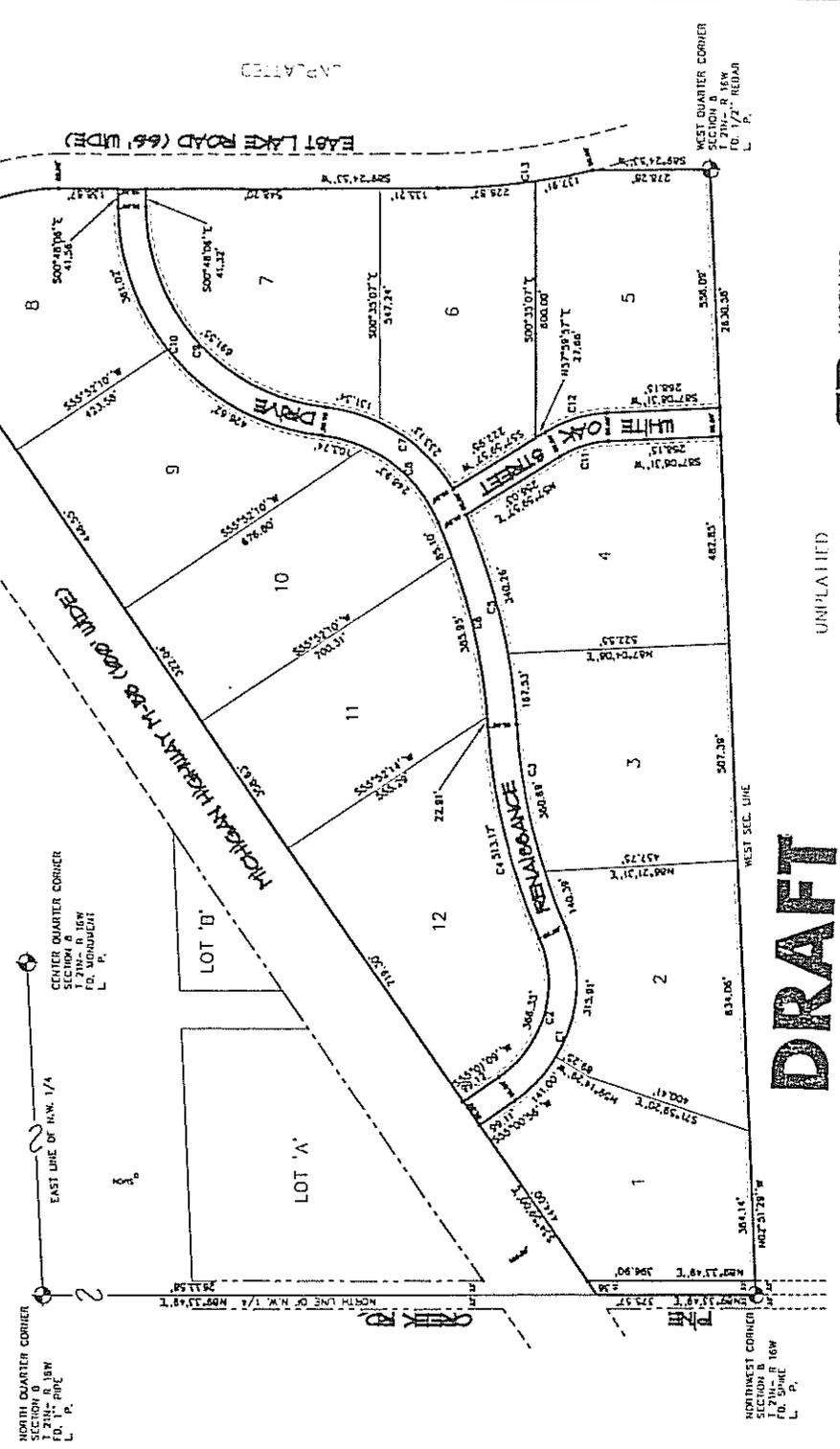
RENAISSANCE PARK
 PART OF THE NW 1/4 OF SECTION 8
 TOWNSHIP 21 NORTH, RANGE 16 WEST,
 MANISTEE TOWNSHIP, MANISTEE COUNTY,
 MICHIGAN

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	458.91	333.00	331.00	S152°21'17"	78°36'34"
C2	384.33	287.00	338.28	S55°52'41"	78°36'34"
C3	491.00	1487.00	498.78	N41°00'23"	93°10'47"
C4	513.17	1533.00	510.78	N11°00'23"	93°10'47"
C5	507.79	1533.00	505.47	S13°21'21"	93°26'51"
C6	493.99	1487.00	491.85	S13°21'21"	93°26'51"
C7	384.47	400.00	381.89	S50°08'53"	82°32'24"
C8	318.87	318.00	318.00	S45°00'00"	90°00'00"
C9	378.24	511.00	371.07	N42°22'57"	97°23'00"
C10	118.03	234.00	117.21	N77°25'27"	102°30'11"
C11	191.53	500.00	190.95	N77°25'27"	102°30'11"
C12	384.78	1800.84	384.05	S01°30'53"	123°00'00"
C13	273.10	480.00	271.02	N72°38'33"	347°32'34"



LEGEND

1. DIMENSIONS ARE IN FEET.
2. LOT CORNERS ARE TO BE MARKED WITH IRON PIPES.
3. CONCRETE FOUNDATIONS AND 1/2" IRON RODS.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE PIPES.
5. ELEVATIONS AND AREAS ARE AS FORTH SHOWN THEREON.
6. DIMENSIONS ARE RELATED TO THE TOWNSHIP BIRTH.
7. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE PIPES.
8. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE PIPES.



FOR
 STATE
 USE

DRAFT

UNPLATTED

MARCH 1950

THE ABONMACHE GROUP

Manistee Twp ZONING BOARD

~~William Lynch 723-9146 1894 Lakewood, Manistee, MI. 49660~~
~~chairman~~

~~Tom Markham 723-9714 4 Mann Road, Manistee, MI. 49660~~
~~Secretary~~

- Jack Dinsen CHAIR 723-9817 381 east Piney Road, Manistee 49660

- Jim Baker 1775 Forest Road

- John Zielinski 723-7711 4370 Orchard Highway, Manistee 49660

JOHN DUNLAP 107 E. PARKSIDE AVE.

DENNIS SWITELSKI 3657 SWITELSKI PARK

Attorney: Dick Wilson 723-8333

John Dunlap

Dennis Switelki



Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

PLANNING DEPARTMENT

(616) 723-6041

FAX (616) 723-1718

plan@mufn.org

MEETING NOTICE

To comply with the Michigan Open Meetings Act 267 of 1976:

The **Manistee City Planning Commission**
and **Manistee Township Zoning Board**
c/o Manistee County Planning Department
415 Third Street — Courthouse
Manistee, Michigan 49660
Phone (616)723-6041, FAX (616)723-1718

will hold a special joint meeting of the Manistee City Planning Commission and Manistee Township Zoning

At: 7PM, Thursday April 23, 1998
In: City Council Chambers
Manistee City Hall
70 Maple Street
Manistee, Michigan

Manistee City will provide necessary reasonable auxiliary aids and services, such as hand signers for the hearing impaired, audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting (and/or hearing) upon two weeks notice to Manistee County. Individuals with disabilities requiring auxiliary aids or services should contact Manistee County by writing or calling: Manistee City at 723-2558.

This notice was posted by Kurt H. Schindler, Planning Director, to comply with Sections 4 and 5 of Michigan Open Meetings Act (P.A. 267 of 1976 at 5:30 p.m. April 17, 1998 on the bulletin board outside the Planning Office and Clerk's Office posted at least 18 hours prior to the start of the meeting.

I, Kurt H. Schindler, Planning Director, certify that the foregoing notice has been posted as specified above in accordance with the Michigan Public Act 267 of 1976 as amended.

_____ Planning Director

Copies of this notice was also provided to Mr. Jon Rose and Jack Dinsen for posting at the Manistee City Hal l and the Manistee Township Hall, respectively, for posting to comply with the Michigan Open Meeting Act, P.A. 267 of 1976 as amended.

April 17, 1998[CAWPM\MINUTES\MEETING.NTC]