

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF SEPTEMBER 3, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, September 3, 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. Kendra Thompson - Special Use Permit (Shipwatch Phase II)
 - 2.
 - B. Site Plan Reviews:
 - 1. Marlene Devlin/Joanne Dunbar - Lot Split & Combination
 - 2.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (8/6/98)
 - B. New Business:
 - 1. Kendra Thompson - Special Use Permit (Shipwatch Phase II)
 - 2. Shipwatch Phase II - Site Plan
 - 3.
 - C. Unfinished Business:
 - 1.
 - 2.
 - D. Other Communications:
 - 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
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Filer Charter Township Planning Commission
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Mikula 

DATE: August 28, 1998

RE: Meeting Thursday, September 3, 1998

The September Planning Commission Meeting will be held on Thursday, September 3, 1998.

We have received a request from Kendra Thompson for a Special Use Permit to allow Condominium (Apartment) Buildings on the vacant property East of Shipwatch Condominiums. This is for Phase II of Shipwatch Condominiums.

Kendra also is requesting a Site Plan Review for Shipwatch, a copy of the plan submitted is enclosed. Jon is on vacation and will prepare a Site Plan Review evaluation sheet in time for the meeting.

Marlene Devlin has submitted a request to split lot #99 of Jefferson's Addition (Parcel Code #51-51-358-718-09) from the rest of the parcel. Mrs. Devlin has sold this lot to Joanne Dunbar an adjoining property owner. A copy of the request is enclosed for your review.

A letter from Ann McIntyre has been received in response to the Special Use Permit request made by Kendra Thompson. Ms. McIntyre asked that the letter be read during the Public Hearing. A copy of the letter is enclosed.

Kurt Schindler is handling the Agenda for the September 17, 1998 Worksession with Filer Charter Township Planning Commission. We will need to discuss any items that we would like to have placed on the agenda, he needs this information by August 9, 1998.

If you have any questions, please call me at 723-2558. We will see you at the meeting!

:djm

cc: City Council

SPECIAL USE PERMIT APPLICATION

Kendra C. Thompson Architects, PC
Applicant
304 Oak Street
Address
Manistee, MI 49660
City, State, Zip Code
Phone Numbers (Work) 616.723.4195
(Home) _____

FOR OFFICE USE ONLY:

Case number _____
Date Received 8-24-98
Fee Received 150.00
Receipt Number 2004
Hearing Date 9-3-98
Action Taken _____
Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$150.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: _____
To allow for an apartment building (condominium - 12 unit) to be
constructed in R-2 zoning district.

II. PROPERTY INFORMATION:

- A. Address of Property: 315 Fifth Avenue (Phase I address)
Tax Roll Parcel Code Number: 51-51- _____
- B. List all deed restrictions - cite Liber & Page where found and attach: _____
Refer to attached legal description.
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Developer: CC & P Developers, Inc.
Richard Scharick
571 Gordon Industrial Court, Ste. A
Grand Rapids, MI 49509
- D. Zoning District: R-2
- E. Present use of the property: _____
Vacant.
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
- G. Is a Property survey attached? Yes No.
- H. Estimated completion date of construction (if applicable): Summer 1999

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time _____
Previously approved Special Use Permit and variances (Jan. 1991) for this project are said to require re-approval due to the lapse in time between completion of Phase I (1992) and Phase II.
- 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 if necessary)
1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
 3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - 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 in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

- A. An Application for Special Use 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 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community.*
 - b. *Is the use consistent with the intent and purpose of the Land Use District,*
 - c. *Is the use compatible with adjacent land uses,*
 - d. *Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and*
 - e. *Does the use comply with all applicable regulations of this Ordinance.*
 - f. *Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.*

3 Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc.

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.

V. CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, 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 will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature (s) of Applicant (s):


Kendra C. Thompson
Kendra C. Thompson Architects, PC
304 Oak Street
Manistee, MI 49660

Dated 24 AUG 98

By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

LEGAL DESCRIPTION

SHIPWATCH

PHASE II

(24Aug98)

PARCEL B-2

PT OF GOVT LOT 1, COM AT N 1/4 COR OF SD SEC, TH E 440 FT, TH S 355 FT, TH E 228.55 FT TO POB, TH E 113.45 FT, TH S 171.6 FT, TH S 80 DEG 56 MIN 54 SEC W 113.87 FT, TH N 189.68 FT TO POB. ALSO COM AT N 1/4 COR OF SD SEC, TH E 440 FT, TH S 355 FT, TH E 115.1 FT, TH S 208.10 FT, TH N 80 DEG 56 MIN 54 SEC E 169.68 FT TO POB, TH S 5 DEG 3 MIN W 54.96 FT, TH N 84 DEG 24 MIN 58 SEC E 36.99 FT, TH N 3 DEG 23 MIN 47 SEC W 87.34 FT, TH S 80 DEG 56 MIN 54 SEC 37.67 FT TO POB. .52 A M/L

STATEMENT OF JUSTIFICATION AND SUPPORTING INFORMATION

SHIPWATCH
PHASE II
315 Fifth Avenue
Manistee, MI 49660

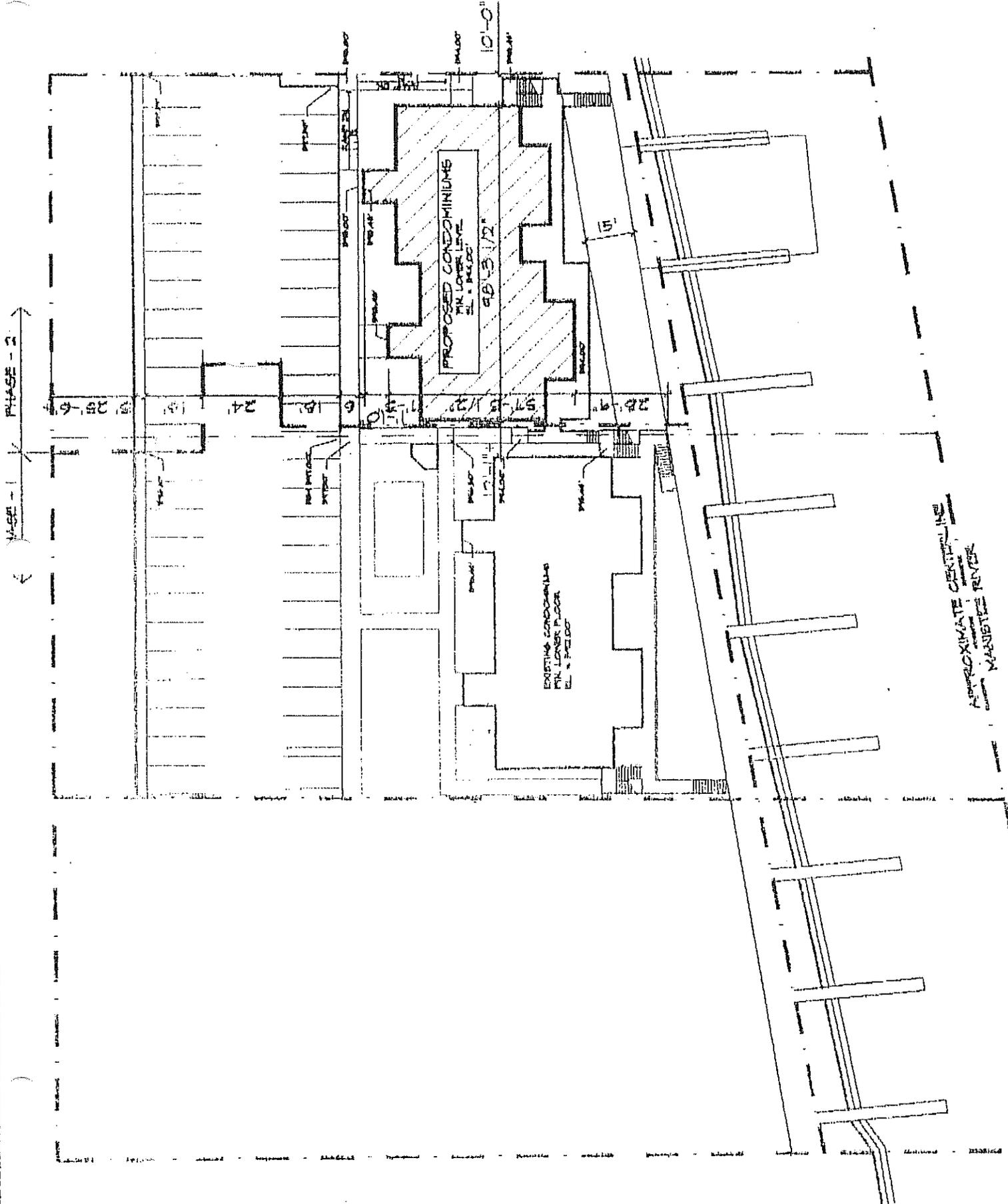
The following justification and support information is in reference to the requested action:

1. The Special Use Permit request to allow for an Apartment structure (12 unit condominium) has been previously approved by the City of Manistee Planning Commission and Zoning Board of Appeals as Phase II of the original Shipwatch Condominium Project (approved January 1991).
2. The Owner of proposed project is also the Owner of adjacent property to east (Shipwatch Marina) and property to west (Shipwatch Condominium, Phase I).
3. Adjacent property to north of proposed project is an existing multi-building apartment complex compatible to the proposed project.
4. The City of Manistee Master Plan recognizes the future development of properties in this and adjoining land use district abutting the Manistee River may wish to be conducive to multi-family dwelling units.
5. No adverse effects of the health, safety or welfare of the community will occur as a result of the proposed project.
6. Existing public services and facilities are capable of accommodating the proposed project.
7. The proposed project will require further review by the City of Manistee Zoning Board of Appeals for the following conditions:
 - a. Waterfront setback
 - b. Density
 - c. Building height
 - d. Sideyard setback

It is understood by the applicant that approval by the City of Manistee Planning Commission is conditional upon receipt of the aforementioned variances.

PRELIMINARY SITE PLAN ONLY

FOR SPECIAL USE PERMIT APPLICATION ONLY
24 August 1998



AUG 28 1998

City of Manistee

616-723-2558

FAX 616-723-1546

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

August 25, 1998

To Whom It May Concern:

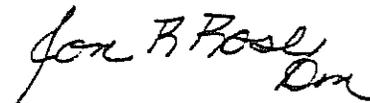
The Manistee City Planning Commission will hold a public hearing on Thursday, September 3, 1998 at 7:00 p.m. in the Council Chambers at City Hall 70 Maple Street, Manistee, MI 49660. The Hearing is being held in response to a request from:

NAME: Kendra C. Thompson Architect
ADDRESS: 304 Oak Street
Manistee, MI 49660
LOCATION OF REQUEST: Vacant property East of Shipwatch Condominiums.
HEARING PURPOSE: Special Use Permit to allow Condominium (Apartment) Building.

Anyone interested in this matter is welcome to attend this meeting.

Sincerely,

CITY OF MANISTEE



Jon R. Rose
Community Development Officer

JRR:djm

Jon,
I really would not want to have any more condos in such a small space. I'm also worried that the sewer lift would be over 1000 all going to operate

off the one. Another concern is
traffic in & out if there just going
to use the one entrance & exit
that services Lakewood & Shipwatch.

Ann McHenry
Owner Unit 5

P.S.

Could you read this at the
hearing. 

Ship Watch Condominium Association
P. O. Box 35
Manistee, Mi. 49660-0035

To Whom it may concern:

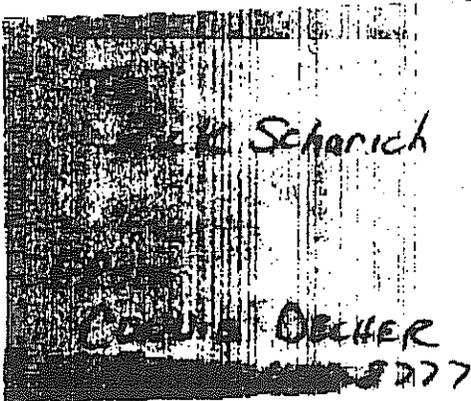
At the annual meeting of the Ship Watch Condominium Association held on August 29, 1998, approval of Phase II of Ship Watch was passed by it's co-owners. All owners voted either in person or by proxy. The vote was unanimous. All were in favor of the development of Phase II as presented by developer Rick Scharich of C. C. & P. Developers, Inc. of Grand Rapids, Mi.

Respectfully Submitted

Connie Decher

Connie Decher, Secretary

9-1-98





Member

NORDLUND & ASSOCIATES INC.

CONSULTING ENGINEERS AND SURVEYORS

F. THOMPSON ARCHITECTS

Jon Rose



Member

James T. Nordlund, Sr., P.E., R.L.S.
Richard L. Hays, R.L.S.
James T. Nordlund, Jr., P.E.
Charles J. Christy
Nicholas Matlash

813 E. Ludington Avenue
Ludington, Michigan 49431
Telephone (616) 843-3485
345 First Street
Manistee, Michigan 49660
Telephone (616) 723-6460

May 13, 1991

Re: Shipwatch Condos
File: 9006-1

William C. Abbe, Architect
350 East Michigan Avenue
Columbia Plaza, Suite 115
Kalamazoo, Michigan 49007-3852

Dear Mr. Abbe:

This letter is in regard to the investigation of the existing sanitary sewer lift station to determine if it has adequate capacity to service the additional twenty-four condominiums.

From pump information, which you supplied, and a site inspection, it was determined that the lift station consists of two (2) Goulds Submersible Sewage Pumps, Model Number WS1512D.

Using the pump curve from Goulds Pumps for this model pump, it was determined that the lift station will be adequate to handle the load created by the additional condominiums provided that the pumps are properly installed and in good repair.

If you have any questions, please do not hesitate to call.

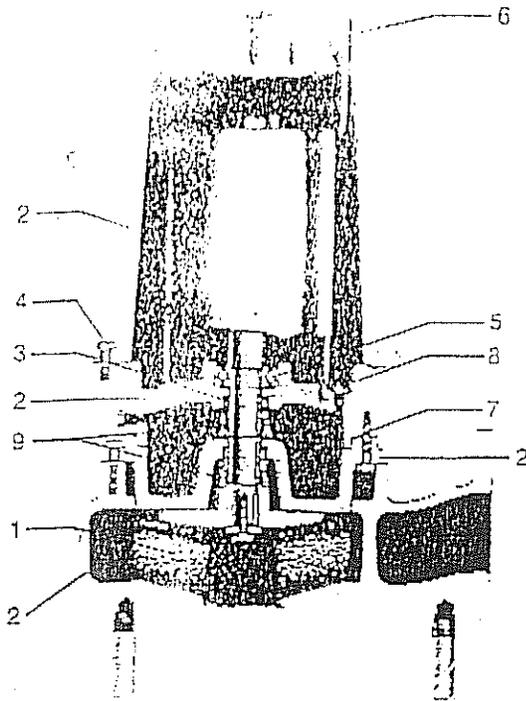
Thank you.

Very truly yours,

NORDLUND & ASSOCIATES, INC.

John Kiefer

JK/ne
Encl.



Submersible Sewage Pumps

MODEL

3888

MATERIALS OF CONSTRUCTION

Part Name	Material	Optional
Castings	304 Stainless Steel	1102
Shaft-Keyed	304 Stainless Steel	
Fasteners	304 Stainless Steel	
Ball Bearings	304 Stainless Steel	
Power Cable	304 Stainless Steel	
O-Ring	304 Stainless Steel	
Seal Sensor	304 Stainless Steel	
Mechanical Seals	No. 10K21 STD. 10K21 OPT. 10K22	General Heavy Duty
Material Code	1001 1102	

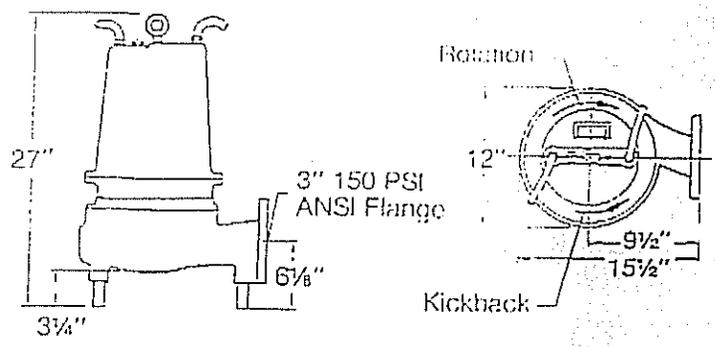
PERFORMANCE RATINGS (Gallons Per Minute)

Series No. >	Optional Lengths			
	10	15	20	25
HP >	1 1/2	2	3	5
RPM >	1750	1750	1750	1750
Total Head Ft. of Water	290	340	390	440
	255	305	350	405
	210	270	330	380
	160	225	290	355
	100	175	240	325
	40	125	180	265
	45	60	100	240
	50		40	180
	55			140
	60			80
	65			24

DELTA

Model	HP	Volts	Max. Amp.	WT
512D	1 1/2	230	13.7	182
012D	2	230	15.0	193
532D	1 1/2	208/230	10.0	190
332D	2	208/230	10.0	194
332D	3	208/230	12.0	200
332D	5	208/230	17.0	205
534	1 1/2	460	5.0	190
034	2	460	5.0	194
340	3	460	6.0	200
340	5	460	8.5	205

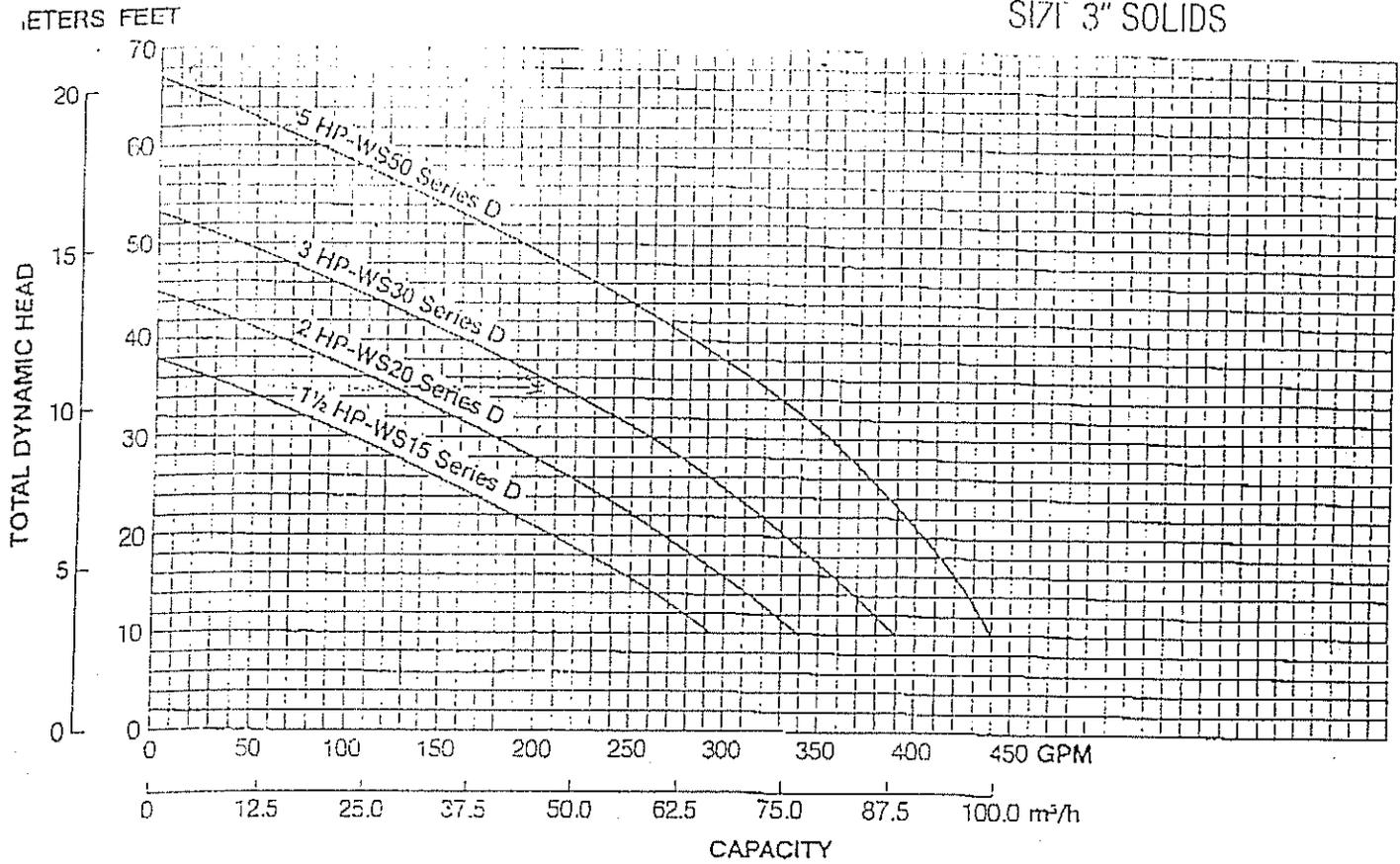
DIMENSIONS



able Certifications:
 radian Standards Association

Submersible Sewage Pump

MODEL 3888
SIZE 3" SOLIDS



 GOULDS PUMPS, INC.
SENECA FALLS, NEW YORK 14445



NORDLUND AND ASSOCIATES, INC.
 Consulting Engineers And Surveyors
 813 E. Ludington Avenue
 LUDINGTON, MICHIGAN 49431
 (616) 843-3485

JOB _____
 SHEET NO _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____

70 GALLON / CAPED PER DAY

30 UNITS TOTAL

2 PEOPLE PER UNIT

FACTOR OF 4 OF 5

$$(70 \text{ GAL/PERSON DAY}) (2 \text{ PEOPLE/UNIT}) (30 \text{ UNITS}) \left(\frac{\text{DAY}}{24 \text{ HR}}\right) \left(\frac{\text{HR}}{60 \text{ MIN}}\right) = 2.92 \text{ GAL/MIN}$$

$$(2.92 \text{ GAL/MIN}) (5) = 14.6 \text{ GAL/MIN} \approx 15 \text{ GPM}$$

5-7-91

LENGTH OF LINE

FROM MANHOLE LIFT STATION NW CORNER OF EXISTING CONDO.
 TO 5TH AVENUE

170 PACES, APPROXIMATELY 40 IN/PACE
 $\approx 575 \text{ FT}$ OF 3" ϕ PVC

MANHOLE LIFT STATION NW CORNER OF EXISTING CONDO.

R.H.A.
 ELEVATION $90.00 + 10.42 = 100.42$

$$125/12 = 10.42'$$

INVERT OF 3" ϕ PIPE

$$100.42 - 4.58 = 95.84$$

$$55/12 = 4.58$$

MANHOLE 5TH AVENUE

R.H.A. ELEVATION 102.47

INVERT OF 3" ϕ PIPE

$$102.47 - 8.00 = 94.47$$

FROM PUMP DISCHARGE TO 3" ϕ INVERT

$$95.84 - 88 = 7.84'$$

HIGHEST ELEVATION ALONG ROAD $\approx 110 \text{ FT}$ ASSUME 4' MINIMUM BURY

$$110 - 95.84 = 10.16'$$

$$\text{TOTAL LIFT} = 10.16 + 7.84 = 18 \text{ FT}$$



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 813 E. Ludington Avenue
 LUDINGTON, MICHIGAN 49431
 (616) 843-3485

SCALE _____
 SHEET NO _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____

$$1 \text{ U.S. GALLON} = 0.1337 \text{ ft}^3$$

$$(15 \text{ GALLON}) \left(\frac{0.1337 \text{ ft}^3}{\text{GALLON}} \right) = 2.0055 \text{ ft}^3$$

$$Q = VA \quad V = Q/A$$

$$A = \frac{\pi \left(\frac{3}{2}\right)^2}{4} = 0.049 \text{ ft}^2$$

$$\left(\frac{2.0055 \text{ ft}^3}{\text{MIN}} \right) \left(\frac{1}{0.049 \text{ ft}^2} \right) = 40.93 \text{ ft}^3/\text{MIN}$$

$$(40.93 \text{ ft}^3/\text{MIN}) \left(\frac{\text{MIN}}{60 \text{ SEC}} \right) = 0.68 \text{ ft}^3/\text{SEC}$$



NORDLUND AND ASSOCIATES, INC.
 Consulting Engineers And Surveyors
 813 E. Ludington Avenue
 LUDINGTON, MICHIGAN 49431
 (616) 843-3485

SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____

MOOREY PLASTIC PIPE # 712

3" ϕ 15 GPM

0.083 / 100 FT

0.083 (5.75) = 0.48 ft OF HEAD
 = 0.5 ft OF HEAD

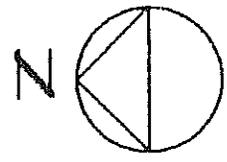
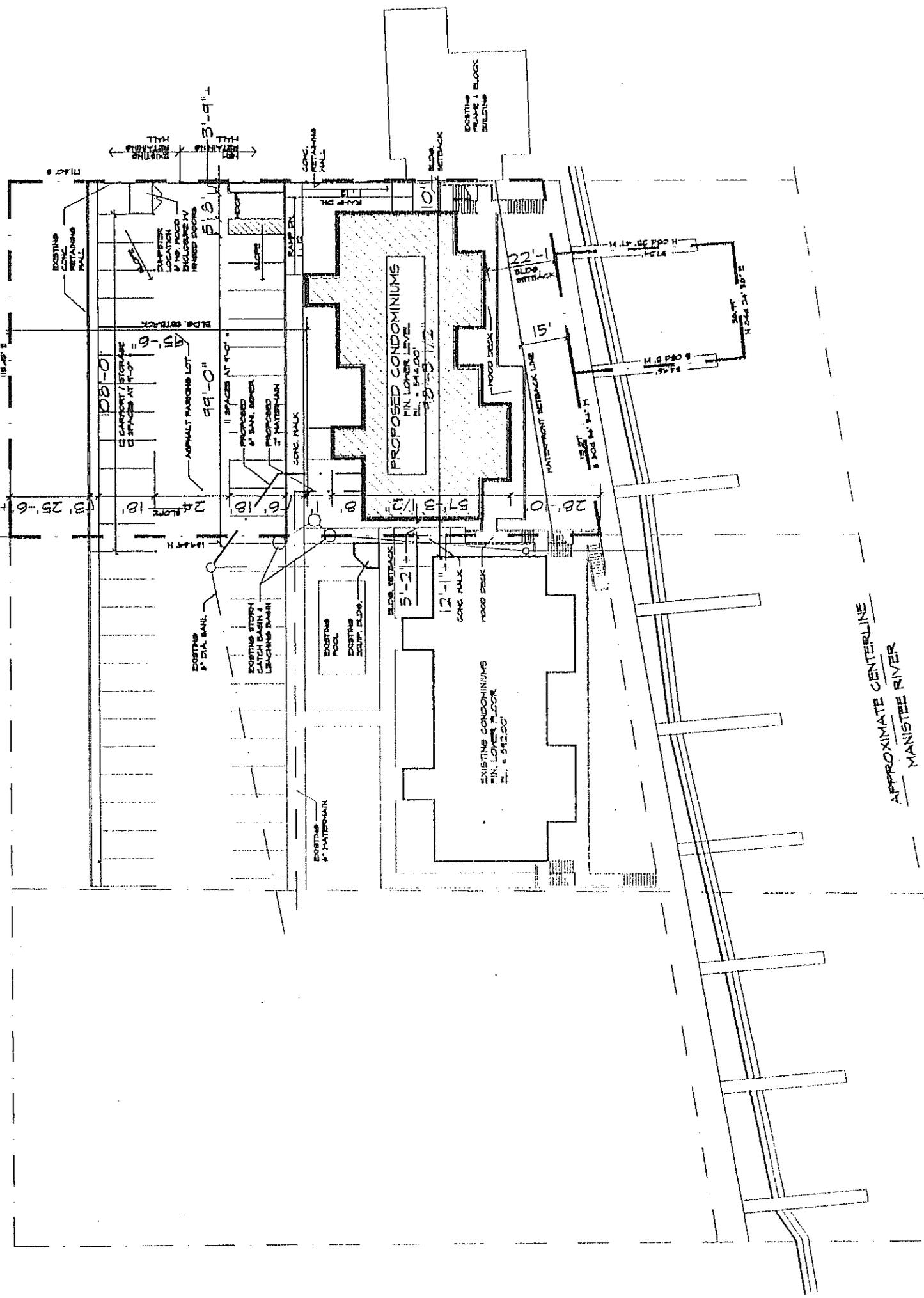
15 GPM 20 ft OF HEAD LOSS

GOULD PUMPS

MODEL No. WS 1512 D

MILAN SUPPLY 616-775-5832

← PHASE - 1 PHASE - 2



SITE PLAN

SCALE: 1" = 40'-0"

KENDRA C. THOMPSON
 ARCHITECTS, P.C.
 304 OAK ST., MANISTEE, MI
 (616) 723-4195

SHIPWATCH
 CONDOMINIUMS
 PHASE - II

SK-9816-02
 DATE: AUG 26, 1998
 PJH - ARCHITECTS

AUG 24 1998

MARLENE J. DEVLIN
600 NEAPOLITAN WAY, APT. 258
NAPLES, FLORIDA 34103

August 19, 1998

Jon R. Rose
City of Manatee
P.O. Box 358
70 Maple Street
Manatee, MI 49660

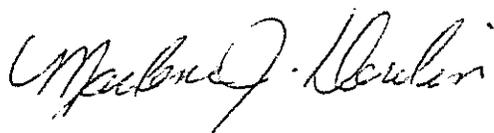
Mr. Rose:

I have recently deeded to Joanne Dunbar, Lot # 99 of the City's Jefferson Addition. This lot has been included in Property Description # 51-51-358-718-09.

Lot# 99 is contiguous to the lot on which her home is situated (814 Tamarack). I am quite sure she bought it for the sole purpose of protection, and does not intend to build on it.

I respectfully request that you split lot # 99 from the multi-lot description.

Sincerely,



cc: Joanne Dunbar

FAX COVER SHEET

TO: Jon Rose, Att: Denise MikulaDATE August 28, 1998FAX NUMBER 616-723-1546FROM: Marlene J. DevlinFAX NUMBER 941-643-7752TEL. NUMBER 941-263-3340NUMBER OF PAGES INCLUDING COVER SHEET 2

MESSAGE:

I respectfully request you to split off lot # 99 of the City's Jefferson Addition. This lot is presently part of Description 51-51358-718-09.

It was purchased by Joanne Dunbar, so please add it to her property description which includes lot # 84 and the North $\frac{1}{2}$ of lot 83 of the City's Jefferson Addition.

The above request is illustrated on the accompanying plat of the Jefferson Addition to the city of Manistee.

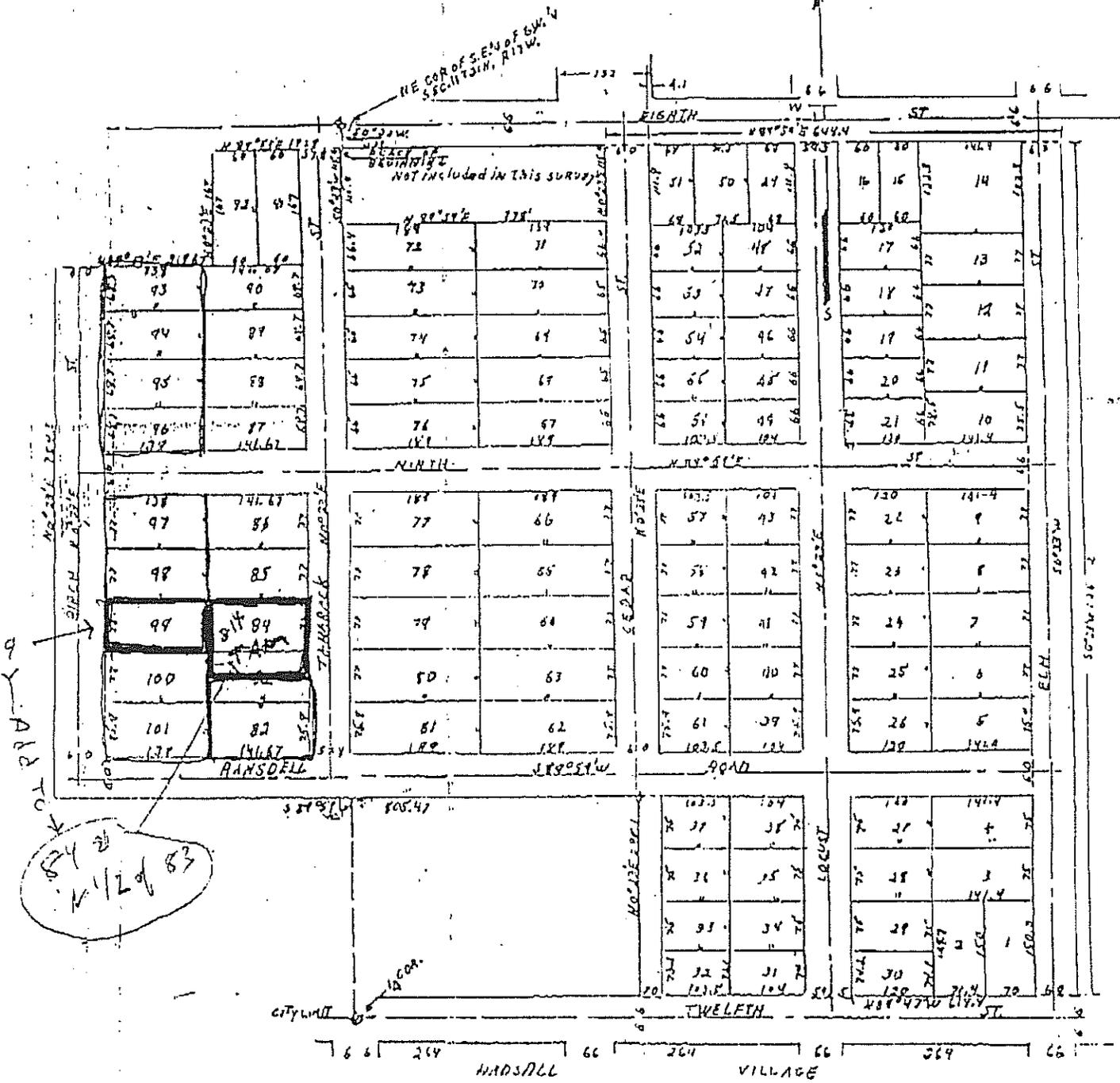
If you need further information, please call me.

JEFFERSON ADDITION

TO
CITY OF MANISTEE
MANISTEE COUNTY HIGH
PART OF SEC. 11 T21N R17W

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF

COPY



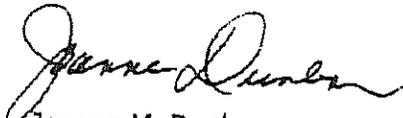
September 2, 1998

Attention: Denise

Manistee City Planning Commission:

Please combine Lot #99, Jefferson Addition, City of Manistee, with my adjacent property located at 814 Tamarack Street.

Thank you.



Joanne M. Dunbar