

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF OCTOBER 1, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, October 1, 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. Zoning Amendment - R-2 to R-5
 - 2.
 - B. Site Plan Reviews:
 - 1. Selbee/Poellet - Lot Split and Combination
 - 2. Manistee Senior Center - Handicap Ramp
 - 3. Choices
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (9/3/98)
 - B. New Business:
 - 1. Twelfth Street Extension
 - 2.
 - C. Unfinished Business:
 - 1. Zoning Amendment - R-2 to R-5
 - 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: Jon R. Rose 
Community Development Officer

DATE: September 25, 1998

RE: Meeting Thursday, October 1, 1998

The October Planning Commission Meeting will be held on Thursday, October 1, 1998

A public hearing has been scheduled for re-zoning the Chalet West Apartments, Lakeridge Landing Condominiums and Shipwatch Condominiums from R-2 to R-5. This request is being made by City staff. A memo and information is enclosed for your review.

We have received a request from Mathew & Carrie Selbee and James Poellet who are requesting a lot split and combination. Mr. & Mrs. Selbee live at 242 St. Mary's Parkway (Parcel code # 51-51-144-707-07). Mr. Poellet owns the AFC Home at 241 Groves Street (Parcel code #51-51-144-706-15). Mr. & Mrs. Selbee would like to purchase Duffy's Addition lot 18 Block 3 from Mr. Poellet and combine it with their parcel. The lot split and combination request meets the requirements of the Zoning Ordinance. A copy of the request is enclosed for your review.

We have received a request from the Manistee Senior Center for a Site Plan Review to replace their existing ramp. The Site Plan Review shows that it meets the requirements of the Zoning Ordinance. Approval from the Historic Overlay Review Committee will also be needed for this project. A copy of the request is enclosed.

Discussion was held at the Worksession with the Filer Charter Township Planning Commission to form a subcommittee with three members of our Planning Commission and three members of their Planning Commission to resume discussion of the possible extension of Twelfth Street. Enclosed are minutes from the meetings that were held in 1993.

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

:djm

cc: City Council

City of Manistee

Memorandum

TO: Manistee City Planning Commission Members

FROM: Jon R. Rose 
Community Development Officer

DATE: September 22, 1998

RE: Re-zoning

During the process of Kendra Thompson's request for a Special Use Permit for Shipwatch Phase II it was discovered that the property that Chalet West Apartments, Lakeridge Landing Condominium and Shipwatch Condominiums is zoned R-2. A review of the Master Plan indicates these parcels were included in the area recommended for senior housing.

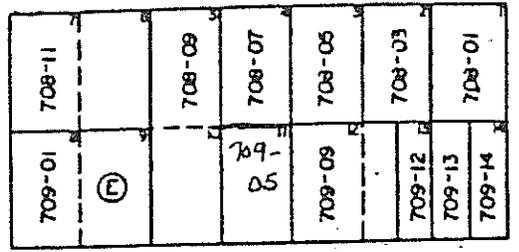
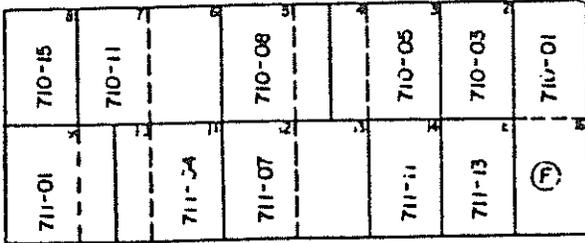
Taking into consideration the current use of this property and the intended use of the property in the Master Plan City Staff is recommending that this property be re-zoned from R-2 to R-5 which is consistent with the current use of the property.

A public hearing has been scheduled for the October 1, 1998, Planning Commission Meeting to address any citizen concerns. A mailing to all the affected property owners and all owners within 300 feet of the proposed change was mailed on September 16, 1998. An advertisement for the Public Hearing was published in the News Advocate.

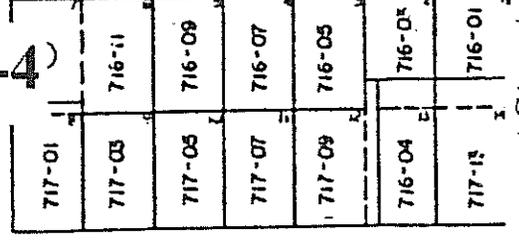
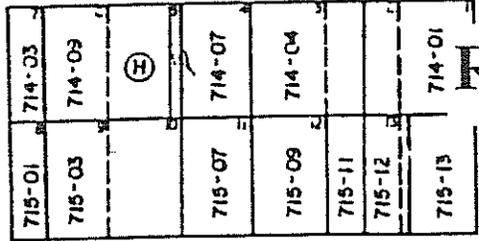
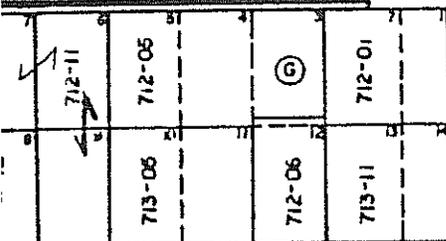
Attached is a map indicating the area that would be affected by the Zoning Change and a list of all the parcels that would need to be re-zoned.

450-01

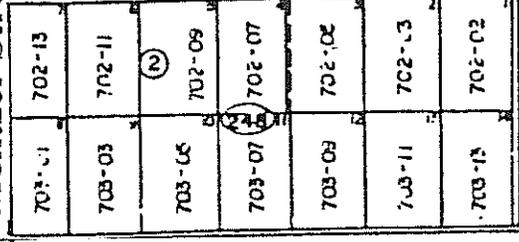
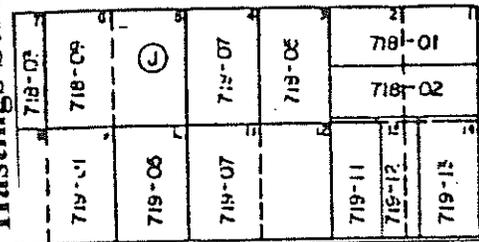
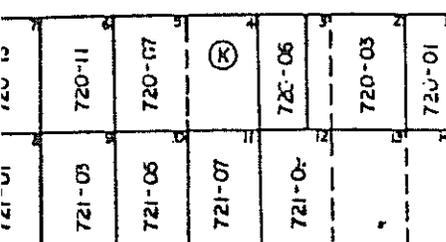
Second Avenue



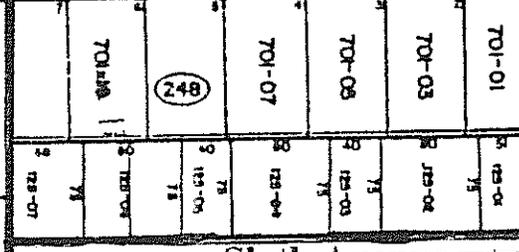
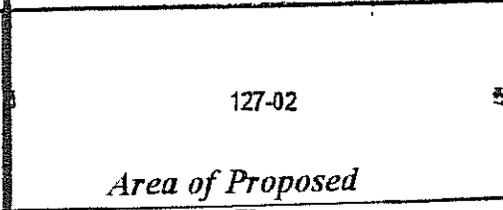
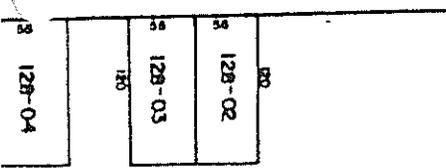
Third Avenue



Fourth Avenue



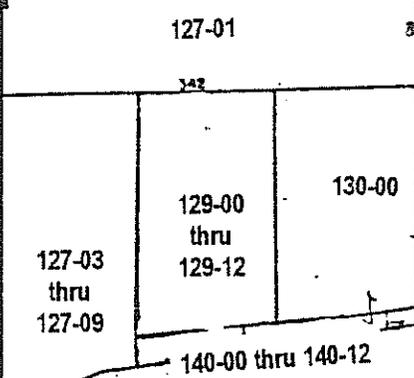
Fifth Avenue



Area of Proposed Zoning Change from R-2 to R-5

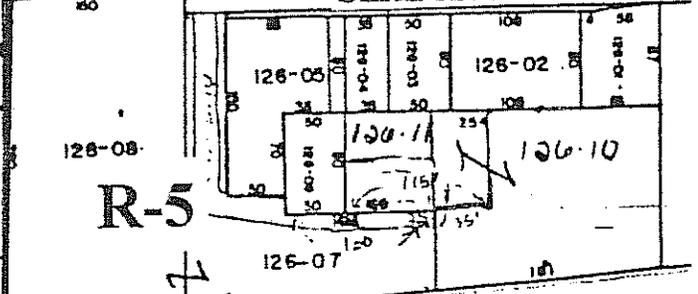
R-2

128-01

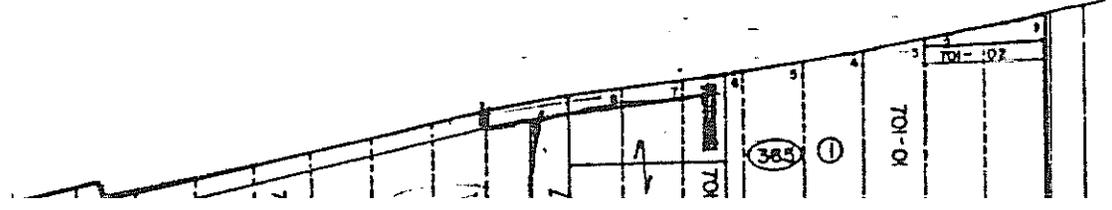


R-5

Sixth Avenue



Manistee River



**List of Parcel Code numbers effected by proposed
Zoning Change from R-2 Residential to R-5 Residential**

Chalet West Apartments:	51-51-211-127-01 51-51-211-127-02
Lakeridge Landing Condominiums:	51-51-211-127-03 51-51-211-127-04 51-51-211-127-05 51-51-211-127-06 51-51-211-127-07 51-51-211-127-08 51-51-211-127-09
Shipwatch Condominiums Phase I:	51-51-211-129-00 51-51-211-129-01 51-51-211-129-02 51-51-211-129-03 51-51-211-129-04 51-51-211-129-05 51-51-211-129-06 51-51-211-129-07 51-51-211-129-08 51-51-211-129-09 51-51-211-129-10 51-51-211-129-11 51-51-211-129-12
Shipwatch Condominiums Phase II:	51-51-211-130-00
Shipwatch Docks:	51-51-211-140-00 51-51-211-140-01 51-51-211-140-02 51-51-211-140-03 51-51-211-140-04 51-51-211-140-05 51-51-211-140-06 51-51-211-140-07 51-51-211-140-08 51-51-211-140-09 51-51-211-140-10 51-51-211-140-11 51-15-211-140-12

SEP 10 1998

Mathew K. and Carrie L. Selbee
242 Saint Marys Parkway
Manistee, MI 49660
(616) 398-2630

September 9, 1998

Jon Rose, Community Development Officer
City of Manistee
P.O. Box 358
70 Maple Street
Manistee, MI 49660

Dear Mr. Rose:

We are requesting approval by the City of Manistee Planning Commission to proceed with a lot split and combination transaction between ourselves and James E Poellet of 287 Second Avenue, Manistee. We are intending to purchase, from Mr. Poellet, Lot 18 of Block 3, Dufy's Addition and combine that property with our existing Lots 14 and 15 of Block 3, Dufy's Addition (parcel # 51 51 144 707 07).

Mr. Poellet would be splitting Lot 18 from his 241 Grove St. property which encompasses the north 80 ft. of Lots 8 and 9, Lots 12, 13, 16, 17, and 18 of Block 3, Dufy's Addition (parcel # 51 51 144 706 15).

Please refer to attached documents and sketch.

Sincerely,



Mathew K. Selbee



Carrie L. Selbee

James E. Poellet
287 Second Avenue
Manistee, MI 49660
(616) 723-8395

September 9, 1998

Jon Rose, Community Development Officer
City of Manistee
P.O. Box 358
70 Maple Street
Manistee, MI 49660

Dear Mr. Rose:

I am requesting approval by the City of Manistee Planning Commission to proceed with a lot split and combination transaction between myself and Mathew and Carrie Selbee of 242 Saint Mary's Parkway. I intend to sell, to the Selbees, Lot 18 of Block 3, Dufy's Addition, splitting Lot 18 from my 241 Grove St. property which encompasses the north 80 ft. of Lots 8 and 9, Lots 12, 13, 16, 17, and 18 of Block 3, Duffy's Addition (parcel # 51 51 144 706 15).

Mr. And Mrs. Selbee would be combining Lot 18 with their existing Lots 14 and 15 of Block 3, Duffy's Addition (parcel # 51 51 144 707 07).

Please refer to attached documents and sketch.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Poellet". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

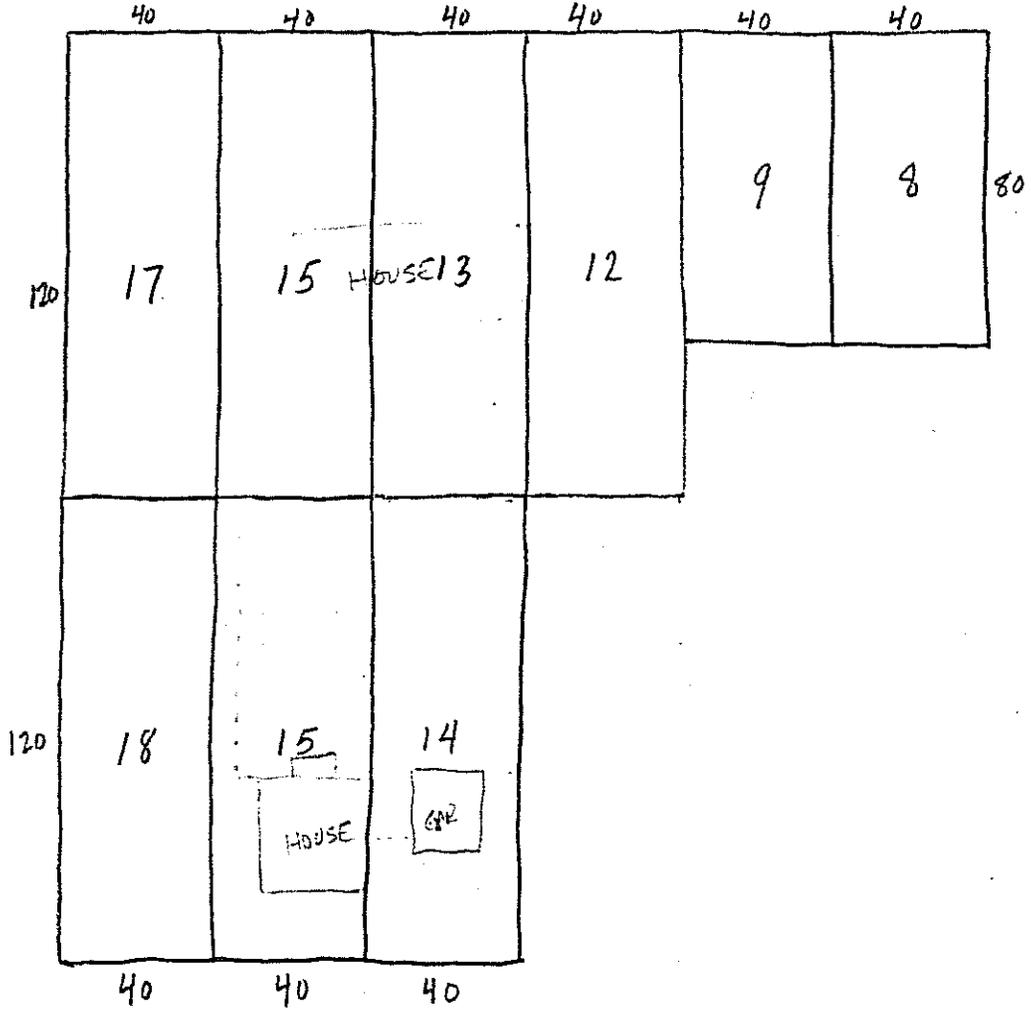
James E. Poellet

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



Ford St.

Grove St.



St. Mary's Parkway

CITY OF MANISTEE

28 MAY 1998

PARCEL NUMBER : 51 51 144 706 15
 COUNTY : Manistee 401
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO 30
 PROPERTY LOCATION: NEIGHBORHOOD: NSIDE1
 POELLET JAMES E ZONED: RD4
 27 SECOND AVE DBA:
 N. JTEE MI 49660
 MAILING ADDRESS(S):
 POELLET JAMES E
 287 SECOND AVE
 MANISTEE MI 49660

SALES INFORMATION					
GRANTEE	DATE	INSTR	LIBR	PAGE	SALE PRICE
	08/01/86	1	481	251	16,000

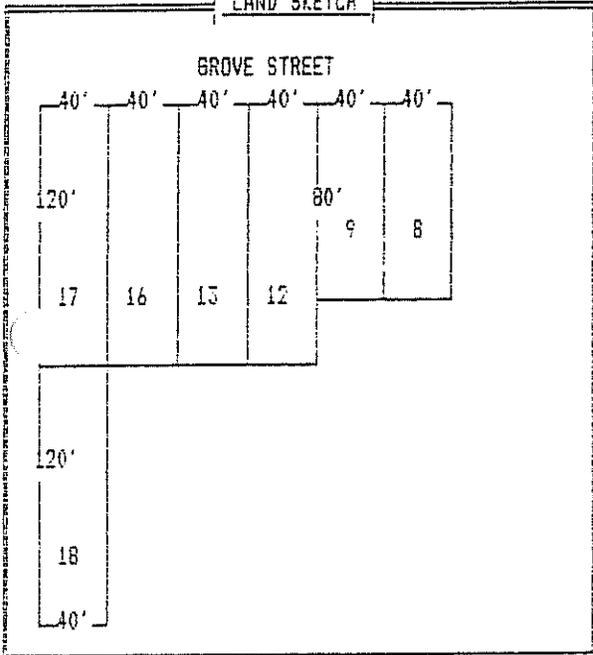
DESCRIPTION	DATE	AMOUNT
#558 HOUSE 37x72 & GARAGE 24x26 ON SLAB	08/14/86	125,000

YEAR	TRUE CASH VALUE		CODE	HMST	ASSESSMENT	EQUALIZED	TAXABLE
	LAND	BUILDINGS					
1997	14,600	153,451	C	0	84,000	84,000	71,993
1996	14,600	140,054		0	77,300	77,300	70,033
1995	14,600	124,222		0	69,400		68,126
1994	14,600	118,133			66,400		

EXAMINED BY: JO
 EXAMINE DATE: 09-06-91
 INTERVIEWED: CARETAKER
 PROPERTY CLASS: Residential

Improved, Platted, Residential
 Landscaped, Level
 Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Water

LAND SKETCH



LAND COMPUTATIONS				
SIZE	FACTOR	DESCRIPTION	RATE	VALUE
80	.90	80x80	50.00	3,600
160	1.10	160x120	50.00	8,800
40	1.10	40x120	50.00	2,200

LAND IMPROVEMENTS Sf/Lf/Ea Rate DepCost

ADJUSTMENTS or Enhancing/Detracting Influences
 ASPHALT 12x30;24x20;24x40 (90%) N/P

DESCRIPTION:
 DUFFY'S ADD N 80 FT OF LOTS 8 + 9 + LOTS 12, 13, 16,
 17 + 18 BLOCK 3. ALSO THAT PT GROVE ST VAC & ADJ
 L196 P581. _S SD OF GROVES ST _P. ADDR: 241 GROVES
 ST[[SALE(86) 160 1481 0251 (90) 3536 0241 (93) 3569
 0587

1996 FINAL VALUES:			
PROPERTY BASE VALUE :	14,600	TOTAL TRUE CASH VALUE:	177,794
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT:	88,900
TRUE CASH VALUE :	14,600	ASSESSMENT OVERRIDE:	
LAND IMPROVEMENT BASE:	0	CLASS FACTOR APPLIED:	1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:	
DEPRECIATION :	NA	STC/HTT ASSESSMENT:	
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT:	88,900
NEHD LAND FACTOR :	NA	EQUALIZATION FACTOR:	1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE:	88,900
BLDGS TOTAL TRUE CASH:	163,194	CAPPED VALUE:	73,936
TRANSFER:			
HOMESTEAD PERCENT:	0%	TOTAL TAXABLE VALUE:	73,936

PARCEL NUMBER : 51 51 144 707 07
 COUNTY : Manistee 401
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO 30
 PROPERTY LOCATION: NEIGHBORHOOD: NSIDE1
 SELBEE MATHEW & CARRIE L ZONED: RD4
 242 ST MARY'S PKWY DBA:
 MANISTEE MI 49660
 MAILING ADDRESS(S):
 SELBEE MATHEW & CARRIE L
 242 ST MARY'S PKWY
 MANISTEE MI 49660

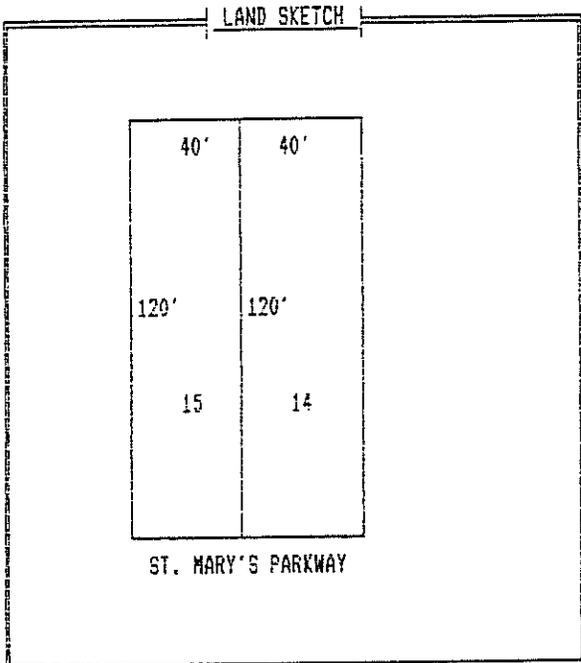
SALES INFORMATION					
GRANTEE	DATE	INSTR	LIBR	PAGE	SALE PRICE
SELBEE MATHEW & CARRIE	12/16/97	WD	665	885	71,800
CULLINAN	08/01/93	1	578	216	51,000
	09/01/88	1	509	102	31,000

DESCRIPTION	DATE	AMOUNT

TRUE CASH VALUE							
YEAR	LAND	BUILDINGS	CODE	HMST	ASSESSMENT	EQUALIZED	TAXABLE
1997	5,917	36,040	C	100	21,000	21,000	18,215
1996	5,917	32,894		100	19,400	19,400	17,719
1995	5,917	29,176		100	17,500		17,237
1994	5,917	27,745			16,800		

EXAMINED BY: JO
 EXAMINE DATE: 09-06-91
 INTERVIEWED: MR. CAMERON
 PROPERTY CLASS: Residential

Improved, Platted, Residential
 Landscaped, Level
 Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Water



LAND COMPUTATIONS				
SIZE	FACTOR	DESCRIPTION	RATE	VALUE
80	1.10	80x120	50.00	4,400

LAND IMPROVEMENTS	Sf/Lf/Ea	Rate	DeorCost
Fences: Solid Board, Horiz or Vert, 5 foot	150	8.02	1203
Chain Link, #9 wire mesh	240	1.31	314

ADJUSTMENTS or Enhancing/Detracting Influences
 CONCRETE DRIVE 16x20 60% N/P

DESCRIPTION:
 DUFFYS ADD LOTS 14 + 15 BLOCK 3 P.ADDR: 242 ST
 MARYS PKWY [(SALE(85) 1457 0525 (86) 310 1509 0102
 (93) 510 1578 0216 (98) 718 1665 0885

1998 FINAL VALUES:		
PROPERTY BASE VALUE :	4,400	TOTAL TRUE CASH VALUE: 56,362
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT: 28,200
TRUE CASH VALUE :	4,400	ASSESSMENT OVERRIDE:
LAND IMPROVEMENT BASE:	1,517	CLASS FACTOR APPLIED: 1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:
DEPRECIATION :	NA	STC/MTT ASSESSMENT:
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT: 28,200
NBHD LAND FACTOR :	NA	EQUALIZATION FACTOR: 1.00000
TRUE CASH VALUE :	1,517	STATE EQUALIZED VALUE: 28,200
BLDGS TOTAL TRUE CASH:	50,445	CAPPED VALUE: 24,806
TRANSFER: 12/16/97 @100%		
HOMESTEAD PERCENT: 100%		TOTAL TAXABLE VALUE: 28,200

SITE PLAN REVIEW

NAME: Manistee Senior Center
 457 River Street
 Manistee, MI 49660

PROPOSED USE: Service
 ZONING DISTRICT: C-4

PARCEL CODE: 51-51-349-705-11

USE IS: Permitted
 Special
 Not Permitted

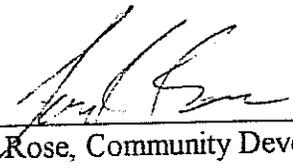
BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	2,500 sq. ft.	>2,500 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	25 ft.	>25 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	0	>0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	0	>0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	6 ft.	>6'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	<input 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"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: 
 Jon R. Rose, Community Development Officer

DATE: September 23, 1998

Application for Site Plan Review & Land Use Permit

Location of Project: 457 River St.

Parcel Code #: _____

Name & Address of Applicant: Don Alfred Construction
1039 12th St.
Manistee

Phone Numbers: Work 723-5602 Home 723-3994

Name & Address of Owner if different: Manistee Senior Center
457 River St.

Phone Numbers: Work 723-6477 Home _____

Brief description of work to be done: Replace existing ramp

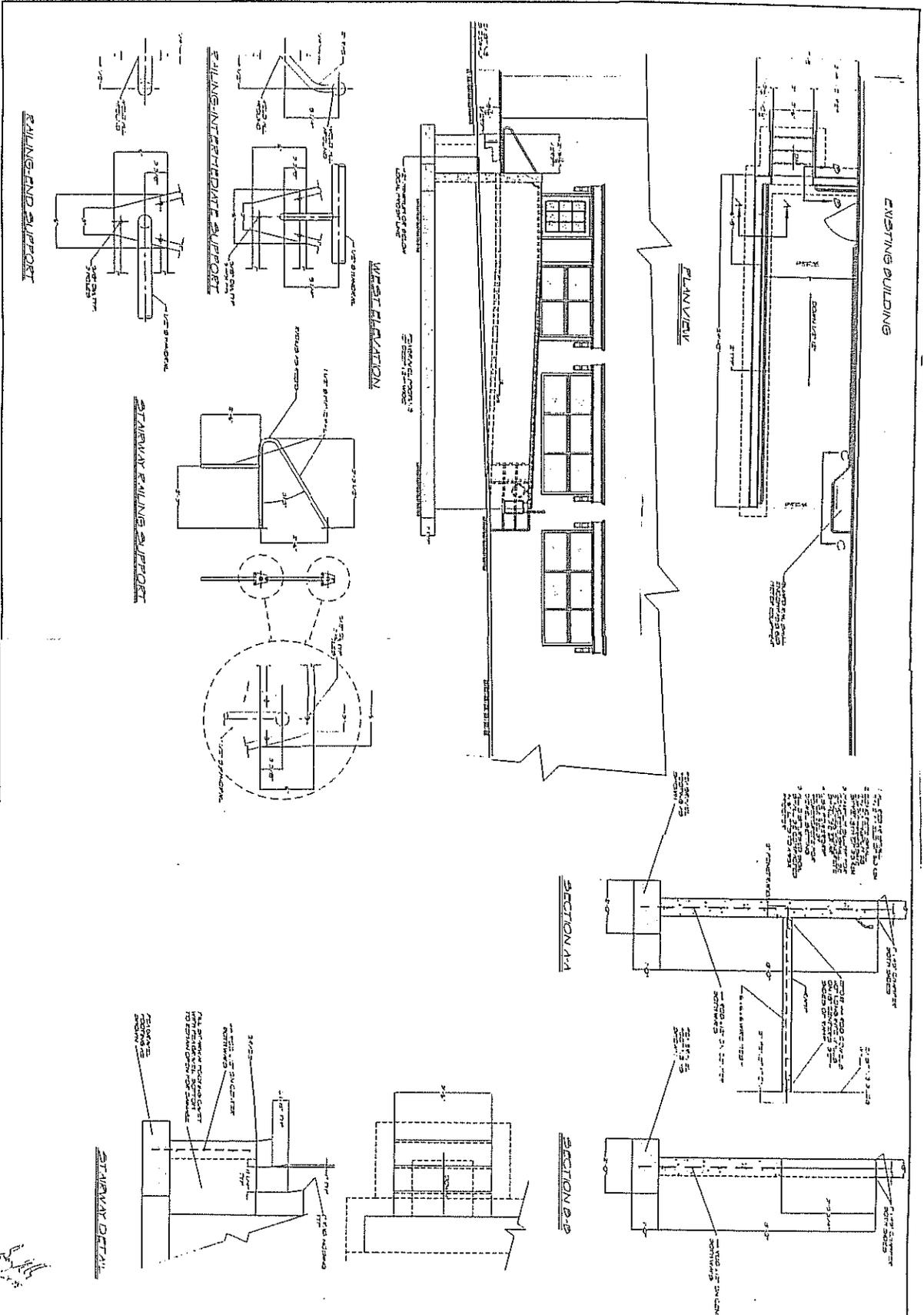
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)



1	1	1
2	2	2
3	3	3
4	4	4
5	5	5

Wonderland Design

731 DANFIELD LANE ROAD • MINNETEE, MICHIGAN 49860 • (269) 1621 722-0444

MINNETEE COUNTY COUNCIL ON AGING
 SENIOR CENTER
 427 KAYE STREET
 MINNETEE, MICHIGAN 49860

*Application for
Site Plan Review & Land Use Permit*

Location of Project: 112 Washington St. Manistee

Parcel Code #: 515127071407

Name & Address of Applicant: Choices 110 Washington
Manistee, MI 49660

Phone Numbers: Work 723-6597 Home _____

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: 32x64 1 story Building
with office down stairs.

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

SITE PLAN REVIEW

NAME: Choices of Manistee
Manistee, MI 49660

PROPOSED USE: Shelter & Offices
ZONING DISTRICT: C-4

PARCEL CODE: 51-51-270-714-07

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	2,500 sq. ft.	27,200 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	25 ft.	136 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	0	53 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	0	10 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	6 ft.	53 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	Aprox. 24 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	n/a	2,048 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

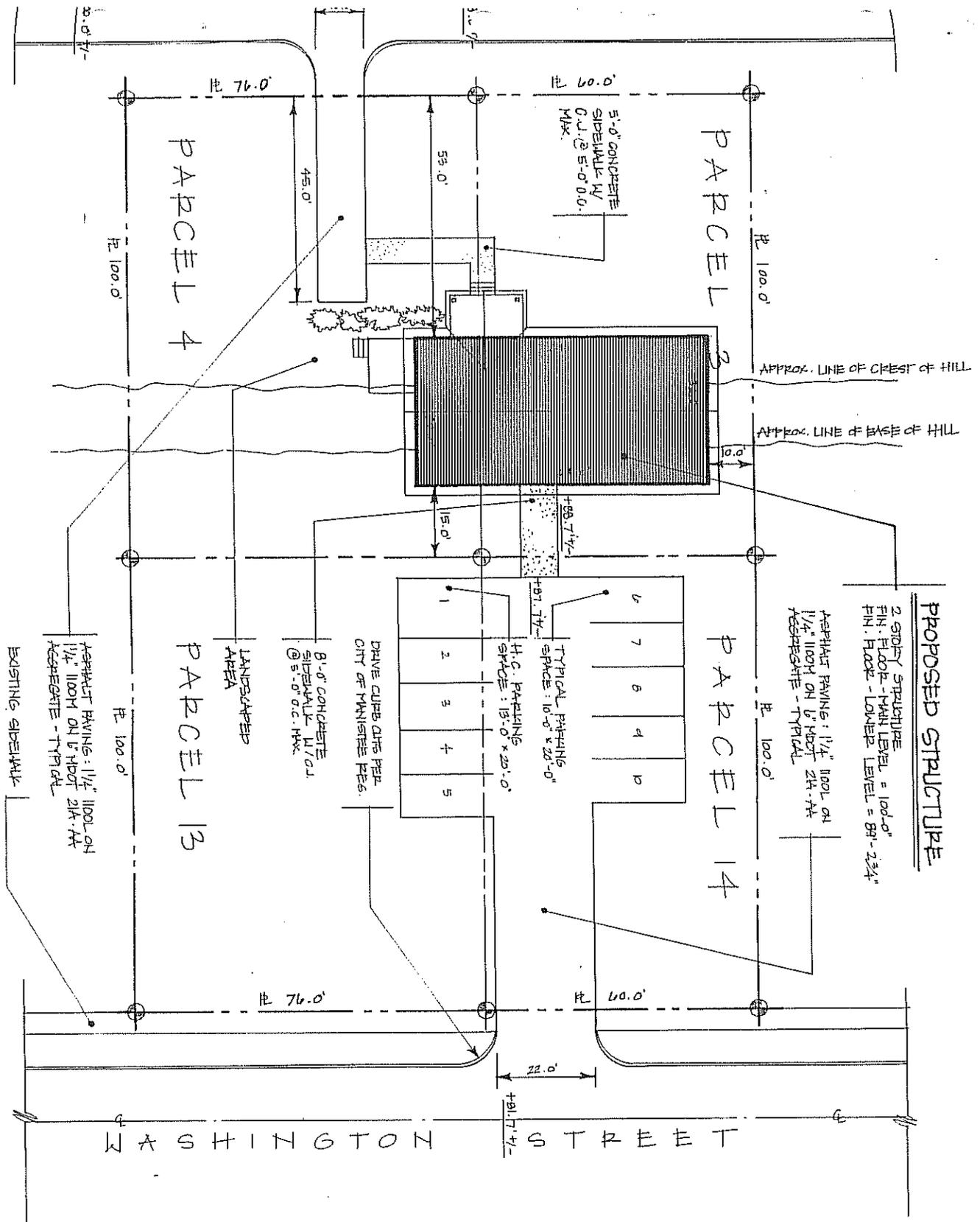
SPECIAL DISTRICTS

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

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development Officer

DATE: September 30, 1998



DRAWN	J. HASENGRABER
CHECKED	
DATE	JULY 1998
SCALE	AS NOTED
JOB NO.	9117

new shelter & offices for:

CHOICES of Manistee Co.

Short and Washington Streets Manistec, MI

MINUTES OF THE FILER TOWNSHIP/CITY OF MANISTEE JOINT COMMITTEE ON
12TH STREET DEVELOPMENT

MINUTES OF THE FEBRUARY 25, 1993 MEETING

Meeting was convened at 7:30 p.m. Members present: Marjorie Johnson, Beryl Amburgey, Roger Yoder, Ron Bauman and John Lakos. Also present: Al Janowiak, Filer Township Supervisor, and Jon Rose, City of Manistee Code Administrator.

Rose described the scope of the project, ie. extension of 12th Street from Maple Street to Cherry Street. Maps were viewed showing currently platted sections of the street and the necessity of obtaining easements was discussed. For purposes of discussion a cost of one million dollars was used, with the possibility of grants amounting to as much as 80% of the total cost. Consensus was that development of 12th Street could be beneficial to both Filer Township and the City of Manistee.

Discussion of utility services, specifically sewer and water, followed. The consensus was that providing separate sewer and water services was an unnecessary and costly duplication which should be avoided if possible. Most of the remaining discussion centered on the City providing sewer and water services.

Most of the remaining discussion centered on concerns about the potential of annexation.

Of special concern were two items in the City of Manistee Council Policy Resolution on water and sewer extensions dated April 4, 1989:

1. Item F "The request party agrees to support the City if the City every requests the annexation of the property."
2. Item C "...until the served party is in the City: ..."

Also of concern were sections of the document entitled Agreement to Provide Service (the contract the City currently uses with non-resident sewer users).

1. Item 2 "...to make payments in lieu of taxes to the City unless or until such time that the served property may be incorporated into the City...."
2. Item 5 "In the event the party of the second part shall at anytime choose to terminate the use of the City's services or this agreement, he may do so under a penalty five times the annual cost of the payment in lieu of taxes as determined by Section 2 of this agreement."

While this section does not directly relate to annexation, the opinions expressed by the representatives of Filer Township were that this section is overly burdensome, and unfair.

The payment in lieu of taxes was considered by the Filer Township residents to create a situation which would encourage Filer Township residents along the 12th Street extension to request annexation. It was felt that if a block of ownership contiguous to the City were created where everyone paid the equivalent of the City millage rate, they would choose to join the City. It was suggested that this payment in lieu of taxes might be waived specifically for the area under discussion possibly for a depth south of 12th Street of some number of feet, eg. 300 feet. Representatives of the City felt that this situation would encourage people to build in Filer Township rather than in the City, as they could realize many of the benefits of City living, at a considerably lower tax rate. This would eliminate much of the City's purpose for the 12th Street extension which is to open up developable property within the City.

A meeting with property owners from whom easements would need to be obtained was discussed, but consensus was that there should be at least one more committee meeting before such a public meeting were held.

Rose was requested to get some feedback on the Filer Township Committee Members concerns about language in the Council Policy and Agreement to Provide Service.

It was agreed to hold another meeting in approximately a month. Meeting adjourned approximately 9:00 p.m.

A handwritten signature in cursive script, appearing to read "Jon R. Rose". The signature is written in dark ink and is positioned in the lower-left quadrant of the page.

FILER TOWNSHIP/CITY OF MANISTEE JOINT COMMITTEE
ON 12TH STREET DEVELOPMENT

Minutes of the March 25, 1993 meeting.

Meeting was convened at 7:30 p.m. Members present: Ed Allen, Beryl Amberg, Ron Bauman, Marjory Johnson, John Lakos. Members absent: Roger Yoder. Also Present: Dale Picardat, Community Development Officer and Jon Rose, City of Manistee Code Administrator.

Discussion continued regarding the City's non-resident sewer policies. Rose indicated that all language referring to potential annexation (both implicit and explicit), could probably be eliminated from the city policy resolution as well as the contract.

Rose indicated that while the city might be willing to review and amend the penalty clause of the contract, he did not believe the city would be willing to eliminate a penalty for termination. He also indicated that it was unlikely the City would consider an adjustment to their position on "payment in lieu of taxes" or "tax differential."

General discussion addressed the following items:

The new road would provide benefits to adjoining land owners, as well as better traffic flow and an additional route for emergency vehicles.

Johnson pointed out that the Filer Township Master Plan advocated developing the North end of the township prior to the rest of the township. As 12th Street is on the North edge of Filer Township, this development is consistent with their Master Plan.

Methods of recovering some of the cost of the development might include special assessment districts or hook-up fees.

Picardat reported that the 12th Street development project is on the ISTEPA list with a low priority. This priority could be adjusted depending on the outcome of other grant applications. He suggested that prior to an actual grant application, a plan would have to be developed, engineering obtained, and easements identified. Intergovernmental cooperation on a project might increase its chances of grant funding.

Method of requiring hook-ups needs to be addressed, either through zoning, deed restrictions, or individual contracts.

It was agreed that the appropriate next step would be to involve the adjoining property owners. Rose was instructed to compose a letter to invite these property owners to an informal meeting with the committee. This letter, after approval by the respective Planning Commissions, is to be mailed to the owners inviting them to a meeting tentatively scheduled for May 5, 1993.

The meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jon R. Rose".

Jon R. Rose
Code Administrator

JRR/tf

JOINT COMMITTEE ON TWELFTH STREET DEVELOPMENT

MINUTES

MEETING OF MAY 5, 1993

The meeting was held on Wednesday, May 5, 1993 in the second floor conference room, City Hall. It convened at 7:30 p.m. with the following members present:

PRESENT: Marjorie Johnson, Ed Allen, Beryl Amburgey, Roger Yoder, Ron Bauman and John Lakos.

Owners of parcels adjoining the contemplated development had been invited to attend. The following property owners were present:

PRESENT: Matt Pomeroy, Don Alfred, Ken Wood, Jack and Marlene Watson, John and Jean Soltas, Jack & Rosemary Owens.

ALSO PRESENT: City of Manistee representatives Dale Picardat, Community Development Officer and Jon Rose, Code Administrator.

Picardat gave an overview of the proposed project and the meeting was opened to general discussion. Among the concerns and comments expressed were the following:

- * A new, straight three-quarter mile road has the potential of being used as a drag strip. Some method of preventing this needs to be considered: stop signs, curves, divided road, etc.
- * What cost will there be to adjoining property owners? How will these costs be allocated (per parcel, per foot of frontage, etc.)?
- * Will sewer connection be required if someone has a functioning septic system?
- * Will the right-of-way be equally allocated between the township and city sides of the section line?
- * Will apartment complexes be allowed?
- * Impact on property taxes.
- * Side street development.

- * Wetland impact.
- * Quality of road: width, sidewalks, curb and gutter, etc.

A straw poll of the property owners represented at the meeting showed two in favor and four opposed. Those opposed generally expressed a desire for more information and continued exploration of the issues. Two property owners not in attendance had expressed a favorable position through telephone calls. It was decided the adjoining property owners should be invited to future meetings.

The next meeting will be held when Picardat feels enough additional information has been obtained to justify the meeting. There being no further business, the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,



Jon R. Rose, Secretary
City Code Administrator

JRR:cf

cc. R. Ben Bifoss, City Manager
Alvin Janowiak, Filer Township Supervisor