

MANISTEE CITY PLANNING COMMISSION

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

SPECIAL MEETING OF NOVEMBER 19, 1998

There will be a Special meeting of the Manistee City Planning Commission to be held on Thursday, November 19, 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 - Harbor Side East Triplex
 2. Harbor Village - Brookharbor #7 & #8
 - 3.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (11/5/98)
 - B. New Business:
 - 1.
 - 2.
 - 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: Jon R. Rose 
Community Development Officer

DATE: November 13, 1998

RE: Special Meeting followed by a Worksession, November 19, 1998

There will be a Special Meeting of the Planning Commission followed by a Worksession on Thursday, November 19, 1998 at 7:00 p.m. in the Council Chambers.

Items for the Special Meeting are Site Plan Reviews for Harbor Village. The Site Plans are as follows Harbor Side East Triplex and Brookharbor #7 & #8. A Site Plan Review have been done on both requests and are enclosed for your review.

Items for the Worksession are Height Limitations and Requests for Proposals.

If anyone is unable to attend the meeting please call me at 723-2558. See you there!

JRR:djm

cc: City Council

SITE PLAN REVIEW

NAME: Harbor Village
Brookharbor 7 & 8

PROPOSED USE: Condominiums
ZONING DISTRICT: R-2 (PUD)

PARCEL CODE: 51-51-

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING		PROPOSED IN PLAN	COMPLIANCE	
	YES	NO		YES	NO
PARCEL SIZE:		n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:		n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
SETBACKS					
FRONT YARD		n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
SIDE YARD		n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
REAR YARD		n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT		n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:		35 ft.	31ft. 3in.	<input 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:	X	<input type="checkbox"/>	<input type="checkbox"/>	X
HIGH RISK EROSION:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development Officer

DATE: November 13, 1998

**Application for
Site Plan Review & Land Use Permit**

Location of Project: Brookharbor 7 + 8 (refer to attached siteplan)

Parcel Code #: _____

Name & Address of Applicant: Manistee Village Partners
100 Marina Dr
Manistee, MI 49660

Phone Numbers: Work 723-0070 Home _____

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construct a four plex
unit consisting of 2 units per story

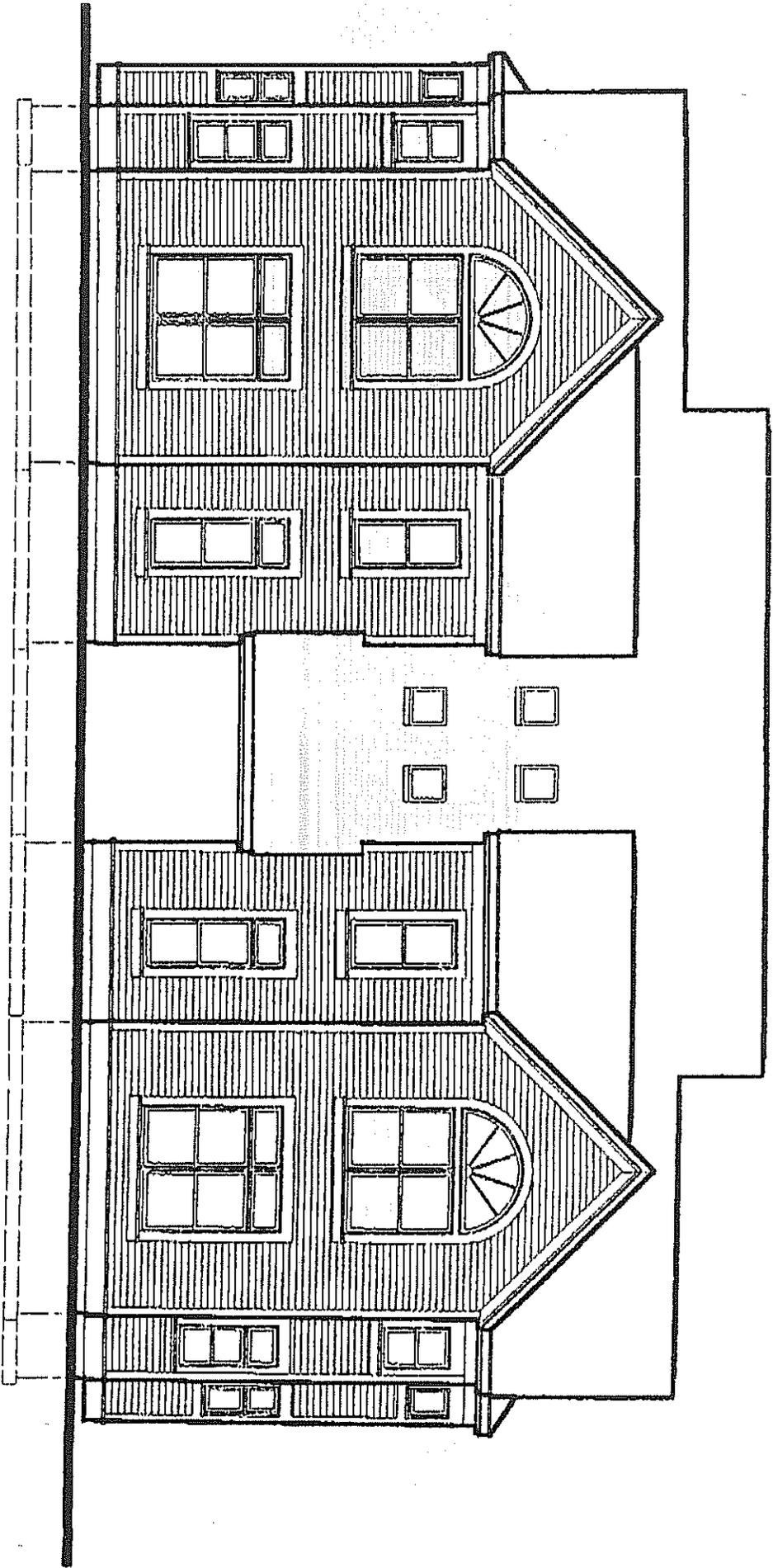
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

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

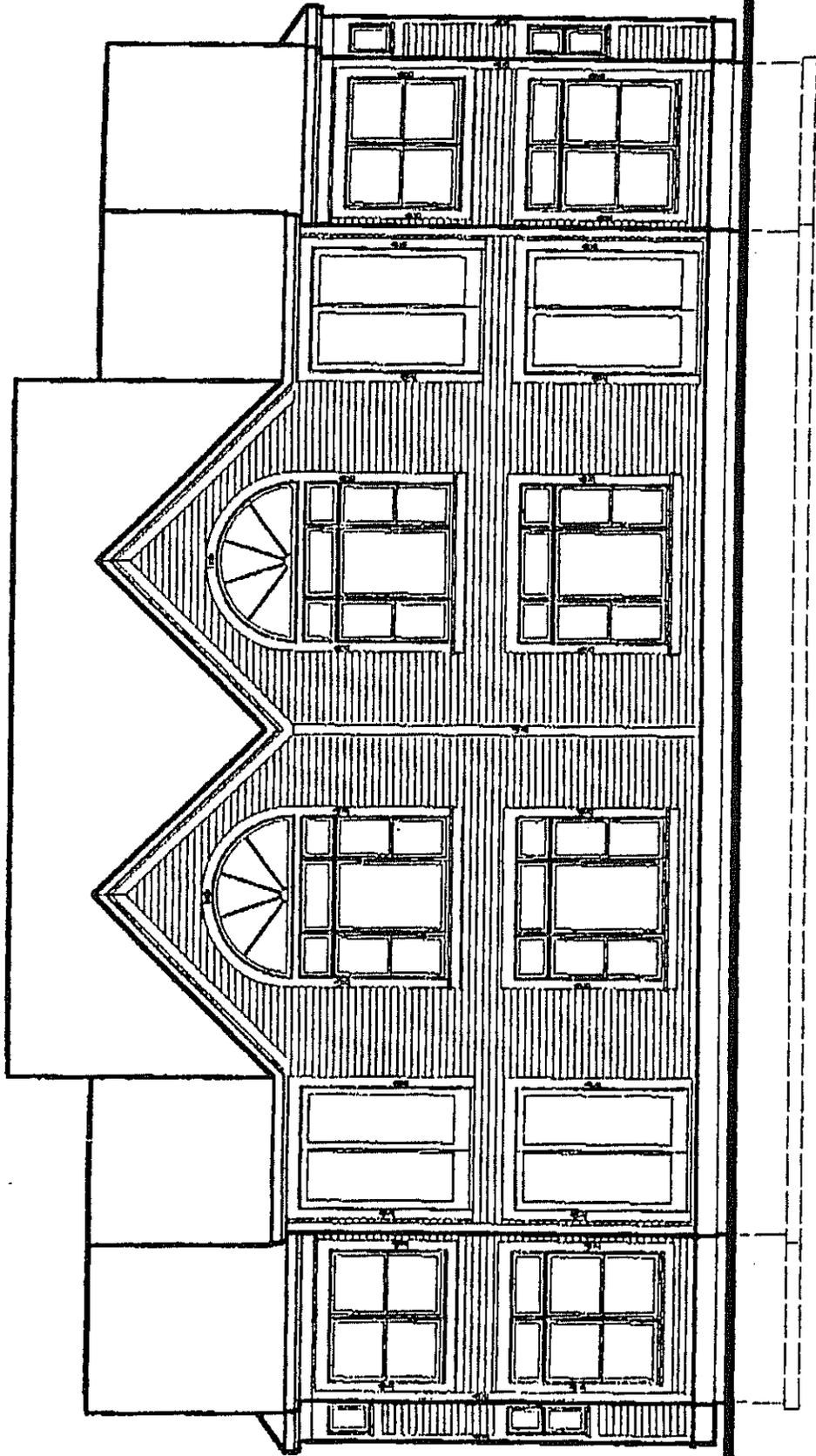
For Questions call Jon Rose, (616) 723-2558.

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



⊕ front elevation
scale 1/4" = 1'-0"

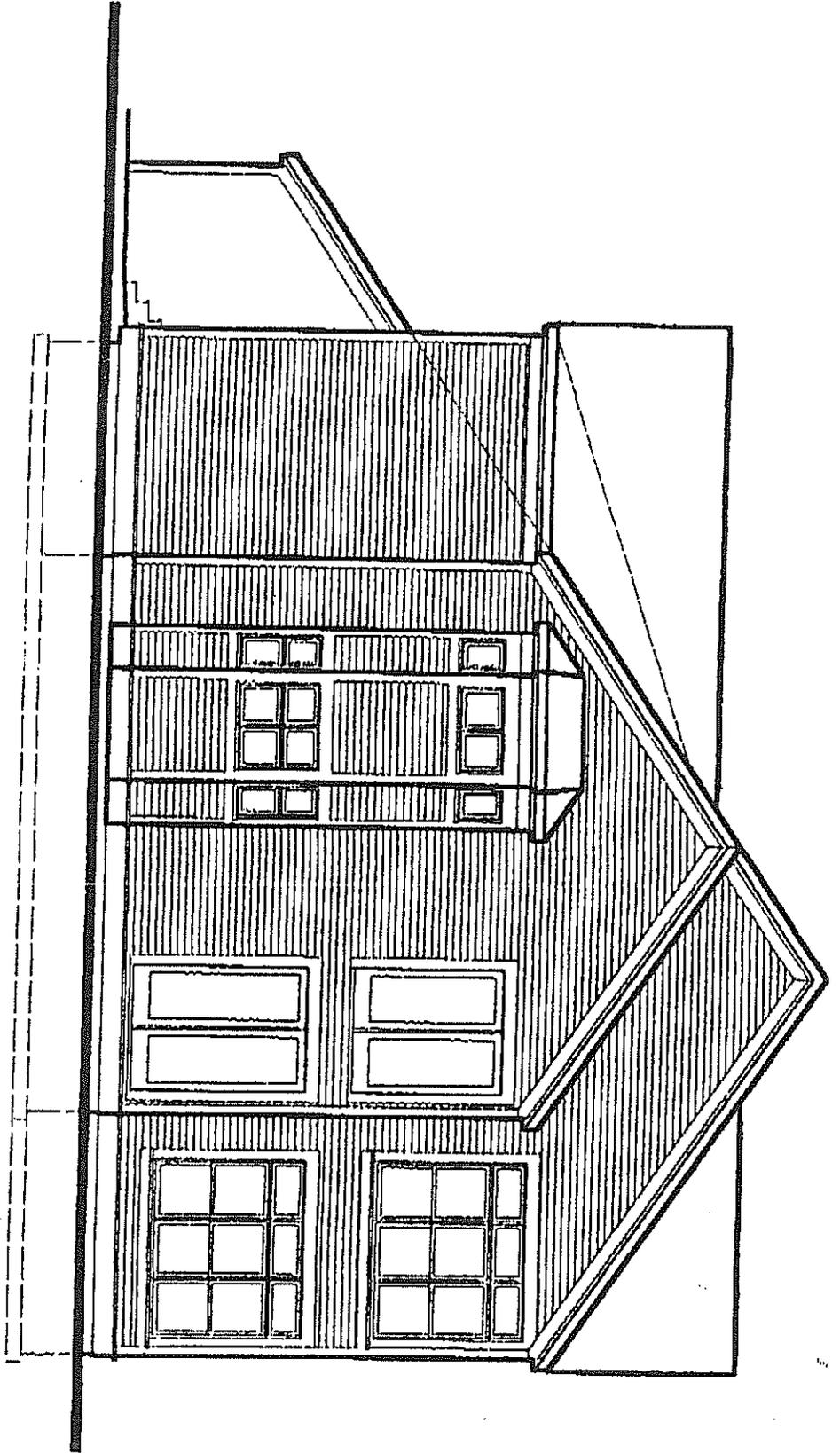
Frank Walker



1 rear elevation

2 scale 1/4" = 1'-0"

break marker



② right elevation
scale 1/8" = 1'-0"
brook harbor

SITE PLAN REVIEW

NAME: Harbor Village
Harbor Side East Triplex

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

PARCEL CODE: 51-51-

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
REAR YARD	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	21ft. 9 in.	<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 checked="" type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development Officer

DATE: November 13, 1998

**Application for
Site Plan Review & Land Use Permit**

Location of Project: Harborside East Triplex
(see attached site plan)

Parcel Code #: _____

Name & Address of Applicant: Manistee Village Partners
100 Marina Dr
Manistee, MI 49660

Phone Numbers: Work 723-0070 Home _____

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construct a 3 unit
triplex on the waterfront of the marina

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
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Manistee, MI 49660

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

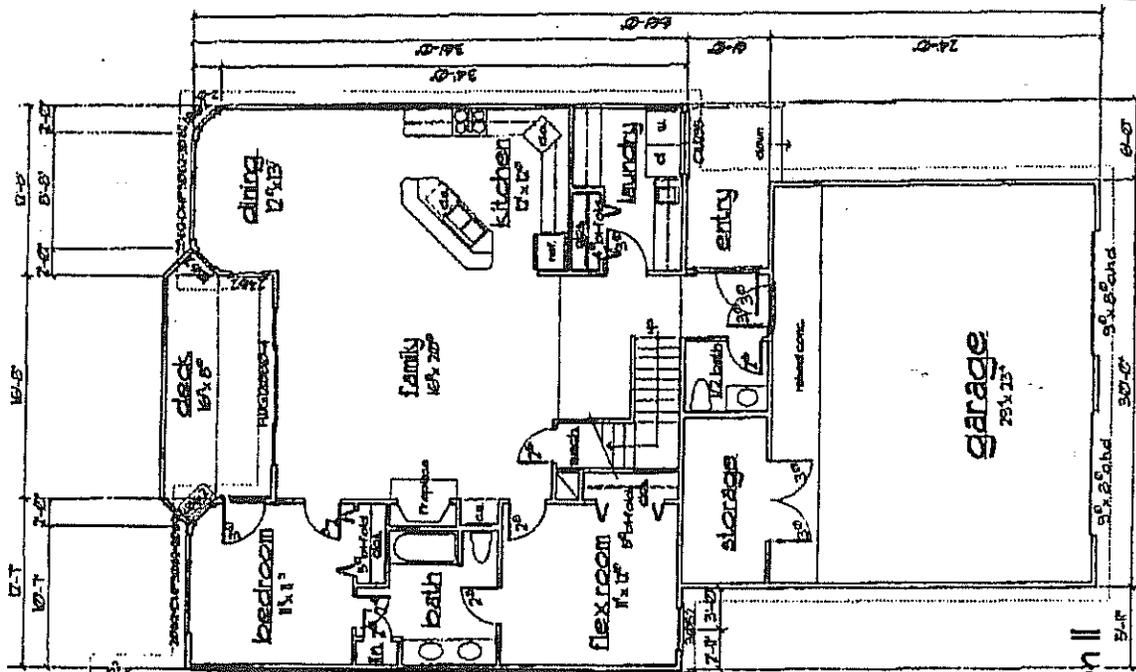
Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

Section 9404 of the Manistee City Zoning Ordinance reads:

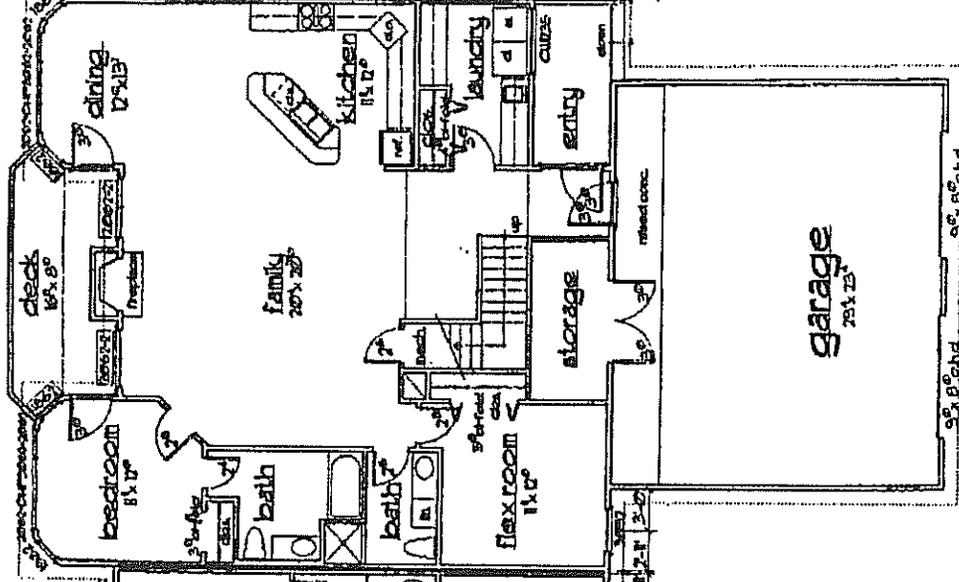
9404. Required Data for a Basic Site Plan

The Basic Site Plan shall be a sketch, drawn to scale, or superimposed on an air photo, or superimposed on a survey, of the *parcel*. The following shall be shown on the Basic Site Plan:

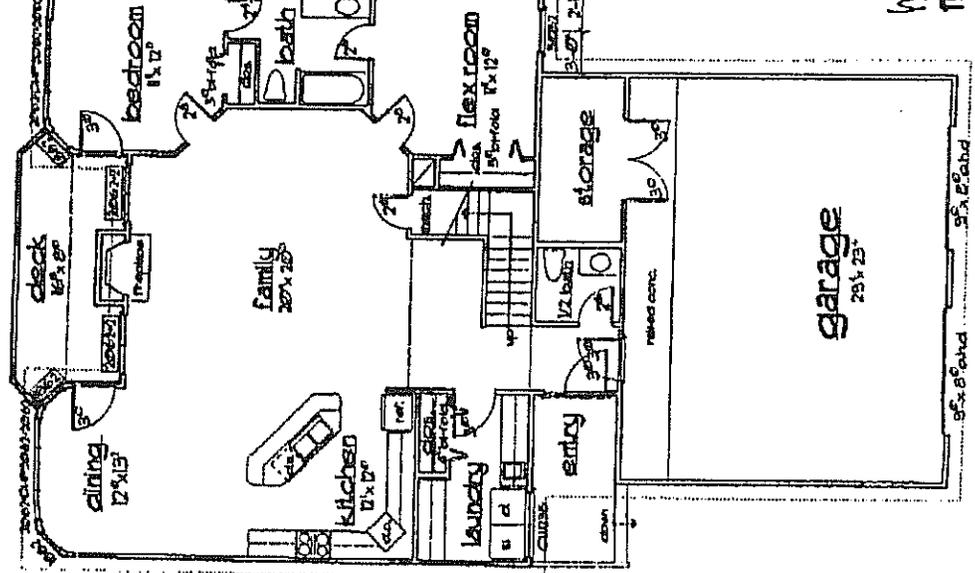
- a. The property, identified by *parcel* lines and location and size.
- b. Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.
- c. The scale, north point.
- d. Natural features such as woodlots, *water bodies*, wetlands, high risk erosion areas, slopes over 25%, beach, sand dunes, drainage and similar features.
- e. The location of proposed and main and *accessory buildings*, existing *structures*, *fences* on the site, the *height* of all *buildings* and square footage of floor space.
- f. The proposed driveway, if any.
- g. If the *parcel* is a result of a *parcel* split resulting after the adoption of this ordinance, then the required site plan shall show all *structures* and *buildings*, drawn to scale, that are located on the adjacent property, as required in Section 1003.B.3.



scheme C

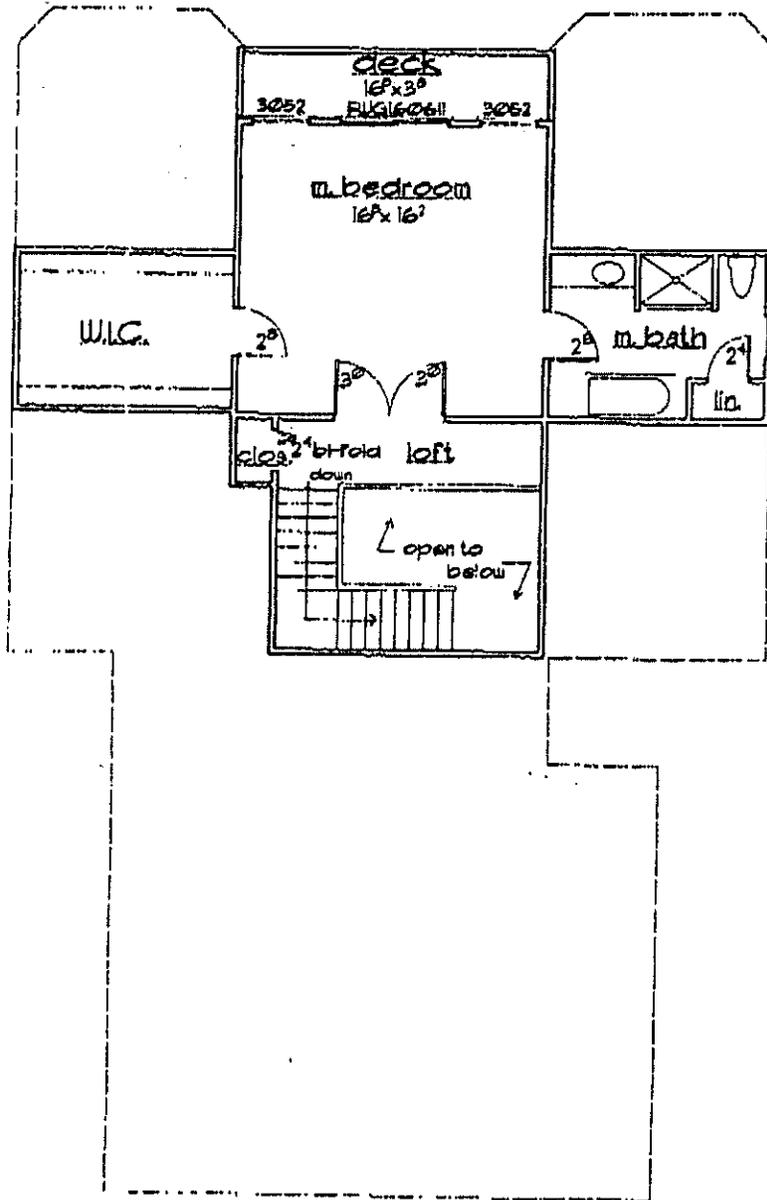


scheme B

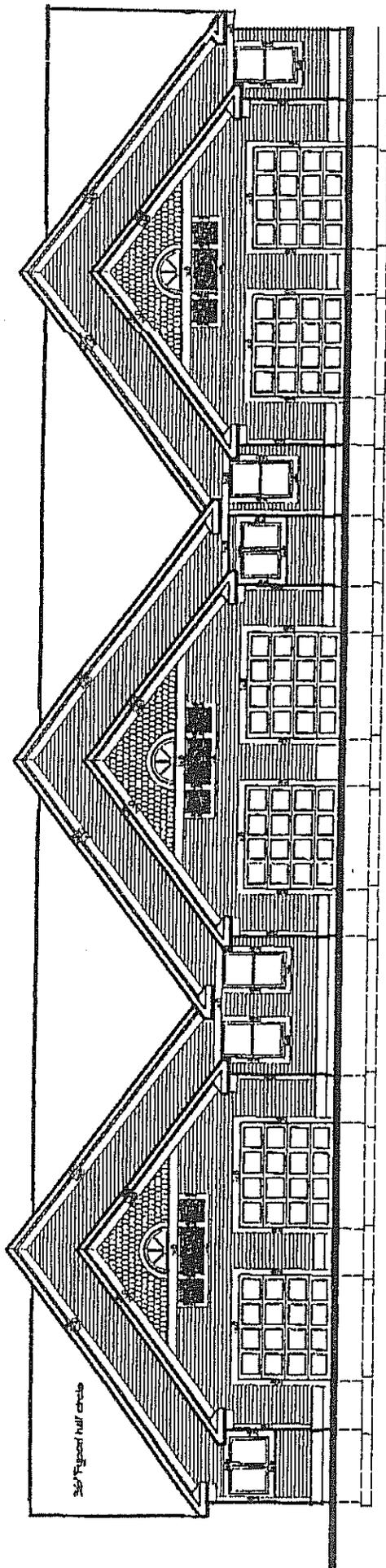


scheme A

harbor side east duplex
main level floor plan option II



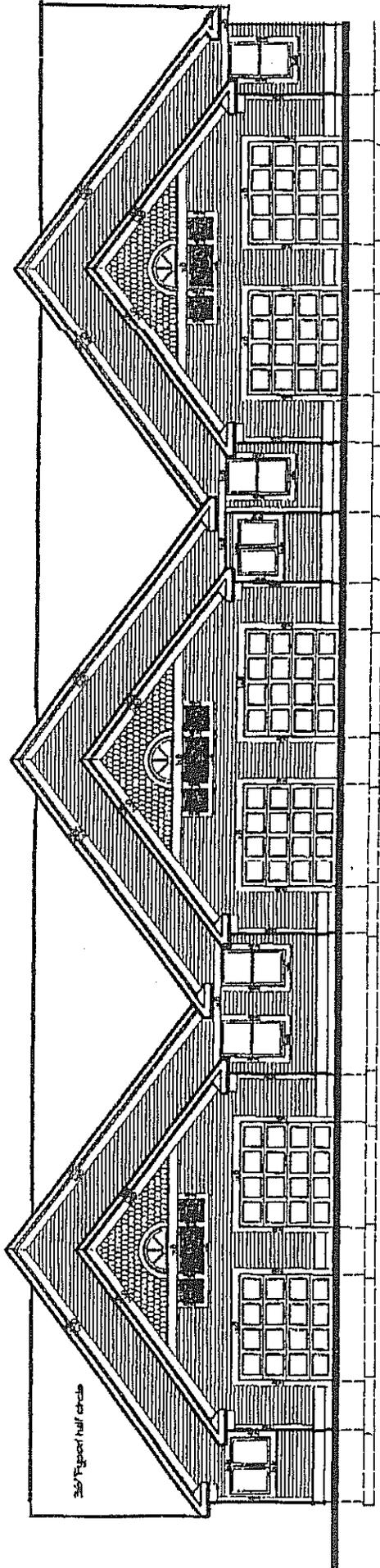
upper level floor plan
harbor side east triplex



36" plywood half circle

① front elevation
scale 3/16" = 1'-0"

harbor side east triplex



3/20/18
3/20/18
3/20/18

front elevation

scale 3/16" = 1'-0"

harbor side east triplex

