

# MANISTEE CITY PLANNING COMMISSION

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

MEETING OF DECEMBER 3, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, December 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.
    - 2.
  - B. Site Plan Reviews:
    - 1. J & J Partnership / A & W Restaurant
    - 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 (11/19/98)
  - B. New Business:
    - 1. Request for Proposals, masterplan consultants.
    - 2. Election of Officers
  - C. Unfinished Business:
    - 1. Height Limitations for buildings in the C-4 and I-2 districts.
    - 2. City owned property on 6<sup>th</sup> Avenue.
    - 3.
  - 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

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TO: Planning Commission Members

FROM: Jon R. Rose  
Community Development Officer

DATE: November 25, 1998

RE: Planning Commission Meeting, December 3, 1998

The December Planning Commission Meeting is scheduled for Thursday, December 3, 1998 at 7:00 p.m. in the Council Chambers. The packet does not include the Request for Proposals (R.F.P). However, I hope to have a sample for discussion at the meeting.

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

JRR:djm

cc: City Council

receipt # 2318

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

Location of Project: 133 Cyprus Street

Parcel Code #: 51-51-512-275-21

Name & Address of Applicant: James Atwood, J & J Partnership  
PO Box 437, Bear Lake, Michigan

Phone Numbers: Work 723-2963 Home 864-2666

Name & Address of Owner if different: \_\_\_\_\_  
\_\_\_\_\_

Phone Numbers: Work \_\_\_\_\_ Home \_\_\_\_\_

Brief description of work to be done: Buildings and site renovation,  
modification to signage.

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: J & J Partnership (A & W)

PROPOSED USE: Restaurant  
 ZONING DISTRICT: C-1

PARCEL CODE: 51-51-512-275-21

USE IS:  Permitted (existing)  
 Special  
 Not Permitted

**BULK REGULATIONS**

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	20,000 sq.ft.	21,379 sq.ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	120 feet	161 feet	X	<input checked="" type="checkbox"/>
<b>SETBACKS</b>				
FRONT YARD	30 feet	34 feet	X	<input type="checkbox"/>
SIDE YARD	10 feet	49 feet	X	<input type="checkbox"/>
REAR YARD	20 feet	25 feet	X	<input type="checkbox"/>
WATERFRONT	n/a		<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 feet	18 ft. 4 in.	X	<input type="checkbox"/>
PARKING:	25 spaces	25 spaces	X	<input type="checkbox"/>
Section 5004.D.2.a prohibits parking within the front-yard setback. Parking in the front-yard setback has been reduced, but some remains. As a pre-existing condition, this is a legal nonconforming use.				
BUILDING AREA:	n/a		<input 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:

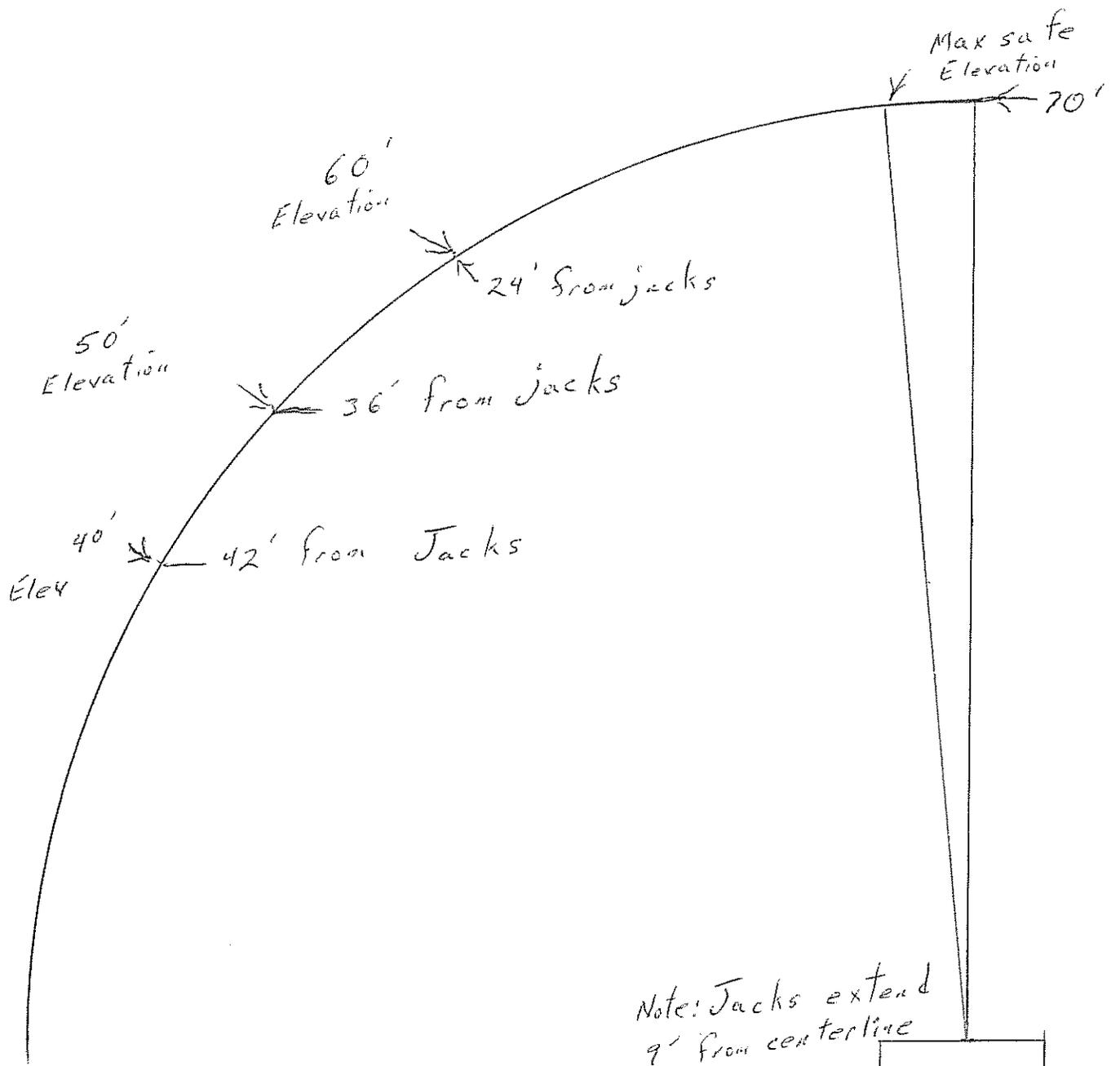
REVIEWED BY: *John R. Lane*

DATE: 11-25-98



WEST ELEVATION

SCALE: 1/4" = 1'-0" N.T.S.



Note: Jacks extend 9' from centerline