

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF JULY 1, 1999

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, July 1, 1999 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. City of Manistee/Dr. Reines & Dr. Snyder - Lot Split
 - 2. Lighthouse Landings PUD Modification - Site Plan
 - 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 (6/3/99)
 - B. New Business:
 - 1.
 - 2.
 - C. Unfinished Business:
 - 1.
 - 2.
 - D. Other Communications:
 - 1. Accessory Building Height Limitations
 - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
County Planning Department
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: June 25, 1999

RE: Planning Commission Meeting

The June Planning Commission Meeting is scheduled for Thursday, July 1, 1999 at 7:00 p.m. in the Council Chambers.

The First item on the agenda is a request for a Lot Split and Combination. The City of Manistee owns the vacant lot between Mathewson Upholstery and M&M Records (owned by Dr. Reines & Dr. Snider) on River Street. The plan for this area is to install public restrooms and have a stairway that will allow access to the City Parking Lots on Filer Street. The City will need to acquire 10 feet of property currently owned by Dr. Reines and Dr. Snider. Enclosed is a drawing of the property and a letter requesting the Lot Split and Combination.

Second is a request for modification to the Site Plan of the PUD for the Lighthouse Landings project. A Site Plan Review will be handed out at the meeting.

Last is a request from the Zoning Board of Appeals for the Planning Commission to review height limitation for accessory structures. In the past two years 25% of all residential requests have been for an increase in height for accessory structures. Enclosed is a memo which includes section 1042 and 1070 of the Zoning Ordinance.

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

JRR:djm

cc: City Council

June 23, 1999

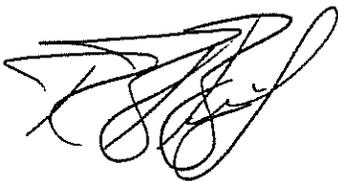
City of Manistee Planning Commission
City Hall
P.O. Box 358
Manistee, MI 49660

Dear Chairman Yoder:

The City of Manistee and Dr. Reines & Dr. Snider would like to request approval of a Lot Split and Combination as shown in the attached drawing. The request is to split the East 10 feet of that part of Parcel #51-51-453-708-06 lying south of Parcel #51-51-453-708-08. The ten foot strip will then be combined with Parcel #51-51-453-708-08.

Thank you.

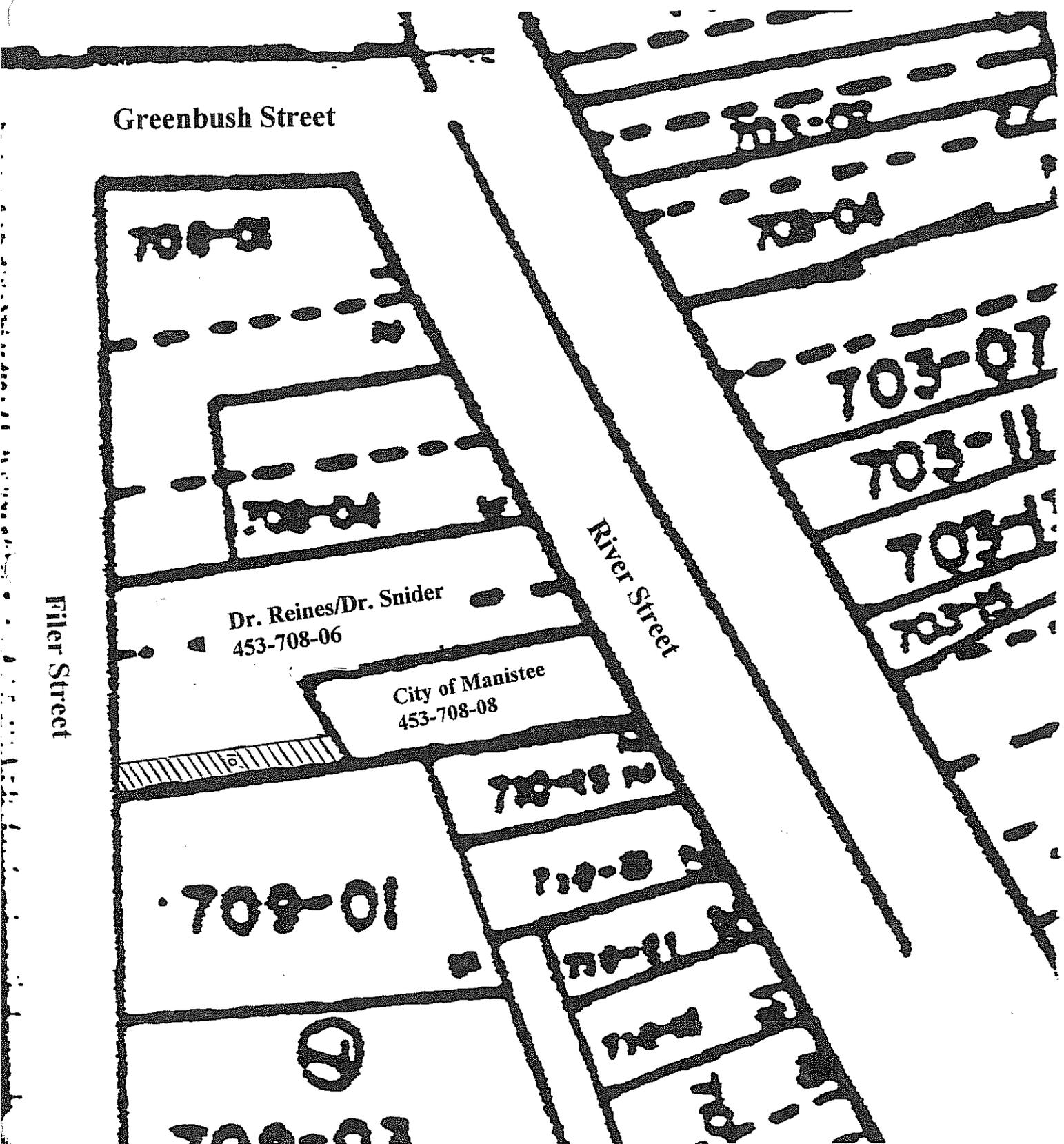
Sincerely,

A handwritten signature in black ink, appearing to read 'R. Ben Bifoss', written in a cursive style.

R. Ben Bifoss
City Manager

Enclosure

Lot Split & Combination Request
City of Manistee & Dr. Reines/Dr. Snider



Application for Site Plan Review & Land Use Permit

Location of Project: LIGHTHOUSE LANDING - 1ST & CHERRY

Parcel Code #: 51-51311-275-03

Name & Address of Applicant: LIGHTHOUSE LANDINGS, LLC
305 LIGHTHOUSE WAY S.
MANISTEE, MICH 49660

Phone Numbers: Work 616-398-0111 Home _____

Name & Address of Owner if different: N/A

Phone Numbers: Work _____ Home _____

Brief description of work to be done: MODIFY SITE PLAN

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, (231) 723-2558.

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

Staff Report

Lighthouse Landings L.L.C.

The Site Plan for Lighthouse Landings Planned Unit Development has been changed. The original plan provided for 34 units on the property with an additional two units shown on neighboring property. The current plan has 36 units on the site.

The original PUD provided for a 10 foot set-back from the adjoining properties. A 10 foot set-back has been maintained. The original PUD showed at least 20 feet between adjoining buildings. The new site plan does not maintain 20 feet on all sides of all buildings but does maintain 20 feet on at least three sides of each building and at least 15 on the fourth. This is similar to the requirements imposed on Harbor Village.

The entry to Landings Boulevard has been moved approximately 80 feet to the north. This has reduced the number of buildings northwest of Lighthouse Way North from five to four.

The addition of the two units to the project increases the density per acre from approximately 4.8 units to acre to approximately 5.1 units per acre. The R-3 Residential District proposes densities of between four and six living units per acre.

Jon R. Rose 
Community Development

July 1, 1999

TO: Jon Rose, Zoning Administrator

FROM: Sid Scrimger, Fire Chief

DATE: June 30, 1999

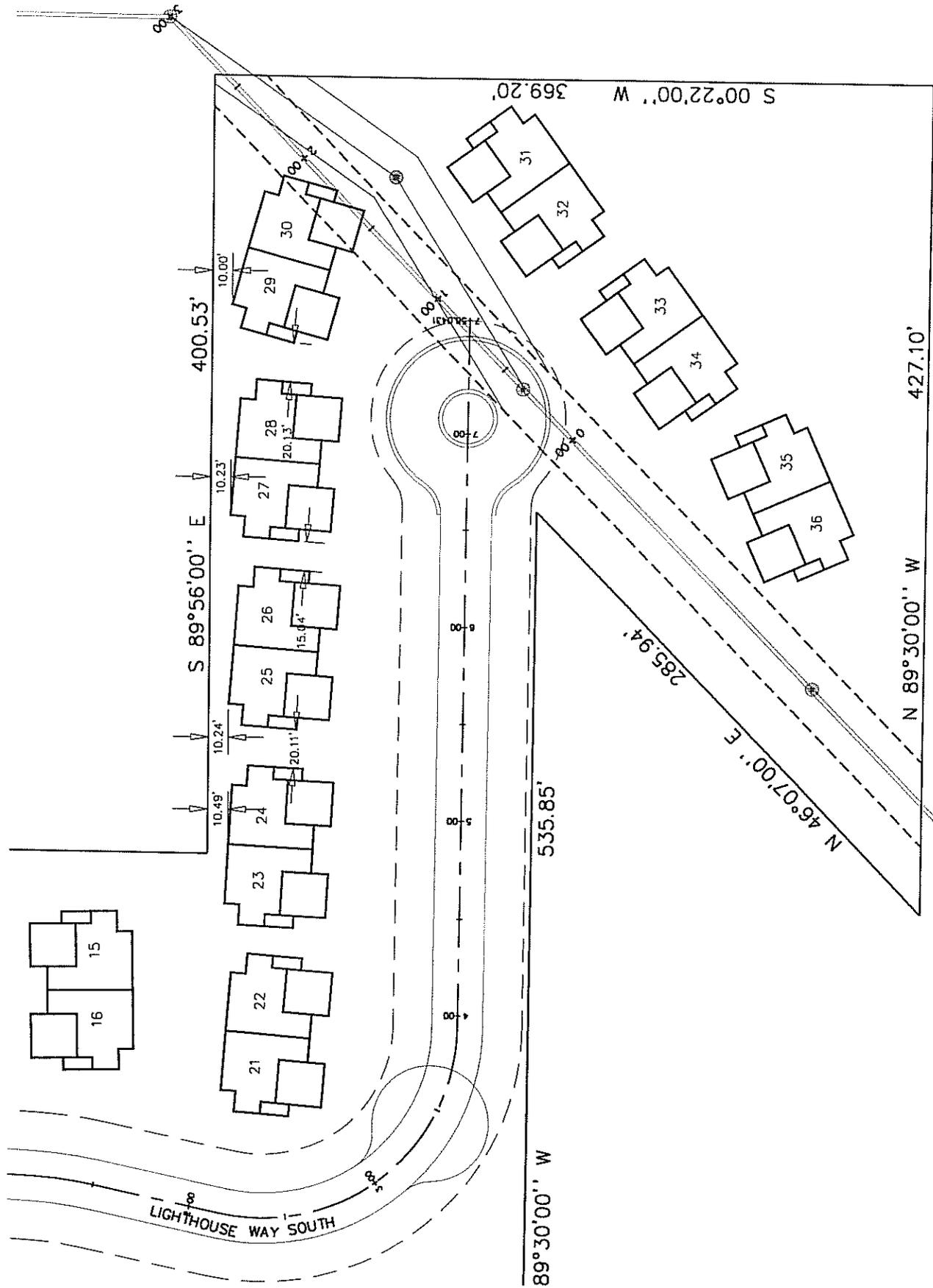
SUBJECT: Lighthouse Landings

This memo will serve to restate our conversation of yesterday.

The plans I reviewed showed three structures located on the South side of a drive that extends approximately 120 feet west from the south cul - de - sac. The building farthest to the west is too far from Lighthouse Way, South to allow adequate Fire Department access.

I would find the development as planned unacceptable. I would find the development as mapped acceptable if one of the following were done:

1. Delete the structure (units # 35 and # 36) on the west end of the drive from the plan.
2. Increase the radius of the cul - de - sac to a minimum of 45 feet. This must be measured to the inside of the curb.



NE CORNER OUTLOT B LAKEVIEW HEIGHTS ADDITION TO THE CITY OF MANISTEE, MICHIGAN.

Memorandum

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Officer

DATE: June 22, 1999

At the June 15, 1999 meeting the Zoning Board of Appeals reviewed the number of requests received for an increase in accessory structure height. In the past 2 ½ years 25% of the residential requests were for increases in the height for accessory structures. The reasons for the requests varied from need for larger entries to accommodate utility vehicles (Four wheel drive trucks/blazers, vans, boats, etc.), aesthetic reasons (desire to match the roof line of their existing home), and storage space. The Zoning Board of Appeals is asking the Planning Commission to review the Zoning Ordinance to determine if a change if any is necessary.

The two sections of the Zoning Ordinance that pertain to height limitations and accessory structures are as follows:

1042. Height

No *building* or *structure* or part thereof shall be *erected* or *altered* to a *height* exceeding thirty (30) feet, except that non-*dwelling buildings* or *structures* other than *accessory buildings* or *structures*, shall be *erected* or *altered* to a *height* not exceeding the *height* provided for in Section 1070.C of this Ordinance. Any *building* or *structure* or part thereof may be *erected* or *altered* to any *height* if approved by the *Appeals Board*, pursuant to its power to grant variances or the *Commission* in connection with a *Special Use Permit* application approval. This Section does not apply to radio, television antenna systems.

1070. Location of Accessory Buildings and Structures

- A. All *accessory buildings* and *structures* shall be in the *side yard* or *rear yard*, except when built as part of the main *building*.
- B. An *accessory building* attached to the principal *building* of a *parcel* shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal *building*.
- C. An *accessory building* and *structure*,
 1. shall not be higher than fourteen (14) feet tall, and side walls shall not be more than ten (10) feet tall, or
 2. in Industrial districts, shall not be higher than seventeen (17) feet tall, and side walls shall not be higher than seventeen (17) feet tall.
- D. No *accessory building* shall be larger than the principal *building*.

