

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, June 1, 2000
7:00 p.m. - Council Chambers, City Hall

AGENDA

- I Roll Call
- II Public Hearing
 - 1. Onekama Marine, Inc. - Special Use Permit
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes from Last Meeting (5/4/00)
- V Unfinished Business
- VI New Business
 - 1. Onekama Marine, Inc. - Special Use Permit
 - 2. Manistee County Transportation, Dial-A-Ride - Site Plan Review
 - 3.
- VII Other Communications
- VIII Work/Study Session
 - 1.
- IX Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development
County Planning Department
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Charter Township of Filer Planning Commission
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor
Mark Niesen, Building Inspector

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose *VR*
Community Development

DATE: May 26, 2000

RE: Planning Commission Meeting June 1, 2000

Our next Planning Commission Meeting will be Thursday, June 1, 2000 in the Council Chambers at City Hall. Items on the Agenda are:

1. Onekama Marine Inc. - Special Use Permit. Onekama Marine is requesting a Special Use Permit for parking to enable the expansion of Cedar Street Marina approximately 330 feet west of Tamarack Street. Parking is to be provided on the parcel lying North of Water Street between Cedar Street and Tamarack Street. The proposed 32 parking spaces would adequately address the zoning requirements for .75 spaces per boat slip. While a Special Use Permit is required for marina uses in the C-4A Zoning District, the Planning Commission must also make recommendation to City Council regarding expansion of the Marina into the residential district to the West.

Issues to consider include:

Upland property owners

Existing dock leases

Maintaining the natural setting vs. economic development

A copy of the request is enclosed along with a proposed parking plan.

2. Manistee County Transportation, Dial-A-Ride - Site Plan Review. A request has been received from Manistee County Transportation for the new bus garage to be located on the corner of Washington Street and Memorial Drive. Site Plan Review of the proposed structure shows that the requirements of the Zoning Ordinance have been met if the parcels are combined. A copy of the request is enclosed.

If you are unable to make the meeting please call Denise at 723-2558. See you there!!

cc: City Council

City of Manistee

Planning Commission

SPECIAL USE PERMIT APPLICATION

Onekama Marine, Inc. _____
Applicant

4378 Crescent Beach Road, Box 210
Address

Onekama, MI 49675 _____
City, State, Zip Code

Phone Numbers (Work) 231-889-5000 _____
(Home) _____

FOR OFFICE USE ONLY:

Case number _____

Date Received 5-8-06

Fee Received 250.00

Receipt Number 4115

Hearing Date 10.1.06

Action Taken _____

Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$250.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose:

Leasing river frontage, south side, along Riverwalk to build boat docks adjacent to currently leased area.

II. PROPERTY INFORMATION:

A. Address of Property:

Riverfront property, City owned, West of Tamarack, North of First Street, 330'.

Tax Roll Parcel Code Number: 51-51-345-703 .01 207

B. List all deed restrictions - cite Liber & Page where found and attach:

None found, City lease, New "Net Shed" located to West of Proposed Lease Area.

C. Name and addresses of all other persons, firms or corporations having a legal or equitable interest in the land.

City property.

D. Zoning District:

~~P.R. #2~~ C-4A

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.
No. (River Frontage)

H. Estimated completion date of construction (if applicable):
2001 - 2002

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time: To expand docking at Cedar Street Marina to the West.

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? No

2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee. To promote business and commerce, provide tax base, jobs and lease revenue to the City and County.

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:

No negative impacts to adjacent property owners. We plan to provide for parking and to enhance A.D.A. conditions at the Riverwalk Entrance as we expand our marine facilities. We believe local property values will rise as the site is developed.

a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood? No.

b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood? No, in fact it will be beneficial, enhancing the river front, riverwalk view, and will add to property values as it will be neat, clean and an asset to view.

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. Yes

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. Yes

b. Is the use consistent with the intent and purpose of the Land Use District. Yes

c. Is the use compatible with adjacent land uses. Yes

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. Yes

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. Riverfront, not land use, much is not applicable.

3. Proposed location of any open spaces, landscaping and buffering features such as fences, etc. None

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. Need D.E.Q. and Corps of Engineers approval.

4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties. No impact anticipated. Riverfront docks will be located well below property owners view and at distances sufficient to eliminate sounds or traffic (See Specific Site Plan Enclosed).



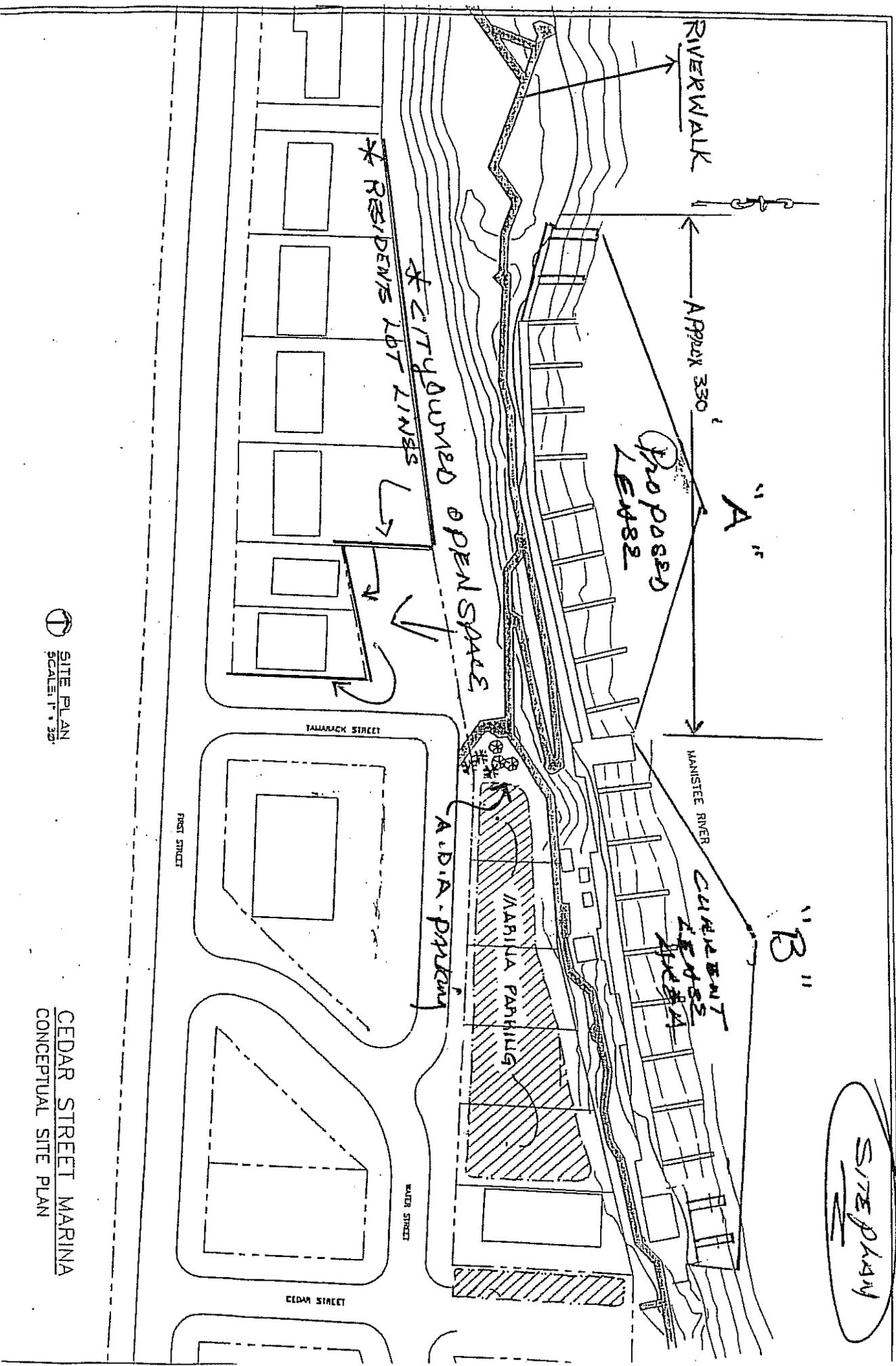
REN S455

2-16-2000

2844 R382

5-03-00

SITE PLAN



SITE PLAN
SCALE 1" = 30'

CEDAR STREET MARINA
CONCEPTUAL SITE PLAN

CERTIFICATE OF SURVEY

I, ANTHONY M. SLAWINSKI, LICENSED PROFESSIONAL SURVEYOR NO. 13597 IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND

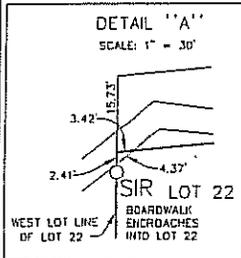
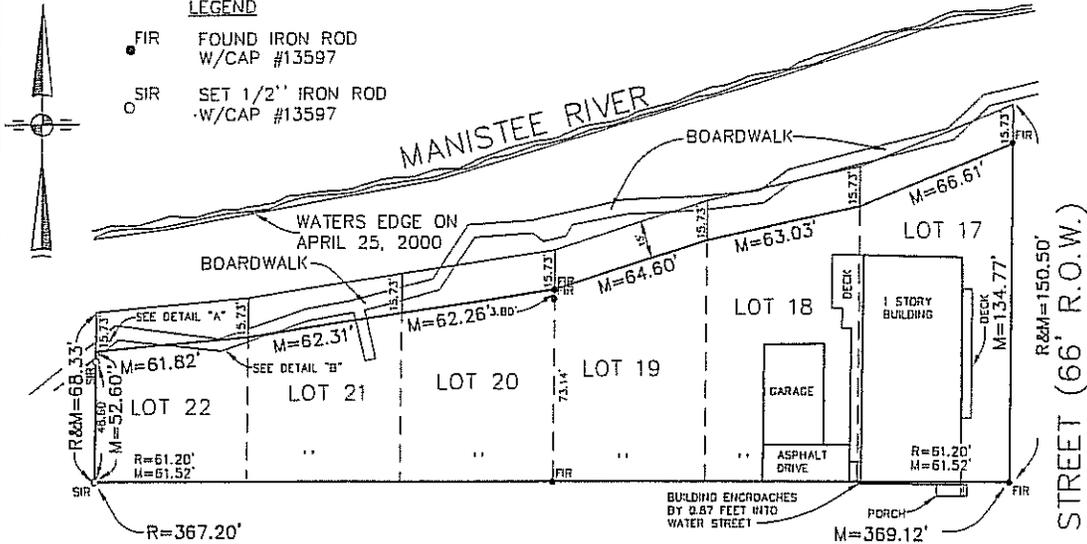
LOT SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) EXCEPT THE NORTH FIFTEEN (15) FEET, SUBDIVISION OF BLOCK No. 1 OF MRS. CLARA E. MARSH'S ADDITION TO THE CITY OF MANISTEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF DEEDS, PAGE 496.

AND

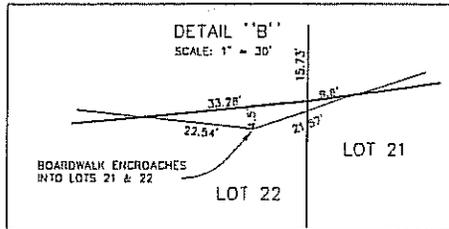
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LEGEND

- FIR FOUND IRON ROD
W/CAP #13597
- SIR SET 1/2" IRON ROD
W/CAP #13597



WATER STREET (66' R.O.W.)

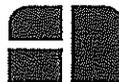


Anthony M. Slawinski
 ANTHONY M. SLAWINSKI
 LICENSED PROFESSIONAL SURVEYOR No. 13597
 ABONMARCHE CONSULTANTS, INC.

04-27-00
 DATE OF CERTIFICATE

PLAT OF SURVEY FOR:

ONEKAMA
 MARINE



ABONMARCHE CONSULTANTS, INC.

361 First Street
 Manistee, Michigan 49660
 231-723-1198
 FAX: 231-723-1194

95 West Main Street
 Benton Harbor, Michigan 49022
 616-927-2295
 FAX: 616-927-4639

ARCHITECTS / ENVIRONMENTAL ENGINEERS / CONSTRUCTION MANAGEMENT LAND SURVEYORS

DATE: APRIL 26, 2000

DRAWN BY: PGB

SCALE: 1" = 60'

SEC. - T.21N. R.17W.

SITE PLAN REVIEW

NAME: Manistee County Transportation PROPOSED USE: Garage/Maintenance
 180 Memorial Dr. ZONING DISTRICT: C-4
 Manistee, MI 49660

PARCEL CODE: 51-51-146-734-02 USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	2,500 sq. ft.	12,500 sq ft	X	<input type="checkbox"/>
PARCEL WIDTH:	25 ft.	148 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	0	13ft./25 ft.	X	<input type="checkbox"/>
SIDE YARD	0	16 ft./0 ft*	X	<input type="checkbox"/>
REAR YARD	6 ft.	n/a	X	<input type="checkbox"/>
WATERFRONT	50 ft.	n/a	X	<input type="checkbox"/>
HEIGHT:	40 ft.	25 ft.	X	<input type="checkbox"/>
PARKING:	none required		X	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	X	<input type="checkbox"/>

SPECIAL DISTRICTS

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

OTHER: * Building crosses side property line. Parcels need to be combined.

REVIEWED BY: Jon R. Rose DATE: May 26, 2000
 Jon R. Rose/Community Development


Receipt # 41360

Application for Site Plan Review & Land Use Permit

Location of Project: 180 Memorial Drive (NE Corner Washington & Memorial Dr.)

Parcel Code #: 146-734-02

Name & Address of Applicant: Kendra C. Thompson Architects, P.C.
304 Oak Street
Manistee, MI 49660

Phone Numbers: Work 231.723.4195 Home _____

Name & Address of Owner if different: Manistee County Transportation, Inc.
180 Memorial Drive

Phone Numbers: Work 231.723.6561 Home _____

Brief description of work to be done: _____

New bus facility and visitor center project
5,800 sf structure

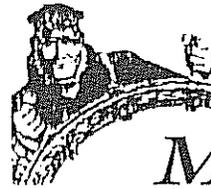
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

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 \$250.00)



Onekama Marine, Inc

*** Proposed Lease of 330' City Riverfront ***

***Public Hearing**

6/1/00

Onekama Marine is requesting to lease the 330' of Riverfront from the City of Manistee which is adjacent to the West end of Cedar Street Marina. We feel this would be a positive step for the City and ask for your approval, based upon the following.

*Building these additional docks will provide a significant revenue base creating local jobs and tax base. Also City merchants, shops and restaurants will benefit economically as boaters in these docks will contribute to their businesses year after year, providing more revenue to the City and County.

*Recently Onekama Marine did a Topography "Topo" Study (copy enclosed) and found the residential area above and South of the proposed lease area (A/B enclosed) is a full 30 feet above the River. We propose docking of approximately 20 boats in the lease area depending on size of the docks. Residential property owners in the area will not see or hear the boats docked below them, thus our proposed project will bring no significant changes or loss of enjoyment to the land owners immediately above and shoreward of the docks.

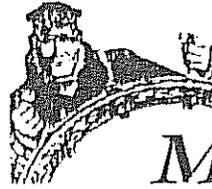
*Also, please note the residences directly South of the proposed docks are not adjacent to the Riverfront and are in fact "set back" a significant distance from the Riverwalk.

*We understand Mr. Marion Kras has a boat docked within the frontage area we wish to lease. If his lease is with the City, Cedar Street Marina will lease him the same location. We will lease him this location for either the City lease rate, or our marina rate, whichever is lower, so that Mr. Kras is not damaged by our leasing the Riverfront.

Sales ~ Services ~ Dockage ~ Storage ~ Established in 1963

Three "On Water" Locations • P.O. Box 210 • Onekama, Michigan 49675

Yard I (231) 889-5000 • Fax (231) 889-3398 • Yard II (231) 889-4321 • E-mail: onekm@onekamamarine.com



Onekama Marine, Inc

Continued Page #3

*With the City doing a study on an additional Municipal Marina Facility to the West of our requested Lease site, it is obvious the City and County believe more boat docks are needed along the Riverfront and that these docks are "Good Business" for Manistee. We are asking for this additional lease area as we are turning customers away at this time and feel there will be more demand for dockage as time passes.

*Please consider that we plan on making a significant investment to build our docks and facilities and we plan to provide quality dockage the City and the citizens of Manistee will be proud of. Our investment in these new facilities will run well over 1/2 million dollars upon completion, thus we would appreciate your support in leasing this property to us.

Thank you for your cooperation in this matter,

Jim Mrozinski, President
Onekama Marine/Cedar Street Marina
JM/jh
Enc.

Sales ~ Services ~ Dockage ~ Storage ~ Established in 1963

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CERTIFICATE OF SURVEY

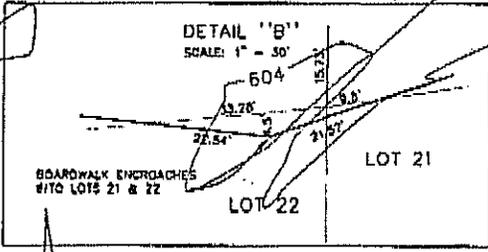
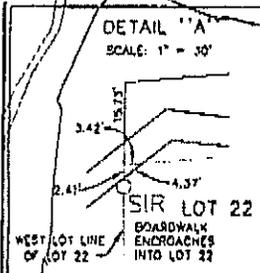
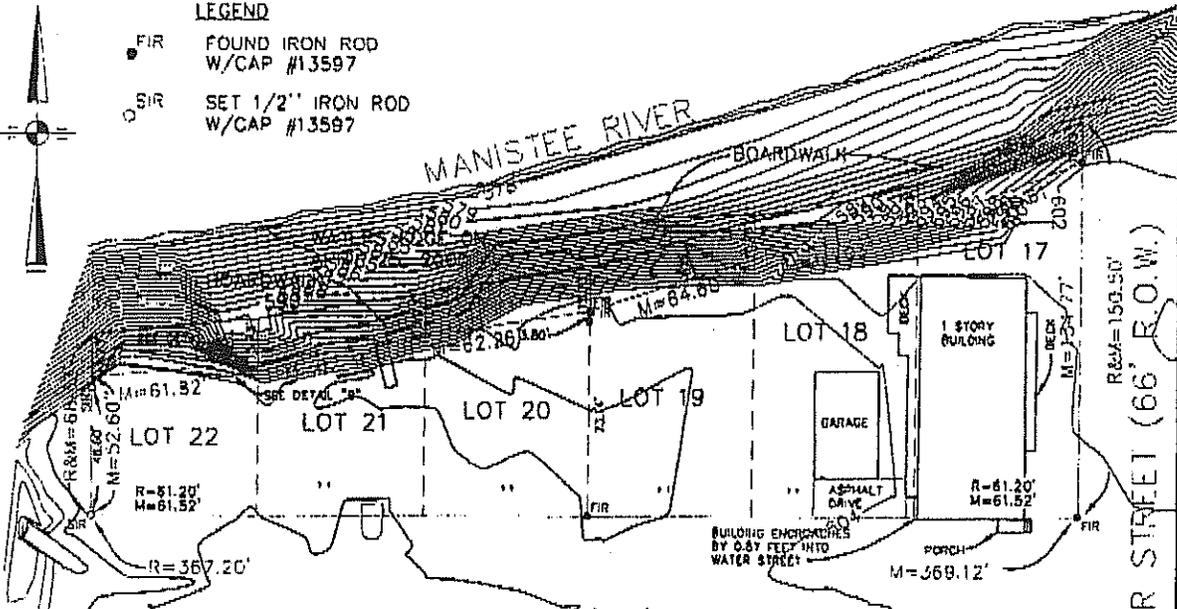
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LEGEND

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-  SIR SET 1/2" IRON ROD W/CAP #13587



ANTHONY M. SLAWINSKI
LICENSED PROFESSIONAL SURVEYOR No. 13597
ABONMARCHE CONSULTANTS, INC.

DATE OF CERTIFICATE _____

LAT OF SURVEY FOR:

ONEKAMA
MARINE



ABONMARCHE CONSULTANTS, INC.

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FAX: 231-723-1194

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Benton Harbor, Michigan 49022
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ARCHITECTS / ENGINEERS / LAND SURVEYORS
ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: APRIL 26, 2000

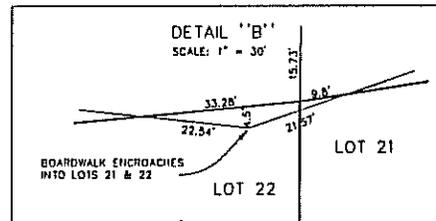
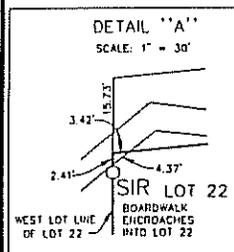
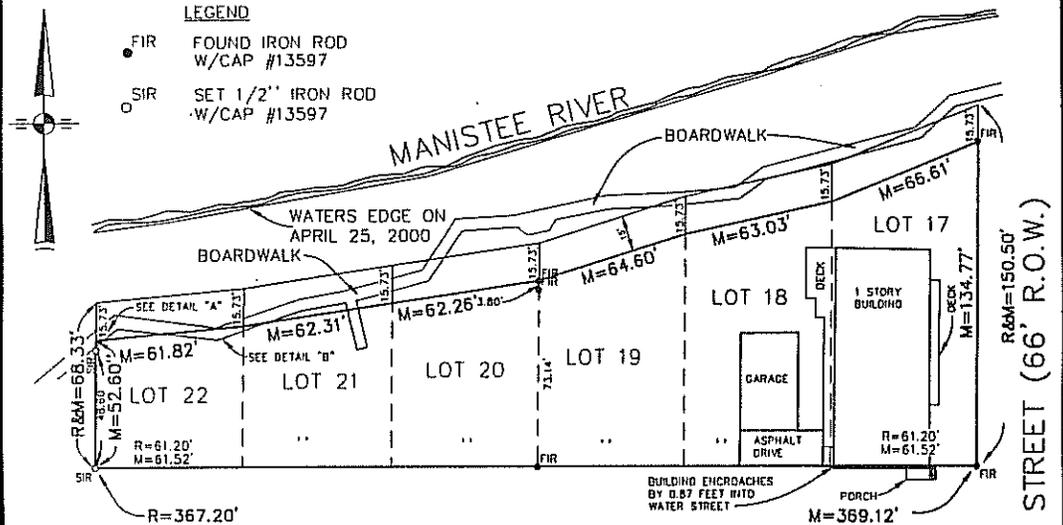
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Anthony M. Slawinski
 ANTHONY M. SLAWINSKI
 LICENSED PROFESSIONAL SURVEYOR No. 13597
 ABONMARCHÉ CONSULTANTS, INC.

04-27-00
 DATE OF CERTIFICATE

PLAT OF SURVEY FOR:

ONEKAMA
 MARINE



ABONMARCHÉ CONSULTANTS, INC.

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ARCHITECTS / ENGINEERS / LAND SURVEYORS
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: APRIL 26, 2000

DRAWN BY: PGB

SCALE: 1" = 60'

SEC. - T. 21N. R. 17W.

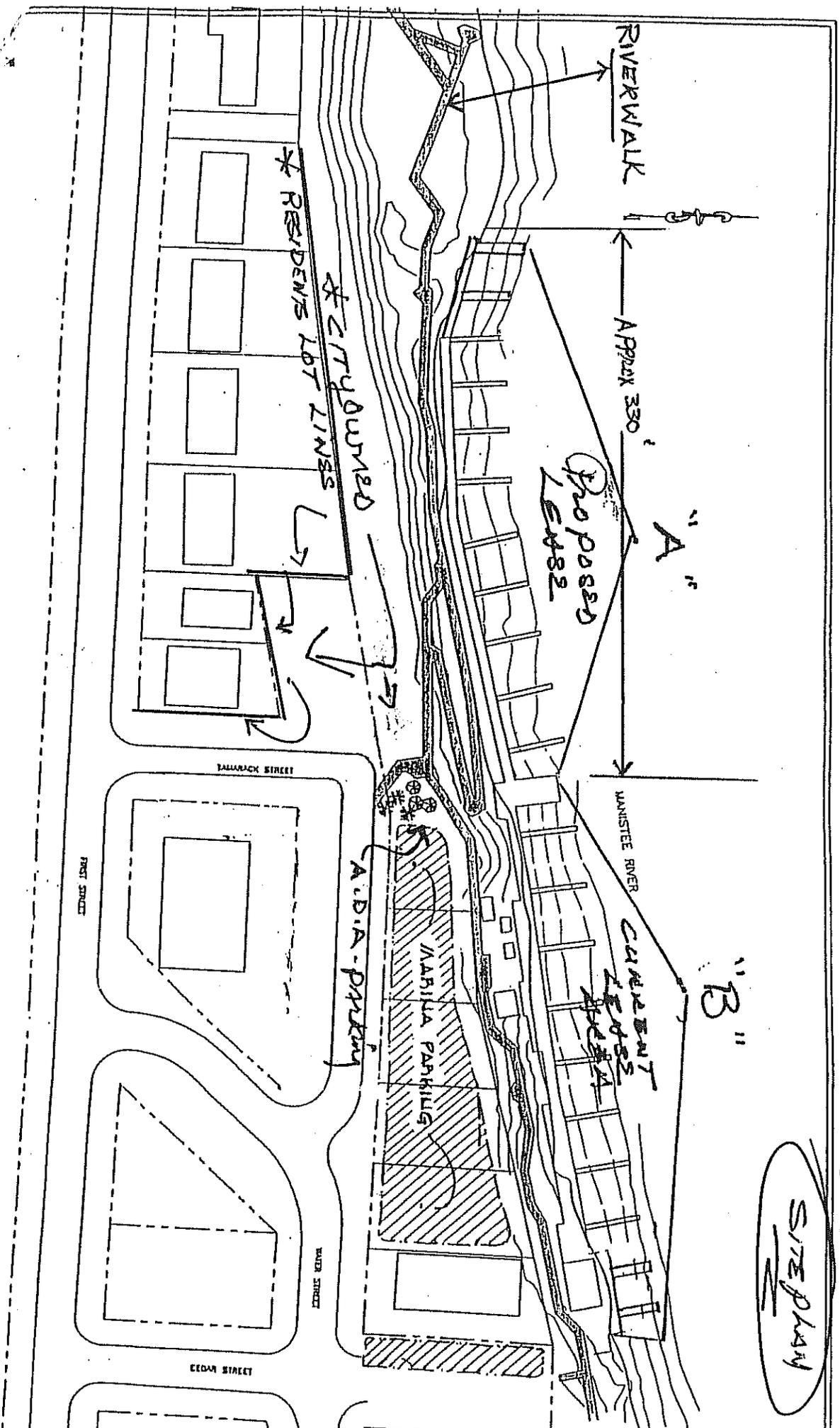
REVIS 5/85

DRIVE ROAD

2-14-0000

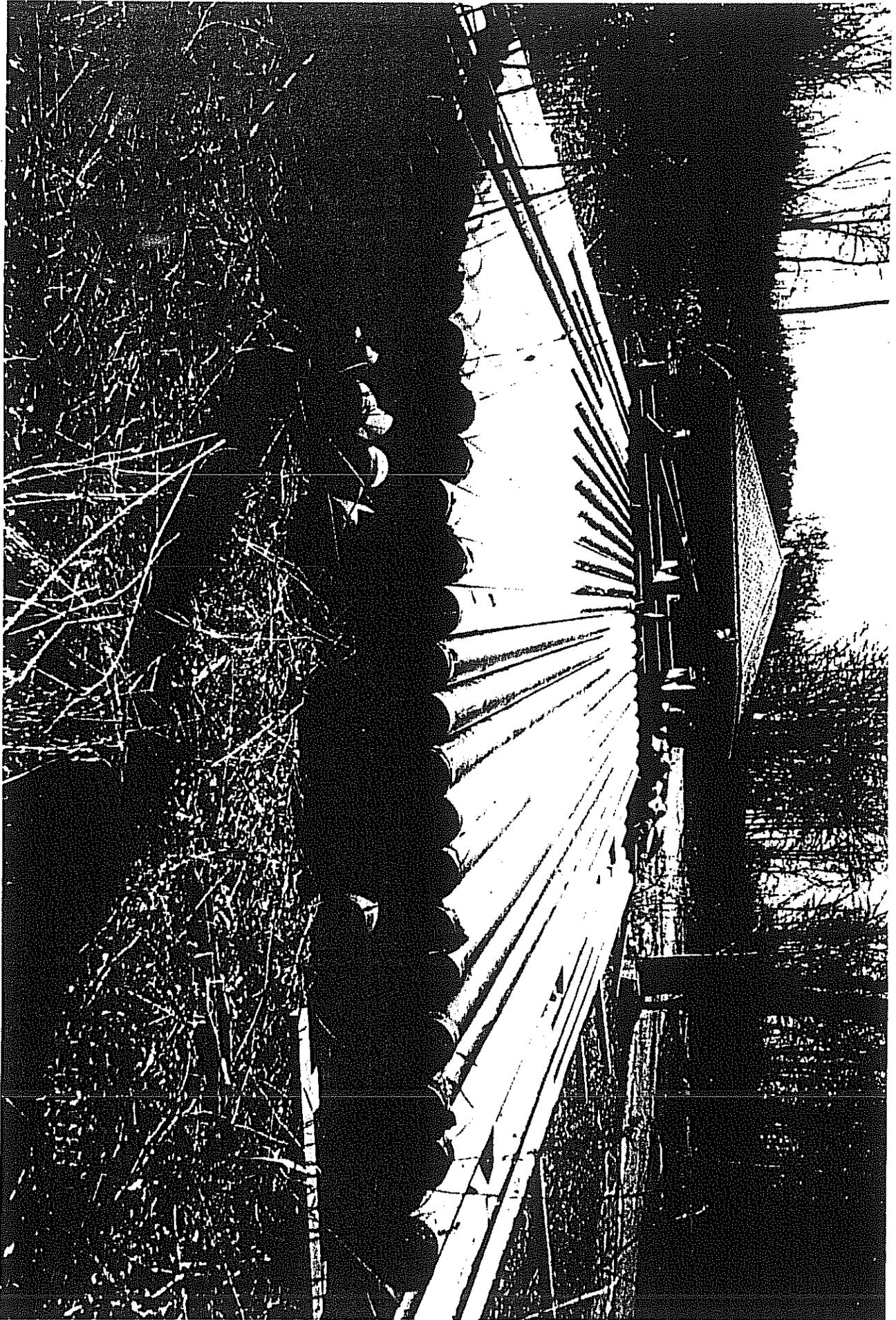
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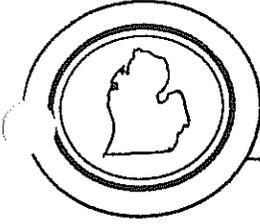
SITE PLAN



SITE PLAN
SCALE 1" = 30'

CEDAR STREET MARINA
CONCEPTUAL SITE PLAN





**MANISTEE COUNTY
SPORT FISHING ASSOCIATION**

P. O. Box 98, Manistee, MI 49660

May 31,2000

To whom it may concern:

My name is Kevin Hughes and I am president of the Manistee County Sportfishing Association. The Association is the largest Sportfishing group in the area and represents both private and professional fishermen and businesses that are impacted by the local fishing industry. We have been asked by Onekama Marine to support a proposed leasing of city property to expand its current marina facility on the Manistee River. Onekama Marine, a marine business in Manistee county for the last 37 years, has been an active member in the association and a staunch supporter of the fishing and boating community in the area.

On behalf of the board we would like you to grant this lease to the Marina as the current shortage of dockage in Manistee county will force anglers to relocate into other fishing ports. Currently, all the Onekama Marine facilities are immaculately kept and are maintained for both safety and usability to the boat owner.

Finally, we feel that Onekama Marine would put in a first rate facility that would enhance the area and fill a demand that is existent to boaters. The long-term history of successful operation in the county makes Onekama Marines request an easy one to grant.

Sincerely,

Kevin P. Hughes
President, Manistee County Sportfishing Association

City of Manistee

Planning Commission

SPECIAL USE PERMIT APPLICATION

Onekama Marine, Inc.
Applicant

4378 Crescent Beach Road, Box 210
Address

Onekama, MI 49675
City, State, Zip Code

Phone Numbers (Work) 231-889-5000
(Home) _____

FOR OFFICE USE ONLY:

Case number _____

Date Received _____

Fee Received _____

Receipt Number _____

Hearing Date _____

Action Taken _____

Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$250.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose:

Leasing river frontage, south side, along Riverwalk to build boat docks adjacent to currently leased area.

II. PROPERTY INFORMATION:

A. Address of Property:

Riverfront property, City owned, West of Tamarack, North of First Street, 330'.

Tax Roll Parcel Code Number: 51-51-

B. List all deed restrictions - cite Liber & Page where found and attach:

None found, City lease, New "Net Shed" located to West of Proposed Lease Area.

C. Name and addresses of all other persons, firms or corporations having a legal or equitable interest in the land.

City property.

D. Zoning District:

R. 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.
No. (River Frontage)

H. Estimated completion date of construction (if applicable):
2001 - 2002

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time: To expand docking at Cedar Street Marina to the West.

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? No

2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee. To promote business and commerce, provide tax base, jobs and lease revenue to the City and County.

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:

No negative impacts to adjacent property owners. We plan to provide for parking and to enhance A.D.A. conditions at the Riverwalk Entrance as we expand our marine facilities. We believe local property values will rise as the site is developed.

a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood? No.

b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood? No, in fact it will be beneficial, enhancing the river front, riverwalk view, and will add to property values as it will be neat, clean and an asset to view.

IV. INFORMATION REQUIRED IN APPLICATION:

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1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached. Yes

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. Yes

b. Is the use consistent with the intent and purpose of the Land Use District. Yes

c. Is the use compatible with adjacent land uses. Yes

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. Yes

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. Riverfront, not land use, much is not applicable.

3. Proposed location of any open spaces, landscaping and buffering features such as fences, etc. None

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. Need D.E.Q. and Corps of Engineers approval.

4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties. No impact anticipated. Riverfront docks will be located well below property owners view and at distances sufficient to eliminate sounds or traffic (See Specific Site Plan Enclosed).



Onekama Marine, Inc.
 (231) 889-5000
 P.O. Box 210
 Onekama, Michigan 49675

HUNTINGTON BANKS
 MANISTEE, MI 49660
 74-3477724

03254

DATE AMOUNT
 32545 May 6, 2000 *****\$250.00

Memo: Special Use Permit Fee
 Two Hundred Fifty and 0/100 Dollars

PAY
 TO THE
 ORDER
 OF:

City of Manistee
 P.O. Box 358
 70 Maple Street
 Manistee, MI 49660

OPERATING ACCOUNT
 ONEKAMA MARINE, INC.

⑈032545⑈ ⑆072403473⑆ 01181301630⑈

ONEKAMA MARINE, INC.

03254

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
	Special Use Permit Fee				250.00
CHECK DATE	CHECK NO.	PAYEE		DISCOUNTS TAKEN	CHECK AMOUNT
5/6/00	32545	City of Manistee			\$250.00

