

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, July 6, 2000  
7:00 p.m. - Council Chambers, City Hall

## AGENDA

- I Roll Call
- II Public Hearing
  - 1. Zoning Amendment - Civic Center District - United States Coast Guard Station
  - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes from Last Meeting (6/1/00)
- V Unfinished Business
- VI New Business
  - 1. Zoning Amendment - Civic Center District - United States Coast Guard Station
  - 2. Lot Split - Manistee Area Public School/Delores Spencer
  - 3. A&A Marine - Site Plan Review
  - 4. Connie Slade - Lot Split (added by motion)
- VII Other Communication
- VIII Work/Study Session
- 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 Beardstee, Assessor  
Mark Niesen, Building Inspector

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: June 30, 2000

RE: Planning Commission Meeting July 6, 2000

Our next Planning Commission Meeting will be Thursday, July 6, 2000 in the Council Chambers at City Hall. Items on the Agenda are:

1. Zoning Amendment, Civic Center District - United States Coast Guard Station. The Coast Guard Station is located in the Civic Center District. Plans are to expand the services of the Manistee Station including locating a 48' boat. These changes would make the Manistee Station a year-round fully staffed station and would require a larger facility. Review of the Zoning Ordinance shows that the U.S. Coast Guard Station is not covered under the SIC Code or permitted by our Zoning Ordinance. The proposed amendment would correct this oversight. A copy of the proposed Zoning Ordinance is enclosed.
2. Lot Split - Manistee Area Public Schools & Delores Spencer. Manistee Area Public Schools has purchased the south 33 feet of parcel #51-51-311-375-09 from Delores Spencer to provide right-of-way for Twelfth Street extension. A copy of the request is enclosed for your review.
3. A&A Marine - Site Plan Review. A&A Marine came to the Planning Commission on May 22, 1997 for a site plan review for their buildings at the corner of Third and Sibben Street. The Planning Commission approved a 30' x 40' addition to the building used by A&A Marine. A condition of the site plan approval was that they would need to come back for additional site plan approval when they intended to rent or lease the vacant office building located on their property. A&A Marine now have the opportunity to rent the vacant building and need approval by the Planning Commission. Site Plan review of the property shows that the parking requirements have been met as well as the zoning requirements. A copy of the request is enclosed along with the original site plan approval from May 1997.

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

cc: City Council

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: June 27, 2000

RE: Zoning Amendment - Civic Center District - United States Coast Guard Station

The Coast Guard Station is located in the Civic Center District. Plans are to expand the services of the Manistee Station including locating a 48' boat. These changes would make the Manistee Station a year-round fully staffed station and requires a larger facility.

Staff review of the Zoning Ordinance showed that the U.S. Coast Guard Station is not covered under the SIC Code or permitted by our Zoning Ordinance. The proposed amendment would correct this oversight and allow future expansion of the U.S. Coast Guard Station.

A copy of the proposed amendment is enclosed along with the Zoning Map showing the CCD Districts.

JRR:djm

Ordinance 00- \_\_\_\_

AN ORDINANCE TO AMEND IN PART  
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING  
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED,  
TO ADD UNITED STATE COAST GUARD STATION AS A PERMITTED USE IN,  
THE CCD CIVIC CENTER DISTRICT

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THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That The City of Manistee Zoning Ordinance of May 1, 1990, as amended, (Title XV, Chapter 150 of the Manistee Code of Ordinance) is hereby amended to add a use to section 2602. (Permitted Uses) as follows, to wit:

E. United States Coast Guard Station  
E. Accessory Buildings and uses to the above.

2. CONFLICTING ORDINANCES: All other ordinances in parts of ordinances, or amendments hereto, of the Manistee city in conflict with the provision of this ordinance are hereby repealed.
3. EFFECTIVE DATE: This Ordinance shall take effect on \_\_\_\_\_ upon publication in the Manistee News Advocate

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Lorraine G. Conway Dated  
Mayor

ATTEST:

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Kenneth J. Oleniczak Dated  
City Clerk/Treasurer



# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: June 21, 2000

RE: Lot Split - Manistee Area Public Schools/Delores Spencer

I would like to submit a request for a Lot Split on behalf of the Manistee Area Public Schools and Delores Spencer. Manistee Area Public Schools has purchased the south 33 feet of parcel #51-51-311-375-09 from Delores Spencer to provide right-of-way for Twelfth Street extension.

A copy of a survey is enclosed for your review.

JRR:djm

# SKETCH OF DESCRIPTION

PROPERTY I.D. # = 51-51-311-375-09 (PARENT PARCEL)  
 PROPERTY OWNER = DOLORES B. SPENCER

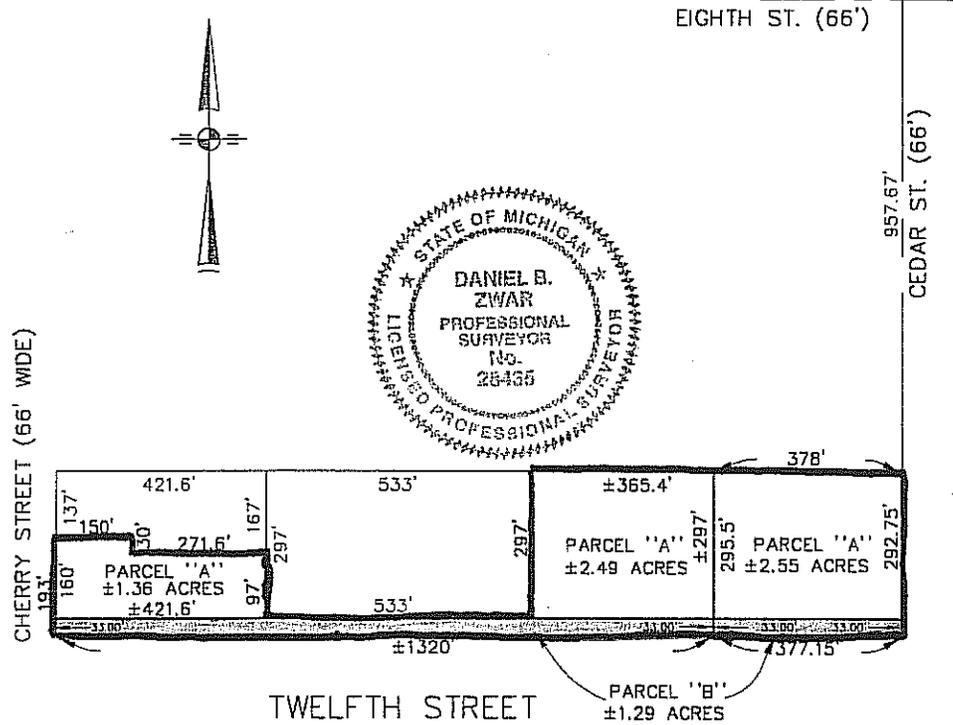
PROPOSED PROPERTY DESCRIPTIONS:

PARCEL "A"

THE SOUTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 WEST, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ALSO PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER COMMENCING AT A POINT 957 8/12 FEET SOUTH OF A POINT IN THE CENTER OF 8TH STREET AND CEDAR STREET, SOUTH 325.75 FEET, WEST 377.15 FEET, NORTH 328.50 FEET, EAST 378 FEET TO THE POINT OF BEGINNING, EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 193 FEET FOR THE POINT OF BEGINNING, NORTH 137 FEET, EAST 421.6 FEET, SOUTH 167 FEET, WEST 271.6 FEET, NORTH 30 FEET WEST 150 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT PART OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, COMMENCING 421.6 FEET EAST OF NW COR FOR THE POINT OF BEGINNING, EAST 533 FEET, SOUTH 297 FEET, WEST 533 FEET, NORTH 297 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING STREET RIGHT OF WAYS RECORDED IN LIBER 260, PAGE 138 (CHERRY STREET), ALSO EXCEPTING THE SOUTH 33.00 FEET OF THE ABOVE DESCRIBED PARCEL.

PARCEL "B"

THE SOUTH 33.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 WEST CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ALSO THE SOUTH 33.00 FEET OF THE WEST 377.15 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11.



*Daniel B. Zwar*  
 DANIEL B. ZWAR  
 LICENSED PROFESSIONAL SURVEYOR No. 28435  
 ABONMARCHE CONSULTANTS, INC.

*Dec 22, 1999*  
 DATE

DESCRIPTION PREPARED FOR:  CITY OF MANISTEE	<b>ABONMARCHE CONSULTANTS, INC.</b> 361 First Street Manistee, Michigan 49660 231-723-1198 FAX: 231-723-1194		95 West Main Street Benton Harbor, Michigan 49022 516-927-2295 FAX: 516-927-4639	
	ARCHITECTS / ENVIRONMENTAL		ENGINEERS / LAND SURVEYORS	
	DATE: DECEMBER 15, 1999		DRAWN BY: PGB	
SCALE: 1" = 300'		SEC. 11 T. 21N. R. 17W.		

JOB NO. 99-1372



Receipt # 4246

## Application for Site Plan Review & Land Use Permit

Location of Project: 266 Third Street

Parcel Code #: \_\_\_\_\_

Name & Address of Applicant: Michael Kamalowski  
4301 E-1155  
Cadillac MI 49601

Phone Numbers: Work 231 779 2316 Home 231 775-8839  
\* Alternate 723-8308 - David Kamalowski

Name & Address of Owner if different: SAME

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

Brief description of work to be done: Leasing of 266 Third.

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)



A & A Marine Manufacturing

JUNE 28, 00

To: JON ROSE

From: DAVID KAMALOSKI  
A & A MARINE

Total Pages - 2

\* Total Square Feet of Building (Interior)

$$44' \times 24' = 1056$$

\* Total Square Feet of Non-Retail

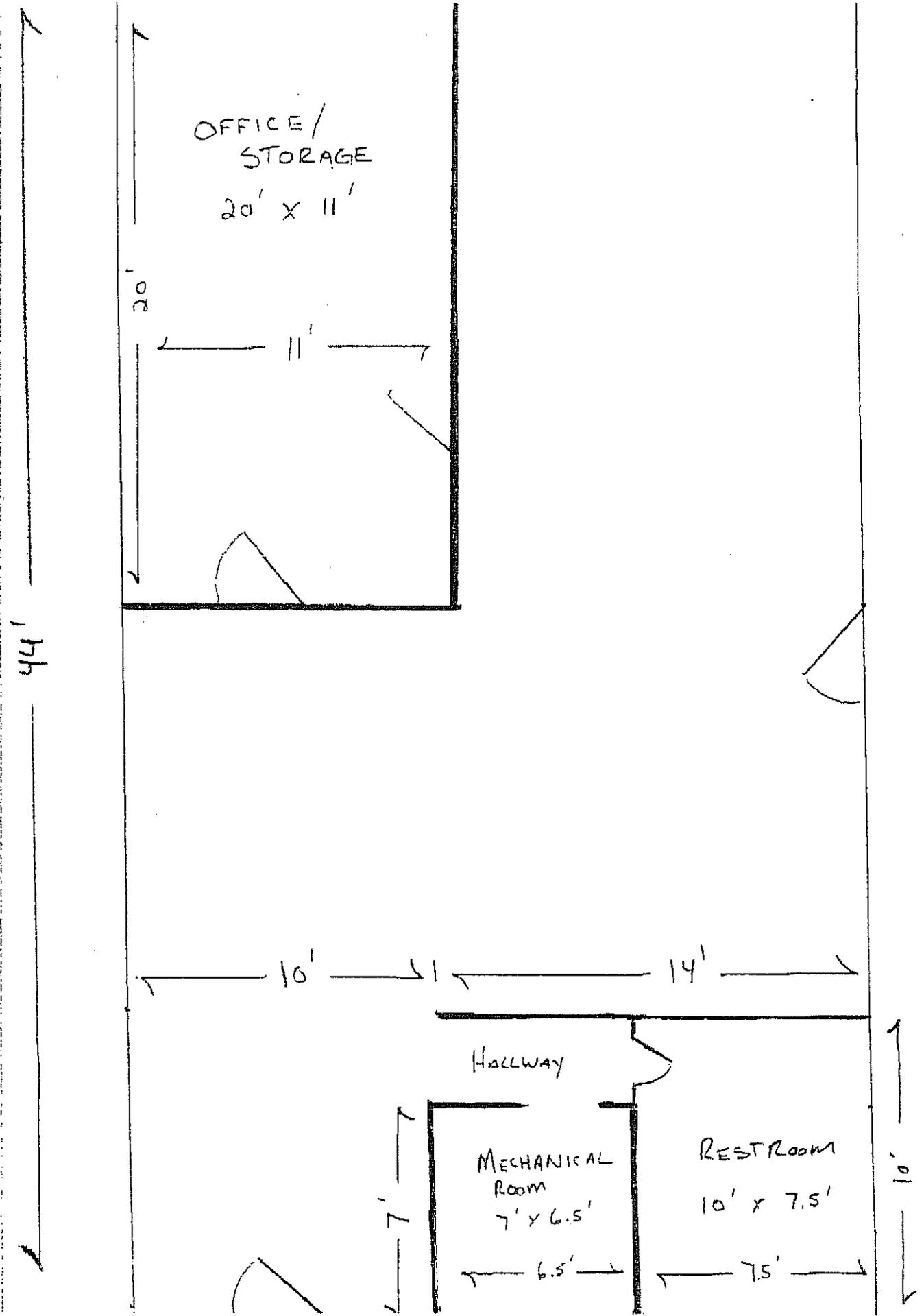
$$10' \times 14' = 140 \quad + \quad 20' \times 11' = 220 \\ = 360$$

\* Total Retail Square Feet

$$1056 - 360 = 696$$

• Quality Marine Hardware and Upholstery •

270 Third Street • P.O. Box 244 • Manistee, Michigan • 49660 • (231) 723-8308 • Fax (231) 723-8309  
www.classicboating.com • e-mail: aamarine@classicboating.com





*A & A Marine Manufacturing*

June 29, 2000

Jon Rose  
City Office

Jon,

I measured the gravel area next to the current parking and we can easily get two to three nine foot parking spaces in the area which is marked "future parking" on the site plan. Next I measured the driveway between the two buildings and it measures 10 feet wide by 57 feet long. Feasibly we could get one parking space at the end of the driveway with the possibility of adding two more in front of that going the length of the driveway north towards our building.

Please call me if you have additional questions or if there is anything else I can provide or need to provide.

Thanks for your help.

Sincerely,

David M. Kamaloski

• *Quality Marine Hardware and Upholstery* •

270 Third Street • P.O. Box 244 • Manistee, Michigan • 49660 • (231) 723-8308 • Fax (231) 723-8309  
www.classicboating.com • e-mail: aamarine@classicboating.com

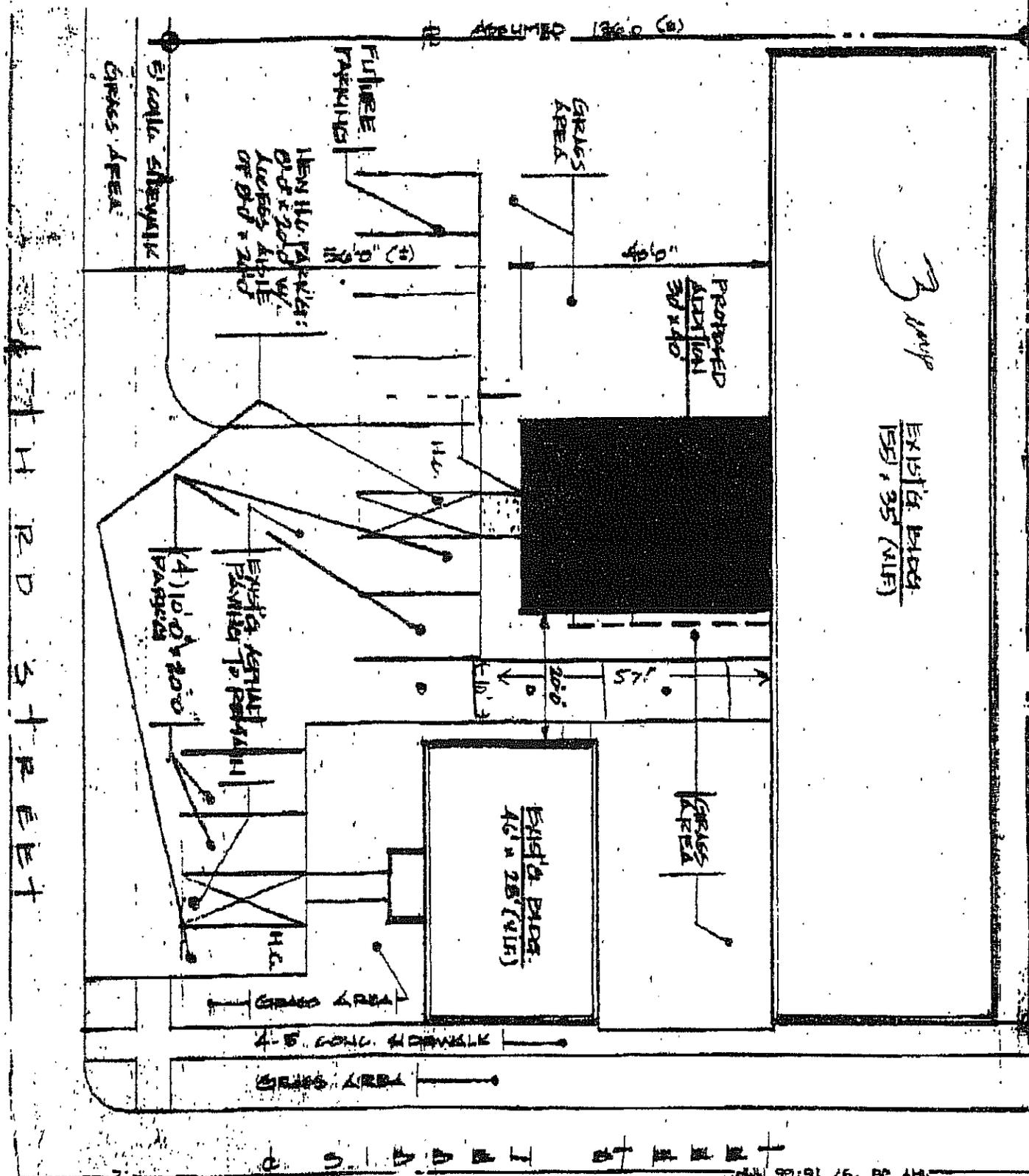
Phone #

Fax #

# ASSUMED 1360 (6)

70-8309

Fax #



3 way

EXIST'g BLDG: 15' x 35' (V.I.F.)

THIRD STREET

C O U N T Y O F M A R I N E

97 16:05 98:01 26 00 45

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

May 22, 1997

A Special Meeting of the Manistee City Planning Commission was held on Thursday, May 22, 1997 at 7:00 p.m. in the Police Department, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Mike Fatke, Richard Franckowiak, Kristie Harless, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

**MEMBERS ABSENT:** Duane Jones and Mathew McShane

**OTHERS PRESENT:** Lori Doman (Zoning Administrator), Jon Rose (Community Development Officer), Ray Fortier (City Council), Denise Mikula (City Staff), Kurt Schindler (County Planner), Dave Kamaloski (A&A Marine), Mike Kamaloski (A&A Marine), Charles & Alice Axce, Brian Hoogland, Dick Garten, Craig Johnson

Meeting was opened at 7:05 p.m. by Chairman R. Yoder.

### **PUBLIC HEARING:**

There was no public hearing on the Agenda.

### **SITE PLAN REVIEWS:**

#### A&A Marina

A site plan was presented by Mike Kamaloski for A&A Marine. A&A Marine own a building on the corner of Third Street and Sibben Street, they propose to put a 30' x 40' addition on the existing building. Background information on the facility is the current building does not meet the needs of the new owners. The plan is to build office space that connects to the warehouse section of the building making the facility functional for their needs. A&A Marine specialize in replacement parts for Century Boats including but not limited to windshields and upholstery. Some work on boats will be done on site, 95% of the business is the merchandise of parts.

A second building on the site was used as an office by the previous owner. A&A Marine does not have plans to use this building as part of their operation. They mentioned their intentions of possibly leasing this building. A Site Plan review has been done on the proposed addition and it meets all of the zoning requirements. After discussion MOTION by Fatke, supported by Franckowiak to approve the site plan with the condition that A&A Marine will need to come back for additional site plan approval when they intend to rent or lease the vacant office building. Motion passed unanimously.

#### Dick's Barber Shop

A site plan was presented for Dick Garten the owner of Dick's Barber Shop, 320 River Street. Mr. Garten has already received approval by the Historic Overlay Review Committee for a 16' x 24' addition and a 16' x 14' deck to his residence located on the back of the building. A site plan review has been done on the project and it meets all of the zoning requirements. Mr. Garten's builder Craig Johnson did want to clarify the fact that he had used a sketch pad that had the Abonmarche Logo on it and that Abonmarche is in no way affiliated with this project. After discussion MOTION by Fatke, supported by Lakos to approve the site plan. Motion passed unanimously.

#### Axce & Hoogland

A request has been made by Charles & Alice Axce and Brian & Frank Hoogland for a property split. The property is described as lots 8, 9 and 10, Block Four (4) of King's Addition to the City of Manistee. This property is in the Man-Made Lake area with 190 feet of frontage on Dunes Drive. This property is located in the R-1 Zoning District. Under Section 4004.B Regulations and Standards Parcel Width - the minimum parcel width shall be one hundred (100) feet and it shall front on a public street. The request received from the Axce/Hoogland is to split the parcel into two parcels to build two residences that would each have 95 feet of frontage on Dunes Drive. Additional requirement of 36,000 square feet would be needed for two parcels and the current survey of the property shows that they have 35,000 square feet. Mr. Hoogland explained the unique shape of the property and wanting to use the property for retirement homes.

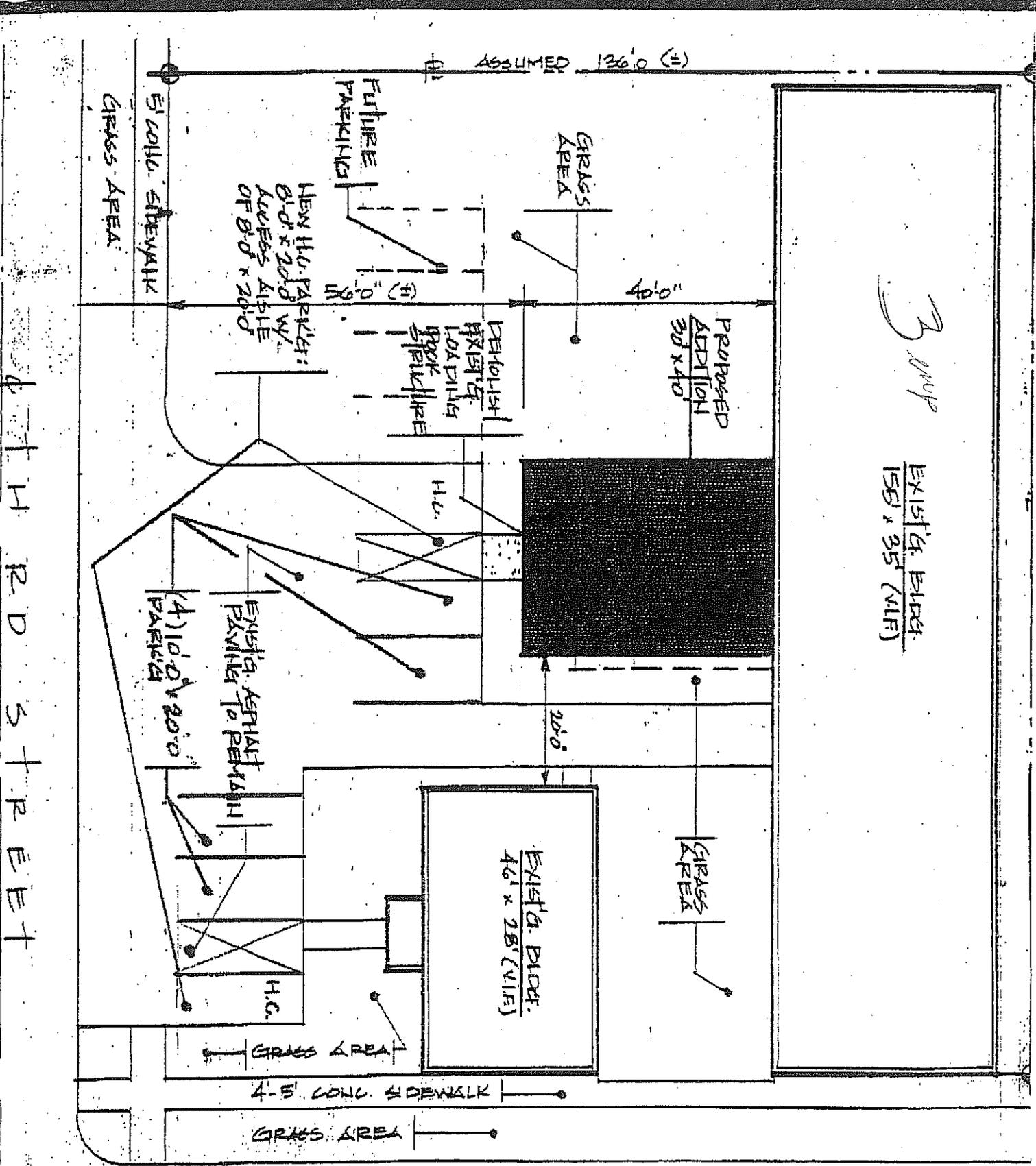
Jon Rose gave past history on the R-1 Zoning District and how Manistee Village Partners have come before the commission in the past and requested a reduction on the front footage of their lots on Dunes Drive or to be allowed to build duplexes on the property and have been turned down. Mr. Rose also stated that the two issues of front footage and parcel size are both Zoning Board of Appeals issues and would need to be addressed at a public hearing.

After discussion MOTION by Harless, supported by Serocki that the Planning Commission give their endorsement to the request for a lot split by Axce/Hoogland. Voting was as follows:

In favor: Fatke, Franckowiak, Harless, Lakos, Serocki, Slawinski

Opposed: Yoder

Motion passed.



3

EXIST'G. BLDG.  
156' x 35' (V.I.F.)

ASSUMED 136.0 (±)

40'-0"

PROPOSED  
ADDITION  
30' x 40'

FUTURE  
PARKING

NEW H.U. PARKING:  
8-D x 20-D W/  
ACCESS AISLE  
OF 8-D x 20-D

PERKOLIST  
EXIST'G.  
LOT DINKS  
PROK  
SIDEWALK

H.C.

5' COLL. SIDEWALK  
GRASS AREA

EXIST'G. ASPHALT  
PARKING TO PERKOLIST  
(4) 10'-0" x 20'-0"

EXIST'G. BLDG.  
46' x 28' (V.I.F.)

GRASS  
AREA

GRASS AREA

4-5' CONC. SIDEWALK

GRASS AREA

4TH RD STREET

7TH RD STREET

**SITE PLAN REVIEW**

NAME: A&A Marine, Mfg.  
128 Sibben Street

PROPOSED USE: Office Addition  
ZONING DISTRICT: Transition

PARCEL CODE: 51-51-572-713-17

USE IS:  Permitted  
 Special  
 Not Permitted

**BULK REGULATIONS**

	REQUIRED BY ZONING		PROPOSED IN PLAN		COMPLIANCE	
					YES	NO
PARCEL SIZE:	5,000 sq. ft.		21,352 sq. ft.		X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.		Sibben St. 157 ft. Third St. 136 ft.		X	<input type="checkbox"/>
<b>SETBACKS</b>						
FRONT YARD	25 ft.		Sibben St. 66 ft. Third St. 56 ft.		X	<input type="checkbox"/>
SIDE YARD	10 ft.		61 ft.		X	<input type="checkbox"/>
REAR YARD	10 ft.		40 ft.		X	<input type="checkbox"/>
WATERFRONT	N/A		N/A		<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.		16 ft.		X	<input type="checkbox"/>
PARKING:	1 for each 2 emp.		4 +2 handicap		X	<input type="checkbox"/>
BUILDING AREA:	N/A		1,200 sq. ft. new addition		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:

REVIEWED BY: Don' Donnan

DATE: May 9, 1997



## NORTH CHANNEL OUTLET

86 Washington Street  
Manistee, MI 49660  
Phone (616) 723-6567



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

Dear Mr. Rose:

Please be advised that I am requesting a lot split for the property at 86 Washington Street, Manistee, MI.

Enclosed please find my survey and legal description. Also check for \$50.00. Parcel No. 211-100-02.

Sincerely,

Connie Slade

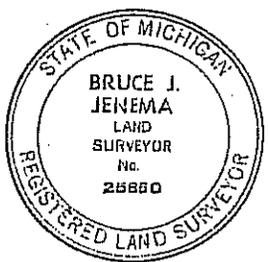
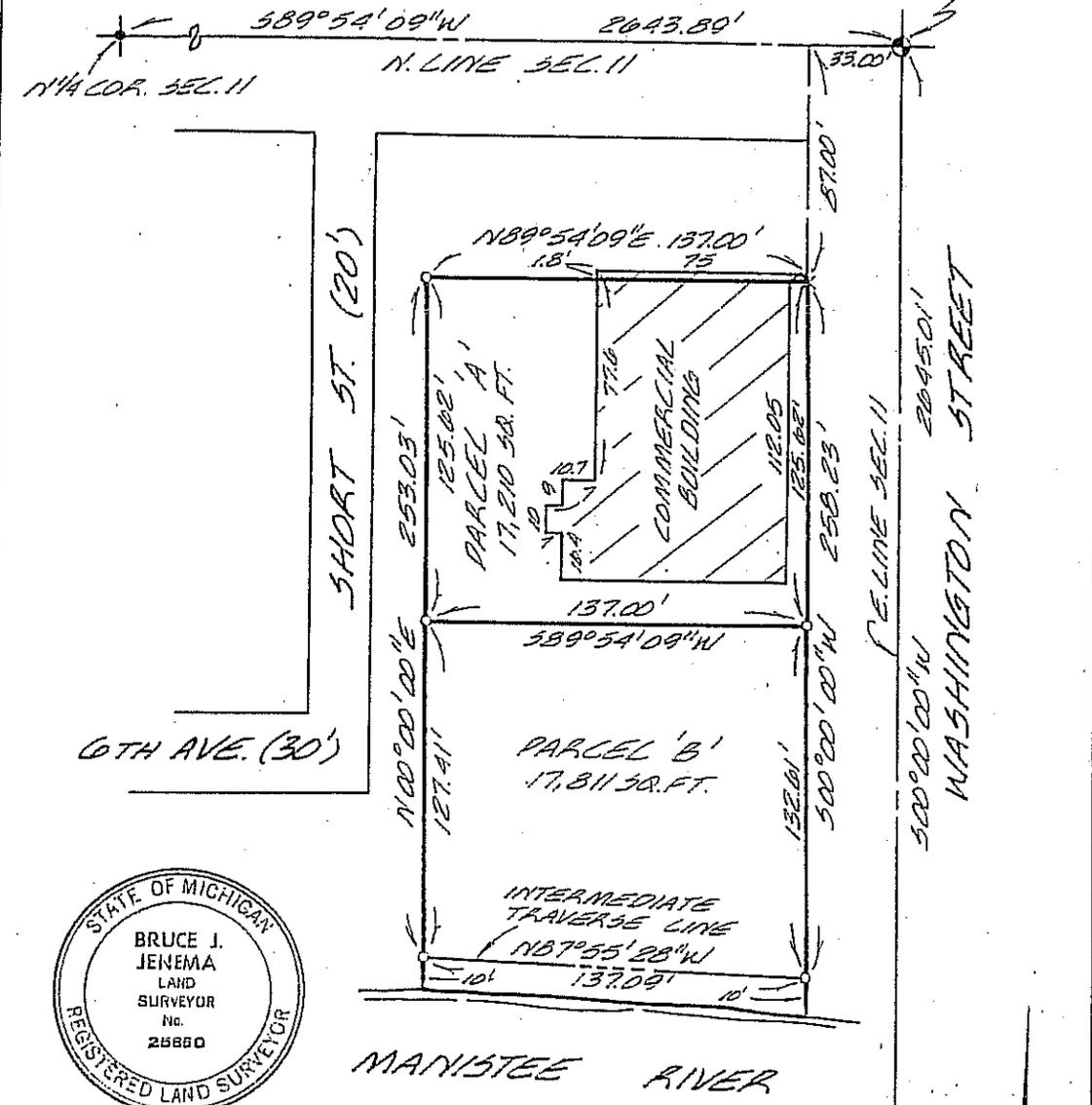
Parcel  
211-100-02

# CERTIFICATE OF SURVEY

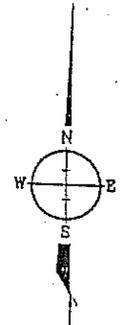
PART OF GOV'T LOT 1, SEC. 11, T21N,  
R17W, CITY OF MANISTEE, MANISTEE  
COUNTY, MICHIGAN.

5TH AVENUE

NE COR. SEC. 11  
MONUMENT BOX



- LEGEND**
- IRON FND      ⊕ MONUMENT FND.
  - IRON SET      ⊕ MONUMENT SET
  - ▲ P.K. FND.    (R) RECORD
  - △ P.K. SET     (M) MEASURED



I, the undersigned, being a Registered Land Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the unadjusted field observations is noted, and within limits and that I have fully complied with the regulations of Act 132, P.A. 1970 as amended. The bears for bearings is:

Error of Closure is 1' / *Bruce J. Jenema* R.L.S. No. 25850

**Jenema Land Surveys**  
60 Clay Street  
Manistee, MI 49860  
616-723-7930

FOR: <b>WILLIAM SLADE</b>	
State Savings Bank	
DATE: <b>OCT. 21, 1994</b>	SHEET <b>1 OF 2</b>
DWN. <b>DCM</b>	CHK. <b>BLW</b>
FILE NO. <b>94522</b>	