

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, April 5, 2001
7:00 p.m. - Council Chambers, City Hall

AGENDA

I Roll Call

II Public Hearing

1. Reenders Inc. - Request for Street Vacation
2. Mike Cnudde - Request for Special Use Permit

III Citizen Questions, Concerns and Consideration

IV Approval of Minutes
Planning Commission Meeting (3/1/01)

V Unfinished Business

None

VI New Business

1. Reenders Inc. - Request for Street Vacation
2. Mike Cnudde - Request for Special Use Permit
3. John P. Bowen, 129 Washington Street - Site Plan Review
4. Harbor Village, Lakeshore Condominiums - Site Plan Review
- 5.

VII Other Communications

VIII Work/Study Session

IX. Adjournment

cc: Planning Commission Members
Kristie Harless
City Council
Ken Oleniczak, Interim City Manager
Jon Rose, Community Development
County Planning Department
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Charter Township of Filer Planning Commission
Frederick Richter, Beautification Committee
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardlee, Assessor
Mark Niesen, Building Inspector

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: March 30, 2001

RE: April 5, 2001 Meeting

The April Meeting of the Planning Commission will be held on Thursday, April 5, 2001. Agenda items include:

1. Reenders Inc. - Street Vacation Request. Reenders Inc. (Life Care Choices) is requesting the vacation of Fairway Lane and Golf Court. This is the Senior Housing Development that was before the Planning Commission at the December 7, 2000 meeting. The requests for a Zoning Amendment (to re-zone the property R-2) and Special Use Permit were approved by City Council. In order to proceed with the project they will need to vacate the platted streets. A copy of the request is enclosed.
2. Mike Cnudde - Special Use Permit. Mr. Cnudde is a Charter Boat Captain and would like purchase lot 18 in the Industrial Park to construct a storage building for charter fishing. Mr. Cnudde proposes to construct a 60' x 100' steel building. A copy of the request is enclosed.
3. John P. Bowen, 129 Washington Street - Site Plan Review. John Bowen would like to construct a building on the vacant lot on the corner of Washington and Taylor Street (former location of Shorty's). This property is located within the Historic District and the Historic Overlay Review Committee approved the new construction with double hung windows. A site plan review conducted on the project shows that the requirements of the Zoning Ordinance have been met. A copy is enclosed.

4. Harbor Village, Lakeshore Condominiums - Site Plan Review. A request for Site Plan Review has been received from Harbor Village for the Lakeshore Condominiums. This is minor change in the PUD and requires review by the Planning Commission. The change is from a duplex to a four-plex. This plan has been reviewed by the Historic Overlay Review Committee and has received their approval. Review of the proposed change shows that the requirements of the Zoning Ordinance have been met. A copy of the request is enclosed.

Denise received a call from Greg Flisram of LSL on Monday. Greg said that he will be leaving LSL as of March 30th. Jerry Adams is on vacation until Monday, April 2nd at which time we will contact him for an update. More information will be given as it is received.

It is with a sad heart that we received the news of John Lakos passing. John served faithfully on the Planning Commission, Historic Overlay Review Committee and as DDA Liaison. John had a wonderful spirit and he will be missed.

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

cc: City Council

REENDERS INC.

**GENERAL CONTRACTOR
PARK PLACE CENTER
960 TAYLOR AVENUE
GRAND HAVEN, MICHIGAN 49417
PHONE: 616/842-2425
FAX: 616/842-8939**

April 5, 2001

Mr. Jon Rose
Community Development Officer
City of Manistee
70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

Via Facsimile Only

Dear Jon,

Subject: Life Care Choices LLC Request for Street Vacation.

Please cancel the hearing this evening before the Planning Commission regarding our request for the vacation of Fairway Lane and Golf Court, both within the Lakeview Village subdivision located south of Twelfth Street, west of Cherry.

As we discussed earlier this afternoon, our agreement for the purchase of the site has expired, and though we and the owner have been negotiating its extension, we have not yet reached an agreement. Accordingly, we feel it would be inappropriate for us to seek the Planning Commission's recommendation regarding the street vacation at this time.

If we and the land owner are able to reach an agreement, I will advise you promptly, and we will of course seek the vacation of Fairway Lane and Golf Court at that time. Jon, thank you for your patient assistance during this process, and please accept our apology for any inconvenience caused by this request.

Sincerely,


L.W. (Tad) Bosch

REENDERS INC.

GENERAL CONTRACTOR
PARK PLACE CENTER
950 TAYLOR AVENUE
GRAND HAVEN, MICHIGAN 49417
PHONE: 616/842-2425
FAX: 616/842-8939

March 13, 2001

Mr. Jon Rose
Community Development Officer
City of Manistee
70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

Dear Jon,

Subject: Life Care Choices LLC Request for Street Vacation.

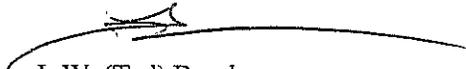
Please consider this our request for the vacation of Fairway Lane and Golf Court, both within the Lakeview Village subdivision located south of Twelfth Street, west of Cherry.

Enclosed, please find our check in the amount of \$250.00 payable to the City of Manistee, together with (1) a plat map depicting all lots within the Lakeview Village subdivision and the location of the roadways under consideration, and (2) a site sketch depicting our proposed development after the vacation of the roads.

Other than the lots we expect to purchase (owned by Mr. Homer Schoonover, and with tax parcel identification #51-51-363-701-38), the only other lot affected by the proposed vacation is lot 20, owned by Shawn Michael Bartlow, and with tax parcel identification #51-51-363-701-43. I have attempted to reach Mr. Bartlow by correspondence to discuss his opinion of our request, but have not received a response at the time of this application.

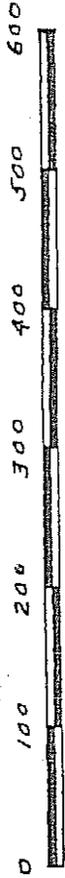
Jon, please advise if you need anything further in order to place our request on the Manistee Planning Commission's Thursday evening, April 5, 2001 hearing calendar; otherwise, I'll look forward to seeing you then.

Sincerely,



L.W. (Tad) Bosch

Enclosures (3)



Scale: 1" = 100'

All dimensions are in feet and decimals thereof.

N.W. Cor
of Section 14
T.21N., R.17W.

12 TWELFTH STREET & NORTH LINE OF SECTION 14:
1006.50'

66' R/W Public

Point of
Beginning

S89°42'E

100.00'

105.00'

105.00'

50°05'W

100.00'

N89°42'W

205.00'

100.00'

100.00'

100.00'

100.00'

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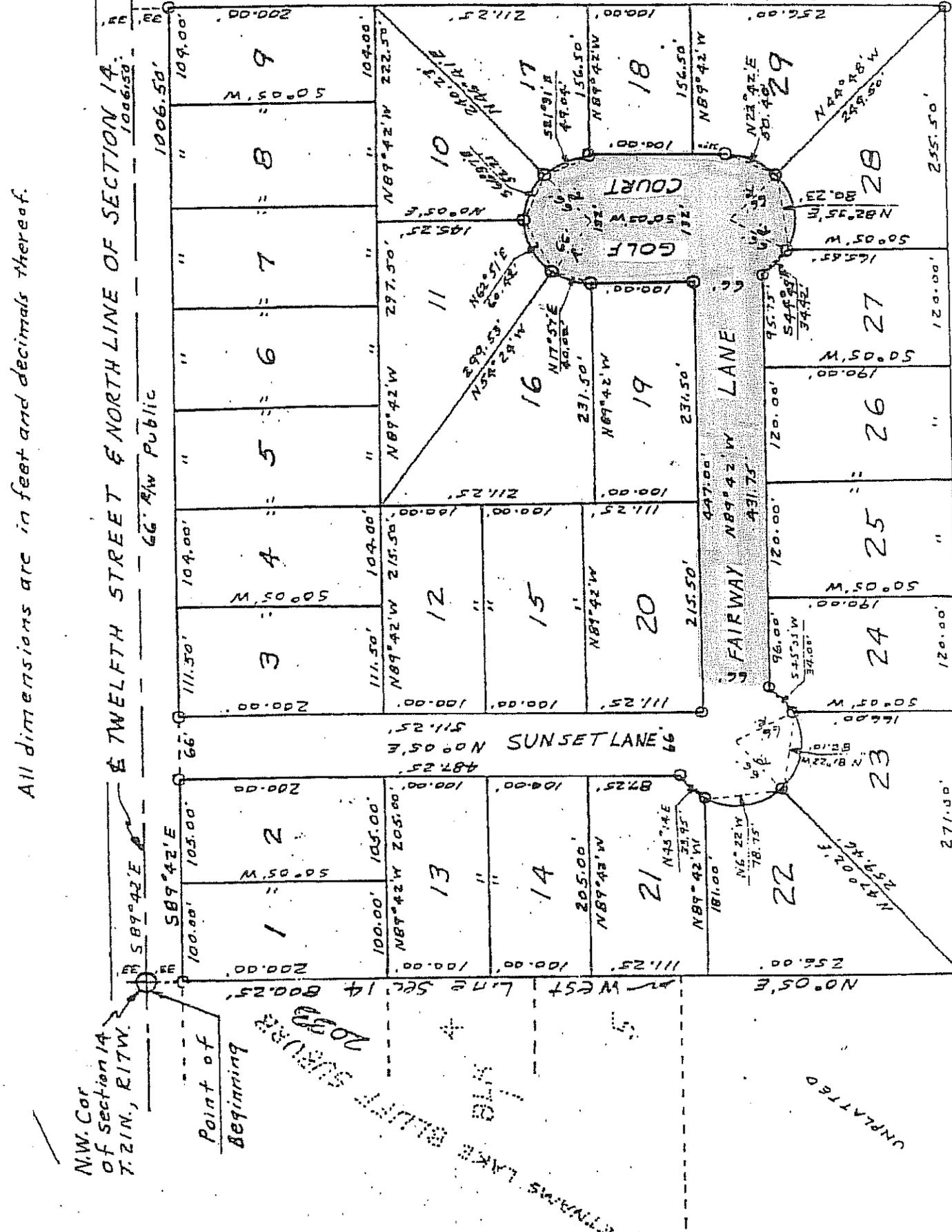
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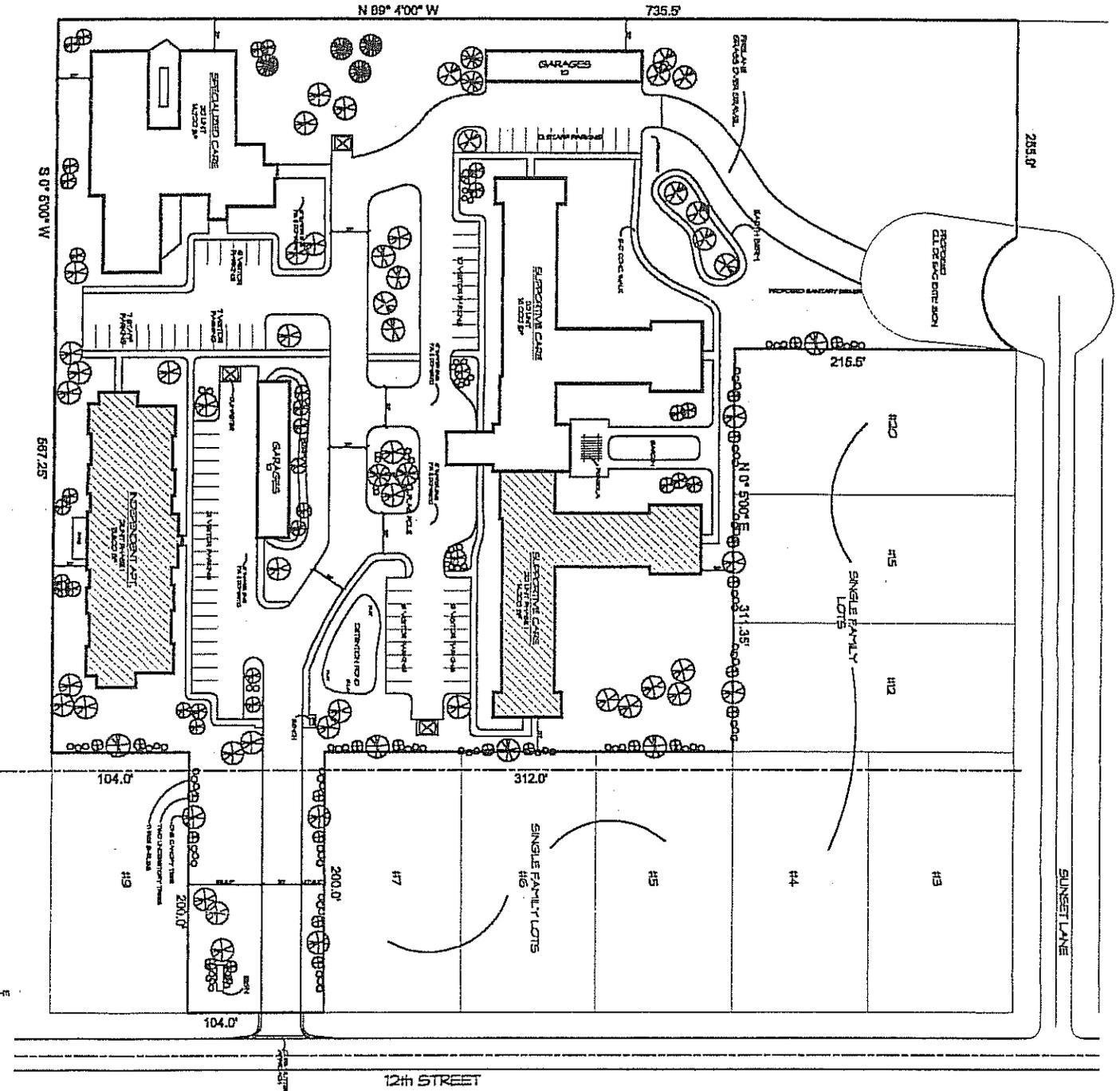
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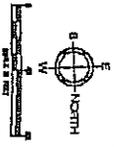


UNPLATTED

EXISTING APARTMENTS
R-4 ZONE



SITE PLAN



PROPOSED
MANISTEE RETIREMENT VILLAGE
MANISTEE MICHIGAN 11/17/00



JOHNSON, NEWMAN & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1000 W. WASHINGTON ST., SUITE 100
ANN ARBOR, MI 48106
TEL: 734.769.1000

SITE PLAN REVIEW

NAME: John P. Bowen
 29939 S. River Road
 Harrison Twp., MI 48045

PROPOSED USE: Awning & Canvas
 ZONING DISTRICT: C-4 Historic Dist.

PARCEL CODE: 51-51-146-733-07

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	2,500 sq. ft.	7,200 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	25 ft.	25 + ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	-0-	-0-	X	<input type="checkbox"/>
SIDE YARD	-0-	11 ft.	X	<input type="checkbox"/>
REAR YARD	6 ft.	10 ft. 6 in.	X	<input type="checkbox"/>
WATERFRONT	50 ft.	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	40 ft.	33 ft. 6 in.	X	<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"/>	X	<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: Mark W. Niesen
 Mark W. Niesen/Building Inspector

DATE: March 15, 2001

Receipt # 0084

Application for Site Plan Review & Land Use Permit

Location of Project: CORNER WASHINGTON ST. AND TAYLOR ST.

Parcel Code #: LOT 4 BLOCK 15 # 5151-146-733-07

Name & Address of Applicant: JOHN P. BOWEN
29939 S. RIVER RD HARRISON TWP.
MICHIGAN, 48045

Phone Numbers: Work 810-463-1231 Home 80-468-0536

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: NEW BLOG.
MANISTEE AWNING & CANVAS

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.

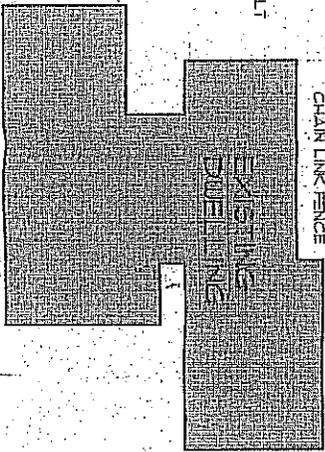
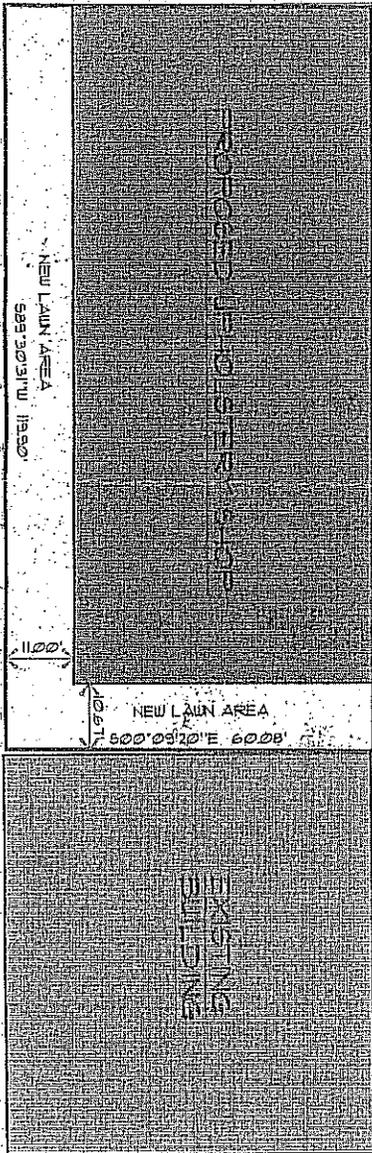
Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$250.00)

John P. Bowen
New Building
Manistee Aviating & Canvas
51-51-146-733-07



TAYLOR ST. (66 FT.)

WASHINGTON ST. (66 FT.)



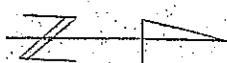
OVERHEAD UTILITIES

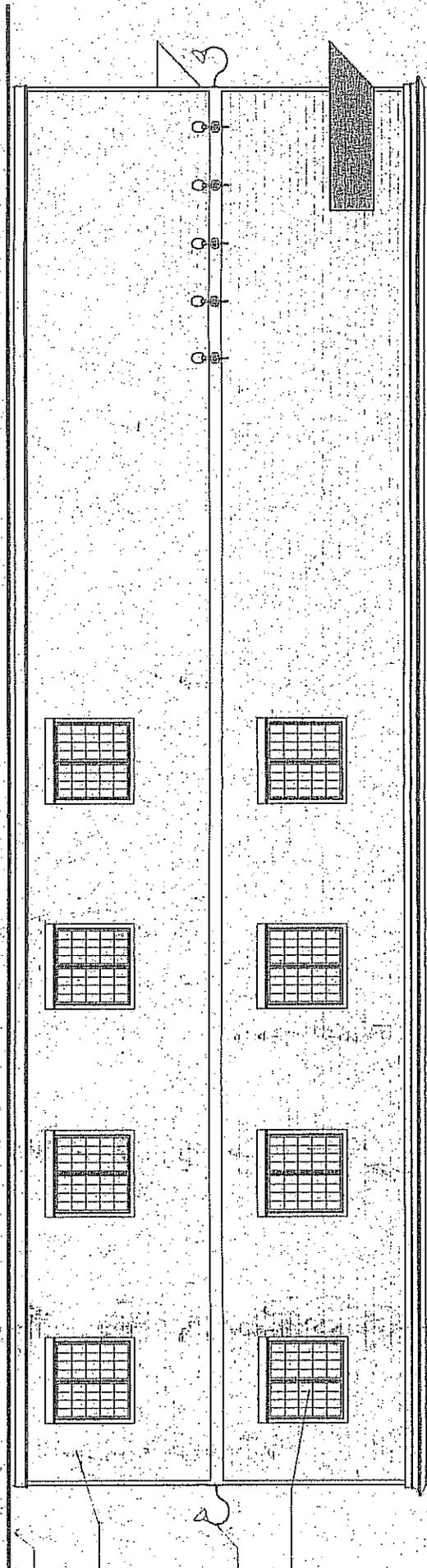
WALK

OVERHEAD UTILITIES

WALK

LOT 5





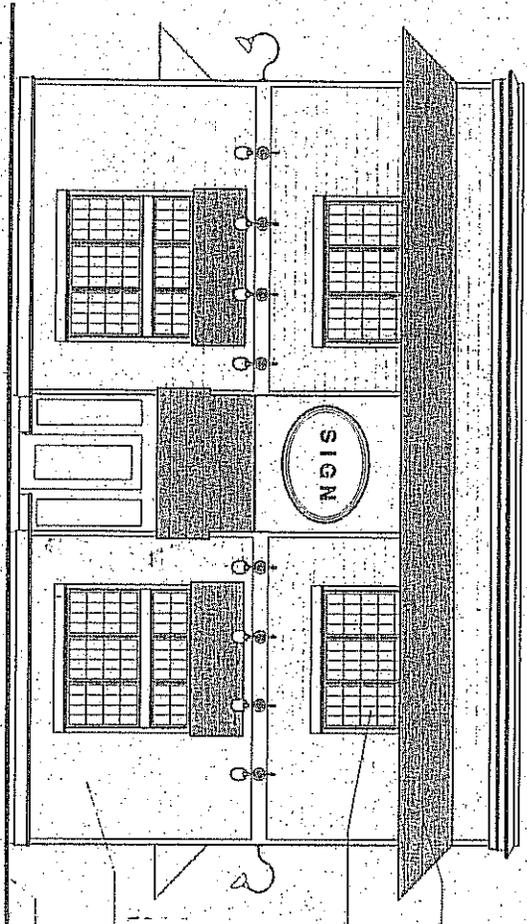
SOUTH ELEVATION SCALE: 1/8" = 1'-0"

FINISHED GR

PAINTED WOOD SHUTTER SID

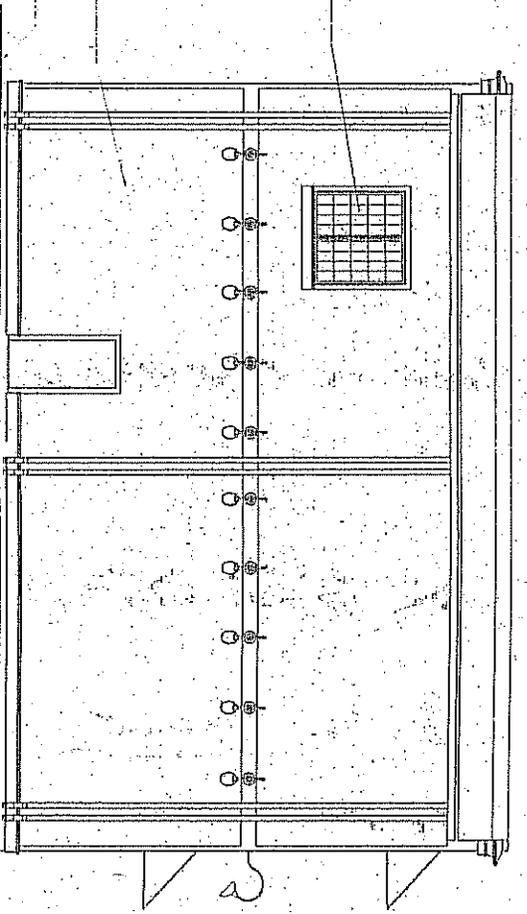
LIGHT FIXTURE

TRADITIONAL WINDOW UNIT



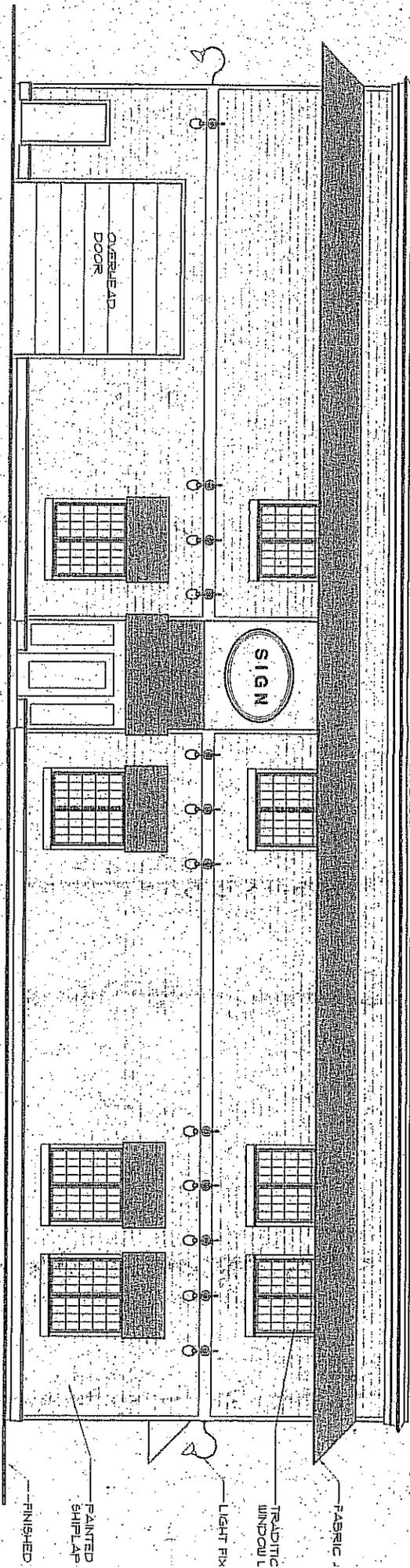
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



SPECIAL USE PERMIT APPLICATION

Mike Cnudde
 Applicant
4204 University Place
 Address
Manistee, MI 49660
 City, State, Zip Code
 Phone Numbers (Work) Same
 (Home) 231-723-4063

FOR OFFICE USE ONLY:

Case number _____
 Date Received 3-22-01
 Fee Received 3-22-01
 Receipt Number 0113
 Hearing Date 4-5-01
 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: Boat storage for charter fishing.

II. PROPERTY INFORMATION:

- A. Address of Property: _____
 Tax Roll Parcel Code Number: 51-51-155-018-00
- B. List all deed restrictions - cite Liber & Page where found and attach: _____
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. _____
- D. Zoning District: I-1
- 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? Yes No.
- H. Estimated completion date of construction (if applicable): Sept. 2001

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time Purchase
of property, construction of storage building.
-
- 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?
 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
 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:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in neighborhood?

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.
 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,*
 - b. *Is the use consistent with the intent and purpose of the Land Use District,*
 - c. *Is the use compatible with adjacent land uses,*
 - 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.*
 - 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.*

3. Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc.

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.
4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties.

V. CERTIFICATION AND AFFIDAVIT:

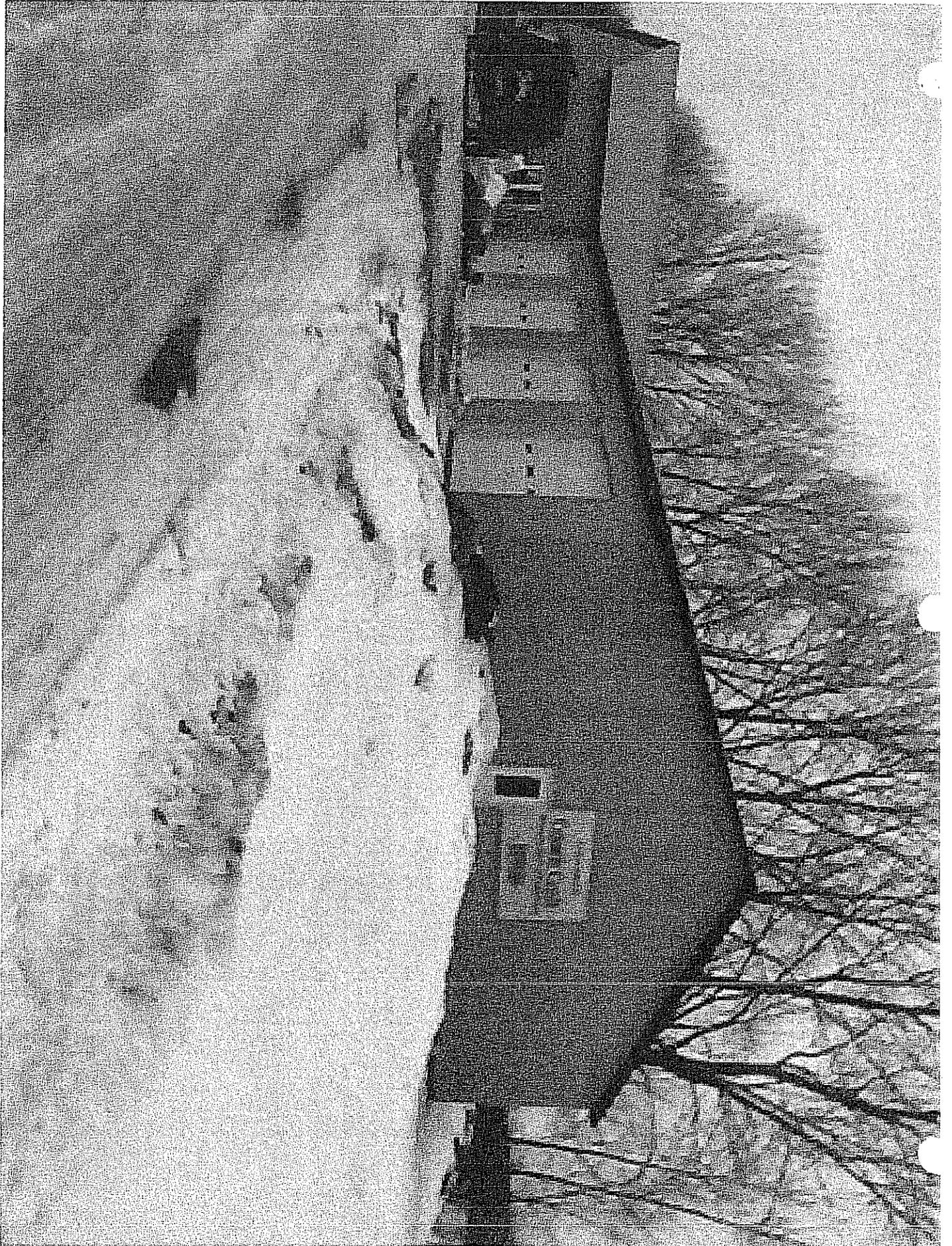
The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature (s) of Applicant (s):

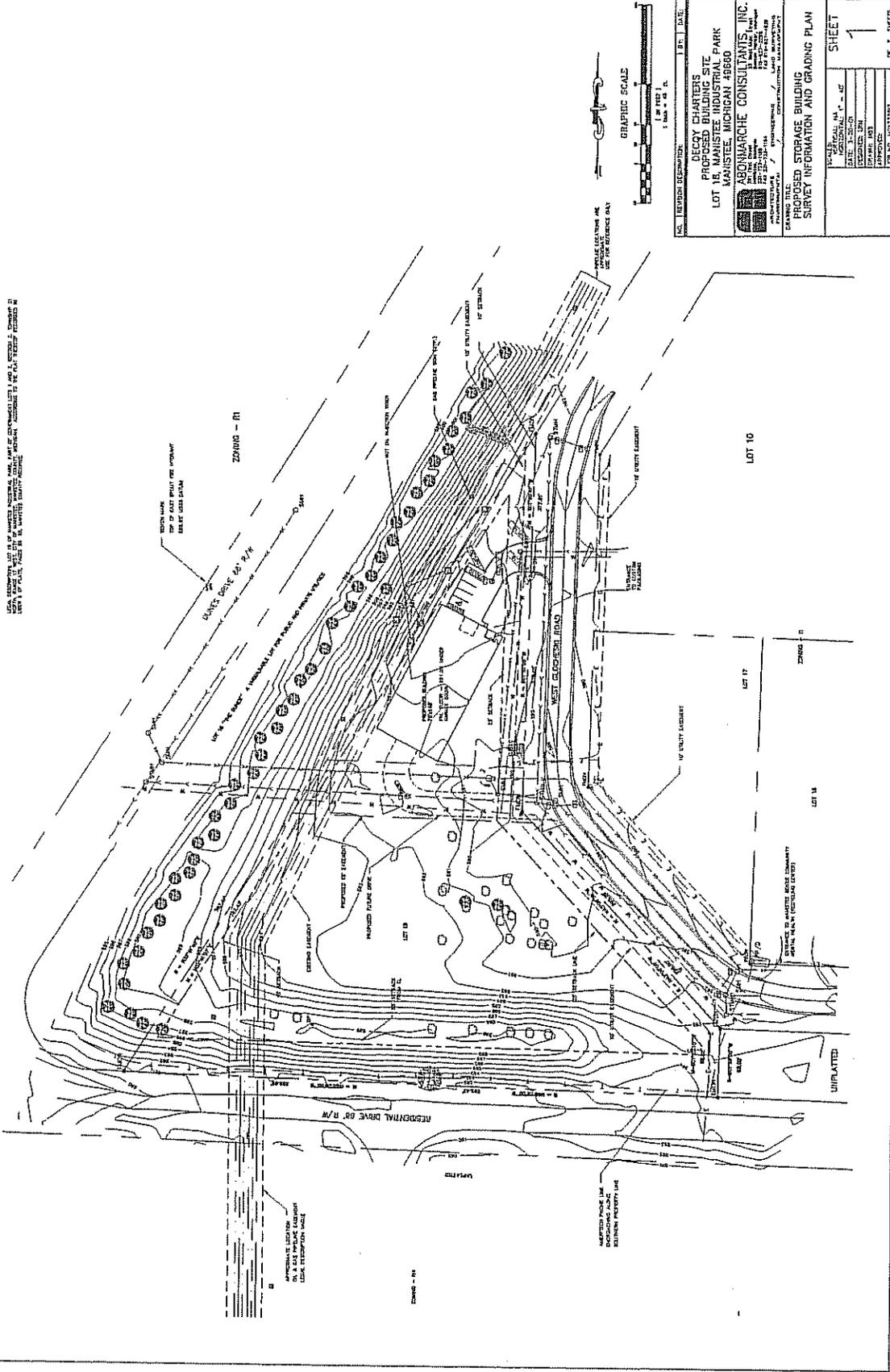
Mike Cruddle

Dated 3-21-01

By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.



THIS DOCUMENT IS THE PROPERTY OF ABOUWARACHE CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ABOUWARACHE CONSULTANTS, INC.



<p>DECAY CHARTERS PROPOSED INDUSTRIAL SITE LOT 10 MANISTEE INDUSTRIAL PARK MANISTEE, MICHIGAN 49860</p>	
<p>ABOUMARACHE CONSULTANTS, INC. 1100 W. LAKESHORE DRIVE ANN ARBOR, MI 48106 TEL: 734-769-1100 FAX: 734-769-1101 WWW.ABOUMARACHE.COM</p>	
<p>PROPOSED STORAGE BUILDING SURVEY INFORMATION AND GRADING PLAN</p>	
<p>DATE: 3-20-01 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>SHEET 1 OF 1 SHEETS</p>

LOCAL UTILITIES

STATE OF MICHIGAN
 DEPT. OF ENERGY
 225 N. ZEEB ROAD
 LANSING, MICHIGAN 48201
 (313) 286-4148

MICHIGAN GAS TRANSMISSION COMPANY
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 224-7270

CABLE TELEVISION
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

TELEPHONE
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

WATER
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

SEWER
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

DECOY CHARTERS
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

PROPOSED INDUSTRIAL PARK
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

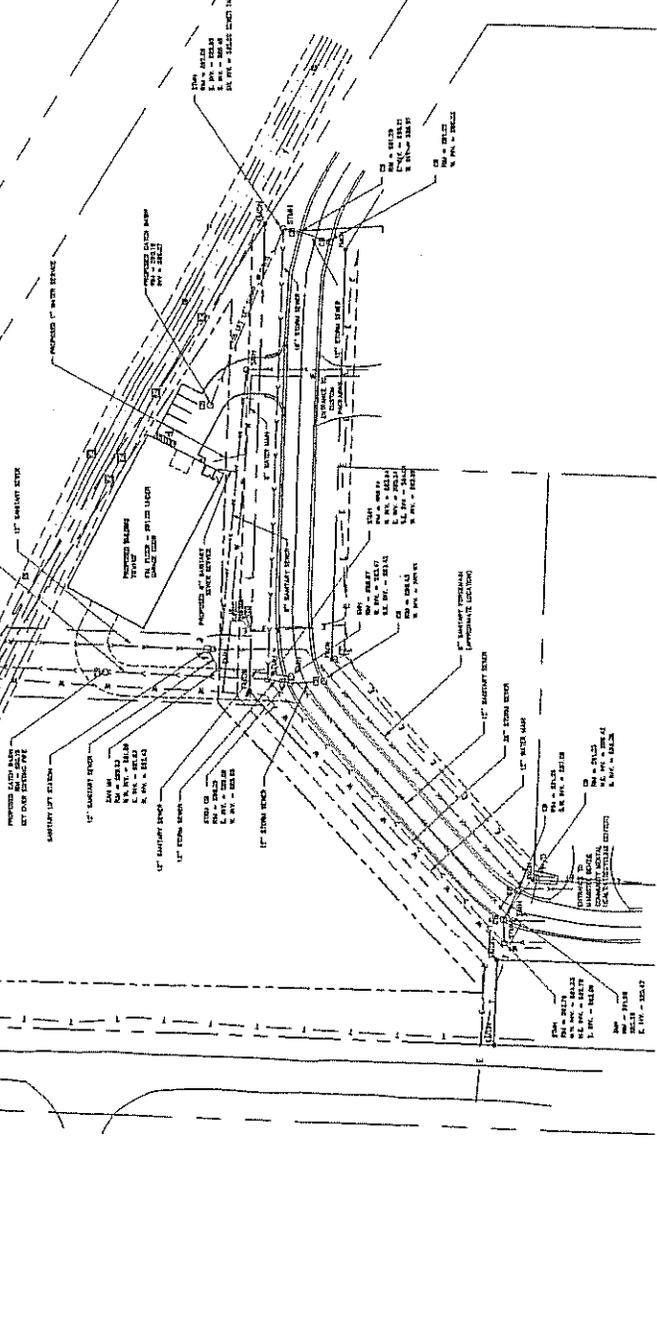
ABONMARCHÉ CONSULTANTS, INC.
 1000 WEST WASHINGTON
 LANSING, MICHIGAN 48201
 (313) 754-3312

GRAPHIC SCALE
 1" = 100' H.

DATE: 11/11/11
 SHEET NO. 2 OF 2 SHEETS

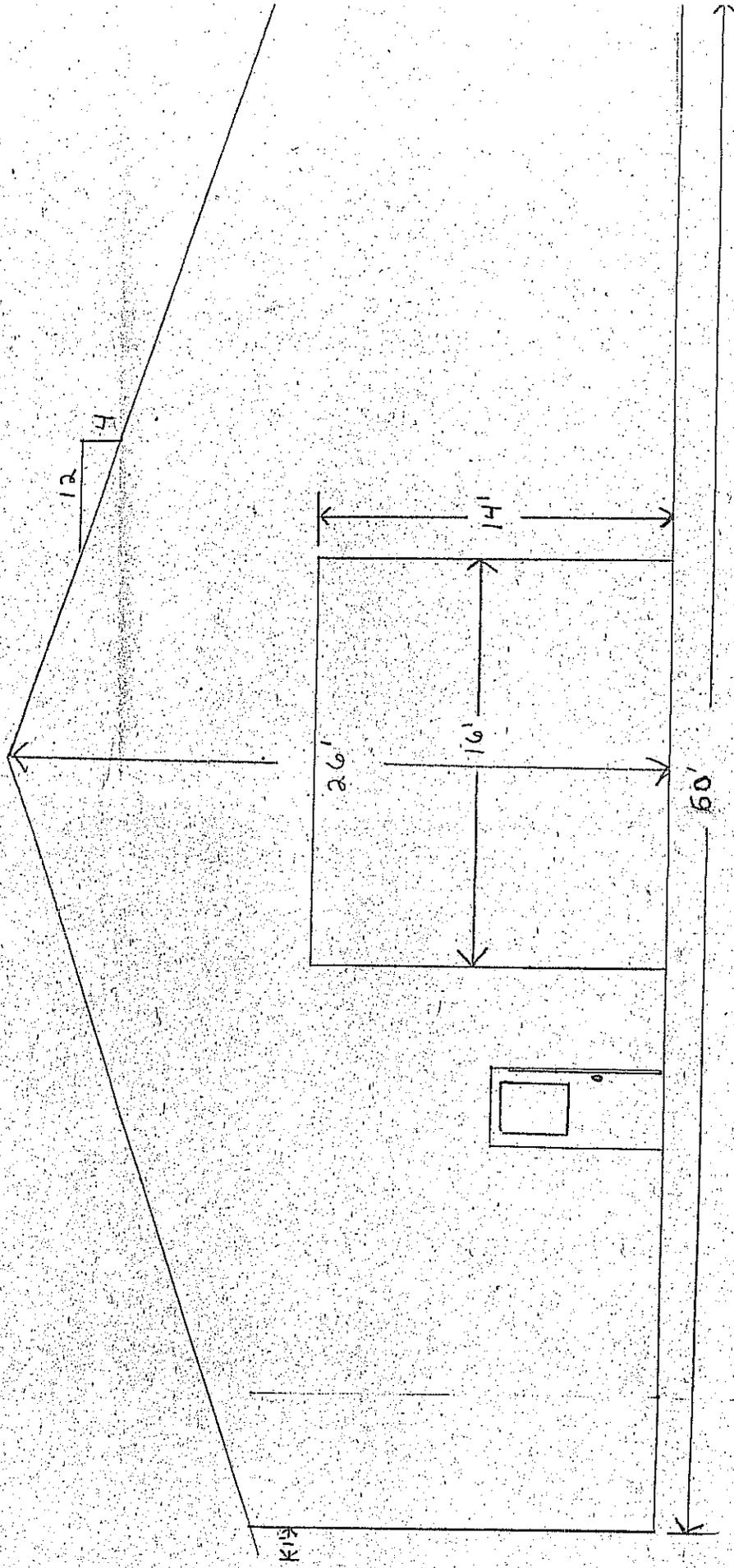
PROPOSED STORAGE BUILDING
 UNITRY PLAN

SCALE: HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'
 DATE: 11/11/11
 SHEET NO. 2 OF 2 SHEETS



PROPOSED STORAGE BUILDING
 UNITRY PLAN

SCALE: HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'
 DATE: 11/11/11
 SHEET NO. 2 OF 2 SHEETS



APPROX. 1" = 1'
SCALE 1/4"

Receipt # 0125

*Application for
Site Plan Review & Land Use Permit*

Location of Project: LakeShore Condominium, LakeShore Drive, Manistee, MI

Parcel Code #: 51-51-264-050-00 (part of)

Name & Address of Applicant: Manistee Village Partners (will be merged into
DSLIT, Inc. as of 3/30/01)

100 Marina Drive, Manistee, MI 49660

Phone Numbers: Work (231) 723-0070 Home (231) 723-8058

Name & Address of Owner if different: N/A

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construction of a 4-unit condominium
building

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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)



LAKE MICHIGAN

PARCEL B

LAKESHORE

LAKESHORE DRIVE

HARBORSIDE

PIER 12

FISH CLEANING STATION

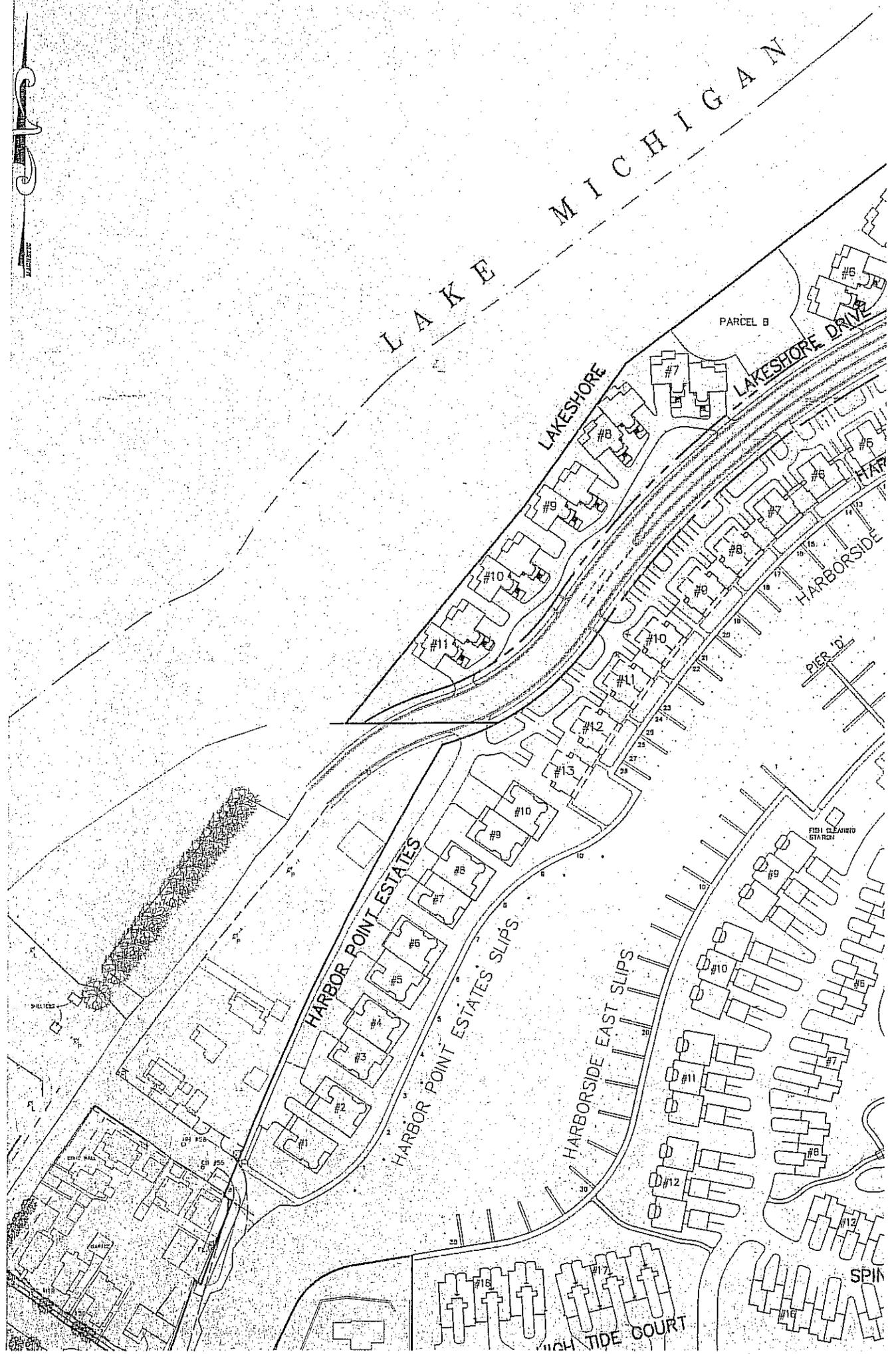
HARBOR POINT ESTATES

HARBOR POINT ESTATES SLIPS

HARBORSIDE EAST SLIPS

SPIN

HIGH TIDE COURT



ESTIMATED QUANTITIES THIS SHEET

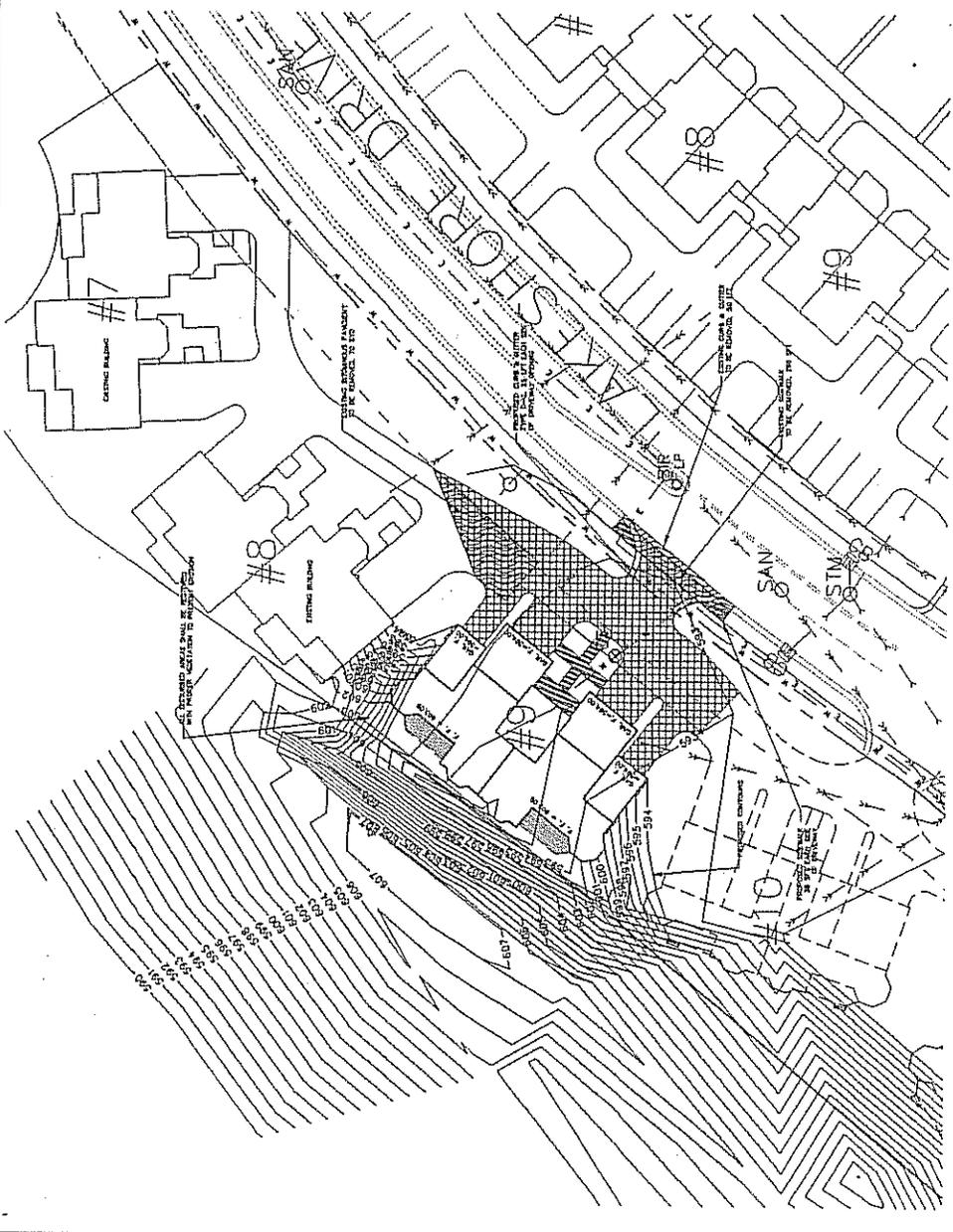
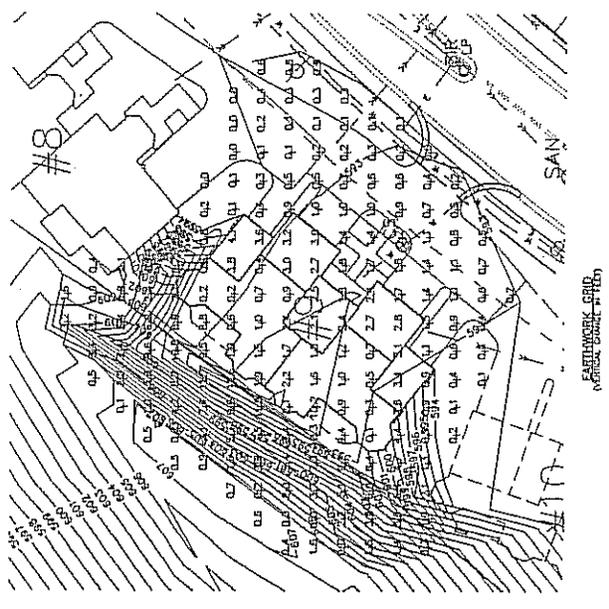
ITEM	QTY	UNIT
EXCAVATION	150	CY
EMBANKMENT	100	CY
CONCRETE	100	YD
ASPHALT	100	YD
GRAVEL	100	YD
WOODEN DECK	100	YD
REMOVAL ITEM	100	YD

UNGRADED EARTHWORK SURF

DATE	BY	NOTES
1988	XXX	100% OVER FILL

EXTRA ORDERS COMPARED TO PREVIOUS REVISIONS TRANSMISSIONS

DATE	BY	NOTES
1988	XXX	100% OVER FILL



NO.	REVISION DESCRIPTION	DATE	BY
1	HARBOR VILLAGE AT MANISTEE BEACH		
2	OWNER: MANISTEE VILLAGE PARTNERS		
3	100 MARINA DRIVE, MANISTEE, MI		
4	DESIGNED BY: AERONMARCHÉ CONSULTANTS, INC.		
5	100 MARINA DRIVE, MANISTEE, MI		
6	PROJECT NO. 98-001		
7	DATE: 03/27/01		
8	SCALE: 1" = 20'		
9	PROJECT NO. 98-001		
10	DATE: 03/27/01		
11	SCALE: 1" = 20'		

HARBOR VILLAGE AT MANISTEE BEACH

OWNER: MANISTEE VILLAGE PARTNERS

100 MARINA DRIVE, MANISTEE, MI

DESIGNED BY: AERONMARCHÉ CONSULTANTS, INC.

100 MARINA DRIVE, MANISTEE, MI

PROJECT NO. 98-001

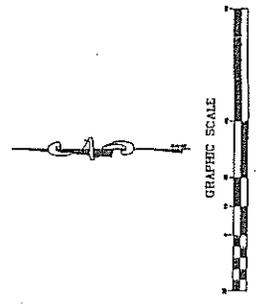
DATE: 03/27/01

SCALE: 1" = 20'

PROJECT NO. 98-001

DATE: 03/27/01

SCALE: 1" = 20'



HATCH LEGEND

[Hatched pattern]	PROPOSED BITUMINOUS DRIVEWAY
[Hatched pattern]	PROPOSED CONCRETE SIDEWALK
[Hatched pattern]	PROPOSED WOODEN DECK
[Hatched pattern]	REMOVAL ITEM

GRAPHIC SCALE

SHEET 1

