

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

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

AGENDA

I Roll Call

II Public Hearing

1. Zoning Amendment Request - William & Connie Slade
2. Zoning Amendment Request (Mini Storage) - Deborah & Joseph Pienta
3. Zoning Amendment Request (Front-Yard Set-Back) - Deborah & Joseph Pienta
4. Special Use Permit Application - Deborah & Joseph Pienta

III Citizen Questions, Concerns and Consideration

IV Approval of Minutes

- Planning Commission Meeting (5/3/01)
- Site Plan Review Committee Meeting (5/3/01)

V Unfinished Business

None

VI New Business

1. Zoning Amendment Request - William & Connie Slade
2. Zoning Amendment Request (Mini Storage) - Deborah & Joseph Pienta
3. Zoning Amendment Request (Front-Yard Set-Back) - Deborah & Joseph Pienta
4. Special Use Permit Application - Deborah & Joseph Pienta
5. William & Connie Slade - Parcel Split
6. City of Manistee - Grove Street Lots
7. City of Manistee - Parcel Split
8. Intermediate School District, 225 Ninth Street - Bus Lane
- 9.

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 Milkula, Abonmarche
Julie Beardslee, Assessor
Mark Niesen, Building Inspector

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: June 1, 2001

RE: June 7, 2001 Meeting

The June Meeting of the Planning Commission will be held on Thursday, June 7, 2001. The following items are on the Agenda:

1. William & Connie Slade - Zoning Amendment. William & Connie Slade are requesting a Zoning Amendment for parcel #51-51-448-727-01 (Filer and Smith's Addition North 100 feet of Lots 1 and 2 Block 15 Southwest corner Hancock and Clay Streets). Mr. & Mrs. Slade are requesting that the parcel be changed from C-2 Commercial to R-4 Residential. This property is the north 100 feet of the parking lot of what is commonly known as the School House Store. A copy of the request is enclosed.
2. Deborah & Joseph Pienta - Zoning Amendment (Two Items). A copy of the request is enclosed.
 - A. (Mini Storage). A public hearing will be held in response to a re-zoning request from Deborah L. & Joseph A. Pienta. The requested action would provide for *Mini Storage* as an additional Special Use in the Transition District.
 - B. (Front-Yard Set-Back) This request includes a request for a reduction in the front-yard set-back from 25 feet from front property line, or 58 feet from the center line of the street to *21 feet from front property line, or 54 feet from the center line of the street* whichever is greater.
3. Deborah & Joseph Pienta - Special Use Permit. A Public Hearing will also be heard regarding a request from Deborah L. & Joseph A. Pienta for a Special Use Permit for Mini Storage Facility to be located on the vacant property west of Main Street between Thirteenth and Fourteenth Streets. A copy of the request is enclosed.
4. William & Connie Slade - Parcel Split. William & Connie Slade are requesting a Parcel Split for the property that they have requested to be re-zoned residential. They would like to split parcel code #51-51-448-727-01 into two separate residential lots (64' x 100'). Review of the request shows that the parcels would meet the requirements of the zoning ordinance if the split were approved. A copy of the request is enclosed.

5. City owned Property-Grove Street. The City of Manistee has received notice from the Michigan State Housing Development Authority for a grant award in the amount of \$111,100 under the Office of Community Development's HOME grant program. This grant will be used to provide the initial capital to build up to three new low income homes. The City owns property on Grove Street which could be used as building sites for these homes. The Planning Commission will review the proposed sites to determine if they are suitable for the grant program. Information regarding the program is enclosed.
6. City of Manistee - Lot Split Request. The City of Manistee owns Parcel #51-51-144-708-01. This vacant property is located on the north side of Grove Street between Ford Street and Duffy Street. A grant has been awarded from the Michigan State Housing Development Authority for the construction of low income homes. If the Planning Commission recommends the use of this property the property would need to be split into lots that building sites could be developed. The property has been reviewed by City Staff and they have determined that the property be split into six parcels that would meet the requirements of the R-4 Zoning District. A copy of the request is enclosed.
7. Intermediate School, 225 Ninth Street - Bus Lane. The Intermediate School District has purchased the Lincoln School Building, 225 Ninth Street. The ISD would like to construct a bus lane on the north side of the building. A copy of the proposed bus lane is enclosed for your review.

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

cc: City Council



231.723-2558
FAX 231.723-1546

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

Petition for Zoning Amendment

William and Connie Slade
 Applicant
391 Piney Road
 Address
Manistee, MI 49660
 City, State, Zip Code
 Phone Numbers (Work) 231-723-6567
 (Home) 231-398-0502

FOR OFFICE USE ONLY:

Case number _____
 Date Received 5-19-01
 Fee Received 250.00
 Receipt Number _____
 Hearing Date 6-7-01

FEE \$250.00

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

A. Text Amendment: Amend Article _____ Section _____ to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) _____

B. Re-zone from C-2 to R-4 the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) _____
Construct one single family dwelling on each of the 2 parcels.

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit was made, state the action requested: Re-zoned from R-4 to C-2

Decision: approved denied

II. PROPERTY INFORMATION:

A. Legal Description of Property affected: Filer & Smith's Addition N 100 Ft of
Lots 1 & 2 Block 15 SW cor Hancock & Clay Street.

Tax Roll Parcel Code Number: 51-51- 448-727-01

Address of Property: SW corner of Clay and Hancock Streets

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. This area is un-platted, platted, will be platted.
If platted, name of plat Filer & Smith's Addition to city of Manistee

E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

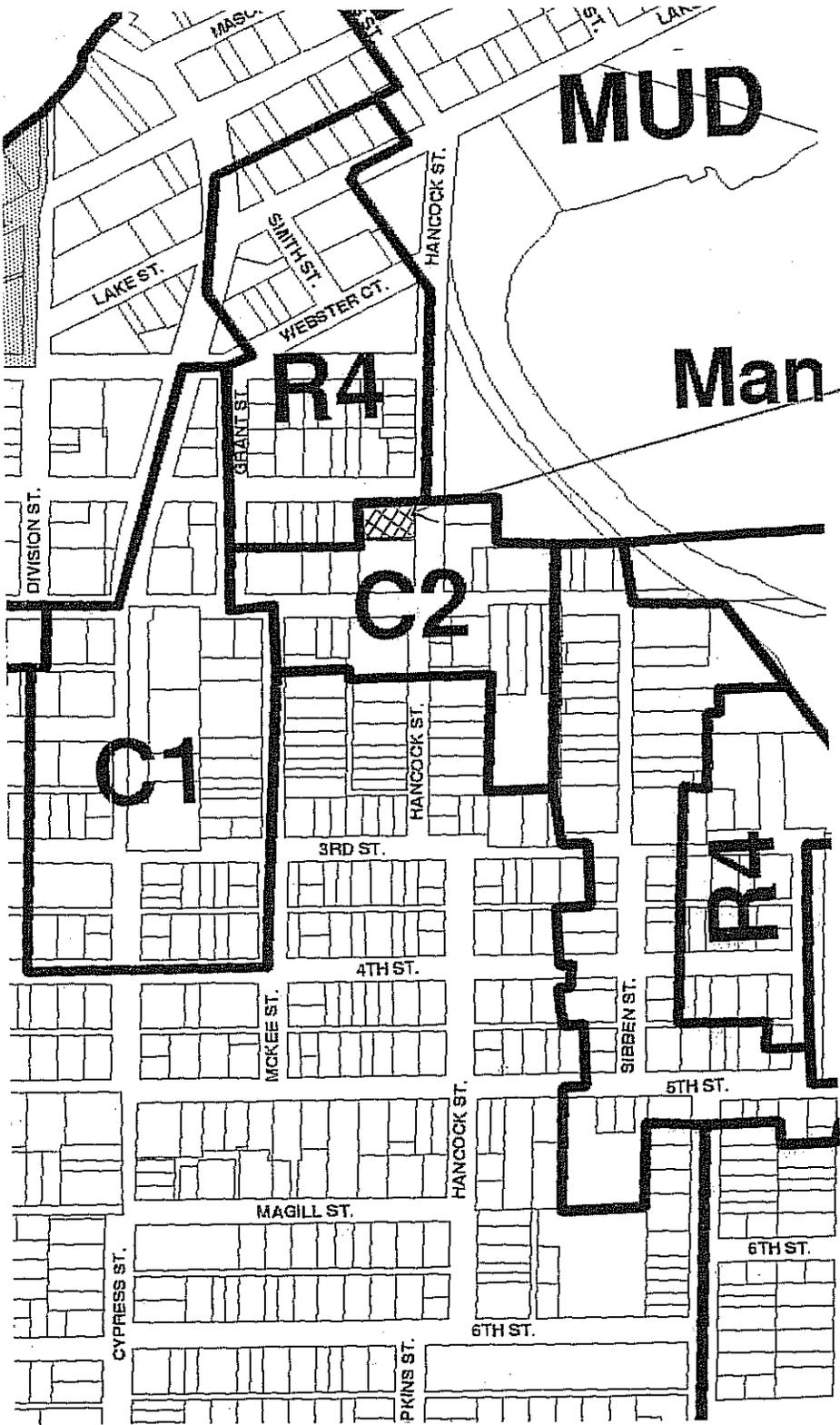
F. Present use of the property is: Parking lot

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Amendment request at this time Property is not
marketable in its present state. Residential property would
increase the probability of sale.

B. If the Amendment is a propose re-zoning, please answer the following questions.

1. Will this re-zoning be in conformance with all adopted development plans of the City of Manistee? yes no and Manistee County? yes no



William & Connie Slade
51-51-448-72701

Man

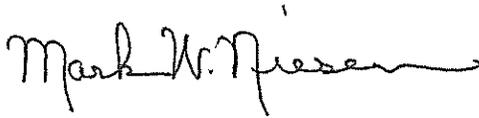
June 5, 2001

TO: Planning Commission Members

FROM: Mark Niesen
Building Inspector

RE: Zoning Amendment Request - Slade

I received a call from Mr. George Cashmore, 10 Clay Street who said that he wanted to be placed on record that he is not in favor of the Zoning Amendment Request to re-zone the property on Clay and Hancock Street.

A handwritten signature in cursive script that reads "Mark W. Niesen". The signature is written in black ink and has a long, sweeping tail that extends to the right.

MWN:djm



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

231.723-2558
FAX 231.723-1546

Petition for Zoning Amendment

Applicant DEBORAH L. PIENTA and
JOSEPH A. PIENTA
 Address POST OFFICE BOX 121
MANISTEE, MI 49660

City, State, Zip Code _____

Phone Numbers (Work) 231-723-8318
 (Home) 231-723-4885

FOR OFFICE USE ONLY:

Case number _____
 Date Received 5-23-01
 Fee Received \$250.00
 Receipt Number _____
 Hearing Date 6-7-01

FEE \$250.00

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

- A. Text Amendment: Amend Article 29 Section 2903 to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) Add MINI STORAGE TO
ARTICLE 29 SECTION 2903 AS A SPECIAL USE. ALLOW
FOR REDUCTION IN SETBACK ON MAIN ST. TO CONFORM WITH ALL
NEIGHBORING BUILDING. (21 FEET FROM SIDEWALK)
- B. Re-zone from _____ to _____ the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) _____

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last _____ years. If a previous appeal, re-zoning or special use permit was made, state the action requested: _____

Decision: approved denied

II. PROPERTY INFORMATION:

A. Legal Description of Property affected: Lots 1, 2, 3, 4 of Blk 6
MAXWELL TOWN according to the plat thereof as recorded in
Liber 2-A of PLATS Page 1

Tax Roll Parcel Code Number: 51-51-764-706-01

Address of Property: 51-51-764-706-07
51-51-764-706-08 VACANT

B. List all deed restrictions - cite Liber & Page where found and attach: NONE

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. NONE

D. This area is un-platted, platted, will be platted.
If platted, name of plat MAXWELL TOWN

E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

F. Present use of the property is: VACANT

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Amendment request at this time This property is currently
VACANT with industrial view to the east and residential to the west.
The development will act as a buffer between them. Also this complex
will buffer the industrial sounds from residential

B. If the Amendment is a propose re-zoning, please answer the following questions.

1. Will this re-zoning be in conformance with all adopted development plans of the City of Manistee? yes no and Manistee County? yes no

2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

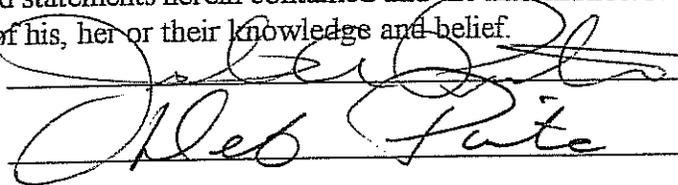
3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?

Buffer them from Industrial Activity. Site will be fenced (Chain Link) so as to keep customers on the site. Storage unit will be open posted hours thus activity will be limited to specific times. Area will be supervised when open. Driveway access will be thru center of fence on North and South sides

IV. AFFIDAVIT

The undersigned affirms that he/she or they is (are) the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):



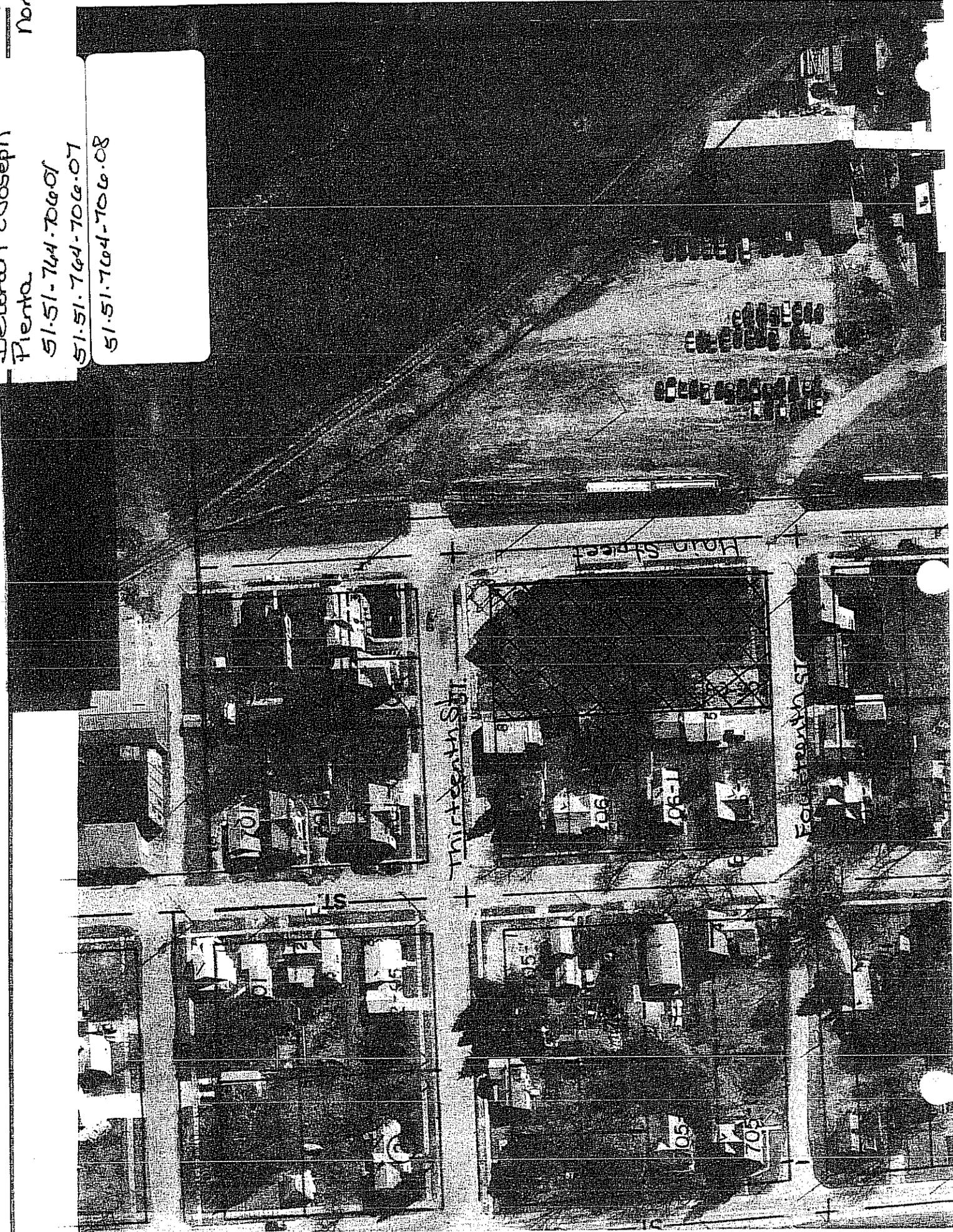
Dated

5-22-2001

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

↑
North

Deborah e Joseph
Penta
51-51-764-706-07
51-51-764-706-07
51-51-764-706-08



June 4, 2001

To Whom it may concern:

This letter is to inform you of my family's concern on the proposed mini storage unit between 13th and 14th streets.

I have some major and minor concerns dealing with property and its proposed usage. The property as it stands as of now is a junkyard, with trucks, concrete, windows and other miscellaneous junk. To propose a mini storage unit would only add to the clutter.

Having grown up in a bigger city where these units are all over, I feel this city has enough of these units already in existence. To add more would ruin the historic value of this beautiful town.



Children in our neighborhood already use this area for a playing field for football etc. To develop this area would only push these young people to the street.

For both of the streets(13th & 14th), the proposed development would pose road visibility problems, with driveways as they are now and road signs would only make the visibility down to near nothing.

For our household, we would like to look out our southside windows and have more to look at than a mini storage unit. Our north view-the S.S. City of Milwaukee, east view-Lake Manistee and then the south side-anything but a storage unit---PLEASE.

Thank you,

Bruce + Melissa Jerome

Bruce and Melissa Jerome
1208 Main St
Manistee, MI 49660



MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: May 1, 2001

RE: Front Yard Set Back - Transition District

We have received a request from Deborah & Joseph Pienta requesting that the front-yard set-back in the Transition District be reduced from 25 feet from the front property line, or 58 feet from the center line of the street to 21 feet from the front property line, or 54 feet from the centerline of the street whichever is greater.

Staff review of the Transition District shows that a majority of the front yard set backs in the district are less than the required 25/58 feet. If the Planning Commission were to decide to reduce the front yard set back in the district staff would recommend that they consider 20 feet from the front property line or 53 feet from the centerline of the street whichever is greater.

If the Planning Commission does not grant the request to reduce the front yard set back Ms. & Mr. Pienta would still have the opportunity to request a variance from the Zoning Board of Appeals or to change their site plan to meet the requirements of the Zoning Ordinance.

JRR:djm



SPECIAL USE PERMIT APPLICATION

Joseph A and Deborah L PIENTA

Applicant

Box 121

Address

Manistee MI 49660

City, State, Zip Code

Phone Numbers (Work) 723-8318

(Home) 723-4885

FOR OFFICE USE ONLY:

Case number _____

Date Received 5.23.01

Fee Received \$250.00

Receipt Number _____

Hearing Date 6-7-01

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: To Allow for Mini-Storage

II. PROPERTY INFORMATION:

A. Address of Property: _____

Tax Roll Parcel Code Number: 51-51-764-706-01

B. List all deed restrictions - cite Liber & Page where found and attach: NONE

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. NONE

D. Zoning District: TRANSITION

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): Aug 15, 2001

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time _____
Needed To CONSTRUCT MINI-STORAGE

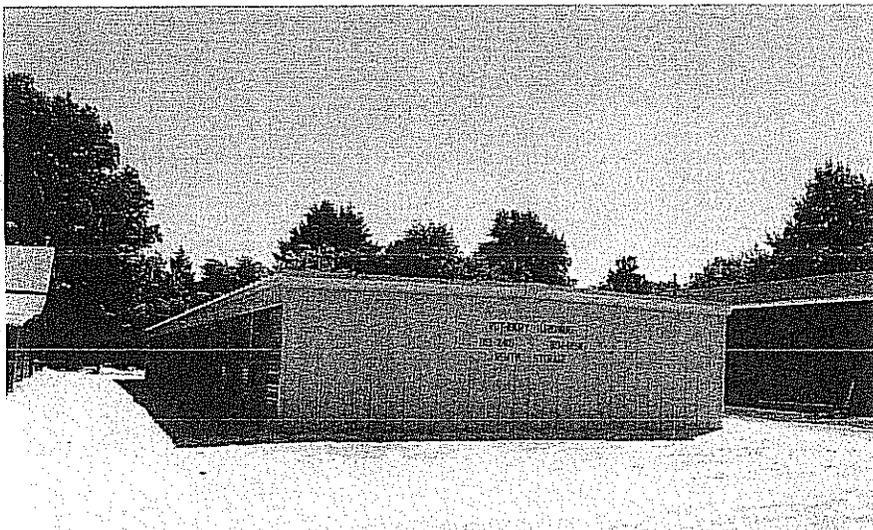
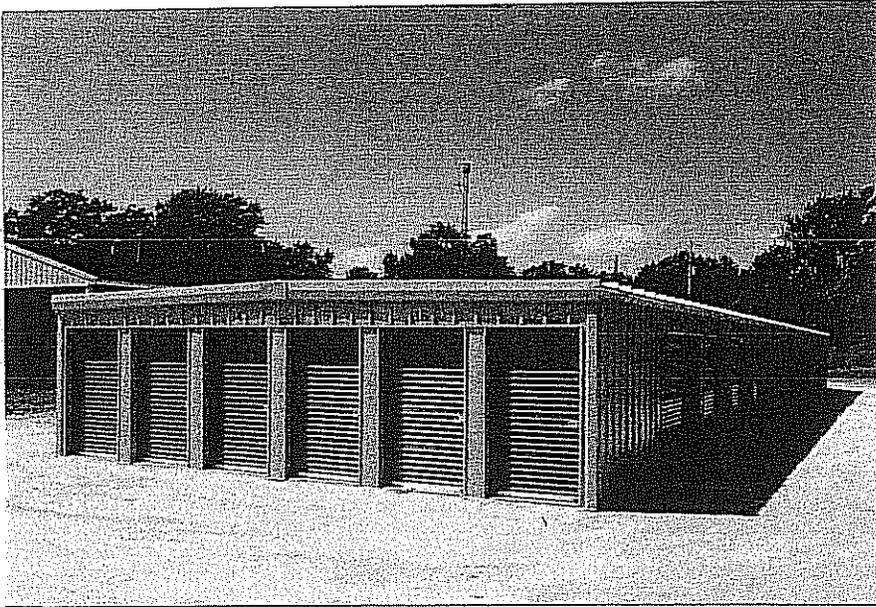
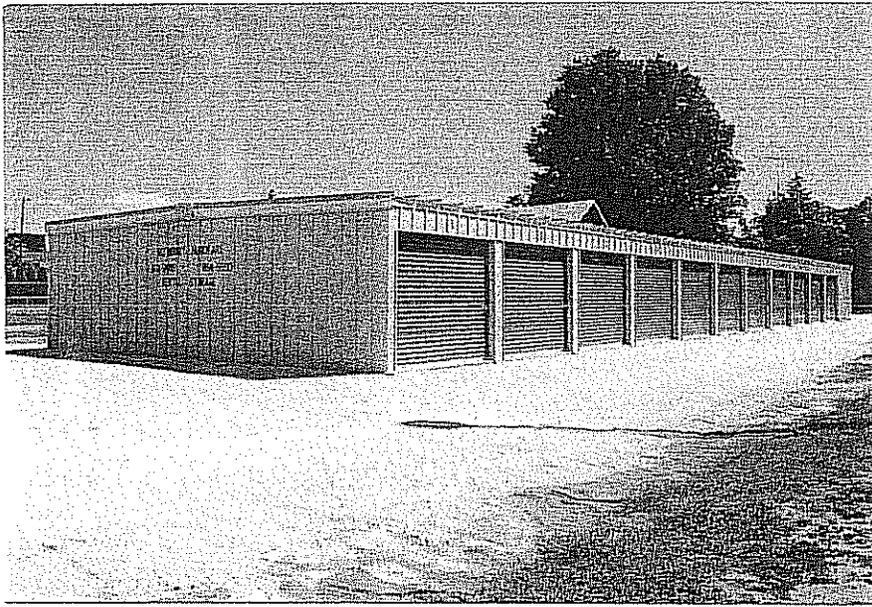
B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)

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 the 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.*

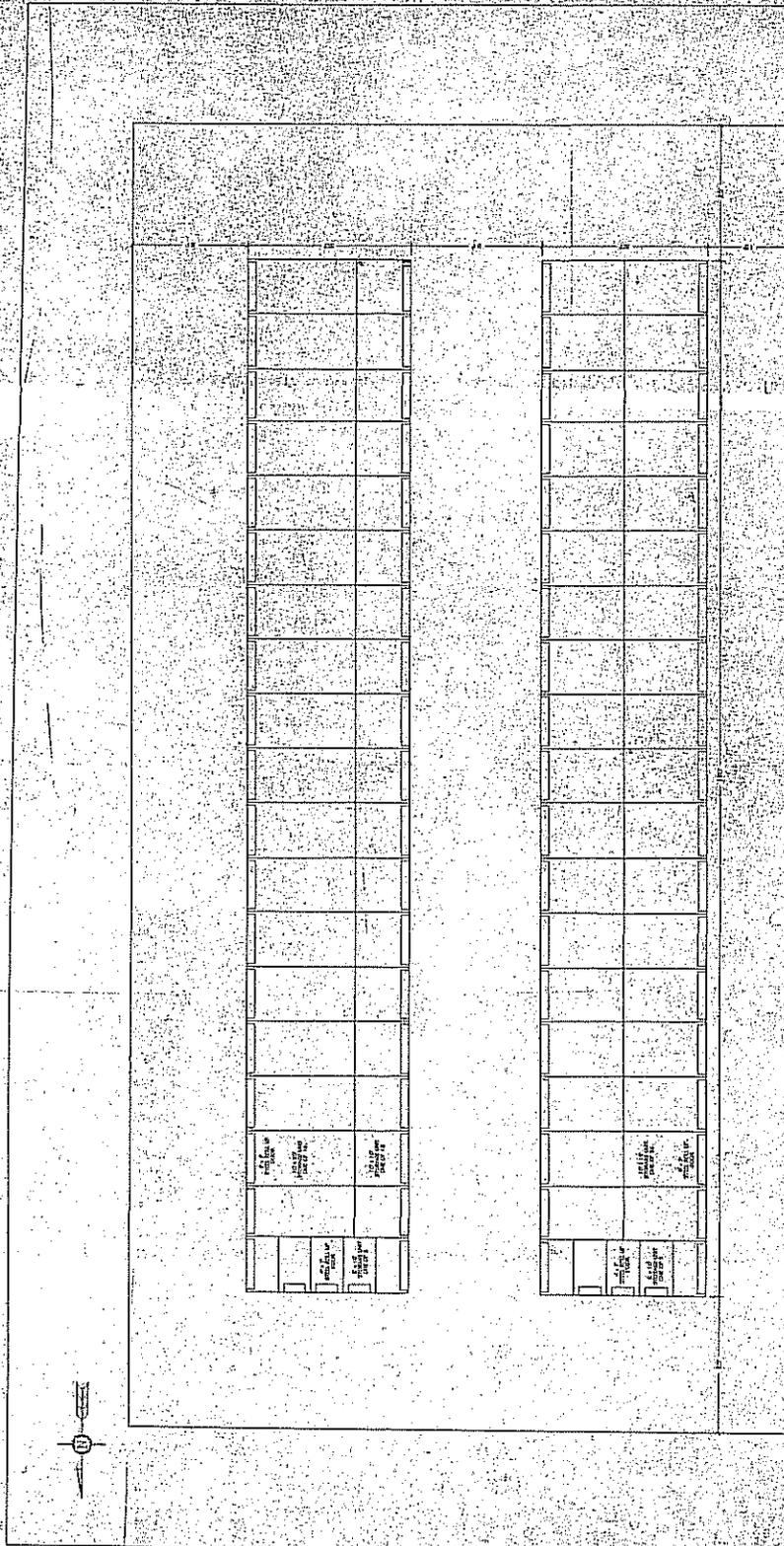


↑
North

Deborah & Joseph
Pienta
51-51-764-7060f
51-51-764-7060-07
51-51-764-7060-08



MAIN STREET (OLD U.S. 31)



FOURTH STREET

THIRTIETH STREET

Buildings Plus Inc.
 87 STATE STREET
 HARTFORD, CT 06103
 TEL: (860) 873-3174

FOR: **JOE PIENTA**

SITE PLAN

DRAWING SCALE: 1/4" = 1'-0"
 DATE: MAY 2001

SHEET

1 OF 1

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: May 31, 2001

RE: William & Connie Slade - Parcel Split

William & Connie Slade have requested to re-zone parcel #51-51-448-727-01 from C-2 Commercial to R-4 Residential. In the event that a Zoning Amendment is approved for this property Mr. & Mrs. Slade would like the parcel split into two lots. Each lot would measure 64' x 100'. Review of the proposed split shows that the requirements of the Zoning Ordinance would be met.

JRR:djm

Request to Split a Parcel

Name and Address of Applicant: William & Connie Slade
391 Piney Road
Manistee, MI 49660

Phone Numbers: Home 231-398-0502 Work 231-723-6567

Name and Address of other parties who have an interest: _____

Phone Numbers: Home _____ Work _____

Parcel Identification Numbers for all parcels involved: _____

51-51-448-727-01

Reason for request: Building residential structures
on each lot. 

Connie Slade
Signature

Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.

Fee: \$50.00 for first split + \$25.00 for each additional split. Receipt # 0310

CITY OF MANISTEE

09 MAR 2001

PARCEL NUMBER : 51 51 448 727 01
 COUNTY : Manistee 201
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO 30
 PROPERTY LOCATION: NEIGHBORHOOD: 1ST&HANCOCK
 SLADE WILLIAM & CONNIE ZONED: CD2
 391 PINEY ROAD
 MANISTEE MI 49660
 MAILING ADDRESS(S):
 SLADE WILLIAM & CONNIE
 391 PINEY ROAD
 MANISTEE MI 49660

GRANTEE		DATE	INSTR	LIBR	PAGE	SALE PRICE
SLADE WILLIAM & CONNIE		11/01/92	1	567	79	35,000

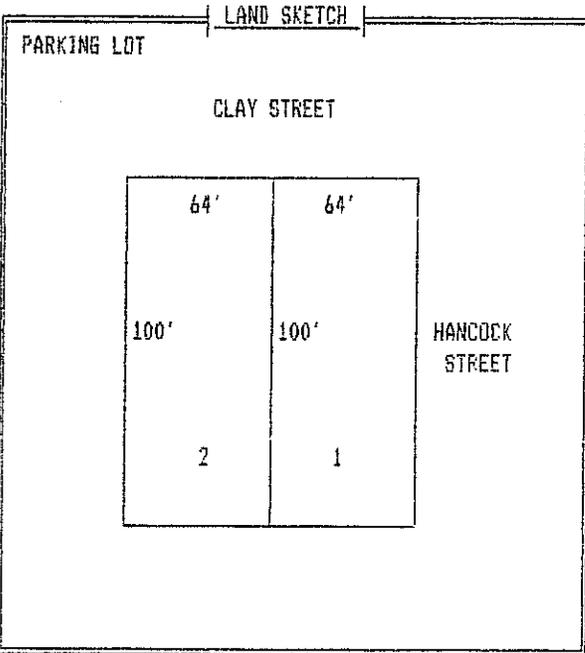
DESCRIPTION	DATE	AMOUNT

TRUE CASH VALUE							
YEAR	LAND	BUILDINGS	CODE	HMST	ASSESSMENT	EQUALIZED	TAXABLE
2000	18,374	1,852	C	0	10,100	10,100	8,632
1999	18,374	1,732	C	0	10,100	10,100	8,472
1998	18,374	1,732	C	0	10,100	10,100	8,339
1997	18,374	1,698	C	0	10,000	10,000	8,120

P.ADDR:

EXAMINED BY: JB
 EXAMINE DATE:
 INTERVIEWED:
 PROPERTY CLASS: Commercial

Platted
 Level
 Curb, Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Wat



LAND COMPUTATIONS			
SIZE	FACTOR	DESCRIPTION	VALUE
128	.87	128*100	18,374

SIZE	FACTOR	DESCRIPTION	RATE	VALUE
128	.87	128*100	165	18,374

LAND IMPROVEMENTS Sf/Li/Ea Rate DeprCost

DESCRIPTION:
 FILER & SMITHS ADD N 100 FT OF LOTS 1 & 2 BLOCK 15
 SW COR HANCOCK & CLAY ST ;;SALE(92) 3556 1433 (92)
 350 1567 0079

2001 FINAL VALUES:			
PROPERTY BASE VALUE :	18,374	TOTAL TRUE CASH VALUE:	20,176
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT:	10,100
TRUE CASH VALUE :	18,374	ASSESSMENT OVERRIDE:	
LAND IMPROVEMENT BASE:	0	CLASS FACTOR APPLIED:	1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:	
DEPRECIATION :	NA	STC/MTT ASSESSMENT:	
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT:	10,100
NBHD LAND FACTOR :	NA	EQUALIZATION FACTOR:	1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE:	10,100
BLDGS TOTAL TRUE CASH:	1,802	CAPPED VALUE:	8,908
TRANSFER:			
HOMESTEAD PERCENT:	0%	TOTAL TAXABLE VALUE:	8,908

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: May 31, 2001

RE: City Owned Property Grove Street

MSHDA has announced an award of a grant in the amount of \$111,100 to be used as seed money for the City to construct new homes for moderate income owners. The City's match for this grant is the contribution of building sites for these homes. The homes have to be built within the neighborhood preservation program site which is the property lying between Washington and U.S. 31 north of Memorial Drive to Madison Street and that property lying west of Washington between the Industrial Park and Hughes Street.

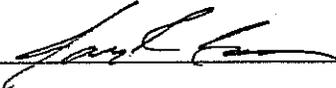
The City of Manistee owns parcel #51-51-144-708-01 (vacant property) on Grove Street. This property is a potential building site to construct three homes that would be subsidized by a grant in the amount of \$111,100 from the Michigan State Housing Development Authority (MSHDA). If the Planning Commission recommends the use of this property the property would need to be split into appropriate sized parcels for building sites.

Staff recommends this property be split into six parcels. Three of these parcels will be used in conjunction with the MSHDA grant. A site plan of the property is enclosed.

JRR:djm

Request to Split a Parcel

Name and Address of Applicant: City of Manistee
70 Maple Street
Manistee MI 49660

Signature 

Phone Numbers: Home _____ Work 723-2558

Name and Address of other parties who have an interest: _____

Signature _____

Phone Numbers: Home _____ Work _____

Parcel Identification Numbers for all parcels involved: _____

51-81-144-708-01

Reason for request: To create six buildible lots.

Three lots will be used for MSHDA HOME Grant
Program.

Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.

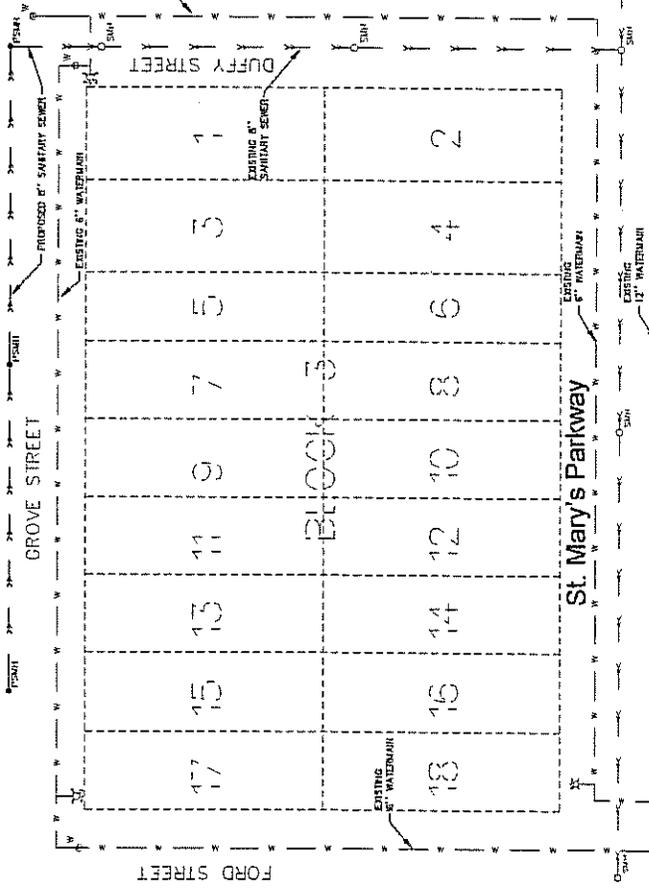
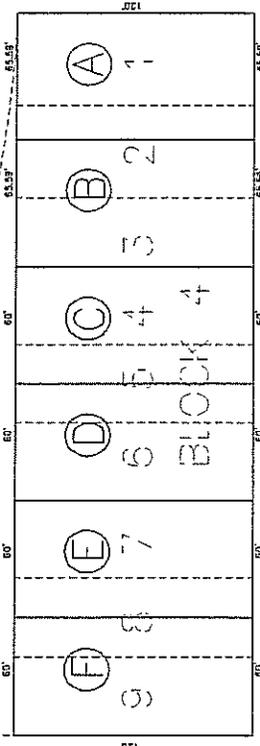
Fee: \$50.00 for first split + \$25.00 for each additional split. Receipt # n/A

NOTE:
 ALL INFORMATION SHOWN HAS BEEN RECREATED FROM EXISTING DATA, INCLUDING THE RECORDED PLAT AND UTILITY ATLAS. LOCATIONS, SIZES, AND DIMENSIONS ARE APPROXIMATE ONLY.

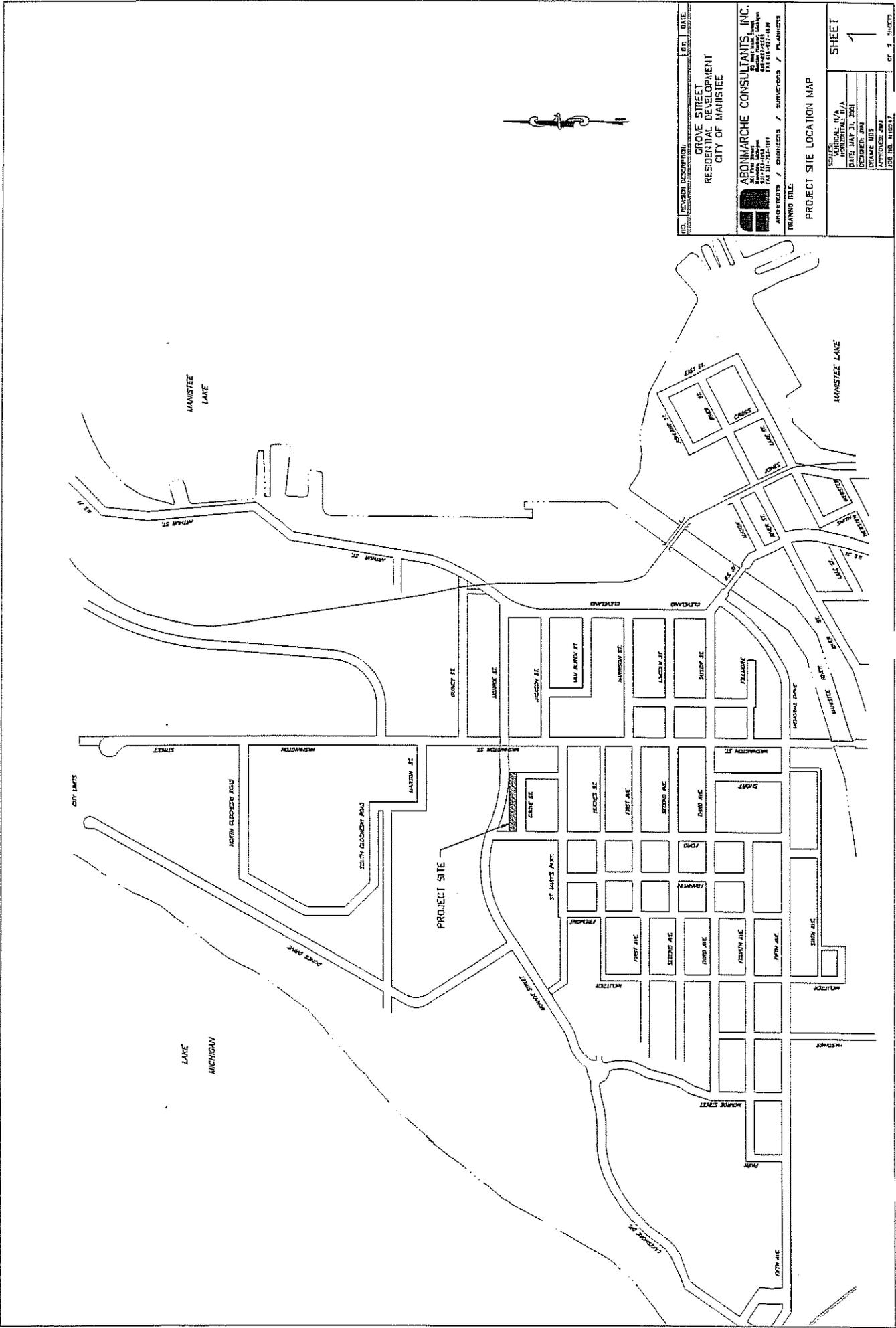
APPROXIMATE PARCEL SIZES
 PARCEL A = 120'x60' = 7,200 SFT
 PARCEL B = 120'x60' = 7,200 SFT
 PARCEL C = 120'x60' = 7,200 SFT
 PARCEL D = 120'x60' = 7,200 SFT
 PARCEL E = 120'x65.59' = 7,870 SFT
 PARCEL F = 120'x65.59' = 7,870 SFT

MONROE STREET

WASHINGTON STREET



DATE	DATE
PROJECT DESCRIPTION	PROJECT DESCRIPTION
GROVE STREET RESIDENTIAL DEVELOPMENT CITY OF MANISTEE	
ARONMARCHÉ CONSULTANTS, INC. 217 W. WALTON ST. MANISTEE, MI 49757-1100 PHONE: (231) 755-3100 FAX: (231) 752-1191	
ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS	ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS
DRAWING TITLE: PRELIMINARY SITE PLAN FOR 1-9, BLOCK 4, DUFFY'S ADDITION TO THE CITY OF MANISTEE	
STATE	DATE
VERMONT, N/A	JULY 31, 2021
SCALE	DATE
AS SHOWN	APPROVED
200 100 1000017	2



NO.	REVISION DESCRIPTION	BY	DATE
GROVE STREET RESIDENTIAL DEVELOPMENT CITY OF MANISTEE			
ABONMARCHÉ CONSULTANTS, INC. 2500 West Lake Street Suite 100 Grand Rapids, MI 49503-1000 Phone: (616) 233-1100 Fax: (616) 233-1101 Email: info@abonmarche.com			
ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS		PROJECT TITLE	
PROJECT SITE LOCATION MAP		SHEET	
SCALE: AS SHOWN		DATE: MAY 31, 2021	
DATE: MAY 31, 2021		DRAWN BY: JPM	
DATE: MAY 31, 2021		CHECKED BY: JPM	
DATE: MAY 31, 2021		APPROVED BY: JPM	
DATE: MAY 31, 2021		JOB NO. 2021017	

MEMORANDUM

TO: Planning Commission Members

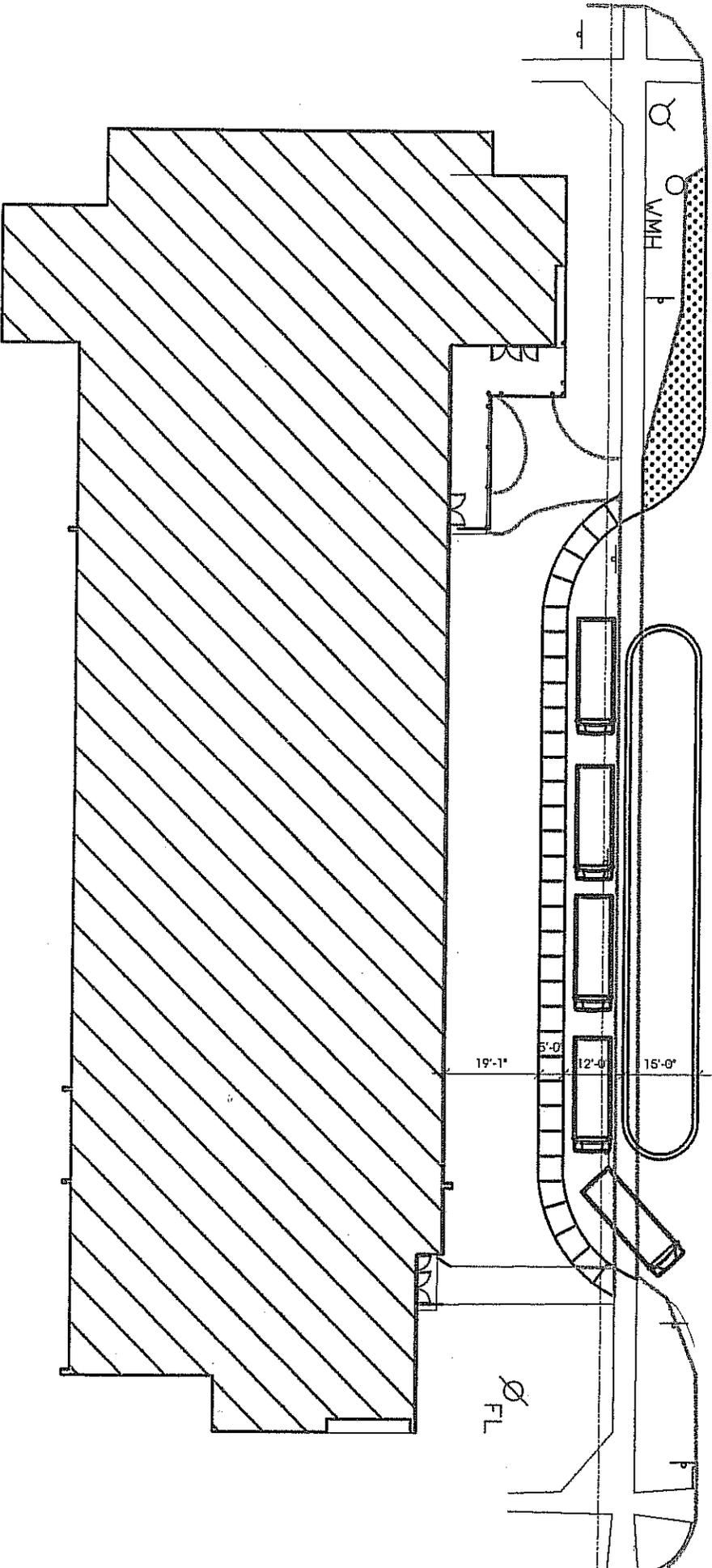
FROM: Jon R. Rose 
Community Development

DATE: May 31, 2001

RE: Intermediate School District - Bus Lane

The Intermediate School District has purchased "Lincoln School" at 225 Ninth Street. The ISD would like to remove a portion of the curb and sidewalk on the north side of the property to construct a bus lane. Staff review of the proposed project shows that there is no objection to the plan. A site plan is enclosed.

JRR:djm




SITE PLAN
 SCALE: 1" = 40'-0"

EDGE

○ NINTH STREET
 SMH

FIP