

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660  
Meeting of Thursday, September 6, 2001  
7:00 p.m. - Council Chambers, City Hall

## AGENDA

- I Roll Call
- II Public Hearing
  - None
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
  - Planning Commission Meeting (8/2/01)
- V Unfinished Business
  - 1. None
- VI New Business
  - 1. Choices of Manistee - Site Plan Review
  - 2.
- VII Other Communications
- VIII Work/Study Session
  - 1. Master Plan Update
- 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 Beardslee, Assessor  
Mark Niesen, Building Inspector

## MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: July 27, 2001

RE: September 6, 2001 Meeting

The August Meeting of the Planning Commission will be held on Thursday, September 6, 2001. The following items are on the Agenda:

1. Choices of Manistee, 124 Washington Street - Site Plan Review. We have received a request for site plan review from Kendra Thompson, Architect on behalf of Choices of Manistee. Choices would like to construct a utility storage structure on their property on Washington Street. Staff review of the request shows that the requirements of the Zoning Ordinance have been met. A copy of the request is enclosed for your review.
2. Master Plan Update. We will continue our discussion regarding the Master Plan. I spoke with Jerry Adams from LSL who will be attending the meeting. Enclosed is a copy of a fax from Jerry.

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

cc: City Council

**SITE PLAN REVIEW**

NAME: Choices of Manistee  
 124 Washington Street  
 Manistee, MI 49660

PROPOSED USE: Utility Structure  
 ZONING DISTRICT: C-4/Historic Overlay

PARCEL CODE: 51-51-270-714-07

USE IS:  Permitted  
 Special  
 Not Permitted

**BULK REGULATIONS**

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	2,500 sq. ft.	>2,500 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	25 ft.	136 ft.	X	<input type="checkbox"/>
<b>SETBACKS</b>				
FRONT YARD	0 ft.	5 ft.	X	<input type="checkbox"/>
SIDE YARD	0 ft.	24 ft.	X	<input type="checkbox"/>
REAR YARD	6 ft.	> 6 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	X	<input type="checkbox"/>
HEIGHT:	40 ft.	16 ft. 8 in.	X	<input type="checkbox"/>
PARKING:	n/a	n/a	X	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	X	<input type="checkbox"/>

**SPECIAL DISTRICTS**

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	X	<input type="checkbox"/>	<input type="checkbox"/>	X
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: Jon R. Rose/Community Development

DATE: August 30, 2001

Receipt # \_\_\_\_\_

## Application for Site Plan Review & Land Use Permit

Location of Project: 124 WASHINGTON

Parcel Code #: 51-51-270-714-07

Name & Address of Applicant: CHOICES OF MANISTEE COUNTY  
124 WASHINGTON  
MANISTEE, MI 49660  
ATTN: JACKIE KISZELI

Phone Numbers: Work 723-6597 Home -

Name & Address of Owner if different: SAME

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

Brief description of work to be done: NEW UTILITY 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.

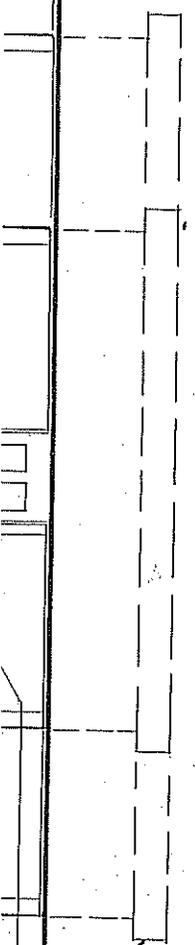
Once completed the form should be returned to: Jon Rose  
Community Development Officer  
City of Manistee  
P.O. Box 358, 70 Maple Street  
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

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



GRADE = 100'-0"  
(@ F. PROP. LINE)



OVERHEAD PANELED  
INSULATED DOOR W/ LITE

BOTT. FTG. = 96'-1/4"  
(3'-6" MIN. BELOW GRADE)

# ELEVATION - East

SCALE: 1/4" = 1'-0"

CONT. RIDGE VENT

25-YR. ASPHALT SHINGLES ON 15"  
ROOF G. FELT ON 3/4" AIR RATED  
SHEATH G. W/H. CHRS

5/4 x 12" TRIM BOARD



TOP OF WALL = 116'-8 3/4"

METAL DRIP EDGE

ALUMIN. FASCIA

9'-0" x 5'-0" STEEL PANELED  
INSULATED OVERHEAD DOOR  
W/ LITE

DOUBLE FOUR VINYL SIDING

6" VINYL CORNERS, TRIM

6" Ø x 3'-0" H CONCRETE  
FILLED PILLARS EMBED 14 12" Ø  
CONCRETE MIN. 80

2'-0" x 12" CONT. CONCRETE FTG.

# ELEVATION - South (apart from)

SCALE: 1/4" = 1'-0"

TOP OF PLATE = 109'-8 3/4"

FTH. FLOOR = 100'-1/4"

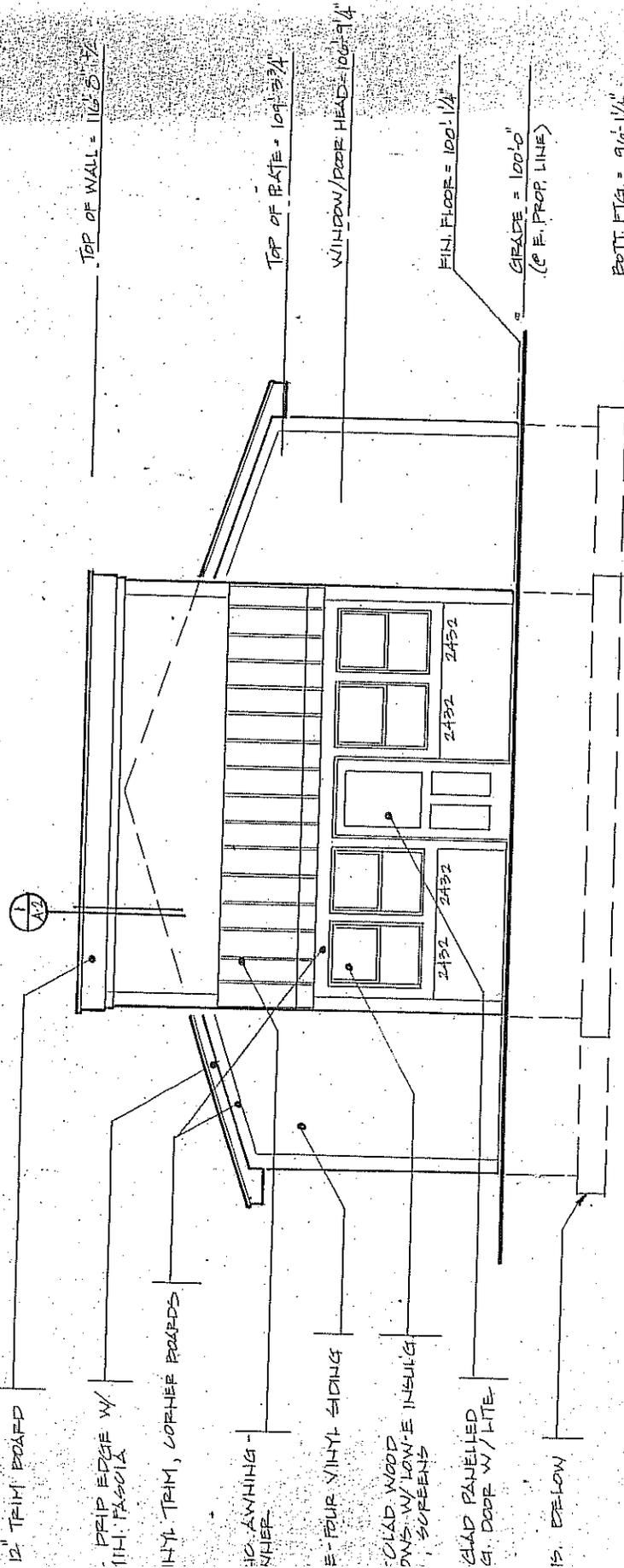
GRADE = 100'-0"  
(@ F. PROP. LINE)

BOTT. FTG. = 96'-1/4"  
(3'-6" MIN. BELOW GRADE)

*Handwritten signature*

# ELEVATION - West

SCALE: 1/4" = 1'-0"



# ELEVATION - East

SCALE: 1/4" = 1'-0"

5/4 x 12" TRIM BOARD

ASPHALT SHINGLES ON 1 1/2" FELT ON 3/4" AFF PATED 1" G. W/H. CHRS.

**LSL**

LANGWORTHY  
STRADER  
LEBIANC &  
ASSOCIATES, INC.

COMMUNITY  
PLANNING  
CONSULTANTS  
GRAND RAPIDS • ROYAL OAK

15 IONIA SW  
SUITE 450  
GRAND RAPIDS  
MI 49503

616/336.7750 VOICE  
616/336.8478 FAX

**TRANSMITTAL**

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To: Jon  
From: Jerry  
Re: Planning Commission Meeting  
Date: August 31, 2001

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Dear Jon:

Pursuant to the upcoming meeting, I wish to address the following items:

1. Review the Manistee and Filer Township Future Land Use Districts as they impact the City of Manistee.
2. Update the Commission on new population detail as provided by the 2000 U.S. Census.
3. Continue discussion on the future land uses (land use designations) of the city's geographic sectors.

I will be bringing Dan Reed, Senior Planner, of our firm. Dan recently joined us. He is the former Planning Director of Bay City. He will be working on the Manistee project.

Jerry

**PLANNING ISSUES/OPPORTUNITIES - DRAFT/FOR PRELIMINARY REVIEW**  
**MASTER PLAN**  
**CITY OF MANISTEE**  
**SEPTEMBER 6, 2001**

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**REGIONAL REVIEW ITEMS:**

1. Need a Management Plan for the long term use (development) of Manistee Lake.
2. Need a bypass around the city (urban area) to reduce congestion. It was noted that Manistee is a "destination" community. A bypass will not deter the area's commercial viability.
3. A greater balance is needed between winter and summer recreational opportunities. Manistee needs to become a four season destination. Casino has helped.
4. Need improved planning coordination between the City of Manistee, Filer Township, Manistee Township, Stronach Township, and East Lake Village, especially on matters of infrastructure planning and development.
5. How will the future (commercial) development of the casino area (if it occurs) impact the city's commercial activity? Might it create synergistic opportunities?
6. US-31, from Filer Township to the casino area, appears to be developing (is developing) in sprawl fashion as strip commercial. If strip commercial is allowed to happen, there should be greater emphasis on coordination of corridor beautification, access management, land uses, and signage. *"How much commercial development can the area support?"*

## LOCAL REVIEW ITEMS:

1. Need greater focus on (clean) industrial development providing year round employment opportunities. Industrial employment generally offers a higher income potential and employee benefits.
2. Policies of "subsidizing" industry (Renaissance Industrial Park). Do the benefits offset the costs? What are the impacts on non-subsidized industries?
3. Need to offer/promote year round tourism opportunities.
4. The Main Street/First Street one-way pair lack proper design orientation. They are not "commercially" linked. Lack visual linkage, connected parking, rear building entries, etc. Signage along First Street alerting travelers to business opportunities on Main is missing.
5. The increased density of channel development is/has modified the area's historic character.
6. Greater emphasis needs to be placed on the development/redevelopment of Manistee Lake. However, future lake development should not sacrifice or deplete the lake's natural, environmental, qualities.
7. The city needs a long term marketing strategy. The city has done an excellent job at promoting the historic theme, revitalizing the downtown, etc. What can/should be done to continue that success?
8. It is not necessary for the city to encourage/market "big box" development. To avoid being labeled as "Anytown USA" the city should focus on speciality commercial opportunities. Let large developments and national commercial chains locate in the townships where land is available. If national retailers wish to locate in Manistee, they should adhere to design themes consistent with the city's character.
9. The downtown as a "pedestrian place" should receive high attention when planning and implementing downtown improvements. Pedestrian movement should not be secondary to vehicular circulation. They should be complimentary.
10. The city has developed in a relatively compact, high density, fashion. Many, possibly most, residential neighborhoods are located within walking or bicycling distance of schools, religious institutions, recreational facilities, the downtown, and industries. The future planning of the city should retain the area's pedestrian character. It is not always necessary to segregate or isolate differing land uses.
11. The general area located at/near the intersection of US-31 and the bridge (Manistee River Channel) is highly congested. The intersection area should be redeveloped to

improve traffic movement and should be beautified.. The intersection area serves as a focal point for views of the river channel, offers entry into the downtown, facilitates movement to the north and south sectors of the city, etc.

12. Businesses and public buildings located adjacent to, or within, residential neighborhoods should incorporate landscape buffers between parking lots and adjoining homes.
13. Additional recreational vehicle parking is needed in the downtown, or linking to the downtown. Someone pulling a boat, which is common to the city, has a difficult time parking in the downtown.