

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660  
Meeting of Thursday, November 1, 2001  
7:00 p.m. - Council Chambers, City Hall

## AGENDA

- I Roll Call
- II Public Hearing
  - 1. Zoning Amendment - John & Suzanne Riley
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
  - Planning Commission Meeting (10/4/01)
- V Unfinished Business
  - 1. None
- VI New Business
  - 1. Zoning Amendment - John & Suzanne Riley
  - 2.
- VII Other Communications
- VIII Work/Study Session
  - 1.
- IX. Adjournment

cc: Planning Commission Members  
Kristie Harless  
City Council  
Mitch Deisch, 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: Denise Mikula  
Secretary, Community Development

DATE: October 26, 2001

RE: November 1, 2001 Meeting

The November Meeting of the Planning Commission will be held on Thursday, November 1, 2001. The following items are on the agenda:

1. Request for Zoning Amendment from John & Suzanne Riley, Mr. & Mrs. Riley would like to re-zone Parcel #51-51-574-702-02 and #51-51-574-702-01 from R-4 Residential to C-4 Commercial. This property is commonly known as 111 Maple Street and 113 Maple Street. A copy of the request is enclosed.

If you are unable to attend the meeting please call me 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

John & Suzanne Riley  
 Applicant  
461 Third St (113 Maple St)  
 Address  
Manistee, MI 49660  
 City, State, Zip Code

Phone Numbers (Work) 723-3555  
 (Home) 723-2361

FOR OFFICE USE ONLY:

Case number \_\_\_\_\_  
 Date Received 10-23-01  
 Fee Received 250.00  
 Receipt Number \_\_\_\_\_  
 Hearing Date 11-1-01

FEE \$250.00

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

and Jack & Marian Riley  
 15537 Copra Lane (111 Maple St)  
 Ft Myers, FL 33908-1732

**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)  
to change the zoning for 111 and 113 Maple St  
from Residential to Commercial
- B. Re-zone from R-4? to E-4? the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land)  
for Real Estate office at 113 Maple

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: lengthy, see attached  
Warranty deed

Tax Roll Parcel Code Number: 51-51-574-702-01 and 51-51-574-702-02

Address of Property: 113 Maple 111 Maple

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. 113 Maple - Robert C. Palmer and Suzanne Riley  
111 Maple - John Riley, Maman Riley, John S. Riley and Lynn Black

D. This area is  un-platted,  platted,  will be platted.  
If platted, name of plat \_\_\_\_\_

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: Residential

**III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:**

A. State specifically the reason for this Amendment request at this time  
to create attainable parking necessary for  
commercial use rather than special use in  
residential  
zoning

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.

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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?

- There should be no impact on the adjacent properties.
- We will try to maintain a residential neighborhood image. The commercial zoning will elevate the need for a parking lot.  
large

**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.

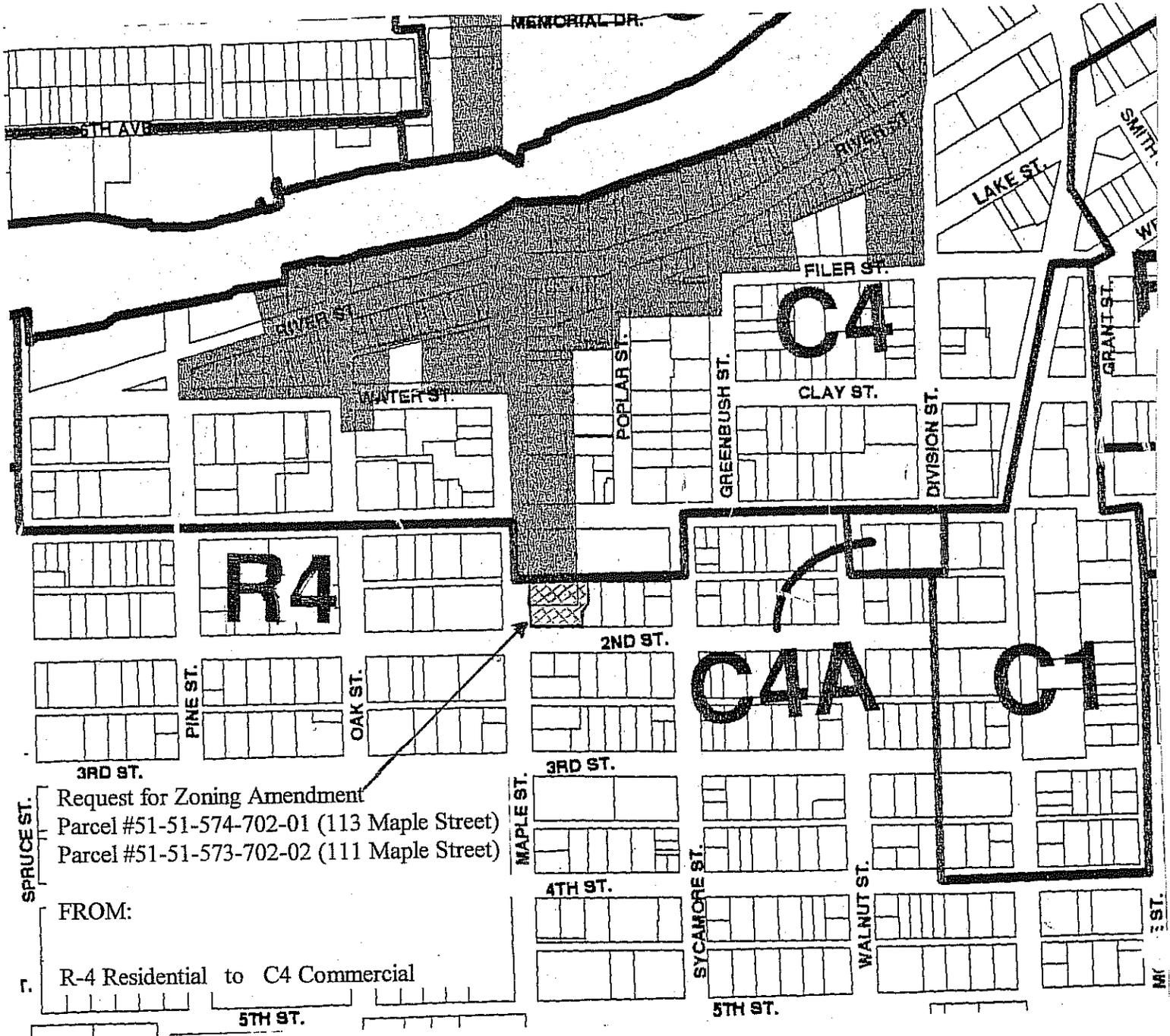
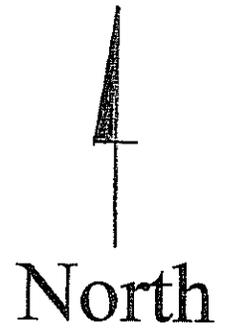
Signature (s) of Applicant (s):

*Sharon Kelly*  
*John Kelly*

Dated 10-23-01

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

# Request for Zoning Amendment John & Suzanne Riley



Request for Zoning Amendment  
Parcel #51-51-574-702-01 (113 Maple Street)  
Parcel #51-51-573-702-02 (111 Maple Street)

FROM:

R-4 Residential to C4 Commercial