

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, July 18, 2002
7:00 p.m. - Council Chambers, City Hall

AGENDA

- I Roll Call
- II Public Hearing
 - 1. Rich Mosher, 358 & 360 River Street - Special Use Permit
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (6/6/02)
- V New Business
 - 1. Rich Mosher, 358 & 360 River Street - Special Use Permit
 - 2. Garber/Magmer - Parcel Split
 - 3. City Owned Property, Washington & Harrison Streets
 - 4. Pail Face L.L.C., 217 Arthur Street - Site Plan Review
 - 5.
- VI Unfinished Business
 - 1. Open Space/Cluster Zoning
- VII Other Communications
- VIII Work/Study Session
- IX. Adjournment

Speaking at Meetings:

Unless waived by the Commission for a specific meeting, any public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be appointed who may request that the Chairman approve more than the normal five (5) minutes. If necessary, a maximum of five (5) minutes will be allowed for the group to caucus to choose their spokesperson and develop their comments.

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Blakeslee 
Secretary, Community Development

DATE: July 3, 2002

RE: Planning Commission Meeting July 18, 2002

I will be on vacation from July 4th thru July 16th so I am forwarding your packets to you early. If any item is received in time to add to the agenda Jon will forward it to you or we will ask to amend the agenda during the meeting. The July Meeting will be on **Thursday, July 18, 2002** at 7:00 p.m. Items on the agenda include:

1. Rich Mosher, 358 & 360 River Street - Special Use Permit. Rich Mosher owns the buildings at 358 & 360 River Street. This property is adjacent to the Manistee River Channel. Mr. Mosher has applied for a Special Use Permit that would allow the construction of a 4 slip marina. A copy of the application is enclosed.
2. Garber/Magmer - Parcel Split. Parcel #51-51-144-704-01 is owned by Betty Magmer. Mrs. Magmer would like to split the west half of the property as shown on the enclosed survey to sell to Jack & Patricia Garber. Mr. & Mrs. Garber would like to construct a new home on this property. Staff review of the request shows that the requirements of the Zoning Ordinance have been met. A copy of the request is enclosed.
3. City Owned Property, Washington and Harrison Streets. The City of Manistee demolished an unsafe building on the corner of Washington and Harrison Streets (parcel code #51-51-146-731-07) located in the C-4 Zoning District and acquired the property after paying costs associated with the demolition. An inquiry has been made to the City regarding the possibility of selling this property. The Planning Commission reviews City property and makes a recommendation to City Council regarding the best use for vacant City owned property. Members of the Planning Commission are asked what is the best use of this property (remain a vacant lot, place the property on the market for sale, or determine if another use is the best use for this property). Attached is information regarding the property.
4. Pail Face L.L.C., 217 Arthur Street - Site Plan Review. A Site Plan Review has been performed on the proposed motel that would be constructed where the existing car wash is located at 217 Arthur Street. The Site Plan Review shows that two items do not meet the requirements of the Zoning Ordinance. The items that do not meet the Zoning Ordinance are:

- Height - the C-3 Commercial Zoning District has a height restriction of 30 feet. The proposed height of the motel is 38 feet 6 inches.
- Front Yard Set-back - the C-3 Commercial Zoning District has a minimum front yard set-back of not less than 30 feet from the front property line or, 63 feet from the centerline of the street, whichever is greater. The proposed set-back is 20 feet from the front property line.

The other requirements of the Zoning Ordinance have been met. A copy of the request and Site Plan Review is enclosed for your review.

5. Open Space/Cluster Zoning. We began discussion during the May meeting for ordinance language for Open Space/Cluster Zoning. This item was tabled until after the workshop on June 26th. Enclosed is a draft copy of the proposed Zoning Ordinance Amendment. Please review the draft so we can discuss and finalize it for the August Meeting.

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



SPECIAL USE PERMIT APPLICATION

Applicant: RICHARD MOSHER
Address: 677 LUGERS RD.
City, State, Zip Code: HOLLAND, MICH 49423
Phone Numbers (Work): 616-403-8989
(Home): 616-335-9964

FOR OFFICE USE ONLY:

Case number
Date Received: 6-14-02
Fee Received: \$250.00
Receipt Number: 506
Hearing Date: July 18, 2002
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:
INSTALLATION OF 4 BOAT SLIPS

II. PROPERTY INFORMATION:

- A. Address of Property: 358-360 RIVER ST.
Tax Roll Parcel Code Number: 51-51-452-702-15
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:
E. Present use of the property: COMMERCIAL/RESIDENTIAL
F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
G. Is a Property survey attached? [X] Yes [] No.
H. Estimated completion date of construction (if applicable): FALL 2002

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time AFTER RECEIVING ALL OTHER REQUIRED PERMITS, I RECENTLY FOUND OUT THAT BECAUSE I'M PUTTING MORE THAN 2-SKIPS IN, I ~~WILL~~ FALL UNDER MARINA SPECIAL USE STANDARDS
- 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? NO.
 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee. THE BOAT SKIPS WILL BE AN ASSET TO FUTURE APT. DEVELOPMENT OF THIS PROPERTY
 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? NO
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood? NO

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.

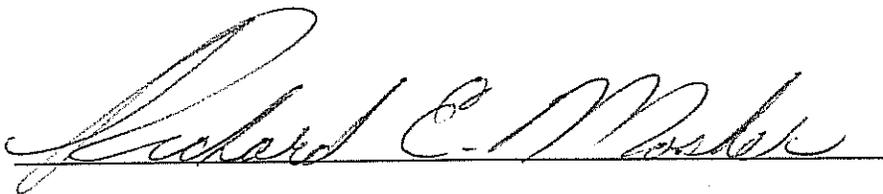
B. In Addition, the applicant may be required to furnish:

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:

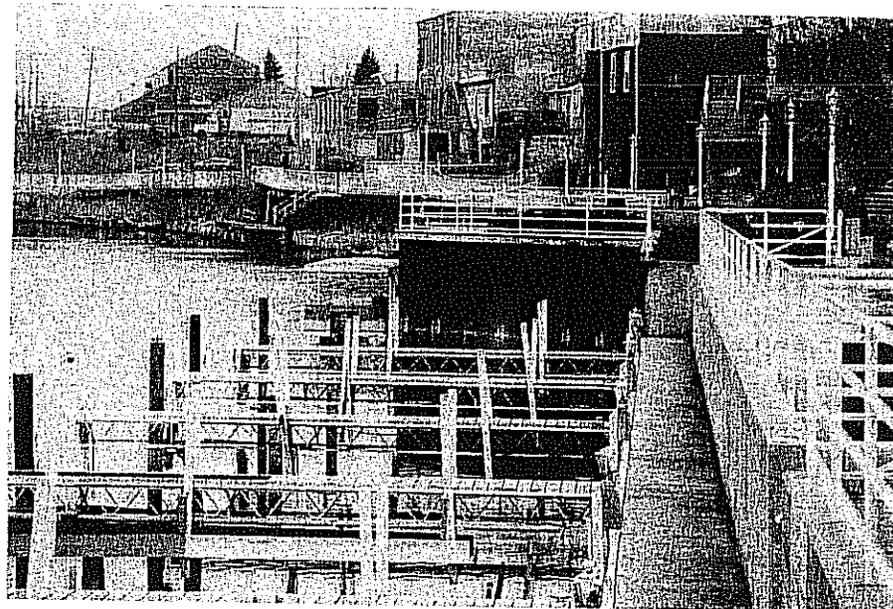
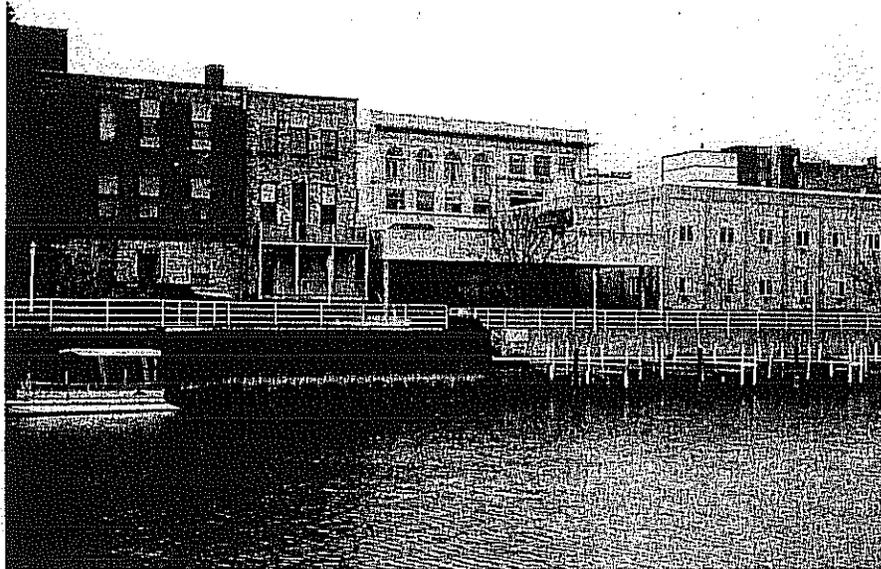
The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City 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):



Dated 6-6-02

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



RECEIVED

JAN 16 2002

ENVIRONMENTAL QUALITY
LAND & WATER MGMT - PCU

MEMORIAL DR.

51-8-101-350-01

MANISTEE RIVER

35th RIVER

ST.

FILER

DIVISION

CLAY

GREENBUSH

POPULAR

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ST.

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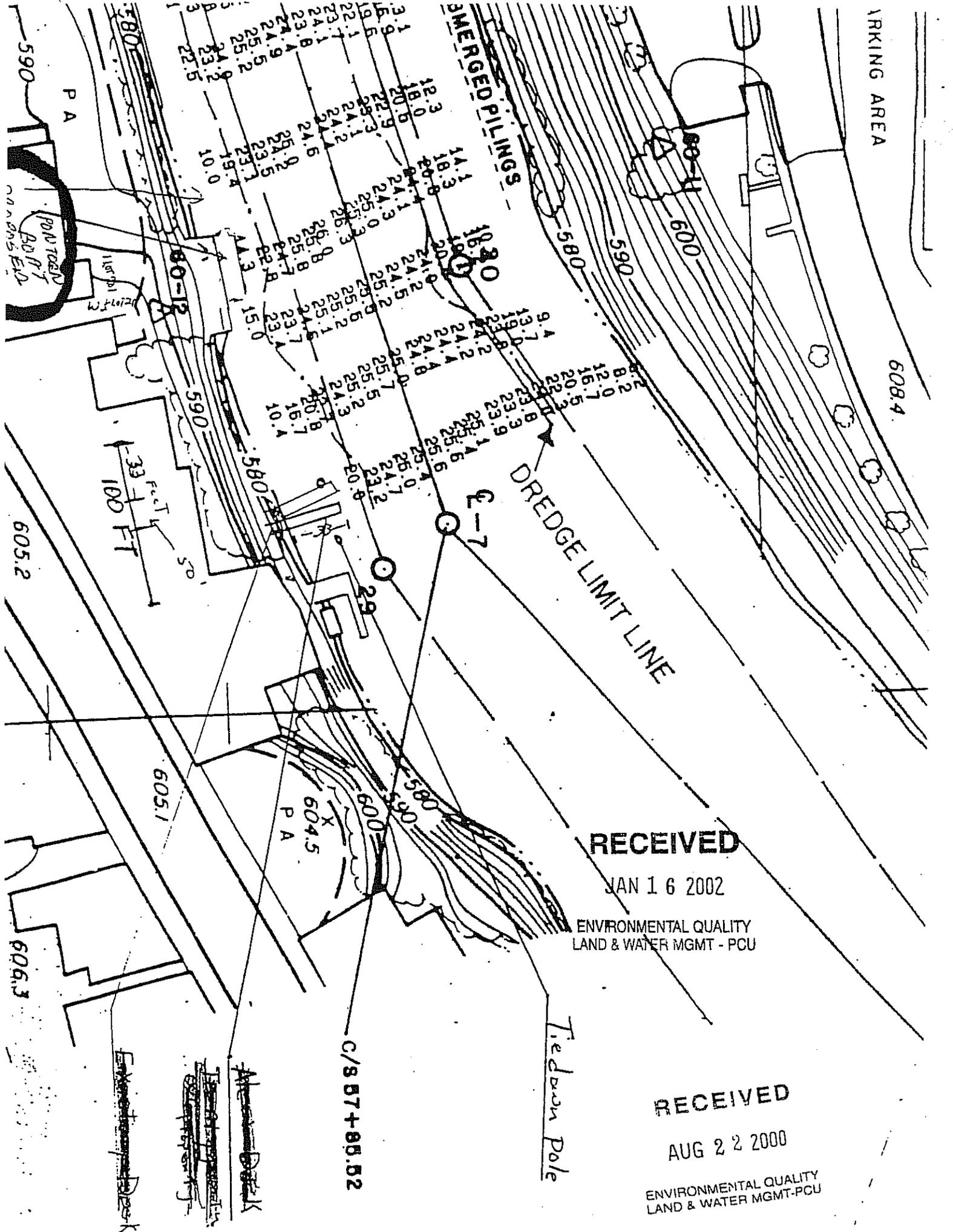
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WORKING AREA

608.4

RECEIVED

JAN 16 2002

ENVIRONMENTAL QUALITY
LAND & WATER MGMT - PCU

RECEIVED

AUG 22 2000

ENVIRONMENTAL QUALITY
LAND & WATER MGMT-PCU

EMERGED PILING

DREDGE LIMIT LINE

Tiedown Pole

C/S 07+00.02

590
600
605.2
605.1
604.5
604.3
606.3

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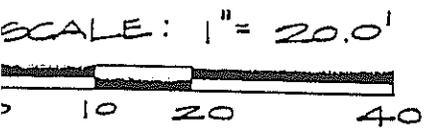
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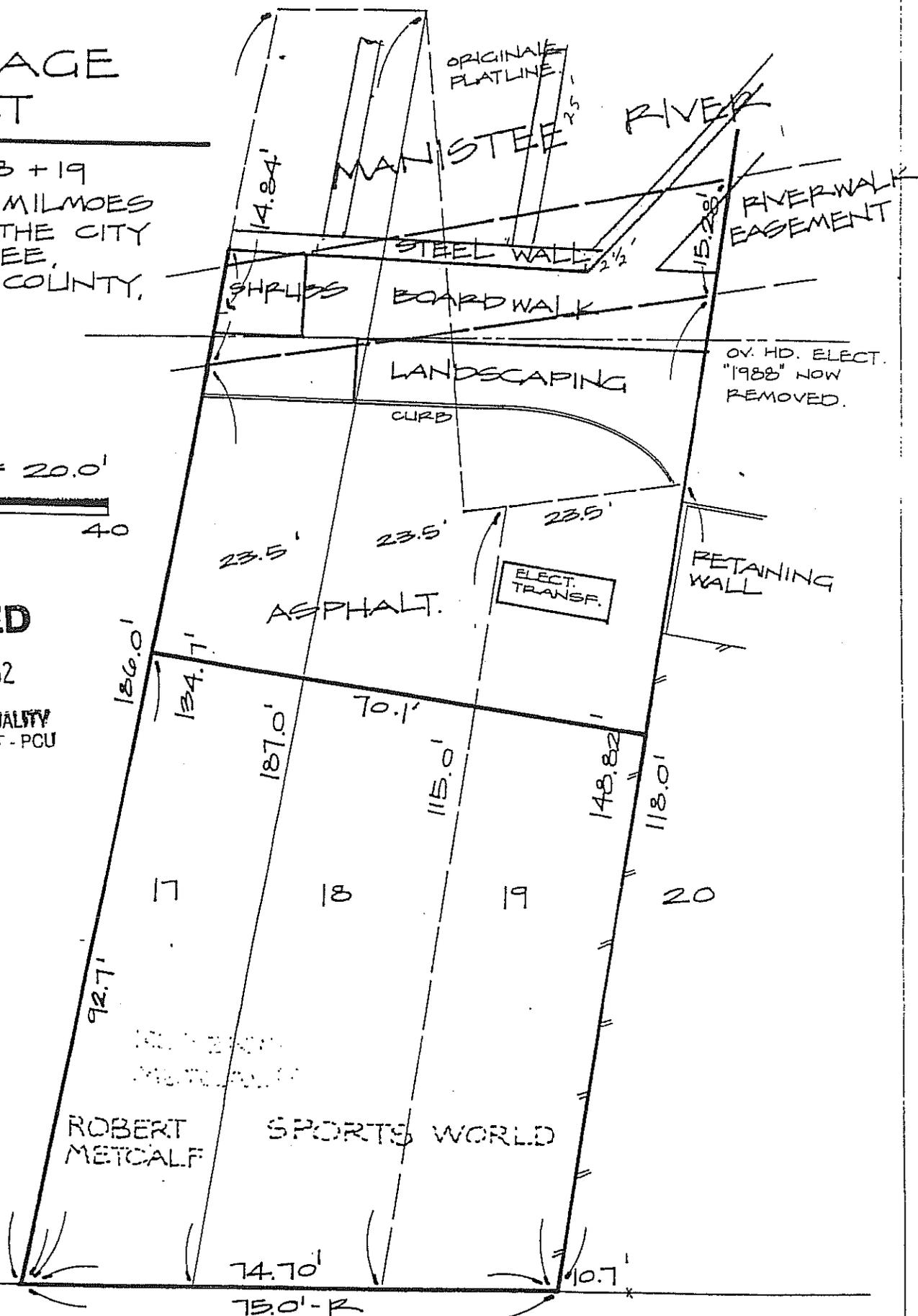
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MORTGAGE REPORT

LOTS 17, 18 + 19
 GREENS & MILMOES
 DD'N TO THE CITY
 OF MANISTEE,
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 MICHIGAN.



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 LAND ACQUISITION - PCU



LEGEND

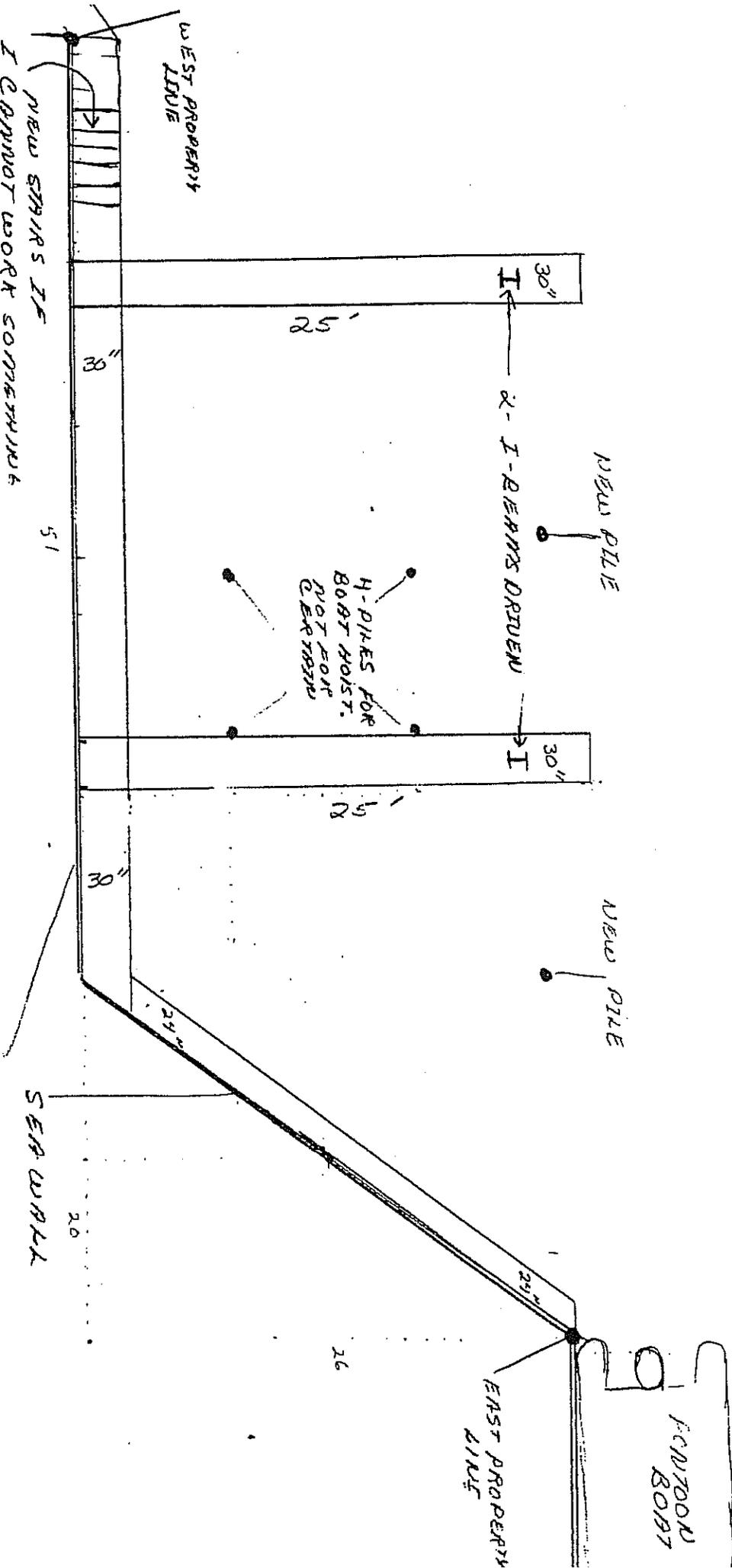
RECEIVED

JAN 16 2002

ENVIRONMENTAL QUALITY
LAND & WATER MGMT - PCU

WEST PROPERTY
LEWIE

NEW STRIPS IF
I CANNOT WORK SOMETHING
OUT WITH MANU STEE IRON
TO SHARE USE OF EXISTING
STRIPS



MEMORANDUM

TO: Planning Commission

FROM: Jon R. Rose 
Community Development

DATE: June 20, 2002

RE: City owned property
Washington and Harrison Streets

The City of Manistee has acquired parcel #51-51-146-731-07 after demolishing an unsafe structure that was located on the property. This property is located in the C-4A Zoning District.

Review of the property shows that this is a non-conforming parcel as follows:

1. The C-4A Zoning District requires 6,000 square feet. Parcel Area for this parcel is 58' x 60' for a total of 3,480 square feet.

As a non-conforming parcel a building could be constructed (event though the parcel does not meet the parcel area requirements of the ordinance) as long as it could be demonstrated to meet the other requirements of the ordinance.

There has been interest expressed in this parcel. Additionally, the adjoining property owners might be interested in acquiring it.

JRR:djb

51-101 SW B 51-146

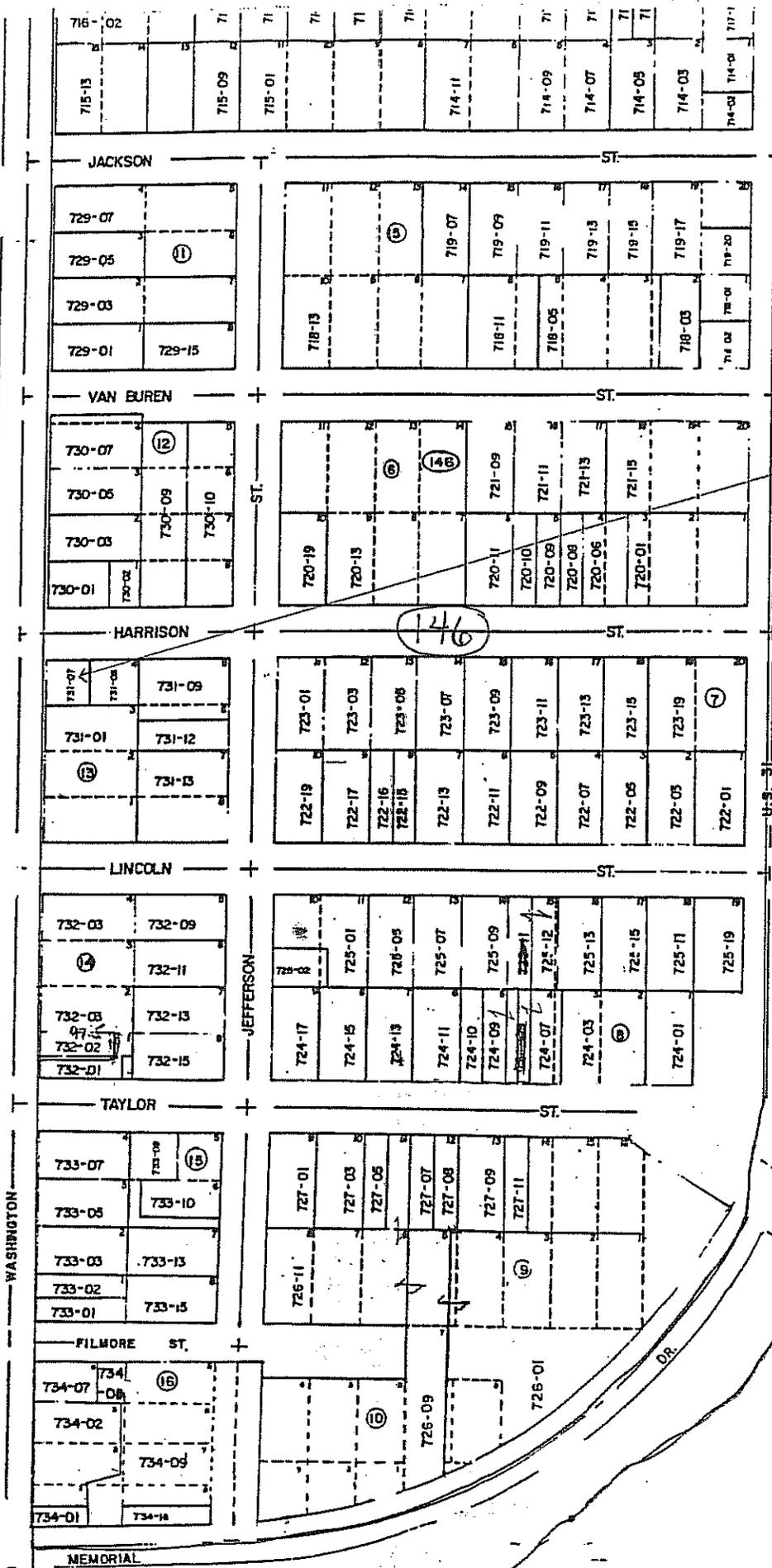


328-01

300-01

City Owned Property
51-51-146-731-01

101



46

101

350-01

9/97

RIVER

CITY OF MANISTEE

06 MAR 2001

PARCEL NUMBER : 51 51 146 731 07
 COUNTY : Manistee 701
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHD 30
 PROPERTY LOCATION: NEIGHBORHOOD: WASH. ST.
 CITY OF MANISTEE ZONED: CD4A
 70 MAPLE ST
 MANISTEE MI 49660
 MAILING ADDRESS(S):
 CITY OF MANISTEE
 70 MAPLE ST
 MANISTEE MI 49660

SALES INFORMATION					
GRANTEE	DATE	INSTR	LIBR	PAGE	SALE PRICE
VADEBONCOEUR	03/16/98	LC	670	263	8,000
	07/01/83	4	427	125	8,000

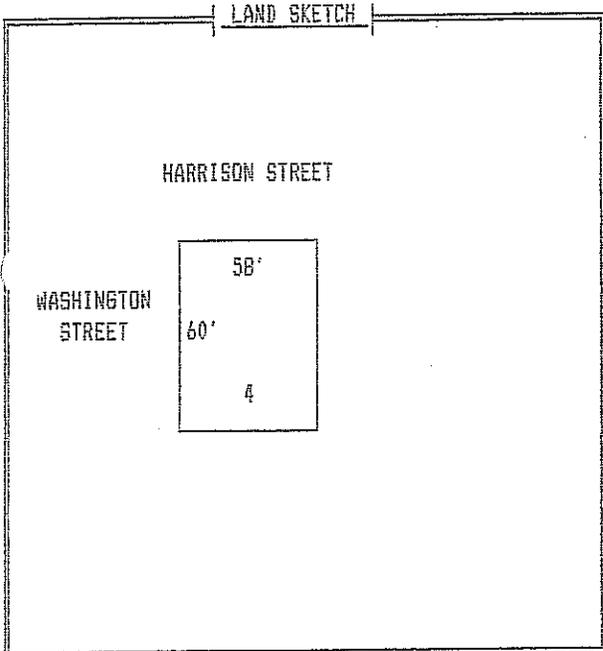
DESCRIPTION	DATE	AMOUNT

TRUE CASH VALUE							
YEAR	LAND	BUILDINGS	CODE	HMGT	ASSESSMENT	EQUALIZED	TAXABLE
2000	6,300	4,360	C	0	5,300	5,300	5,300
1999	6,300	4,360	C	0	5,300	5,300	5,300
1998	6,300	4,360	C	0	5,300	5,300	3,904
1997	6,300	4,317	C	0	5,300	5,300	3,802

P.ADDR:

EXAMINED BY:
 EXAMINE DATE:
 INTERVIEWED:
 PROPERTY CLASS: Exempt

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



LAND COMPUTATIONS				
SIZE	FACTOR	DESCRIPTION	RATE	VALUE

LAND IMPROVEMENTS Sf/Lf/Ea Rate DearCost

ADJUSTMENTS or Enhancing/Detracting Influences
 LOT SIZE: 60x58

DESCRIPTION:
 AMENDED MAP OF ENGELMANN'S ADDITION W 58 FT OF LOT 4
 BLOCK 13 P.ADDR: 169 WASHINGTON ST. ; SALE(80)
 100 1390 0625 (82) 6413 0626, 90 4427 0125 (93)
 5000 000, 1535 0211 B0 4670 0263 (00) 3734 0932,
 3738 0993

2001 FINAL VALUES:		
PROPERTY BASE VALUE :	0	TOTAL TRUE CASH VALUE: 0
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT: 0
TRUE CASH VALUE :	0	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: 0
NRHD LAND FACTOR :	NA	EQUALIZATION FACTOR: 1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE: 0
BLDGS TOTAL TRUE CASH:	0	CAPPED VALUE: 0
TRANSFER: 03/16/98 @100%		
HOMESTEAD PERCENT:	0%	TOTAL TAXABLE VALUE: 0

SITE PLAN REVIEW

NAME: Pail Face L.L.C.
P.O. Box 332
Manistee, MI 49660

PROPOSED USE: Motel
ZONING DISTRICT: C-3

PARCEL CODE: 51-51-174-702-09
217 Arthur Street

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

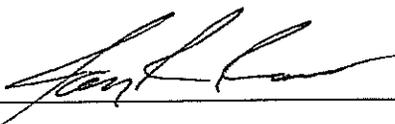
	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	10,000 sq ft	10,000 + sq ft	X	<input type="checkbox"/>
STREET FRONTAGE:	100 ft	1,200 ft	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	30 ft	20 ft	<input type="checkbox"/>	X
SIDE YARD	10 ft	10 + ft	X	<input type="checkbox"/>
REAR YARD	10 ft	10+ ft	X	<input type="checkbox"/>
WATERFRONT	50 ft	50 ft	X	<input type="checkbox"/>
HEIGHT:	30 ft	38 ft 6 in	<input type="checkbox"/>	X
PARKING:	30 spaces	30 spaces	X	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	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:	X	<input type="checkbox"/>	<input type="checkbox"/>	X

OTHER:

REVIEWED BY:


Jon R. Rose/Community Development

DATE: July 3, 2002

Receipt # 711

*Application for
Site Plan Review & Land Use Permit*

Location of Project: 217 Arthur Street, Manistee

Parcel Code #: 51-51-174-702-09

Name & Address of Applicant: Pail Face, L.L.C.
P.O. Box 332
Manistee, MI 49660

Phone Numbers: Work (231)723-3554 Home _____

Name & Address of Owner if different: Land Contract Vendor: Stancroff, Inc.
7135 West Indiana, Ludington, MI 49431

Phone Numbers: Work (231)845-6783 Home (231)

Brief description of work to be done: remodel structure to create hotel.

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)

of S.C. Thompson's Addition. Described as commencing at a point on the North line of Government Lot 2, 1/4 Sec. 21, T. 17N, R. 17W, East of the Southwest corner of Government Lot 4, Section 36, T. 22N, R. 17W, 00°W, 250.28' along the East right-of-way of Arthur Street; Thence S06°40'55"W 148.48' along said to the point of beginning. Thence S87°20'45"E 140.01'; Thence S17°3'45"W 119.30'; Thence S88°54'32"W 4.11' along said street to the point of beginning. With all improvements, appurtenances, easements and to the variance, subject to easements, restrictions of record, zoning laws and ordinances affecting the

South 50.00' of Lot E of the recorded Liber 3 of Plots; page 3 of S.C. Thompson's Addition to the City of Michigan.

U.S. 31 (ARTHUR STREET)
 80' RIGHT OF WAY

REMARKS: THIS SET PLACE MARK CORNER TO MATCH EXISTING

OLD 1985 PLAT SQUARE, 1/4 SECTION 36, T. 22N, R. 17W, E. 1/4 CORNER 554.50'

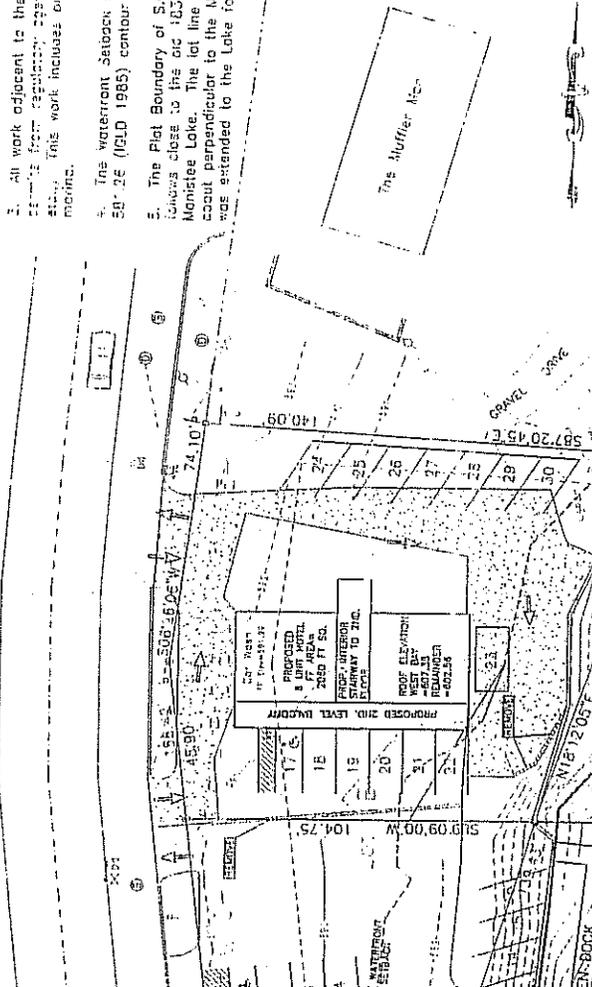
PROPOSED STEEL SHEET PILE SEAWALL

SPRING PILE (TYP)

MANISTEE LAKE
 WATER ELEVATION: 577.19
 MARCH 2002

PROPOSED PARKING
 MARINA 3 SEATS 5 PARKING SPACES
 HOTEL 8 UNITS 3 PARKING SPACES
 EMPLOYEE 2 PARKING SPACES
 RESTAURANT 14 PARKING SPACES
 (42 SEATS PROPOSED)

NOTES:
 1. Piece steel sheet pile seawall shall be placed immediately adjacent (on landward side) of existing wooden seawall. The ground surface elevation shall be the proposed sea wall shall be raised to approximate the same elevation as the existing asphalt surface.
 2. The existing car wash structure is proposed to be converted into an 8 unit hotel structure (see Group 5-1) by the addition of a second floor. The existing car wash structure consists of one (1) unit and one (1) unit.
 3. All work adjacent to the Manistee Lake will require permits from regulatory agencies. The contractor shall obtain all necessary permits.
 4. The waterfront setback is measured from the 50' 24' (GLD 1985) contour line.
 5. The Plot Boundary of S.C. Thompson's Addition shows close to the old 1985 Contour. The line of Manistee Lake. The lot line between Lots 24 & 25 is about perpendicular to the Manistee Lake. The lot line was extended to the Lake for Reference.



SCALE: 1" = 20'

- LEGEND—
- ▣ CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊙ SANITARY MANHOLE
 - ⊕ SET IRON
 - FOUND IRON
 - ⊕ TRAFFIC & MISC. SIGNS
 - ⊕ LIGHT POLE
 - ⊕ GUY POLE
 - ▭ CONCRETE
 - ▭ ASPHALT

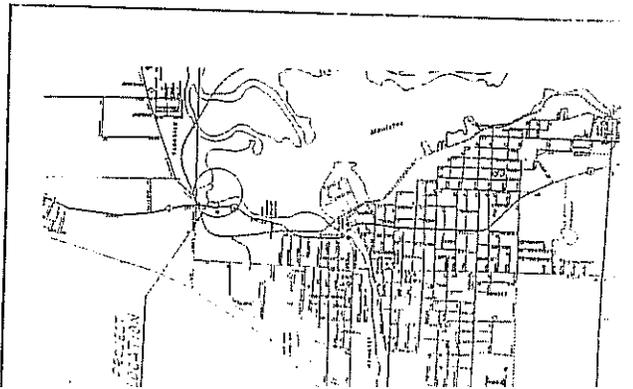
REVISED DESCRIPTION BY DATE

HNA Providing Complete Engineering & Surveying Services since 1972

1000 W. 10th St., Suite 100
 Grand Rapids, MI 49503
 (616) 443-3000
 (616) 753-8240
 FAX (616) 443-7920
 E-MAIL: hna@hna.com

CLIENT: CITY OF MANISTEE
 PROJECT: ZONING DISTRICT C-3
 DRAWN BY: J. E. ICHNER
 CHECKED BY: J. E. ICHNER
 SCALE: 1" = 20'

CITY OF MANISTEE
 ZONING DISTRICT C-3
 SETBACKS
 FRONT YARD 30.00'
 SIDE YARD 10.00'
 REAR YARD 10.00'



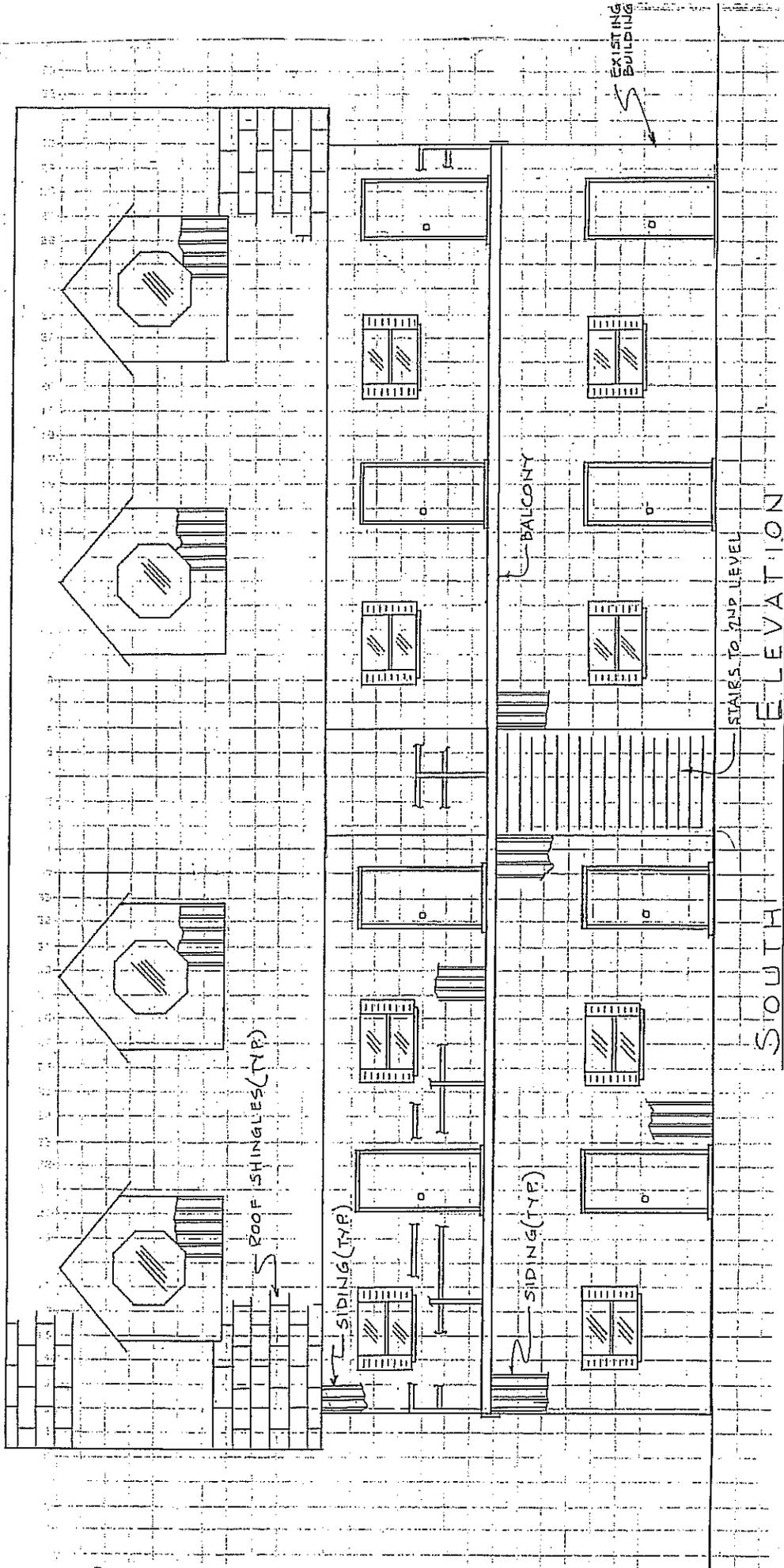
PROPOSED CAR WASH CONVERSION TO MOTEL

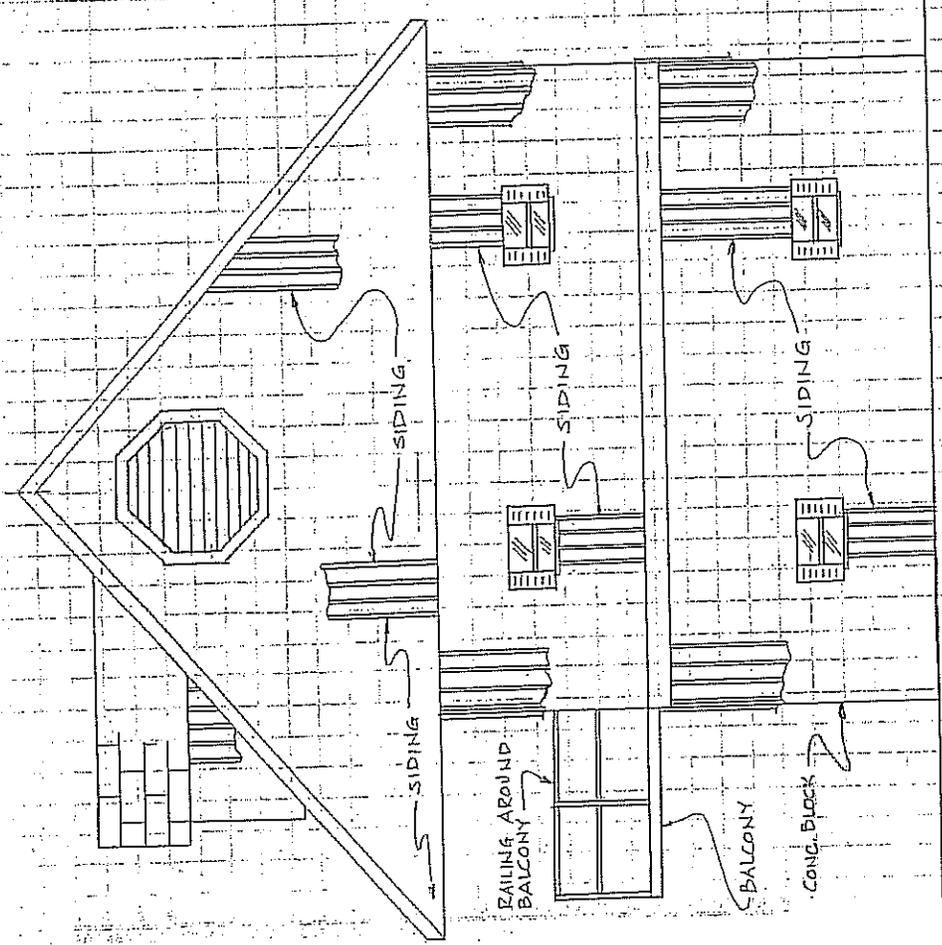
LOCATED ON

MANISTEE LAKE

IN THE

CITY OF MANISTEE, MICHIGAN





EAST ELEVATION

PROPOSED CAR WASH CONVERSION TO MOTEL

LOCATED ON

MANISTEE LAKE

IN THE

CITY OF MANISTEE, MICHIGAN

SCALE 3/8" = 1'-0" DATE: JUNE 4, 2002

Request to Split a Parcel

Name and Address of Applicant: John + KATAICA GARDER
389 4th ST.
MANISTEE Mich. 49660

Signature [Signature]

Phone Numbers: Home 231-723-3356 Work 231-723-7132

Name and Address of other parties who have an interest: BETTY K. MAGNER
222 WASHINGTON ST.
MANISTEE MI. 49660

Signature [Signature]

Phone Numbers: Home 231-723-3319 Work _____

Parcel Identification Numbers for all parcels involved: 51-51-144-704-01

Reason for request: LOT SPLIT FOR A NEW HOME

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 # 616

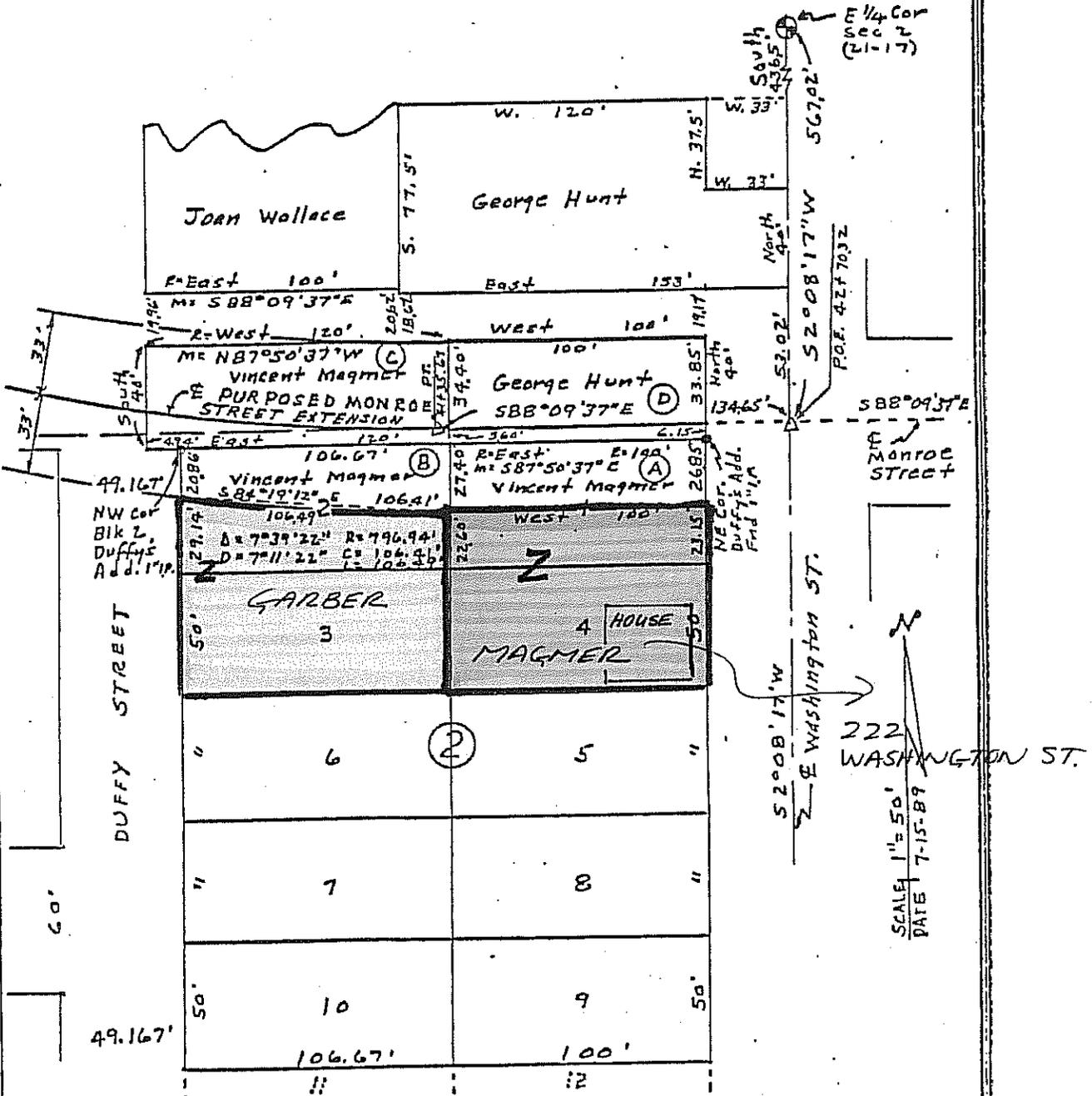
Certificate of Survey

6

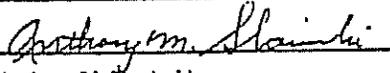
PURPOSED MONROE STREET EXTENSION

Sheet 1 of 2

Showing 3 parcels of land, namely
 (A) (B) (C) being described on attached sheet.



I, Anthony M. Slawinski, hereby certify that I have surveyed and mapped the above described parcel(s) of land in accordance with Act 132, P.A. 1970, and that the error of closure was no greater than 1:5000.

SURVEYED FOR: The City Of Manistee Manistee, Michigan 49660 Attn: Dale Picardat Community Development Officer	SURVEYED BY:  Anthony M. Slawinski Registered Land Surveyor #13597 384 Seventh Street Manistee, Michigan 49660 Telephone (616) 723-2992	FIELD: AMS L.S. OFFICE: AMS CHKD: AMS.
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Ordinance 01 - 06

AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED,
TO AMEND THE MANISTEE CITY ZONING ORDINANCE
ARTICLE 5: DEFINITIONS - ADD PARENT PARCEL DEFINITION
ARTICLE 10: GENERAL REGULATIONS - ADD SECTION 10__ PARCEL REGULATIONS

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

1. That Article 5:Definitions be amended to add a definition for Parent Parcel as follows:

PARENT PARCEL means a parcel of record on the effective date of this ordinance amendment, or the "parent parcel" or "parent tract" as defined by the Michigan Land Division Act, (M.C.L. 650.101 *et. seq.*).

2. That Article 10: General Regulations be amended to add Section 10__ Parcel Regulations as follows:

10 __ PARCEL DIVISIONS

A. New parcels created shall conform with both section ____ of this Ordinance and the applicable provisions of one of the following development options. In addition the splitting and combining of one adjacent parent parcel with another is allowed, conditioned on both parent parcels have not been split previously under either development option listed below. In these cases the resulting reconstituted parent parcels shall be the basis for further allowable land divisions.

1. Development Option 1, Country Properties: A maximum of ____ percent of any parent parcel buildable area (section ____ of this Ordinance) may be divided into new parcels averaging not less than ____ in area. The remaining ____ percent of the parent parcel shall be kept as open space in perpetuity by conservation easement, plat dedication, restrictive covenant, or other legal means acceptable to the Zoning Administrator.
2. Development Option 2, Conservation Planned Unit Development: A maximum of ____ percent of any parent parcel buildable area (section ____ of this Ordinance) may be divided into new parcels averaging not less than ____ in area. The remaining ____ percent of the parent parcel shall be kept as open space in perpetuity by conservation easement, plat dedication, restrictive covenant, or other legal means acceptable to the
3. Planning Commission.
 - a. Eligibility: Parent parcels not previously split may be developed per this option.
 - b. Minimum Conservation Land Requirement: The development density which would normally be realized on the entire parent parcel shall be transferred to the area of the parent parcel which is not the ____ percent of the parent parcel shall be kept as open

space in perpetuity by conservation easement, plat dedication, restrictive covenant, or other legal means.

- c. **Determining Maximum Allowable Parcel Divisions:** The maximum number of new parcels which may be created within the parent parcel shall be the same number calculated by dividing the total area of the parent parcel which is buildable area (section ____ of this Ordinance) by the minimum parcel area required in the respective zoning district. To illustrate this density a conceptual plan of division of the parent parcel shall be submitted by the applicant to the administrator. This plan shall contain proposed parcels, roads, rights-of-way, areas which are not in the buildable area (section ____ of this Ordinance), and other pertinent features. This plan must be drawn to scale, but does not need to be based on a field survey.
- d. **Endowment Parcel Density Bonus:** In addition to the maximum number of new parcels as determined in section 10 __A.2.c. of this Ordinance, when the required easement covering Conservation Lands shall be held in part by a recognized non-profit land conservancy two (2) additional parcels shall be allowed. The proceeds from the sale of the two (2) additional parcels shall be used to fund an endowment held by the Conservancy to cover the land conservancy's expenses for monitoring compliance with the conservation easement.
- e. **Siting Criteria for new Parcels:** Diversity and originality in parcel layout shall be encouraged to achieve the best possible relationship between Buildable and Conservation Lands (section 10 __A.2.b of this Ordinance) areas. The Planning Commission shall evaluate proposals to determine whether the proposed site plan meet the following site plan criteria contained elsewhere in this Ordinance:
 - (1) Protects and preserves all beach contiguous to a lake or stream, wetland, area which is not accepted by the Manistee office of Community Health Department of jurisdiction for on-site sewage disposal unless an alternate system of sewage disposal is approved by Manistee office of Community Health Department of jurisdiction, flood plain, existing public utility easements, existing public rights-of-way, waterfront setback areas, and slopes over 25 percent. (Including a buffer area around such areas) from clearing, grading, filling, and construction.
 - (2) As practical, preserves and maintains existing fields, meadows, crop land, pastures, and orchards and creates sufficient buffer areas to minimize conflicts between residential and agricultural/forestry uses. When new development must be located in these areas due to greater constraints in all other parts of the site, buildings should be sited on the least prime and important or unique farmland or forest land soils, and in locations at the far edge of a field, as seen from existing roads.
 - (3) Maintains or creates an upland buffer of natural native species vegetation of at least one hundred (100) feet in depth adjacent to wetlands and surface waters.
 - (4) Minimizes impacts on large woodlands (greater than five acres), especially those located on upland soils considered prime for timber production.
 - (5) Leaves scenic views and vistas unblocked and uninterrupted, particularly as seen from adjacent roads and surface water.
 - (6) Avoids siting new construction on prominent hilltops or ridges, by taking advantage of lower topographic features or by siting in forested areas.
 - (7) Protects wildlife habitat areas of species listed as endangered, threatened or of

- special local concern.
- (8) Designs around and preserves sites of historic, archaeological, or cultural value, insofar as needed to safeguard the character of the feature.
 - (9) Protects rural roadside character and improves public safety and vehicular carrying capacity by avoiding development fronting directly onto existing public roads. Establishes buffer zones along the scenic corridor of rural roads with historic buildings, stone walls, hedgerows, and so on.
 - (10) Provides that Conservation Lands (section 10 __.A.2.b of this Ordinance) shall be reasonable and contiguous. While Conservation Lands are exempt from the 4 to 1 maximum parcel depth to width ratio, fragmentation of these lands shall as much as practical be minimized so that (except for common greens and playground areas) these areas are not divided into numerous small parcels located in various parts of the development.
 - (11) When Conservation Lands (section 10 __.A.2.b of this Ordinance) are held in common by surrounding parcel owners the proposed site plan shall:
 - (a) Provide for active recreational areas in suitable locations that offer convenient access by residents and adequate screening from near by parcels in the buildable area(s) (section ____ of this Ordinance).
 - (b) Include a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between parcels, activity areas, special features, and contiguous developments.
 - (c) Ownership of conservation Lands (section 10 __.A.2.b of this Ordinance) may remain with the owner of the parent parcel, a homeowners association made up of parcel owners in the development, the City, or a recognized non-profit land conservancy.
 - (d) Conservation Lands (section 10 __.A.2.b of this Ordinance) created pursuant to option 2, section 10 __.A.2 of this Ordinance may be used for any permitted use allowed in this zoning district pursuant to section ____ of this Ordinance if the parcel contains a large enough buildable area (section ____ of this Ordinance). Such parcels shall be covered by a conservation easement prohibiting the further splitting or development of these lands in the future. Such conservation easement shall be held jointly by both the City and one of the following: a homeowners association made up of parcel owners in the development or a recognized non-profit land conservancy.

B. Application and Site Plan Review Process:

1. A pre-application conference between the applicant, the site designer, and the administrator to discuss the applicant's objectives and how these may be achieved under this Ordinance is encouraged for all parcels to be split under provisions of Option 1, section 10 __.A.1 of this Ordinance. Engineering, site plans, or surveys, shall not be required for the pre-application conference and shall not be accepted or reviewed at the pre-application conference. If necessary a site visit may be scheduled during the pre-application conference.
2. A pre-application conference between the applicant, the site designer, and the administrator to discuss the applicant's objectives and how these may be achieved under this Ordinance shall be mandatory for all parcels to be split under provisions of Option 2, section 1040.A.2 of this Ordinance. Engineering, site plans, or surveys, shall not be required for the pre-application conference and shall not be accepted or

