

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, February 6, 2003

7:00 p.m. - Council Chambers, City Hall

AGENDA

- I Roll Call
- II Public Hearing
 - 1.
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (1/2/03)
- V New Business
 - 1. Coast Guard Station
 - 2.
- VI Unfinished Business
 - 1. Manistee Masonic Temple Association, 342 Fifth Street - Special Use Permit
- VII Other Communications
 - 1.
- 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: January 31, 2003

RE: Planning Commission Meeting February 6, 2003

The January Planning Commission Meeting will be at 7:00 p.m. on Thursday, February 6, 2003. The following items are on the Agenda:

1. Coast Guard Station. A representative from the Coast Guard will make a presentation to the members of the Planning Commission on the proposed expansion of Station Manistee.
2. Manistee Masonic Temple Association, 342 Fifth Street - Special Use Permit. A Public Hearing was held last month in response to a request from the Masonic Temple Association for a Special Use Permit to allow religious/assembly as a Special Use in the R-4 Residential District. No representative was in attendance at the January Meeting to answer questions. This item was tabled until the February 6, 2003 Planning Commission and a letter was sent on behalf of the Planning Commission asking that a representative be in attendance so this matter could be acted on.

NOTE: If the Planning Commission were to issue a Special Use Permit for the Masonic Temple Association they will be required to apply for a variance from the Zoning Board of Appeals because they do not meet the parking requirements of the Zoning Ordinance.

See you at the meeting!

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Director

DATE: February 6, 2003

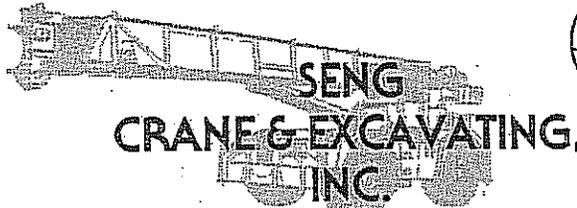
RE: Add item to February 6, 2003 Planning Commission Agenda

We have received a request from the City Manager asking if the Planning Commission would consider amending the agenda to discuss the sale of certain City owned property. This Agenda Amendment could take place after the approval of Minutes. It would then be placed after the items that currently are on the Agenda (Coast Guard and Masonic Temple). A motion would be required.

The City Council has received a request from Jeff Seng asking to purchase City Owned Property located on Monroe Street. Interest has also been expressed by Sand Product Corporation.

The City Council is asking the Planning Commission if this City Owned Property should be offered for sale. Attached are two appraisals that were done on the property.

JRR:djb



P.O. BOX 401 • MANISTEE, MICHIGAN 49660
(231) 723-9508



OFFICE - 33 LAKE ST.

YARD - 15 LAKE ST.

January 23, 2003

Mitch Deisch
City of Manistee
70 Maple Street
Manistee, MI 49660

Dear Mitch,

I am very interested in purchasing lots 6 through 11 of block 2 (703.09) in Kings Addition in the City of Manistee. Please let me know if these lots are for sale and what the proposed asking price is.

Sincerely,

Jeff Seng
Seng Crane & Excavating, Inc.

Jon



APPRAISAL OF



Complete Land Appraisal Summary Report

LOCATED AT:

Monroe Street
Manistee, MI 49660

FOR:

City of Manistee
70 Maple Street
Manistee, MI 49660

BORROWER:

CLIENT: City of Manistee

AS OF:

February 4, 2003

BY:

John A. Lyman, Jr.
State Licensed Appraiser

2/4/03

Mr. Mitch Deisch

City of Manistee
70 Maple Street
Manistee, MI 49660

File Number: JL3121Manistee

Dear Mitch,

In accordance with your request, I have personally inspected and appraised the real property at:

Monroe Street
Manistee, MI 49660

The purpose of this appraisal is to estimate the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the estimated market value of the property as of February 4, 2003 is:

\$100,000
One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,



John A. Lyman, Jr.
State Licensed Appraiser

LAND APPRAISAL REPORT

File No. JL3121Manistee

Property Address Monroe Street		Census Tract 9909		LENDER DISCRETIONARY USE	
City Manistee		County Manistee		Sale Price \$ _____	
State MI		Zip Code 49660		Date _____	
Legal Description KINGS ADDITION LOTS 7, 8 + 1/2 OF LOT 11, BLOCK 2					
Owner/Occupant City of Manistee					
Map Reference 26-101		Mortgage Amount \$ _____		Mortgage Type _____	
Sale Price \$ N/A		Date of Sale N/A		Discount Points and Other Concessions _____	
Loan charges/concessions to be paid by seller \$ N/A		Property Rights Appraised		Paid by Seller \$ _____	
R.E. Taxes \$ New split		Tax Year 2003		HOA \$/Mo. N/A	
Lender/Client City of Manistee		<input checked="" type="checkbox"/> Fee Simple		Source _____	
70 Maple Street, Manistee, MI 49660		<input type="checkbox"/> Leashold			
		<input type="checkbox"/> Condominium (HUD/VA)			
		<input type="checkbox"/> PUD			

LOCATION		<input checked="" type="checkbox"/> Urban		<input type="checkbox"/> Suburban		<input type="checkbox"/> Rural	
BUILT UP		<input checked="" type="checkbox"/> Over 75%		<input type="checkbox"/> 25-75%		<input type="checkbox"/> Under 25%	
GROWTH RATE		<input checked="" type="checkbox"/> Rapid		<input checked="" type="checkbox"/> Stable		<input type="checkbox"/> Slow	
PROPERTY VALUES		<input checked="" type="checkbox"/> Increasing		<input type="checkbox"/> Stable		<input type="checkbox"/> Declining	
DEMAND/SUPPLY		<input type="checkbox"/> Shortage		<input checked="" type="checkbox"/> In Balance		<input type="checkbox"/> Over Supply	
MARKETING TIME		<input type="checkbox"/> Under 3 Mos.		<input checked="" type="checkbox"/> 3-6 Mos.		<input type="checkbox"/> Over 6 Mos.	

PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLE FAMILY HOUSING	
Single Family	85%	Not Likely	<input type="checkbox"/>	Owner	<input checked="" type="checkbox"/>	PRICE (\$000)	AGE (yrs)
2-4 Family	0%	Likely	<input checked="" type="checkbox"/>	Tenant	<input type="checkbox"/>	25 Low	New
Multi-Family	5%	In process	<input type="checkbox"/>	Vacant (0-5%)	<input checked="" type="checkbox"/>	750 High	100
Commercial	0%	To: Condominium	<input type="checkbox"/>	Vacant (over 5%)	<input type="checkbox"/>	Predominant	
Industrial	5%					85-	75
Vacant	5%						

NEIGHBORHOOD ANALYSIS

Employment Stability	Good	<input checked="" type="checkbox"/>	Avg	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Convenience to Employment		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Convenience to Shopping		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Convenience to Schools		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Adequacy of Public Transportation		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recreation Facilities		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Adequacy of Facilities		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Property Compatibility		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Protection from Delinquent Cond.		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Police & Fire Protection		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
General Appearance of Properties		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Appeal to Market		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Comments: This area is located along Monroe Street in the City of Manistee. The City of Manistee is the social and economic center of the area. This area is located adjacent to Harbor Village, a condominium development that is attractive to higher income buyers. This area in the City of Manistee is in good demand according to local Realtors.

Dimensions **120 x 138.8**

Site Area **16656 Sq.Ft. +/-**

Zoning Classification **R1 Residential**

HIGHEST & BEST USE: Present Use **Vacant**

Other Use **Condominium**

Topography **Level**

Size **Average**

Shape **Rectangular**

Drainage **Appears Adequate**

View **Lake Michigan-Good**

Landscaping **Natural**

Driveway **No driveway**

Apparent Easements **Typical Utility**

FEMA Flood Hazard **Yes* No X**

FEMA* Map/Zone **260131 0001 B/"X"**

Comments: (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): **Typical Utility easements do not have an adverse affect on value.**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Monroe Street Manistee	Harbor Drive Manistee	Lakeshore Drive Manistee	Lakeside Avenue Onkama
Proximity to Subject		1 Mile	.5 Mile	8 Miles
Sales Price	\$ N/A	\$ 92,500	\$ 85,000	\$ 100,000
Price/ Parcel	\$ N/A	\$ 92500	\$ 85000	\$ 100000
Data Source	Inspection	Inspection, County	Inspection, County	Inspection, County

VALUE ADJUSTMENTS	DESCRIPTION	ADJUSTMENT	DESCRIPTION	ADJUSTMENT	DESCRIPTION	ADJUSTMENT
Sales or Financing Concessions	Conv. None		Conv. None		Conv. None	
Date of Sale/Time	N/A		8/00	+8,500	5/02	
Location	Urban/Good	+4,625	Urban/Good		Suburban/Good	
Site/View	120 x 138.8		74.3 x 108		75 x 200	
View	Lake MI-Good	5,000	Lake MI-Avg.	5,000	Lake MI-Good	
Improvements	None		None		None	
Improvements	None		None		None	
Improvements	None		None		None	
Net Adj. (total)		\$ 9,625		\$ 13,500		\$ 0
Indicated Value of Subject		Gross: 10.4 Net: 10.4		Gross: 15.9 Net: 15.9		Gross: 0.0 Net: 0.0
		\$ 102,125		\$ 98,500		\$ 100,000

Comments of Sales Comparison: All three comparables indicated a similar market value. All three were used to determine the subject's estimated market value. View adjustments were determined using figures from market studies of the local MLS and the county equalization department.

Comments and Conditions of Appraisal: See Attached Addendum.

Final Reconciliation: Both the cost and income approaches to value lack rationale; therefore, only the comparables sales approach will be used to determine the subject's estimate market value.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF February 4, 2003 to be \$ 100,000

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) John A. Lyman, Jr. Review Appraiser (If applicable) _____ Did Did Not Inspect Property

ADDENDUM

Borrower: CLIENT: City of Manistee		File No.: JL3121Manistee
Property Address: Monroe Street		Case No.:
City: Manistee	State: MI	Zip: 49660
Lender: City of Manistee		

Condition of Appraisal Comments
Appraisers are required to be licensed and are regulated by the Michigan Department of Consumer & Industry Services, P.O. Box 30018, Lansing, Michigan 48909.

PURPOSE OF APPRAISAL:
The purpose of this appraisal was to estimate the market value of the subject property as defined herein.

FUNCTION OF APPRAISAL:
The function of this appraisal was to assist the client, The City of Manistee, in evaluating the subject property for planning/selling purposes. This appraisal may not be used or relied upon by anyone other than the client, for any purposes whatsoever, without the expressed written consent of the appraiser.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CLIENT: City of Manistee	File No.: JL3121Manistee
Property Address: Monroe Street	Case No.:
City: Manistee	State: MI
Lender: City of Manistee	Zip: 49660

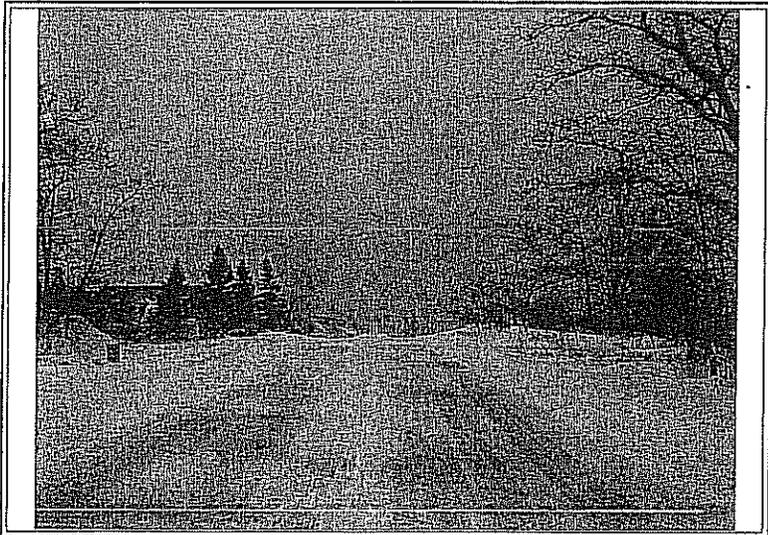


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: February 4, 2003
Appraised Value: \$ 100,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

LOCATION MAP

Borrower: CLIENT: City of Manistee

File No.: JL3121Manistee

Property Address: Monroe Street

Case No.:

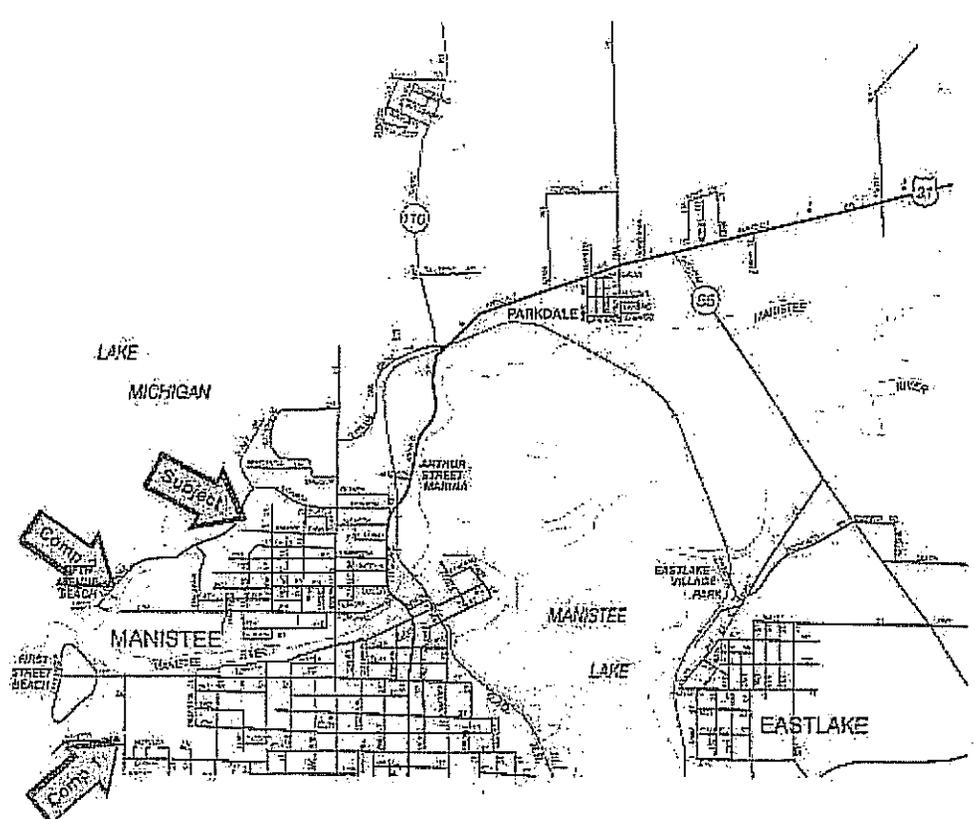
City: Manistee

State: MI

Zip: 49660

Lender: City of Manistee

MANISTEE LAKE AREA
(NORTH PART)



Location Map

Borrower: CLIENT: City of Manistee

File No.: JL3121Manistee

Property Address: Monroe Street

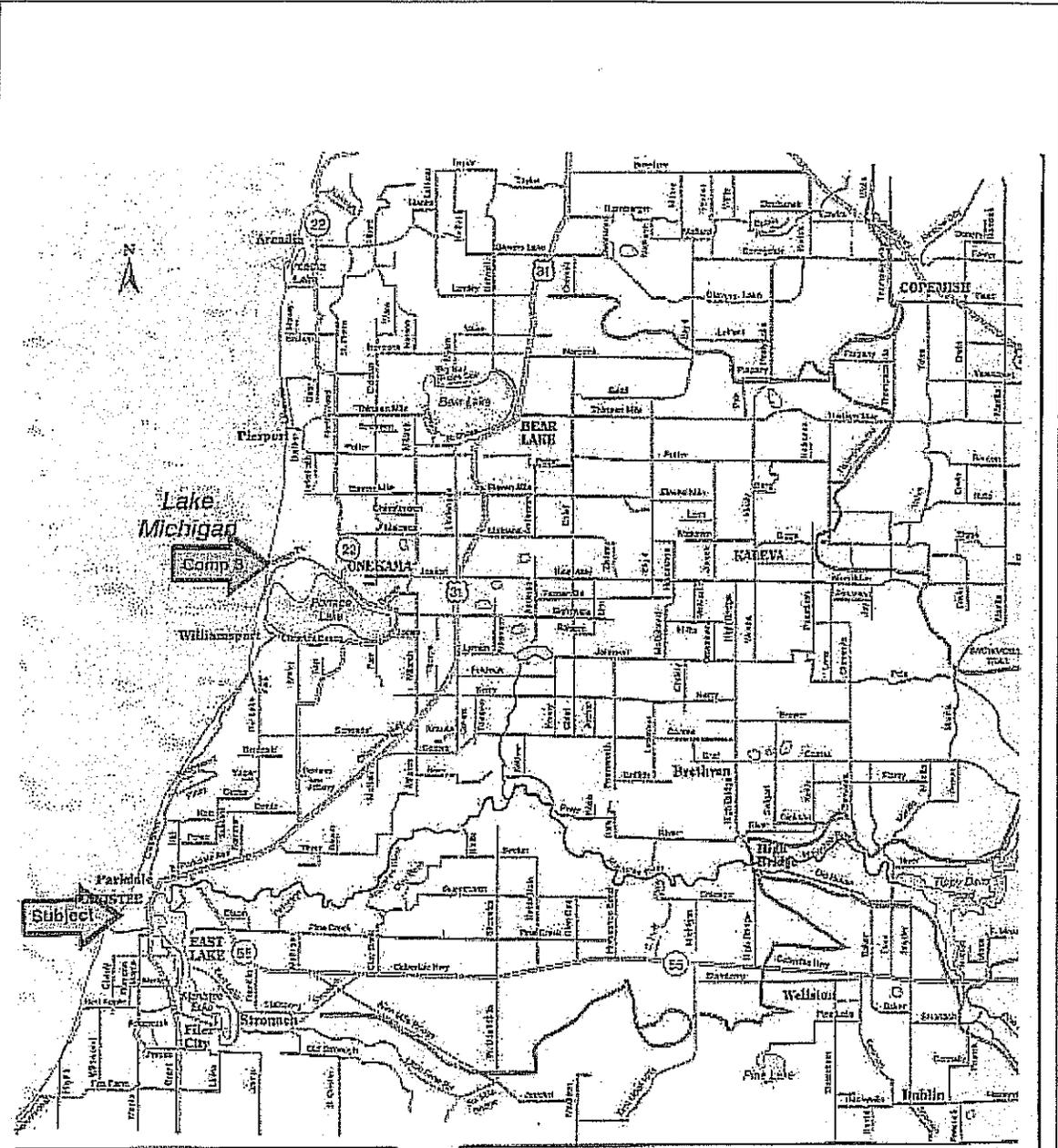
Case No.:

City: Manistee

State: MI

Zip: 49660

Lender: City of Manistee



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Monroe Street, Manistee, MI, 49660

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: 
 Name: John A. Lyman, Jr.
 Date Signed: 02/04/2003
 State Certification #: _____
 or State License #: 1201005578
 State: _____
 Expiration Date of Certification or License: July 31, 2004

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

State Licensed Appraiser

JOHN ENGLER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF CONSUMER & INDUSTRY SERVICES

K613910

BOARD OF REAL ESTATE APPRAISERS
STATE LICENSED APPRAISER
LICENSE

John A. Lyman, Jr.
7487 Lyman Rd. Box 117
Onkama, MI 49675

PERMANENT ID. NO.

1201005578

EXPIRATION DATE

07/31/2004

0396159

THIS DOCUMENT IS DULY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN.

***** INVOICE *****

File Number: JL3121Manistee

2/ 4/03

Mr. Mitch Deisch

City of Manistee
70 Maple Street
Manistee, MI, 49660

Borrower : CLIENT: City of Manistee

Invoice # : JL3121Manistee
Order Date : 1/14/03
Reference/Case # :
PO Number :

Complete Land Appraisal Summary Report

Monroe Street
Manistee, MI 49660

Vacant Land Appraisal	\$	200.00
	\$	0.00

Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$	0.00)
Deposit	(\$)

Amount Due	\$	200.00

Terms: Please put invoice number on check.

Please Make Check Payable To:

Manistee Appraisal Service, Inc.

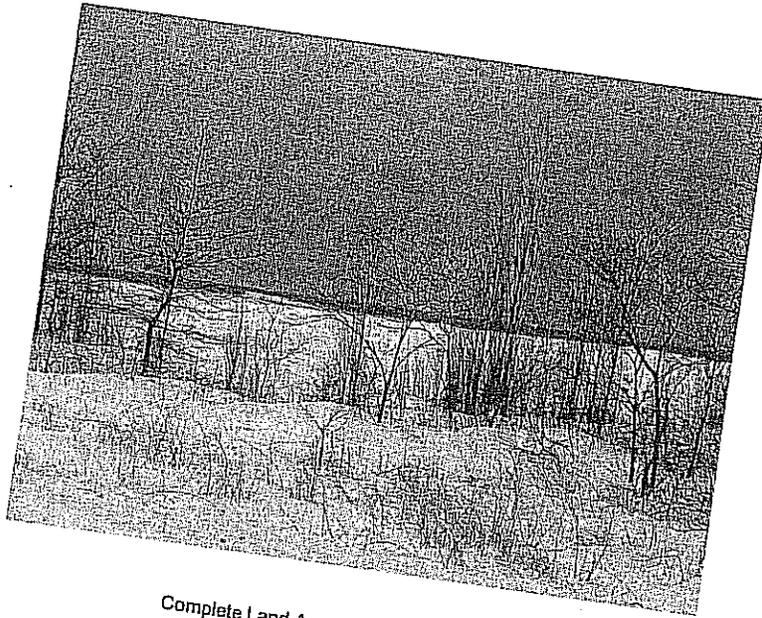
Fed. I.D. #: 38-3011502

Manistee Appraisal Service, Inc.
P.O. Box 501, Manistee, MI 49660

Jo. 17



APPRAISAL OF



Complete Land Appraisal Summary Report

LOCATED AT:

Monroe Street
Manistee, MI 49660

FOR:

City of Manistee
70 Maple Street
Manistee, MI 49660

BORROWER:

CLIENT: City of Manistee

AS OF:

February 4, 2003

BY:

John A. Lyman, Jr.
State Licensed Appraiser

2/ 4/03

Mr. Mitch Deisch
City of Manistee
70 Maple Street
Manistee, MI 49660

File Number: JL3122Manistee

Dear Mitch,

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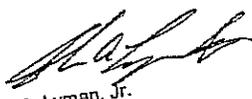
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The property rights appraised are the fee simple interest in the site.

In my opinion, the estimated market value of the property as of February 4, 2003 is:

\$95,000
Ninety-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,



John A. Lyman, Jr.
State Licensed Appraiser

LAND APPRAISAL REPORT

File No. JL3122Manistee

Property Address Monroe Street	Census Tract 9909	LENDER DISCRETIONARY USE
City Manistee County Manistee State MI Zip Code 49660		Sale Price \$ _____
Legal Description KINGS ADDITION LOTS 6, 9 + 1/2 OF LOT 10, BLOCK 2		Date _____
Owner/Occupant City of Manistee	Map Reference 26-101	Mortgage Amount \$ _____
Sale Price \$ N/A Date of Sale N/A	Property Rights Appraised	Mortgage Type _____
Loan charges/concessions to be paid by seller \$ N/A	<input checked="" type="checkbox"/> Fee Simple	Discount Points and Other Concessions _____
R.E. Taxes \$ New split Tax Year 2003 HOA \$/Mo. N/A	<input type="checkbox"/> Leasehold	Paid by Seller \$ _____
Lender/Client City of Manistee	<input type="checkbox"/> Condominium (HUDVA)	Source _____
70 Maple Street, Manistee, MI 49660	<input type="checkbox"/> PUD	

LOCATION	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg	Fair	Poor	
BUILT UP	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GROWTH RATE	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow		Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROPERTY VALUES	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEMAND/SUPPLY	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARKETING TIME	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PRESENT LAND USE %	LAND USE CHANGE	PREDOMINANT OCCUPANCY	SINGLEFAMILYHOUSING	Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Single Family 85%	Not Likely <input type="checkbox"/>	Owner <input checked="" type="checkbox"/>	PRICE AGE	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2-4 Family 0%	Likely <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>	(\$000) (yre)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Multi-Family 5%	In process <input type="checkbox"/>	Vacant (0-5%) <input checked="" type="checkbox"/>	25 Low New	Protection from Dairtrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commercial 0%	To: Condominium	Vacant (over 5%) <input type="checkbox"/>	750 High 100	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Industrial 5%			Predominant	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vacant 5%			85 - 75	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: This area is located along Monroe Street in the City of Manistee. The City of Manistee is the social and economic center of the area. This area is located adjacent to Harbor Village, a condominium development that is attractive to higher income buyers. This area in the City of Manistee is in good demand according to local Realtors.

Dimensions 120 x 144	Topography Level
Site Area 17280 Sq.Ft. +/-	Size Average
Site Classification R1 Residential	Shape Rectangular
HIGHEST & BEST USE: Present Use Vacant	Drainage Appears Adequate
Other Use Condominium	View Lake Michigan-Good
UTILITIES	Landscaping Natural
Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Driveway No driveway
Electricity <input checked="" type="checkbox"/>	Apparent Easements Typical Utility
Gas <input checked="" type="checkbox"/>	FEMA Flood Hazard Yes* No X
Water <input checked="" type="checkbox"/>	FEMA* Map/Zone 260131 0001 B/*X*
Sanitary Sewer <input checked="" type="checkbox"/>	
Storm Sewer <input checked="" type="checkbox"/>	

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): Typical Utility easements do not have an adverse affect on value.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Monroe Street Manistee	Harbor Drive Manistee	Lakeshore Drive Manistee	Lakeside Avenue Onkama
Proximity to Subject		1 Mile	.5 Mile	8 Miles
Sales Price	\$ N/A	\$ 92,500	\$ 85,000	\$ 100,000
Price/ Parcel	\$ N/A	\$ 92,500	\$ 85,000	\$ 100,000
Data Source	Inspection	Inspection, County	Inspection, County	Inspection, County
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		Conv.	Conv.	Conv.
Concessions		None	None	None
Date of Sale/Time	N/A	9/01	8/00	5/02
Location	Urban/Good	Urban/Good	Urban/Good	Suburban/Good
Site/View	120 x 144	180 x 200	74.3 x 108	75 x 200
View	Lake MI-Avg.	Lake MI-Avg.	Lake MI-Avg.	Lake MI-Good
Improvements	None	None	None	None
Improvements	None	None	None	None
Improvements	None	None	None	None
Net Adj. (total)		\$ 4,625	\$ 8,500	\$ 5,000
Indicated Value of Subject		Gross: 5.0 Net: 5.0	Gross: 10.0 Net: 10.0	Gross: 5.0 Net: -5.0
		\$ 97,125	\$ 93,500	\$ 95,000

Comments of Sales Comparison: All three comparables indicated a similar market value. All three were used to determine the subject's estimated market value. View adjustments were determined using figures from market studies of the local MLS and the county equalization department.

Comments and Conditions of Appraisal: See Attached Addendum.

Final Reconciliation: Both the cost and income approaches to value lack rationale; therefore, only the comparables sales approach will be used to determine the subject's estimate market value.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF February 4, 2003 to be \$ 95,000

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) John A. Lyman, Jr. Review Appraiser _____ Did Did Not inspect Property (if applicable)

ADDENDUM

Borrower: CLIENT: City of Manistee		File No.: JL3122Manistee	
Property Address: Monroe Street		Case No.:	
City: Manistee	State: MI	Zip: 49660	
Lender: City of Manistee			

Condition of Appraisal Comments

Appraisers are required to be licensed and are regulated by the Michigan Department of Consumer & Industry Services, P.O. Box 30018, Lansing, Michigan 48909.

PURPOSE OF APPRAISAL:

The purpose of this appraisal was to estimate the market value of the subject property as defined herein.

FUNCTION OF APPRAISAL:

The function of this appraisal was to assist the client, The City of Manistee, in evaluating the subject property for planning/selling purposes. This appraisal may not be used or relied upon by anyone other than the client, for any purposes whatsoever, without the expressed written consent of the appraiser.

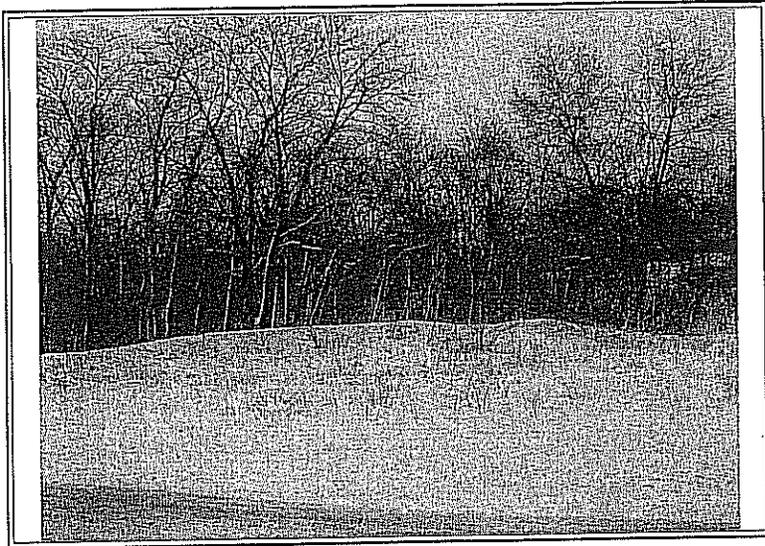
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CLIENT: City of Manistee	File No.: JL3122Manistee	
Property Address: Monroe Street	Case No.:	
City: Manistee	State: MI	Zip: 49660
Lender: City of Manistee		

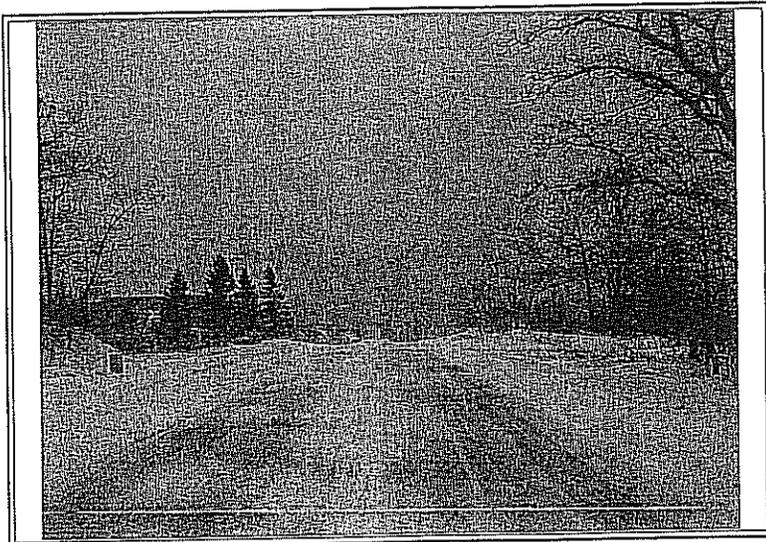


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: February 4, 2003
Appraised Value: \$ 95,000



**REAR VIEW OF
SUBJECT PROPERTY**

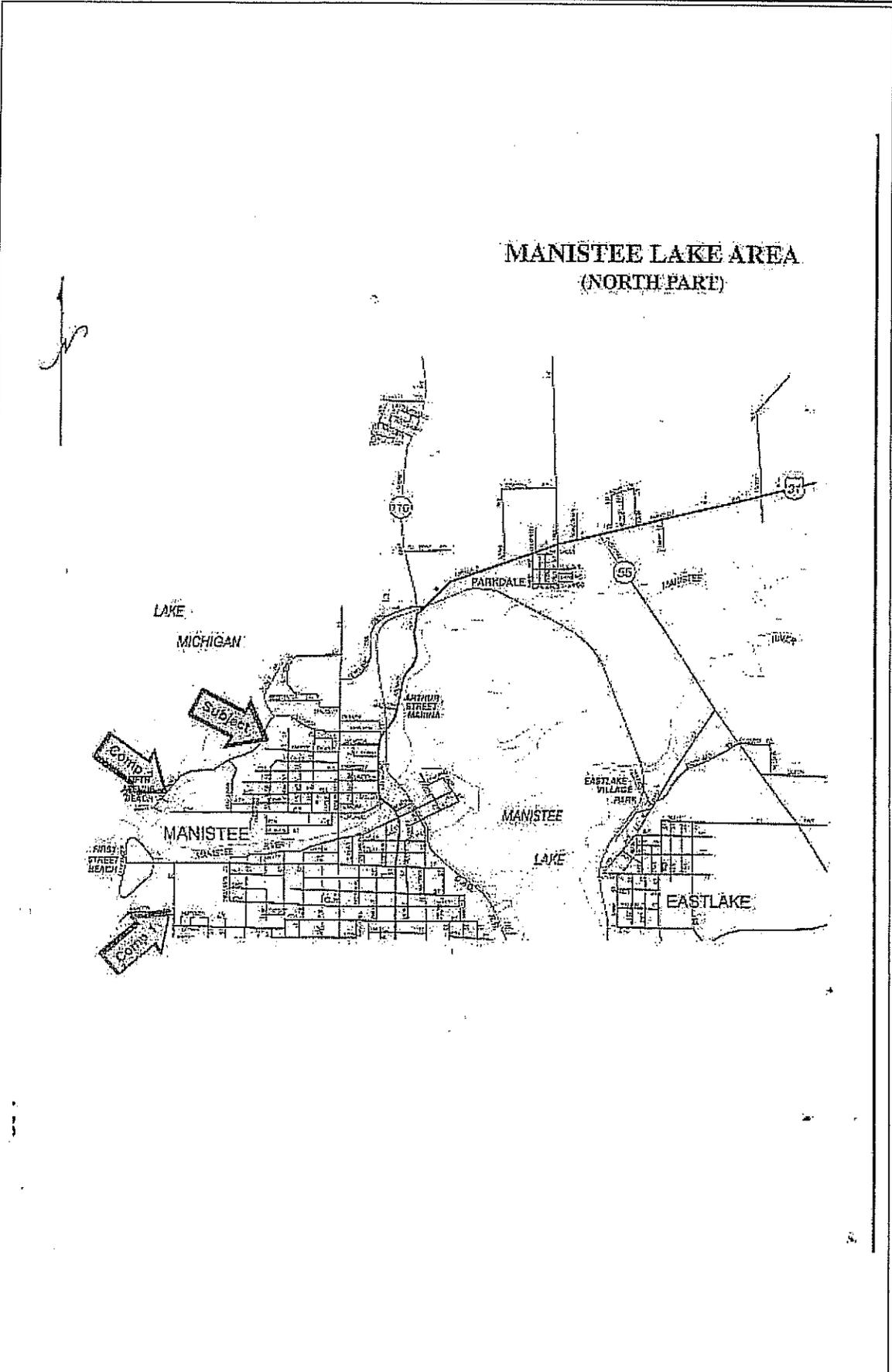


STREET SCENE

LOCATION MAP

Borrower: CLIENT: City of Manistee	File No.: JL3122Manistee	
Property Address: Monroe Street	Case No.:	
City: Manistee	State: MI	Zip: 49660
Lender: City of Manistee		

MANISTEE LAKE AREA
(NORTH PART)



Location Map

Borrower: CLIENT: City of Manistee

File No.: JL3122Manistee

Property Address: Monroe Street

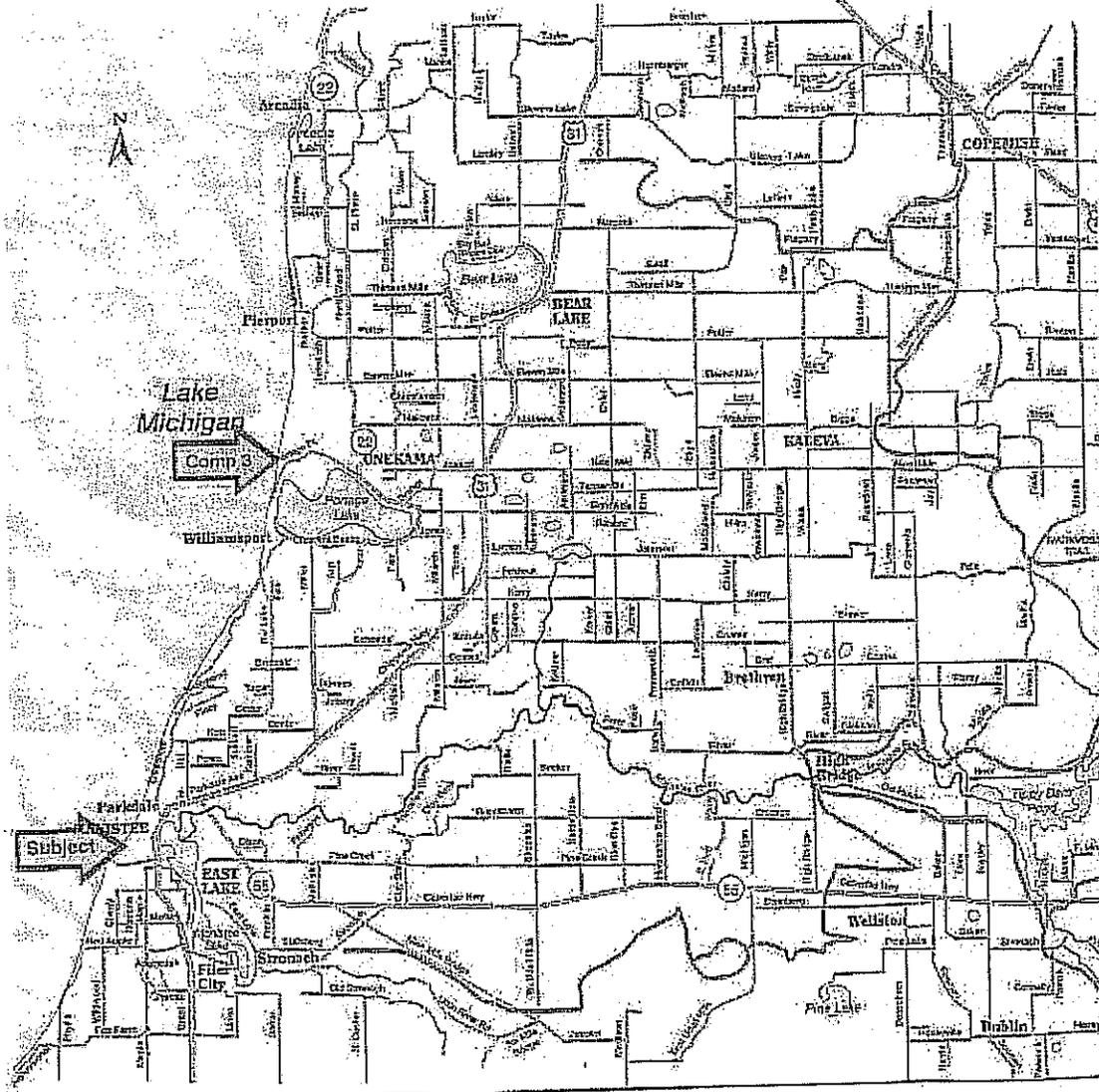
Case No.:

City: Manistee

State: MI

Zip: 49660

Lender: City of Manistee



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

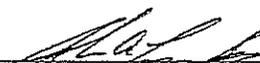
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Monroe Street, Manistee, MI, 49660

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: 
 Name: John A. Lyman, Jr.
 Date Signed: 02/04/2003
 State Certification #: _____
 or State License #: 1201005578
 State: _____
 Expiration Date of Certification or License: July 31, 2004

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

State Licensed Appraiser

JOHN ENGLER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF CONSUMER & INDUSTRY SERVICES

K613910

BOARD OF REAL ESTATE APPRAISERS
STATE LICENSED APPRAISER
LICENSE

John A. Lyman, Jr.
7487 Lyman Rd, PO Box 117
Onekama MI 49675

PERMANENT ID NO

1201005578

EXPIRATION DATE

07/31/2004

0396159

THIS DOCUMENT IS DULY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN

***** INVOICE *****

File Number: JL3122Manistee

2/ 4/03

Mr. Mitch Deisch

City of Manistee
70 Maple Street
Manistee, MI, 49660

Borrower : CLIENT: City of Manistee

Invoice # : JL3121Manistee
Order Date : 1/14/03
Reference/Case # :
PO Number :

Complete Land Appraisal Summary Report

Monroe Street
Manistee, MI 49660

Vacant Land Appraisal	\$	200.00
	\$	0.00

Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$	0.00)
Deposit	(\$)

Amount Due	\$	200.00

Terms: Please put Invoice number on check.

Please Make Check Payable To:
Manistee Appraisal Service, Inc.

Fed. I.D. #:

Manistee Appraisal Service, Inc.
P.O. Box 501, Manistee, MI 49660



231-723-2558
FAX 231-723-1546

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

January 31, 2003

TO: Zoning Board of Appeals Members
FROM: Jon R. Rose 
RE: Coast Guard Station

The Coast Guard will be making a presentation at the Planning Commission meeting regarding the proposed expansion of Station Manistee. This City of Manistee is in full support of the expansion of the Coast Guard Station and has been working with them on this expansion. The proposed plan does not meet all the requirements of the Zoning Ordinance (the Coast Guard is exempt from local zoning and they are not required to ask for variances).

We wanted to inform the Zoning Board of Appeals of this opportunity to see this presentation. The meeting will be held on Thursday, February 6, 2003 at 7:00 p.m. in the Council Chambers.

We hope to see you there.

JRR:djb

LSL

LANGWORTHY
STRADER
LEBLANC &
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

To: Jon and Denise
Planning and Community Development
City of Manistee
From: Jerry
Re: Manistee High School Survey Results
Date: October 31, 2002

Dear Jon and Denise:

Attached (one page) is a summary of the Manistee High School survey results.
The percentages have been rounded.

Jerry

**MANISTEE HIGH SCHOOL SURVEY RESULTS
CITY OF MANISTEE MASTER PLAN PROJECT**

#	QUESTION	YES	NO	NO OPINION
1	The Manistee area is experiencing sprawl (the unplanned spread of development away from Manistee City into outlying rural townships).	27%	27%	46%
2	The homes in my neighborhood are well-maintained.	70%	22%	8%
3	The Manistee area needs more industrial development.	39%	43%	17%
4	Bike paths should be constructed throughout the City and adjoining townships.	70%	22%	8%
5	The Manistee Lake shoreline should be used for additional industrial development.	5%	90%	5%
6	The Manistee area is a safe place to live.	100%	--	--
7	Additional parks are needed in the Manistee area.	68%	18%	14%
8	Employment opportunities are readily available in the Manistee area.	43%	33%	24%
9	I regularly shop in the downtown (on River Street).	32%	68%	--
10	Compared to my knowledge of other cities, Manistee is an attractive city.	83%	17%	--
11	I hope to live in the Manistee area after graduation or college.	22%	61%	17%
12	The Manistee area needs a large retail shopping mall.	70%	22%	8%
13	The Manistee area needs more tourism.	30%	61%	9%
14	The casino is good for Manistee's economy.	56%	22%	22%
15	The grounds and buildings of most businesses in the Manistee area are well-maintained.	78%	--	22%
16	The Manistee area needs additional housing which is affordable by low income residents.	35%	22%	43%
17	A US-31 by-pass (highway) should be constructed on the east side of Manistee Lake (possibly in the Stronach Township area) to reduce current traffic levels and congestion in the City.	39%	48%	13%
18	Businesses on River Street in Downtown Manistee care more about tourists than local residents.	52%	30%	18%
19	As long as a project is well-planned, it's okay to mix residential and commercial development on the same site.	39%	30%	30%
20	Manistee City, Filer Township, and Manistee Township should be combined as one large community.	26%	35%	39%

Source: Survey prepared and compiled by LSL Planning, Inc., October 2002.