

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, October 2, 2003

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

AGENDA

- I Roll Call
- II Public Hearing
 - 1. S.S. City of Milwaukee - Special Use Permit
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (9/4/03)
- V New Business
 - 1. S.S. City of Milwaukee - Special Use Permit
 - 2. Manistee Saltworks Development Corporation - Project Development Information - Proposed Power Plant
 - 3.
 - 4.
- VI Unfinished Business
 - 1.
 - 2.
- VII Other Communications
 - 1.
- VIII Work/Study Session
 - 1.
- 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 *DB*
Administrative Assistant Community Development Department

DATE: September 26, 2003

RE: Planning Commission Meeting October 2, 2003

We have received two requests that will be on the October 2, 2003 Agenda. The attachments are enclosed for your review.

1. S.S. City of Milwaukee, 111 Arthur Street - Special Use Permit. This request is for a Special Use Permit to modify marina for mooring S.S. City of Milwaukee, National Historic Landmark car ferry museum exhibit.
2. Manistee Saltworks Development Corporation - Project Development Information - Proposed Power Plant. Manistee Saltworks Development Corporation will present information on a proposed power plant at 1501 Main Street. This provides an opportunity for the members of the Planning Commission to have preliminary review of a site plan for a Special Use Permit application for a power plant.

This Power Plant [4911] is a special use in the I-2 Industrial Zoning District because there is activity outside enclosed buildings (coal pile), discharge of treated waste water into Manistee Lake, and proposed alteration to the shoreline (shipping dock).

This presentation is for information only. A public hearing will be scheduled at a future date for public input regarding this request.

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

It is anticipated that a sub-committee will be appointed for further review of the Manistee Saltworks Development Corporation request. This will involve weekly meetings until the request is ready for a Public Hearing.

:djb



SPECIAL USE PERMIT APPLICATION

S.S. City of Milwaukee
 Applicant
111 Arthur St.
 Address
Manistee, MI 49660
 City, State, Zip Code
 Phone Numbers (Work) 723-3587
 (Home) 231 352-4859

FOR OFFICE USE ONLY:

Case number _____
 Date Received 9-18-03
 Fee Received _____
 Receipt Number _____
 Hearing Date 10-2-03
 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: Modify marina for mooring S.S. City of Milwaukee, National Historic Landmark car ferry museum exhibit.

II. PROPERTY INFORMATION:

- A. Address of Property: 111 Arthur St, Manistee, MI 49660
 Tax Roll Parcel Code Number: 51-51-101-275-01, 51-51-275-02
- B. List all deed restrictions - cite Liber & Page where found and attach: None
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Mortgager - USDA Rural Development
- D. Zoning District: C-3
- E. Present use of the property: Motel, Marina & RV Park
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
- G. Is a Property survey attached? Yes No.
- H. Estimated completion date of construction (if applicable): Nov. 2004

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time Dredging and shoreline construction to extend sheet piling, reclaim point land and install pile clusters, apron and bollards for securely mooring the ship. Enlarge parking lot.

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)

See Attached Sheet

1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

A. An Application for Special Use shall include:

See Attached

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. *10 Feet*
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):

Deane C. Nugent, President

Dated

9/18/03

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

SPECIAL USE PERMIT APPLICATION

S.S. City of Milwaukee

III. B.

1. The proposed use is much the same as present and no compliance problems are anticipated. Only a museum attraction component is added.
2. An heritage and tourist attraction is very consistent with the development plans of Manistee.
3. Neighboring business are expected to see increased business as a result of this project. No negative impacts are anticipated.

IV.

Shoreline Work

Install 200 linear feet of steel sheet pile wall to contain a peninsula; dredge 4,000 cubic yards of lake sediment from a 250 foot long by 60 foot wide area to 16 feet deep by hydraulic and mechanical means; discharge 2,200 cubic yards of dredged material within the steel sheet pile contained area of 125 feet by 62 feet (maximum width) by maximum 15 foot deep area, which includes reclamation of 302 square yards (0.06 acre) of former dock which is now part of Manistee Lake; discharge 7 cubic yards of riprap in a 14 foot by 6 foot by 4 foot deep area; install an historic 75 foot long by 30 foot wide mooring apron, and two fender piling pile clusters with fenders along the sea wall, install a 280 foot long floating pier; install 14 new floating finger piers each 4 feet wide with the following lengths; 4 – 50-foot, 1 – 40-foot, 2 – 30-foot, 3 – 25-foot, and 1 each of 22, 20, 18, and 17 feet; install 17 wood mooring pilings. The purpose of the work is to construct a mooring area (250 feet long, by 60 feet wide by 16 feet deep) for the National Historic Landmark ship, S.S. City of Milwaukee, an associated heritage attraction within the City of Manistee, Michigan, and to reconstruct and expand an existing 46-slip marina to a new facility of 55-slip capacity.

Parking for Site

There are multiple uses on the site that require parking spaces. The current motel has 25 rooms and a manager's apartment. This will be reduced to 20 rooms with the conversion of 4 rooms to visitor reception area and museum. The marina will have 55 slips. The RV park will be reduced to 11 seasonal spots and 5 overnight. See the following site plans and description.

Marketing studies project total annual visitation of 40,000 to the S.S. City of Milwaukee. A copy of a page from our business plan shows a need for 48 parking spaces to accommodate the peak visitor period of July, assuming an average visitation time of 2.5 hours for a one hour tour of the boat.

The proposed parking includes construction of a 16,000 sq. foot lot for 50 cars with leach basin drainage to augment the present paved area that parks at least 35 cars. A composite soil core sample tested (report included) from the dredging area was 99% sand. It is expected that the parking area will also be very sandy for good leach drainage.

In addition to these paved areas, we propose a 50 car overflow area and presently up to 18 cars park along the drive on that grass area. This provides total parking for 153 cars, 85 in paved areas and 68 on grass. Normal daily parking for motel, marina, RV, and tour visitors could total 122 at peak times. Weddings or other special events may attract as many as 300 visitors, but this would be at a time with no tours, so the total then could be 149 cars at a peak period. Groups this large are expected to be infrequent, maybe once or twice a year. It is desired to maintain a green park-like atmosphere to the extent possible, so a grassy overflow parking area is much preferred over asphalt.

Property Description

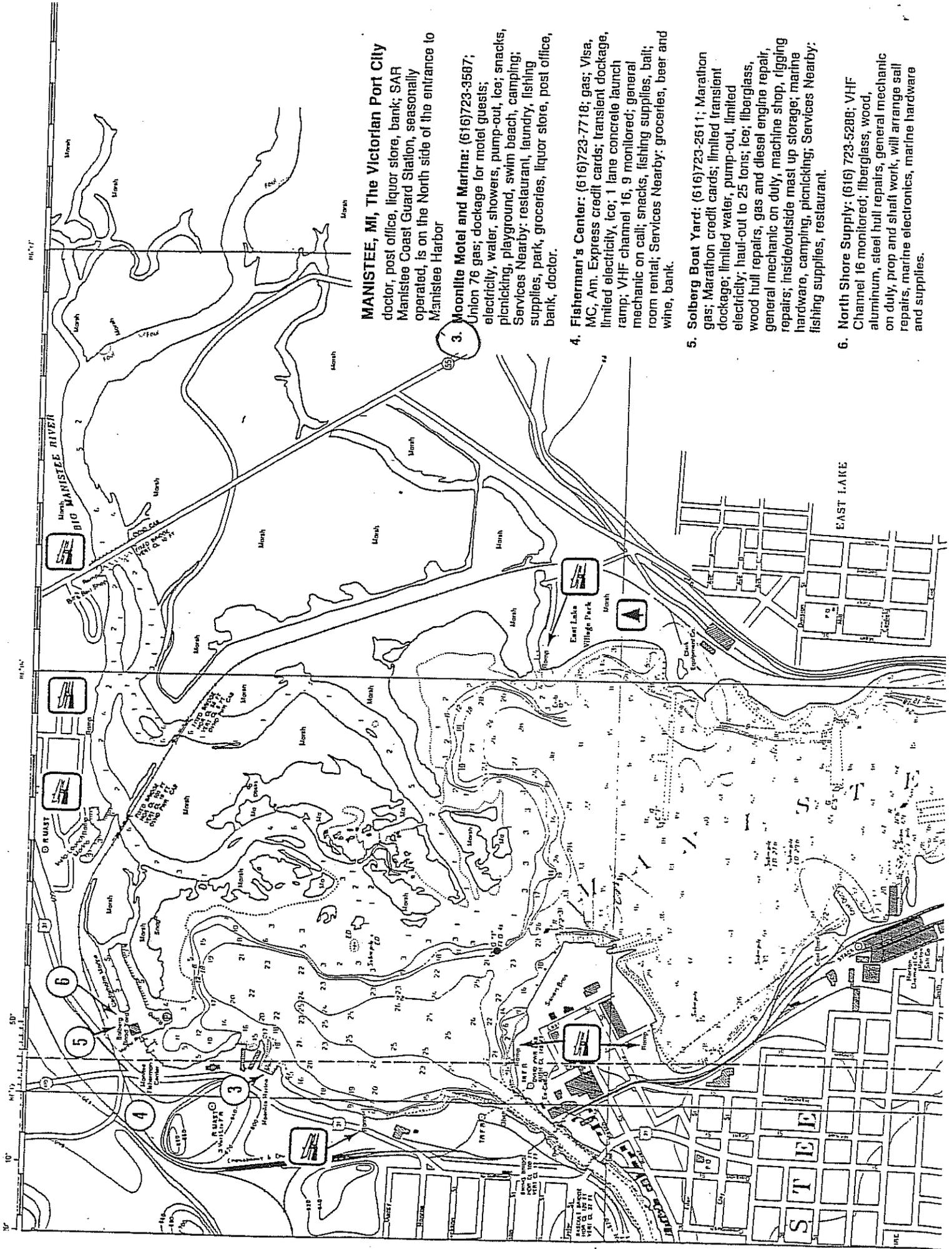
4. The land referred to in this Commitment, situated in the County of MANISTEE, State of MICHIGAN, is described as follows:
LANDS IN THE CITY OF MANISTEE:

PARCEL 1: THAT PART OF GOVERNMENT LOT THREE (3), SECTION ONE (1), TOWNSHIP TWENTY-ONE NORTH, RANGE SEVENTEEN (17) WEST, MORE FULLY DESCRIBED AS: BEGINNING AT THE POINT WHERE THE EASTERLY LINE OF ARTHUR STREET (SOMETIMES KNOWN AS U.S. 31) IN THE CITY OF MANISTEE INTERSECTS THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89° 30' EAST ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 286.83 FEET TO THE SHORE OF MANISTEE LAKE; THENCE MEANDER ALONG SAID SHORE, SOUTH 29° 15' WEST 140.00 FEET; THENCE SOUTH 36° 15' EAST 60.00 FEET; THENCE SOUTH 64° 29' EAST 95.00 FEET; THENCE SOUTH 7° 01' WEST, 15.00 FEET; THENCE SOUTH 81° 55' WEST, 8 FEET; THENCE SOUTH 58° 29' WEST, 33.25 FEET; THENCE NORTH 69° 42' WEST, ALONG SAID SHORE AND THE FACE OF THE EXISTING REVETMENT, 181.00 FEET; THENCE NORTH 69° 42' WEST, LEAVING SAID SHORE 14 FEET; THENCE NORTH 32° 49' EAST, ALONG THE EASTERLY LINE OF ARTHUR STREET (BEING 60 FEET FROM THE CENTERLINE OF SAID STREET), 51.28 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE ON THE ARC OF A 408.10 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 105.87 FEET (THE CHORD OF SAID ARC BEING NORTH 25° 39' 45" EAST, 105.59 FEET) TO THE POINT OF BEGINNING.

PARCEL 2: THE SOUTH 30 FEET OF LOT "D" OF S. C. THOMPSON'S ADDITION TO THE CITY OF MANISTEE ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3-A OF PLATS, PAGE 9.

PARCEL 3: THAT PART OF THE NORTH 2/3RDS OF GOVERNMENT LOT THREE (3), SECTION ONE (1), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHERE THE EAST LINE OF THE RIGHT-OF-WAY OF ARTHUR STREET (SOMETIMES KNOWN AS U.S. 31) IN THE CITY OF MANISTEE INTERSECTS THE SOUTH LINE OF THE NORTH 2/3RDS OF SAID GOVERNMENT LOT 3, THENCE NORTHERLY ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF SAID STREET, 400 FEET TO THE PLACE OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO SAID STREET ALONG THE NORTH LINE OF PROPERTY HERETOFORE SOLD TO ENGWALL AND CLARK TO THE SHORE OF MANISTEE LAKE, THENCE NORTHERLY ALONG THE SHORE OF MANISTEE LAKE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, THENCE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 TO THE EAST LINE OF THE RIGHT-OF-WAY OF SAID ARTHUR STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF SAID STREET TO THE PLACE OF BEGINNING; EXCEPT THAT PART OF GOVERNMENT LOT 3 DESCRIBED AS PARCEL 1 ABOVE.

SAID PREMISES BEING ALSO DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 2/3RDS OF GOVERNMENT LOT THREE (3), SECTION ONE (1), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT A POINT WHERE THE EAST LINE OF ARTHUR STREET INTERSECTS THE SOUTH LINE OF THE NORTH 2/3RDS OF SAID GOVERNMENT LOT 3; THENCE NORTH 11° 08' 14" EAST ALONG SAID EAST LINE 336 FEET; THENCE ALONG A 12° 27' 06" CURVE TO THE RIGHT ALONG SAID EAST LINE 81.60 FEET, SAID CURVE HAVING A SHORT CHORD BEARING AND DISTANCE OF NORTH 14° 58' 21" EAST, 61.25 FEET FOR A PLACE OF BEGINNING; THENCE ALONG A 12° 27' 06" CURVE TO THE RIGHT ALONG SAID EAST LINE 9.17 FEET, SAID CURVE HAVING A SHORT CHORD BEARING AND DISTANCE OF NORTH 16° 33' 57" EAST 9.17 FEET; THENCE SOUTH 58° 02' EAST ALONG THE EXTENDED RIGHT-OF-WAY LINE OF ARTHUR STREET 28.63 FEET (BEING 60 FEET FROM THE CENTERLINE OF SAID STREET); THENCE ALONG A 13° 13' 40" CURVE TO THE RIGHT ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF SAID STREET 91.29 FEET; SAID CURVE HAVING A SHORT CHORD BEARING AND DISTANCE OF NORTH 27° 37' 42" EAST 91.12 FEET; THENCE NORTH 33° 16' 03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 335.01 FEET; THENCE SOUTH 69° 42' 00" EAST TO THE FACE OF THE EXISTING REVETMENT 144.39 FEET; THENCE SOUTH 69° 42' 00" EAST ALONG SAID REVETMENT TO THE SHORE OF MANISTEE LAKE 181.49 FEET; THENCE SOUTH 49° 49' 27" WEST ALONG SAID SHORE 203.18 FEET; THENCE SOUTH 23° 18' 45" WEST ALONG SAID SHORE 27.08 FEET; THENCE SOUTH 67° 00' 31" WEST ALONG SAID SHORE 138.29 FEET; THENCE SOUTH 47° 15' 45" WEST ALONG SAID SHORE 160.03 FEET; THENCE NORTH 78° 51' 46" WEST 158.87 FEET TO THE PLACE OF BEGINNING.



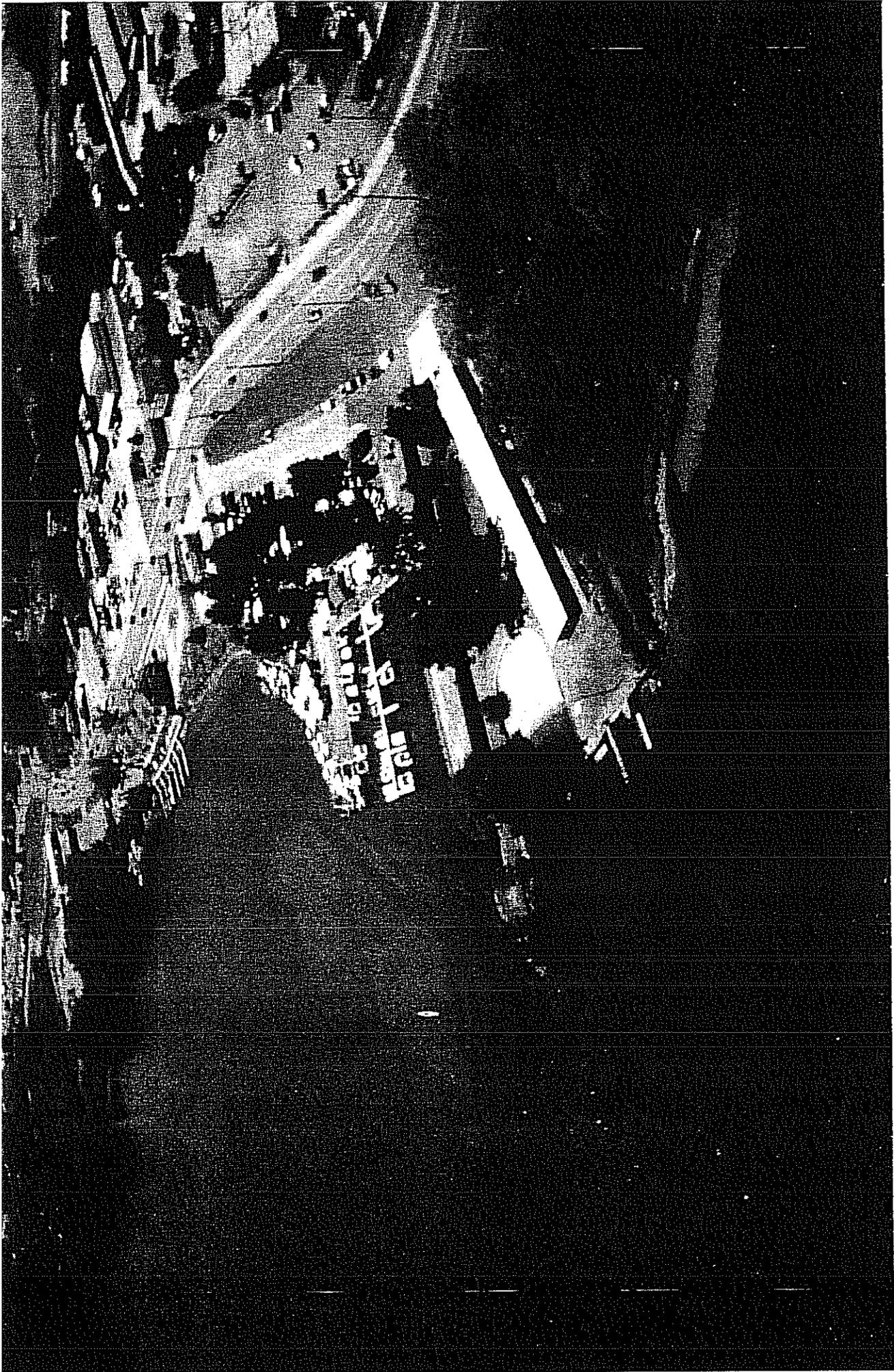
MANISTEE, MI, The Victorian Port City
 doctor, post office, liquor store, bank; SAR
 Manistee Coast Guard Station, seasonally
 operated, is on the North side of the entrance to
 Manistee Harbor

3. Moonlite Motel and Marina: (616)723-3587;
 Union 76 gas; dockage for motel guests;
 electricity, water, showers, pump-out, ice; snacks;
 picnicking, playground, swim beach, camping;
 Services Nearby: restaurant, laundry, fishing
 supplies, park, groceries, liquor store, post office,
 bank, doctor.

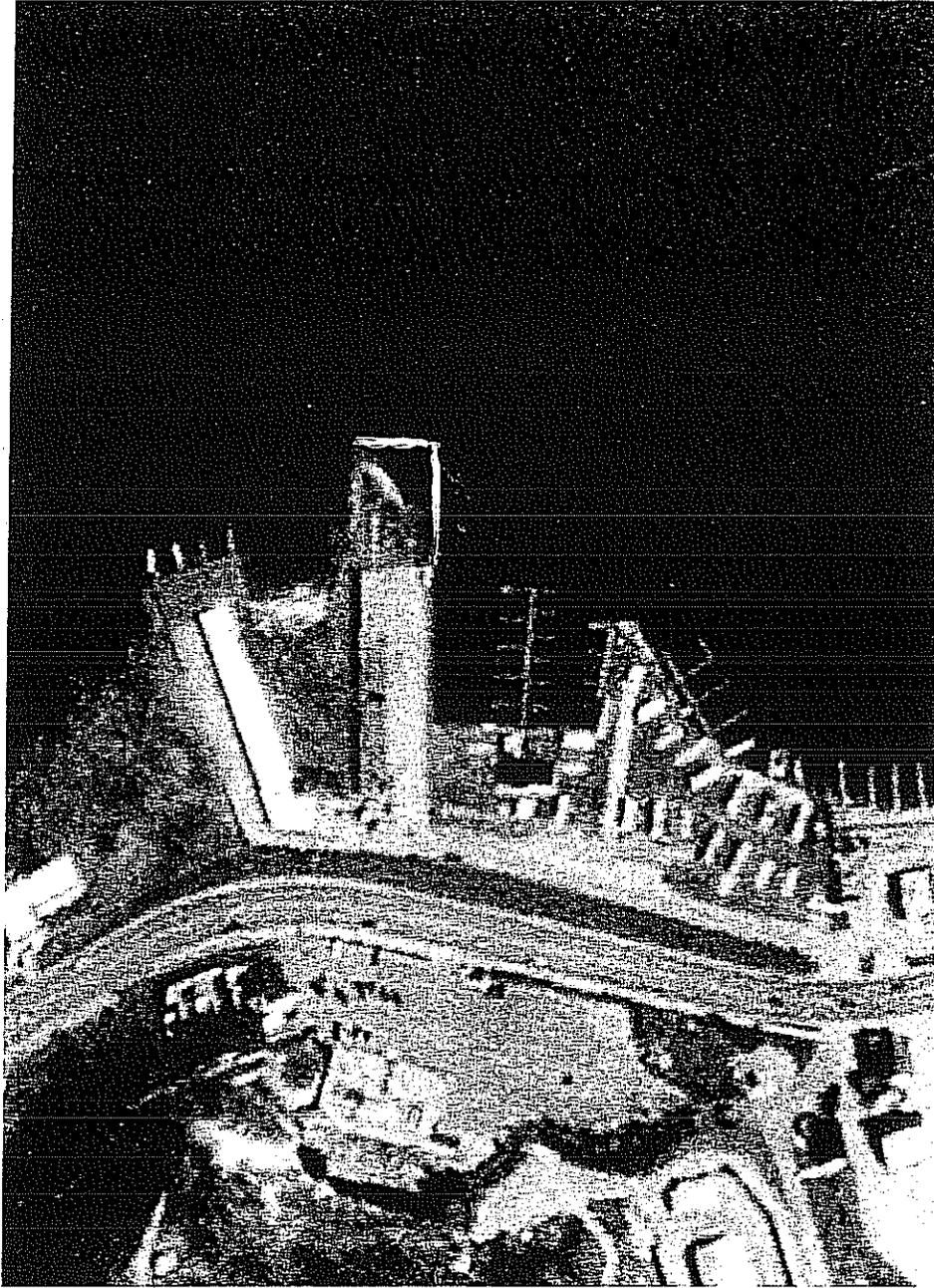
4. Fisherman's Center: (616)723-7718; gas; Visa,
 MC, Am. Express credit cards; transient dockage,
 limited electricity, ice; 1 lane concrete launch
 ramp; VHF channel 16, 9 monitored; general
 mechanic on call; snacks, fishing supplies, bait;
 room rental; Services Nearby: groceries, beer and
 wine, bank.

5. Solberg Boat Yard: (616)723-2611; Marathon
 gas; Marathon credit cards; limited transient
 dockage; limited water, pump-out, limited
 electricity; haul-out to 25 tons; ice; fiberglass,
 wood hull repairs, gas and diesel engine repair,
 general mechanic on duty, machine shop, rigging
 repairs; inside/outside mast up storage; marine
 hardware, camping, picnicking; Services Nearby:
 fishing supplies, restaurant.

6. North Shore Supply: (616) 723-5288; VHF
 Channel 16 monitored; fiberglass, wood,
 aluminum, steel hull repairs, general mechanic
 on duty, prop and shaft work, will arrange sail
 repairs, marine electronics, marine hardware
 and supplies.



Aerial Photo of Proposed Mooring Site
(Note how point has been eroded by easterly winds and boat wakes)



Satellite photo of reclamation area with overlay illustrating steel seawall
Addition (Note: water levels were higher at time photo was taken which makes
reclamation area look larger than it is at this time)



Reclamation Aerial

Proposed National Historic Landmark Mooring Sife
Manistee Lake, Manistee, Michigan • 2/22/03
S.S. City of Milwaukee - National Historic Landmark
115 US-31, Beulah, MI 49617 • 231-882-7670

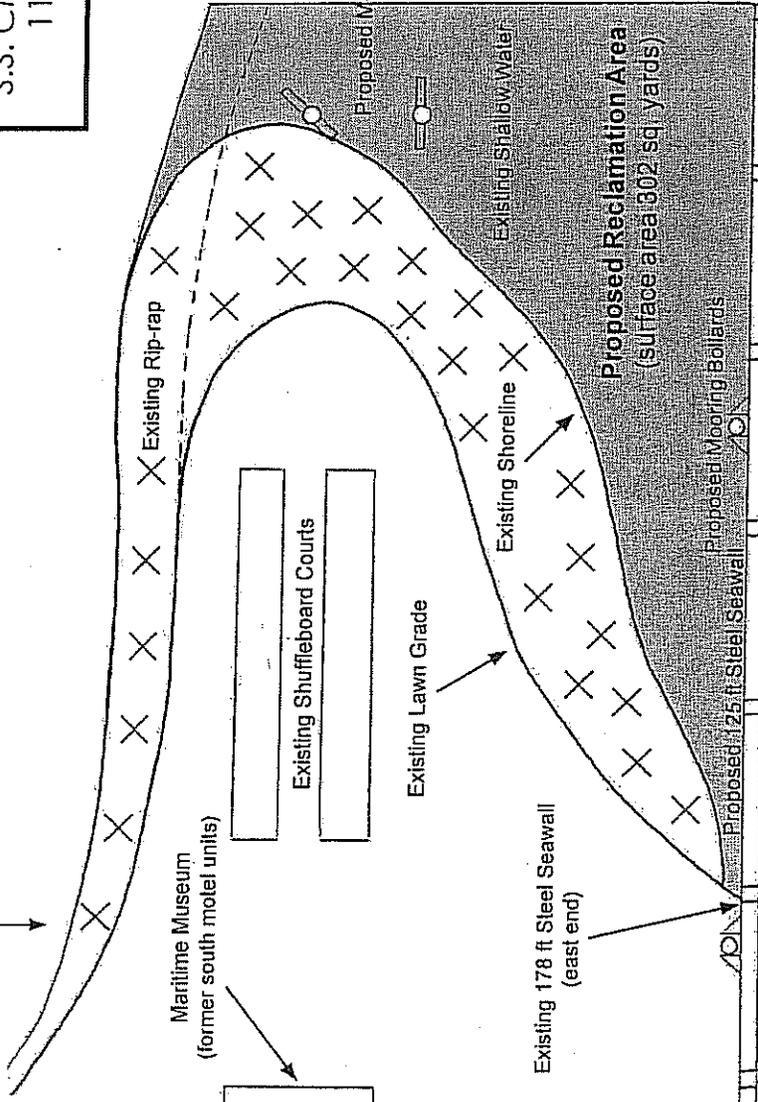
5ft 10ft 20ft 40ft



Plan View Reclamation (spoils fill) Area

Proposed National Historic Landmark Mooring Site
Manistee Lake, Manistee, Michigan • 2/22/03
S.S. City of Milwaukee - National Historic Landmark
115 US-31, Beulah, MI 49617 • 231-882-7670

Public Beach &
Fishing/Recreation Area



Maritime Museum
(former south motel units)

Existing Shuffleboard Courts

Existing Lawn Grade

Existing Shoreline

Existing 178 ft Steel Seawall
(east end)

Proposed Mooring Bollards

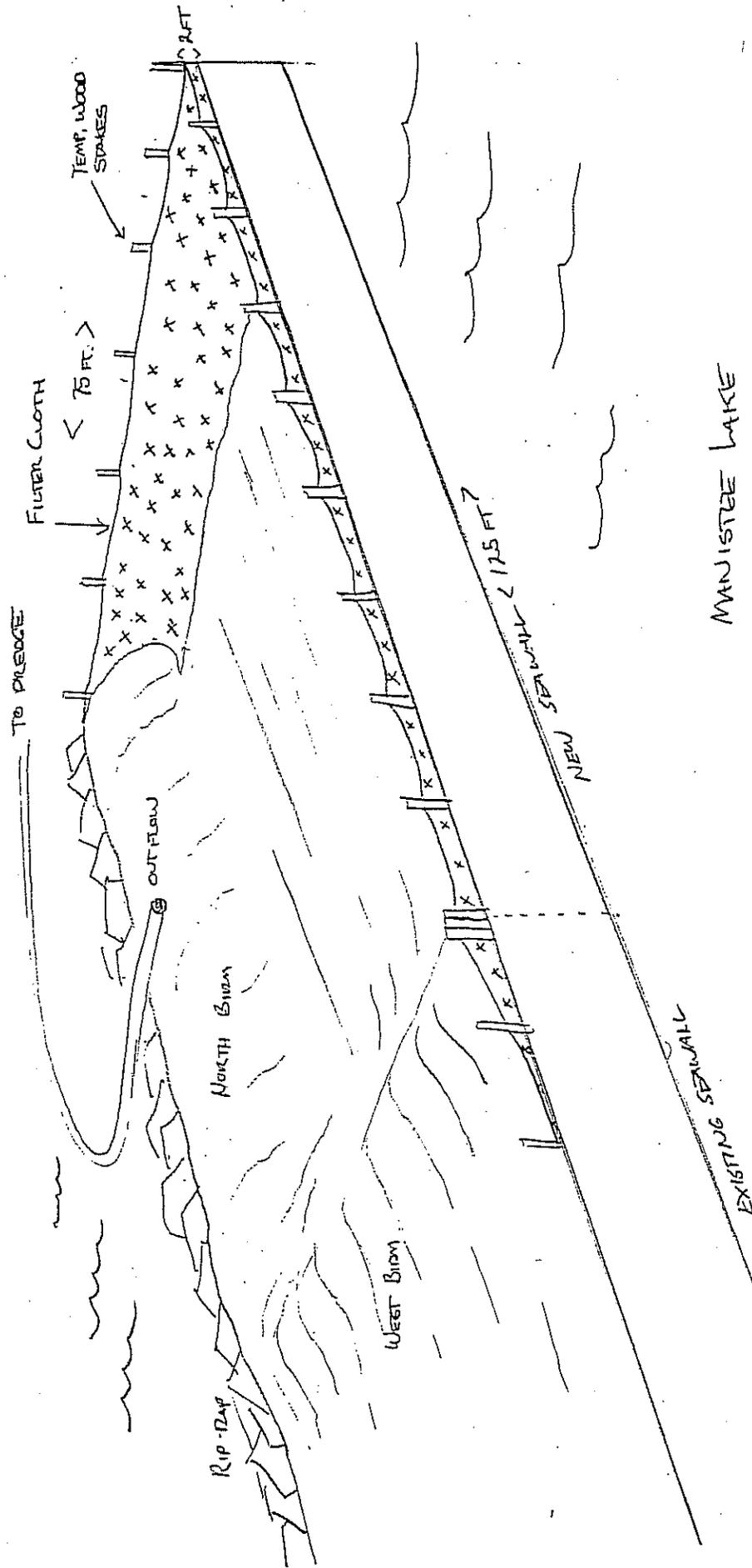
Proposed 75 ft Steel Seawall

Proposed Fender Piles

Proposed Reclamation Area
(surface area 302 sq. yards)

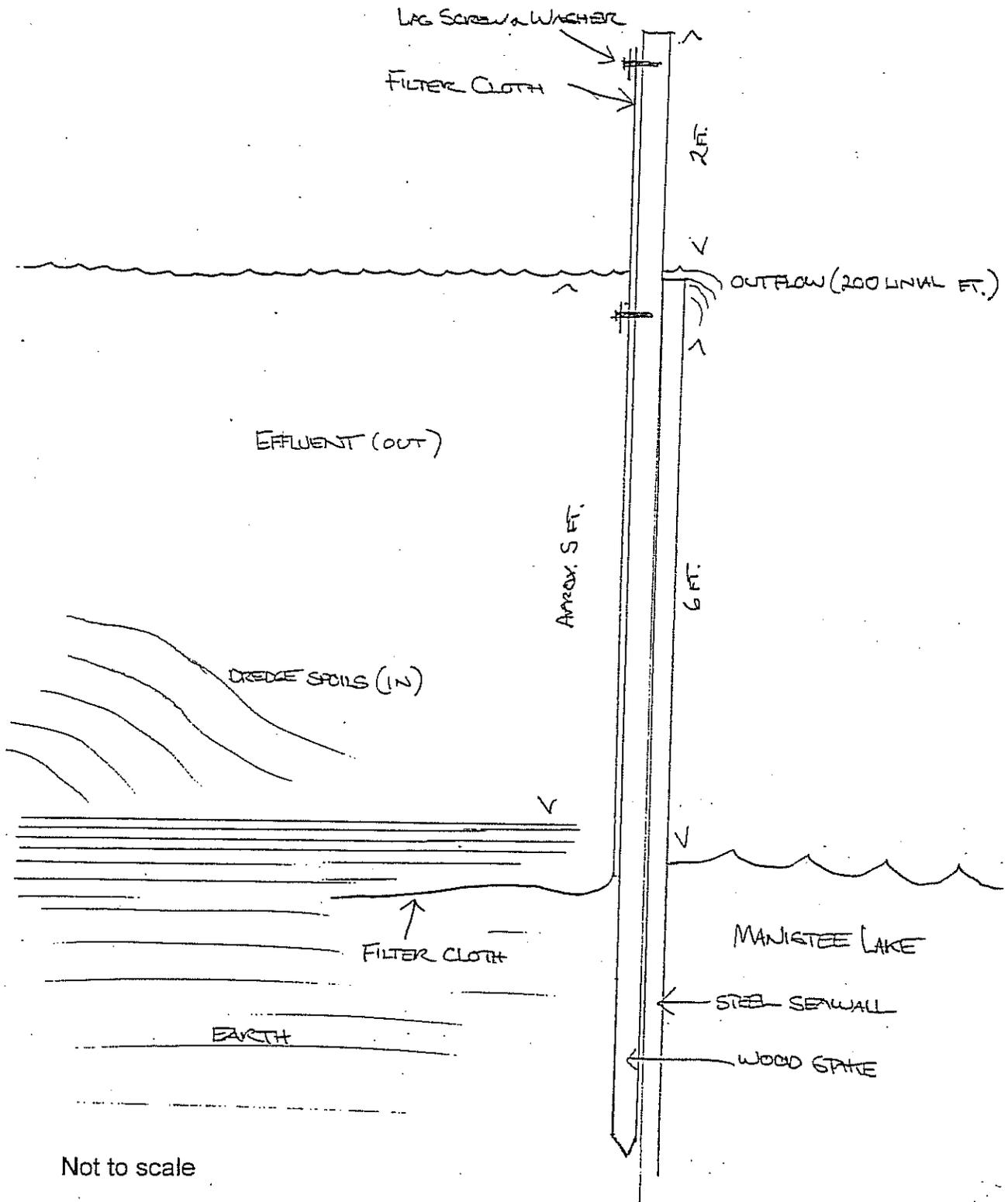
Manistee Lake

National Landmark Vessel
348 ft by 56 ft



Dredge Spoil Containment System
 Proposed National Historic Landmark mooring Site
 Manistee Lake, Manistee Michigan 2/12/03
 S.S. City of Milwaukee – National Historic Landmark
 115 US-31, Beulah, MI 49617 231-882-7670

Not to scale



Cross Sectional View Dredge Spoils Containment System

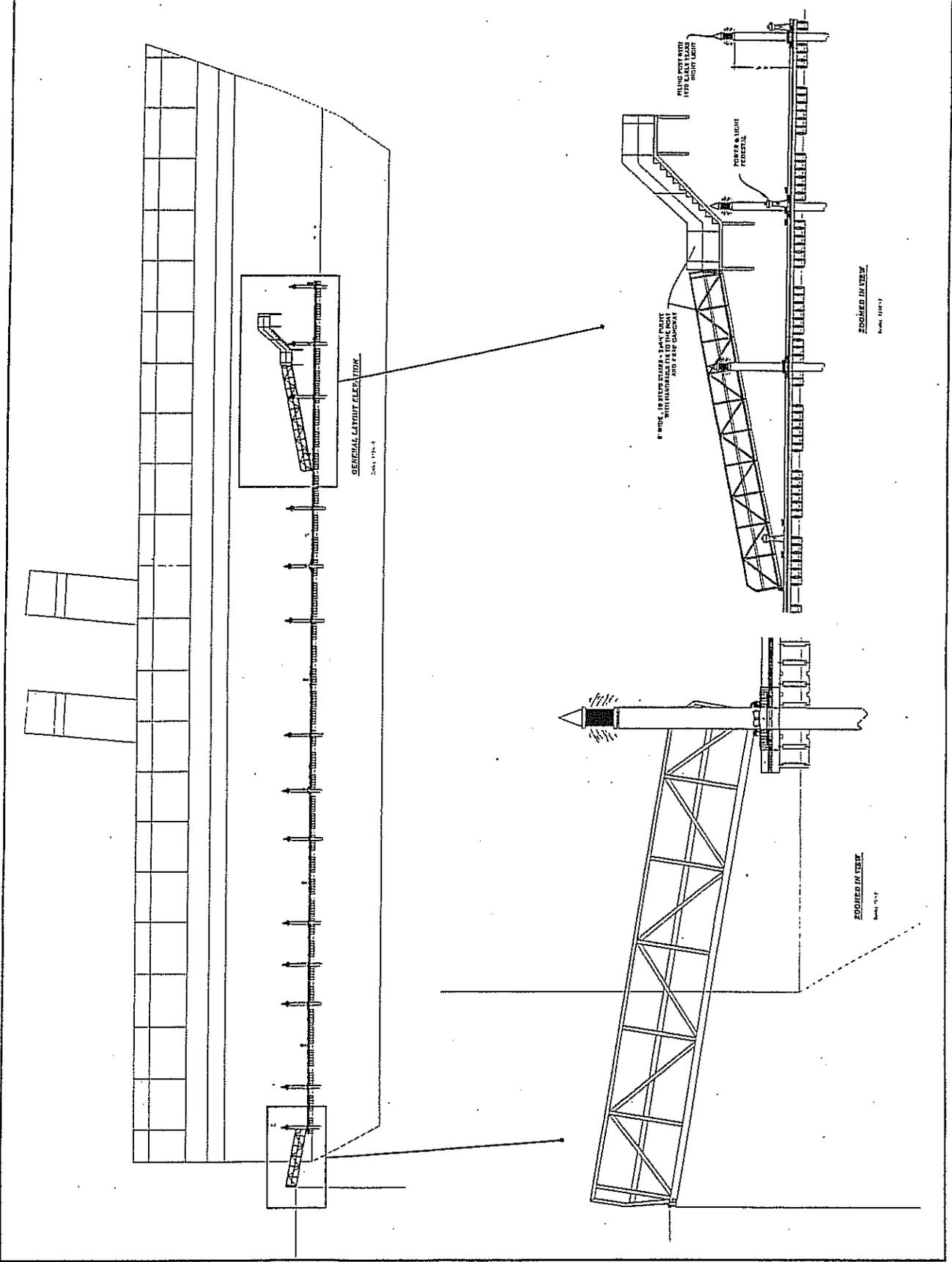
Proposed National Historic Landmark mooring Site
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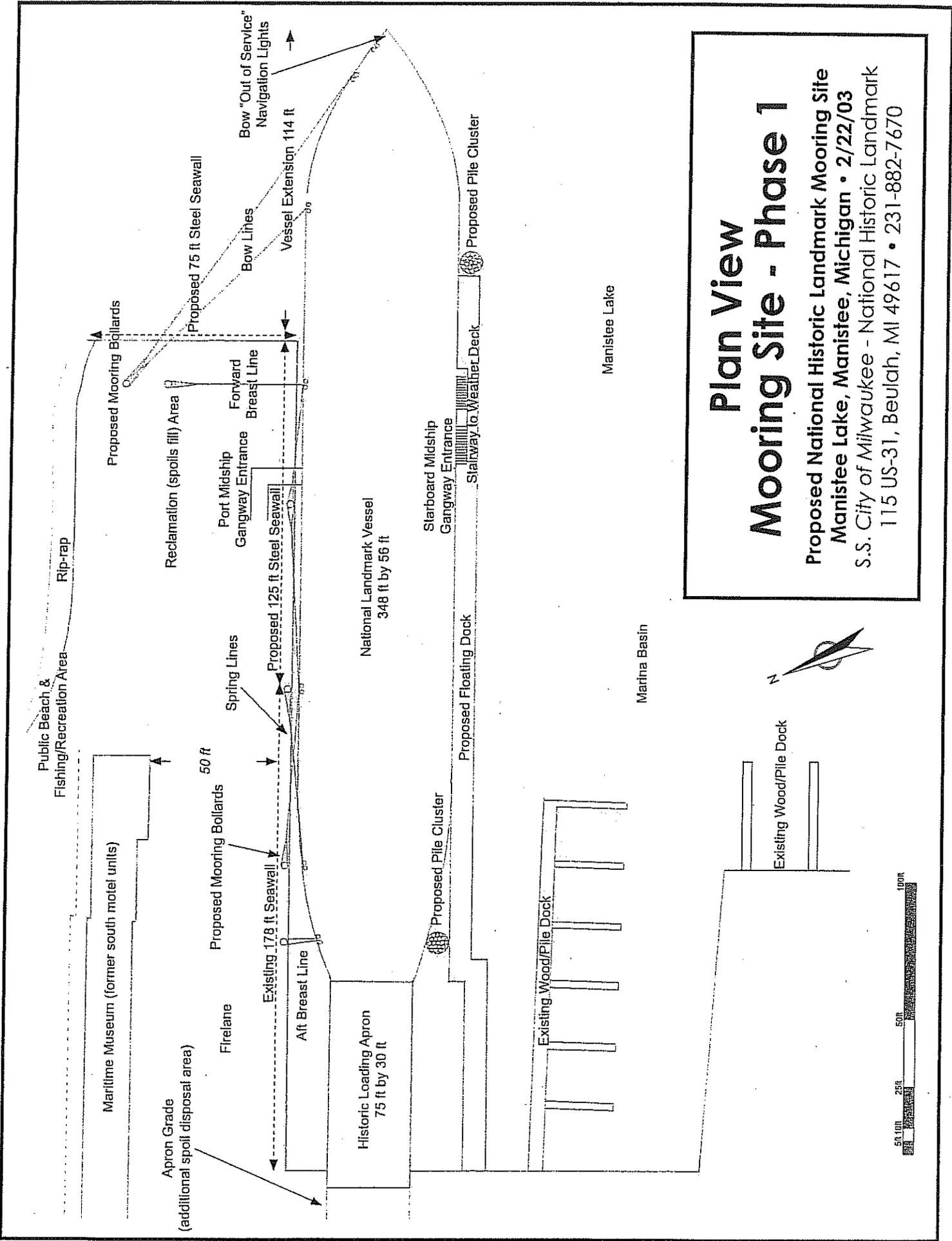
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Plan View Mooring Site - Phase 1

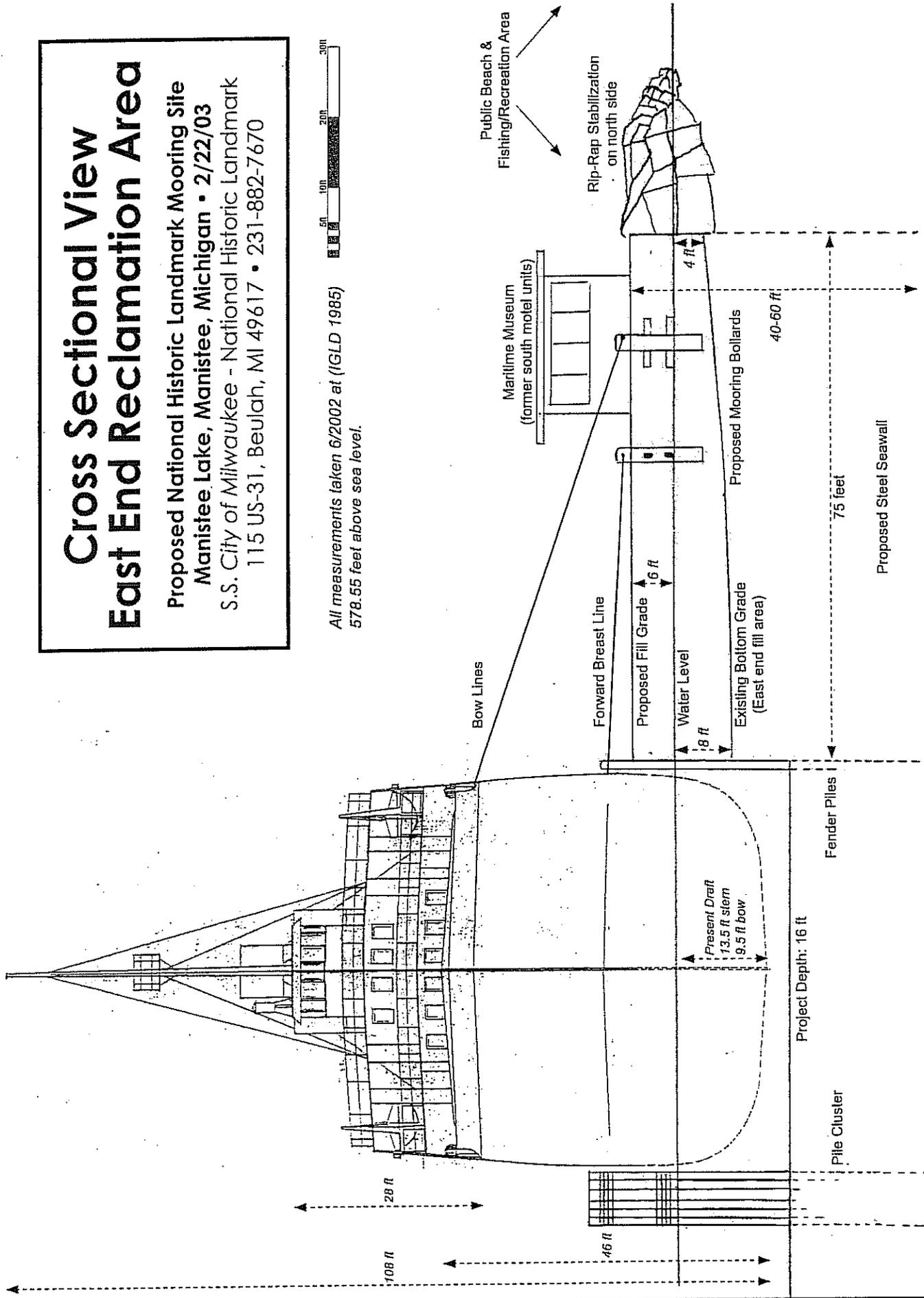
Proposed National Historic Landmark Mooring Site
 Manistee Lake, Manistee, Michigan • 2/22/03
 S.S. City of Milwaukee - National Historic Landmark
 115 US-31, Beulah, MI 49617 • 231-882-7670



Cross Sectional View East End Reclamation Area

Proposed National Historic Landmark Mooring Site
 Manistee Lake, Manistee, Michigan • 2/22/03
 S.S. City of Milwaukee - National Historic Landmark
 115 US-31, Beulah, MI 49617 • 231-882-7670

All measurements taken 6/2002 at (IGLD 1985)
 578.55 feet above sea level.



Bow Lines

Forward Breast Line

Proposed Fill Grade 16 ft

Water Level

Existing Bottom Grade (East end fill area) 8 ft

Proposed Mooring Bollards 40-60 ft

4 ft

75 feet

Proposed Steel Seawall

Public Beach & Fishing/Recreation Area

Rip-Rap Stabilization on north side

Maritime Museum (former south motel units)

28 ft

46 ft

Project Depth: 16 ft

Pile Cluster

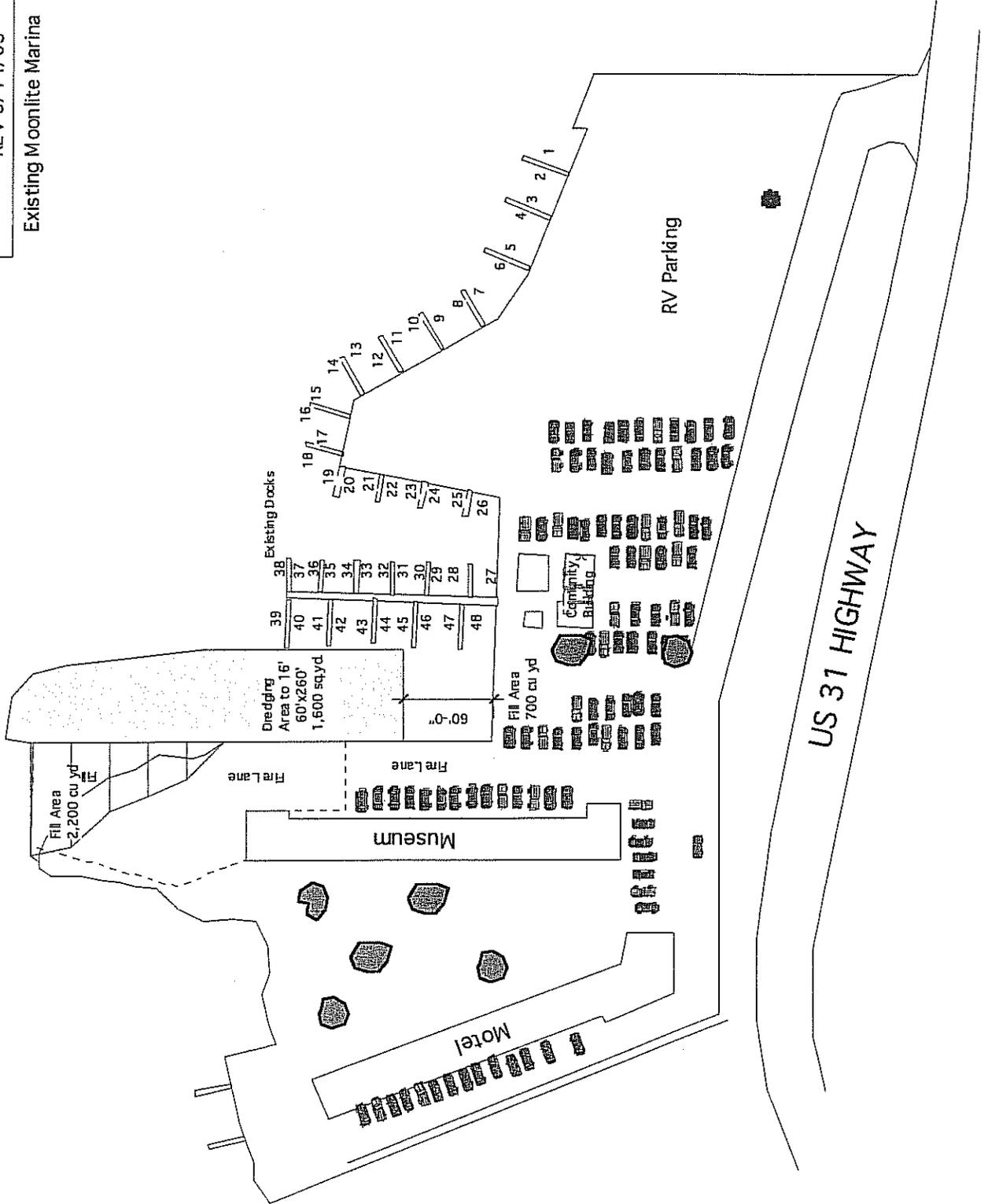
Fender Piles

Present Draft 13.5 ft stern 9.5 ft bow

108 ft

S.S. City of Milwaukee
 111 Arthur Street
 Manistee, MI
 Scale: 1"=100' DCN 2/13/03
 REV 5/14/03

Existing Moonlite Marina

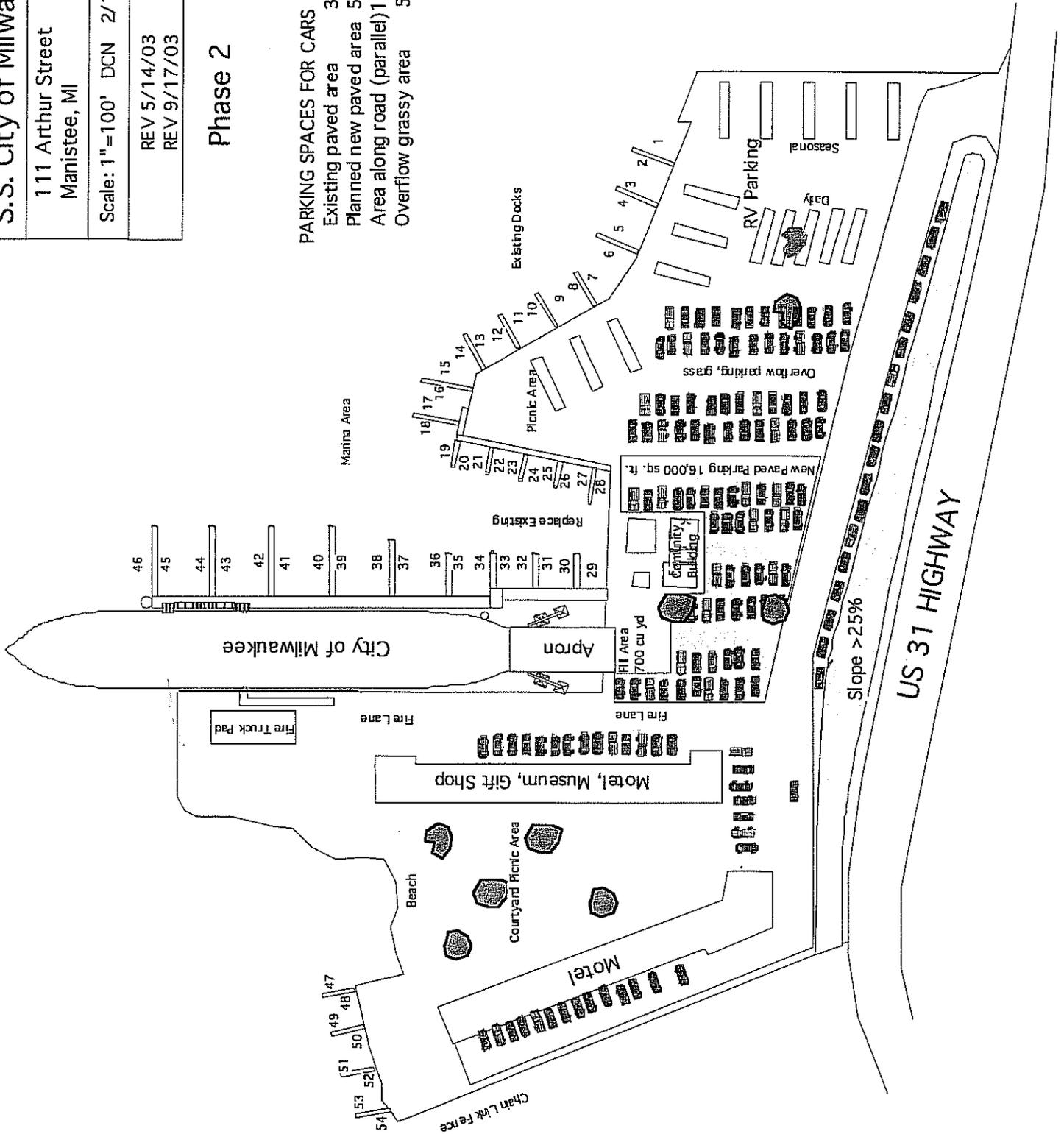


S.S. City of Milwaukee	
111 Arthur Street	
Manistee, MI	
Scale: 1" = 100'	DCN 2/13/03
REV 5/14/03	
REV 9/17/03	

Phase 2

PARKING SPACES FOR CARS

- Existing paved area 35 spaces
- Planned new paved area 50
- Area along road (parallel) 18
- Overflow grassy area 50



S.S. City of Milwaukee

1

National Historic Landmark

111 Arthur St. (US 31), Manistee, MI 49660 • 231 723-3587 • FAX 231 723-3589

www.carferry.com

July 31, 2003

Development Plans for the S.S. City of Milwaukee located at Moonlite Motel site

The S.S. City of Milwaukee is a National Historic Landmark train ferry (carferry) now located in Manistee, Michigan, at the foot of 9th Street. It has been at this location since January, 2000, when it was moved here from Elberta, MI. This is an industrial area where the boat is out of sight and difficult for visitors to locate. As an historic attraction, the number of visitors have been low, at 5-6,000, compared to a marketing study conducted by MSU that estimated 20-30,000. Other large ship attraction vessels on the Great Lakes attract 30-90,000 visitors annually. The MSU Comprehensive Plan marketing study in 1999 was for a site in Elberta, a much smaller community than Manistee.

Our efforts to increase visitorship at Ninth St. through advertising and promotion in 2001 had little effect. Survey forms submitted by visitors have given very high marks for the boat, tour guides and rated their experience high compared to other boat tours; while consistently rating it difficult to find. On July 23, 2003, we purchased the Moonlite Motel & Marina, a more suitable site in Manistee for development of this museum attraction.

The Society has as primary objectives: preservation and restoration of the S.S. City of Milwaukee, education, and interpretation of railroad/maritime history on the Great Lakes. Our current programs include guided tours of the boat from engine room to pilothouse, overnight stays with breakfast in a 1930 setting, and group special events. Many school groups, camp youth and scout groups tour, volunteer and overnight on the boat as part of educational programs. The Society is self supporting, relying on income from visitors, grants and donations. Meeting the preservation and restoration needs and our education and interpretation objectives requires good public awareness and visitation.

The Moonlite Motel site is located on US 31 and Lake Manistee north of downtown Manistee. The location, size and facilities at this site are well suited to meet our needs for preservation and interpretation of maritime history. The highway location will provide visibility and easy access for motorists; and this Manistee Lake location near downtown has easy boat access. The area around this site includes restaurants and motels that should benefit from this visitor destination. This combination will enable us to develop the museum and achieve the visitor traffic needed for a financially sound operation. Manistee will benefit from the presence of this historic attraction as a destination tourist spot.

Interpretation

While the S.S. City of Milwaukee is itself a floating museum, the Society for the Preservation of the S.S. City of Milwaukee has collected a significant number of maritime artifacts and records that need proper exhibit and storage space. The environment on the boat is not suitable because of lack of temperature and humidity control. At present these items are stored in various business places where they are not available for public viewing or access. The potential for loss and damage with this kind of storage is a concern. The motel site can provide suitable space for exhibiting and storing these materials where public access is available.

The boat will be moored in its natural configuration with the stern to the shore. The Grand Trunk Railroad built a new apron in Milwaukee in 1930, the same year the S.S. City of Milwaukee was built. This apron has been donated to the Society and will be moved to Manistee and installed at the stern. It will allow visitors to experience and understand the way railroad cars could be transferred from land to a floating ship. The apron will also provide public and handicap access to car deck where historic exhibits and tours are presented. Railroad cars on board (we own five) are used for educational interpretation. *Railroad artifacts and facilities on the grounds will supplement interpretation of the era.

A small package boiler may be installed to provide steam on board. Steam would permit operating some of the 30 or so steam engines for demonstration purposes. Steam on board is also needed to provide freeze protection to vulnerable areas and control condensation damage. Heat in the passenger area would extend the season and provide for both comfort and interpretation.

The Society has acquired, or has access to, a large collection of maritime artifacts, documents and photos for display and interpretation in a museum. These are currently in storage in 4 boxcars that we own and at several businesses. We also have items on loan to other museums and the National Park Service at Sleeping Bear. In total, there is enough material to fill one Moonlite Motel building with displays and storage. The materials available cover three areas of maritime history: (1) carferry and railroad transportation, (2) shipping and recreational shipwrecks in western Michigan, and (3) commercial fishing in Lake Michigan. Since this is the original Century Boat site, displays will also commemorate this era. Additionally, short wave radio enthusiasts have offered to operate a radio room for demonstration of the role radio played in our maritime history. We need a place to display, interpret and store these items.

Preservation and Restoration

Continual maintenance and preservation work is required to preserve this boat, the last remaining example of the peak of train ferry service across the Great Lakes. Future grants are needed in order to fund this effort and provide the broadest possible public exposure. Volunteers are our greatest asset. Their dedication, labor and accomplishments are what has saved this ship and what will make it succeed in the future.

The skilled workers that built and sailed the carferries in this era are fading into the past. Maintenance requires preservation of some of their skills. Training, demonstration and interpretation are important to our programs now and in the future. For example, the S.S. City of Milwaukee is all riveted construction. It is one of the last ships remaining that was built this way. The woodworking used inside is not seen in today's ships. Triple expansion steam engines were the power plant of choice from the late 1800's through the 1930's. This ship can provide a training ground for preserving these past craft and operating skills.

Long range plans include restoring the ships boilers and steam engines to operating condition so that the ship can sail to other Lake Michigan ports as a special event exhibit. This would allow training of mariners in the operation of steam equipment. Sailors who worked on these boats are still available and able to contribute to these efforts.

Lodging

Facilities and lodging infrastructure (desk, telephones, reservations and housekeeping) with the motel will include an on-board overnight bed and breakfast program. Handicap access on board is limited because of historic preservation and Coast Guard requirements. These restrictions don't apply to the motel so this allows extension of the overnight program to include the handicapped. The combination of land based facilities and boat attraction will expand the experiences offered to a broader base of people. This includes groups such as wedding parties, bus tours, camp out/camp on, hostels and reunions, where we can offer a combination of onboard and land facilities while providing a heritage experience. Overnight educational outings by school groups, scouts and youth camp groups have been very popular. We plan to continue and focus on these special events.

Future motel renovations will convert lodging rooms to exhibit space, educational /training rooms, offices and storage for the museum. * Railroad Pullman sleeper cars could be added to the site to replace motel overnight capacity while keeping the "period" theme.

Dining

The boat has three dining rooms; the crew mess, officer's mess and the passenger dining room. Our overnight bed and breakfast program also serves breakfast on the deck, weather permitting. Groups of over 300 can be accommodated on the deck. Daily "period" dress breakfasts can be extended to dinners at this site. Picnicking on board and on the grounds is currently offered to visitor groups as part of their visit to the boat. This practice could be enhanced at the motel site with the available restrooms. * In the future, railroad dining cars can be added to the site as a coffee shop snack bar.

Marina

The existing marina facilities at the site will be partially converted to transient use so that the carferry attraction can be visited by boat. Vacationers traveling Lake Michigan by boat will have the ability to tie up at the S.S. City of Milwaukee while they visit it and other Manistee attractions. One slip will be available for the Water Bug water taxi and

tour boat that operates in Manistee. Large tour boats visiting Manistee will be able to anchor at the S.S. City of Milwaukee instead of an industrial dock. The site currently has regular bus and shuttle service to downtown and the casino for mariners.

RV Parking

The existing trailer park will be reduced in size to provide more auto and bus parking space for visitors. As with the marina, the park will cater to transient RV travelers. The location on US 31, a major highway, will be an important asset for highway travelers.

Future Expansion

Long range, the next property north of the Moonlite Motel site has a 3-story concrete building and significant parking space. It is partially wooded for an attractive future park and picnic area. It has about the same waterfront length as the Motel site, so this would allow for expansion. If this property becomes available, the building would be well suited for a larger museum and storage of artifacts. Combining the two properties would allow for two highway entrances plus additional parking space for visitors.

S.S. City of Milwaukee

Moonlite Motel & Marina site Description.

Photos were taken August 30, 2002.

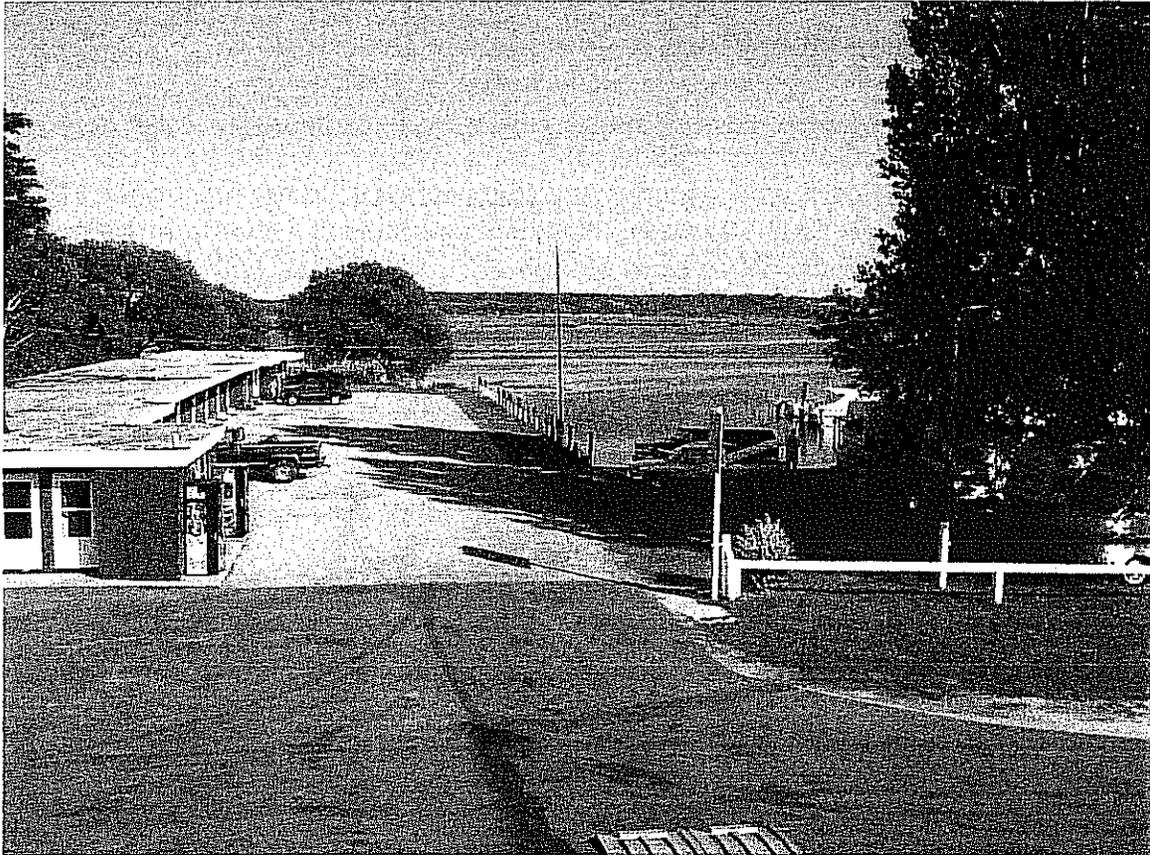
The property is located on the east side of US 31 as it reaches it's closest point to Manistee Lake. The site is a combination of a 25 room motel, 46 slip marina and a 20 place RV park. It includes two motel buildings and a community building with a meeting room and restrooms for the RV park and Marina. US 31 is elevated and curves as it borders the west side of the property. The entrance drive is at the south end. The mooring location of the S.S. City of Milwaukee will be highly visible from the highway for cars traveling either from the south or the north.



A view of the site from US 31 looking south is shown above.

The Mooring area for the S.S. City of Milwaukee is immediately south of the motel buildings. With the highway elevation at this point, the decks of the boat will be about even with the road. A better view of the mooring area is shown in the following photo looking east from US 31. The boat will be moored against the seawall with the stern to the shore.

S.S. City of Milwaukee



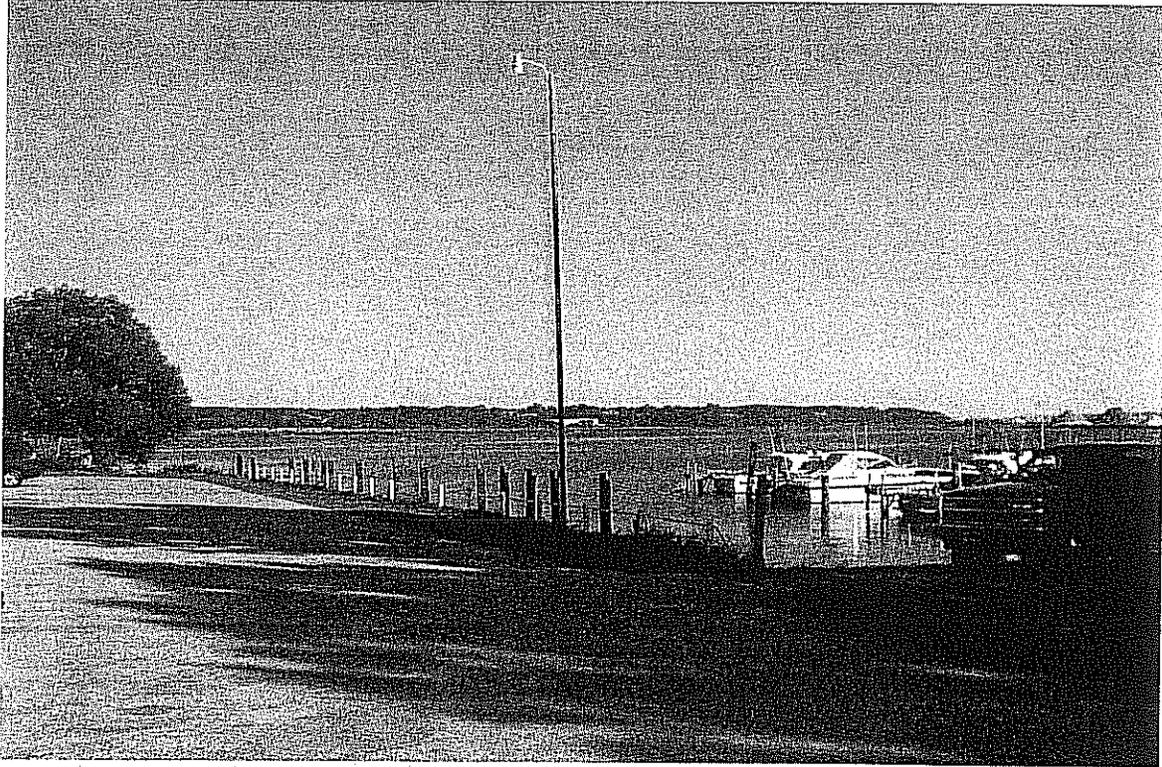
View from US 31 of the planned museum and mooring location.

The south motel building shown in this photo, beside the S.S. City of Milwaukee mooring area, is the building which will be utilized for museum exhibits and visitor reception area. Offices for the curator and Executive Director will be in the community building. Building remodeling to accommodate these changes will be made as needed. The existing marina and RV parks are south (to the right) of where the S.S. City of Milwaukee will be moored.

The sheet piling along the side of the marina mooring area is 175' long and needs to be extended to 300' to properly moor the carferry. Sheet piling will be installed 75' north to stabilize the point and reclaim eroded area. Dredge material will be used to fill the enclosed area and a portion will be paved to provide fire truck access to the ship's side. Bollards will be buried in the parking lot and on the point for tying up the boat. A 75' apron will extend from the shore to the stern of the boat. Dredging is required to deepen the carferry mooring area to a depth of 16 feet. The boat draws 13 feet of water and soundings show that the area from the sheet piling to approximately 30 feet out needs to be dredged. About 4,000 yards of material needs to be removed. To protect the sheet piling from kicking out, material and riprap will be left along the bottom edge as much as possible to still clear the bottom of the boat. The boat will be moored in a floating condition to protect it from the higher rate of corrosion that can occur if it is resting on the bottom.

S.S. City of Milwaukee

Following are closer photos of the mooring area looking east and west.



S.S. City of Milwaukee

East and West views of the S.S. City of Milwaukee mooring area
A community building serves marina and RV park guests. It is shown in the following photo of this area taken from the street. This building has a recreation or meeting room with kitchen facilities and handicap restroom facilities. These are facilities that are needed for visitors to the S.S. City of Milwaukee.



Community building, RV Park and Marina

The marina and RV parks are operated by the present owner on a seasonal basis. To meet the visitation needs of the S.S. City of Milwaukee museum, we will operate these more for transient visitors and volunteers. Visitors can then arrive by car, RV or boat. This site is only about a mile from downtown Manistee and the River Walk. A slip will be provided for the water taxi tour boat called the "Water Bug"; that operates from the River Walk. This will provide a water transportation connection between the boat and downtown.

A dock will be replaced and some slips will be relocated to make room for mooring the S.S. City of Milwaukee. The new dock will run along the south side of the ship providing access to the ships main deck via the existing stairway on the starboard side. Some RV spots will be removed to make room for visitor parking.

S.S. City of Milwaukee

Visitor access will be primarily mid-ship on the port side, but access and egress will be also be available on the stern via the apron and the starboard side via the dock. The security system on board now includes fire detection for public safety.

The utility connections for electricity, city water and sewer services for the S.S. City of Milwaukee need to be moved from our 9th Street site and connected.

The driveway enters from the SW corner of the property and proceeds north along the highway embankment. This is shown in the following photo.



Driveway looking north, both motel buildings and the community building are shown.

The back (North) motel building will stay as is to provide accommodations to handicapped visitors to the boat and museum. There are presently living quarters in this building for the manager and these will also be retained.

S.S. City of Milwaukee

Between the two motel buildings is a courtyard area for recreation and landscaping. Maritime exhibits and artifacts that are suitable for outdoors will be placed on display in this area. Following is a photo of this courtyard area.



Courtyard area between motel buildings.

In conclusion, the Moonlite Motel & Marina property is very well suited for the purpose of developing the S.S. City of Milwaukee National Historic Landmark and associated maritime museum facilities. Both the location and the existing facilities are ideal with only limited modification and construction. Operation will be focused on the educational and cultural heritage aspects of the ship and our maritime history.

2007 Income Analysis Budget Boat Tour Visitation 40,000

Memberships	Membership Renewals			Totals	Total Annual Income
Individual	\$ 25.00	40%	200	\$ 5,000	
Contributing	\$ 40.00	48%	240	\$ 9,600	
Sustaining	\$ 100.00	11%	55	\$ 5,500	
Benefactor	\$ 500.00	0.5%	3	\$ 1,500	
Patron	\$ 1,000.00	0.5%	3	\$ 3,000	
Lifetime	\$ 2,500.00			\$ -	
Total Members			500	\$ 24,600	
Membership Donations		6%		\$ 1,476	
					Membership Renewal Income \$ 26,076

Assumptions:	Tickets	Tourists / ticks	Price	No. of Tourists	No. of Tickets	Annual Sales	
Adult Day	75%	1	\$ 6.00	22,402	22,402	\$ 134,412	
Child Day	18%	1	\$ 4.00	5,377	5,376	\$ 21,504	
Group Tours: 25% Discount on 5% of above ticket sal						\$ (1,949)	
Single Member	2%	1.5	\$ 25.00	896	597	\$ 14,925	
Contributing Member	5%	6	\$ 40.00	8,961	1,493	\$ 59,720	
Renewal Members		0.5			250		
Overnight guests on board		1		<u>2,114</u>			
Totals				40,000	29,868	\$ 228,612	Tour Income \$ 228,612

Visitation Total

	May	June	July	August	September	October
Percent of annual	5%	10%	35%	30%	10%	10%
Visitors by car and bus	1,970	3,202	10,895	9,530	2,992	3,832
Visitors by RV	30	125	405	390	168	168
Visitors by Boat	0	672	2,700	2,080	840	0
Number of Tourists	2,000	4,000	14,000	12,000	4,000	4,000
No. of Tours @ 10 per tour	200	400	1400	1200	400	400
Tour Days open	5	14	27	26	14	14
Tours / Day	40	29	52	46	29	29
No. Tour Guides @ 6 tours/day	7	5	9	8	5	5
*Car Parking Needed @ 3 per car	47	27	48	44	25	33
Daily RV's 3 per car	2	3	5	5	4	4
Boat Slips Needed @ 4 per boat		12	25	20	15	
No. of overnight guests	0	214	948	759	163	30

Overnight

Occupancy Rate

Description	No.	Rate / night	June 15 nights	July 31 nights	August 31 nights	September 16 nights	October 6 nights	Total Income
State Rooms	6	\$ 55.00	30%	60%	50%	20%	10%	\$ 13,992
Pulmans	2	\$ 110.00	30%	60%	50%	20%	10%	\$ 9,328
Single Bed	10	\$ 45.00	30%	60%	50%	20%	10%	\$ 19,080
Maid's Room	1	\$ 55.00	30%	60%	50%	20%	10%	\$ 2,332
4 Boys Room	1	\$ 90.00	30%	60%	50%	20%	10%	\$ 3,816
RR Executive	1	\$ 90.00	30%	60%	50%	20%	10%	\$ 3,816
Captains Room	1	\$ 130.00	30%	60%	50%	20%	10%	\$ 5,512
Flicker	10	\$ 35.00	10%	30%	20%	10%	5%	\$ 6,615
								Shipboard Overnight Income \$ 64,491

Land side motel rooms	20	Occupancy	January 20%	February 20%	March 20%	April 25%	May 30%	June 40%
Ave. Price	\$ 55.00		\$ 6,820	\$ 6,160	\$ 6,820	\$ 8,250	\$ 10,230	\$ 13,200
		Occupancy	70%	70%	50%	30%	20%	20%
Ave. Price	\$ 55.00		\$ 23,870	\$ 23,870	\$ 16,500	\$ 10,230	\$ 6,600	\$ 6,820
								Motel Overnight Income \$ 139,370
								Guests 4435

Gift Shop Sales

Basis Rate	June	July	August	September	October	Total
Merchandise \$ 1.50 / Tour Visitor	\$ 6,000	\$ 21,000	\$ 18,000	\$ 6,000	\$ 6,000	\$ 57,000
Drinks and snacks \$ 0.10 / Tour Visitor	\$ 200	\$ 400	\$ 1,400	\$ 1,200	\$ 400	\$ 3,600
Vending Machines \$ 0.25 / Overnight						\$ 1,796
						Gift Shop Sales Income \$ 62,396

Galley Restaurant

Basis Rate	June	July	August	September	October	Total
No. of Breakfasts Overnight +30% of motel gue	286	1,215	1,008	253	84	2,846
Breakfast \$ 6.00 30% of motel	\$ 436	\$ 1,601	\$ 1,491	\$ 542	\$ 327	\$ 4,396
						Resturant Income \$ 4,396

Special Events

Ghost Ship Rentals	No. of functions	Rate	subtotal rentals
Weddings, large group all boat for day functions	4	\$ 1,100 plus overnigh	\$ 4,400
Mess meeting room 4 hour	20	\$ 50 per room	\$ 1,000
Deck for gatherings, dances	Evenings, after 5	15 \$ 220 per deck	\$ 3,300
Soloon for meetings	Evenings, after 5	4 \$ 220	\$ 880
Educational Programs	Overnight	6 \$ 275	\$ 1,650
			Rentals \$ 9,580
			Total Special Events \$ 17,580

Overnight Parking	Space Available	Daily rate	June	July	August	September	October	Total
RV Daily	5	\$ 30.00	15%	80%	60%	25%	15%	\$ 9,008
RV Seasonal	11	\$ 1,200.00						\$ 13,200
Boat daily moorage	15	\$ 30.00	15%	50%	40%	15%	10%	\$ 18,000
Seasonal Dockage	40	\$ 1,200.00						\$ 48,000
								Total Daily Parking and Mooring fees \$ 88,208
								Total Income \$ 631,128

**Manistee Saltworks
Development Corporation**

Manistee, Michigan

Project Development Information



Planning Commission

SPECIAL USE PERMIT APPLICATION

Manistee Saltworks Development Corporation
Applicant
14701 St. Mary's Lane - Suite 625
Address
Houston, Texas 77079
City, State, Zip Code
Phone Numbers (Work) 832-379-4222
(Home)

FOR OFFICE USE ONLY:
Case number
Date Received
Fee Received
Receipt Number
Hearing Date
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: Per Section 6703 of Zoning Ordinance, a Special Use Permit is required for 1) Activity outside enclosed buildings (coal pile), 2) Discharge of treated wastewater to Manistee Lake, 3) Alteration to Manistee Lake shoreline (shipping dock).

II. PROPERTY INFORMATION:

- A. Address of Property: 1501 Main Street, Manistee, Michigan 49660
Tax Roll Parcel Code Number: 51-51- 712-475-04
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. See electronic correspondence dated September 23, 2003, from Richard Wilson to Jim Tondu.
D. Zoning District: I2 Industrial District (lakefront)
E. Present use of the property: Power plant.
F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
G. Is a Property survey attached? [] Yes [X] No.
H. Estimated completion date of construction (if applicable): 2008

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time _____
Expansion of an existing use which is not a specified permitted use, but is congruent with
the purpose statement of the I2 Lakefront Industrial District in which the site is located.
- B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)
1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
 3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

- A. An Application for Special Use shall include:
1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
 2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community,*
 - b. *Is the use consistent with the intent and purpose of the Land Use District,*
 - c. *Is the use compatible with adjacent land uses,*
 - d. *Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and*
 - e. *Does the use comply with all applicable regulations of this Ordinance.*
 - f. *Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.*

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):

Jim Tonell

Dated 9.24.07

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

Manistee Salt Works Development Corporation Special Use Permit Application Supplemental

Response to Section III.B of the Special Use Permit Application

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?*

The special use conditions do not pose any unusual compliance problems.

2. *Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.*

The proposed use is a modification to the existing use of the site and is also congruent with the purpose statement of the current I2 Lakefront Industrial District zoning.

3. *Impacts of the adjacent property and neighborhood.*

The proposed use will not create any impacts inconsistent with the anticipated uses of the I2 Lakefront Industrial District in which the project is located. Specifically, the following measures are proposed to be used on the project:

Coal Receiving, Handling, and Storage

The plant will be designed to burn low sulfur coal from the Southern Power River Basin located near Gillette, Wyoming. Coal will be delivered to the site via lake freighters. The freighters will have self unloading capabilities and will utilize conveyors for the transfer of coal from the ship to the storage pile and transfer from the pile to the boiler. Installation of baghouse collectors at strategic locations along the conveyor systems(s) will ensure adherence to the fugitive dust plan proposed for the site.

Coal Pile Runoff

Coal pile runoff will be controlled using runoff ponds sized to hold a 24-hour rainfall event with a 10-year recurrence frequency. The ponds will provide suspended sediment removal. Coal pile runoff may also be recycled as source water for coal pile dust suppression. The coal pile will also have an impervious liner installed to prevent infiltration into the ground water.

Ash Handling, Storage, and Disposal

Ash will be pneumatically conveyed to a storage silo. The silo will be equipped with a baghouse collector. The ash is wetted by rotary unloader prior to loading onto haul trucks. Ash transfer to haul truck will be within an enclosed building and haul trucks will be tarped to prevent air-borne ash during transfer to a licensed landfill.

On-site Haul Roads

To minimize fugitive dust, the project proposes to minimize vehicular speeds, require frequent wet sweeping of paved areas, and wet suppression application on all unpaved areas.

Site Emissions

The facility will use a single flue, 400 foot tall stack. Emissions of criteria pollutants (Particulate, SO₂, NO_x, CO, Volatile Organics) will be minimized in the following manners(s), consistent with state and federal requirements:

Particulates (PM, PM10)

A baghouse collector will minimize particulate emissions. A baghouse collector is considered the Best Available Control Technology (federal BACT) and is currently in use at the TES Filer City Station Power Plant.

Sulfur Dioxide (SO₂)

A flue gas desulfurization system will be used. The same system is used at the TES plant and has an excellent track record for maximum removal of SO₂ and high operational reliability.

Nitrogen Oxides (NO_x)

A Selective Catalytic Reduction (SCR) system will be installed to minimize NO_x emissions. This system currently represents federal BACT control for coal-fired boilers.

Carbon Monoxide and Volatile Organics (CO and VOC)

Consistent with the most recent permits issued nationally for coal fired boilers, these emissions will be minimized by the use of optimum combustions controls inherent in the design of the boiler.

Response to Section IV.A.2 of the Special Use Permit Application

- a. Is the use reasonable and designed to protect health, safety, and welfare of the community?*

The proposed use is consistent with the current use of the property and will be designed in accordance with all state and federal health requirements as previously described.

- b. Is the use consistent with the intent and purpose of the Land Use District?*

The use is consistent with the purpose statement of the I2 Lakefront Industrial District.

- c. Is the use consistent with adjacent land uses?*

The proposed use is consistent both with the current use and the adjacent land uses in the I2 Lakefront Industrial District.

- d. Is the use designed to ensure that public services and facilities are capable of accommodating increased loads caused by the land use or activity?*

Yes. The project design will ensure that the public services and facilities will not be overwhelmed by the proposed use.

- e. Does the use comply with all applicable regulations of this Ordinance?*

Yes. The use complies with the ordinance.

- f. Does the use comply with all specific standards found in the prospective Land Use District, Section 1601 et. Seq., and Section 101 et. seq. of this Ordinance?*

Yes. The use complies with the ordinance.

Note:

The Hazardous Substance Reporting Form for Site Plan Review is being compiled and will be included in a subsequent submittal to the City.

Environmental Permits Checklist

Business Name: Manistee Saltworks Development Corporation
Mailing Address: 14701 St. Mary's Lane - Suite 625
Street Address: Houston, Texas 77079
Telephone: (832) 379 - 4222 Fax: (832) 379 - 4333 Type of Business: _____
Facility Contact (Owner or Manager): Robert Joe Tonde - President

Date 9.27 , 2003

Signature: Joe Tonde

NOTE: For assistance with permits and approvals from the Michigan Department of Environmental Quality, including permit coordination among MDNR and DEQ divisions, contact the Permit Coordinator, (517)335-4235.

This checklist (prepared March 2000) is designed to assist businesses in their efforts to identify and comply with state and county environmental permit requirements. Please submit the completed form to the zoning administrator at the time that site plans are submitted.

Circle (Y/N) the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this Checklist to the municipality as part of your site plan. (If the municipality requires the permits as part of the site plan you will need to have these permits before submitting the site plan. If permits are not needed first, then still submit this form, then an updated copy should be submitted prior to occupancy.)

1. Y N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? *Contact: MI Dept. of Envir. Quality, Surface Water Quality Div., Permits Section: 517/373-8088.*
2. Y N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? *Contact: MI Dept. of Envir. Quality, Waste Management Div., Groundwater Program Sec.: 517/373-8148.*
3. Y N Will the project involve construction or alteration of any sewage collection or treatment facility For facilities discharging to surface waters, *Contact: MI Dept. of Envir. Quality, Surface Water Quality Division, District Office: _____.* For facilities discharging to groundwater, *Contact: MI Dept. of Envir. Quality, Waste Management Div., District Office: _____.*
4. Y N Will the project or facility store or use chemicals, petroleum products, or salt? Depending upon the type substance, secondary containment and a Pollution Incident Prevention Plan (PIP) may be required. *Contact: MI Dept. of Envir. Quality, Waste Mgmt. Division, District Office: _____.*
5. Y N Will the project involve the installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? *Contact: MI Dept. of Envir. Quality, Storage Tank Division: 517/373-8168.*
6. Y N Will the project involve liquified petroleum gas storage tanks or container filling locations? *Contact: MI Dept. of Environmental Quality, Storage Tank Division: 517/373-8168.*
7. Y N Will the project involve the installation of a compressed natural gas dispensing station with storage? *Contact: MI Dept. of Environmental Quality, Storage Tank Division: 517/373-8168.*
8. Y N Will the project involve the generation of hazardous waste? *Contact: MI Dept. of Environmental Quality, Waste Mgmt. Div., District Office: _____.*
9. Y N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? *Contact: MI Dept. Environmental Quality, Waste Mgt. Div., Hazardous Waste Program Section: 517/373-9875.*
10. Y N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? *Contact: MI Dept. of Environmental Quality, Waste Mgmt. Div., Hazardous Waste Program Section: 517-373-9875.*
11. Y N Will the project involve landfilling, transferring, or processing solid non-hazardous wastes on-site? *Contact: MI Dept. of Environmental Quality, Waste Mgmt Div., District office telephone: _____.*
12. Y N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? *Contact: MI Dept. of Environmental Quality, Air Quality Div., Permit Section. 517/373-7023.*

Environmental Permits Checklist, page 2

13. Y N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? *Contact: MI Dept. of Agriculture, Pesticide and Plant Pest Management Division: 517/373-1087.*
14. N Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. *Contact: County Drain Commission (or other responsible office): _____.*
15. N Will the project involve dredging, filling, or construction in, across, or under (1) a river, stream, creek, ditch, drain, lake, pond, or swamp? (2) wetlands? (3) floodplain (area that may have or ever had either standing or flowing water)? *Contact: MI Dept. Environmental Quality, Permit Consolidation Unit, Land and Water Mgmt. Div., 517/373-9244.*
16. N Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek, or ditch? *Contact: MI Dept. Environmental Quality, Permit Consolidation Unit, Land and Water Mgmt. Div., 517/373-9244.*
17. N Will the project involve an earth change activity within 500 feet of a lake or stream, creek or ditch? *Contact: MI Dept. Environmental Quality, Land & Water Mgmt. Div., Soil Erosion & Sedimentation: 517/373-3178.*
18. Y N Will the project involve construction of a building or land alteration within 400 feet of a designated natural river or tributary? *Contact: MI Dept. of Natural Resources, Forest Mgmt. Div., Natural Rivers Program Unit, 517/373-1275.*
19. Y N Will the project involve construction of a building or section system in a designated great lakes high risk erosion area? *Contact: MI Dept. of Environmental Quality, Land and Water Mgmt Div., Great Lakes Section, 517/373/1950.*
20. Y N Will the project involve dredging, filling, grading, or other alteration of the soil, vegetation or natural drainage, or placement of permanent structures in a designated environmental area? *Contact: MI Dept. Environmental Quality, Land and Water Management Div., Great Lakes Section: 517/373-1950.*
21. Y N Will the project involve development, silvicultural activities or contour alterations within a designated critical dune area? *Contact: MI Dept. Environmental Quality, Land and Water Management Div., Great Lakes Section: 517/373-1950.*
22. Y N Will an on-site wastewater treatment system or septic system be installed?
- For sanitary sewage in quantities of 10,000 gallons per day or less: County or District Environmental Health _____.
- For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. *Contact: MI Dept. of Environmental Quality, Waste Management Div: 517/373-8148.*
- For sanitary sewage in quantities of 6,000 to 10,000 gallons per day: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. *Contact: MI Dept. of Environmental Quality, Waste Management Div., Groundwater Permits Unit: 517/373-8148.*
23. Y N Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system? *Contact: MI Dept. Environmental Health: _____.*
24. N Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation, & monitoring wells). *Contact: County or District Environmental Health Dept.: _____.*
25. Y N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? *Contact: County or District Environmental Health Dept: _____.*
26. Y N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? *Contact: MI Dept. of Environmental Quality, Waste management Div., Groundwater Program Section: 517/373-8148.*
27. N Has the property ever been subject to remedial action, limited closure, or other environmental cleanup response under part 201, natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? *Contact: MI Dept. of Environmental Quality, Environmental Response Division: 517/373-9893 and/or MI Dept. of Environmental Quality, Storage Tank Division: 517/373-8168.*

This checklist should be updated every 12-18 months. This checklist is not a permit application form; businesses are responsible for obtaining information and permit application forms from appropriate government offices. Compliance with applicable county and state requirements may be required as part of the site plan approval.

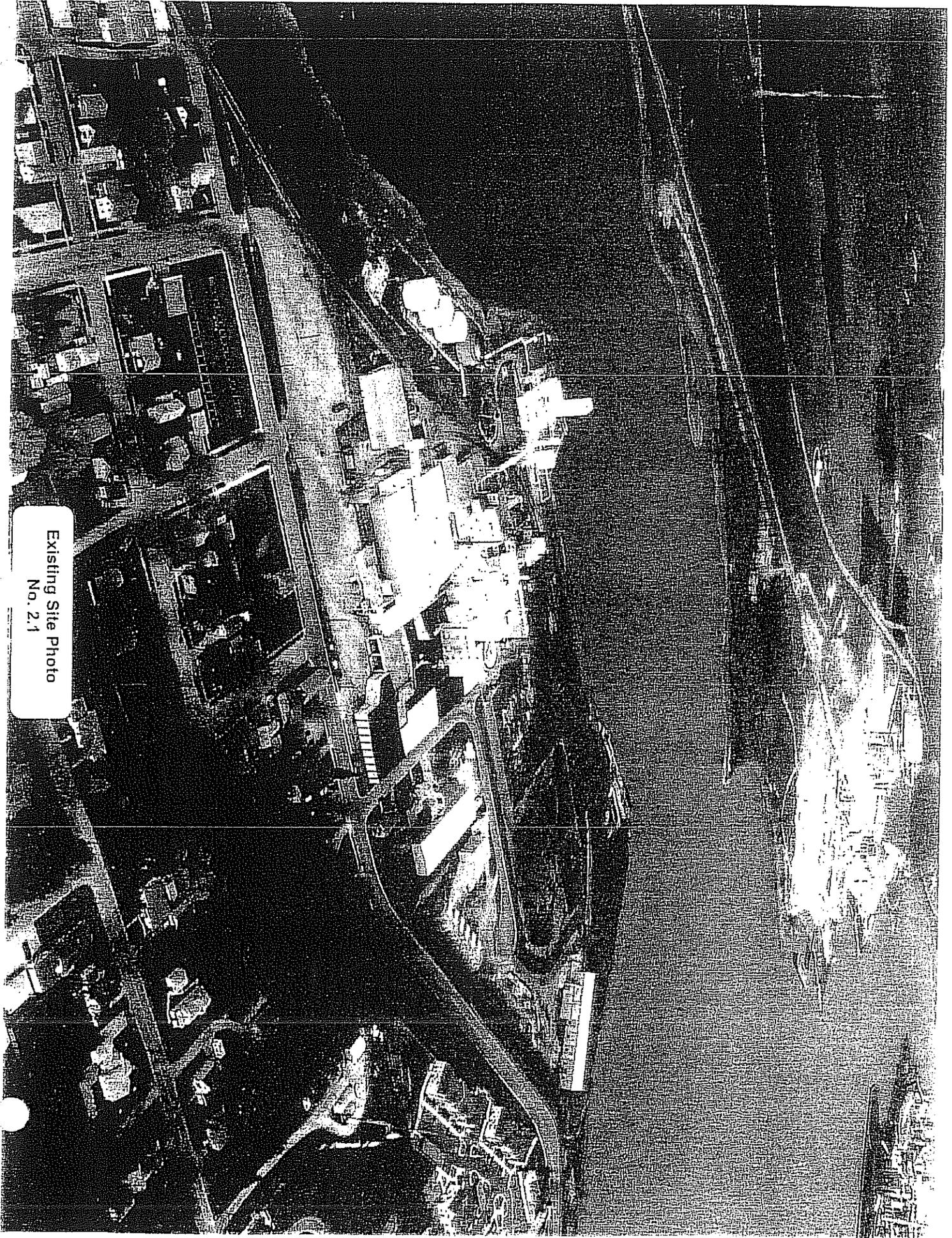
jim tondu

From: Richard M. Wilson, Jr. [rmw@gwsh.com]
Sent: Tuesday, September 23, 2003 10:24 AM
To: Jim Tondu
Cc: Joe Tondu
Subject: General Chemical/Manistee Salt Works

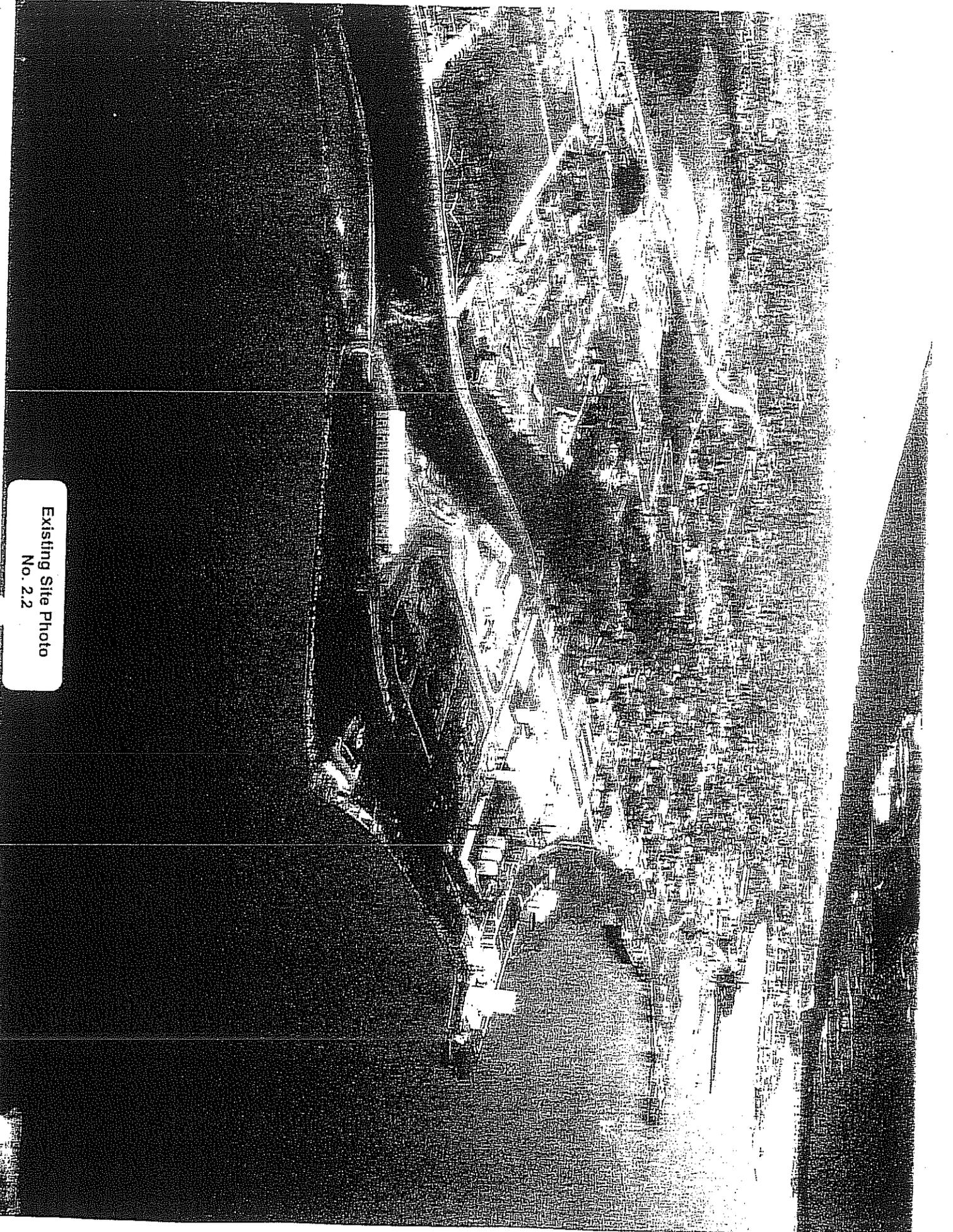
Jim,

This will confirm for you that I have in my possession a fully executed, duplicate original of the Asset Sale Agreement between General Chemical Industrial Products, Inc. as seller, and Manistee Salt Works Development Corporation, as purchaser, with an effective date of September 9, 2003. Among other things, this agreement provides for the sale and purchase of General Chemical's lands located in the City of Manistee. This will also confirm for you that the earnest money deposit has been placed in escrow, as per the agreement. If you need anything more, please let me know.

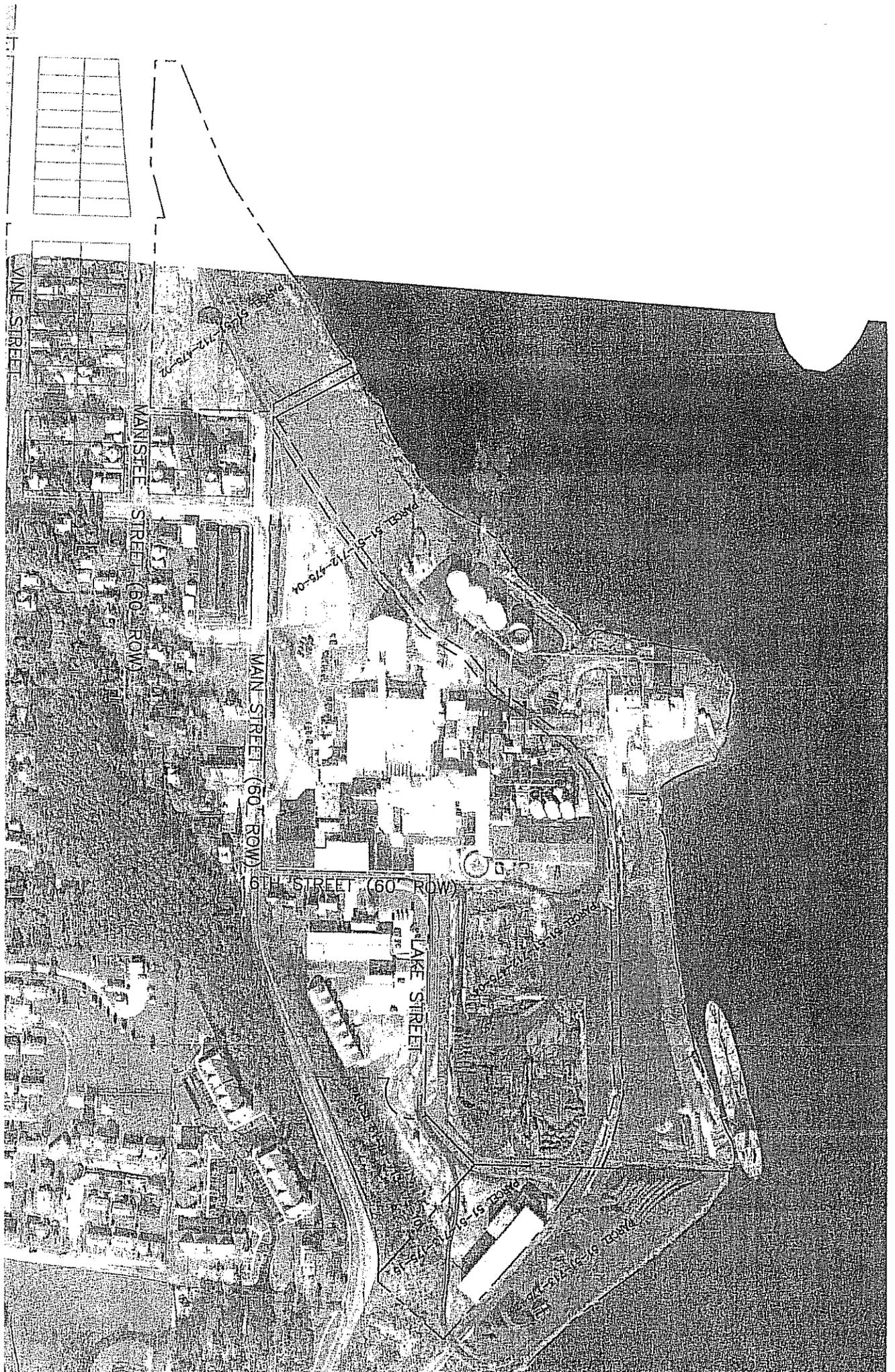
Richard M. Wilson, Jr.

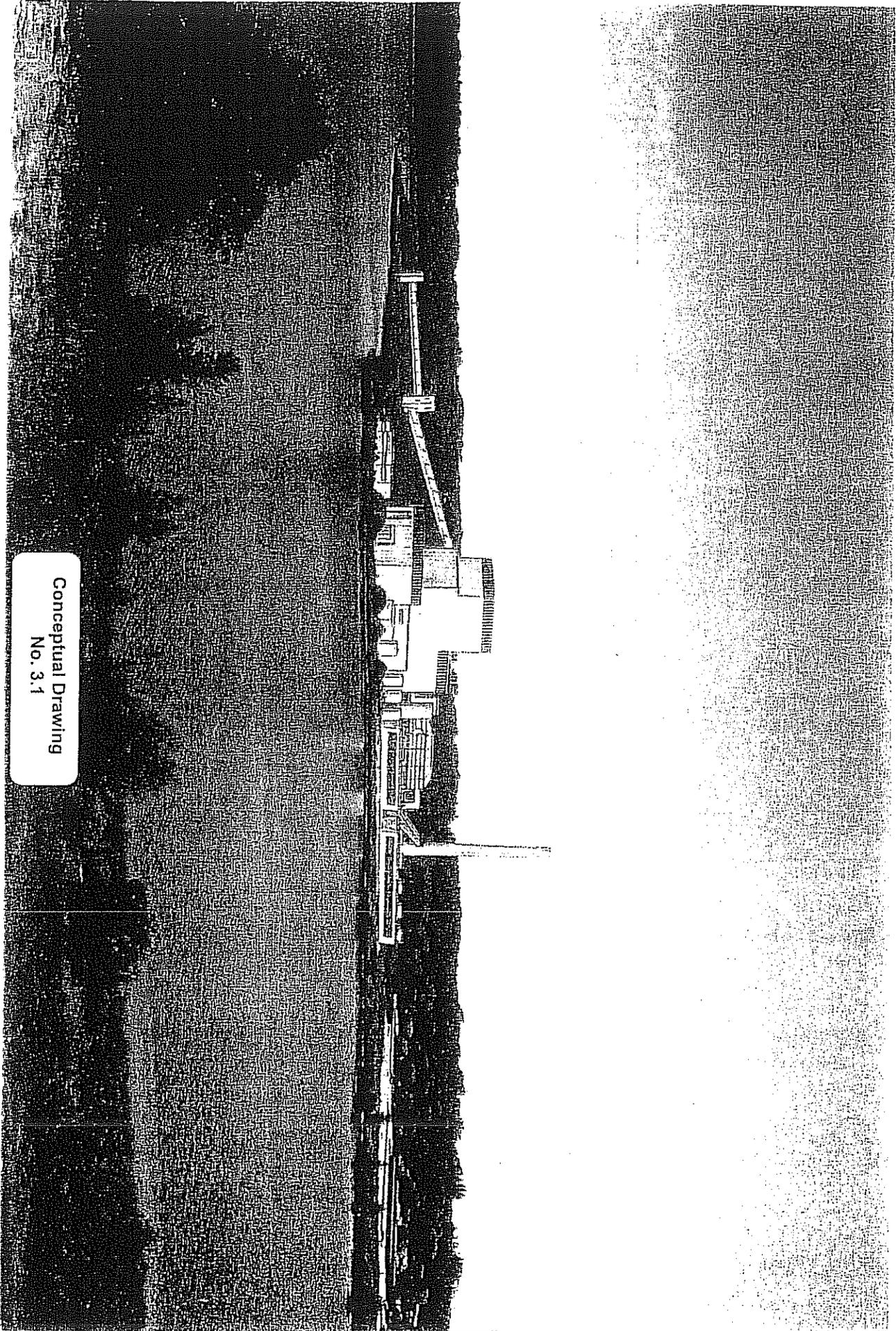


Existing Site Photo
No. 2.1



Existing Site Photo
No. 2.2

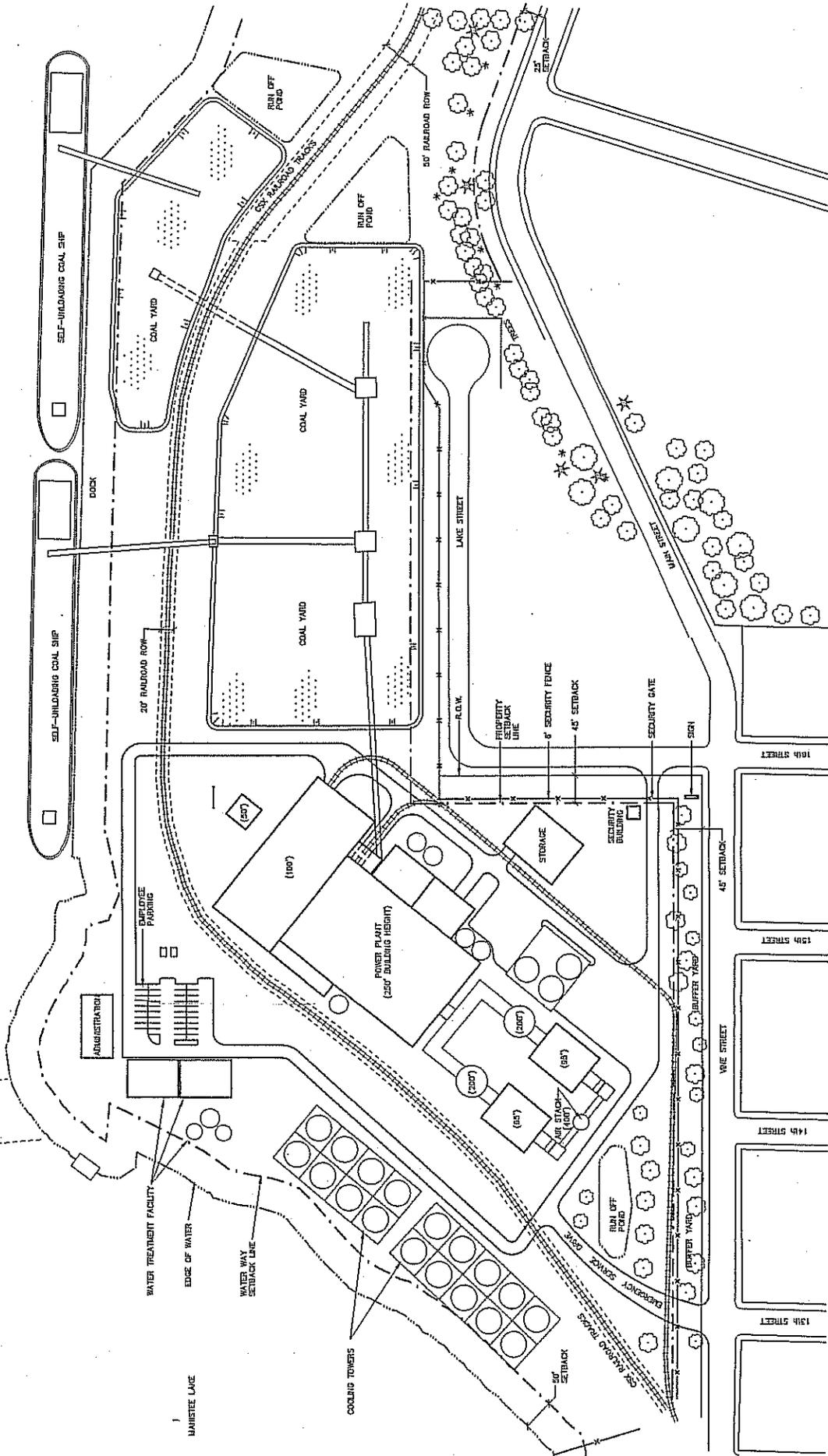




Conceptual Drawing
No. 3.1



Conceptual Drawing
No. 3.2



WATER TREATMENT FACILITY

EDGE OF WATER

WATER WAY SETBACK LINE

HAIRSTEE LAKE

COOLING TOWERS

30' SETBACK

60' SETBACK

30' SETBACK

45' SETBACK

60' SETBACK

30' SETBACK