

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, November 6, 2003

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

AGENDA

- I Roll Call
- II Public Hearing
 - 1. Gregory Ferguson - Zoning Amendment
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (10/2/03)
- V New Business
 - 1. Gregory Ferguson - Zoning Amendment
 - 2. Jeff Seng, Seng's Marina - Special Use Permit
 - 3.
- VI Unfinished Business
 - 1. Manistee Saltworks Development Corporation - Proposed Power Plant
 - 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 
Administrative Assistant Community Development Department

DATE: October 31, 2003

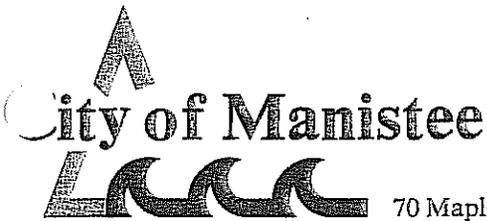
RE: Planning Commission Meeting November 6, 2003

We have received two requests that will be on the November 6, 2003 Agenda. The attachments are enclosed for your review.

1. Gregory Ferguson - Zoning Amendment. We have received a request from Greg Ferguson to re-zone parcel #51-51-102-175-10 from I-1 Industrial to R-4 Residential.
2. Jeff Seng - Seng's Marina, 47 Lake Street. Mr. Seng has submitted a request asking the Planning Commission for approval of his Marina expansion.

Under unfinished business we will continue our discussion on the Manistee Saltworks Development Corporation - Proposed Power Plant. See you at the meeting. If you are unable to make the meeting please call me at 723-2558.

:djb



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

231.723-2558
FAX 231.723-1546

Petition for Zoning Amendment

Gregory V. Ferguson
Applicant

196 Washington St.
Address

Manistee, MI 49660
City, State, Zip Code

Phone Numbers (Work) 231 398 9001

(Home) S/A

FOR OFFICE USE ONLY:

Case number _____

Date Received 10-10-03

Fee Received \$250.00

Receipt Number 4348

Hearing Date 11-6-03

FEE \$250.00

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

ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

A. Text Amendment: Amend Article _____ Section _____ to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) _____

B. Re-zone from I-1 to R-4 the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) _____

A previous application for a variance, special use permit or re-zoning on this land (has has not) been made with respect to these premises in the last 10 years. If a previous appeal, re-zoning or special use permit was made, state the action requested: _____

Decision: approved denied

II. PROPERTY INFORMATION:

- A. Legal Description of Property affected: Attached
- Tax Roll Parcel Code Number: 51-51- 102-175-10
- Address of Property: N/A
- B. List all deed restrictions - cite Liber & Page where found and attach: NONE KNOWN
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. NONE
- D. This area is un-platted, platted, will be platted.
If platted, name of plat _____
- E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.
- F. Present use of the property is: ZONE I-1 UNOCCUPIED

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Amendment request at this time Parcel is NOT PART OF THE I-1 PLATE, Parcel Adjoins R-4 property to the South, Subject Public Right of Way.
- B. If the Amendment is a propose re-zoning, please answer the following questions.
1. Will this re-zoning be in conformance with all adopted development plans of the City of Manistee? yes no and Manistee County? yes no

2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

Parcel Is Zone I-1 AND IS NOT PART OF THE
I-1 PLATE - SHOULD BE ZONE R-4

3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?

NO IMPACT ON ADJACENT PROPERTY

IV. AFFIDAVIT

The undersigned affirms that he/she or they is (are) the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):

Gregory Ferguson

Dated 10-7-03

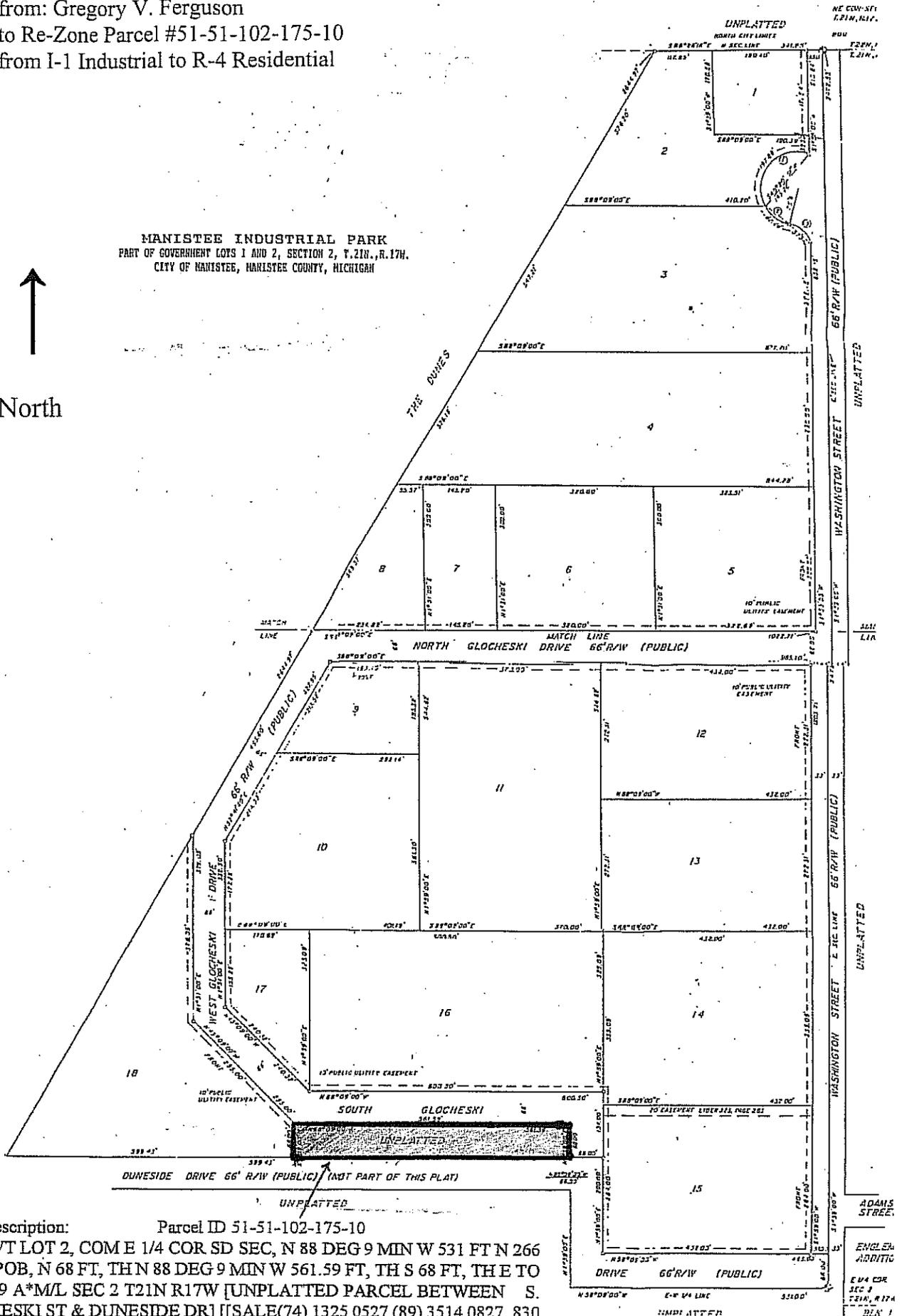
By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

Petition for Zoning Amendment
 from: Gregory V. Ferguson
 to Re-Zone Parcel #51-51-102-175-10
 from I-1 Industrial to R-4 Residential

MANISTEE INDUSTRIAL PARK
 PART OF GOVERNMENT LOTS 1 AND 2, SECTION 2, T.21N., R.17W.
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN



CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST
1	75.00'	131°00'00"	172.80'	S40°00'00"W	142.00'
2	75.00'	22°30'00"	42.72'	S22°30'00"W	69.00'
3	25.00'	180°00'00"	50.24'	S40°00'00"E	54.00'



Legal description: Parcel ID 51-51-102-175-10
 PT GOVT LOT 2, COM E 1/4 COR SD SEC, N 88 DEG 9 MIN W 531 FT N 266
 FT TO POB, N 68 FT, TH N 88 DEG 9 MIN W 561.59 FT, TH S 68 FT, TH E TO
 POB. .89 A*M/L SEC 2 T21N R17W [UNPLATTED PARCEL BETWEEN S.
 GLOCHESKI ST & DUNESIDE DR] [(SALE(74) 1325 0527 (89) 3514 0827, 830

October 27, 2003

Planning Commissioners
City of Manistee Planning Commission
70 Maple Street
Manistee, MI 49660

Dear Planning Commissioners:

This letter is in response to the work session that I had attended dated October 16, 2003. At that meeting I had expressed my desire to renovate the docks attached to our existing sea wall from stationary to floating. Permission from the board is being asked to work under the original special use permit since we will not be changing existing shoreline. We will only be upgrading the docks due to the ever-present low water table and also to help promote tourism thru the waterways.

Thank you for your consideration and if there are any questions please do not hesitate to call me.

Respectfully,

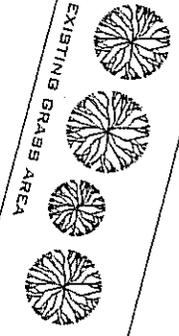


Jeffery A. Seng
President
JAS/ecs



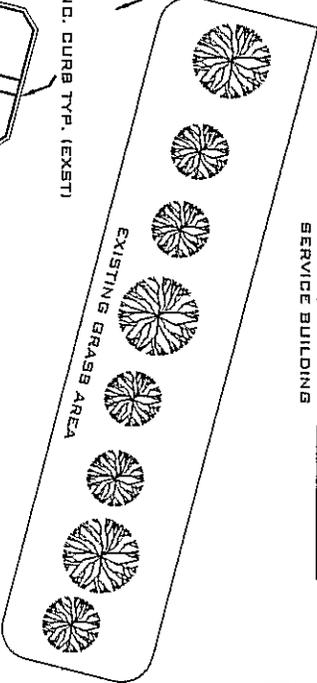
47 Lake Street • Manistee, Michigan 49660 • 231-723-9444

PROPE



CRUSHED STONE DRIVE (TYP.)

12" CONG. CURB TYP. (EXST)



SERVICE BUILDING

EXISTING FENCE

FISH CLEANING

UTILITY VAULT

1.5" WATER ELECTRIC

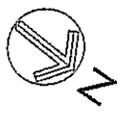
FUEL STORAGE

EXISTING STEEL SHEET PILE SEA WALL (TYP.)

REMOVE TEN (10) 30'-0" LONG, 4' WIDE PIERS

REMOVE TWO (2) 30'-0" LONG, 3' WIDE PIERS

SERVICE WELL TRAVEL LIFT



MANISTEE LAKE

EXISTING DOCKS
SCALE: 1" = 50'-0"

EXISTING SLIPS TO REN

PROJECT: SENG MARINA

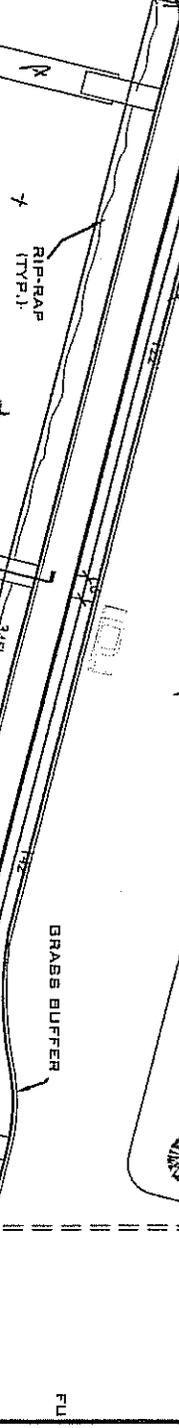
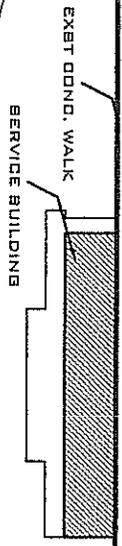
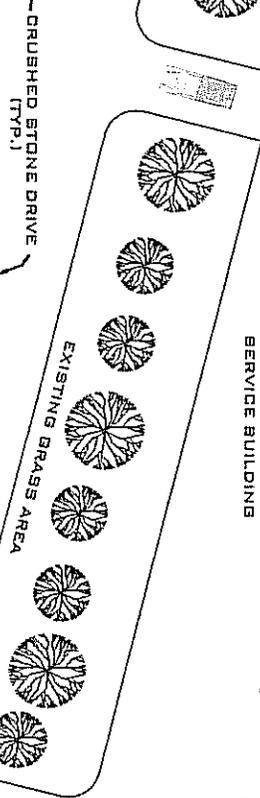
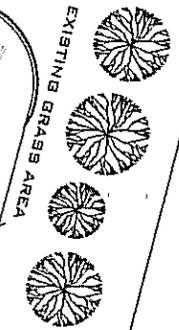
EXISTING DOCKS

*THESE ARE NOT CONSTRUCTION DOCUMENTS

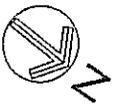
DATE: 10-15-03

NO: A1

RAIL ROAD



FUTURE DOCK PLAN
SCALE: 1" = 50'-0"



MANISTEE LAKE

PROJECT: SENG MARINA

FUTURE DOCK PLAN

DATE: 08-15-03

NO: A1

*THESE ARE NOT CONSTRUCTION DOCUMENTS