

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, August 4, 2005
7:00 p.m. -City Hall, 70 Maple Street, Manistee, Michigan

AGENDA

- I Roll Call
- II Public Hearing
 1. Jane Tughan - Special Use Permit/Bed and Breakfast
 2. The Lockwood Companies - Special Use Permit/48 Unit Apartment Rental Facility
 - 3.
- III Approval of Minutes
 1. Planning Commission Meeting (7/7/05)
- IV New Business
 1. Jane Tughan - Special Use Permit/Bed and Breakfast
 2. The Lockwood Companies - Special Use Permit/48 Unit Apartment Rental Facility
 3. Election of Secretary remaining 2005 term
- V Unfinished Business
 1. None
- VI Other Communications
 - 1.
 - 2.
 - 3.
- VII Citizen Questions, Concerns and Consideration
(Public Comment Procedures on the Reverse Side)
- VIII Work/Study Session
 - 1.
 - 2.
- IX. Adjournment

Public Comment Procedures

The City of Manistee Planning Commission welcomes public comment in support of its decision-making process. To assure an orderly, fair and balanced process, the Planning Commission asks that participants at all public hearings and during the Public Comment portion of the meeting observe the following rule of procedure:

1. The Chairperson will recognize each speaker. When a speaker has the floor, he/she is not to be interrupted unless time has expired. Persons speaking without being recognized shall be out of order.
2. Each speaker shall state their name and address for the record and may present written comments for the record.
3. Speakers shall address all comments and questions to the Planning Commission.
4. Unless waived by the Planning Commission for a specific meeting or a specific speaker, 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 designated who may request that more than five (5) minutes be permitted for the collective comments of the group as presented by that speaker.
5. The Chairperson may request that repetitive comments be limited or abbreviated in the interest of saving time and allowing others to speak.
6. The Chairperson may establish additional rules of procedure for particular hearings as he/she determines appropriate.
7. Normal civil discourse and decorum is expected at all times. Applause, shouting, outbursts, demonstrations, name-calling or other provocative speech or behavior is not helpful to the decision-making process and may result in removal from the hearing or an adjournment.

Thank you for your interest in the work of the City of Manistee Planning Commission and for your cooperation with these rules of procedure.

MEMORANDUM

TO: Planning Commissioners

FROM: Denise Blakeslee 
Administrative Assistant - Community Development Department

DATE: July 29, 2005

RE: August 4, 2005 Meeting

The August Planning Commission Meeting will be held on Thursday, August 4, 2005 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Middle School Library. We have the following items on the agenda:

1. Jane A. Tughan - Special Use Permit (Bed and Breakfast). Ms. Tughan owns the home at 355 Second Street and has applied for a Special Use Permit for a Bed and Breakfast (Four Rooms). Ms. Tughan has submitted a Site Plan for the Planning Commissioners to review and another Public Hearing has been noticed.

At this time Planning Commission can take action to:

Approve a request from Jane A. Tughan for a Special Use Permit to allow a Four Room Bed and Breakfast at 355 Second Street.

OR

Deny the request from Jane A. Tughan for a Special Use Permit to allow a Four Room Bed and Breakfast at 355 Second Street.

OR

Approve a request from Jane A. Tughan for a Special Use Permit to allow a Four Room Bed and Breakfast at 355 Second Street with the following conditions:

2. The Lockwood Companies- Special Use Permit (48 unit Apartment Rental Facility). A request has been received from the Lockwood Companies for a 48 unit Apartment Rental Facility. This request is for the two vacant parcels on the North East and North West side of Tamarack and Twelfth Streets.

The Parcel on the North East corner of Tamarack and Twelfth Street (51-51-311-375-11) consists of 2.5 acres. The proposal is for the construction of two buildings. The smaller building will have eight two bedroom units. The larger building will have eight two bedroom units and eight three bedroom units.

The Parcel on the North West corner of Tamarack and Twelfth Street (51-51-311-375-09) is located on 2.6 acres. The proposal is for the construction of two buildings. The smaller building will have eight three bedroom units and an office. The larger unit will have eight three bedroom units and eight two bedroom units.

At this time Planning Commission can take action to:

Approve a request from Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11.

OR

Deny the request from Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11.

OR

Approve a request from Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11 with the following conditions:

3. Election of Secretary remaining 2005 term. Due to work commitments Mark Wittlief has resigned as Secretary of the Planning Commission. Mark intends to still serve on the Planning Commission. Commissioners will need to elect a Secretary for the remainder of the 2005 term. The newly appointed Secretary will need to appoint a designee to serve as the Recording Secretary.

Please put Wednesday, August 24, 2005 at 6:00 p.m. on your calendars for the Public Presentation for the review of the Draft Zoning Ordinance.

:djb

cc: Mitch Deisch, City Manager
City Council

Date:

To: Manistee Planning Commission

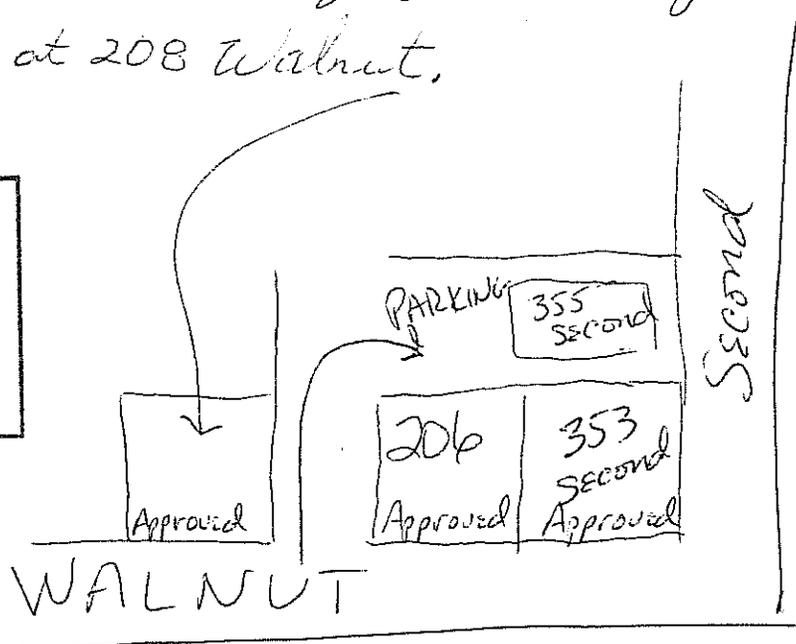
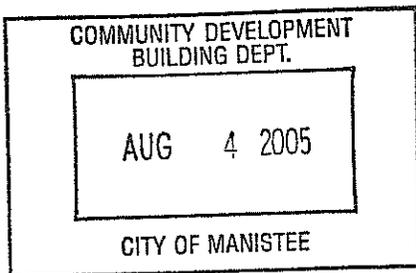
Re: Jane A. Tughan, Special Permit for Bed & Breakfast
355 Second St., Manistee, MI. 49660

To Whom it may Concern:

I don't object to the Beds and
Breakfast Opening next door.

Jenit Rogers
723-7410

In addition Cars would have
to go down the alley past my
House at 208 Walnut.



es. I am pleased to have her as a
a beautiful home for my own friends
a very nice hostess.

Breakfast, as it would be a nice
your time and consideration to this
his effort, please contact me.

Lee N Richardson

Richardson

it.

49660

39

Date:

To: Manistee Planning Commission

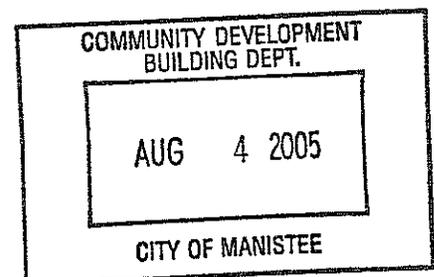
Re: Jane A. Tughan, Special Permit for Bed & Breakfast
355 Second St., Manistee, MI. 49660

To Whom it may Concern:

I believe that Ms. Tughan's request for a special permit should be granted for operating a bed & breakfast. It will not affect our neighborhood except for increased beauty & value.

Thank you,

Jay Peterson
370 3rd St.
Manistee MI 49660



Staff Review

Jane A. Tughan
355 Second Street
Manistee, MI 49660

Project: Bed and Breakfast
Zoning District: R-4 Residential
Parcel Code #: 51-51-574-709-03

ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: To open a Bed and Breakfast (Four Rooms)

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	6,000 square feet	3,904 square feet	<input type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	60 feet	32 feet	<input type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 feet	7 feet	<input type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	10 feet	2 feet & 4 feet	<input type="checkbox"/>	<input type="checkbox"/>
REAR YARD	10 feet	58 feet	<input type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 feet	33 feet 6 inches	<input type="checkbox"/>	<input type="checkbox"/>
PARKING:	6 spaces	3 onsite/3 offsite	X	<input type="checkbox"/>
BUILDING AREA:	1,000 square feet	2,185 square feet	<input type="checkbox"/>	<input type="checkbox"/>
SIGNAGE:	Signage not on Plan		<input type="checkbox"/>	<input type="checkbox"/>
SPECIAL DISTRICTS:	None			
OTHER:	This is a Legal Non-Conforming Parcel.			
ZONING REVIEWED/APPROVED BY: DJB/JRR				

OPTIONAL REVIEWS

FIRE DEPARTMENT REVIEWED/APPROVED BY: not required per JRR

ENGINEER REVIEWED/APPROVED BY: not required per JRR

POLICE DEPARTMENT REVIEWED/APPROVED BY: not required per JRR

BED AND BREAKFAST SPECIAL USE STANDARDS

- A. Shall be located in a converted single *family dwelling* which does not alter the exterior of the *building*.
- B. The *dwelling* shall be owned by the resident who lives in the *dwelling* on a full time basis.
- C. The activities of the bed and breakfast shall be operated in such a manner that other residents of the area, under normal circumstances, would not be aware of the existence of the bed and breakfast.
- D. There shall be a minimum of one *parking space* per sleeping unit, plus two parking spaces for the property owner, all of which will be hard surfaced and marked, according to code.
- E. The permit holder shall secure and maintain all required permits, which include, but not limited to, those issued by the health department.
- F. No conference/meeting rooms/facilities will be permitted.
- G. No meals shall be prepared for and/or served to paying guests of the facility, except for a traditional continental breakfast.
- H. The bed and breakfast shall employ no more than two persons at the residence except those who live there.

SPECIAL USE PERMIT STANDARDS

- A. Within sixty (60) days following the receipt of a complete application (unless a formal extension is mutually agreed to between the applicant and *Commission*), the commission shall either grant or deny the application. The decision shall be in writing and reflect the reasons for the decision.
- B. The general standards for determining if a Special *Use Permit* is granted or not are:
 - 1. Is the *use* reasonable and designed to protect the health, safety and welfare of the community,
 - 2. Is the *use* consistent with the intent and purpose of the Land *Use District*,
 - 3. Is the *use* compatible with adjacent land uses,
 - 4. 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
 - 5. Does the *use* comply with all applicable regulations of this Ordinance.
 - 6. Does the *use* comply with all specific standards found in the respective Land *Use District*, Section 1601 *et. seq.*, and Section 1001 *et. seq.* of this Ordinance.

SPECIAL USE PERMIT CONDITIONS

- A. Special *Use Permits* can be granted with conditions, limitations, or additional requirements imposed by the commission. Any conditions, limitations or requirements upon which approval is based shall be:
 - 1. reasonable and designed to protect natural resources, the health, safety and welfare of the public;
 - 2. relevant to the social and economic well-being of the owners and occupants of the lot in question, of the area adjacent thereto and of the community as a whole;
 - 3. a valid exercise of police power;
 - 4. related to the purposes which are affected by the proposed activity;
 - 5. consistent with the intent and purpose of this Ordinance, generally and specifically, for the

respective Land *Use* District;

6. designed to insure compatibility with adjacent uses of land and the natural environment, or
7. designed to insure that public services and facilities affected by a proposed land *use* or activity will be capable of accommodating increased service and facility loads caused by the land *use* or activity.

B. The *Commission* shall have the right to limit the duration of a Special Land *Use* where the same is for mining, or *Sweetening Plant* operation and may reserve the right of annual review of compliance with the conditions and limitations imposed upon such *use*.

STAFF COMMENTS

Ms. Tughan has had a Medium Site Plan prepared for her request. This Site Plan has been reviewed by staff and the review is on the first page of this document. Ms. Tughan's property is a Legal Non-Conforming Parcel and many of the requirements of the Ordinance cannot be met for this property.

Listed above are the Special Use Standards for Bed and Breakfasts, Special Use Permit Standards and Special Use Permit Conditions. These have been included in this report to assist you with your deliberation on the request.

Another Public Hearing has been scheduled so that the requirements of the Zoning Ordinance are met

MEMO

TO: Planning Commissioners

FROM: Denise J. Blakeslee *DJB*
Administrative Assistant

DATE: August 4, 2005

RE: Previously approved Bed & Breakfasts

Commissioners, enclosed are copies of the pages of Planning Commission Meeting Minutes for requests for Bed and Breakfasts since 1991. This information has been compiled in response to a request from Commissioner Ferguson.

Also included is a copy of the minutes for the request from Edward and Patricia Kiefer for a five room Hotel with a Victorian Tea Room.

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

JUNE 17, 1991

A special meeting of the Manistee City Planning Commission was held on Monday, June 17, 1991 at 7:00 P.M. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:07 P.M. by Vice-Chairman Dennis Sullivan.

MEMBERS PRESENT: D. Johnson, L. Laskey, J. Schimke, D. Sullivan, A. Slawinski, K. Thompson
MEMBERS ABSENT: R. Bruchan, J. Lakos, R. Yoder
OTHERS PRESENT: Jon Rose (City Code Administrator), Dale Picardat, R. Ben Bifoss (City Manager), John Kuenzli, Art Schwaiger, Carol Krantz, Marjorie Johnson, John Lynn

PUBLIC HEARING:

PROPOSED SPECIAL USE PERMIT FOR BED & BREAKFAST AT 435 FIFTH STREET:

Sullivan explained the purpose of the hearing and opened the meeting for public comment.

SCHWAIGER: Spoke in favor of the proposed use.

The site plan was presented and discussed.

SULLIVAN: Inquired as to the maximum number of rooms to be rented.

KRANTZ: Advised that there would be a maximum of four.

Discussion followed regarding the number of off street parking places that would be needed and if screening would be needed.

KRANTZ; Advised that screening probably not be needed because the south property line is a wooded berm and the property immediately to the west is a church parking lot.

There being no further questions or comments, the hearing adjourned at 7:15 p.m.

SITE PLAN REVIEWS:

SCHWAIGER: FORTUNE COOKIE CHINESE RESTAURANT:

A site plan for a proposed chinese restaurant on the site of and utilizing the building of the former Dairy Depot was presented for review. Bifoss indicated that he and a committee of city staff have reviewed the proposed project in relation to the zoning ordinance and recommend that the plan be handled as existing and non conforming, with the exception of the following items which would require action by the zoning board of appeals: the proposed addition exceeds the maximum allowed (50%), with a change in parking on lot 12 to eliminate parking in the required front set back area, they will be short two required parking places, the drive on lot 12 would be in the required front set back, placement of sign in any area excepting on the front facade.

Following discussion, it was moved by Johnson, supported by Schimke, that the site plan be approved, provided that variances are granted by the Zoning Board of Appeals in regards to the proposed addition exceeding the maximum 50% allowed, the lack shortage of two required parking places, allowing the drive area for parking on lot 12 to be in front set back area, and the placement of the sign AND IN ADDITION, screening shall be installed along the south property line of lot 12 along the parking area to the edge of the green space, curbing shall be installed along parking areas on

SCHWAIGER (Continued)

the alley and along the sidewalk on the north of the building AND the parking area next to the building shall be shifted to the east to provide for a 24 foot access drive.
MOTION CARRIED.

MANISTEE VILLAGE DEVELOPMENT - SALES OFFICE:

John Lynn, representing the Manistee Village Development, made a presentation in regards to modifying the PUD plan for the North Shore Development slightly to provide for a 1500 square foot Sales Amenity Office on the site, rather than a temporary structure, in the area previous designated for a bathhouse, which later would be used for the marina. The question raised was if the proposed structure would be in keeping with the approved PUD? It was noted that all exterior plans would have to be approved by the Historic Overlay District Review Committee, who serve as the architectural committee on the project. It was moved by Slawinski, supported by Laskey, to approve the site plan for the sales office. MOTION CARRIED.

MANISTEE ELKS LODGE- DECK PROJECT:

John Kuenzli, representing the Elks Lodge, made the presentation. Following discussion, it was moved by Johnson, supported by Schimke, to approve the plan, subject to approval of the Historic Overlay District Review Committee. MOTION CARRIED.

CONSIDERATION OF MATTERS:

SPECIAL USE PERMIT FOR A BED & BREAKFAST AT 435 FIFTH STREET:

The application for the special use permit was discussed. Following discussion, it was moved by Laskey, supported by Slawinski, that the Special Use Permit for a Bed & Breakfast [SIC CODE 7011] at 435 Fifth Street be approved, but subject to the following conditions:

1. There shall be a minimum of one parking space per sleeping unit plus two parking spaces for the property owner, for a total minimum of six parking spaces (as a total of four rooms will be available for rent) all of which will be hard surfaced and marked, according to code.
2. The permit holder shall secure and maintain all required permits, which include, but not limited to, those issued by the health department.
3. Signage shall be restricted to the maximum allowed for a home occupation in a residential district, that being three square feet, unlighted and mounted flat against the building.
4. As a bed and breakfast, no conference/meeting rooms will be allowed, nor shall meals be prepared and served to paying guests.

MOTION CARRIED.

OTHER BUSINESS:

HISTORIC OVERLAY DISTRICT REVIEW COMMITTEE:

Rose expressed concern with having a quorum of commission members available to act on the committee, should one or more of the appointed members be unable to serve at a particular meeting. He asked about the appointing of alternate members. It was moved by Laskey, supported by Slawinski, that the other members of the planning commission may serve as an alternate member of the Historic Overlay District Review Committee, should a regular member be unable to serve at a particular meeting. MOTION CARRIED.

WATER FRONT SETBACKS:

Johnson indicated the need to consider further the question of waterfront setbacks along the river. It was felt that we might get a better prospective if the commission

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

DECEMBER 5, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, December 5, 1991 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:15 P.M. by chairman, Roger Yoder.

MEMBERS PRESENT: R. Bruchan, R. Franckowiak, D. Johnson, J. Lakos, J. Pruis, J. Schimke, K. Thompson, R. Yoder

MEMBERS ABSENT: A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator), Tom Kubanek, Frank Gilbert, Jan Kenny, Bob Kenny, Dale Picardat, Ben Bifoss (City Manager), Kurt Schindler, Scott Brooksmiller, Rose Pomeroy Lamb.

PUBLIC HEARING:

SPECIAL USE PERMIT FOR BED & BREAKFAST AT 516 MAPLE STREET-

YODER: Outlined the purpose of the public hearing and requested that the Kennys summarize their request.

JAN KENNY: Proposing one or two rooms (maximum of three) available for rent. Have had people come to their door asking if rooms were available.

YODER: Asked Rose if any correspondences have been received concerning the request.

ROSE: All neighbors within 300 feet were notified, however no correspondence has been received.

FRANCKOWIAK: Asked if we have any published rules and regulations governing bed and breakfasts.

YODER/JOHNSON: Advised that we have adopted a set of standards for bed & breakfasts, which have been forwarded to the city council for inclusion in the zoning ordinance. These items would be included in any permit that we may issue.

YODER: Asked if Mr. & Mrs. Kenny were given a list of the standards.

ROSE: Only those items currently in the ordinance.

JOHNSON: Indicated that on the application a "Guest House" is listed. Asked if living quarters would be provided in a structure separate from the main house.

JAN KENNY: No.

THOMPSON: Asked if the Kenny's understood the signage requirements, maximum of three square feet, unlighted and flat against the building.

BOB KENNY: Felt that was too much signage, but understood the requirements.

YODER: Asked if there was sufficient off street parking.

JAN KENNY: The driveway is paved, with three parking places in the yard and two in the garage for their use.

YODER: Asked for any questions and concerns from the commission members. None were noted. Advised that the request would be discussed further later in the meeting and adjourned the hearing at 7:21 p.m.

PROPOSED ADULT FOSTER CARE HOME AT 512 MAPLE STREET-

YODER: Called the hearing to order at 7:21 p.m. and explained the purpose of the hearing and asked the applicant, Rose Pomeroy Lamb, to summarize her request.

LAMB: Currently licensed as an AFC for six patients. Has had so many referrals that she has had to turn people away. She currently has four people on a waiting list and wants to increase her license from six to eight. She actually has enough room for twelve, but wants to keep it smaller.

YODER: Asked how long the house has been currently licensed.

LAMB: This house has been licensed for about a year, while her big house next door has been licensed from approximately 18 years.

YODER: Asked Rose if any correspondences have been received concerning the request.

ROSE: All neighbors within 300 feet were notified, however no correspondence has been received. Advised for the record that a six bed AFC home is considered a residential use, per a ruling issued by the State Attorney General, and zoning has no control on where

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A brief report was given by Thompson.

SPECIAL USE PERMIT FOR BED & BREAKFAST AT 516 MAPLE STREET-

A discussion was held concerning the proposed special use permit for a Bed & Breakfast at 516 Maple Street. It was moved by Johnson, supported by Lakos, that a Special Use Permit be granted, but including the bed and breakfast standards as previously adopted by the commission. MOTION CARRIED.

SPECIAL USE PERMIT FOR AFC HOME AT 512 MAPLE STREET-

A discussion was held concerning the proposed special use permit for a AFC Home at 512 Maple Street. It was moved by Franckowiak, supported by Lakos, that a Special Use permit be granted, but for maximum of eight (8) residents. MOTION CARRIED (Thompson abstained).

PARKS AND RECREATION PLAN-

The proposed parks and recreation plan, as drafted by the Parks Commission, was presented the City Manager, Ben Bifoss. He indicated that the plan is needed to apply for grants. He admitted that there was more listed in the plan than was needed, but it is the policy of those reviewing plans for grant consideration, if the item for which grant money is being sought is not in the plan, a grant cannot be made. It was moved by Thompson, supported by Lakos, to endorse the plan to the City Council. Before a vote was taken, several members indicated that they would not vote on a document that they have not had an opportunity to read. At that time the motion was withdrawn. It was decided to take action on the matter at a Special Meeting on Tuesday, December 10th at 7:00 p.m. in Picardat's office.

MEETING DATES FOR 1992-

Johnson presented a list of proposed dates for the regular commission meetings in 1992. Each of the given dates was the first Thursday of the month. During discussion it was felt that the January, July and December meetings should be changed to the second Thursday, due their close proximity to New Years, Fourth of July and the Victorian Christmas activities. It was moved by Lakos, supported by Bruchan, that the following dated be approved and published as the Commission's regular meeting dates for 1992:

January 9th	May 7th	September 3rd
February 6th	June 4th	October 1st
March 5th	July 9th	November 5th
April 2nd	August 6th	December 10th

MOTION CARRIED.

ELECTION OF OFFICERS FOR 1992-

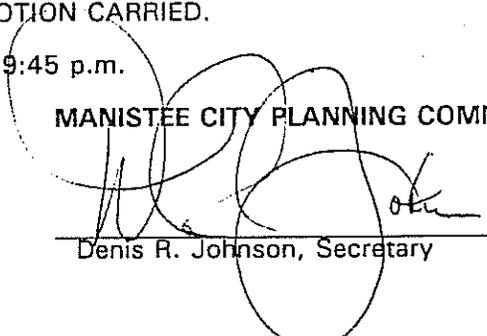
The next order of business was the election of officers for 1992. Roger Yoder was nominated for Chairman by Lakos, support by Thompson; Thompson was nominated for Vice Chairperson by Franckowiak, supported by Schimke and Johnson was nominated for Secretary by Lakos, supported by Franckowiak. It was moved by Schimke, supported by Lakos, that an unanimous ballot be cast. MOTION CARRIED.

ADJOURNMENT

There being no further business, it was moved by Lakos, supported by Prius, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:45 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

February 3, 1994

The regular meeting of the Manistee City Planning Commission was held on February 3, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, J. Carter, D. Jones, J. Lakos, K. Thompson, R. Yoder

MEMBERS ABSENT: R. Franckowiak, D. Johnson, A. Slawinski

OTHERS PRESENT: Denise Jensen (City of Manistee), Dorothy Rose (Manistee Observer), Dr. Barbara Edwards Baumann, Barry Baumann, Sarah Yoder, Carl Wagner; and Fred Moore, Frank Hayes, Terry Beier, Cyndy Fuller and Don Fuller all of Harbor Village DSLT Development Co.

PUBLIC HEARING:

A public hearing was held on the Special Use Permit application submitted by Dr. Barbara Edwards Baumann and Mr. Barry Baumann for a bed and breakfast at 552 Harvard Lane.

Barry Baumann presented their application information and the associated site plan. No adverse public comments have been received by mail, or were made at the hearing. Mr. Carl Wagner, who is the closest neighbor to 552 Harvard Lane spoke in favor of the bed and breakfast.

SITE PLAN REVIEWS:

There was no site plan review on the meeting agenda.

CITIZEN QUESTIONS AND CONCERNS:

552 Harvard Lane Bed and Breakfast

It was moved by J. Carter, supported by D. Jones to approve granting a Special Use Permit for a bed and breakfast at 552 Harvard Lane in accordance with the application dated January 20, 1994. The motion was unanimously approved.

MANISTEE CITY PLANNING COMMISSION

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

MEETING MINUTES

October 6, 1994

A public hearing and the regular meeting of the Manistee City Planning Commission were held on October 6, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, D. Jones, J. Lakos, J. Gavlinski, R. Yoder, A Slawinski

MEMBERS ABSENT: J. Carter, D. Johnson

OTHERS PRESENT: J. Rose (City Code Administrator)
B. Bifoss (City Manager)
J. Kowalski (Manistee News Advocate)
Peter and Joan Reid
Denise Jensen
Gerald and Katherine Ebbeling

PUBLIC HEARING:

Chairman Yoder opened a public hearing at 7:00 PM relative to a Special Use Permit application from Gerald and Katherine Ebbeling for a bed and breakfast business at 403 First Street. Katherine Ebbeling presented the site plan and discussed the proposed business operation. There was no public comment or other input. The hearing was closed at 7:05 PM.

SITE PLAN REVIEWS:

There was no site plan review on the meeting agenda.

CITIZEN QUESTIONS AND CONCERNS:

Mr. Peter Reid requested a preliminary Planning Commission opinion regarding a proposed business to be located in the empty building on Mason Street between the old Secretary of State office and the American Legion. He would like to start a general repair business for automobiles, boats and small engines. Indoor boat storage would also be included. Jon Rose advised that all of the proposed business operations, other than boat storage are permitted uses in the applicable Land Use District. A zoning change would be required to allow indoor boat storage. Mr. Reid was informed that a public hearing would be scheduled for the next regular Planning Commission meeting. None of the Commission members present had any major concerns about a Zoning change to allow indoor

building changes in the Historic Overlay District.

ORDINANCE COMMITTEE REPORT:

There was no meeting during the last month.

NEW BUSINESS:

Following discussion it was moved by R. Franckowiak, supported by J. Lakos that the Special Use permit application by Gerald and Katherine Ebbeling for a bed and breakfast business at 403 First Street be approved. The motion passed unanimously.

The Commission granted a 150 day leave of absence to A. Slawinski.

WORK SESSION:

There was no work session on the agenda.

ADJOURNMENT:

There being no further business, it was moved by J. Lakos, supported by A. Slawinski, that the meeting be adjourned. The motion carried.

The meeting adjourned at 7:45 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

JULY 9, 1997

A Meeting of the Manistee City Planning Commission was held on Wednesday, July 9, 1997 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Kristie Harless, Duane Jones, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: Richard Franckowiak, Mathew McShane

OTHERS PRESENT: Jon Rose (Community Development Officer), Lori Donnan (Administrative Assistant), R. Ben Bifoss, (City Manager), Ray Fortier (City Council), Jeff Mikula (Abonmarche), Denise Mikula (City Staff), Martin Prieb (Manistee News Advocate), Edward & Patricia Kiefer (506 Maple Street), Jay Wisniewski (525 Maple Street), Sandy Larsen (516 Maple Street), Pete Schimke (512 Maple Street), Tom Kubanek (316 Tamarack Street), Angela Rank (245½ Arthur Street), Dave Hoffman (Harbor Village), Rosemary Thompson (Monroe Street), Barry Bauman (552 Harvard Lane), Dave Solberg (Solberg Marine), Bill Seng (Seng's Crane & Excavating), Art Southerton (Northwestern Savings Bank & Trust)

Meeting was opened at 7:00 p.m. by Chairman R. Yoder.

PUBLIC HEARING:

Edward & Patricia Kiefer - Special Use Permit

Public hearing opened at 7:01 p.m.

Edward & Patricia Kiefer have requested a Special Use Permit to allow operation of a five (5) room Hotel with a Victorian Tea Room at their property located at 506 Maple Street. Notification has been mailed to the adjoining property owners that are within 300 feet of their parcel. Neighboring property owners; Jay Wisniewski, Sandy Larsen and Pete Schimke voiced their support for the Kiefer's proposed Hotel and Tea Room. Tom Kubanek also voiced his support of their plan.

Ed Kiefer handed out pamphlets to the members that included a letter of support from Dr. Anderson, Chairman, Uniqueness Committee, letter from Msgr. Gerald F. Guzikowski, Pastor of Guardian Angels Catholic Church giving Mr. & Mrs. Kiefer permission to use the parish parking grounds if needed, and a letter of support signed by 37 neighbors. There being no further discussion the public hearing closed at 7:05 p.m.

BUSINESS SESSION:

Edward & Patricia Kiefer - Special Use Permit

A public hearing was held earlier regarding a request from Edward and Patricia Kiefer for a Special Use Permit to allow operation of a five (5) room Hotel with a Victorian Tea Room at their property located at 506 Maple Street. After discussion by the commission a MOTION by Jones, supported by Serocki that the request for a Special Use Permit for Edward & Patricia Kiefer be approved. Motion passed unanimously.

Solberg Marina - Special Use Permit

A public hearing was held in response to a request from Solberg Marina, Inc. to allow a campground at Fisherman's Center, 263 Arthur Street to provide on site parking for four (4) self-contained camper trailers. Discussion was held by the committee and questions were asked of Dave Solberg, Solberg Marina who was not in attendance during the public hearing. After further discussion MOTION by Slawinski, supported by Serocki to table Solberg Marina's request for a Special Use Permit until the August meeting when more information can be obtained but to allow them to put two self-contained units on the property until that time. Mr. Rose will check the regulations and determine if the Planning Commission can authorize the placement of two units.

Harbor Village - Special Use Permit

A public hearing has been held for Harbor Village who are requesting a Special Use Permit to allow a 40 sq. ft. ground mount sign for directional purposes to be placed on U.S. 31 South of the Railroad Tracks across from Monroe Street. After discussion MOTION by Jones, supported by Harless that the request for a Special Use Permit for Harbor Village to construct a sign on Monroe Street be approved pending a variance from the Zoning Board of Appeals for the 10 foot front-yard set-back. Motion passed unanimously.

Lighthouse Landings - Special Use Permit

A public hearing was held for a request from Lighthouse Landings for a Special Use Permit to allow a 30 sq. ft. ground mount sign to be located on their property located on the corner of First Street and Cherry Street. After discussion a MOTION by Harless, supported by Fatke that the request for a Special Use Permit for Lighthouse Landings to construct a 30 sq. ft. sign on their property be approved. Motion passed with all members voting in favor except for Duane Jones who abstained from voting.

Tom Kubanek - Vacating part of Fourth Street

A public hearing was held in response to a request from Tom Kubanek to vacate part of Fourth Street from the West line of Tamarack Street to the West line of Birch Street. After discussion by the Commission MOTION by Harless, supported by Fatke that the Planning Commission recommend that the City Council voice no objection to Mr. Kubanek's request for street vacation as long as the City's storm water needs are addressed.

Staff Review

The Lockwood Companies
 30100 Telegraph Road, Suite 426
 Bingham Farms, MI 48025

Project: 48 Unit Apartment Rental Facility
 Zoning District: R-4 Residential
 Parcel Code # 51-51-311-375-09 and
 51-51-311-375-11

ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: To construct a 48 Unit Apartment Rental Facility.

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	6,000 square feet	5.1 Acres +/-	X	<input type="checkbox"/>
STREET FRONTAGE:	60 feet	300 + feet	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 feet	25 feet	X	<input type="checkbox"/>
SIDE YARD	10 feet	n/a	<input type="checkbox"/>	<input type="checkbox"/>
REAR YARD	10 feet	10 feet	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 feet	28 feet	X	<input type="checkbox"/>
PARKING:	98 spaces	101 spaces	X	<input type="checkbox"/>
BUILDING AREA:	1,000 square feet	3,619+ square feet	X	<input type="checkbox"/>
SIGNAGE:	Signage not on Plan		<input type="checkbox"/>	<input type="checkbox"/>
SPECIAL DISTRICTS:	None			
OTHER:				
ZONING REVIEWED BY:	DJB/JRR			

OPTIONAL REVIEWS

FIRE DEPARTMENT :	Memo Attached from Sid Scrimger, Fire Chief
ENGINEER:	Memo Attached from Brian Sousa, City Engineer
POLICE DEPARTMENT:	Chief Bachman reviewed plan and did not find any issues

R-4 SPECIAL USE STANDARDS FOR APARTMENT BUILDINGS

- A. Apartment Building; with no more than one living unit for each two thousand seven hundred (2,700) square feet of parcel area.

GENERAL REGULATIONS - VEHICULAR PARKING SPACE, ACCESS AND LIGHTING

- 1. Dwelling, Duplexes and Apartment Buildings: Two (2) parking spaces for each family unit occupying the premises.

GENERAL REGULATIONS - DRIVEWAY AND CURB CUTS

- B. At no time shall a curb cut be permitted onto a city-owned off street right of way unless a driveway is being developed on the fronting parcel. In residential districts, a permitted curb cut on a primary city Street shall not be closer than fifty (50) from an intersection of any two streets. If the permitted curb cut is on a secondary street, then it shall be no closer than thirty feet from an intersection. Paving of city-owned off street right of way may only occur in the area of a permitted curb cut, unless otherwise authorized by the City Council. For those areas where there are no curb and gutters, the requirements of this section shall still apply and be administered as if the curb and gutters were present.

SPECIAL USE PERMIT STANDARDS

- A. Within sixty (60) days following the receipt of a complete application (unless a formal extension is mutually agreed to between the applicant and *Commission*), the commission shall either grant or deny the application. The decision shall be in writing and reflect the reasons for the decision.
- B. The general standards for determining if a Special *Use* Permit is granted or not are:
 - 1. Is the *use* reasonable and designed to protect the health, safety and welfare of the community,
 - 2. Is the *use* consistent with the intent and purpose of the Land *Use* District,
 - 3. Is the *use* compatible with adjacent land uses,
 - 4. 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
 - 5. Does the *use* comply with all applicable regulations of this Ordinance.
 - 6. Does the *use* comply with all specific standards found in the respective Land *Use* District, Section 1601 *et. seq.*, and Section 1001 *et. seq.* of this Ordinance.

SPECIAL USE PERMIT CONDITIONS

- A. Special *Use* Permits can be granted with conditions, limitations, or additional requirements imposed by the commission. Any conditions, limitations or requirements upon which approval is based shall be:

1. reasonable and designed to protect natural resources, the health, safety and welfare of the public;
 2. relevant to the social and economic well-being of the owners and occupants of the lot in question, of the area adjacent thereto and of the community as a whole;
 3. a valid exercise of police power;
 4. related to the purposes which are affected by the proposed activity;
 5. consistent with the intent and purpose of this Ordinance, generally and specifically, for the respective Land Use District;
 6. designed to insure compatibility with adjacent uses of land and the natural environment, or
 7. designed to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
- B. The *Commission* shall have the right to limit the duration of a Special Land Use where the same is for mining, or *Sweetening Plant* operation and may reserve the right of annual review of compliance with the conditions and limitations imposed upon such use.

STAFF COMMENTS

This project includes two parcels located on both sides of Tamarack Street and the North Side of Twelfth Street. The project breakdown is as follows:

Parcel #51-51-311-375-11

The Parcel on the North East corner of Tamarack and Twelfth Street consists of 2.5 acres. They would be allowed to construct up to 41 units under the R-4 Special Use Standards for Apartment Buildings "*Apartment Building; with no more than one living unit for each two thousand seven hundred (2,700) square feet of parcel area.*"

They are proposing the construction of 24 units on this parcel. The plan is to construct two buildings. The smaller building will have eight two bedroom units. The larger building will have eight two bedroom units and eight three bedroom units. They have provided 50 parking spaces including a carport for this portion of the project (48 spaces required).

Parcel #51-51-311-375-09

The Parcel on the North West corner of Tamarack and Twelfth Street is located on 2.6 acres. They would be allowed to construct up to 43 units under the R-4 Special Use Standards for Apartment Buildings "*Apartment Building; with no more than one living unit for each two thousand seven hundred (2,700) square feet of parcel area.*"

The proposal is for the construction of two buildings. The smaller building will have eight three bedroom units and an office. The larger unit will have eight three bedroom units and eight two bedroom units. They have provided 51 parking spaces including a carport for this portion of the project (50 spaces required including office).

The developer was told that the Planning Commission likes to see bike racks located at new facilities. They have included several bike racks within their plan.

An e-mail was received that states the height of the buildings will not exceed 30 feet. The original concept design was changed to meet the height standards.

A memo from Jon Rose is attached regarding the request.

Copies of the plans were given to the Fire Department, City Engineer and Police Department for review. A memo has been received from the Fire Chief and City Engineer regarding the project. Chief Bachman reviewed the plan and did not find any issues

MEMO

TO: Planning Commissioners

FROM: Jon R. Rose 
Community Development Director

DATE: July 28, 2005

RE: The Lockwood Companies - Special Use Permit

A request has been received from the Lockwood Companies for a Special Use Permit to construct a 48 Unit Apartment Rental Facility. The Zoning has been reviewed and the Fire Department, City Engineer and Police Department have also had the opportunity to review the project.

There are some issues that the Planning Commission will want to consider when they make their determination on the request. These items are as follows:

- ▶ Should sidewalks be required?
- ▶ Should bike lanes be required?
- ▶ Should Twelfth Street be developed to Major Street Standards?
- ▶ Should lighting be required within the project?
- ▶ Should Tamarack Street be realigned?

JRR:djb

To: Jon Rose

From: Sid Scrimger, Fire Chief



Date: July 28, 2005

Subject: Site plan review

I have reviewed the plans I received from your office for a proposed apartment complex at the intersection of Twelfth and Tamarack and would make the following comments:

- *An email from David Burns dated July 22, 2005 indicated the building height will not exceed 30 feet. If this is the case, the layout and width of the fire apparatus access roads will be acceptable.*
- *It appears that portions of some units are more than 400 feet from a fire hydrant. Additional hydrants should be located as I have indicated on the attached plan. Although the code calls for road width adjacent to a hydrant to be a minimum of 26 feet, I believe the roads as indicated will be sufficient.*

My review of the plans did not indicate any other problems or shortcomings related to the fire code.

SS:cw



WADE TRIM

July 28, 2005

City of Manistee
425 6th Street - P.O. Box 358
Manistee, Michigan 49660-0358

Attention: Mr. Jon Rose

RE: Manistee Apartment Complex
Corner of Tamarack and 12th Streets

Dear Jon:

We have completed a general review of the submitted materials for the above-referenced project. This review does not get into in-depth design at this time as it is a preliminary submittal for the special use permit. It is our understanding that the City will have the opportunity to review the design drawings should the project progress further. At that time, we will complete a detailed design review.

From the general review, we have the following comments:

- The storm water handling basins are referred to as "detention basins"; however, they do not show an outlet. Due to the name and the release rates on the plans, I am assuming they will have an outlet; however, the location of this was not shown. Due to the soils on-site, I would recommend they complete their design based on a 25-year storm and not a 10-year storm as indicated. If these are indeed retention basins and will not have an outlet, the design storm should be a 50-year storm minimum. In the design phase, the developer will need to submit the runoff calculations for review.
- The grading shown on Sheet 2 totally ignores the storm water basin on the northwest corner of Tamarack and 12th Street. Although I assume the basin will be constructed, it is difficult to tell by the contradiction on the plans.
- The sanitary sewer mains are large enough to handle the flows of the development (assuming minimum grade); however, the developer will need to determine if the down-stream conditions (pipe capacity and pump station capacity) will handle the additional flow. This information needs to be submitted when in the design phase.
- The drive approaches need to have curb and gutter for the radius plus 10 feet of tangent on each end.
- Where the proposed 12th Street extension meets the existing Tamarack/12th Street intersection, the southwest corner needs to be constructed with a radius to transition into the intersection.

Wade Trim, Inc.
241 East State Street
Traverse City, MI 49684

231.947.7400
800.968.6660
231.946.1000 fax
www.wadetrim.com

City of Manistee
July 28, 2005
Page 2

- The developer will need to verify that the potable water pressures observed at the proposed connection points are adequate for the needs of the development. Additional work to boost the system if needed will be the responsibility of the developer.

In general, I feel that this development will work out well for the area provided that, during the design phase of the project, some critical information is investigated and found to be satisfactory as outlined above. If you have any questions regarding this letter, please call at your earliest convenience.

Very truly yours,

Wade Trim, Inc.



Brian C. Sousa, PE
Senior Professional Engineer

BCS:lkd

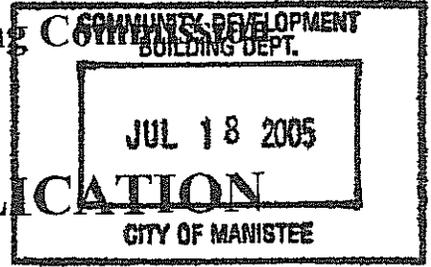
MAN 1063-05C-001

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cc: Mr. Mitch Deisch



Planning Commission



SPECIAL USE PERMIT APPLICATION

The Lockwood Companies

Applicant 30100 Telegraph Rd.

Address Bingham Farms, MI 48025

City, State, Zip Code

Phone Numbers (Work) 248 540-4771

(Home) _____

FOR OFFICE USE ONLY:

Case number PC-2005-12

Date Received 7-18-05

Fee Received \$250.00

Receipt Number 4080

Hearing Date 8-4-05

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: Multi-Family Residential

II. PROPERTY INFORMATION:

A. Address of Property: 12th + Tamarack
Tax Roll Parcel Code Number: 51-51-311375-09 and 51-51-311375-11

B. List all deed restrictions - cite Liber & Page where found and attach: N/A

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Elmer Spencer, Robert Spencer, Douglas Spencer

D. Zoning District: RM-4

E. Present use of the property: Vacant

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): 12/06

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time Approval For
48 unit Apartment Rental Facility.

B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)

- 1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance? NO
- 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee. Compatible Use
- 3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood? NO
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood? NO

IV. INFORMATION REQUIRED IN APPLICATION:

A. An Application for Special Use shall include:

- 1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
- 2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community.* Yes
 - b. *Is the use consistent with the intent and purpose of the Land Use District,* Yes
 - c. *Is the use compatible with adjacent land uses,* Yes
 - 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* Yes
 - e. *Does the use comply with all applicable regulations of this Ordinance.* Yes
 - 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.* Yes

- 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.

The undersigned, by signing the Application, agrees to pay any and all fees incurred by the City or the Planning Commission, associated with the Application or the processing of the Application, in addition to the minimum \$250.00 base fee, including but not limited to: fees and costs of special consultants, engineers, planners, attorneys, air & water quality technicians and consultants, economists and/or financial analysis. The Application shall not be deemed complete nor will it be processed without such costs being fully paid for or provided for in advance.

Signature (s) of Applicant (s):

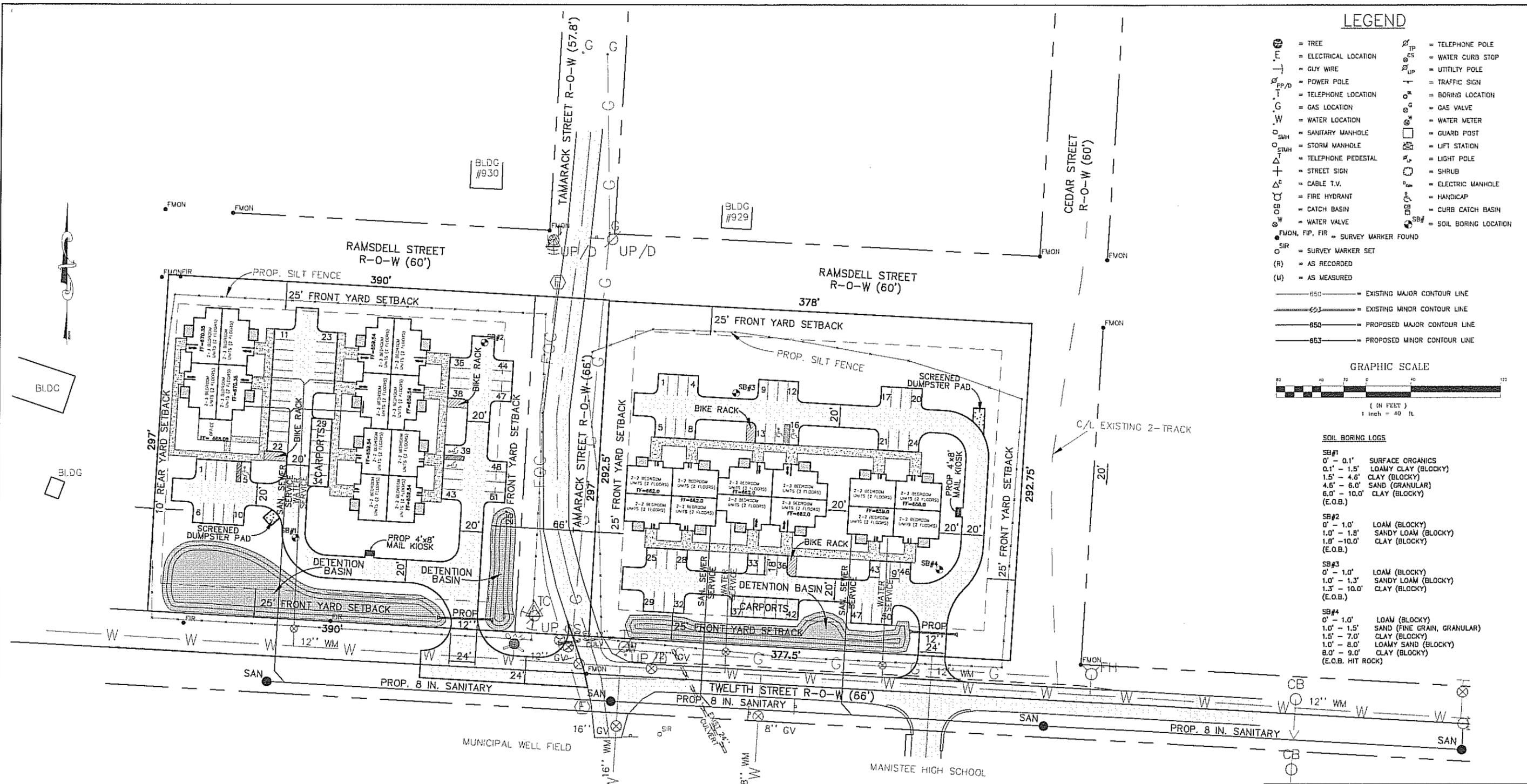
W. J. ... Director of Development
The Lockwood Companies

Dated

7-13-05

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

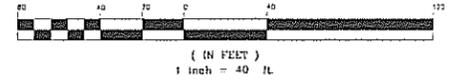
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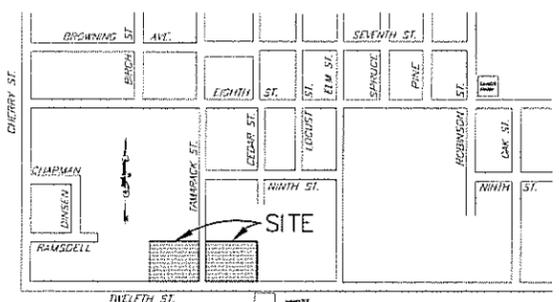
- ⊙ = TREE
- ⊕ = ELECTRICAL LOCATION
- ⊖ = GUY WIRE
- ⊕ = POWER POLE
- ⊕ = TELEPHONE LOCATION
- ⊕ = GAS LOCATION
- ⊕ = WATER LOCATION
- ⊕ = SANITARY MANHOLE
- ⊕ = STORM MANHOLE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = FIRE HYDRANT
- ⊕ = CATCH BASIN
- ⊕ = WATER VALVE
- ⊕ = SURVEY MARKER FOUND
- ⊕ = SURVEY MARKER SET
- (R) = AS RECORDED
- (M) = AS MEASURED
- 650— = EXISTING MAJOR CONTOUR LINE
- 653— = EXISTING MINOR CONTOUR LINE
- 650— = PROPOSED MAJOR CONTOUR LINE
- 653— = PROPOSED MINOR CONTOUR LINE
- ⊕ = TELEPHONE POLE
- ⊕ = WATER CURB STOP
- ⊕ = UTILITY POLE
- ⊕ = TRAFFIC SIGN
- ⊕ = BORING LOCATION
- ⊕ = GAS VALVE
- ⊕ = WATER METER
- ⊕ = GUARD POST
- ⊕ = LIFT STATION
- ⊕ = LIGHT POLE
- ⊕ = SHRUB
- ⊕ = ELECTRIC MANHOLE
- ⊕ = HANDICAP
- ⊕ = CURB CATCH BASIN
- ⊕ = SOIL BORING LOCATION

GRAPHIC SCALE



SOIL BORING LOGS

- SB#1**
 0' - 0.1' SURFACE ORGANICS
 0.1' - 1.5' LOAMY CLAY (BLOCKY)
 1.5' - 4.6' CLAY (BLOCKY)
 4.6' - 6.0' SAND (GRANULAR)
 6.0' - 10.0' CLAY (BLOCKY)
 (E.O.B.)
- SB#2**
 0' - 1.0' LOAM (BLOCKY)
 1.0' - 1.8' SANDY LOAM (BLOCKY)
 1.8' - 10.0' CLAY (BLOCKY)
 (E.O.B.)
- SB#3**
 0' - 1.0' LOAM (BLOCKY)
 1.0' - 1.3' SANDY LOAM (BLOCKY)
 1.3' - 10.0' CLAY (BLOCKY)
 (E.O.B.)
- SB#4**
 0' - 1.0' LOAM (BLOCKY)
 1.0' - 1.5' SAND (FINE GRAIN, GRANULAR)
 1.5' - 7.0' CLAY (BLOCKY)
 1.0' - 8.0' LOAMY SAND (BLOCKY)
 8.0' - 9.0' CLAY (BLOCKY)
 (E.O.B. HIT ROCK)



VICINITY MAP

NO SCALE

DENSITY SCHEDULE:

EAST PARCEL (51-51-311-375-11): 24 UNITS / 2.5 ACRES
 WEST PARCEL (51-51-311-375-09): 24 UNITS / 2.6 ACRES

EAST PARCEL (51-51-311-375-11)
 B - 3 BEDROOM UNITS
 16 - 2 BEDROOM UNITS
 24 UNITS X 2 PARKING SPACES=48 REQUIRED, 50 PROPOSED

WEST PARCEL (51-51-311-375-09)
 16 - 3 BEDROOM UNITS
 8 - 2 BEDROOM UNITS
 24 UNITS X 2 PARKING SPACES=48 SPACES, PLUS 2 SPACES FOR RENTAL OFFICE=50 REQUIRED, 51 PROPOSED

GENERAL NOTES:

EXISTING PROPERTY VEGETATION IS DENSE PLANTED SPRUCE TREES.
 BOUNDARY INFORMATION IS SUBJECT TO TITLE WORK CLARIFICATION.
 ELEVATION INFORMATION AND CONTOUR LINES ARE BASED ON NAVD 88 DATUM.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY PLACING 4 INCHES OF TOPSOIL AND SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

ALL SLOPES GREATER THAN 1 FT. VERT. ON 2 FT. HORIZ. SHALL HAVE EROSION CONTROL MULCH BLANKET PLACED ON THEM IN ACCORDANCE WITH M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

STORM WATER DETENTION, BASED ON 10 YEAR STORM EVENT:

WEST SIDE STORAGE REQUIRED = 9,100 CU.FT.
 EAST SIDE STORAGE REQUIRED = 9,000 CU.FT.

WEST SIDE RELEASE RATE = 2.32 CU.FT./SECOND
 EAST SIDE RELEASE RATE = 2.70 CU.FT./SECOND

ORIFICE RESTRICTION BASED ON MAXIMUM DEPTH IN DETENTION BASIN

WEST SIDE AREA = 5,810 SQ.FT.
 THEREFORE; 9,100 CU.FT./5,810 SQ.FT. = 1.6 FT.
 EAST SIDE AREA = 4,790 SQ.FT.
 THEREFORE; 9,000 CU.FT./4,790 SQ.FT. = 1.9 FT.

WEST ORIFICE = 8.3 INCHES
 EAST ORIFICE = 8.8 INCHES

STORAGE VOLUME BASED ON THE DIFFERENCE IN RUN-OFF BETWEEN DEVELOPED CONDITION AND UNDEVELOPED CONDITION, USING A TEN YEAR STORM EVENT

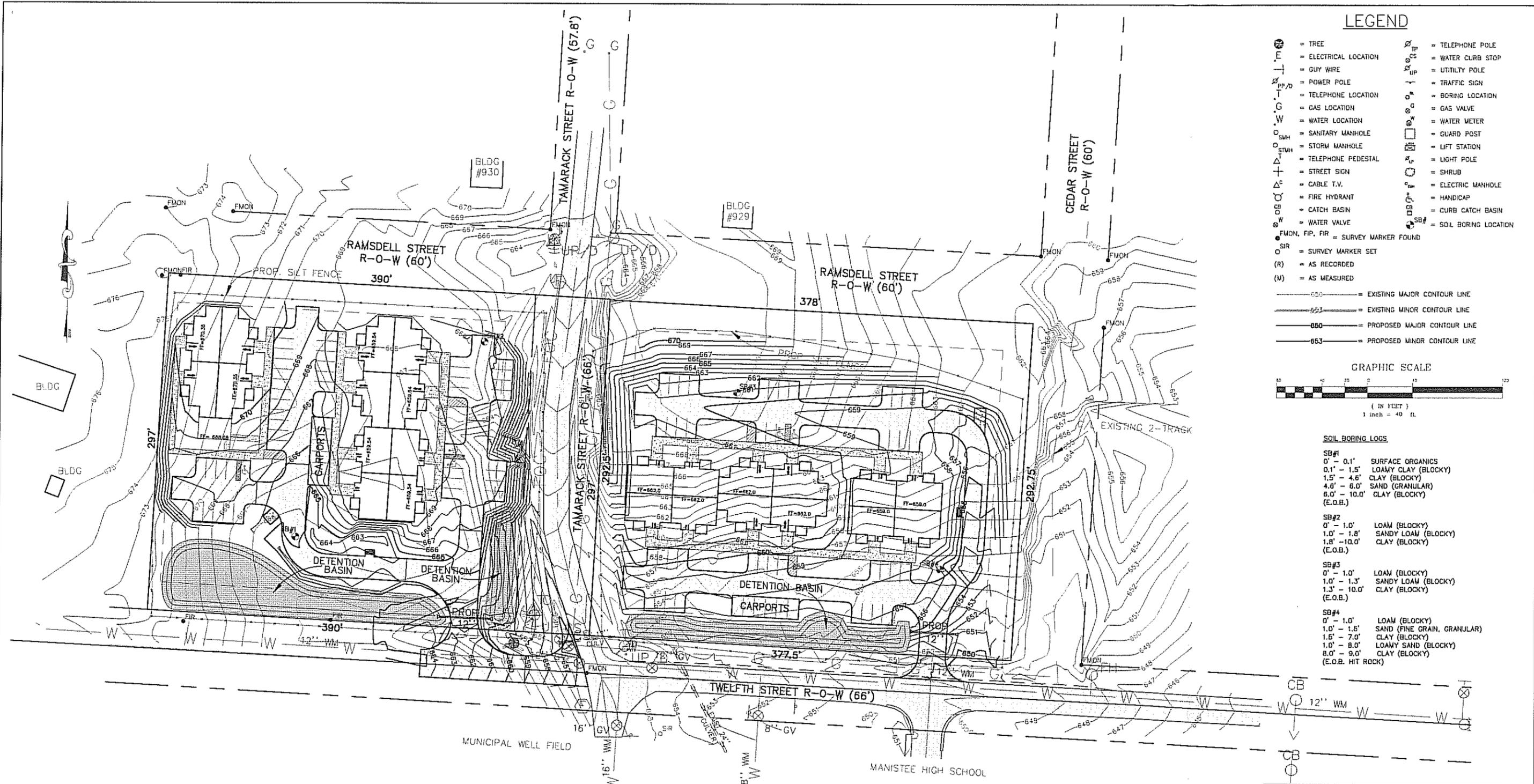
LEGAL DESCRIPTIONS:

PARCEL NO: 51-51-311-375-09; LAND SITUATED IN THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN LEGALLY DESCRIBED AS: PART OF THE SE1/4 OF THE SW1/4, COMMENCING AT THE SE CORNER THEREOF, THENCE N 33 FEET TO THE POINT OF BEGINNING, THENCE W 390 FEET, MORE OR LESS, THENCE N 297 FEET, THENCE E 390 FEET, MORE OR LESS, TO A POINT OF THE C/L OF TAMARACK STREET, IF EXTENDED, THENCE S 297 FEET TO THE POINT OF BEGINNING, SECTION 11, T21N, R17W.

PARCEL NO: 51-51-311-375-11; LAND SITUATED IN THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN LEGALLY DESCRIBED AS: PART OF THE SW1/4 OF THE SE1/4, COMMENCING AT A POINT 957'-8 1/2 FEET SOUTH OF A POINT IN THE CENTER OF EIGHTH AND CEDAR STREET, THENCE S 292.75 FEET, THENCE W 377.15 FEET, THENCE N 292.5 FEET, THENCE E 378 FEET TO THE POINT OF BEGINNING, SECTION 11, T21N, R17W.

NO.	REVISION DESCRIPTION:	BY:	DATE:
DAVID M. BURNS THE LOCKWOOD GROUP 30100 TELEGRAPH ROAD, SUITE 426 BINGHAM FARMS, MICHIGAN 48025			
ABONMARCHE CONSULTANTS, INC. <small>361 FIRST STREET Manistee, Michigan 516-723-1199 FAX 516-723-1194</small> <small>85 West Main Street Benton Harbor, Michigan 516-927-2235 FAX 516-927-4839</small>			
ARCHITECTURE / ENGINEERING / LAND SURVEYING ENVIRONMENTAL / CONSTRUCTION MANAGEMENT			
DRAWING TITLE:			
PROPOSED SITE PLAN MANISTEE APARTMENT COMPLEX CITY OF MANISTEE, MICHIGAN			
SCALES: VERTICAL: 1"=5' HORIZONTAL: 1"=40' DATE: JULY 20, 2005 DESIGNED: DGR DRAWN: JCM APPROVED: JWM JOB NO. M5-0764.tpd			SHEET <div style="font-size: 2em; font-weight: bold;">1</div> OF 2 SHEETS

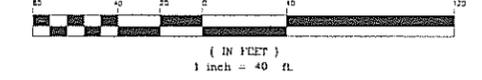
E:\LAND PROJECTS R. PROJECTS\M50764\dwg\M50764_topo.dwg, 11x17 contour plan, 7/22/2005 2:02:56 PM, drauthier, 1:2.17005



LEGEND

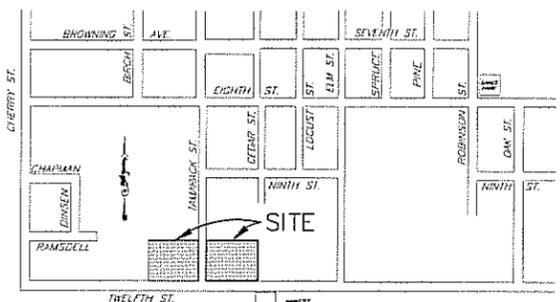
- ⊙ = TREE
- ⊕ = ELECTRICAL LOCATION
- ⊖ = GUY WIRE
- ⊕/⊖ = POWER POLE
- ⊕/⊖ = TELEPHONE LOCATION
- ⊕ = GAS LOCATION
- ⊖ = WATER LOCATION
- ⊕/⊖ = SANITARY MANHOLE
- ⊕/⊖ = STORM MANHOLE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = STREET SIGN
- ⊕ = CABLE T.V.
- ⊕ = FIRE HYDRANT
- ⊕ = CATCH BASIN
- ⊕ = WATER VALVE
- ⊕/⊖ = SURVEY MARKER FOUND
- ⊕/⊖ = SURVEY MARKER SET
- (R) = AS RECORDED
- (M) = AS MEASURED
- 650 — = EXISTING MAJOR CONTOUR LINE
- 653 — = EXISTING MINOR CONTOUR LINE
- 660 — = PROPOSED MAJOR CONTOUR LINE
- 663 — = PROPOSED MINOR CONTOUR LINE
- ⊕/⊖ = TELEPHONE POLE
- ⊕/⊖ = WATER CURB STOP
- ⊕/⊖ = UTILITY POLE
- ⊕ = TRAFFIC SIGN
- ⊕ = BORING LOCATION
- ⊕ = GAS VALVE
- ⊕ = WATER METER
- ⊕ = GUARD POST
- ⊕ = LIFT STATION
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = LIGHT POLE
- ⊕ = SHRUB
- ⊕ = ELECTRIC MANHOLE
- ⊕ = HANDICAP
- ⊕ = CURB CATCH BASIN
- ⊕ = SOIL BORING LOCATION

GRAPHIC SCALE



SOIL BORING LOGS

- SB#1
0' - 0.1' SURFACE ORGANICS
0.1' - 1.5' LOAMY CLAY (BLOCKY)
1.5' - 4.6' CLAY (BLOCKY)
4.6' - 6.0' SAND (GRANULAR)
6.0' - 10.0' CLAY (BLOCKY)
(E.O.B.)
- SB#2
0' - 1.0' LOAM (BLOCKY)
1.0' - 1.8' SANDY LOAM (BLOCKY)
1.8' - 10.0' CLAY (BLOCKY)
(E.O.B.)
- SB#3
0' - 1.0' LOAM (BLOCKY)
1.0' - 1.3' SANDY LOAM (BLOCKY)
1.3' - 10.0' CLAY (BLOCKY)
(E.O.B.)
- SB#4
0' - 1.0' LOAM (BLOCKY)
1.0' - 1.5' SAND (FINE GRAIN, GRANULAR)
1.5' - 7.0' CLAY (BLOCKY)
1.0' - 8.0' LOAMY SAND (BLOCKY)
8.0' - 9.0' CLAY (BLOCKY)
(E.O.B. HIT ROCK)



VICINITY MAP
NO SCALE

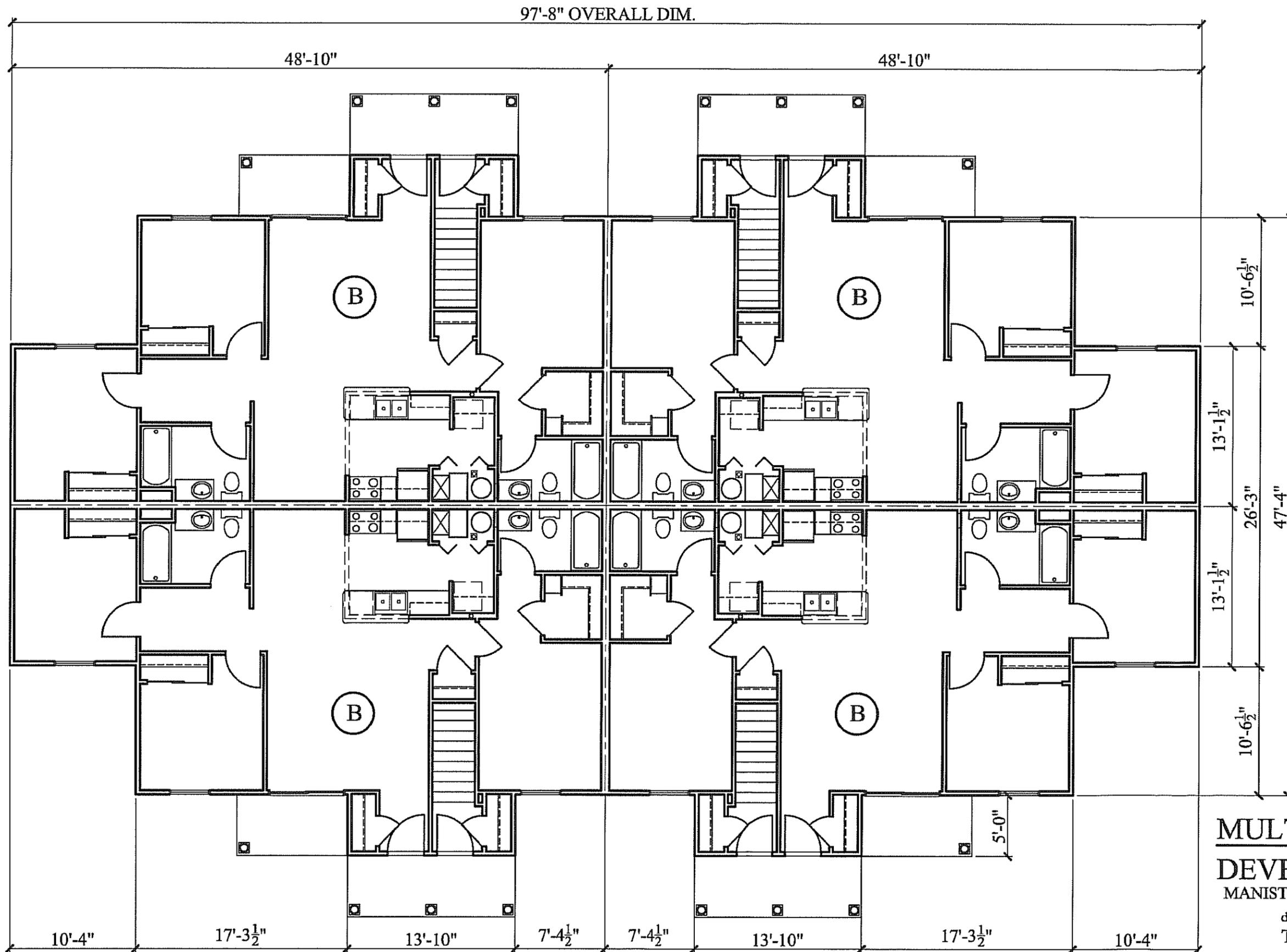
DENSITY SCHEDULE:
 EAST PARCEL (51-51-311-375-11): 24 UNITS / 2.5 ACRES
 WEST PARCEL (51-51-311-375-09): 24 UNITS / 2.6 ACRES
 EAST PARCEL (51-51-311-375-11)
 8 - 3 BEDROOM UNITS
 16 - 2 BEDROOM UNITS
 24 UNITS X 2 PARKING SPACES=48 REQUIRED, 50 PROPOSED
 WEST PARCEL (51-51-311-375-09)
 16 - 3 BEDROOM UNITS
 8 - 2 BEDROOM UNITS
 24 UNITS X 2 PARKING SPACES=48 SPACES, PLUS 2 SPACES FOR RENTAL OFFICE=50 REQUIRED, 51 PROPOSED

GENERAL NOTES:
 EXISTING PROPERTY VEGETATION IS DENSE PLANTED SPRUCE TREES.
 BOUNDARY INFORMATION IS SUBJECT TO TITLE WORK CLARIFICATION.
 ELEVATION INFORMATION AND CONTOUR LINES ARE BASED ON NAVD 88 DATUM.
 ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY PLACING 4 INCHES OF TOPSOIL AND SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 ALL SLOPES GREATER THAN 1 FT. VERT. ON 2 FT. HORIZ. SHALL HAVE EROSION CONTROL MULCH BLANKET PLACED ON THEM IN ACCORDANCE WITH M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

STORM WATER DETENTION, BASED ON 10 YEAR STORM EVENT:
 WEST SIDE STORAGE REQUIRED = 9,100 CU.FT.
 EAST SIDE STORAGE REQUIRED = 9,000 CU.FT.
 WEST SIDE RELEASE RATE = 2.32 CU.FT./SECOND
 EAST SIDE RELEASE RATE = 2.70 CU.FT./SECOND
 ORIFICE RESTRICTION BASED ON MAXIMUM DEPTH IN DETENTION BASIN
 WEST SIDE AREA = 5,810 SQ.FT.
 THEREFORE: 9,100 CU.FT./5,810 SQ.FT. = 1.6 FT.
 EAST SIDE AREA = 4,790 SQ.FT.
 THEREFORE: 9,000 CU.FT./4,790 SQ.FT. = 1.9 FT.
 WEST ORIFICE = 8.3 INCHES
 EAST ORIFICE = 8.6 INCHES
 STORAGE VOLUME BASED ON THE DIFFERENCE IN RUN-OFF BETWEEN DEVELOPED CONDITION AND UNDEVELOPED CONDITION, USING A TEN YEAR STORM EVENT

LEGAL DESCRIPTIONS:
 PARCEL NO: 51-51-311-376-09; LAND SITUATED IN THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN LEGALLY DESCRIBED AS: PART OF THE SE1/4 OF THE SW1/4, COMMENCING AT THE SE CORNER THEREOF, THENCE N 33 FEET TO THE POINT OF BEGINNING, THENCE W 390 FEET, MORE OR LESS, THENCE N 297 FEET, THENCE E 390 FEET, MORE OR LESS, TO A POINT OF THE C/L OF TAMARACK STREET, IF EXTENDED, THENCE S 297 FEET TO THE POINT OF BEGINNING, SECTION 11, T21N, R17W.
 PARCEL NO: 51-51-311-375-11; LAND SITUATED IN THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN LEGALLY DESCRIBED AS: PART OF THE SW1/4 OF THE SE1/4, COMMENCING AT A POINT 967-8/12 FEET SOUTH OF A POINT IN THE CENTER OF EIGHTH AND CEDAR STREET, THENCE S 292.76 FEET, THENCE W 377.15 FEET, THENCE N 292.6 FEET, THENCE E 378 FEET TO THE POINT OF BEGINNING, SECTION 11, T21N, R17W.

NO. REVISION DESCRIPTION:	BY: DATE:
DAVID M. BURNS THE LOCKWOOD GROUP 30100 TELEGRAPH ROAD, SUITE 426 BINGHAM FARMS, MICHIGAN 48025	
ABONMARCHÉ CONSULTANTS, INC. 361 FIRST STREET Manistee, Michigan 616-723-1198 FAX 616-723-1194	
ARCHITECTURE / ENGINEERING / LAND SURVEYING ENVIRONMENTAL / CONSTRUCTION MANAGEMENT	
DRAWING TITLE:	
PROPOSED SITE PLAN MANISTEE APARTMENT COMPLEX CITY OF MANISTEE, MICHIGAN	
SCALES: VERTICAL: 1"=5' HORIZONTAL: 1"=40' DATE: JULY 20, 2005 DESIGNED: DGR DRAWN: JCM APPROVED: JHM JOB NO. M5-0764_topo	SHEET <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">2</div> OF 2 SHEETS



FIRST FLOOR PLAN

TYPICAL THREE BEDROOM BUILDING PLAN

SCALE: 1/8" = 1'-0"

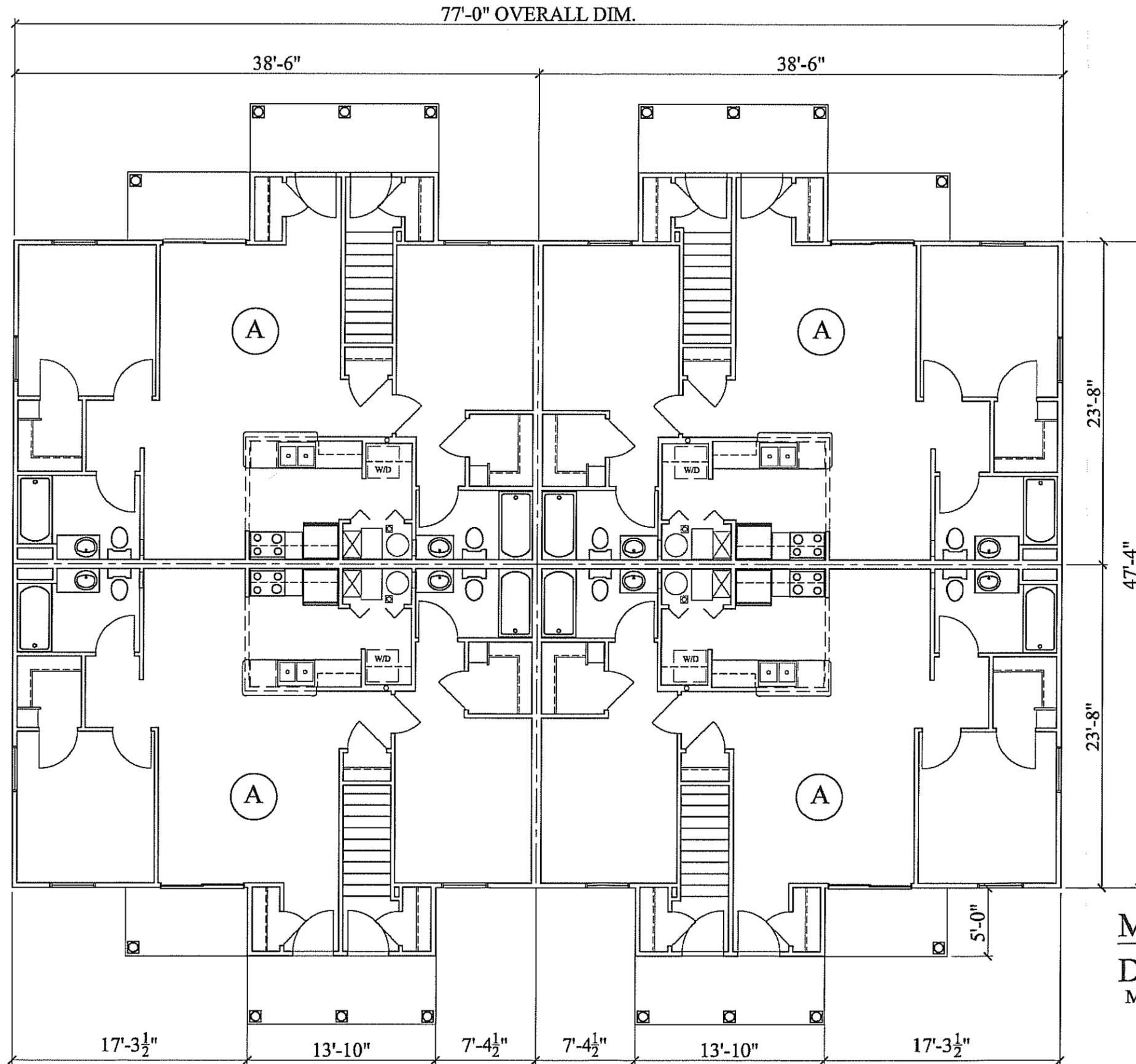
**MULTIPLE - FAMILY
DEVELOPMENT**

MANISTEE, MICHIGAN

developer,
THE LOCKWOOD GROUP

Progressive
Progressive Associates, Inc.
Architects

JULY 22, 2005



FIRST FLOOR PLAN

TYPICAL TWO BEDROOM BUILDING PLAN

SCALE: 1/8" = 1'-0"

MULTIPLE - FAMILY

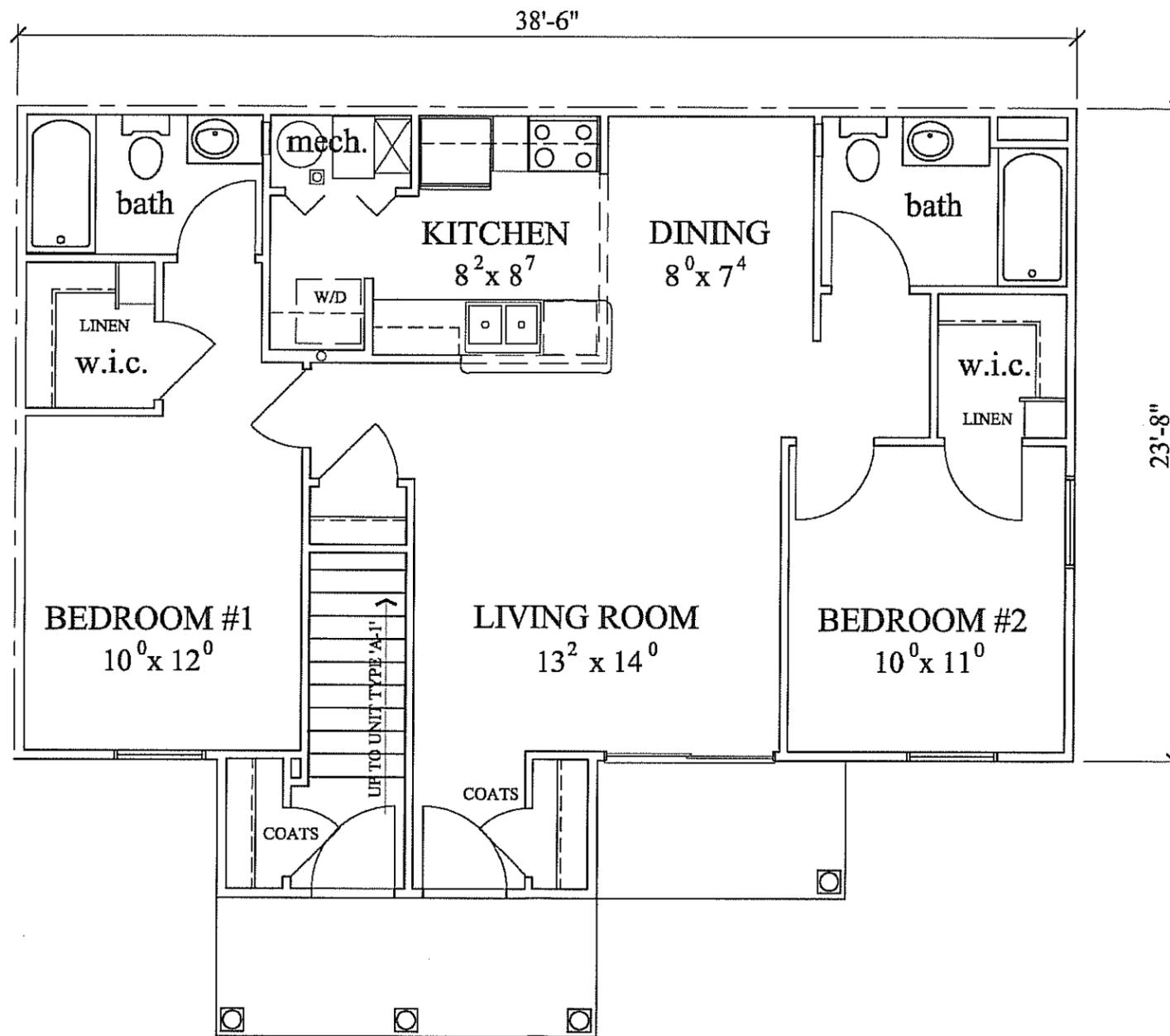
DEVELOPMENT

MANISTEE, MICHIGAN

developer,
THE LOCKWOOD GROUP

Progressive
Progressive Associates, Inc.
Architects

JULY 22, 2005



TWO BEDROOM UNIT - UNIT TYPE 'A' (FIRST FLOOR PLAN)

920 SQ. FT.

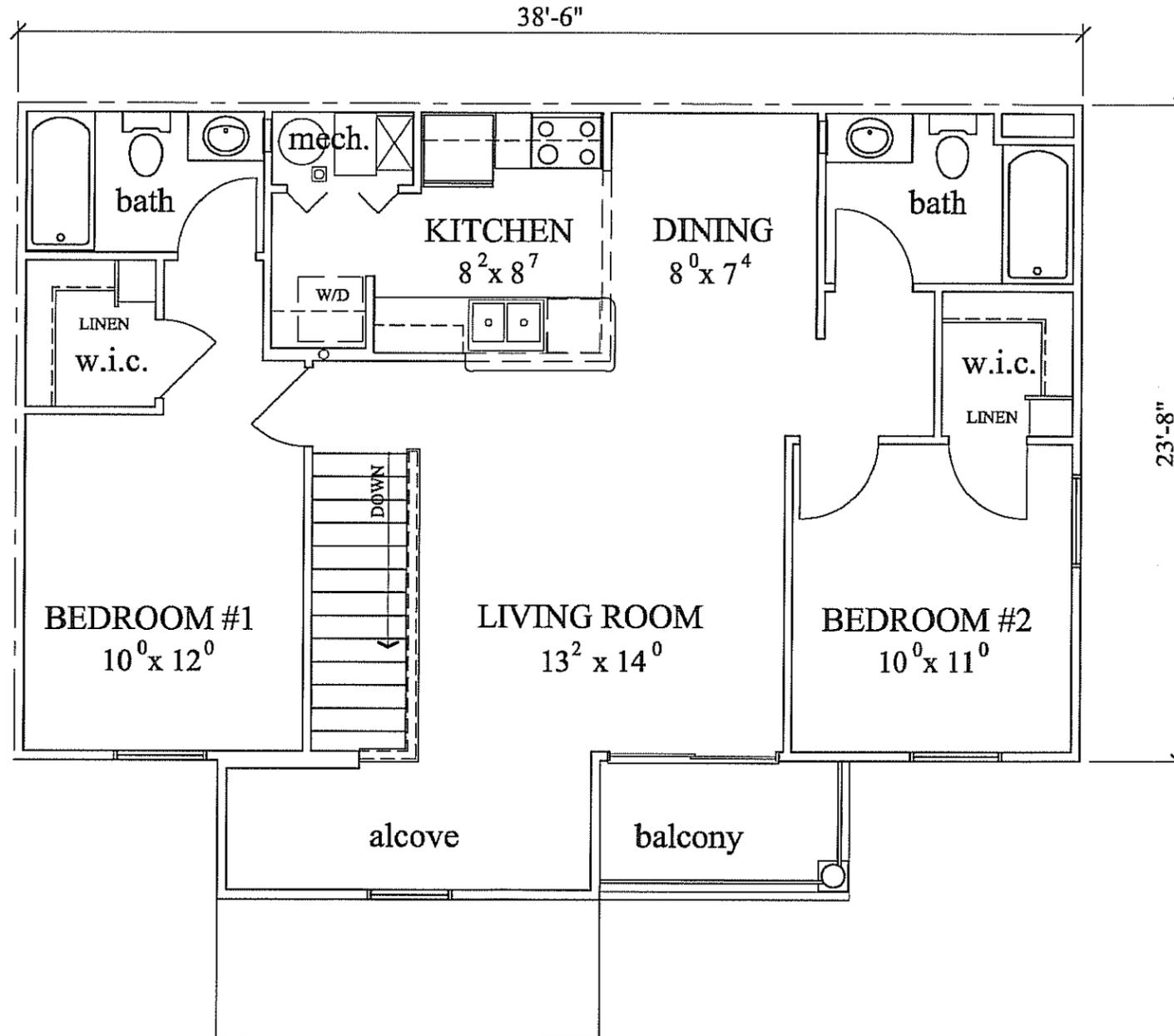
SCALE: 3/16" = 1'-0"

**MULTIPLE - FAMILY
DEVELOPMENT**
MANISTEE, MICHIGAN

developer;
THE LOCKWOOD GROUP

Progressive
Progressive Associates, Inc.
Architects

JULY 22, 2005



TWO BEDROOM UNIT - UNIT TYPE 'A-1' (SECOND FLOOR PLAN)

1025 SQ. FT.

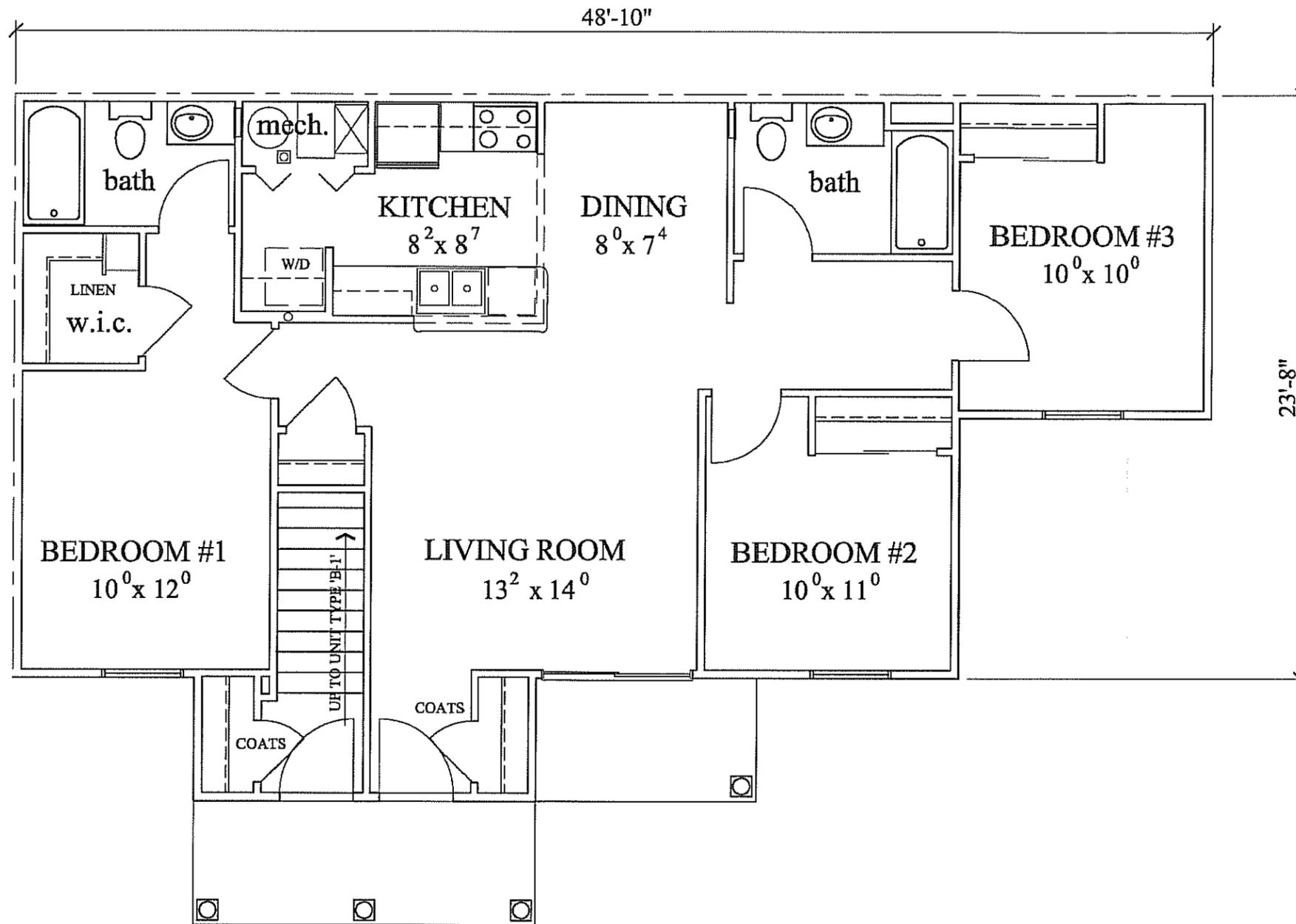
SCALE: 3/16" = 1'-0"

**MULTIPLE - FAMILY
DEVELOPMENT**
MANISTEE, MICHIGAN

developer;
THE LOCKWOOD GROUP

**Progressive
Associates, Inc.**
Architects

JULY 22, 2005



THREE BEDROOM UNIT - UNIT TYPE 'B' (FIRST FLOOR PLAN)

1054 SQ. FT.

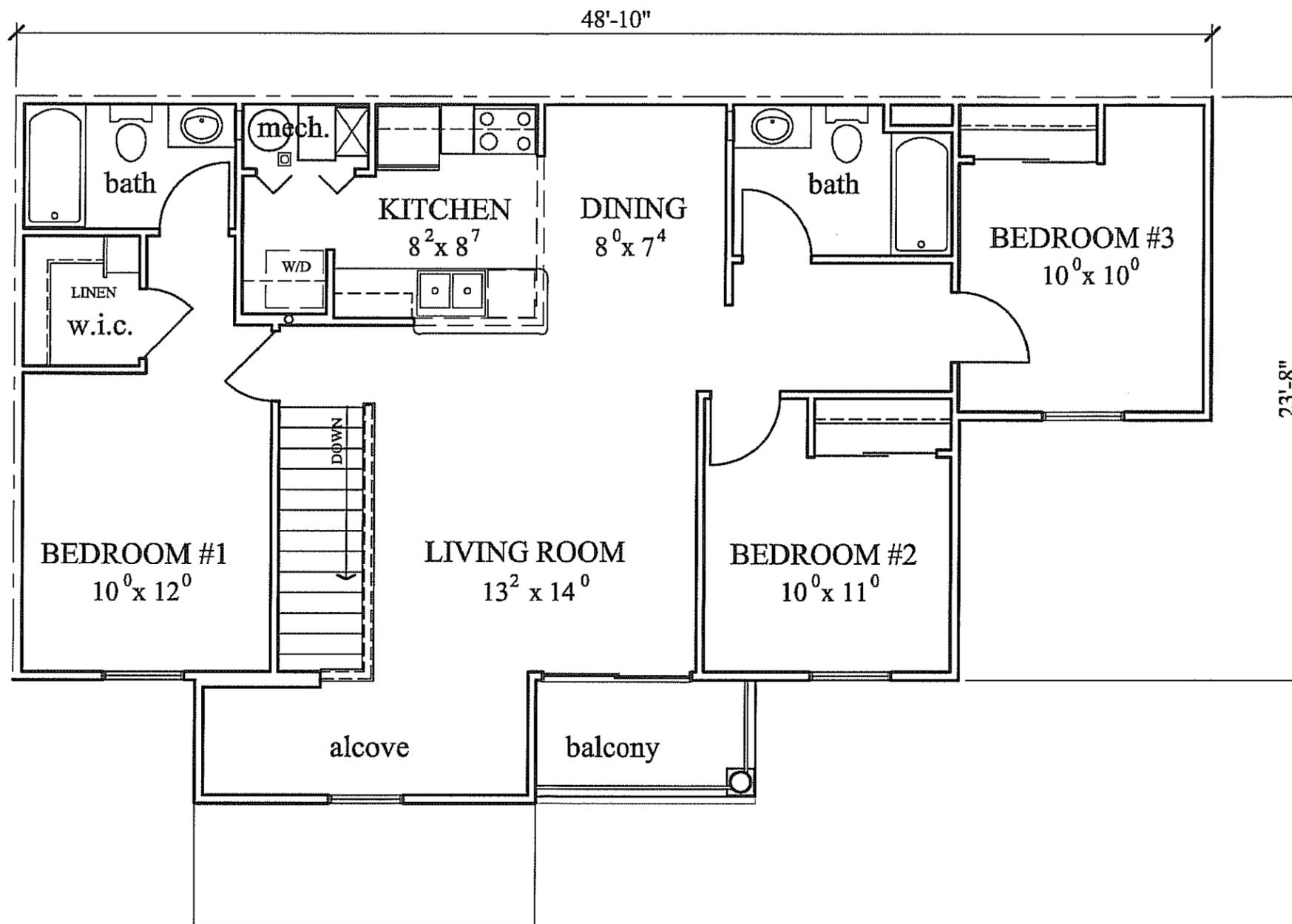
SCALE: 3/16" = 1'-0"

**MULTIPLE - FAMILY
DEVELOPMENT**
MANISTEE, MICHIGAN

developer;
THE LOCKWOOD GROUP

Progressive
Progressive Associates, Inc.
Architects

JULY 22, 2005



THREE BEDROOM UNIT - UNIT TYPE 'B-1' (SECOND FLOOR PLAN)

1159 SQ. FT.

SCALE: 3/16" = 1'-0"

MULTIPLE - FAMILY
DEVELOPMENT
 MANISTEE, MICHIGAN

developer;
THE LOCKWOOD GROUP

Progressive
 Progressive Associates, Inc.
 Architects

JULY 22, 2005

Jon Rose

From: David Burns [dburns@lockwoodgrp.com]
Sent: Friday, July 22, 2005 2:55 PM
To: Jon Rose
Subject: Manistee Apartments Building Height

The height of the buildings will not exceed 30 feet. The concept design had a 6/12 pitch roof which gave a total building height of 31 feet. The project will be designed with a 5.5/12 roof which will drop the height to approximately 28 feet.

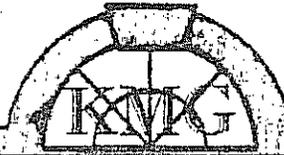
The Architect will send me a note regarding the above change to our concept plan.

Thank you for your patience on this application. It is very much appreciated.

David Burns

KMG Housing
P.O. Box 30316
3390 Pine Tree Road
Lansing, MI 48909
Phone: 517-272-2900
Fax: 517-272-0630

KMG Multifamily
KMG Southeast
KMG Services



**KEYSTONE
MANAGEMENT GROUP**

August 3, 2005,

Mr. Jon rose
City of Manistee
70 Maple Street
P.O. Pox 358
Manistee, MI 49660

RE: New Apartment Rental Facility

Dear Mr. Rose:

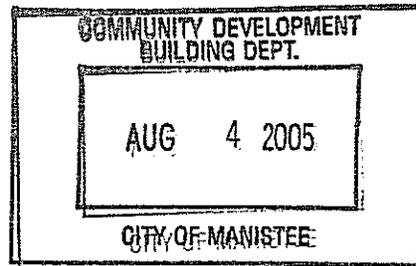
I received a copy of your letter dated July 28, 2005 concerning the hearing for a special use permit for the new 48 unit apartment community being proposed by Lockwood Apartments.

As a representative of the owner of Cherry Hill Apartments I would like to forward a concern that another apartment community in the Manistee area may cause further distress on our present apartment community that has struggled with occupancy over the past year.

Thank you for taking the time to review our response.

Sincerely,

Dawn Cantwell
Regional Property Manager
Keystone Management Group



**FIRST
PROPERTIES CO.**

39555 Orchard Hill Place, Suite 600
Novi, MI 48375
Phone (248) 305-6481
Fax (248) 347-1883

August 1, 2005

Mr. Jon Rose
City of Manistee
70 Maple Street
P.O. Box 358
Manistee, MI 49660

RE: New Apartment Development
Manistee, MI

Dear Jon:

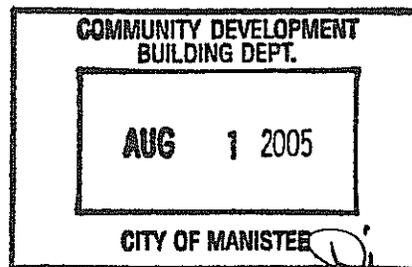
I am in receipt of your letter dated 7-28-05 concerning the hearing for the proposed 48 unit apartment development to be built by Lockwood Companies.

We are familiar with the Lockwood Companies and although they are well respected and fine developers, we have a concern that the apartment market in Manistee may become overbuilt if this project is allowed. It is possible that that our 48 unit property, Cherry Hill Apartments may be negatively impacted by this development. We have struggled with our occupancy since last year and have just got it to a satisfactory point.

We know that two new 48 unit MSHDA developments for seniors and family have been built in Manistee recently and question the need for another MSHDA financed 48 unit development.

Yours truly,

First Properties Co.
Barry A. Ludwig
Barry A. Ludwig,
President



Christa M. Johnson Ross, DC
Zeller and Johnson Chiropractic
1109 E Parkdale Ave.
Manistee MI 49660
(231) 723-5175

August 1, 2005

City of Manistee's City Council
70 Maple St
Manistee MI 49660

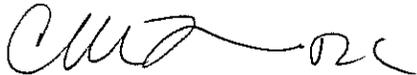
Dear City of Manistee's City Council,

I would like to inform you that I have a sale pending on my home on First Avenue with a closing date of Saturday, August 13, 2005. I have enjoyed my service on the City's Planning Commission and appreciate the City providing the means for my certification as a Citizen Planner.

I would like you to consider allowing me to stay on the Planning Commission through the completion of the zoning ordinance re-write. Having been on the commission during the Manistee Saltworks Special Use Permit application, being a recently certified as a citizen planner and being part of the committee through the drafts of the zoning ordinance, I feel that I can be an asset to the commission at this time.

I would also enjoy attending a meeting at City Hall. I was appointed at City Hall in November 2003 and have not had the opportunity to return due to renovations. Please consider my request. I will resign, if you wish, after the adoption of the new zoning ordinance. I will still own a share of a building in the City's limits after the sale of my home. Thank you for your time and consideration.

Sincerely,



Christa M. Johnson Ross, DC

cc: Jon Rose
Community Development Office
City of Manistee
70 Maple St.
Manistee MI 49660