

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, November 3, 2005
7:00 p.m. -Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

- I Roll Call
- II Public Hearing
 - 1. None
 - 2.
- III Approval of Minutes
 - Planning Commission Meeting (10/20/05)
- IV New Business
 - 1. Harbor Village/Lakeview Planning Area (8 units) - Site Plan Review
 - 2. Harbor Village /Lakeview Planning Area (10units) - Site Plan Review
 - 3.
- V Unfinished Business
 - 1.
- VI Other Communications
 - 1.
 - 2.
- VII Citizen Questions, Concerns and Consideration
(Public Comment Procedures on the Reverse Side)
- VIII Work/Study Session
 - 1.
 - 2.
- IX. Adjournment



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546

MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: October 28, 2005
RE: November 3, 2005 Meeting

Commissioners, we will have a Planning Commission meeting scheduled for Thursday, November 3, 2005 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

There are two items on the agenda:

1. Harbor Village/Lakeview Planning Area (8 units) - Site Plan Review. Harbor Village is requesting a site plan review for the Lakeview Planning Area of their PUD. This area of the project is accessed from Fifth Avenue west of Anchor Rode Drive. This project would allow the construction of two three unit buildings and one two unit building for a total of eight units. This is part of the Lakeview Planning Area and meets the requirements of their PUD.

At this time Planning Commission could take action to: *Approve the request from Harbor Village for an eight unit development within the Lakeview Planning Area as presented on Job No. M5-0389 dated October 2005.*

2. Harbor Village /Lakeview Planning Area (10 units) - Site Plan Review. Harbor Village is requesting a site plan review for the Lakeview Planning Area of their PUD. This area if the project is east of Anchor Rode Drive accessed from Spinnaker Drive. Currently there is a Storage Facility located on this site which will be demolished. This project would allow the construction of one four unit building and two three unit buildings for a total of ten units. This is also part of the Lakeview Planning Area and meets the requirements of the PUD.

At this time Planning Commission could take action to: *Approve the request from Harbor Village for a ten unit development within the Lakeview Planning Area as presented on Job No. M5-0389 dated October 2005.*

Mr. Rose will be out of town at a conference during the November meeting. If you have any questions please call me at 398-2805. See you at the meeting!

:djb

Staff Review

Harbor Village at Manistee Beach
100 Marina Drive
Manistee, MI 49660

Project: Condominiums
Zoning District: R-2/PUD
Parcel Code #: 51-51-267-050-00

ACTION REQUESTED:

Construct units in a site area containing 8 units

Special Use Permit Requirements for Lakeview Area:

The maximum number of residential units in Lakeview shall not exceed 110. The maximum number of residential buildings shall not exceed 14. The maximum number of units per building shall not exceed 12. Building height shall not exceed 39 feet. A greenbelt separation shall be required in this area where it adjoins property not owned by the developers. This greenbelt shall be a minimum of ten feet wide. Accessory buildings are allowed and may encroach into the setback and greenbelt.

ALSO

With the exceptions noted herein, a 25 foot setback shall be maintained from the right-of-way of all public roads.

ALSO

No building shall be closer than 15 feet from another building, and there shall be at least 20 feet of building separation on three sides of each building.

STAFF REVIEW:

This request is for property that is currently vacant. Review of the request shows that the requirements set forth in the Planned Unit Development have been met.

Receipt # 9698

Application for Site Plan Review & Land Use Permit

Location of Project: Harbor Village at Manistee Beach - LAKEVIEW PLANNING AREA

Parcel Code #: 51-51-267-050-00

Name & Address of Applicant: DSLIT Inc. d/b/a Harbor Village
c/o Cyndy Fuller
100 Marina Drive, Manistee

Phone Numbers: Work 231-723-0070 Home 231-723-8058

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construct ^{UNITS} ~~a duplex building~~ in a site
area containing ⁸ ~~10~~ units
CAF

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

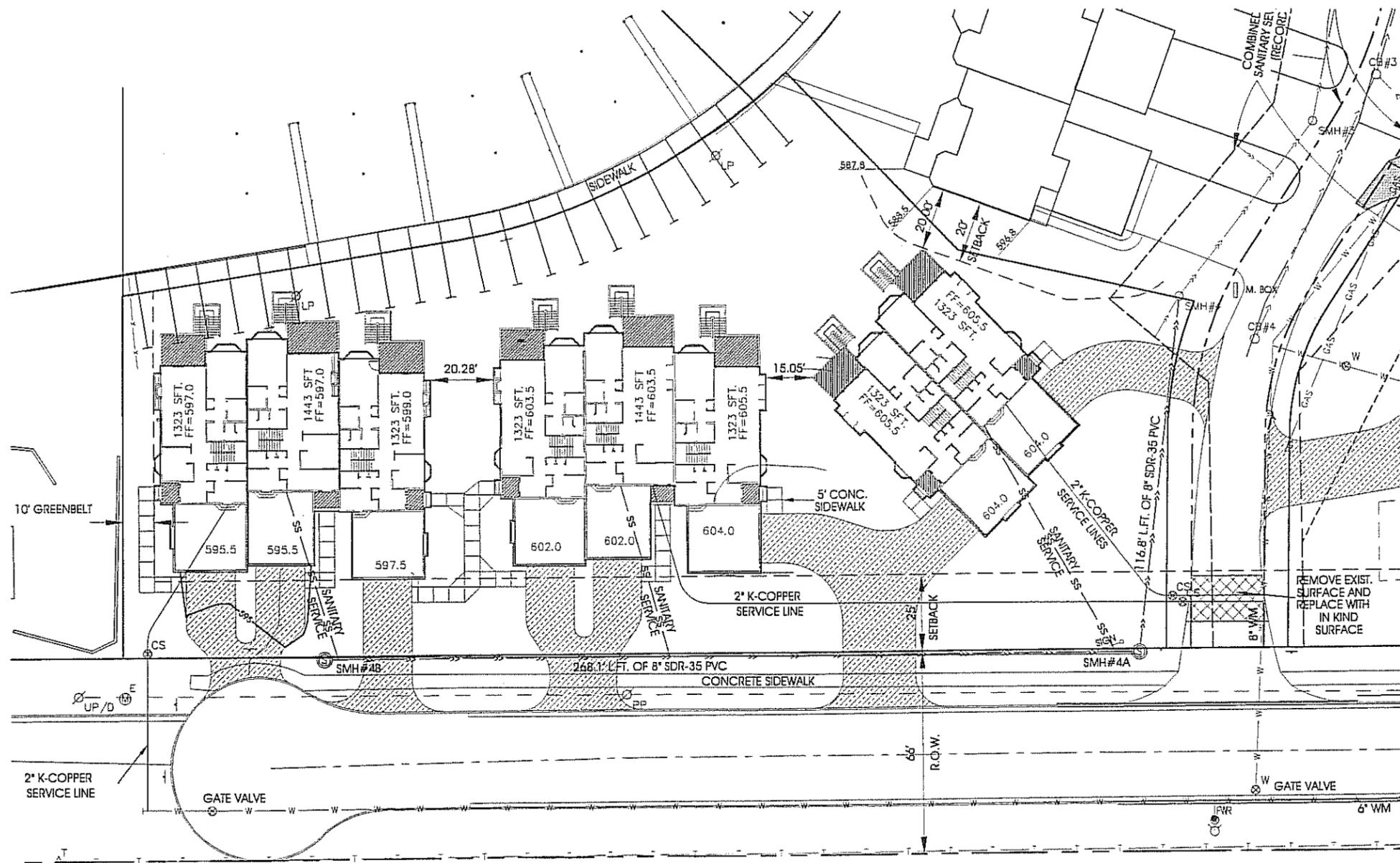
Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

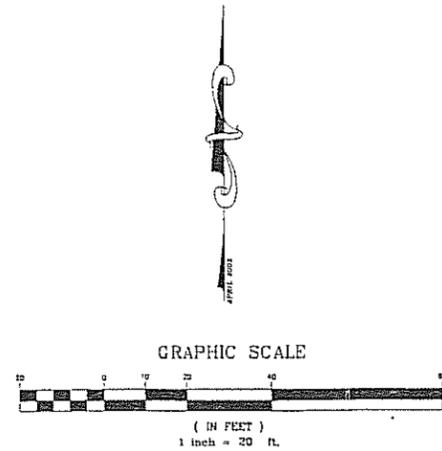
Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$250.00)

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
 - ⊙ = 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
 - ⊙ = SURVEY IRON
- = EASEMENT LINES

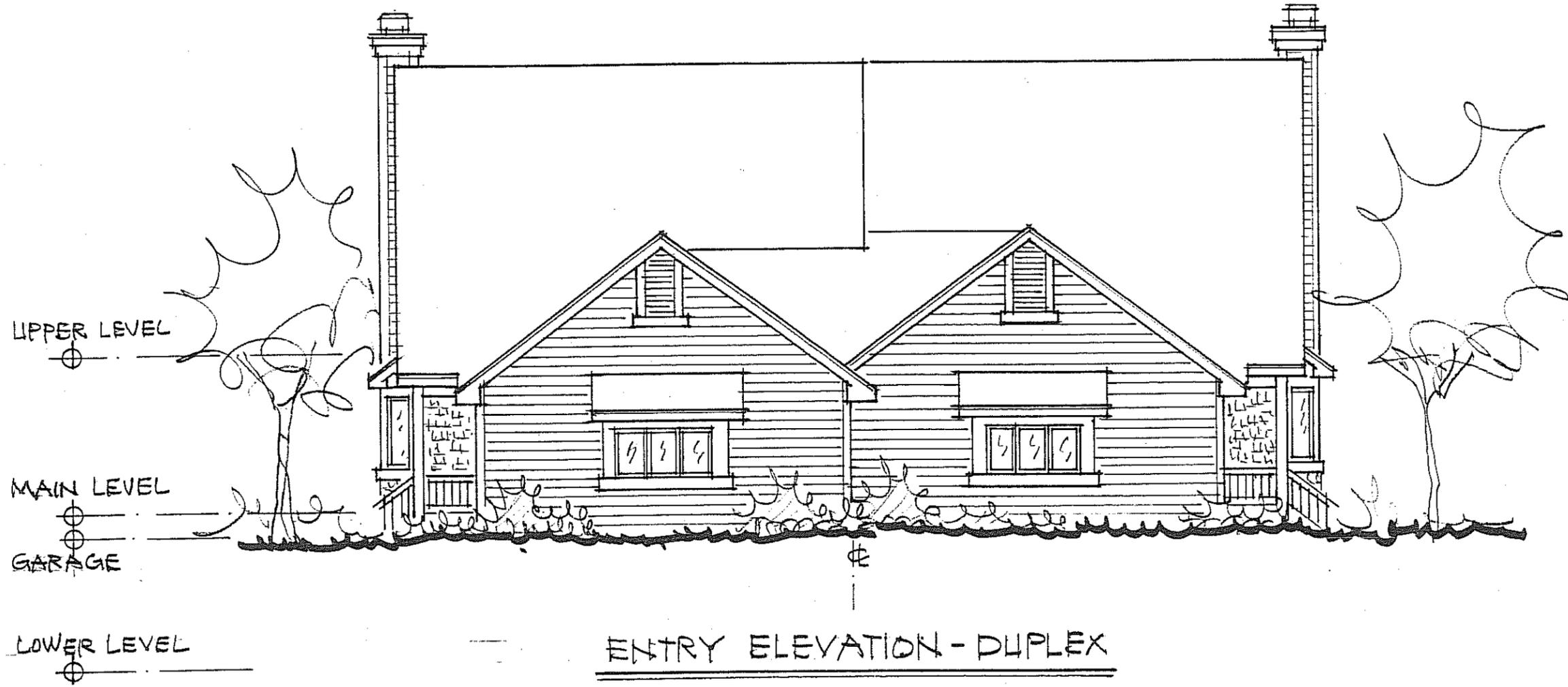


ESTIMATED QUANTITIES THIS SHEET		
WORK ITEM	QTY	UNIT
8" DIA. SDR-35 PVC	385	LFT
6" DIA. SCH-40 PVC	240	LFT
2" CORR. STOP	3	EACH
2" CURB STOP AND CURB BOX	3	EACH
8"x6"x8" SANITARY WYES	3	EACH
2" X COPPER WATER SERVICE LINE	460	LFT
6"x6"x6" SANITARY WYES	3	EACH
6"-46" BENDS	8	EACH
6" CAP AND PLUG	2	EACH
4 FT. DIA. SANITARY M.HOLE W/CASTING	2	EACH
SAW CUT, REMOVE & REPLACE GRAVEL AND ASPHALT SURFACE	42	SYGS



NO.	REVISION DESCRIPTION:	BY:	DATE:
HARBOR VILLAGE AT MANISTEE BEACH OWNER: D.S.L.T., INC. 100 MARINA DRIVE, MANISTEE, MICHIGAN			
ABONMARCHE CONSULTANTS, INC. 95 West Main Street Benton Harbor, Michigan T 269.927.2295 F 269.927.1017 E AC@ABONMARCHE.COM			
ENGINEERS / ARCHITECTS / PLANNERS / SURVEYORS			
DRAWING TITLE:			
UTILITIES PLAN MARINA VIEW CONDOMINIUMS			
SCALES: VERTICAL: N/A HORIZONTAL: 1"=20' DATE: OCTOBER 2005 DESIGNED: DGR DRAWN: JCM APPROVED: JWM JOB NO. MS-0389			SHEET 4 OF 8 SHEETS

RIVER MOUTH VIEW CONDOMINIUMS - D.S.L.T., INC. - CITY OF MANISTEE - MANISTEE COUNTY - MICHIGAN PROJECT #MS-0389



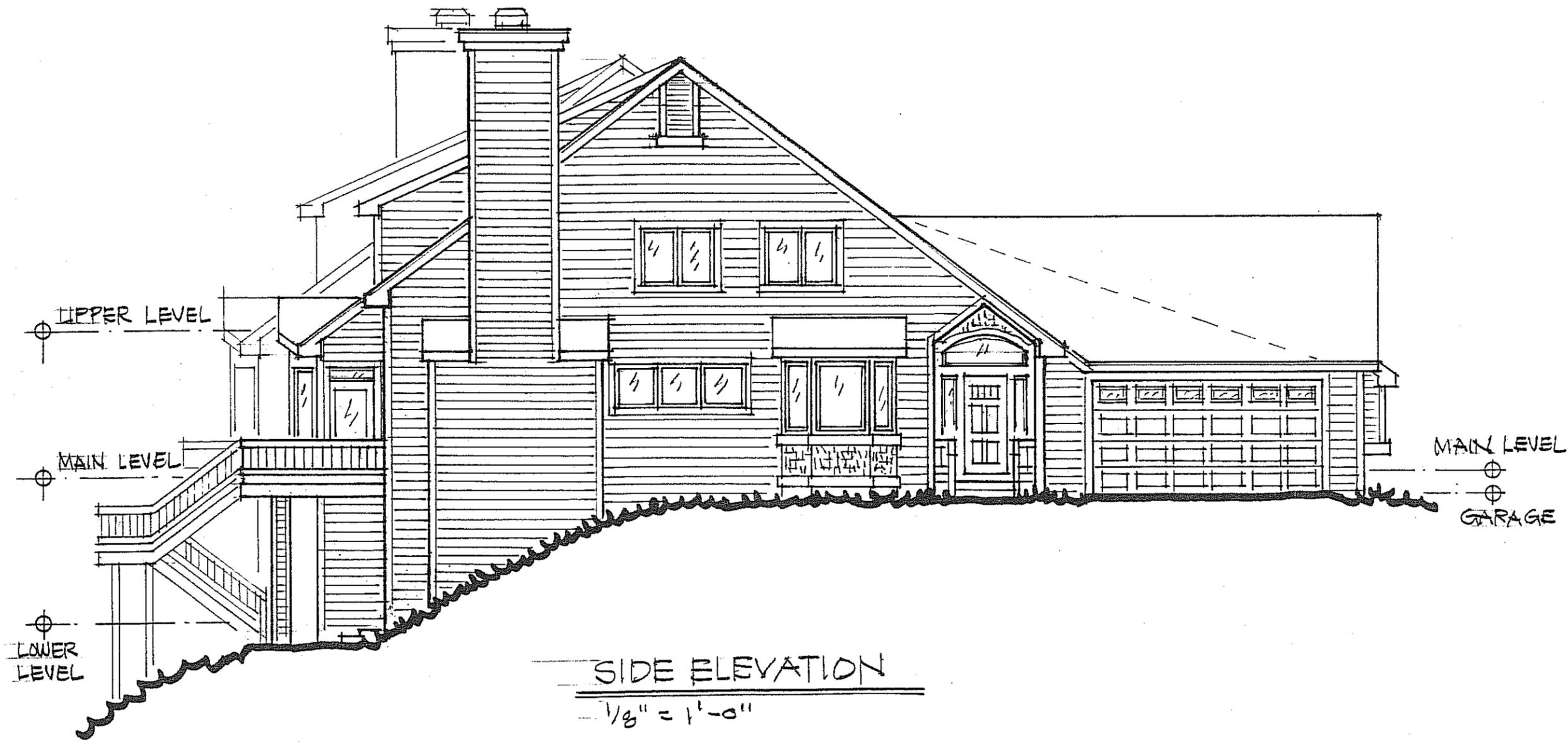
ENTRY ELEVATION - DUPLEX

1/8" = 1'-0"

OWNER
D. S. L. T.
 100 MARINA DR.
 MANISTEE, MI

PROJECT
PROPOSED MARINA VIEW CONDOMINIUMS

8 units
 13 JUL 05
 J
 OF 6



SIDE ELEVATION

1/8" = 1'-0"

OWNER
D. S. L. T.
 100 MARINA DR.
 MANISTEE, MI

PROJECT
PROPOSED MARINA VIEW CONDOMINIUMS

13/2/05

4

OF 6



MARINA VIEW ELEVATION - DUPLEX

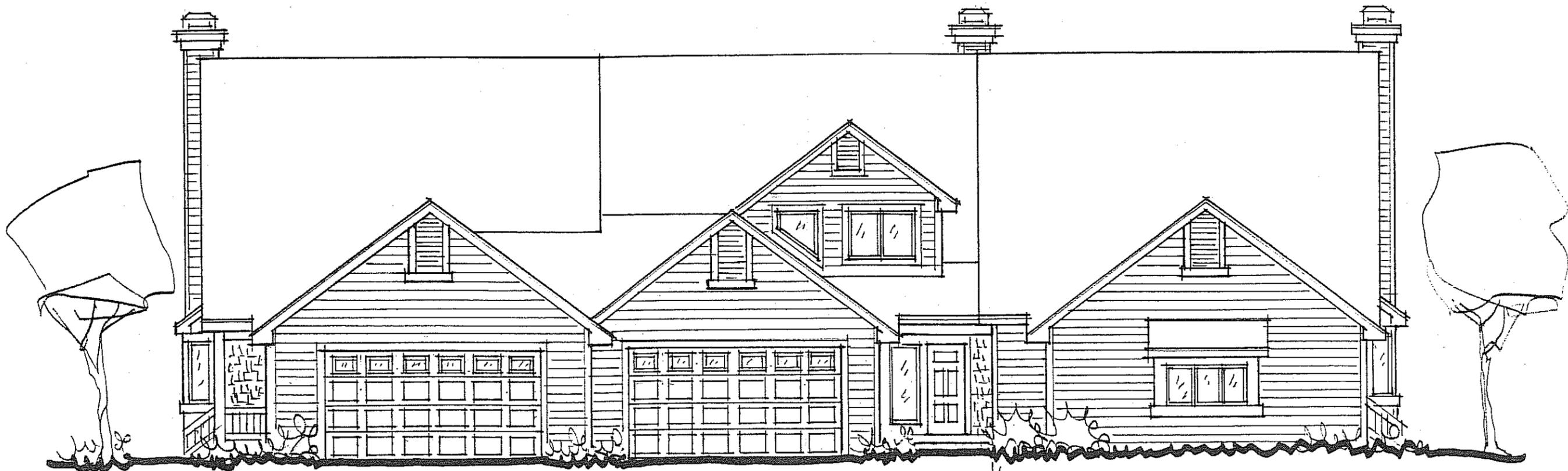
$\frac{1}{8}'' = 1'-0''$

13 JUL 05
UT
97 6

PROJECT
PROPOSED MARINA VIEW CONDOMINIUMS

OWNER
D. S. L. T.
100 MARINA DR.
MANISTEE, MI

Tom Piehl, Architect, plc
232 E. FRONT ST., SUITE 3,
TRAVERSE CITY, MI 49664
231-841-7575
FAX: 231-841-0377



ENTRY ELEVATION - TRI-PLEX

1/8" = 1'-0"

OWNER
D. S. L. T.
100 MARINA DR.
MANISTEE, MI

PROJECT
PROPOSED MARINA VIEW CONDOMINIUMS

13 JUL 05
S
07 6



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546

MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee *DB*
DATE: October 28, 2005
RE: Planning Areas for Harbor Village

Attached is a colored map that indicates the Planning Areas for Harbor Village. The black and white copy of the map indicates the Planning Area in the Lakeview Area where the 8 and 10 unit developments are proposed.

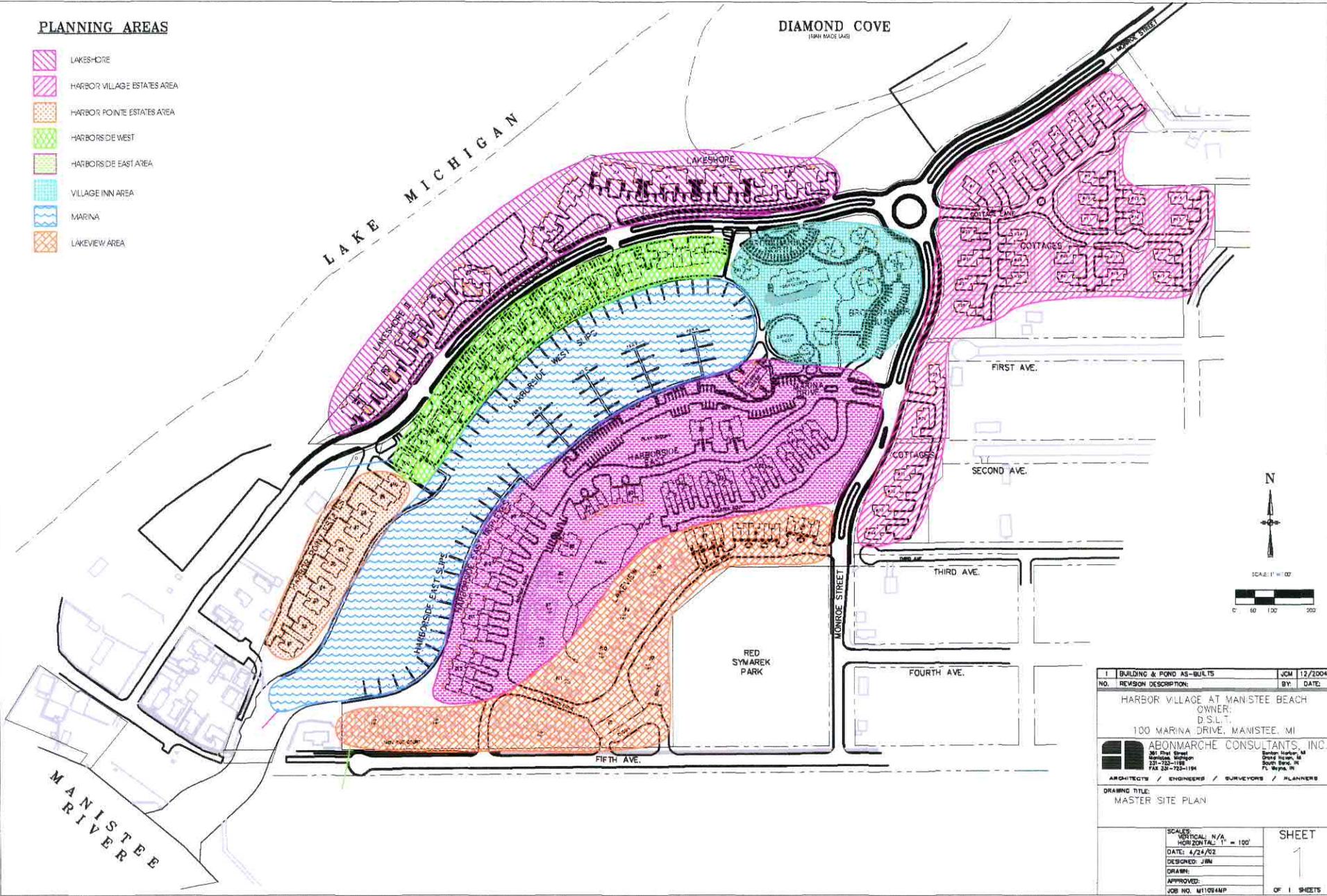
Please note that the 10 unit development where the existing storage facility is to be demolished currently has two curb cuts on Fifth Avenue. The proposed 10 unit development area would be accessed from Spinnaker Drive and the curb cuts on Fifth Avenue would be removed.

:djb

PLANNING AREAS

-  LAKESHORE
-  HARBOR VILLAGE ESTATES AREA
-  HARBOR POINTE ESTATES AREA
-  HARBORS DE WEST
-  HARBORS DE EAST AREA
-  VILLAGE INN AREA
-  MARINA
-  LAKEVIEW AREA

DIAMOND COVE
(MAN MADE LAKE)



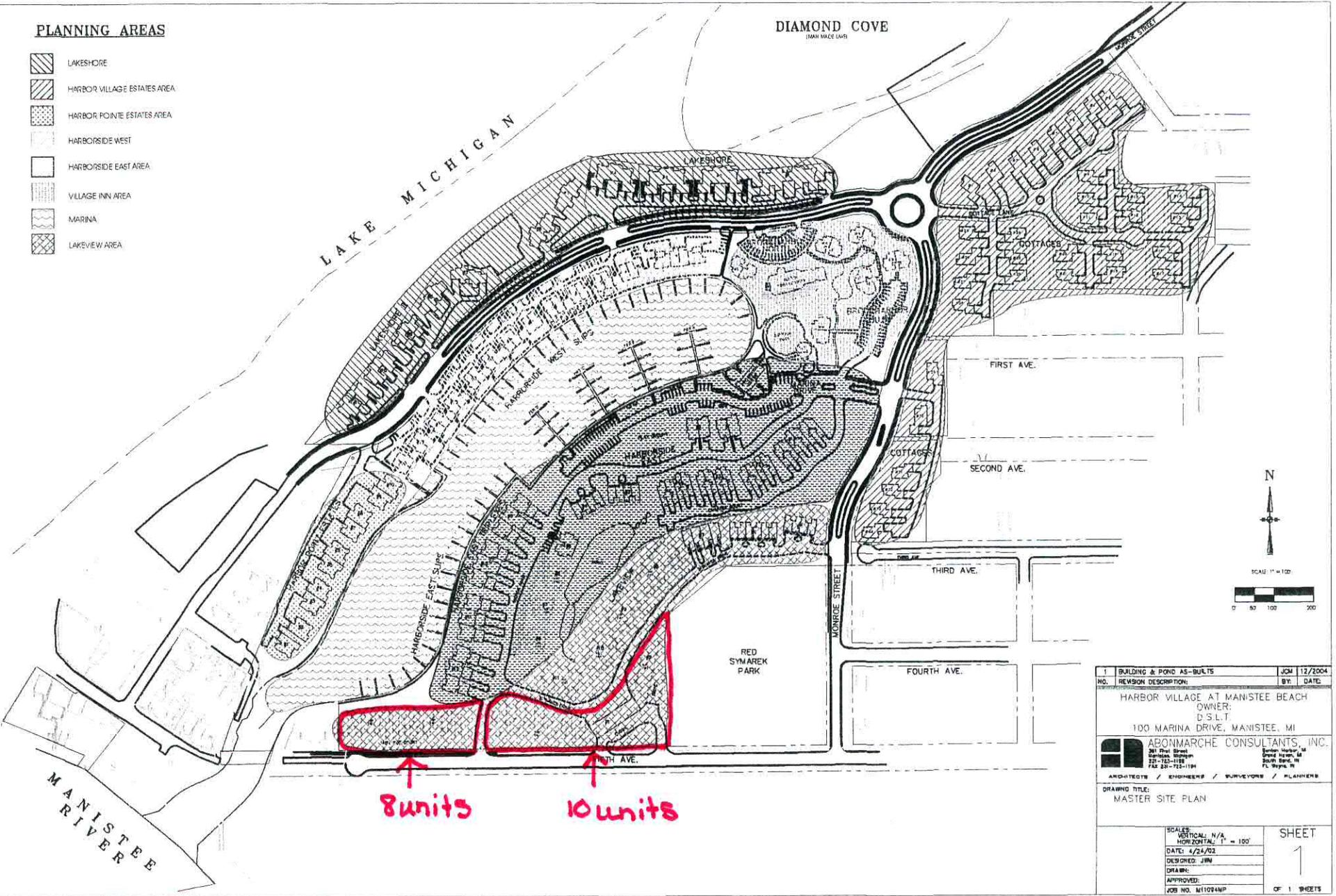
1	BUILDING & POND AS-BUILTS	JCM	12/2004
NO.	REVISION DESCRIPTION:	BY:	DATE:
HARBOR VILLAGE AT MANISTEE BEACH OWNER: D.S.L.T. 100 MARINA DRIVE, MANISTEE, MI			
 ABONMARCHÉ CONSULTANTS, INC. <small>261 First Street Manistee, Michigan 331-732-1191 FAX 331-732-1194</small>			
<small>ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS</small>			
DRAWING TITLE: MASTER SITE PLAN			
SCALES: VERTICAL: N/A HORIZONTAL: 1" = 100'			SHEET 1 OF 1 SHEETS
DATE: 4/24/02			
DESIGNED: JCM			
DRAWN:			
APPROVED:			
JOB NO. M11094MP			

MANISTEE RIVER

PLANNING AREAS

-  LAKESHORE
-  HARBOR VILLAGE ESTATES AREA
-  HARBOR POINTE ESTATES AREA
-  HARBORSIDE WEST
-  HARBORSIDE EAST AREA
-  VILLAGE INN AREA
-  MARINA
-  LAKEVIEW AREA

DIAMOND COVE
(MAN MADE LAKE)



1 BUILDING & POND AS-BUILTS	JCM 12/2004
NO. REVISION DESCRIPTION:	BY: DATE:
HARBOR VILLAGE AT MANISTEE BEACH OWNER: D.S.L.T. 100 MARINA DRIVE, MANISTEE, MI	
 ABONMARCHE CONSULTANTS, INC. <small>381 First Street Manistee, Michigan 231-752-1188 FAX 231-752-1194</small>	
<small>ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS</small>	
DRAWING TITLE: MASTER SITE PLAN	
SCALES: VERTICAL: N/A HORIZONTAL: 1" = 100' DATE: 4/24/03 DESIGNED: JHM DRAWN: APPROVED: JOB NO. M1102AMP	SHEET <div style="font-size: 2em; font-weight: bold;">1</div> OF 1 SHEETS

Design Plus + Architects + Landscape Architects + Mechanical Engineers + Electrical Engineers + Interior Designers
201 Main Avenue SW Grand Rapids Michigan 49503-4120
p. 616 458 8875 f. 616 458 2806 www.designplus.com

Design+

November 2, 2005

Ms. Denise Blakesley
City of Manistee
70 Maple Street
P.O. Box 358
Manistee, MI 49660

Project: Manistee Housing Development
Project No.: 05231

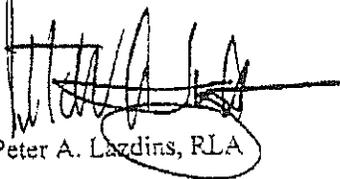
Dear Denise:

Per our most recent conversation regarding the proposed condominium project on the A.D. Joslin site, I have collected the following information. As you know, West Coast LLC is very interested in proceeding with the development as soon as the new zoning ordinance is in place. In the interim, it is their desire to display a proposed site plan and a sale pending sign on the site to announce the upcoming project. They do realize that the reality of this project does hinge on zoning and ultimately site plan approval by the Planning Commission. With that in mind, we are requesting an opinion or permission from the Planning Commission to allow a sales sign illustrating the aforementioned items. If this request could be presented at the upcoming November 3, 2005, meeting, it would be greatly appreciated.

Please contact me if you have any questions or need clarification regarding this issue.

Sincerely,

DESIGN PLUS, INC.



Peter A. Lazdins, RLA

kz
cc: West Coast, LLC - Greg Gust
Design Plus - Jack DeBruin