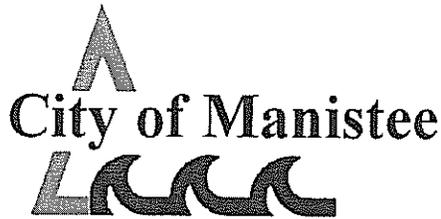


MANISTEE CITY PLANNING COMMISSION

Special Meeting/Worksession of Thursday, February 16, 2006
6:00 p.m. -Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

- I Roll Call
- II Public Hearing
 1. None
- III Approval of Minutes
 - Planning Commission Meeting (2/2/06)
- IV New Business
 - 1.
 - 2.
- V Unfinished Business
 1. Sand Products Corporation - Review Application for Completeness
Special Use Permit - Phase 3
 - 2.
- VI Other Communications
 - 1.
 - 2.
- VII Citizen Questions, Concerns and Consideration
(Public Comment Procedures on the Reverse Side)
- VIII Work/Study Session
 1. By-Law Review
 - 2.
- IX. Adjournment



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Planning Commissioners

FROM: Denise Blakeslee

DATE: February 10, 2006

RE: Special Meeting/Worksession - February 16, 2006
at 6:00 p.m.

Good morning!

The Planning Commission scheduled a Special Meeting for the Worksession on February 16, 2006 to further review the application from Sand Products Corporation to Amend their PUD to allow development of Phase 3. Review of the application during the meeting showed that three items were missing from the Site Plan. Enclosed is a copy of an updated site plan for the proposed development.

For the members that were not at the meeting please note that Mark Wittlief has resigned. Christa Johnson-Ross has moved outside of the City Limits and will be remaining on the Commission until replaced.

The City Clerk has advertised two vacancies that may be filled at the February 21st Council Meeting.

If you are unable to attend please call 398-2805!

:djb

**NOTICE OF
SPECIAL MEETING
City of Manistee Planning Commission**

The City of Manistee Planning Commission has scheduled a Special Meeting to be held during their regularly scheduled Worksession on Thursday, February 16, 2006.

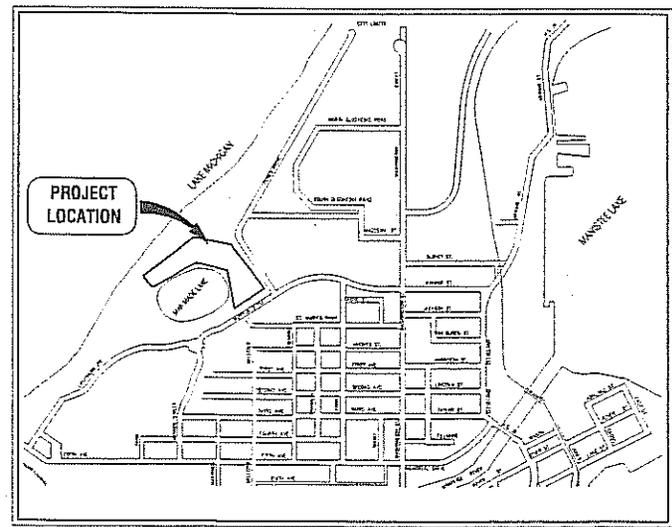
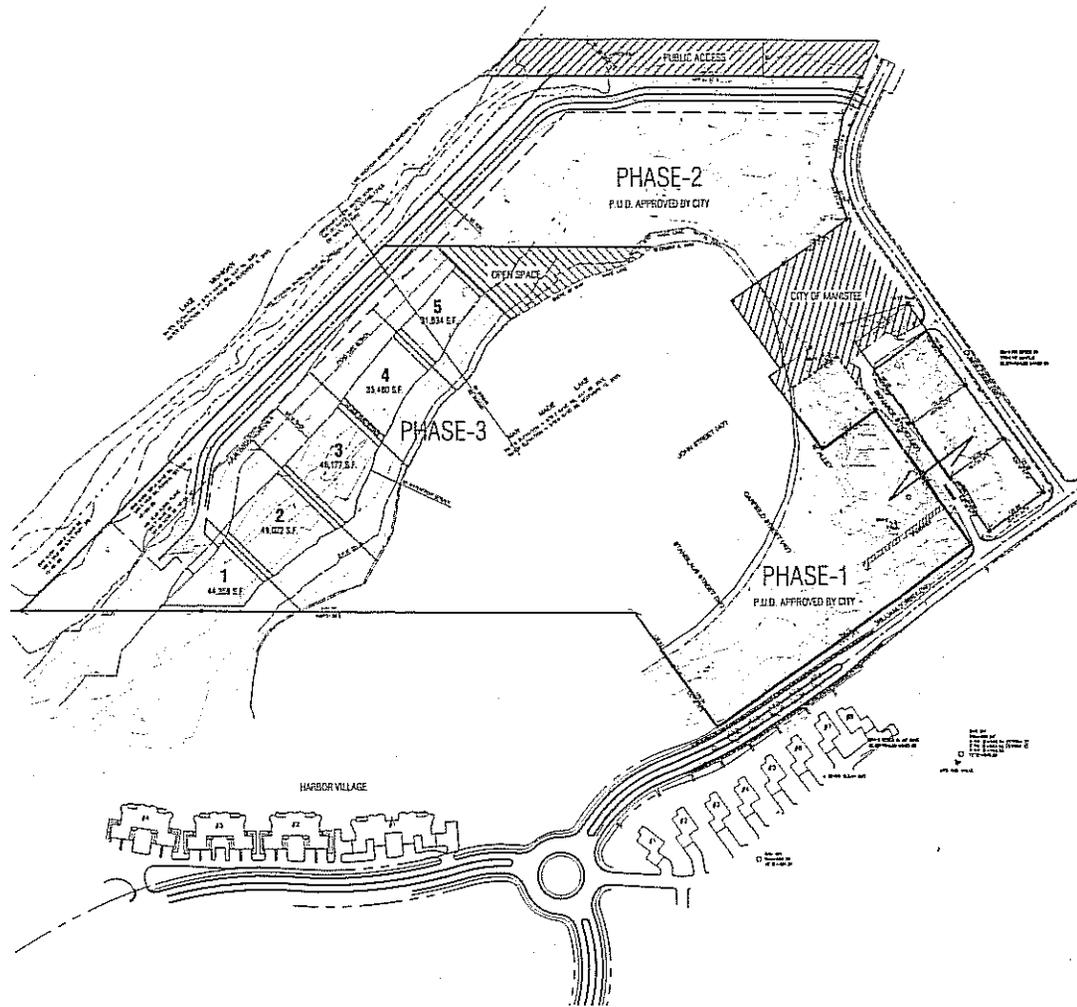
This Special Meeting has been scheduled in response to a request from Sand Products Corporation to amend their Planned Unit Development to add a Phase 3.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 4:00 p.m. Friday, February 3, 2006 on the bulletin board at the south entrance to City Hall.

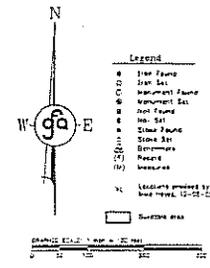
Signed: 
Denise J. Blakeslee

NOTES

1. DENSITY CALCULATION:
 GROSS AREA= 6.78 ACRES
 P.D. W. AREA= 1.42 ACRES
 OPEN SPACE AREA= 5.36 ACRES
 NET AREA= DRIVE + ROW + OPEN SPACE
 NET AREA= 6.74 - 1.42 = 5.32
 NET AREA= 4.78 ACRES (RATIO 40%/100.00 FT)
 NET AREA= 20,810.00 SQ. FT.
 DENSITY OF 18,000 SQ. FT. UNITS= 20,810.00 SQ. FT./ 18,000 SQ. FT.= 11.12 UNITS
2. SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE AND CABLE UTILITIES WILL BE WITHIN 8' RIGHT-OF-WAY. UTILITIES SHALL CONNECT TO EXISTING UTILITIES AT DUNE DRIVE, SIMILAR TO APPROVED P.U.D. PHASE-2.
3. SURFACE AND SUBSURFACE STORM WATER DRAINAGE SHALL BE CONSTRUCTED WITHIN 8' RIGHT-OF-WAY AND OPEN SPACE TO MEET THE CURRENT STORMWATER CONTROL ORDINANCE. APPROPRIATE DRAINAGE FACILITIES TO BE PROVIDED.
4. SITE DRAINAGE IS GENERALLY TOWARD DUNE DRIVE. APPROPRIATE DRAINAGE FACILITIES TO BE PROVIDED.



LOCATION MAP
 1/4" = 100'



gfa Gourdie-Frasor
 Architect (Development) Inc.

PHASE-3 SITE PLAN - FUTURE CONDITIONS
 PREPARED FOR SAND PRODUCTS CORPORATION
 CITY OF MANATEE, MANATEE COUNTY, FLORIDA

DATE: 02/14/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 021146B
 SHEET NO: 1 OF 1

These documents are prepared in accordance with the conceptual terms and conditions for this project.

