

# MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, April 6, 2006  
7:00 p.m. -Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## AGENDA

- I Roll Call
- II Public Hearing
  - 1. Charter Communications - Special Use Permit
  - 2.
- III Approval of Minutes
  - Planning Commission Meeting (3/16/06)
- IV New Business
  - 1. Robert Gault - Parcel Split and Combination Request
  - 2. Charter Communications - Special Use Permit
  - 3. The Bay Condominiums (Joslin's)- Planning Commission review, analysis, and recommendation.
- V Unfinished Business
  - 1.
  - 2.
- 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

## 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.



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

## MEMORANDUM

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TO: Planning Commissioners

FROM: Denise Blakeslee   
Planning & Zoning

DATE: March 29, 2006

RE: April 6, 2006 Planning Commission Meeting

Commissioners, the next meeting of the Planning Commission will be on Thursday, April 6, 2006 at 7:00 p.m. in the Council Chambers. The following items are on the agenda:

1. Charter Communications - Special Use Permit. Charter Communications submitted a request to the Planning Commission at their Special Meeting on March 16, 2006 to allow the construction of a new building at their facility at 1609 Vine Street. The Planning Commission concurred with the findings of the Zoning Administrator's finding that the application is complete. A Public Hearing has been scheduled for April 6, 2006 to allow public comment regarding the proposed request.
2. Robert Gault - Parcel Split Request. Robert Gault owns what currently are three parcels on the corner of Twelfth Street (undeveloped) and Cherry Street. Mr. Gault would like to reconfigure these parcels into four parcels. Review of the request shows that the proposed parcel split request meets the requirements of the R-2 Medium Density Residential Zoning District. Planning Commission is asked to make a recommendation to City Council regarding this request.
3. The Bay Condominiums (Joslin's) - Planning Commission review, analysis, and recommendation. The Planning Commission held a Sketch Plan Review at their Special Meeting on March 16, 2006 for The Bay Condominiums. Planning Commission reviewed the request and indicated items that needed to be included in the application for a Special Use Permit for a Planned Unit Development. The Applicant has submitted an application for a Planned Unit Development for the Planning Commission to review, analysis, and make recommendation.

Representatives from Sand Products Corporation will not be in attendance at the meeting. This item has not been placed on the agenda for discussion. Enclosed is a memo from Jon Rose regarding a phone conversation he had with Penny Hold, High Risk Erosion - MDEQ.

If you are unable to attend the meeting please call me at 398-3805. See you Thursday!

:djb



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## MEMORANDUM

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TO: Planning Commissioners

FROM: Jon R. Rose   
Community Development Director

DATE: March 17, 2006

Commissioners!

I received a call on Friday, March 17, 2006 from Penny Holt. Ms. Holt is in charge of the High Risk Erosion Department for the Land and Water Management Division of the Michigan Department of Environmental Quality. She advised me that they do not, by policy, treat roads, water lines, and sewer lines as permanent structures and do not typically regulate them under high risk erosion permits.

She did recommend that the Plan get a permit prior to Planning Commission approval. While another permit would be required immediately prior to construction, the DEQ does not want to see non-conforming parcels created. The people inspecting the site for the High Risk Erosion Permit would also be evaluating the project for endangered species on behalf of the DNR Fisheries and Wildlife Division.

JRR:djb



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## MEMORANDUM

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TO: Planning Commissioners

FROM: Jon R. Rose   
Community Development Director

DATE: March 23, 2006

RE: Charter Communications

Commissioners,

On March 16, 2006 you reviewed a request from Charter Communications for a Special Use Permit. At that time a Public Hearing was scheduled for the April 6, 2006 Planning Commission meeting.

The Special Use Permit would allow the construction of a new building at their facility on Vine Street. This building would be larger than the existing building on the site and the existing building would be demolished once the new building is completed. Review of the request shows that the requirements of the ordinance have been met.

JRR:djb



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## MEMORANDUM

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TO: Planning Commissioners

FROM: Jon R. Rose   
Community Development Director

DATE: March 27, 2006

RE: Robert Gault - Request for Parcel Split

Commissioners, we have received a request from Robert Gault for a Parcel Split. Mr. Gault owns what currently are three parcels on the corner of Twelfth Street (undeveloped) and Cherry Street. Mr. Gault would like to reconfigure these parcels into four parcels.

Mr. Gault is constructing his residence on the corner of Cherry Street and Twelfth Street. Review of his request shows that the resulting parcels proposed in the split would meet the requirements of the R-2 Medium Density Residential Zoning District.

Copies of the existing configuration of the property including the site of his proposed home are included as well as copies of the proposed configuration.

JRR:djb

MAR 27 2006

CITY OF MANISTEE

# Request to Split a Parcel

Name and Address of Applicant: ROBERT GAULT  
122 S. WILDWOOD CROSSINGS APT 23  
LUDINGTON, MI 49431

Signature *Robert Gault*

Phone Numbers: Home 231-843-3029 Work 586-306-0467

Name and Address of other parties who have an interest: NONE N/A

Signature \_\_\_\_\_

Phone Numbers: Home \_\_\_\_\_ Work \_\_\_\_\_

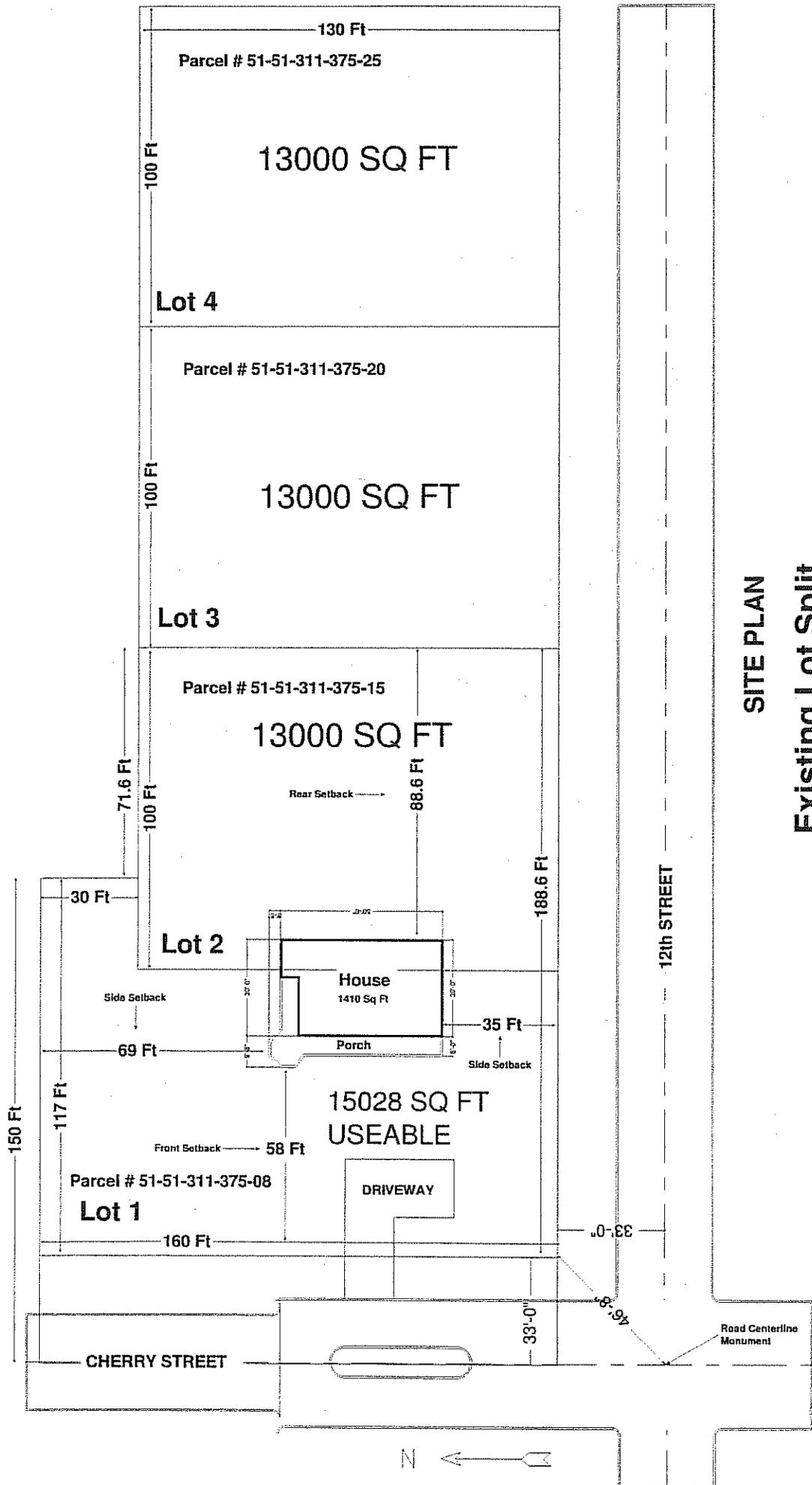
Parcel Identification Numbers for all parcels involved: 51-51-311-375-08,  
51-51-311-375-15, 51-51-311-375-20, 51-51-311-375-25

Reason for request: TO SPLIT THE PROPERTY INTO FOUR PARCELS AS  
ORIGINALLY REQUESTED ON THE ORIGINAL LOT SPLIT REQUEST,  
WHICH IS NOW POSSIBLE WITH THE NEW R-2 MEDIUM DENSITY  
ZONING IN THE NEW ZONING ORDINANCE, THUS ALLOWING MORE  
REASONABLE PROPERTY LINE DIMENSIONS ON ALL FOUR LOTS FOR  
FUTURE STRUCTURES.

**Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.**

Fee: \$50.00 for first split + \$25.00 for each additional split. Receipt # \_\_\_\_\_

Lot 1 & 2 Temporarily Combined

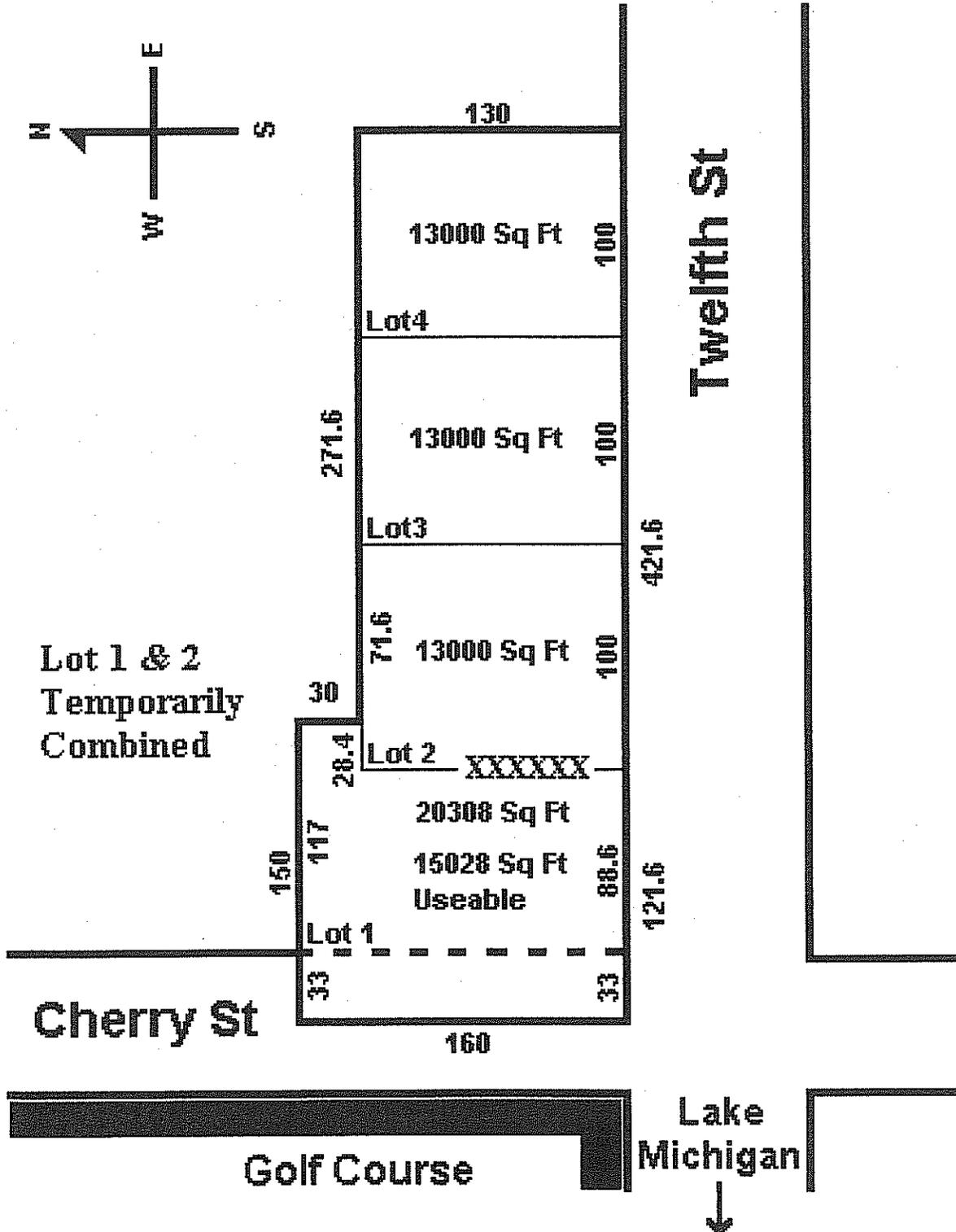


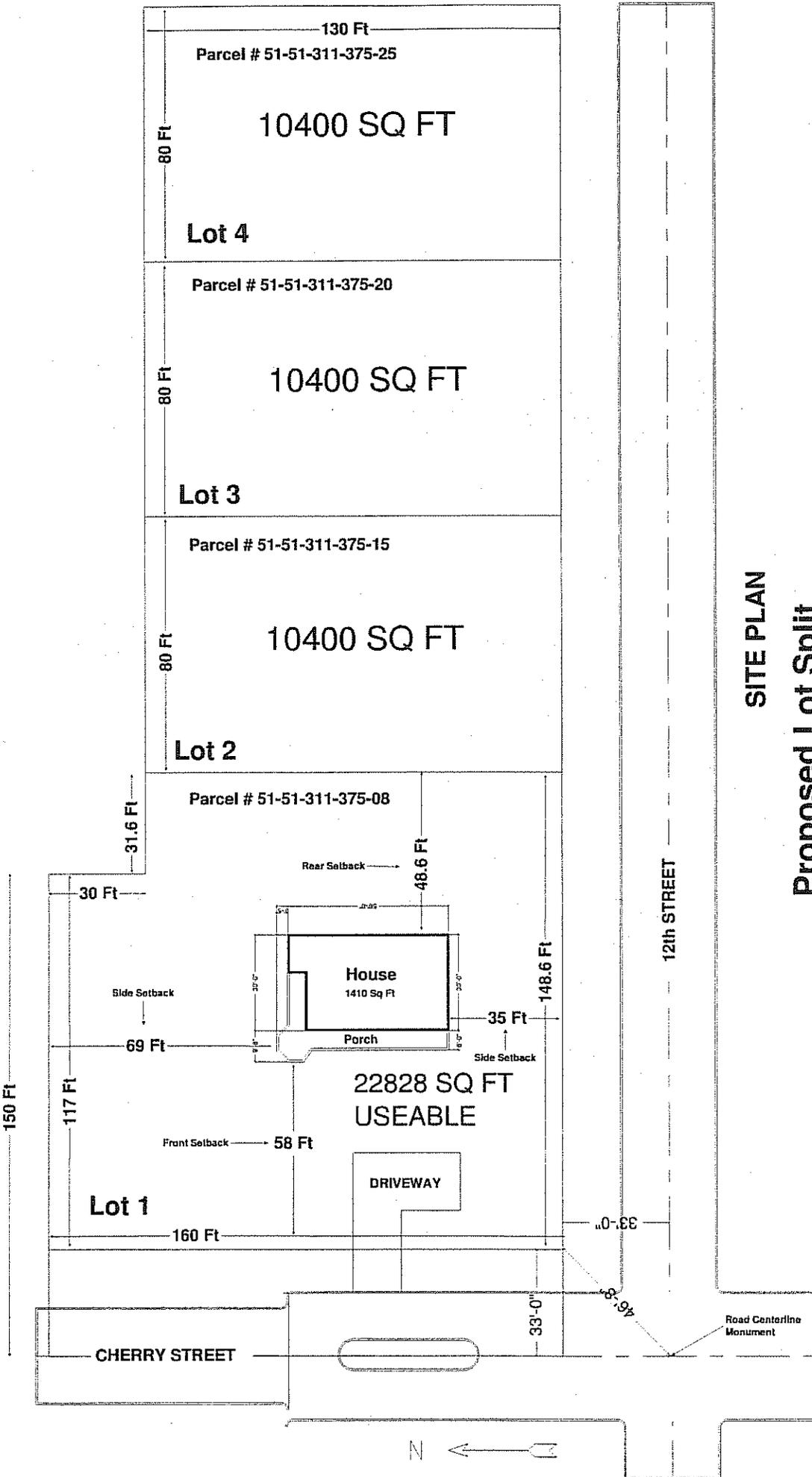
**SITE PLAN**  
**Existing Lot Split**  
**Old R3 Residential Zoning**

# Existing Lot Split - Old R2 Residential Zoning

## Legal Description

PTSE 1/4, SW 1/4, commence @ SW Corner There of, Then N 33 feet to P.O.B., Then N 160 feet, Then E 150 feet, Then S 30 feet, Then E 271.6 feet, Then S 130 feet, Then W 421.6 feet to P.O.B.  
1.36A M/L Sec. 11





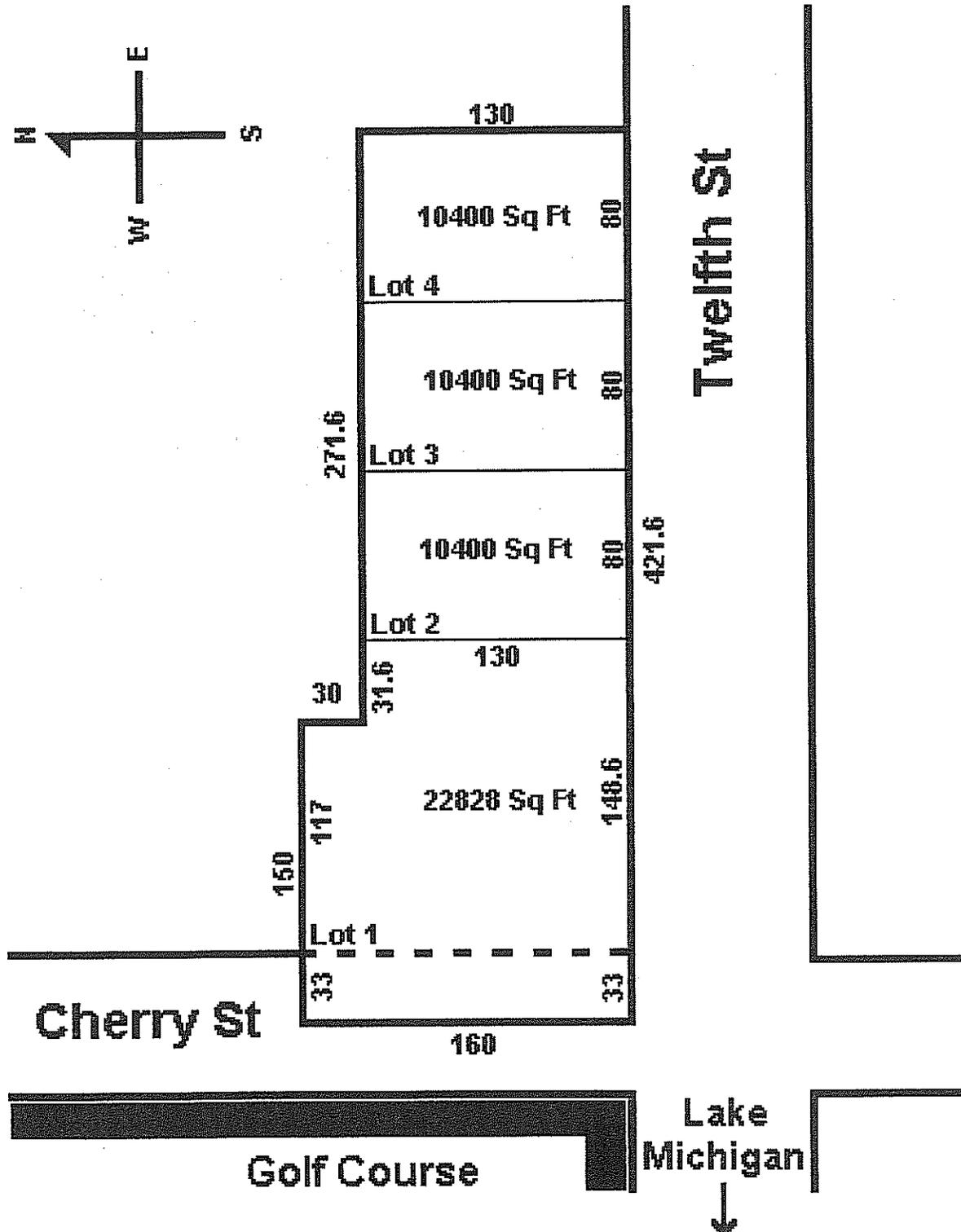
**SITE PLAN**

**Proposed Lot Split  
New R2 Medium Density Zoning**

# Proposed Lot Split - New R2 Medium Density Zoning

## Legal Description

PTSE 1/4, SW 1/4, commence @ SW Corner There of, Then N 33 feet to P.O.B., Then N 160 feet, Then E 150 feet, Then S 30 feet, Then E 271.6 feet, Then S 130 feet, Then W 421.6 feet to P.O.B.  
1.36A ML Sec. 11



## LEGAL DESCRIPTIONS

### **LOT 1**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET TO POINT OF BEGINNING; THENCE NORTH 160 FEET; THENCE EAST 150 FEET; THENCE SOUTH 30 FEET; THENCE EAST 31.6 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.

### **LOT 2**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET; THENCE EAST 181.6 FEET TO POINT OF BEGINNING; THENCE NORTH 130 FEET; THENCE EAST 80 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.

### **LOT 3**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET; THENCE EAST 261.6 FEET TO POINT OF BEGINNING; THENCE NORTH 130 FEET; THENCE EAST 80 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.

### **LOT 4**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 33 FEET; THENCE EAST 341.6 FEET TO POINT OF BEGINNING; THENCE NORTH 130 FEET; THENCE EAST 80 FEET; THENCE SOUTH 130 FEET; THENCE WEST TO POINT OF BEGINNING.



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## MEMORANDUM

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TO: Planning Commissioners

FROM: Jon R. Rose   
Community Development Director

DATE: March 23, 2006

RE: The Bay Condominium's

Commissioners,

After today I will be out of the office until April 3, 2006. We have received an application from The Bay Condominiums requesting a Special Use Permit for a Planned Unit Development.

Section 1870.E - PUD Application reads: "A planned unit development application shall be submitted to the Planning Commission for review, analysis, and recommendation...."

Enclosed is the application that was submitted for your review.

While under a PUD these requirements may be adjusted if the Planning Commission chooses, my preliminary review of the request indicates the following areas where the requirements of the Waterfront District have not been met:

- Height of buildings exceed the 35' height requirement - Buildings appear to be 39' in height (need verification).
- It appears that one of the buildings and some of the decks may encroach into the waterfront set-back . The amount of the encroachment needs to be noted.

Other items noted in the review include:

- Other than showing on the site plan there is no information provided for the Marina use of the PUD.

- Lighting plan needs to ensure that direct or directly reflected light is confined to the development site.
- There is a discrepancy between the Michigan Department of Transportation right-of-way maps and the parcel descriptions. This will require further study to determine the property layout. This only effects the southern most Moonlite Motel Parcel.

These items were noted during our first review of the plan. We are now working under the new Ordinance Special Use Permit/PUD Requirements. This is a learning process and patience will get us through it.

JRR:djb



Lakeshore property  
restoration • preservation • development

March 16, 2006

Mr. Jon Rose  
City of Manistee  
Planning & Zoning  
70 Maple Street  
Manistee, MI 49660

Re: Manistee Housing – Special Use Narrative

Dear Jon:

The purpose of this letter is to provide information regarding certain items in the PUD form. Specifically, the information below is intended to respond to Section E, subsections 3, 4, 5, 6, 7 and 9.

The property West Coast, LLC selected for their resort condominium development on US31/Arthur Street on the shores of Manistee Lake has recently undergone a zoning change. With the adoption of the new ordinance, this site has been incorporated into the W-F Waterfront District. This district allows for development of multiple unit buildings, however, those are listed as a special use.

The planned development spans two parcels under sales contract to West Coast, LLC from Ahrens Land Development, LLC and the SS Milwaukee group. Upon conclusion of the final sale, the land and future development will be entirely owned by West Coast, LLC. West Coast is an equal joint partnership among me, Tony DeVecht, and Greg Gust.

Based on our analyses, the planned townhouse units are being designed as second home properties for a demographic group consisting of empty nesters (age 45-64) with annual incomes above \$250,000. However, we also anticipate that a small portion of the units may be purchased as primary residences. We have worked with numerous local and national realtors in assessing our selling prices, floor plans, and overall positioning and selling propositions.

Our financing is being provided by Macatawa Bank. We are working directly with the commercial finance group in the Grand Haven branch. The bank has received a detailed financial plan for the development project, including anticipated cash needs during different phases of the project. Our contact at the bank is John Groothius. He can be reached at (616) 847-3745.

It is our plan that the development will proceed in three phases:

1. Site preparation – entire site
2. North Phase – initial 24 units on current Joslin property
3. South Phase – remaining 16-18 units on current SS Milwaukee property

The goals set forth in the Waterfront District, promote developments that are aesthetically compatible, utilize the shoreline for recreational purposes, and generally raise the level of quality of the lake's edge. With that in mind, we feel that the proposed special use and its location are an appropriate fit as a special use. On a much larger scale, the development of this site will bring jobs to the area during construction, contribute significantly to the local tax base, help support the local merchants, and become an important catalyst in beautifying the Manistee Lake waterfront.

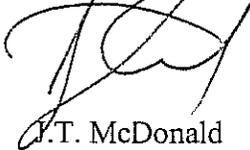
As a development group, we have worked closely with the various departments at the City of Manistee to give their input as it relates to utilities, traffic circulation, and fire/safety issues. At this point in time, we have the appropriate capacity for all utilities, fire access, and traffic to support the development.

Since it is anticipated that the project will primarily serve the resort/vacation home market, there should not be any significant additional burden placed on the school system. The obvious benefit is that the units would be taxed at a non-homestead rate, adding a significant amount to the local tax base.

Should you have any questions or require additional information, please feel free to contact our office.

Sincerely,

West Coast LLC



J.T. McDonald  
General Partner

\$250.00



Planning Commission

SPECIAL USE PERMIT APPLICATION

West Coast, LLC  
 Applicant  
101 Washington Street  
 Address  
Grand Haven, MI 49456  
 City, State, Zip Code  
 Phone Numbers (Work) (616) 638-1529  
 (Home) (616) 846-8623  
 Cell (616) 402-4654

FOR OFFICE USE ONLY:

Case number PC-2006-03  
 Date Received 3-17-06  
 Fee Received \$250.00  
 Receipt Number \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Action Taken \_\_\_\_\_  
 Expiration Date of Permit \_\_\_\_\_

FEE FOR SPECIAL USE PERMIT \$250.00

A Special Use application shall be submitted and processed according to the following procedures:

A. Submission of Application. Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the payment of a fee and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. An application shall be submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission by the Zoning Administrator within thirty (30) days of the submission of a complete application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in compliance with this Ordinance, shall be returned to the applicant. No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full.

B. Data Required. Twelve (12) copies of an application for a Special Use permit shall be presented to the Zoning Administrator and accompanied by the following documents and information.

1. A complete Special Use permit application including the following information:
  - a. Name and address of applicant and owner(s): West Coast, LLC, Grand Haven, MI 49417
  - b. Legal description, property parcel number, and street address of the subject parcel of land: See attached documentation
  - c. Area of the subject parcel of land stated in acres, or if less than one (1) acre, in square feet 4.64 acres
  - d. Present zoning classification of the parcel: WF
  - e. Present and proposed land use: See attached

- f. A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.

Attached

- g. Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.

Attached

- h. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.

Attached

- i. A statement and other evidence or proof by the applicant of present and future compliance with the standards required for approval in this Article and other standards imposed by this Ordinance affecting the special use under consideration.

Attached

2. A complete Site Plan containing all the applicable data required by Article 22, Site Plans.

3. Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in Section 1802.

4. Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by Section 2203, E, 2, an environmental assessment as required by Section 2203, E, 1, a market study as required by Section 2203, E, 3, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.

5. The Zoning Administrator may, with the approval of the Planning Commission, waive the submission of materials outlined in this Section if such materials are determined to be not applicable to the proposed Special Use or relevant to the consideration of the Planning Commission.

C. Special Use review procedures. An application for Special Use Approval shall be processed in accordance with Section 1801.C.

D. Issuance of a Special Use permit. Special Use Permits shall be issued in accordance with Section 1801.D.

E. Appeals. No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.

F. Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and in accordance with Section 1801.F.

G. Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in accordance with Section 2208 may be made to an existing Special Use permit with the approval of the Zoning Administrator.

H. Transfers. Transfers shall be handled in accordance with Section 1801.H.

I. Expiration. A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:

1. If replaced or superseded by a subsequent permitted use or Special Use permit.
2. If the applicant requests the rescinding of the Special Use permit.
3. If a condition of approval included stipulation to expire the Special Use permit by a certain date.
4. If the use is abandoned, moved or vacated for a period of one year.

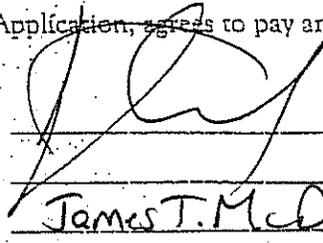
J. Violations. Violations shall be handled in accordance with Section 1801.J.

**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 and escrow payments in full.

Signature (s) of Applicant (s):

  
 \_\_\_\_\_  
 \_\_\_\_\_  
 James T. McDorrd

Dated 3/17/06

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

Site Plan Information required in Application:

A Detailed Site Plan. A detailed site plan shall be required for all uses other than those that may submit a basic site plan. Detailed site plan shall include twelve (12) copies of all required information and twenty-five (25) copies of any documents rendered in color. It shall be prepared by an Engineer, Architect, Landscape Architect or Planner licensed to work in Michigan and shall include and illustrate at a minimum the following information:

1. A scale drawing of the site and proposed development thereon, including the date, name, address and professional seal of the preparer. In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
2. The scale of the drawing and north arrow.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
3. A vicinity map illustrating the property in relation to the surrounding street system.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
4. Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
5. Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
6. Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
7. Setback lines and their dimensions.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
8. Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]

- 9. Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 10. Project phasing, if applicable.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 11. Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 12. Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 13. Curb-cuts and driveways on adjacent properties.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 14. Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 15. Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 16. Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
- 17. Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
  - Included
  - Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]

- 18. Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
  
- 19. A lighting plan in conformance with Section 525.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
  
- 20. A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
  
- 21. If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
  
- 22. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
  
- 23. Any required approvals, permits, changes or modifications required by any applicable regulatory agency.  
 Included - *separate transmission*  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
  
- 24. Special Groundwater Protection shall be subject to Section 2203.D.24  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]  
*Waiver Requested*

The Zoning Administrator may, with the approval of the Planning Commission, waive the submission of materials outlined in this Section if such materials are determined to be not applicable to the proposed Special Use or relevant to the consideration of the Planning Commission.



Member

# NORDLUND & ASSOCIATES INC.

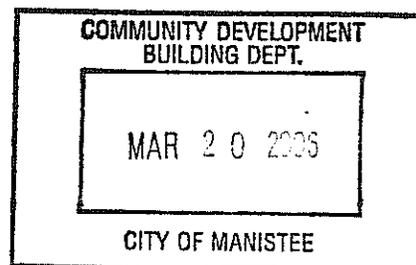
CONSULTING ENGINEERS AND SURVEYORS SINCE 1972



Member

James T. Nordlund, Sr., P.E., P.S. • James T. Nordlund, Jr., P.E. • John Kiefer, P.E. • Holly Mulherin, P.E. • Tracy Hutchinson, P.E.  
Victoria Heidelberg, Engineer • Robert Slawinski, P.S. • Gerald A. Nordlund, Surveyor

March 17, 2006



To: Mr. Jon Rose,  
Community Development Director  
City of Manistee, Michigan

Dear Jon:

When going through the final check list for the Bay Condominium Project (Joslin/Moonlight Motel Property), we discovered that the following information was not included in the 24" x 36" Site Plan Drawings.

It is our intent to attach the following sheet or Addendum #1 to the application to address/include this necessary information.

If, when going through your review of the application and plans you discover some additional oversight/omissions, please feel free to contact me at any time.

If you have any questions – call me at any time.

James T. Nordlund Jr., P.E.  
Nordlund & Associates, Inc.

813 E. Ludington Avenue  
Ludington, Michigan 49431  
(231) 843-3485 • (231) 843-7676 Fax  
email: nordlund@t-one.net • nordlun2@t-one.net

62 West State Road, Unit D  
Newaygo, MI 49331  
(231) 652-2322 • (231) 652-2324 Fax  
email: Nordlund@NCATS.net

267 River Street  
Manistee, Michigan 49660  
(231) 723-6460 • (231) 723-6642 Fax  
email: nordlun3@t-one.net

Bay Condominium Project  
Site Plan Application  
Addendum #1

Section 2202 - Item #23 Any Required approvals, permits, changes or modifications required by any applicable regulatory agency:

1. **U.S. Army Corps of Engineers/Michigan Department of Environmental Quality:** Joint Permit Application for the installation of Riprap, Steel Sheet Piling, Marina Dredging, and Marina Dock Installation/Construction. Installation of Stormwater Outfalls if the pipe is located within the jurisdiction of the MDEQ/USACE. Shoreline modification which would affect the existing wetlands and the 100 year flood plain.
2. **Michigan Department of Environmental Quality:** Part 41 Permit – Sanitary Sewer/Watermain Construction. (If the watermain/sewer is to be turned over to the City of Manistee a permit will be required.)
3. **Manistee County Soil Erosion & Sedimentation:** Soil Erosion & Sedimentation Permit.
4. **Michigan Department of Transportation:** A permit for working in the Right-of-Way is needed to obliterate the existing curb cuts, and rebuild the proposed main entrance to the project. Also, a permit for changing the ground surface in the right-of-way, possible installation of the sidewalk and guardrail installation. Connection to existing utilities located under the US 31 Right-of-Way.
5. **City of Manistee:** Permits for connecting to the existing Sanitary Sewer System and Watermain.

Other items discussed in preliminary meetings with the city and not included on the plans:

1. Several Dry Risers with outlets located in both the parking and marina docks are needed to be included in the final plans. These Dry Risers would allow the quick connection to the City of Manistee's Fire Department Foam System that they would utilize to fight marine fires. Anticipate that three (3) or four (4) connections will be necessary. Final location of Dry Risers will be coordinated with the City of Manistee's Fire Department.
2. Number of Parking Spaces:  
Zoning Ordinance requires two spaces per unit. 80 total spaces are required  
(2 spaces per Unit x 40 Units = 80 Spaces)

**Number of Spaces Provided:**

Adjacent to Pool Building:	8 Spaces
Between Units & US 31:	21 Spaces
Each Unit contains a Garage (Assume 1 Parking Spot)	40 Spaces
Assume 1 Parking Space to be located in front of Garage:	40 Spaces
	<u>109 Spaces Provided</u>

Also, Three Handicap Parking Spaces will be provided in Accordance with the 2003 Michigan Building Code:

Old "Joslin Mfg." property

Parcel 1:  
 Lot D of S.C. Thompson's Addition to the City of Manistee, also described as: All that part of Lot 2, Section 1, T.21 N., R.17 W., which lies East of Arthur Street within the City of Manistee, and South of a line parallel with the North line of said Lot 2 and 600 ft. South therefrom, measured along the East line of Arthur Street produced to said North line of Lot 2, including the dock on said property and all riparian rights accruing to said property. Also known as: Lot D of S.C. Thompson's Addition to the City of Manistee, according to the plat thereof as recorded in Liber 3-A of Plans, except the South 30 ft. thereof.

Common address: 125 Arthur Street.  
 parcel: # 51-51-174-204-01

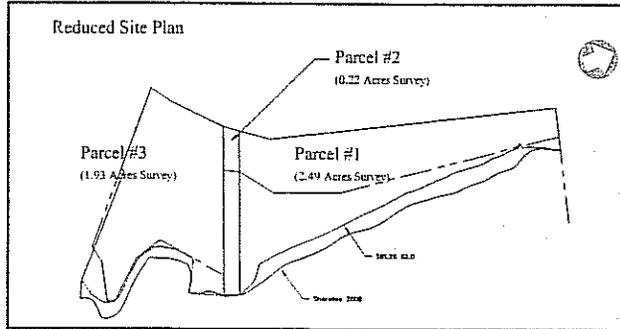
Old "Moonlite Motel" property

Parcel 2:  
 The South 30 feet of Lot D of S.C. Thompson's Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 3 - A of Plans, Page 3.

Parcel 3:  
 That part of Government Lot 3, Section 1, T.21 N., R.17 W., more fully described as: Beginning at the point where the Easterly line of Arthur Street (sometimes known as US 31) in the City of Manistee intersects the North line of said Government Lot 3, a distance of 286.63 ft. to the shore of Manistee Lake; thence meandering along said shore, S28°15'W, 140.00 ft; thence S38°15'E, 60.00 ft; thence S64°29'E, 95.00 ft; thence S07°01'W, 15.00 ft; thence S81°55'W, 60.00 ft; thence S58°29'W, 33.25 ft; thence N48°42'W, along said shore and the face of the existing revetment, 181.00 ft; thence N69°42'W, leaving said shore 144.93 ft; thence N32°49'E, along the Easterly line of Arthur Street (being 60 feet from the centerline of said street), 51.25 ft; thence Northerly along said Easterly line on the arc of a 408.10 ft radius curve to the left, a distance of 105.67 ft. (the chord of said arc being N29°13'45"E, 105.59 ft.) to the "Point of Beginning". Including full riparian rights and right of easement of ingress and egress to and from the described land over the existing blacktop drive, which runs in a generally Southwest direction parallel and adjacent to the Easterly line of Arthur Street to a convenient point of entrance on said Arthur Street.

Common address: 111 Arthur Street  
 Parcel #1: # 51-51-101-275-01  
 Parcel #2: # 51-51-174-704-19

# The Bay Condominiums on Manistee Lake



**Development Summary:**

Current Site Zoning: Waterfront District (WTF)  
 Proposed Use: Multiple Unit Dwelling (MUD)

**District Regulations:**

**Minimum Building Setbacks:**  
 Front Yard: 15 ft  
 Side Yard: 10 ft  
 Rear Yard: 10 ft  
 Waterfront: 20 ft \* (Minimum Proposed: 15 ft)

**Lot Coverage:**  
 Maximum Lot Coverage Allowed = 60 %

Total Site Area: 202,118 sq ft (4.64 Acres)

Proposed Building Area: 43,592 sq ft (1.00 Acres)  
 Proposed Lot Coverage: 21.57 %

Parking Lots & Walkways: 53,113 sq ft (1.22 Acres)  
 Total Impervious Area: 96,705 sq ft (2.22 Acres)

**Density:**

Maximum Dwelling Units per Acre Allowed = 17 Units/Acre  
 Total Proposed Units: 40 Units  
 Proposed Density: 8.62 Units Per Acre



## Sheet Index

1. Legal Description and Site Location Map
  2. Topographic Survey/Property Survey
  3. Layout Plan
  4. Grading Plan
  5. Utilities Plan
  6. Soil Erosion & Sedimentation Plan
- Lighting Plan  
 Landscaping Plan  
 Condominium Elevations  
 Club House Elevations  
 Condominium Renderings



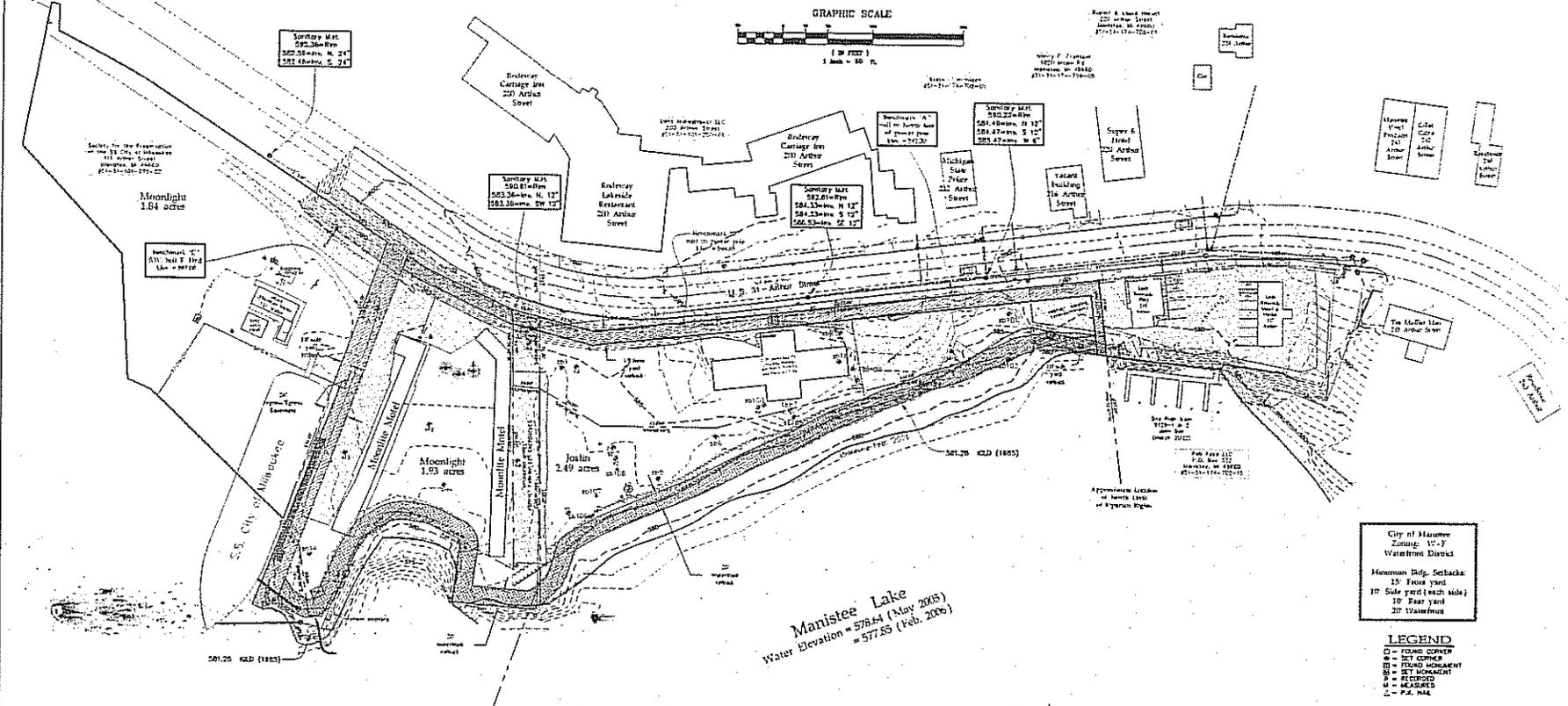
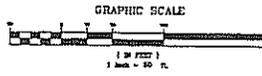
201 Ionia Ave SW  
 Grand Rapids, Michigan  
 49503-4136  
 Tel: 616 434-0873  
 Fax: 616 434-2006



Not For Construction - Site Plan Review 3/17/06

PKT.	DESCRIPTION	BY	DATE
	<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972 813 E. Washington Ave. 287 Zeeb Street 120 Wood Street Lansing, MI 48912 Manistee, MI 49828 Muskegon, MI 49827 (517) 843-0443 (231) 723-6460 (231) 524-2227 FAX (517) 843-7878 FAX (231) 723-8647 FAX (231) 652-1224		
CLIENT:	Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032	DRAWN BY: T.C.B. / CHECKED BY: J.A.K.	
SCALE:	None	DATE:	March 2006
DESCRIPTION:	"The Bay" Condominium Project	JOB NUMBER:	984-4
		SHEET:	1 of 8

# NORTH



**Manistee Lake**  
Water Elevation = 578.44 (May 2005)  
= 577.85 (Feb. 2006)

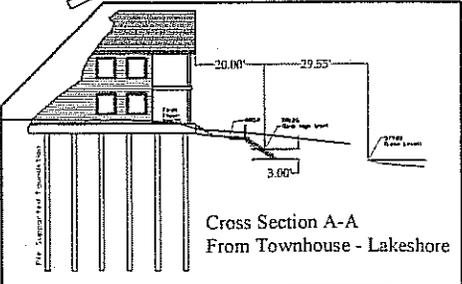
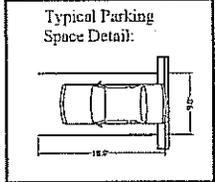
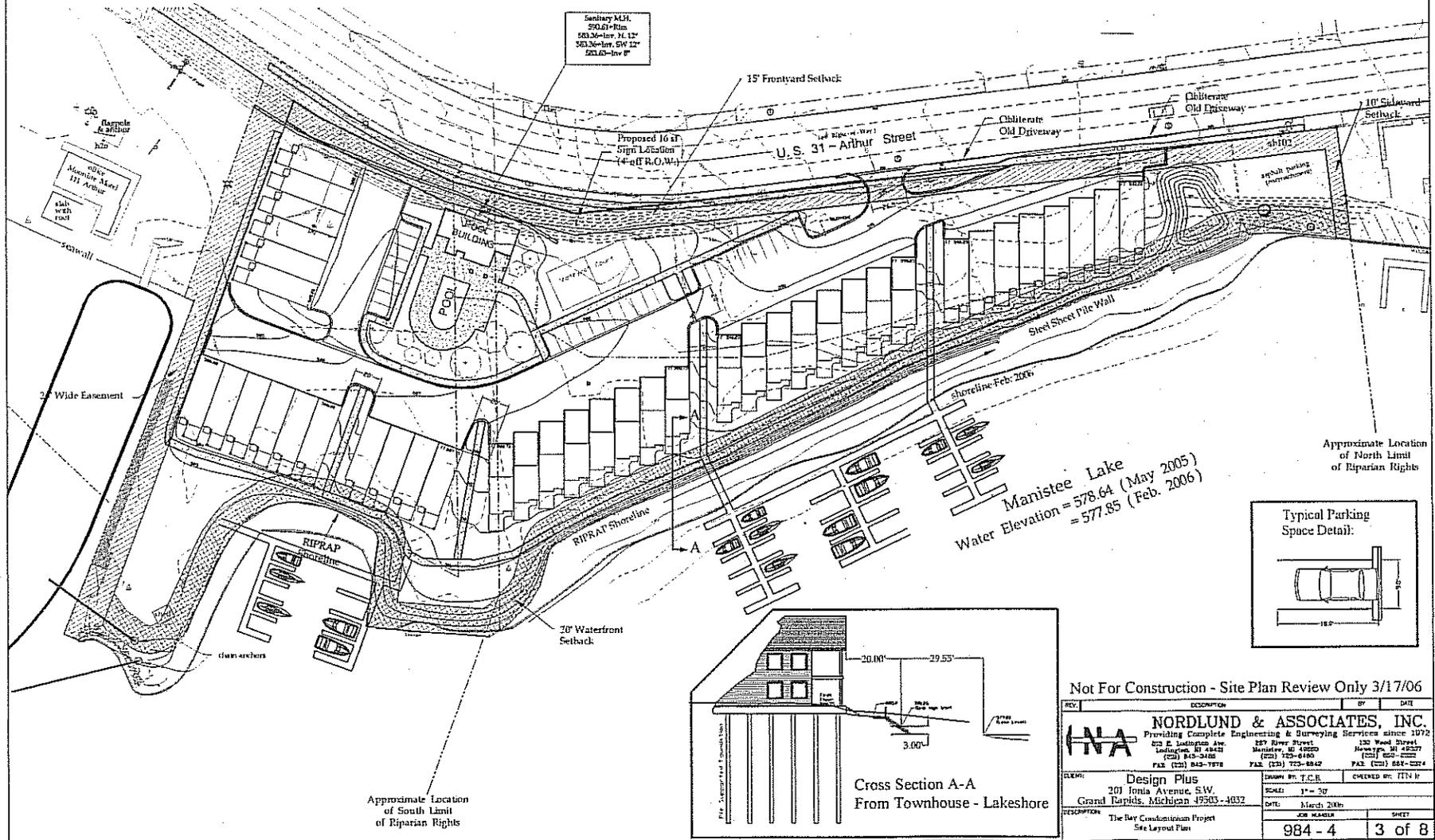
City of Muskegon  
Zoning: W-1  
Waterfront District  
Minimum Bldg. Setback:  
25' Front yard  
10' Side yard (with side)  
10' Rear yard  
20' Waterfront

- LEGEND**
- = FOUND CORNER
  - = SET CORNER
  - = FOUND MONUMENT
  - ⊠ = SET MONUMENT
  - ⊕ = RECORDED
  - ⊖ = MEASURED
  - △ = P.S. MARK

Not For Construction - Site Plan Review 3/17/06

REV.	DESCRIPTION	T.C.B. / 3-1-2006	BY	DATE
A	Added V "land bearings"			
 <b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1872 819 E. Ludington Ave.    237 River Street    130 Wood Street Ludington, MI 49633    Muskegon, MI 49802    Springport, MI 49782 (269) 842-3105    (269) 723-6100    (269) 852-2222 FAX: (269) 842-1878    FAX: (269) 723-6842    FAX: (269) 852-2224				
DESIGN:	Design Plus 201 North Avenue, S.W. Grand Rapids, Michigan 49503-4032	DRAWN BY: T.C.B.	CHECKED BY: L.A.K.	
DESCRIPTION:	Property & Topographical Survey of Site	SCALE: 1" = 50'	DATE: January 2006	SHEET
			984-4	2 of 8

The Bay Condominium Project  
 Site Layout Plan  
 3/17/05

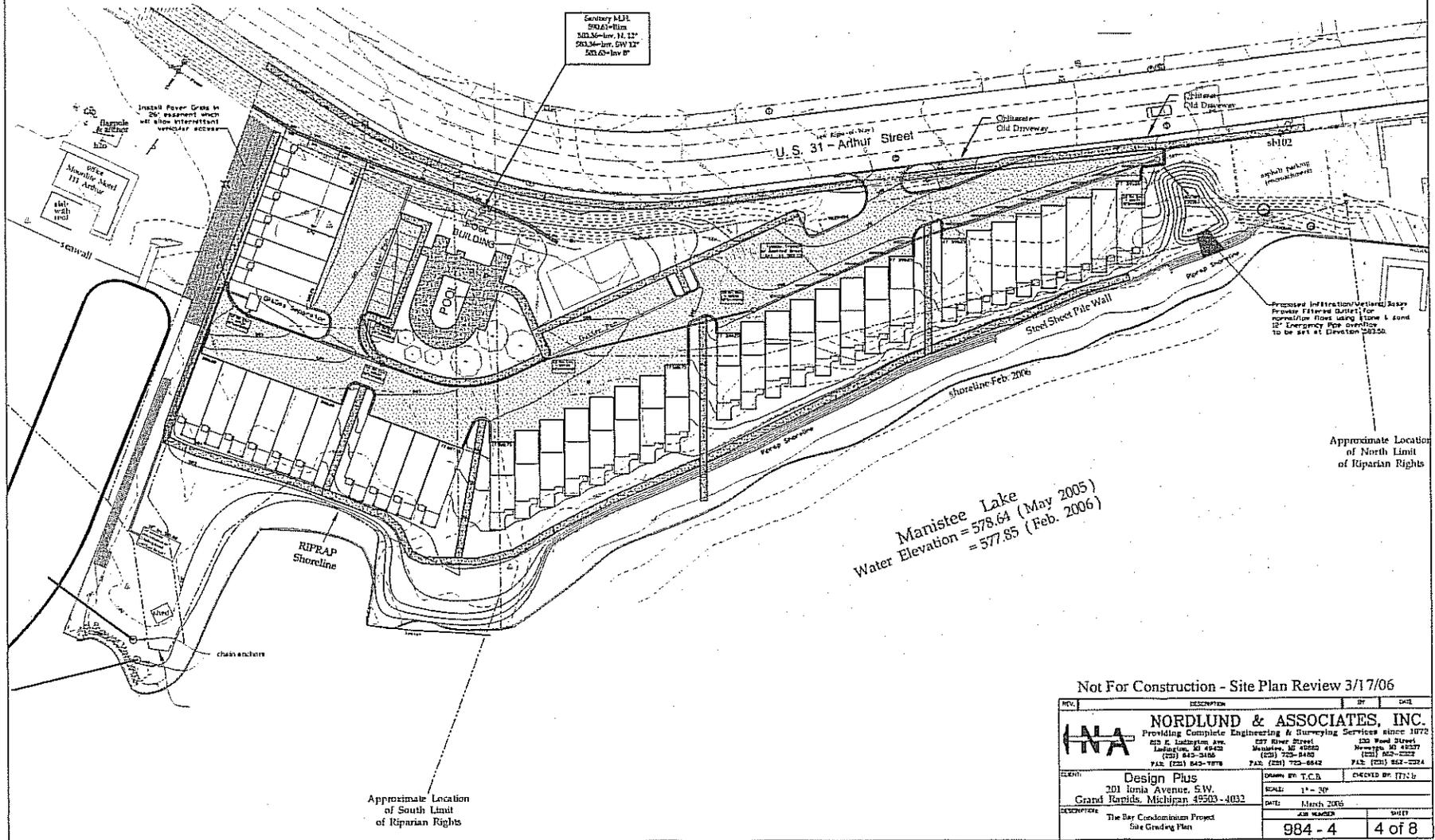


Manistee Lake  
 Water Elevation = 578.64 (May 2005)  
 = 577.85 (Feb. 2006)

Not For Construction - Site Plan Review Only 3/17/06

REV.	DESCRIPTION	BY	DATE
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972			
<b>INA</b> 123 E. Ludington Ave. Lansing, MI 48912 (517) 483-3418 FAX (517) 483-7878		127 River Street Manistee, MI 49829 (231) 753-6160 FAX (231) 753-8842	
132 Wood Street Hartsville, MI 48827 (517) 625-2222 FAX (517) 625-2224		DRAWN BY: T.C.B.    CHECKED BY: TTN II SCALE: 1" = 30' DATE: March 2006 JOB NUMBER: 984-4    SHEET: 3 of 8	
DESCRIPTION: The Bay Condominium Project Site Layout Plan			

The Bay Condominium Project  
 Site Grading Plan  
 3/17/05

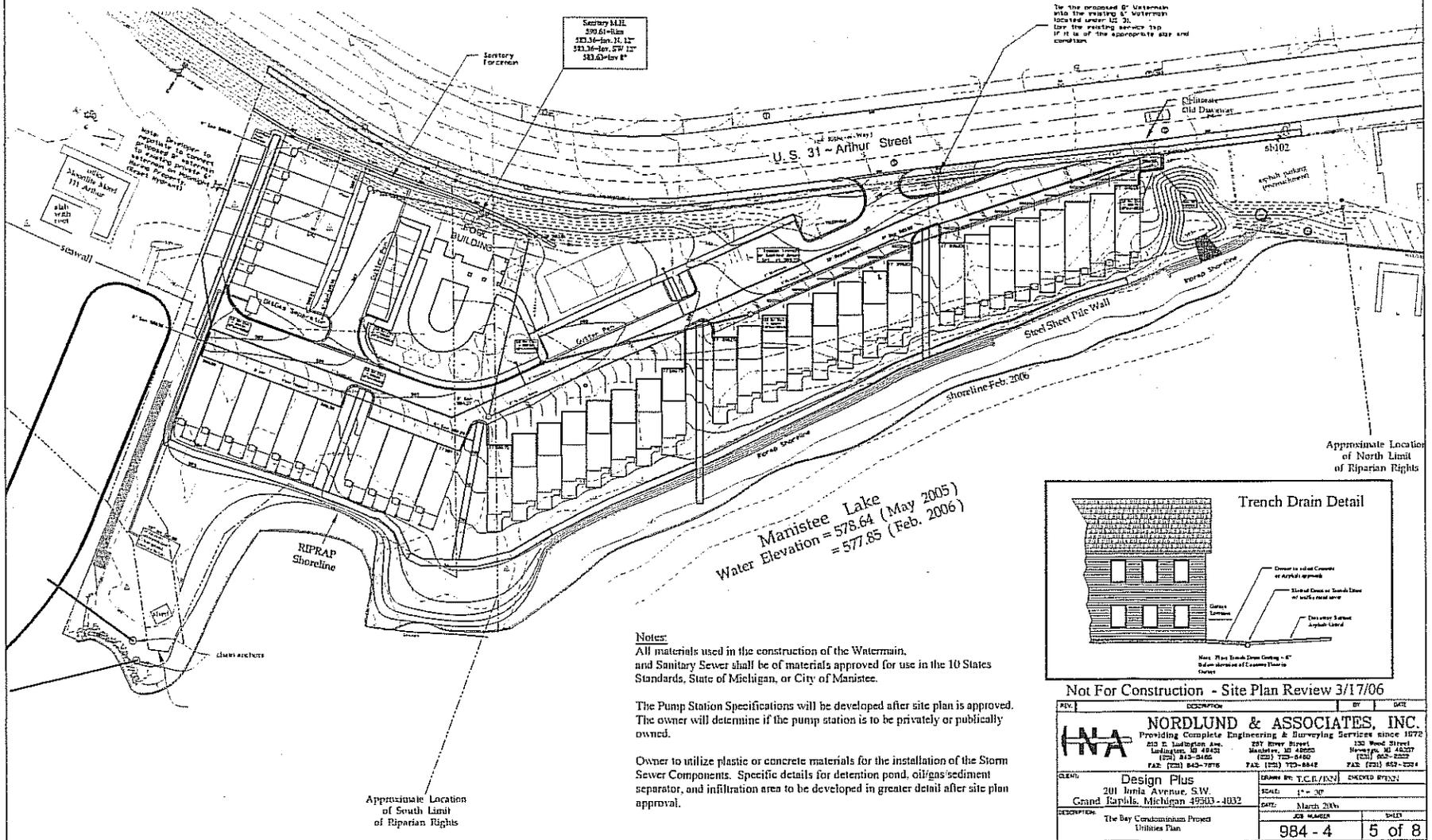


Manistee Lake  
 Water Elevation = 578.64 (May 2005)  
 = 577.85 (Feb. 2006)

Not For Construction - Site Plan Review 3/17/06

REV.	DESCRIPTION	BY	DATE
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972 610 E. Ludington Ave. 227 River Street 120 Wood Street Ludington, MI 49632 Manistee, MI 49829 (269) 843-3168 FAX: (269) 723-6402 (269) 843-2222 FAX: (269) 843-7878 FAX: (269) 723-6642 FAX: (269) 843-2324			
DESIGN: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4033		DRAWN BY: T.C.B. CHECKED BY: J.T.L.B. SCALE: 1" = 30' DATE: March 2005	
DESCRIPTION: The Bay Condominium Project Site Grading Plan		JOB NUMBER: 984 - 4 SHEET: 4 of 8	

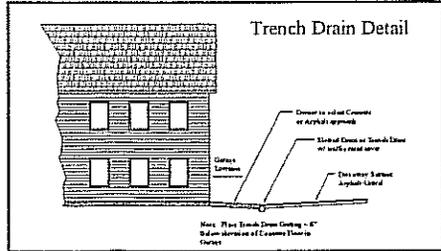
The Bay Condominium Project  
 Utilities Plan  
 3/17/05



**Notes:**  
 All materials used in the construction of the Watermain, and Sanitary Sewer shall be of materials approved for use in the 10 States Standards, State of Michigan, or City of Manistee.

The Pump Station Specifications will be developed after site plan is approved. The owner will determine if the pump station is to be privately or publically owned.

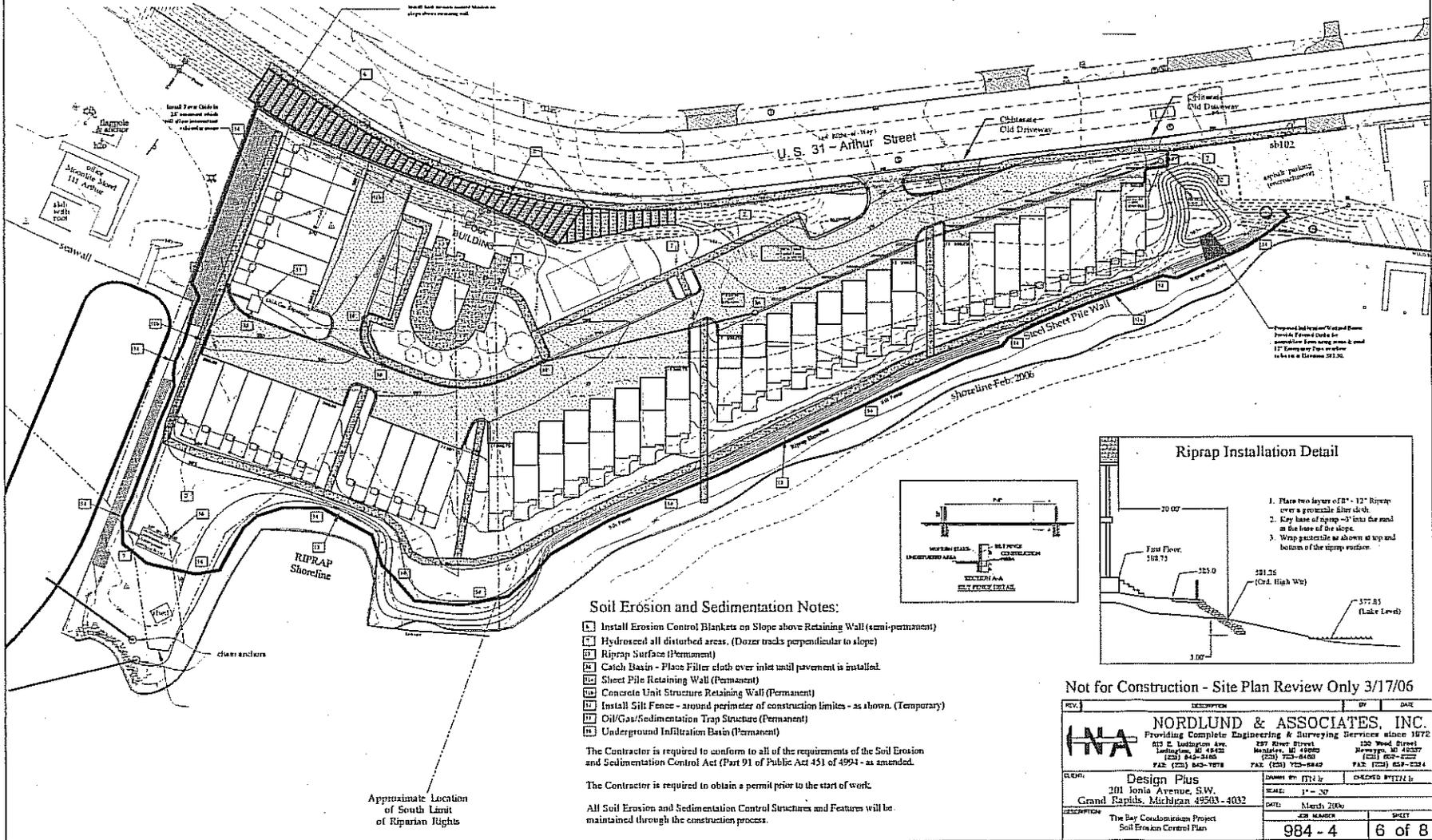
Owner to utilize plastic or concrete materials for the installation of the Storm Sewer Components. Specific details for detention pond, oil/gas/sediment separator, and infiltration area to be developed in greater detail after site plan approval.



Not For Construction - Site Plan Review 3/17/06

REV.	DESCRIPTION	BY	DATE
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1872 210 E. Washington Ave. Lansing, MI 48903 (517) 843-8465 FAX: (517) 843-7876 287 River Street, Manistee, MI 49823 (231) 723-0400 FAX: (231) 723-8848 132 Wood Street, Niles, MI 49827 (231) 868-8222 FAX: (231) 868-1224			
CLIENT:	Design Plus 201 Inria Avenue, S.W. Grand Rapids, Michigan 49503-1032	DRAWN BY:	T.C.E./E.N.Z.
DESCRIPTION:	The Bay Condominium Project Utilities Plan	SCALE:	1" = 30'
		DATE:	March 2005
		JOB NUMBER:	984 - 4
		SHEET:	5 of 8

The Bay Condominium Project  
 Soil Erosion Control Plan  
 3/17/05



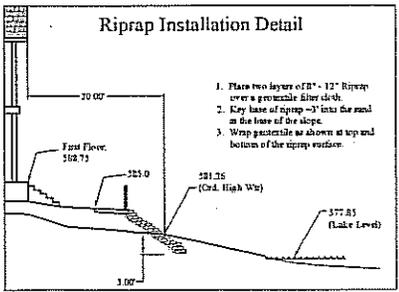
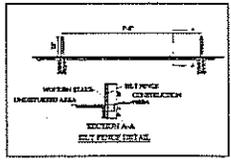
Soil Erosion and Sedimentation Notes:

- 1. Install Erosion Control Blankets on Slope above Retaining Wall (semi-permanent)
- 2. Hydroseed all disturbed areas. (Dozer tracks perpendicular to slope)
- 3. Riprap Surface (Permanent)
- 4. Catch Basin - Place Filter cloth over inlet until pavement is installed.
- 5. Sheet Pile Retaining Wall (Permanent)
- 6. Concrete Unit Structure Retaining Wall (Permanent)
- 7. Install Silt Fence - around perimeter of construction limits - as shown. (Temporary)
- 8. Oil/Gas/Sedimentation Trap Structure (Permanent)
- 9. Underground Infiltration Basin (Permanent)

The Contractor is required to conform to all of the requirements of the Soil Erosion and Sedimentation Control Act (Part 91 of Public Act 451 of 1994 - as amended).

The Contractor is required to obtain a permit prior to the start of work.

All Soil Erosion and Sedimentation Control Structures and Features will be maintained through the construction process.

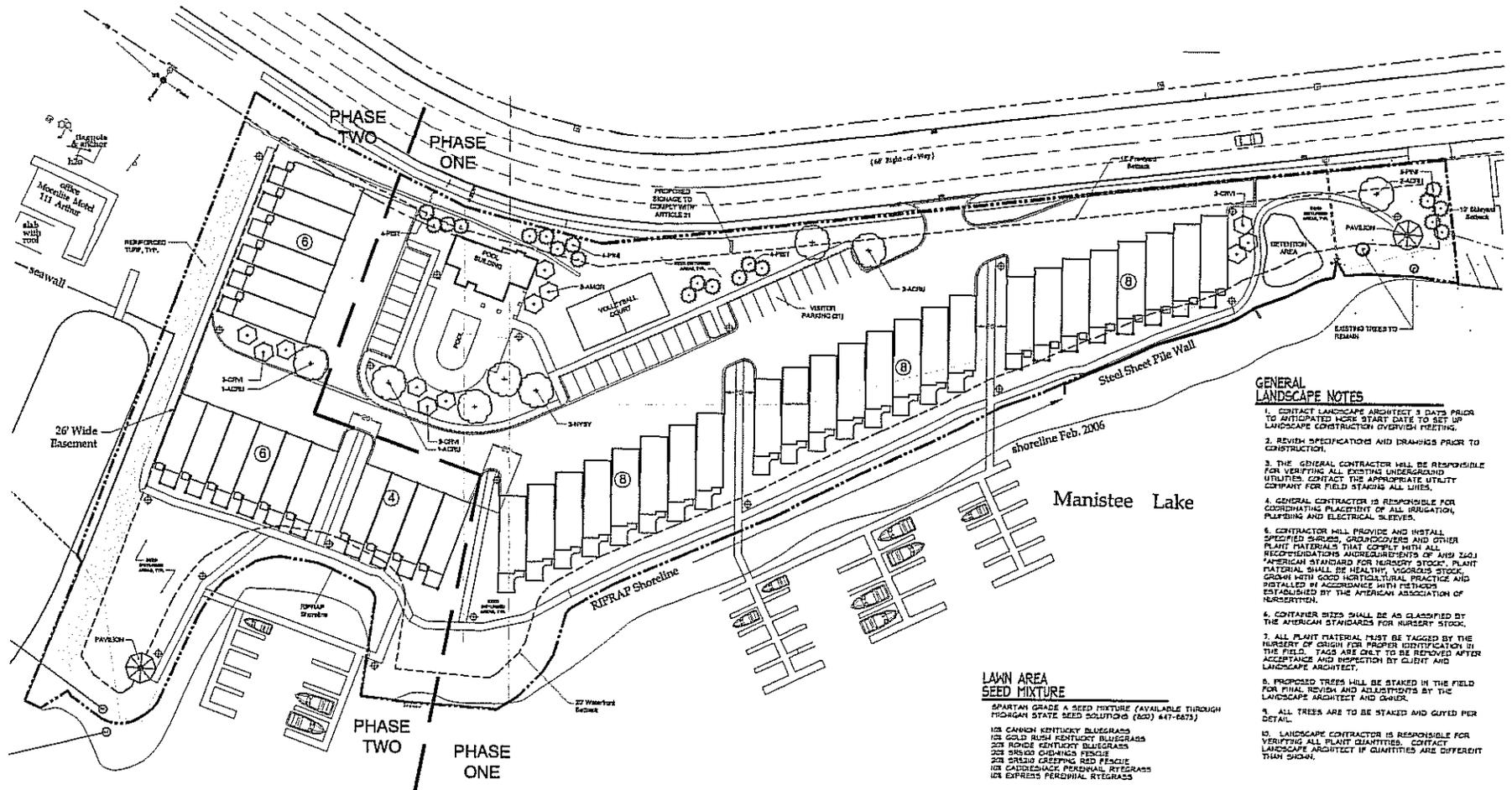


1. Place two layers of 2" - 12" Riprap over a geotextile filter cloth.
2. Key base of riprap -3' into the sand at the base of the slope.
3. Wrap geotextile as shown at top and bottom of the riprap surface.

Not for Construction - Site Plan Review Only 3/17/06

REV.	DESCRIPTION	BY	DATE
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972 213 E. Washington Ave. East Lansing, MI 48824 (517) 325-4400 FAX: (517) 325-8842			
<b>Design Plus</b> 201 Jonia Avenue, S.W. Grand Rapids, Michigan 49503-4032		222 Wood Street Grand Rapids, MI 49507 (616) 509-4222 FAX: (616) 509-2324	
CLIENT:	The Bay Condominium Project Soil Erosion Control Plan	DRAWN BY:	ITL/ly
SCALE:	1" = 20'	CHECKED BY:	ITL/ly
DATE:	March 27, 2005	DESIGN NUMBER:	984 - 4
		SHEET	
		6 of 8	





- GENERAL LANDSCAPE NOTES**
1. CONTACT LANDSCAPE ARCHITECT 3 DAYS PRIOR TO ANTICIPATED WORK START DATE TO SET UP LANDSCAPE CONSTRUCTION OVERVIEW MEETING.
  2. REVIEW SPECIFICATIONS AND DRAWINGS PRIOR TO CONSTRUCTION.
  3. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKES AND LINES.
  4. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING PLACEMENT OF ALL IRRIGATION, PLUMBING AND ELECTRICAL SLIEVES.
  5. CONTRACTOR WILL PROVIDE AND INSTALL SPECIFIED SHRUBS, GRASSCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANY SOJ AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED BY AGREEMENT WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
  6. CONTAINER SIZES SHALL BE AS CLASSIFIED BY THE AMERICAN STANDARDS FOR NURSERY STOCK.
  7. ALL PLANT MATERIAL MUST BE TAGGED BY THE NURSERY OF ORIGIN FOR PROPER IDENTIFICATION IN THE FIELD. TAGS ARE ONLY TO BE REMOVED AFTER ACCEPTANCE AND INSPECTION BY CLIENT AND LANDSCAPE ARCHITECT.
  8. PROPOSED TREES WILL BE STAKED IN THE FIELD FOR FINAL REVIEW AND ADJUSTMENTS BY THE LANDSCAPE ARCHITECT AND OWNER.
  9. ALL TREES ARE TO BE STAKED AND GUYPED PER DETAIL.
  10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. CONTACT LANDSCAPE ARCHITECT IF QUANTITIES ARE DIFFERENT THAN SHOWN.

- LAWN AREA SEED MIXTURE**
- SPARTAN GRADE A SEED MIXTURE (AVAILABLE THROUGH MIDGARD STATE SEED SOLUTIONS (800) 447-6875)
- 10% CANNON KENTUCKY BLUEGRASS
  - 10% GOLD BUSH KENTUCKY BLUEGRASS
  - 20% RONCE KENTUCKY BLUEGRASS
  - 20% SRIKO CHAMBER FESCUE
  - 20% SRIKO CREEPING RED FESCUE
  - 10% GARDENWICK PERENNIAL RYEGRASS
  - 10% EXPRESS PERENNIAL RYEGRASS

**SITE LANDSCAPE PLAN**  
SCALE 1" = 30'-0"

SYN	Botanical Name	Common Name	Caliper	Height	Cont. Size
<b>TREES</b>					
ADBU	Acer Rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2" Cal.	12.0	12.0
ACGR	Amelanchier alnifolia 'Autumn Balance'	Autumn Balance Sanicloberry	4-7"	11.0	11.0
CRV2	Cornus paniculata	Washington Hawthorn	4"	stump	12.0
SY18	Syringa Sylvestris	Black Gum	2 1/2" Cal.	12.0	12.0
PI11	Pinus strobus	Eastern White Pine	4"	12.0	12.0
PI10	Pinus mops	Australian Pine	4"	11.0	11.0

**SITE LANDSCAPE PLAN**  
SCALE 1" = 10'-0"





MANISTEE LAKE SIDE  
EAST ELEVATION 'A'  
SCALE: 3/32" = 1'-0"



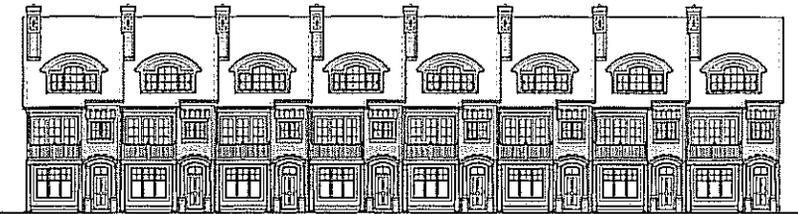
ARTHUR STREET  
WEST ELEVATION 'A'  
SCALE: 3/32" = 1'-0"



MANISTEE LAKE SIDE  
EAST ELEVATION 'B'  
SCALE: 3/32" = 1'-0"



ARTHUR STREET  
WEST ELEVATION 'B'  
SCALE: 3/32" = 1'-0"



MANISTEE LAKE SIDE  
EAST ELEVATION 'B'  
SCALE: 3/32" = 1'-0"



ARTHUR STREET  
WEST ELEVATION 'C'  
SCALE: 3/32" = 1'-0"

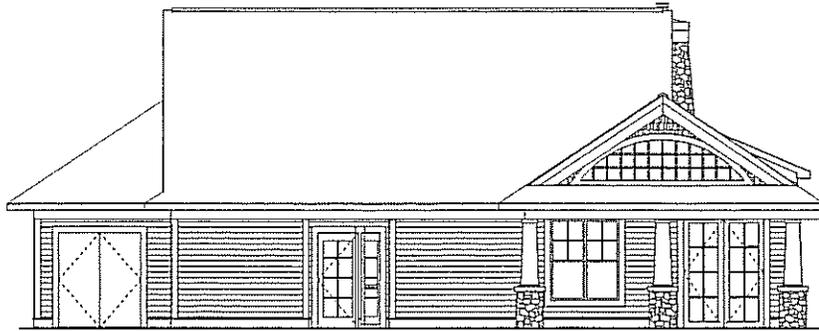


FERRY BOAT SIDE  
SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



LITTLE RIVERSIDE BBQ SIDE  
NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

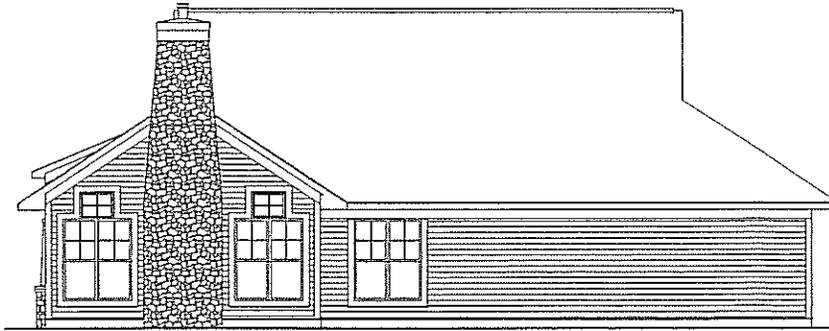
THE BAY CONDOMINIUMS ON MANISTEE LAKE  
SCALE: 3/32" = 1'-0"



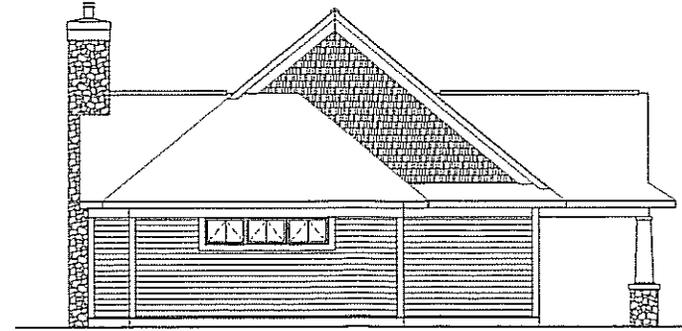
**EAST CLUBHOUSE  
ELEVATION**



**NORTH CLUBHOUSE  
ELEVATION**



**WEST CLUBHOUSE  
ELEVATION**

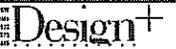


**SOUTH CLUBHOUSE  
ELEVATION**

**THE BAY CONDOMINIUMS ON MANISTEE LAKE**

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

3/25/2025 12:44:40 PM  
 02/21/25  
 JET 1004 07  
 GARY 0704 1112  
 00 010 0275  
 1 07 00 000 0





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: March 29, 2006  
RE: Letter from Chuck Canestraight

Commissioners-

Today we received a fax from Chuck Canestraight, President of Sand Products Corporation. Before Mr. Canestraight transmitted the fax he wanted to know if he should attach the copy of the draft meeting minutes from the March 21, 2006 meeting. In an effort to save on copies and postage I told him that they were already included in your packet and that he did not need to include them.

djb

:djb

**Sand Products Corporation**

# Fax

<b>To:</b> Jon Rose	<b>From:</b> Chuck Canestraight
<b>Fax:</b> 231-723-1548	<b>Pages:</b> 4
<b>Phone:</b>	<b>Date:</b> 3/29/2006
<b>Re:</b>	<b>CC:</b> Denise Blakeslee

Urgent   
 For Review   
 Please Comment   
 Please Reply   
 Please Recycle

Jon-

Please place a copy in the planning commissioner's packets if you would. If you have any thoughts or concerns I would be glad to hear them.

Chuck Canestraight

(313) 820-4183

COMMUNITY DEVELOPMENT  
BUILDING DEPT.

MAR 29 2006

CITY OF MANISTEE



## **SAND PRODUCTS CORPORATION**

*MINERS AND SHIPPERS*

Mr. Roger Yoder, Chairman  
Planning Commission  
City of Manistee  
70 Maple Street  
Manistee, Michigan 49660

March 28, 2006

RE: Comments on Manmade Lake Special Use Application

Dear Mr. Yoder,

Having attended your meetings, public hearing, and latest work session, it is apparent that your commission needs more information regarding our proposed Man Made Lake project. Upon review of the draft minutes and conversation with the planning department, Mr. Jon Rose has agreed to accept my written correspondence for submission to the commission. I hope you might consider reading it into the minutes of your April 6, 2006 meeting in my unavoidable absence.

The property surrounding Man Made Lake has been enjoyed by the public for years with the understanding, through written contract, that our company would retain all rights to future use. As you are aware, conditions on the site have been changing and are now more favorable to develop the property. This situation was anticipated in the 2001 report to the City by Wade Trim. Sand Products anticipates these conditions will continue to improve by natural processes and our rightful efforts to stabilize the site. We have and will continue to make every effort possible to design an end use that attempts to strike a fair balance between community desires and private interests.

These efforts include offering the Man Made Lake property for sale to the City. This offer will be presented to the City concurrent with this letter.

The following comments address questions raised during the recent work session of March 16, 2006, as outlined in Mr. Rose's notes of that session (attached).

I concur with your City Manager, Mr. Deisch that the intent of our Agreements with the City was not to circumvent Planning Commission authority. To date the process has been cooperative and we thank you for undertaking this application.

As I understand it, our Site Plan was considered complete at the Special Meeting prior to our Public Hearing. Though the plan only suggests through written means that the utilities will run adjacent to the proposed road, they have not been set in a finite position. I think both parties would, and perhaps have in prior meetings, agree that the position of the roadway is open to negotiation and will have a meaningful effect on our willingness to provide public access along the perimeter of Man Made Lake. These utilities, as you may have had confirmed by the MDEQ by now, are not regulated by the state in their rules regarding construction in High Risk Erosion Areas.

The density of Phase 3 is far below the R-1 district, and the addition of the five lots in Phase 3 will only dilute the density of the entire project.

We realize that the submission of two plans (labeled Current Conditions and Future Conditions) may be confusing. We therefore request that only the Current Conditions plan be considered, and are removing the Future Conditions plan from our request.

According to Section 1870 (A) of the current Zoning Ordinance, "Planned Unit Developments are intended to accommodate developments with .... unusual topography or unique settings" and empower the Planning Commission with the flexibility to allow for innovative site plans where strict compliance with setbacks or other criteria may constrain protection of the resources on the site. This review does not empower the Commission "to get something back" for the community as was expressed at the work session. However, through a well designed PUD, the community might retain use of desirable portions of the Man Made Lake shoreline.

We believe this request falls under the same zoning requirements applied to the first two phases of the project.

There were, and are no agreements between Sand Products Corporation and Harbor Village.

We recognize that the Planning Commission may need additional information to characterize the environmental conditions of the site. We do ask that the commission define what information they are requesting, realizing that most matters will be covered in our permit review with the MDEQ.

In the early or mid-70's the City of Manistee installed a storm water sewer outfall on the shoreline of Lake Michigan, just north of our property line. Assessment of aerial photos since that time show that this structure played a significant role in the eventual erosion of our property by reflection of wave energy. Lake Michigan rose to a historical high between 1980 and 1987. No efforts were made to fortify the berm or protect it during this period. At the peak of the cycle, the water came over the berm. The base of the

berm did not give way, but the top two feet simply washed out. Applications and overhead photos used to permit the restoration of the property depicted a depth of water of 1.5 feet over the breached area of the berm. Today the berm is more than twice as wide at its narrowest point and 15 feet higher than during that period.

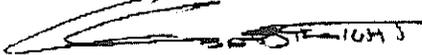
After the breach of the berm, the MDEQ performed a recession rate analysis on this property. Their conclusions mandate the setbacks that we are required to meet in order to comply with the law. By this time you may have had this verified by the MDEQ. The state will not decide if the berm is "buildable" in any other fashion than mandating we meet the setbacks currently imposed under the law.

The site plan we have presented you will meet these setbacks. We respectfully request that your commission grant "conditional" approval so that we may undertake the cost of meeting your contingencies with the understanding that doing so will result in your eventual final approval of the five lots depicted. We would expect those contingencies to include a satisfactory assessment by the MDEQ regarding the erosion hazard line and clearance regarding threatened or endangered species, in addition to conversations regarding the eventual placement of a roadway and utilities.

Until we move our application to this point, there is no official process for us to approach the MDEQ. They have recently said they "prefer" to be included in the process, but can provide us no statutory reference that affords them this right. We will not afford them a right that is not supported by law, though we are open to having our approval or disapproval contingent upon their eventual assessment.

Again, thank you for undertaking this task. We look forward to our continued interactions with your commission and the community in general.

Very truly yours,



Chuck Canestraight  
President  
Sand Products Corporation

CC: Mr. Jon Rose- City of Manistee, Zoning Administrator  
Mr. Mitch Deisch- City of Manistee, City Manager  
Mr. Mike Hayes- JF New, Shoreline Ecologist



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

## MEMORANDUM

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TO: Planning Commissioners  
FROM: Denise Blakeslee *DB*  
DATE: March 29, 2006  
RE: The Bay Condominiums

Commissioners-

Jon Rose had reviewed the request from The Bay Condominium and noted some items in his review. The Engineer has submitted new drawings (enclosed).

:djb



Member

# NORDLUND & ASSOCIATES INC.

CONSULTING ENGINEERS AND SURVEYORS SINCE 1972

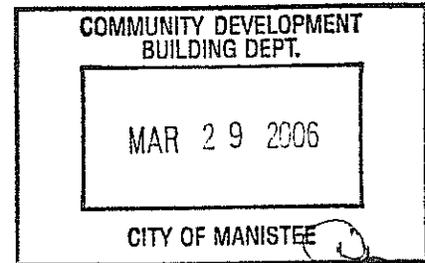


Member

James T. Nordlund, Sr., P.E., P.S. • James T. Nordlund, Jr., P.E. • John Kiefer, P.E. • Holly Mulherin, P.E. • Tracy Hutchinson, P.E.  
Victoria Heidelberg, Engineer • Robert Slawinski, P.S. • Gerald A. Nordlund, Surveyor

March 29, 2006

To: Mr. Jon Rose,  
Community Development Director  
City of Manistee, Michigan



Dear Jon:

Thank you for pointing out the discrepancy in the right-of-way widths. As result, we did some further checking with the Highway Department and Manistee County Courthouse and found out that the right-of-way is indeed 60' east of centerline on the Moonlight Motel Property Only. The remainder of the right-of-way along the project is the typical 33' each side of centerline.

As a result, we have made a modification to the site plan to reflect the correct location of the Right-of-way along US 31. Basically, the buildings were shifted toward the lake, and in some instances – a stepped layout was utilized to better conform to the shoreline. Naturally, these changes had a minor affect on all of the Civil Engineering Plans submitted for site plan review – and we had to update the original site plan submittal. (On a positive note – we do not believe that it will be necessary to install the retaining wall.)

The revised drawings are stamped Revision #1 3/29/06 in the lower left hand corner of each sheet. Also a revision bar was added to just above the title block in the lower right hand corner of the plans. The affected drawings are sheets #1 - #6.

The Landscape Plan, Lighting Plan, Elevation Views and Architectural Renderings have not been significantly affect, they were not revised.

If you have any questions concerning the attached information, please do not hesitate to contact me at any time.

James T. Nordlund Jr., P.E.  
Nordlund & Associates, Inc.

813 E. Ludington Avenue  
Ludington, Michigan 49431  
(231) 843-3485 • (231) 843-7676 Fax  
email: nordlund@t-one.net • nordlun2@t-one.net

62 West State Road, Unit D  
Newaygo, MI 49331  
(231) 652-2322 • (231) 652-2324 Fax  
email: Nordlund@NCATS.net

267 River Street  
Manistee, Michigan 49660  
(231) 723-6460 • (231) 723-6642 Fax  
email: nordlun3@t-one.net

**Old "Joslin Mfg." property**

Parcel 1:  
 Lot D of S.C. Thompson's Addition to the City of Manistee, also described as: All that part of Lot 2, Section 1, T.21 N., R.17 W., which lies East of Arthur Street within the City of Manistee, and South of a line parallel with the North line of said Lot 2 and 600 ft. South therefrom, measured along the East line of Arthur Street produced to said North line of Lot 2, including the dock on said property and all riparian rights accruing to said property. Also known as: Lot D of S.C. Thompson's Addition to the City of Manistee, according to the plat thereof as recorded in Liber 3-A of Maps, except the South 30 ft. thereof.

Common address: 123 Arthur Street,  
 parcel: # 51-51-174-704-01

**Old "Moonlite Motel" property**

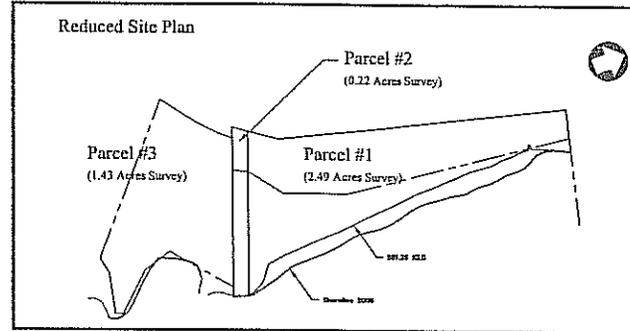
Parcel 2:  
 The South 30 feet of Lot D of S.C. Thompson's Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 3 - A of Maps, Page 3.

Parcel 3:  
 That part of Government Lot 3, Section 1, T.21 N., R.17 W., more fully described as: Beginning at the point where the Easterly line of Arthur Street (sometimes known as US 31) in the City of Manistee intersects the North line of said Government Lot 3; thence N89°30'E along said North line of Government Lot 3, a distance of 286.53 ft. to the shore of Manistee Lake; thence meandering along said shore, S29°15'W, 148.00 ft.; thence S38°15'E, 60.00 ft.; thence S64°29'E, 95.00 ft.; thence S07°01'W, 15.00 ft.; thence S01°55'W, 80.00 ft.; thence S58°29'W, 33.25 ft.; thence N69°42'W, along said shore and the face of the existing revetment, 181.00 ft.; thence N69°42'W, leaving said shore 148.00 ft.; thence N32°49'E, along the Easterly line of Arthur Street (being 60 feet from the centerline of said street), 51.28 ft.; thence Northerly along said Easterly line on the arc of a 408.10 ft. radius curve to the left, a distance of 105.87 ft. (the chord of said arc being N25°33'45"E, 305.59 ft.) to the "Point of Beginning", including full riparian rights and right of easement of ingress and egress to and from the described land over the existing blacktop drive, which runs in a generally Southwest direction parallel and adjacent to the Easterly line of Arthur Street to a convenient point of entrance on said Arthur Street.

Common address: 111 Arthur Street  
 Parcel #1: # 51-51-101-275-01  
 Parcel #2: # 51-51-174-704-19

REVISION #1 3/29/06

# The Bay Condominiums on Manistee Lake



**Development Summary:**

Current Site Zoning: Waterfront District (WF)  
 Proposed Use: Multiple Unit Dwelling (PUD)

**District Regulations:**

**Minimum Building Setbacks:**

Front Yard: 15 ft  
 Side Yard: 10 ft  
 Rear Yard: 10 ft  
 Waterfront: 20 ft \* (Minimum Proposed: 15 ft)

**Lot Coverage:**

Maximum Lot Coverage Allowed - 60%

Total Site Area: 180,338 sq ft (4.14 Acres)

Proposed Building Area: 43,592 sq ft (1.00 Acres)  
 Proposed Lot Coverage: 24.15%

Parking Lots & Walkways: 53,113 sq ft (1.22 Acres)  
 Total Impervious Area: 96,705 sq ft (2.22 Acres)

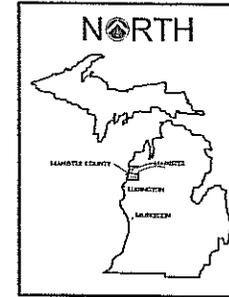
**Density:**

Maximum Dwelling Units per Acre Allowed - 17 Units/Acre  
 Total Proposed Units: 40 Units  
 Proposed Density: 9.66 Units Per Acre



201 Ionia Ave SW  
 Grand Rapids, Michigan  
 49503-4136

Tel: 616 458-0875  
 Fax: 616 458-2806



## Sheet Index

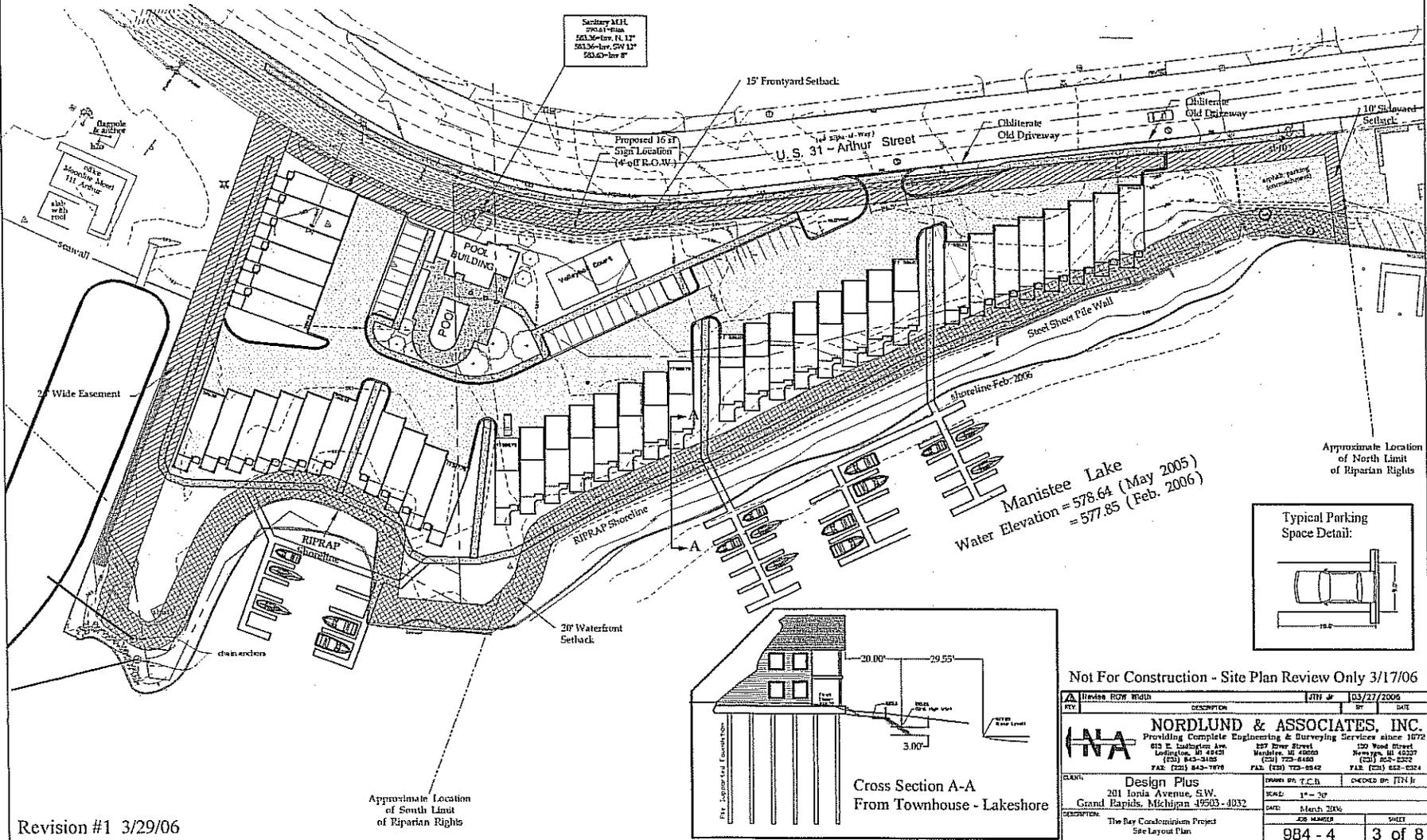
1. Legal Description and Site Location Map
2. Topographic Survey/Property Survey
3. Layout Plan
4. Grading Plan
5. Utilities Plan
6. Soil Erosion & Sedimentation Plan
- Lighting Plan
- Landscaping Plan
- Condominium Elevations
- Club House Elevations
- Condominium Renderings

Not For Construction - Site Plan Review 3/17/06

REV.	DESCRIPTION	BY	DATE
0	Revised Parcel 3	TEN	3-24-2006
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972 623 E. Ingalls Ave. 237 River Street 130 Wood Street Ludhiana, MI 49821 Manistee, MI 49809 Grand Rapids, MI 49507 (269) 842-3425 (269) 723-8400 (269) 852-2222 FAX: (269) 842-7676 FAX: (269) 723-6042 FAX: (269) 852-7324			
DESIGN: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032		DRAWN BY: T.C.B. CHECKED BY: J.A.K. SCALE: None DATE: March 2006	
DESCRIPTION: "The Bay" Condominium Project		SHEET NUMBER: 984 - 4	SHEET: 1 of 8



The Bay Condominium Project  
 Site Layout Plan  
 3/17/05



Not For Construction - Site Plan Review Only 3/17/06

REV	REVISION	DATE
1	Review ROW Width	03/27/2006

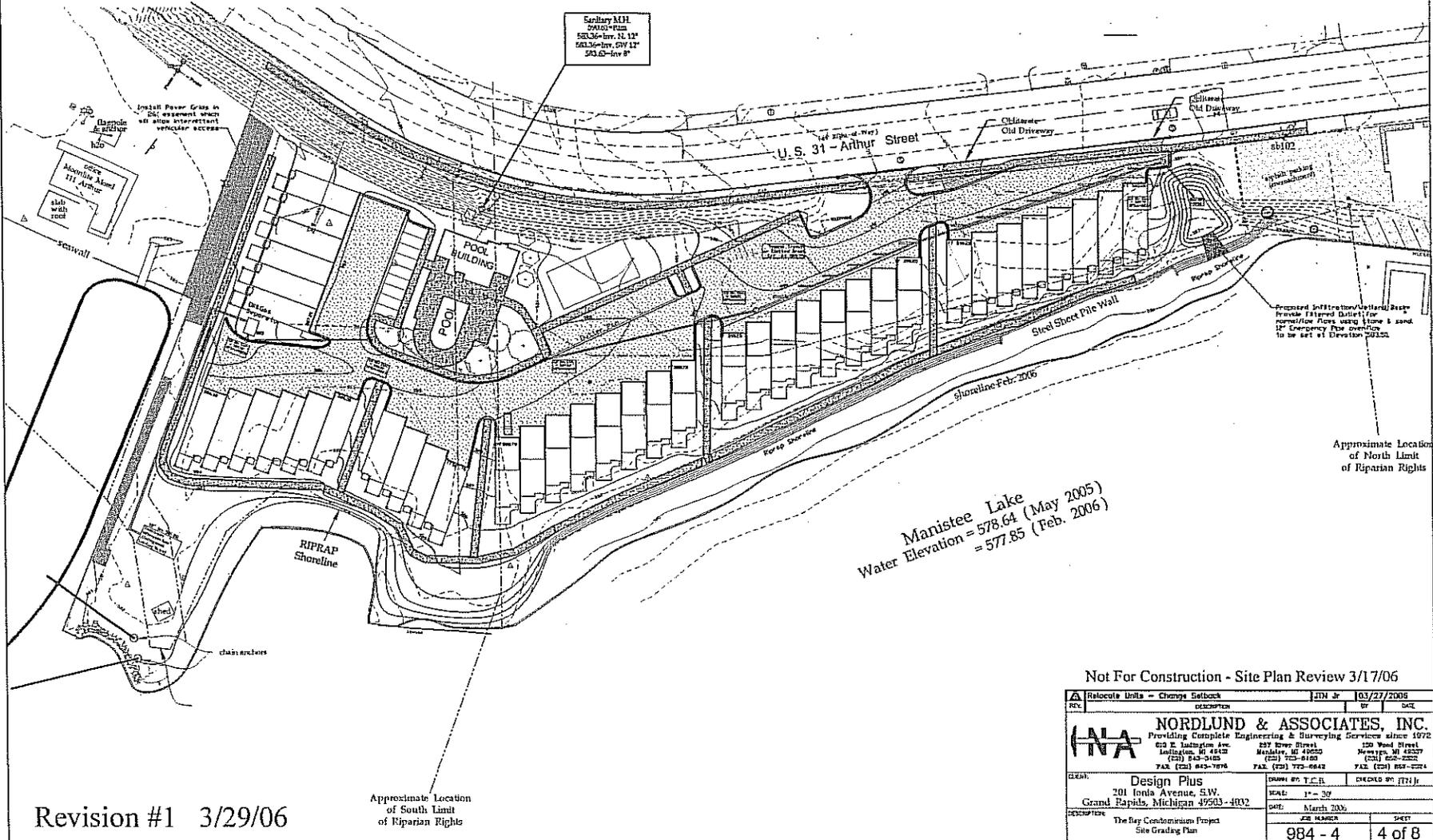
**NORDLUND & ASSOCIATES, INC.**  
 Providing Complete Engineering & Surveying Services since 1972

613 E. Washington Ave. 127 River Street 120 Wood Street  
 Lansing, MI 48906 Grand Rapids, MI 49503  
 (517) 843-3100 (616) 723-6400 (616) 652-5232  
 FAX: (517) 843-7878 FAX: (616) 723-0542 FAX: (616) 652-5234

DESIGN: Design Plus  
 201 Ionia Avenue, S.W.  
 Grand Rapids, Michigan 49503-1032

SCALE: 1" = 30'  
 DATE: March 2006  
 SHEET: 984 - 4 3 of 8

The Bay Condominium Project  
 Site Grading Plan  
 3/17/05



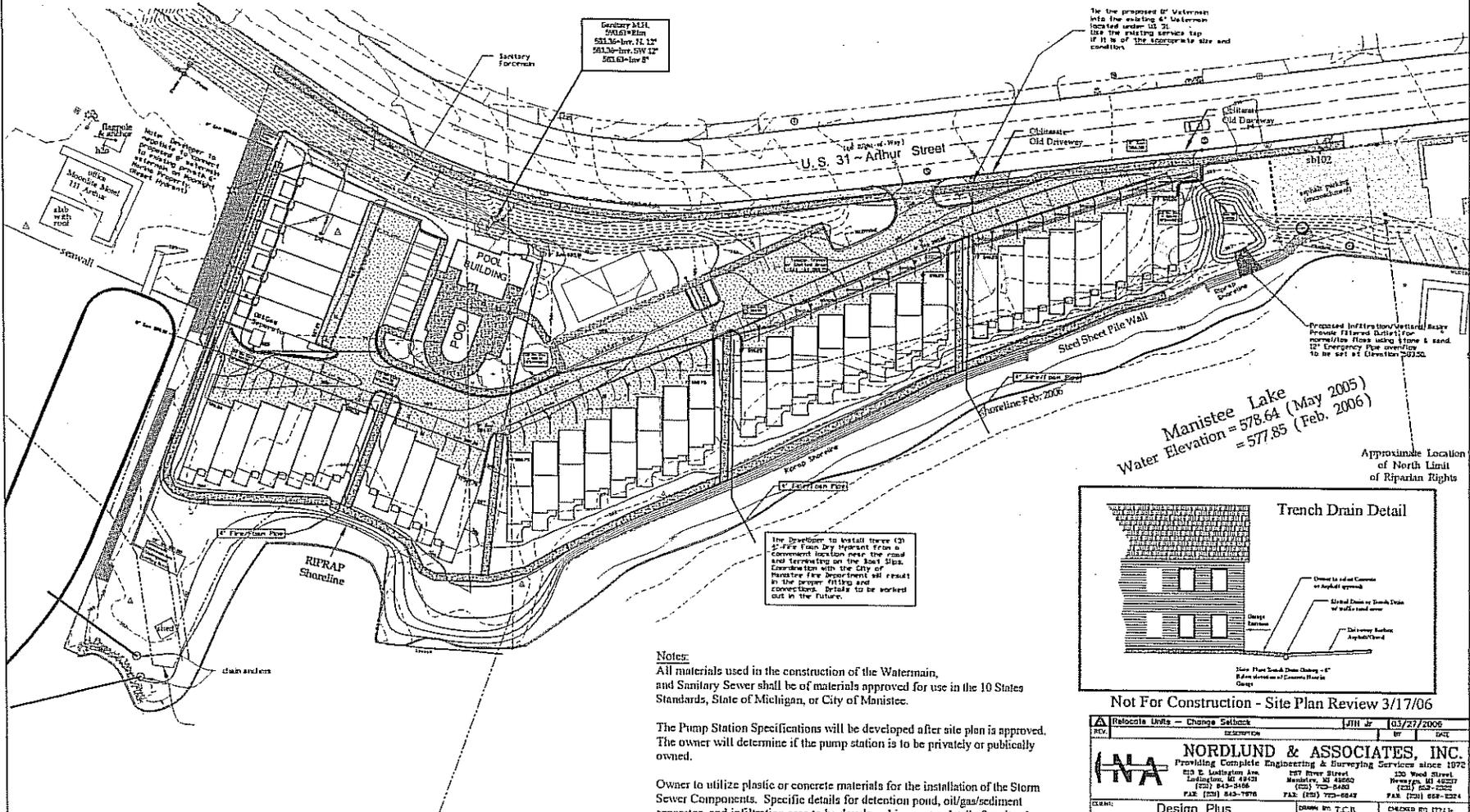
Revision #1 3/29/06

Approximate Location of South Limit of Riparian Rights

Not For Construction - Site Plan Review 3/17/06

REV	DESCRIPTION	BY	DATE
A	Relocate Units - Change Setback	JTN Jr	03/27/2006
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972 610 E. Ludington Ave. 257 River Street 120 Wood Street Ludington, MI 49832 Mishawaka, MI 49850 Niles, MI 48177 (269) 843-3485 (269) 523-8100 (269) 624-2222 FAX (269) 843-7876 FAX (269) 773-6842 FAX (269) 857-2224			
DESIGN	Design Plus	DRAWN BY	T.C.H.
	201 Ionia Avenue, S.W.	CHECKED BY	JTN Jr
	Grand Rapids, Michigan 49503-4032	SCALE	1" = 30'
DESCRIPTION	The Bay Condominium Project	DATE	March 2006
	Site Grading Plan	JOB NUMBER	984 - 4
		SHEET	4 of 8

The Bay Condominium Project  
 Utilities Plan  
 3/17/05



The Direction to install three (3) 24" x 24" x 6" Rain Dry Heaps from a convenient location near the road and spreading on the last slab. Coordination with the City of Manistee fire department will result in the proper fitting and connections. Details to be worked out in the future.

**Notes:**  
 All materials used in the construction of the Watermain, and Sanitary Sewer shall be of materials approved for use in the 10 States Standards, State of Michigan, or City of Manistee.

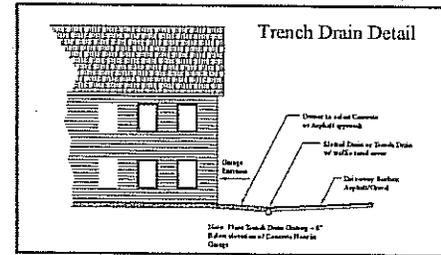
The Pump Station Specifications will be developed after site plan is approved. The owner will determine if the pump station is to be privately or publicly owned.

Owner to utilize plastic or concrete materials for the installation of the Storm Sewer Components. Specific details for detention pond, oil/gas/sediment separator, and infiltration area to be developed in greater detail after site plan approval.

To the proposed 6" Watermain into the existing 6" Watermain located under lot 21. Use the existing service tap if it is of the appropriate size and condition.

Manistee Lake  
 Water Elevation = 578.64 (May 2005)  
 = 577.85 (Feb. 2006)

Approximate Location of North Limit of Riparian Rights



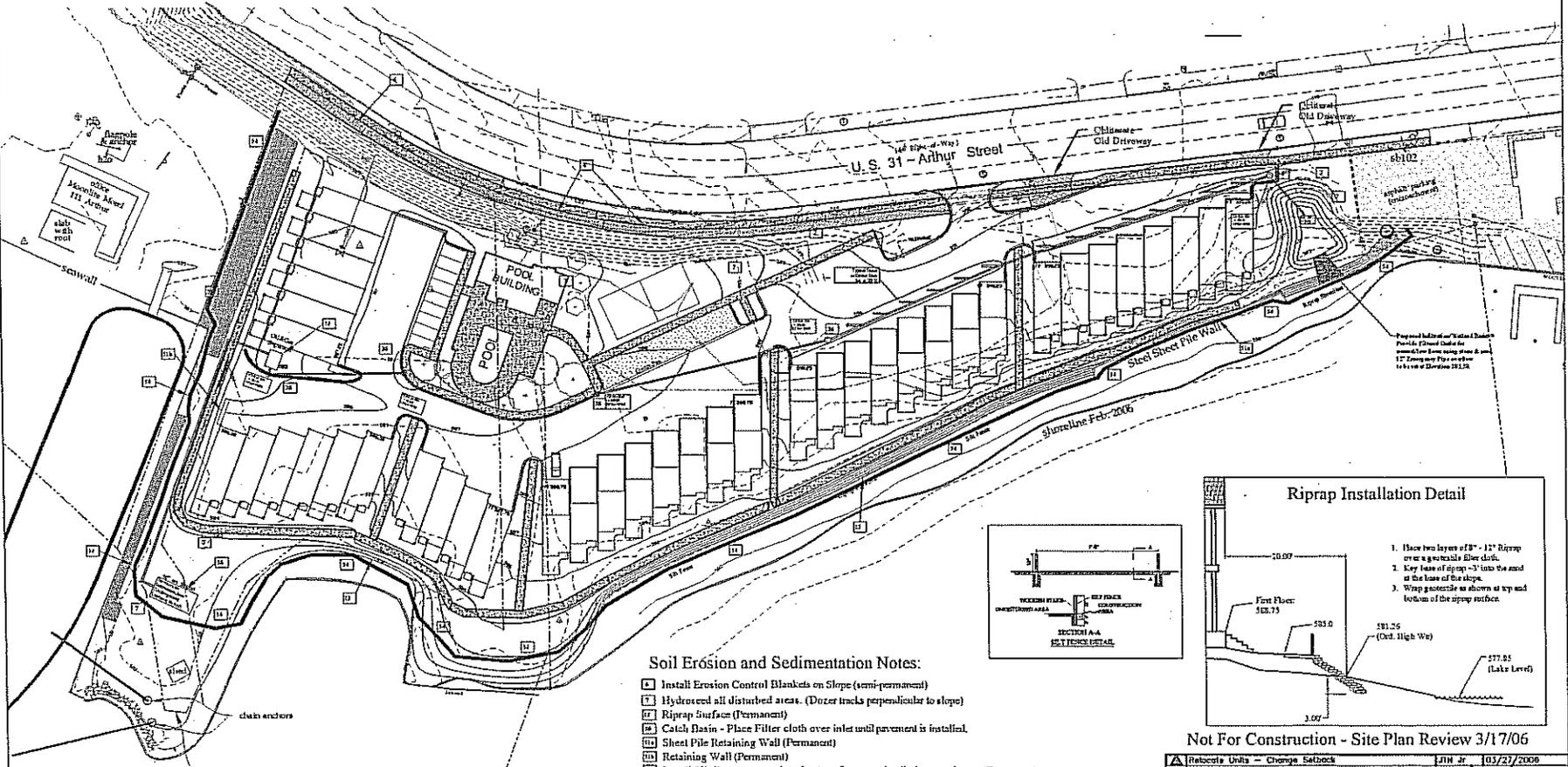
Not For Construction - Site Plan Review 3/17/06

Revision #1 3/29/06

Approximate Location of South Limit of Riparian Rights

REV	Relocate Links - Change Subtask	JWH Jr	03/27/2006
DESCRIPTION		BY	DATE
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972 623 E. Ludington Ave. East Lansing, MI 48824 (517) 343-5464 FAX (517) 343-7878 227 River Street Manistee, MI 49829 (231) 753-5480 FAX (231) 753-5224 222 Wood Street Newburgh, MI 49827 (231) 857-3222 FAX (231) 857-3224			
CLIENT:	Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4037	DRAWN BY:	T.C.R.
PROJECT:	The Bay Condominium Project Utilities Plan	SCALE:	1" = 20'
		DATE:	March 2006
		DESIGNER:	JSE MANSER
		CHECKED BY:	JTL Jr
		SHEET:	984 - 4
			5 of 8

The Bay Condominium Project  
Soil Erosion Control Plan  
3/17/05



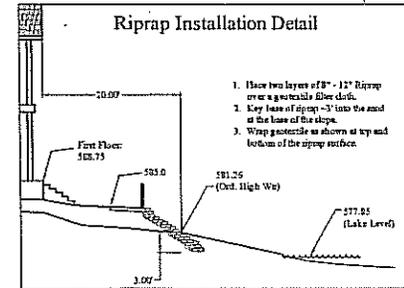
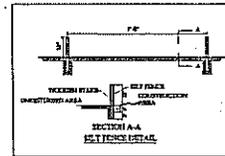
**Soil Erosion and Sedimentation Notes:**

- [A] Install Erosion Control Blankets on Slope (semi-permanent)
- [B] Hydroseed all disturbed areas. (Dozer tracks perpendicular to slope)
- [C] Riprap Surface (Permanent)
- [D] Catch Basin - Place Filter cloth over inlet until pavement is installed.
- [E] Sheet Pile Retaining Wall (Permanent)
- [F] Retaining Wall (Permanent)
- [G] Install Silt Fence - around perimeter of construction limits - as shown. (Temporary)
- [H] Oil/Gas/Sedimentation Trap Structure (Permanent)
- [I] Underground Infiltration Basin (Permanent)

The Contractor is required to conform to all of the requirements of the Soil Erosion and Sedimentation Control Act (Part 91 of Public Act 451 of 1994 - as amended).

The Contractor is required to obtain a permit prior to the start of work.

All Soil Erosion and Sedimentation Control Structures and Features will be maintained through the construction process.



Not For Construction - Site Plan Review 3/17/06

REV.	DESCRIPTION	BY	DATE
1	Revised Units - Change Setback	JLH Jr	03/27/2006
<b>NORDLUND &amp; ASSOCIATES, INC.</b> Providing Complete Engineering & Surveying Services since 1972			
623 E. Washington Ave. Lansing, MI 48226 (313) 963-3485 FAX: (313) 963-7876		227 River Street Muskegon, MI 49762 (231) 725-6400 FAX: (231) 725-6242	
120 Wood Street Muskegon, MI 49762 (231) 852-2222 FAX: (231) 852-2224			
CLIENT:	Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503 - 4032	DESIGNED BY:	T.C.B.
DESCRIPTION:	The Bay Condominium Project Soil Erosion Control Plan	SCALE:	1" = 30'
		DATE:	March 2005
		JOB NUMBER:	984 - 4
		SHEET:	6 of 8

Revision #1 3/29/06

Approximate Location  
of South Limit  
of Riparian Rights