

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, May 4, 2006
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

- I Roll Call
- II Public Hearing
 - 1. S.S. City of Milwaukee - Special Use Permit Revision
 - 2. The Bay Condominiums- Special Use Permit for Planned Unit Development
 - 3.
- III Approval of Minutes
 - Planning Commission Meeting (4/6/06)
- IV New Business
 - 1. S.S. City of Milwaukee - Special Use Permit Revision
 - 2. The Bay Condominiums- Special Use Permit for Planned Unit Development
 - 3. Mark & Chris Chmura - Planning Commission review, analysis, and recommendation.
 - 4. Harbor Village - Site Plan Review (10 Condominium Units)
 - 5. Mark Reenders Construction, Inc. - 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

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: April 28, 2006
RE: May Planning Commission Meeting

Commissioners, we have a very full agenda for the May 4, 2006 Planning Commission. The Agenda items are as follows:

1. S.S. City of Milwaukee - Special Use Permit Revision. The S.S. City of Milwaukee was granted a Special Use Permit in October 2003. The S.S. City of Milwaukee is in the process of selling the portion of their property that the Moonlite Motel is located on (111 Arthur Street). A Public Hearing has been scheduled in response to the request.
2. The Bay Condominiums - Special Use Permit for Planned Unit Development. We have received an Application for a Planned Unit Development for The Bay Condominiums (former Joslin's site). The request would allow the development of 40 residential condominium units with boats slips and amenities. A Public Hearing has been scheduled in response to the request.
3. Mark & Chris Chmura - Special Use Permit for Marina. Mark & Chris Chmura purchased the property at 308 River Street (Hokanson's). Mr. & Mrs. Chmura would like to construct a marina with 8 boat slips. If the Planning Commission feels that the application is sufficient they can request that Staff Schedule a Public Hearing.
4. Harbor Village - Site Plan Review (10 Condominium Units). A request has been received from Harbor Village for a Site Plan for 10 Condominium Units.
5. Mark A. Reenders Construction Inc. Special Use Permit for Planned Unit Development. We have received a request from Mark A. Reenders Construction Inc. for a Planned Unit Development on the former Washington School property. If the Planning Commission feels that the application is sufficient they can request that Staff Schedule a Public Hearing.

If you are unable to attend the meeting please call me at 398-2805. See you Thursday!

:djb

Michael R. Wood
10130 N. Centerline Road
Bitely, Michigan 49309
231-745-3236 Fax 745-8736

1/3

5-1-06

Mr. Jon R. Rose
Community Development
City of Manistee

9 Pages
Total

Dear Mr. Rose:

Subject: SS City of Milwaukee request to
revoke the Special Use Permit

This letter is to request that the "Request
to revise" be denied. I was at the
original hearing representing my daughter (POA
attached) as well as myself as a separate
commercial property owner. My (son) request
at that time representing my daughter (SS N.
Arthur) and now both of us (mine 20 Hancock) was
and is in total opposition to the entire
SS Milwaukee Special Use Permit. By
revising to remove the Moonlite Motel
just leaves us with the eyesore of
the SS Milwaukee.

Every honest person knew the original proposal
was ill-fated, i.e., a total sad joke. The

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5-1-06

use of SS Milwaukee is a failure, they didn't meet their timetable for rehab, it looks like waste, and they have not adhered to their usage commitments. With regard to the latter, I specifically asked if there would be loud parties, bands noise and booze. Was told no -- none of the above. Well there have been all of these well into the night -- bands, booze and wedding receptions and party events. Now they want to remove the motel and exercise their option to sell the property. And we're still stuck with the eye sore, filth and noise -- not to mention the on lake impact -- fishing and safety, etc.

By revising the permit the entire incentive to finish the rehab is gone and adjacent property owners are stuck with the "waste".

We were lied to -- the permit should "hold" as is until that ship is removed!

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P. 3/3

Removed on the original concept ⁵⁻¹⁰⁶ completed.
You must not let them get away with
failure at the expense to adjoining
property owners!

Submitted with respect,

Michael R. Wood

POA for Parcel 5151 142 011 00

Owner with wife Parcel 5151 448 733-01

Attachment -- Stephanie M. Wood Power of
Attorney -- 6 Page Attachment

DURABLE POWER OF ATTORNEY FOR FINANCIAL MANAGEMENT

WARNING TO PERSON EXECUTING THIS DOCUMENT

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT WITH BROAD LEGAL POWERS, INCLUDING THE POWERS TO MANAGE, DISPOSE, SELL AND CONVEY YOUR REAL AND PERSONAL PROPERTY AND TO BORROW MONEY USING YOUR PROPERTY AS SECURITY FOR THE LOAN.

THESE POWERS WILL CONTINUE TO EXIST EVEN IF YOU BECOME DISABLED OR INCAPACITATED. THESE POWERS WILL EXIST UNTIL YOU REVOKE OR TERMINATE THIS POWER OF ATTORNEY. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS POWER OF ATTORNEY AT ANY TIME.

THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTHCARE DECISIONS FOR YOU.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

1. Principal and Attorney-in-Fact

PRINCIPAL

Stephanie Michelle Wood aka Stephanie M. Wood
10130 N. Centerline Rd
Bitely, Michigan 49309

*Address Now:
53 N. Arthur
Manistee*

I, Stephanie Michelle Wood aka Stephanie M. Wood, appoint the person named below as my attorney-in-fact to act for me in any lawful way with respect to the powers delegated in Part 4, below.

ATTORNEY-IN-FACT

Michael R. Wood
10130 N. Centerline Road
Bitely, Michigan 49309

SUCCESSOR ATTORNEY-IN-FACT

I name the following person to act as my attorney-in-fact if the named attorney-in-fact dies, resigns, or is otherwise unable to serve.

Nancy Jean Wood
10130 N. Centerline Road
Bitely, Michigan 49309

2. Delegation of Authority

My attorney-in-fact may not delegate any authority granted under this durable power of attorney.

3. Effective Date

This power of attorney is effective immediately, and shall continue in effect if I become incapacitated or disabled.

4. Powers of Attorney-in-Fact

I grant my attorney-in-fact power to act on my behalf in the following matters, as indicated by my initials next to each granted power.

- INITIALS**
- [Signature]* (1) Real estate transactions.
 - [Signature]* (2) Stock and bond, commodity, option and other securities transactions.
 - [Signature]* (3) Insurance and annuity transactions.
 - [Signature]* (4) Retirement plan transactions.
 - [Signature]* (5) Tax matters.

These powers are defined in Part 11, below.

5. Compensation and Reimbursement of the Attorney-in-Fact

My attorney-in-fact shall not be compensated for services, but shall be entitled to reimbursement, from my assets, for reasonable expenses. Reasonable expenses include but are not limited to reasonable fees for information or advice from accountants, lawyers or investment experts relating to my attorney-in-fact's responsibilities under this power of attorney.

6. Personal Benefit to Attorney-in-Fact

My attorney-in-fact may not benefit personally from any transaction engaged in on my behalf.

7. Commingling by Attorney-in-Fact

My attorney-in-fact may commingle any of my funds with any funds of his or hers.

8. Liability of Attorney-in-Fact

My attorney-in-fact shall not incur any liability to me, my estate, my heirs, successors or assigns for acting or refraining from acting under this document, except for willful misconduct or gross negligence. My attorney-in-fact is not required to make my assets produce income, increase the value of my estate, diversify my investments or enter into transactions authorized by this document, as long as my attorney-in-fact believes his or her actions are in my best interests or in the interests of my estate and of those interested in my estate. A successor attorney-in-fact shall not be liable for acts of a prior attorney-in-fact.

9. Reliance on This Power of Attorney

Any third party who receives a copy of this document may rely on and act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party

because of reliance on this power of attorney.

10. Severability

If any provision of this document is ruled unenforceable, the remaining provisions shall stay in effect.

11. Definition of Powers Granted to the Attorney-in-Fact

The powers granted in Part 4 above authorize my attorney-in-fact to do the following.

(1) Real estate transactions

My attorney-in-fact may act for me in any manner to deal with all or any part of any interest in real property that I own at the time of execution of this document or later acquire, under such terms, conditions and covenants as my attorney-in-fact deems proper. My attorney-in-fact's powers include but are not limited to the power to:

- (a) Accept as a gift, or as security for a loan, reject, demand, buy, lease, receive or otherwise acquire ownership or possession of any estate or interest in real property.
- (b) Sell, exchange, convey with or without covenants, quitclaim, release, surrender, mortgage, encumber, partition or consent to the partitioning of, grant options concerning, lease, sublet or otherwise dispose of any interest in real property.
- (c) Maintain, repair, improve, insure, rent, lease, and pay or contest taxes or assessments on any estate or interest in real property I own or claim to own.
- (d) Prosecute, defend, intervene in, submit to arbitration, settle and propose or accept a compromise with respect to any claim in favor of or against me based on or involving any real estate transaction.

(2) Stock and bond, commodity, option and other securities transactions

My attorney-in-fact may do any act which I can do through an agent, with respect to any interest in a bond, share, other instrument of similar character or commodity. My attorney-in-fact's powers include but are not limited to the power to:

- (a) Accept as a gift or as security for a loan, reject, demand, buy, receive or otherwise acquire ownership or possession of any bond, share, instrument of similar character, commodity interest or any investment with respect thereto, together with the interest, dividends, proceeds or other distributions connected with it.
- (b) Sell (including short sales), exchange, transfer, release, surrender, pledge, trade in or otherwise dispose of any bond, share, instrument of similar character or commodity interest.
- (c) Demand, receive and obtain any money or other thing of value to which I am or may become or may claim to be entitled as the proceeds of any interest in a bond, share, other instrument of similar character or commodity

interest.

- (d) Agree and contract, in any manner, and with any broker or other person and on any terms, for the accomplishment of any purpose listed in this section.
- (e) Execute, acknowledge, seal and deliver any instrument my attorney-in-fact thinks useful to accomplish a purpose listed in this section, or any report or certificate required by law or regulation.

(3) Insurance and annuity transactions

My attorney-in-fact may do any act that I can do through an agent, in connection with any insurance or annuity policy, that my attorney-in-fact deems desirable. My attorney-in-fact's powers include but are not limited to the power to:

- (a) Continue, pay the premium on, modify, rescind or terminate any annuity or policy of life, accident, health, disability or liability insurance procured by me or on my behalf before the execution of this power of attorney. My attorney-in-fact cannot name himself or herself as beneficiary of a renewal, extension or substitute for such a policy unless he or she was already the beneficiary before I signed the power of attorney.
- (b) Procure new, different or additional contracts of health, disability, accident or liability insurance on my life, modify, rescind or terminate any such contract and designate the beneficiary of any such contract.
- (c) Sell, assign, borrow on, pledge, or surrender and receive the cash surrender value of any policy.

(4) Retirement plan transactions

My attorney-in-fact may act for me in all matters that affect my retirement plans. My attorney-in-fact's powers include but are not limited to the power to select payment options under any retirement plan in which I participate, make contributions to those plans, exercise investment options, receive payment from a plan, roll over plan benefits into other retirement plans, designate beneficiaries under those plans and change existing beneficiary designations.

(5) Tax matters

My attorney-in-fact may act for me in all matters that affect my local, state and federal taxes. My attorney-in-fact's powers include but are not limited to the power to:

- (a) Prepare, sign and file federal, state, local and foreign income, gift, payroll, Federal Insurance Contributions Act returns and other tax returns, claims for refunds, requests for extension of time, petitions, any power of attorney required by the Internal Revenue Service or other taxing authority, and other documents.
- (b) Pay taxes due, collect refunds, post bonds, receive confidential information, exercise any election available to me and contest deficiencies determined by a taxing authority.

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I understand the importance of the powers I delegate to my attorney-in-fact in this document. I recognize that the document gives my attorney-in-fact broad powers over my assets, and that these powers will become effective as of the date of my incapacity (or sooner if specified in this document) and continue indefinitely unless I revoke this durable power of attorney.

Signed this 15th day of June, 2002

State of Michigan, County of Newaygo

Signature: Stephanie M Wood

Social Security number: 376-74-0796

WITNESSES

On the date written above, the principal declared to me that this instrument is her durable power of attorney, and that she willingly executed it as a free and voluntary act. The principal signed this instrument in my presence.

Signature: Guy Watrous

Print Name: GUY WATROUS

Address: 2876 MARTINET MIDLAND MI 48640

Signature: John W Reinke

Print Name: John W Reinke

Address: 10343 N. Walnut Bitely MI 49309

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Michigan)
County of Newaygo) ss.

On June 15th, 2002, before me, Diane M. Reinke a notary public in and for said state, personally appeared Stephanie M. Wood, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Diane M. Reinke

Notary Public for the State of Michigan
Diane M. Reinke

My commission expires: April 21, 2005.

[NOTARIAL SEAL]

PREPARATION STATEMENT

This document was prepared by:
Stephanie Michelle Wood aka Stephanie M. Wood
10130 N. Centerline Rd
Bitely, Michigan 49309

Staff Review

Mark & Christina Chmura
308 River Street
Manistee, MI 49660

Project: Marina
Zoning District: C-3
Parcel Code # 51-51-452-704-23

ACTION REQUESTED:

Construct 8 slip marina

Special Use Permit Requirements for Marina:

SECTION 1852 MARINA

A. **Definition.** A facility, including three (3) or more waterfront boat slips, which provides for the servicing, storing, fueling, berthing, and securing of boats and that may include eating, sleeping, and retail facilities intended primarily for the owners, crews, and guests of boat owners using the marina, provided there are three or more waterfront slips under a single control.

B. **Regulations and Conditions.**

1. Such facilities shall maintain, at all times, all required state and local licenses and permits.

Application includes Army Corps of Engineers Permit and D.E.Q. Permit. Building permit cannot be applied for until Land Use Permit is issued.

2. Marinas shall be located only on parcels contiguous to, and with direct access to, navigable water.

This parcel meets these requirements.

3. Marinas shall not interfere with riparian interests or the integrity and quality of the water body.

Receipt of Army Corps of Engineers Permit and D.E.Q. Permit indicates that this requirement has been met.

4. Vehicular ingress and egress to the marina shall be within the riparian owner's interest area, or written authorization shall be secured from an adjacent property owner granting such access.

Access is allowed by Street to the East of the parcel. No off street parking is required under the ordinance.

5. All Marinas shall be similar in architectural design, scale and character to adjacent structures and activities in the vicinity.

Proposed marina will be similar to other marinas and boat slips on the riverwalk.

6. The increased use of the water body associated with the marina shall not create congestion, reduce safety, or aggravate existing congestion and safety problems currently recognized. Marinas shall not constitute any navigational hazards, as determined by the Planning Commission.

Planning Commission determination needed.

7. All Marinas shall provide watercraft sanitary holding tank pump out services, per Section 5 of Act 167 of 1970.

Act 167 of 1970 was repealed and replaced by Act 451 of 1994 which does not require pump out services for Marinas with fewer than 15 slips.

8. Onshore storage of boats and/or trailers may only be incorporated in a Marina special use approval where the Planning Commission is satisfied that such storage will be effectively screened from view from adjoining properties and rights-of-way.

No Storage proposed

9. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.

Signage is not included in the application, but applicant has agreed to comply with the requirements of Article 21.

10. All off-street parking shall be in compliance with Section 514 of this Ordinance, except that the parking requirement for a Marina shall be 0.33 parking spaces for each boat slip.

Section 514. F of the ordinance reads. " For all permitted uses and special uses in the C-3 District, except hotels and motels, the parking provisions of this Section shall not apply." No off street parking is required under the ordinance.

11. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.

Review indicates that no landscaping areas exist in the proposed dock area.

12. Any failure on the part of the operator to maintain proper licensing shall be grounds for the revocation of a Special Use permit for a Marina.

STAFF REVIEW:

You will note on the Site Plan Review that there is a "JR" in the margin next to the required items that have been submitted. The items that have been waived are also indicated by "JR".

Item #16 During the review this requirement has been deemed not applicable.

Item # 17 We have verified with Murray Stall, Soil Erosion Officer that no Soil Erosion Permit is necessary if the project is located below the seawall. In the event that there is any earth disturbances above the seawall then a permit will be required.

Item #18 (Signage). The applicant is not proposing any signage at this time, he has agreed that any future signage will meet the requirements of the Sign Ordinance and Historic Overlay District Requirements.

Item #19 (Lighting). Review indicates that the riverwalk lighting would be sufficient and no additional lighting is required. In the event that any lighting is installed it will be required to conform with Section 525.

Item #20 (Landscaping). This project is located on the river channel, there are no appropriate landscaping areas available.

This application is for an eight slip marina. You will note that the eighth slip is not accessible due to an encroaching dock. This is an issue between Mr. Chmura and the dock owner not an issue for the Planning Commission.

Mr. Chmura would like to construct the dock along the seawall (not the finger piers/boat slips) prior to issuance of the Special Use Permit with the understanding that it would be at his own risk. Mr. Chmura is allowed to construct two boat slips as a use by right. Marina's are defined as "A facility including three (3) or more waterfront boat slips..."

There is no way to guarantee that the Special Use Permit will be granted. The Planning Commission could authorize the issuance of a Land Use Permit for the construction of the dock at the owners risk.

Pier Pressure Docks

- 1 Special Use Permit Application
- 2 Special Use (Reason)
- 3 Environmental Permit Checklist
- 4 Hazardous Substance Review
- 5 Surveyor's Certificate
- 6 Army (Corps Of Engineers) Permit
- 7 D.E.Q. Permit
- 8 Environmental Survey (Clean)
- 9 Pier Pressure Docks (Measurement Brake
Down)
- 10 Site Plan
- 11 12 Site Plans

Elevations based on the Army Corps of
Engineers (Water Level Data)

Soil & Erosion Permit Not Required Per
Murry Stall



SPECIAL USE PERMIT APPLICATION

MARK + CHRIS CHUMICKI
Applicant
14051 LAKESIDE AVE
Address
BEAR LAKE MICH. 49614
City, State, Zip Code
Phone Numbers (Work) 231-740-7868
(Home) 231-864-4057

FOR OFFICE USE ONLY:
Case number PC-2006-06
Date Received 4-13-06
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): MARK + CHRIS CHUMICKI
14051 LAKESIDE AVE BEAR LAKE MICH. 49614
b. Legal description, property parcel number, and street address of the subject parcel of land:
51-51-452-704-23 LIBER + PAGE 4952 PAGE 318 308 River St
c. Area of the subject parcel of land stated in acres, or if less than one (1) acre, in square feet 10,710 SQ. FT
d. Present zoning classification of the parcel: C-3
e. Present and proposed land use: HOBANSON CAMERA + PIER PRESSURE MARINA

- 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 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.

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.

- R* 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.

- R* 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.

- R* 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 *R* [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.

- R* 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.

- R* Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]

7. Setback lines and their dimensions.

- R* 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 *R* [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 R [Planning Commission reserves the right to require the information at a later date]

10. Project phasing, if applicable.
 - Included
 - Waived by R [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 R [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 R [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]

N.A.
P.O.T
re: Murray Stall Applicant

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 *Must Provide at Later Date R*
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
Sign will meet guidelines of historic district standards.
19. A lighting plan in conformance with Section 525.
 Included *R.W. has lights - No additional lighting*
 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 *No landscaping areas available*
 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 *R* [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 *R* [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.
R Included
 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 *R* [Planning Commission reserves the right to require the information at a later date]

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.

Pier Pressure Charters

We purchased 308 River St., to utilize the River for our Charter Service.

We would like to create a better environment for our clients, Friends and the People that use the Board Walk.

Installing the Docks would be phase one of our interest.

Environmental Permits Checklist

Business Name: Pink Pressure
 Mailing Address: 14091 Lakeside Ave Bear Lake Mich. 49614
 Street Address: 11
 Telephone: (231) 864-4051 Fax: (231) 864-4051 Type of Business: Decor
 Facility Contact (Owner or Manager): MARK CHMURA
 Date 3/4, 2006 Signature: [Signature]

NOTE: For assistance with permits and approvals from the Michigan Department of Environmental Quality, including permit coordination among MDNR and DEQ divisions, contact the Permit Coordinator. (517)335-4235.

This checklist (prepared March 2000) is designed to assist businesses in their efforts to identify and comply with state and county environmental permit requirements. Please submit the completed form to the zoning administrator at the time that site plans are submitted.

Circle (Y/N) the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this Checklist to the municipality as part of your site plan. (If the municipality requires the permits as part of the site plan you will need to have these permits before submitting the site plan. If permits are not needed first, then still submit this form, then an updated copy should be submitted prior to occupancy.)

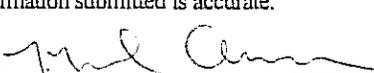
1. Y N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? *Contact: MI Dept. of Envir. Quality, Surface Water Quality Div., Permits Section: 517/373-8088.*
2. Y N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? *Contact: MI Dept. of Envir. Quality, Waste Management Div., Groundwater Program Sec.: 517/373-8148.*
3. Y N Will the project involve construction or alteration of any sewage collection or treatment facility For facilities discharging to surface waters, *Contact: MI Dept. of Envir. Quality, Surface Water Quality Division, District Office: _____.* For facilities discharging to groundwater, *Contact: MI Dept. of Envir. Quality, Waste Management Div., District Office: _____.*
4. Y N Will the project or facility store or use chemicals, petroleum products, or salt? Depending upon the type substance, secondary containment and a Pollution Incident Prevention Plan (PIP) may be required. *Contact: MI Dept. of Envir. Quality, Waste Mgmt. Division, District Office: _____.*
5. Y N Will the project involve the installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? *Contact: MI Dept. of Envir. Quality, Storage Tank Division: 517/373-8168.*
6. Y N Will the project involve liquified petroleum gas storage tanks or container filling locations? *Contact: MI Dept. of Environmental Quality, Storage Tank Division: 517/373-8168.*
7. Y N Will the project involve the installation of a compressed natural gas dispensing station with storage? *Contact: MI Dept. of Environmental Quality, Storage Tank Division: 517/373-8168.*
8. Y N Will the project involve the generation of hazardous waste? *Contact: MI Dept. of Environmental Quality, Waste Mgmt. Div., District Office: _____.*
9. Y N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? *Contact: MI Dept. Environmental Quality, Waste Mgt. Div., Hazardous Waste Program Section: 517/373-9875.*
10. Y N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? *Contact: MI Dept. of Environmental Quality, Waste Mgmt. Div., Hazardous Waste Program Section: 517-373-9875.*
11. Y N Will the project involve landfilling, transferring, or processing solid non-hazardous wastes on-site? *Contact: MI Dept. of Environmental Quality, Waste Mgmt. Div., District office telephone: _____.*
12. Y N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? *Contact: MI Dept. of Environmental Quality, Air Quality Div., Permit Section. 517/373-7023.*

Hazardous Substances Reporting Form for Site Plan Review

Note: This form should be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Pick Pressure
 Name of business owner: MARK + CHRIS CHMURKA
 Street and mailing address: 14071 LARGESIDE AVE BEAR LAKE MI 49614
 Telephone: (231) 864-4051

I affirm that the information submitted is accurate.

Owner's signature:  
 Information compiled by: MARK CHMURKA

Part I: Management of Hazardous Substances and Polluting Materials

1. Y N Will the proposed facility store, use or generate hazardous substances, as defined in the Zoning Ordinance, or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan.
2. Y N Will hazardous substances or polluting materials be reused or recycled on-site?
3. Y N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page: _____

4. Y N Will new underground storage tanks be located less than 2,000 feet from drinking water wells serving two or more establishments or less than 300 feet from a single family drinking water well?
5. Y N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answers to #4 or #5 are yes, you may be in violation of State of Michigan underground storage tank regulations. Contact the State Police Fire Marshal Division, Lansing Central office for specific requirements. Telephone (517)322-5470 or 1(800)MICH UST (1(800)642-4878).

6. Y N Will the interior of the facility have general purpose floor drains? If yes, the floor drain will connect to: (circle one)
 - a. Sanitary sewer system;
 - b. On-site holding tank; or
 - c. On-site system approved by the Michigan Department of Environmental Quality in accordance with groundwater discharge permit requirements (Telephone Waste Management Division, _____ District Office (____)____-____.)

*NOTE: General purpose floor drains should not be connected to a stormwater drainage system, dry well, or septic system.

7. Y N Will hazardous substances or polluting materials be stored, used, or handled out-of-doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram, if appropriate): _____

Additional information may be requested from the municipality to assure that site plans comply with local, county and state environmental protection requirements.



DEPARTMENT OF THE ARMY

DETROIT DISTRICT, CORPS OF ENGINEERS
REGULATORY OFFICE
BAY CITY FIELD OFFICE
1501 NORTH HENRY - ROOM 126
BAY CITY, MICHIGAN 48706

October 4, 2005

IN REPLY REFER TO

File No. 05-045-000-1

Mark Chmura
14051 Lakeside Avenue
Bear Lake, Michigan 49614

Dear Mr. Chmura:

Reference your application for a Department of the Army permit to place riprap bank stabilization in Manistee River at 308 River Street, Manistee, Michigan (Section 12, Township 21N, Range 7W).

We have verified that the project is authorized by nationwide permit as published in the Federal Register. As indicated on the enclosed plans prepared May 11, 2005, the following work is authorized under NW13:

Remove an estimated 75 cubic yards of rock riprap from along 135 feet of shoreline. The riprap will be stockpiled at an upland location. Install 135 linear feet of filter fabric and replace the estimated 75 cubic yards of rock riprap bank stabilization over the filter fabric.

This authorization is contingent upon compliance with the following terms and conditions:

- a. The enclosed nationwide permit(s) and the general conditions.
- b. The following special conditions:
 1. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

We also direct your attention to Paragraph D.2 under Further Information, which states, "NWP's do not obviate the need to obtain other Federal, state, or local permits, approvals, or



DEPARTMENT OF THE ARMY

DETROIT DISTRICT, CORPS OF ENGINEERS

REGULATORY OFFICE

BAY CITY FIELD OFFICE

1501 NORTH HENRY - ROOM 126

BAY CITY, MICHIGAN 48706

October 4, 2005

IN REPLY REFER TO

File No. 05-045-000-0

Mark Chmura
14051 Lakeside Avenue
Bear Lake, Michigan 49614

Dear Mr. Chmura:

Refer to your application dated May 11, 2005 requesting a Department of Army permit. Under the authority of Section 10 of the 1899 River and Harbor Act (33 U.S.C. 403), we have authorized the following structures or work in Manistee River at Manistee, Michigan (Section 12, Township 21N, Range 7W) subject to the attached General Conditions:

Install a 135 foot by 15 foot permanent deck extending waterward 15 feet and abutting along 135 feet of the existing city boardwalk. Install four 3-foot wide open-pile piers extending waterward 35 feet from the deck. Install 5 spring piles

We require that you inform this office immediately upon commencement of construction. Upon completion of the work, fill in and return the enclosed COMPLETION REPORT.

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT

Mark Chmura
14051 Lakeside Avenue
Bear Lake, MI 49614

Permit No.	05-51-0017-P
Issued	September 21, 2005
Extended	
Revised	
Expires	December 31, 2006

Under the provisions of the Natural Resources and Environmental Protection Act 451, PA 1994, as amended and specifically:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Part 301 Inland Lakes and Streams | <input type="checkbox"/> Part 315 Dam Safety |
| <input type="checkbox"/> Part 325 Great Lakes Submerged Lands | <input type="checkbox"/> Part 323 Shorelands Protection and Management |
| <input type="checkbox"/> Part 303 Wetland Protection | <input type="checkbox"/> Part 353 Sand Dune Protection and Management |
| <input type="checkbox"/> Part 31 Floodplain/Water Resources Protection | |

Permission is hereby granted, based on permittee assurance of adherence to State requirements and permit conditions to:

To facilitate the construction of a marina and shoreline erosion structural improvements, remove the existing riprap shoreline revetment and stockpile in an upland location. Place filter fabric along approximately 135 lineal foot of shoreline and re-pile riprap over filter fabric extending a maximum of five foot waterward from the toe of the existing bank. Construct a 15 foot wide by 135 foot long deck parallel to the existing shoreline with the landward side initiating at the edge of the existing city boardwalk. Install four 35 foot long by three foot wide floating docks to facilitate service to eight boat slips. Install five pilings to facilitate in moorage to the slips.

Water Course Affected: Manistee River

Property Location: Manistee County, City of Manistee, Section 12

Subdivision, Lot 42 Town/Range 21N, 17W Property Tax No. 51-51-452-704-23

Authority granted by this permit is subject to the following limitations:

- Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- The permittee in exercising the authority granted by this permit shall not cause unlawful pollution as defined by Part 31, Floodplain/Water Resources Protection of the Natural Resources and Environmental Protection Act 451, PA 1994, as amended.
- This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- All work shall be completed in accordance with the plans and the specifications submitted with the application and/or plans and specifications attached hereto.
- No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved herein.
- It is made a requirement of this permit that the permittee give notice to public utilities in accordance with Act 53 of the Public Act of 1974 and comply with each of the requirements of that act.
- This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits or complying with other state statutes.
- This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- Permittee shall notify the Department of Environmental Quality within one week after the completion of the activity authorized by this permit, by completing and forwarding the attached, preaddressed post card to the office addressed thereon.
- This permit shall not be assigned or transferred without the written approval of the Department of Environmental Quality.

June 6, 2005

Captain Mark Chmura
14501 Lakeside Avenue
Bear Lake, Michigan 49614

RE: Hokanson Camera
308 River St. Manistee, Michigan
Project # K16759

Dear Captain Chmura:

In accordance with our conversation on May 23, 2005 eight soil borings were installed on the northern portion of the above referenced site. The soil borings were installed to explore for potential contamination associated with historic gasoline tanks located behind the camera shop between the building and the Manistee River.

The soil borings were installed on May 24, 2005. The weather was general sunny with temperatures in the low 60s. The approximate locations of the borings are shown on the attached site sketch. Soil borings 1 through 5 were terminated at depths of roughly 5 feet where obstructions were encountered. Soil boring 6 was terminated at 2 feet where a rock was encountered. Soil boring 7 was installed to a depth of 16 feet. Soil boring 8 was installed to a depth of 2 where groundwater was found. No odors, stains or discolorations were noticed in the materials removed from any of the borings.

In general the site is composed of several inches of topsoil overlying a thin light brown sandy layer with brown sandy fill material to a depth of roughly 5 feet where rocks or an obstruction is generally located. Soil boring 8, near the river, was composed of sandy gravelly soils.

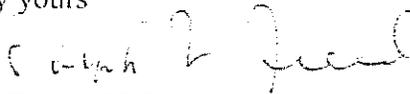
Soil boring 7 was able to advance past the obstruction layer to a depth of 16 feet. The soil profile was as follows: 4 inches of topsoil, 4 inches of light brown sand, 4 feet 8 inches of brown sandy fill, 5 feet of native brown sands and 5 feet 8 inches of pale red silty clay. A sample of soil was collected from the sandy soils above the clay and analyzed for the gasoline indicator parameters of benzene, toluene, ethylbenzene and xylene (BTEX). The attached results indicate there were no detectable concentrations of BTEX.

Mark Chmura
June 6, 2005
Page 2

In conclusion, based on our review of a Phase I Environmental Site Assessment, dated March 16, 2004 and conversations with the owner of Hokanson's Camera shop several soil borings were advanced in the general area where the tanks were located. A sample of soil was collected above the thick clay layer where contamination would likely collect and analyzed for gasoline indicator parameters. As no odors or stains were found during the installation of the soil borings and there were no detectable concentration of BTEX, we believe the site has not been impacted by any historic release from the gasoline tanks reported to have been on site.

Thank you for contacting Gove Associates, Inc. Please call us if we can be of any further assistance.

Sincerely yours



Ralph L. Freed, CPG
Manager of Environmental Services

BIO-CHEM Laboratories, Inc.

Date: 6/3/2005

ANALYTICAL REPORT

CLIENT: GOVE Associates

Lab Order: 0505222

Project: Mark Chimura/Hukanson's

Lab Sample ID: 0505222-01A

Project Number: K16759

Client Sample ID: SB-7 (10')

Collection Date: 5/24/2005

Matrix: SOIL

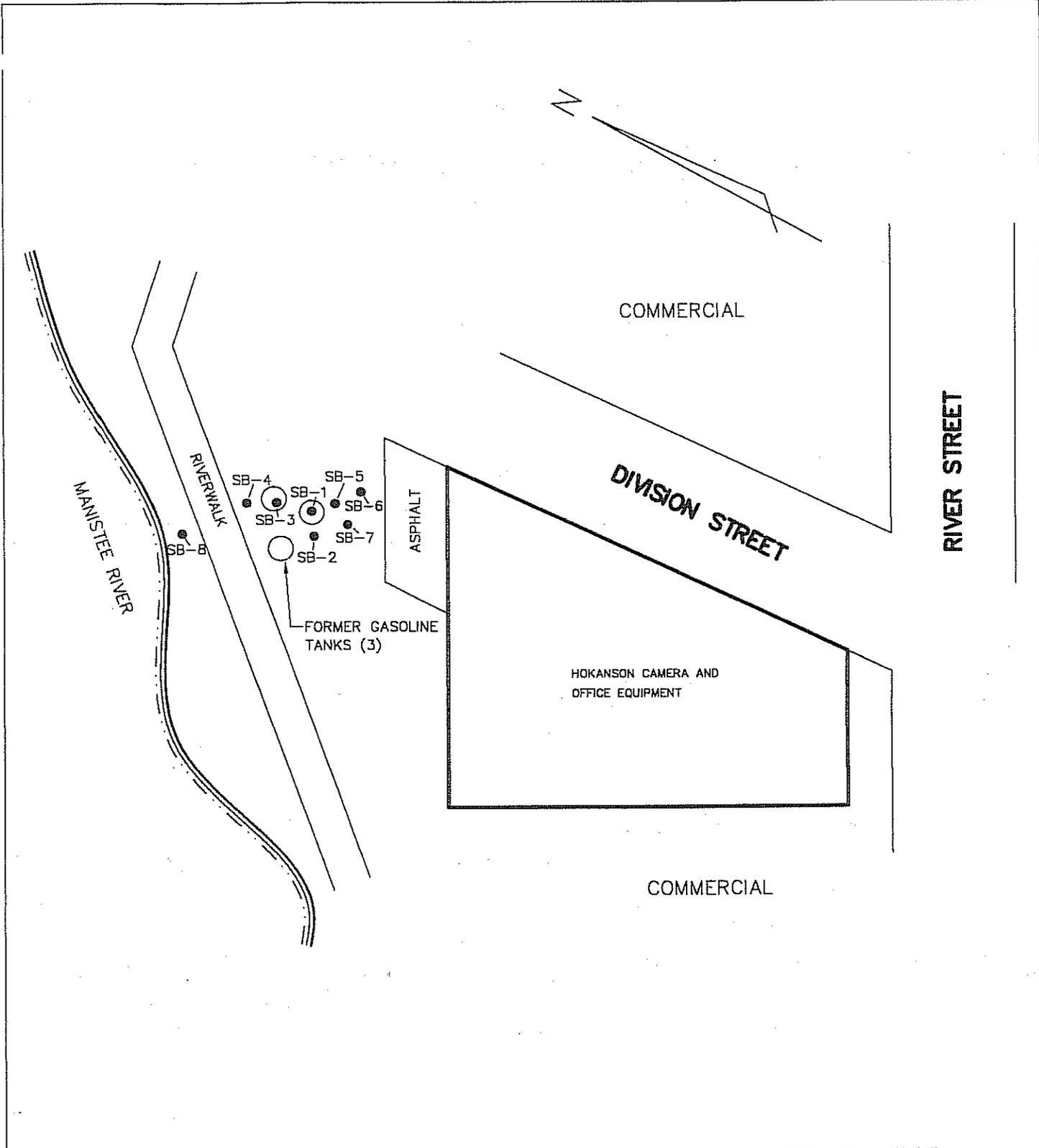
Analyses	Method Ref.	Result	Q	PQL	Units	DF	Analyst	Date
VOLATILES by GC/MS (5035)								
1 Benzene	SW8260B	< 50		50	µg/Kg-dry	1	GCP	5/30/2005
2 Toluene	SW8260B	< 50		50	µg/Kg-dry	1	GCP	5/30/2005
3 Ethylbenzene	SW8260B	< 50		50	µg/Kg-dry	1	GCP	5/30/2005
4 o-Xylene	SW8260B	< 50		50	µg/Kg-dry	1	GCP	5/30/2005
5 m,p-Xylene	SW8260B	< 100		100	µg/Kg-dry	1	GCP	5/30/2005

Definitions: PQL - Practical Quantitation Limit
DF - Dilution Factor

Qualifiers (Q): J - Detected below PQL but above MDL: Estimated
S - Spike Recovery Outside Acceptance Limits
B - Analyte detected in associated Method Blank
N - See case narrative for explanation

This report shall not be reproduced except in full, without the written approval of BIO-CHEM Laboratories, Inc.
Note: The sample results reported are based on the sample aliquot(s) tested.

1 of 1



F:\CAD\K16759\0-Site Map.dwg 05/27/2005 09:51:11 AM EDT

PHASE II ENVIRONMENTAL SITE ASSESSMENT

308 RIVER STREET
MANISTEE, MICHIGAN

SITE MAP

MANISTEE, MICHIGAN

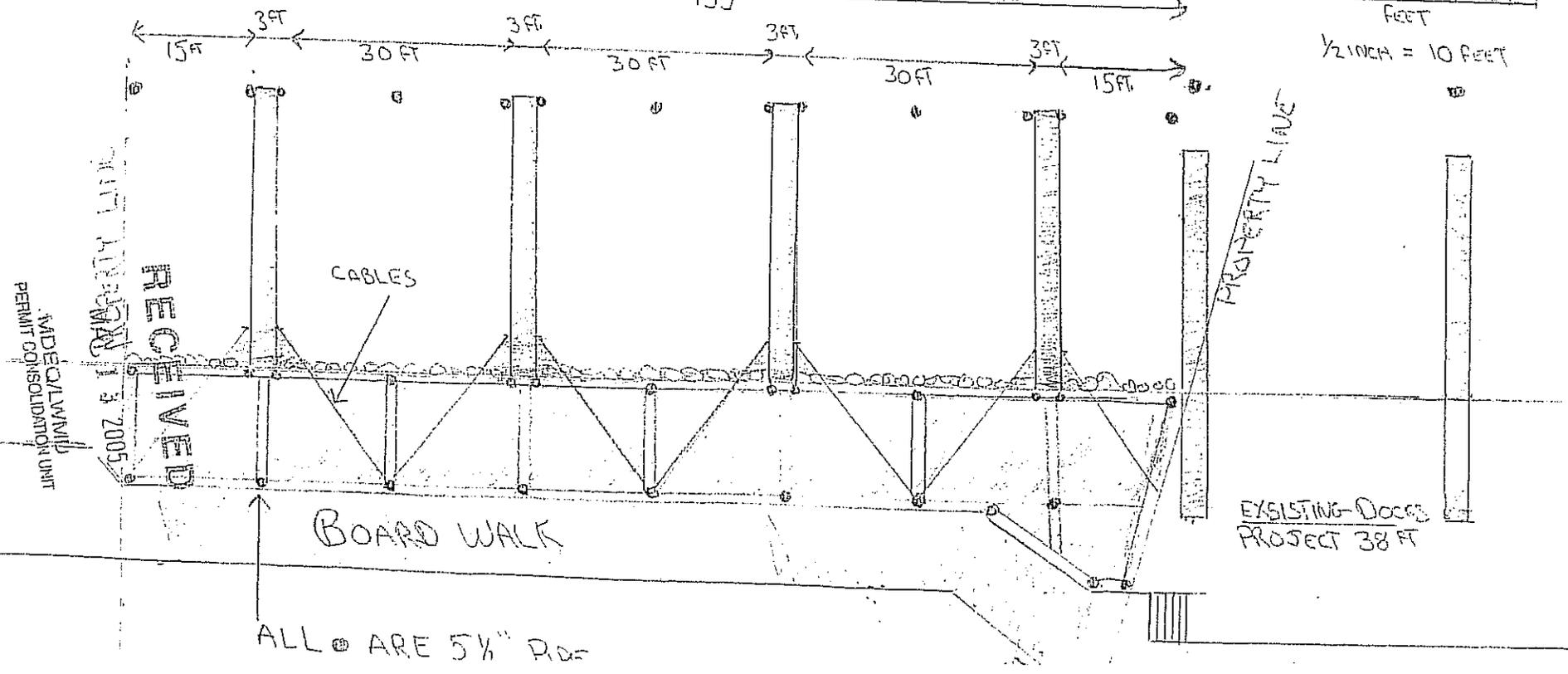
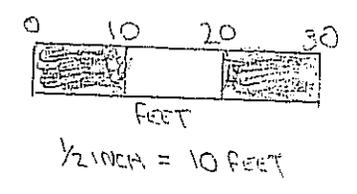
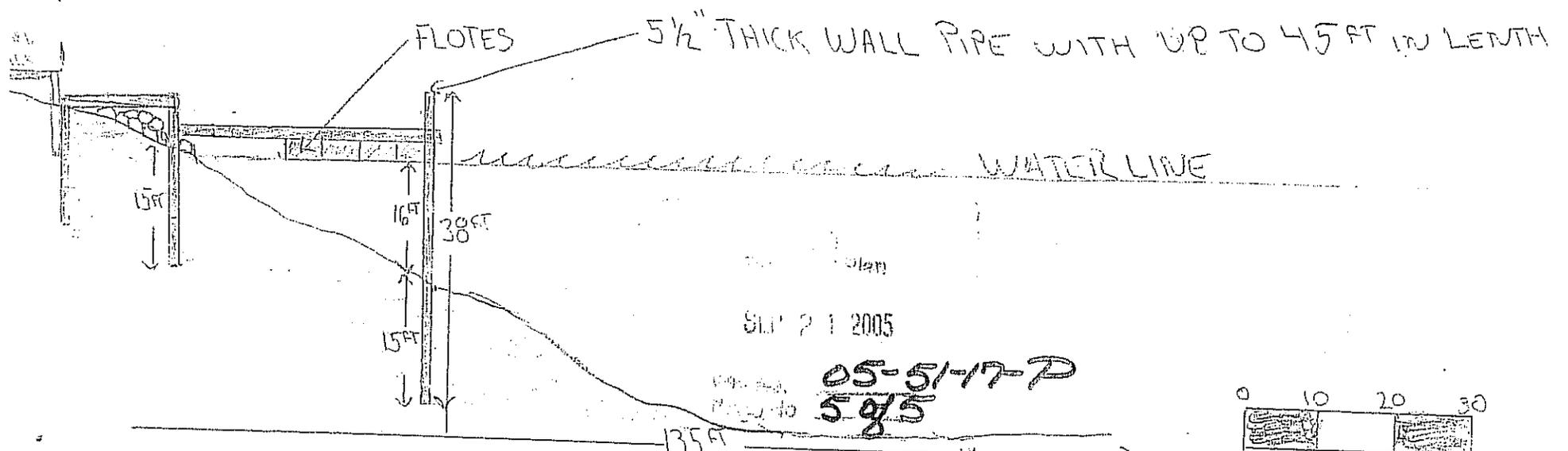


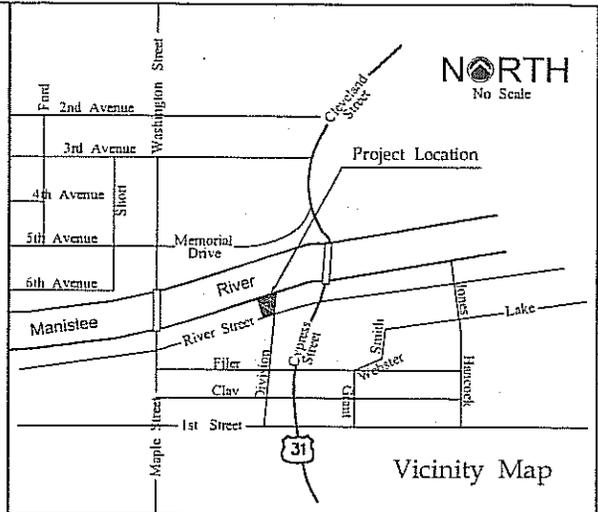
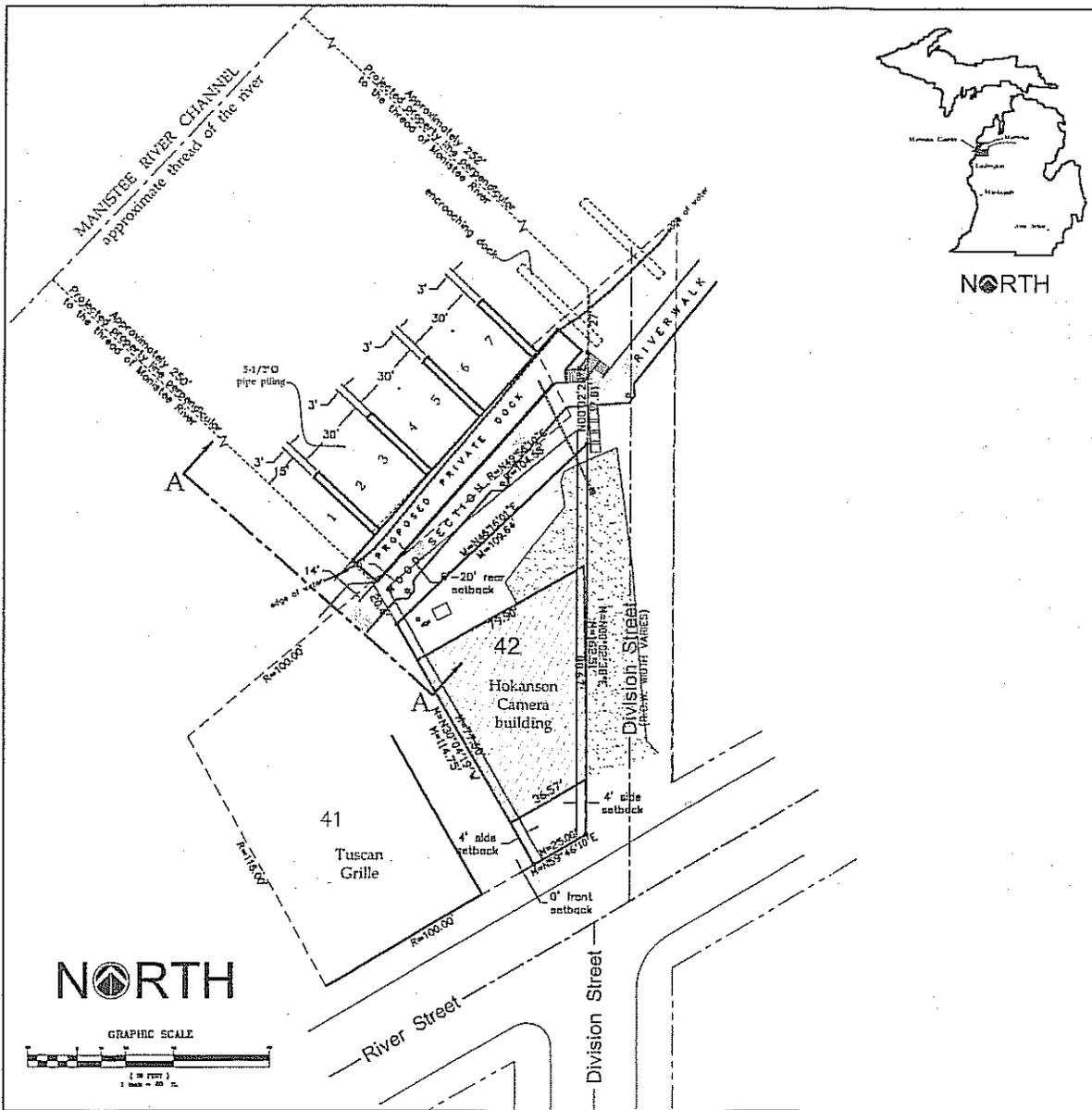
GOVE ASSOCIATES INC
1601 PORTAGE STREET
KALAMAZOO, MICHIGAN 49001

DATE: 5/27/05	CHECKED BY: <i>R</i> 6-3-05
SCALE: NO SCALE	SHEET 1 OF 1
DRAWN BY: WBL	JOB NO: K16759

Pier Pressure Dock Project

1. Property is 135 ft. at rivers edge.
2. Existing docks to the east extend out to 38 ft. from rivers edge.
3. New projected docks to extend out to 35 ft. from rivers edge.
4. The docks start 15 ft from property line with 30 ft. between each
Of the next four docks.
5. The projected docks to be 3 ft. wide.
6. The river bank to have rocks added to stabilize any eroding.
7. The deck between the board walk and rivers edge will be between
14 to 16 ft. wide.
8. The elevation from the board walk to the rivers edge is 10 ½ ft.
9. The distance across the river is 250 ft from both lot lines.
10. The distance across the river for the neighbors east third dock is
220 ft.
11. The rivers edge to the U.S. 31 Bridge piers is 85 ft. from the south
side of the river.
12. If you draw a straight line from the south side of the Train Bridge
And the south side of U.S. 31 Bridge to the west, it is 50 ft from
That line to the rivers edge, at the west property line, with the east
Being wider.
13. A lot of time has been spent on the proper way to do this project
and the best materiels to use. I have watched many Ships go by
Before I purchased the property.





Description:
 Lot 42 of Green & Milroe's Addition to the
 City of Manistee, Manistee County, Michigan.

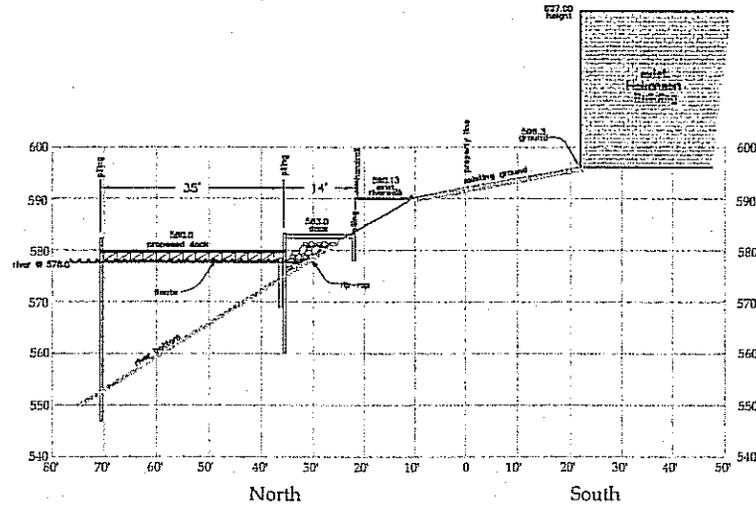
- LEGEND**
- = FOUND CORNER
 - = SET CORNER
 - ⊙ = FOUND MONUMENT
 - ⊠ = SET MONUMENT
 - R = RECORDED
 - M = MEASURED
 - △ = P.K. NAIL

City of Manistee Zoning District:
 C-3 Central Business District

Setbacks: Front - 0'
 Side - 0' - 4'
 Waterfront - 6' / 20'
 Max. height - 50'

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972 212 E. LaSalle Ave. 227 River Street 100 Ford Street Ludington, MI 49632 Manistee, MI 49663 Manistee, MI 49667 (231) 843-3448 (231) 723-9140 (231) 822-2222 FAX (231) 843-7876 FAX (231) 723-6942 FAX (231) 822-2224			
(CLIENT) Mark & Chris Chmura 14051 Lakeside Avenue Bear Lake, Mich 49614		DRAWN BY: T.C.B. SCALE: 1" = 20' DATE: MARCH 2006	CHECKED BY: I.A.K.
(DESCRIPTION) Proposed Marina Layout North of Building @ 308 River Street		JOB NUMBER: 9179-1	SHEET: 1 of 2

NORTH



Description:
 Lot 42 of Green & Milmo's Addition to
 the City of Manistee, Manistee County,
 Michigan.

LEGEND

- = FILING CROSSHAIR
- = SET CROSSHAIR
- = FILING MARKPOINT
- = SET MARKPOINT
- ⊕ = RECOVERED
- ⊖ = UNRECOVERED
- △ = P.M. MARK

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1978 213 E. Ludington Ave. 127 River Street 133 Paul Street Ludington, MI 49634 Manistee, MI 49663 Newberry, MI 49827 (269) 843-3426 (269) 743-8160 (269) 853-2222 FAX: (269) 843-7878 FAX: (269) 743-8844 FAX: (269) 853-2224			
CLIENT	Mark & Chris Chmura 14051 Lakeside Avenue Bear Lake, Mich. 49614	DRAWN BY	T.C.B. CHECKED BY J.A.K.
		SCALE	1" = 10'
		DATE	APRIL 2006
DESCRIPTION	Proposed Dock Layout North of Building @ 308 River Street	SHEET NUMBER	9179 - 1 2 of 2

Staff Review

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

Project: Condominiums
Zoning District: PUD
Parcel Code # 51-51-267-050-00
51-51-256-001-00 thru 51-51-256-041-00

ACTION REQUESTED:

Construct units in a site area containing 10 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 development includes the area where the existing storage/maintenance facility is located. The developer plans to demolish the existing structure to construct these units.

Review of the request shows that the requirements set forth in the Planned Unit Development have been met.

Land Use Permit Application

Detailed Site Plan - Fee \$20.00

One copy of the completed application form for site plan review which shall contain at a minimum the following information (a narrative attachment is recommended in addition to the application form to sufficiently address all of the following items):

- Name, address and signature of applicant and property owner:
Name: DSLIT Inc. d/b/a Harbor Village at Manistee Beach
Address: 100 Marina Drive, Manistee, MI 49660
Daytime Phone Number: (231) 723-0070
- Legal description, property parcel number and street address of the subject parcel of property:
Legal description: Exhibit A attached
Address of Project: Spinnaker Drive Parcel Code # 51-51-267-050-00 (part of)
51-51-256-001-00 through
51-51-256-041-00
- Area of the subject parcel of property stated in acres, or if less than one (1) acre, in square feet.
1.7 acres + or -
- Present zoning classification on parcel and on adjacent parcels: Under PUD
- Present and proposed land use: Land for development of condominiums. Proposing
10 condominium units.
- Applicant's statement of the expected effect on emergency service requirements, schools, storm water systems, automobile and truck circulation patterns and local traffic volume. Any impact would be less than originally anticipated with previous land use approval for condominiums as density is less.
- A description of the proposed development and the land use proposed. 10 single story condominium units attached in clusters of 3 or 4.

Finished Height of Project: 23 feet

By signing the application the applicant is authorizing City Staff permission to make site inspections as necessary. The undersigned affirms 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.

Signature: *Cyrady Jellu* Date: 4-24-06

OFFICE USE ONLY	
Zoning District: <u>PUD</u>	Set Back Requirements: Height <u>39'</u> Front <u>25' 5th</u>
Date of Application: <u>4-24-06</u>	Water Front <u>NA</u> Rear <u>NA</u> Side <u>NA Ave</u>
Fee/Receipt # _____	Notes: <u>20' one side of buildings 10' adjoining prop.</u>
Approval: _____	Date: _____

The site plan submitted has 10 units being proposed for the area of land along Fifth Avenue between Red Szymarek park and Anchor Rode Drive. The concept of this product is most like the Cottages we previously built with approximately 1,350 square feet of single floor living, attached 2 car garages, and full basements. Much time has been spent in placement of the buildings to afford each unit either a view of the park or a view down Fifth Avenue of the River. With the current market conditions and our customer demographics we believe our development and customer are better served by building fewer units more conducive to year around living than the higher density townhomes and storage units previous proposed and approved.

EXHIBIT A

LEGAL DESCRIPTION IS PART OF:

LIBER 0871 PAGE 0707

DESCRIPTION OF PROPOSED FUTURE DEVELOPMENT AREAS

DESCRIPTION OF A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 WEST, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 WEST, THENCE SOUTH 89°35'57" WEST, ALONG THE SOUTH LINE OF SECTION 2, 486.97 FEET; THENCE NORTH 00°24'03" WEST, PERPENDICULAR TO THE SOUTH SECTION LINE, 577.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°23'49" EAST 40.49 FEET; THENCE SOUTH 14°00'19" EAST 44.07 FEET; THENCE SOUTH 39°58'53" EAST 113.82 FEET; THENCE SOUTH 50°01'07" WEST 128.86 FEET; THENCE SOUTH 00°00'39" WEST 223.52 FEET; THENCE NORTH 77°41'16" WEST 95.00 FEET; THENCE NORTH 59°03'30" WEST 16.29 FEET; THENCE SOUTH 56°46'21" WEST 128.46 FEET; THENCE SOUTH 03°38'13" EAST 24.05 FEET; THENCE SOUTH 0°24'37" EAST 51.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIFTH AVENUE; THENCE SOUTH 89°35'23" WEST, ALONG SAID RIGHT-OF-WAY LINE, 254.31 FEET; THENCE NORTH 00°38'27" EAST 68.82 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 32°34'23"; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 45.48 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 6°55'38" EAST 44.87 FEET; THENCE NORTH 33°12'50" EAST 48.92 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 170.00 FEET, AND A CENTRAL ANGLE OF 22°44'35"; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 67.48 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 21°50'32" EAST 67.04 FEET; THENCE SOUTH 84°34'57" EAST 75.53 FEET; THENCE NORTH 05°25'03" EAST 50.22 FEET; THENCE NORTH 2°51'20" EAST 102.97 FEET; THENCE NORTH 19°20'39" EAST 55.71 FEET; THENCE NORTH 21°05'18" EAST 181.79 FEET; THENCE NORTH 56°23'36" EAST 56.94 FEET; THENCE NORTH 83°59'57" EAST 130.86 FEET; THENCE SOUTH 08°42'51" EAST 8.31 FEET TO THE POINT OF BEGINNING, CONTAINING: 4.28 ACRES, MORE OR LESS.

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.

ROK 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.

ROK 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.

ROK 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.

ROK 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.

ROK 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.

ROK Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]

7. Setback lines and their dimensions.

ROK 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 R [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 R [Planning Commission reserves the right to require the information at a later date]

10. Project phasing, if applicable.

Included

Waived by P [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]

R OK

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]

R OK

13. Curb-cuts and driveways on adjacent properties.

Included

Waived by _____ [Planning Commission reserves the right to require the information at a later date]

R OK

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]

R OK

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]

R OK

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]

R OK

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 P [Planning Commission reserves the right to require the information at a later date]

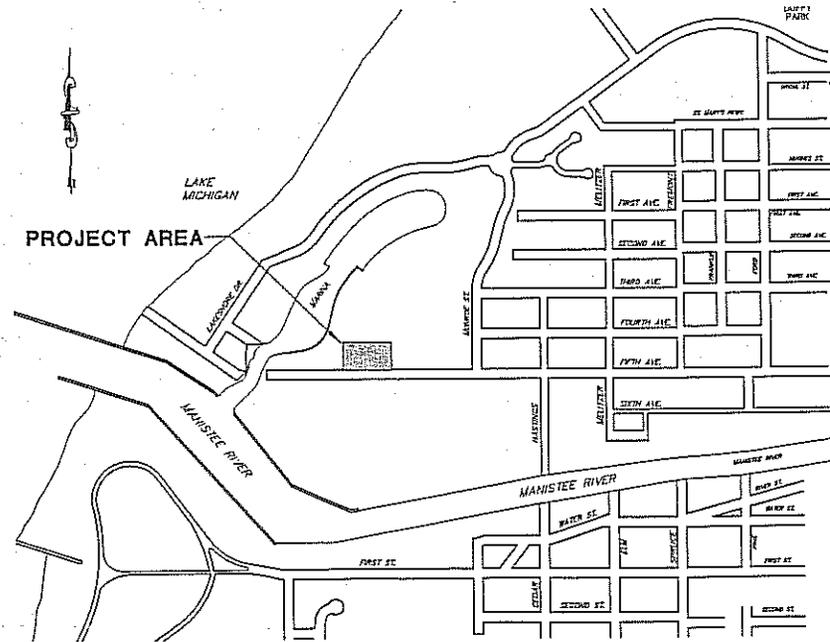
PARK VIEW CONDOMINIUMS D.S.L.T., INC. CITY OF MANISTEE, MICHIGAN

OWNER
D.S.L.T., INC.
100 MARINA DRIVE
MANISTEE, MI 49660

ENGINEER
ABONMARCHÉ CONSULTANTS, INC.
361 FIRST STREET
MANISTEE, MI 49660
(231) 723-1198

INDEX OF SHEETS

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS SHEET
- SHEET 3 - GENERAL SITE PLAN
- SHEET 4 - PROPOSED GRADING PLAN AND ROAD CONSTRUCTION



PROJECT LOCATION MAP

NOT TO SCALE

LOCAL UTILITIES

ELECTRIC:
CONSUMERS ENERGY
BILL KELLY
(231) 338-4248

TELEPHONE:
SBC/AT&T
DANIEL HEINRICH
(231) 841-3755

NATURAL GAS:
MICHIGAN (DTE ENERGY)
DAVE NEWCOMB
(231) 592-2244

CABLE TELEVISION:
CHARTER COMMUNICATIONS
LEE HITE
(231) 723-2912

WATER:
CITY OF MANISTEE
JACK GARDNER
(231) 723-2459

SEWER:
CITY OF MANISTEE
EDWARD COITE
(231) 723-1503

STORM SEWER:
CITY OF MANISTEE
JACK GARDNER
(231) 723-2459

NOTES:

EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2003 EDITION.



CALL 800-482-7171

FOR PROTECTION OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.



ABONMARCHÉ CONSULTANTS, INC.

ENGINEERS / ARCHITECTS / PLANNERS / SURVEYORS

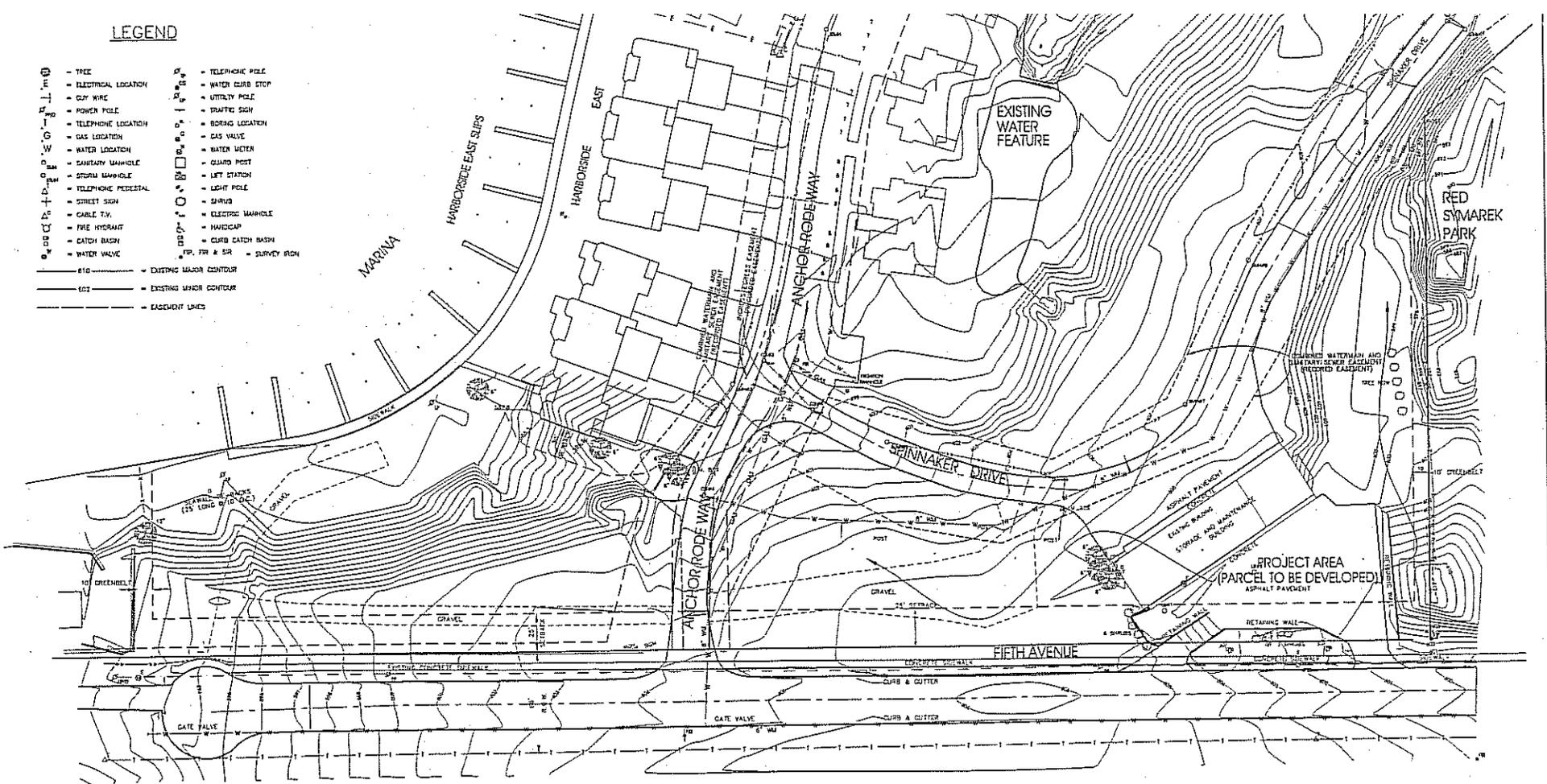
APRIL 2008

PARK VIEW CONDOMINIUMS - D.S.L.T., INC. - CITY OF MANISTEE - MANISTEE COUNTY - MICHIGAN
PROJECT #MG-008

LEGEND

- - TREE
- ⊙ - ELECTRICAL LOCATION
- ⊙ - CUY 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 CLOUD STOP
- ⊙ - UTILITY POLE
- ⊙ - TRAFFIC SIGN
- ⊙ - BORING LOCATION
- ⊙ - GAS VALVE
- ⊙ - WATER METER
- ⊙ - GUARD POST
- ⊙ - LIGHT STATION
- ⊙ - LIGHT POLE
- ⊙ - SIGN
- ⊙ - ELECTRIC MANHOLE
- ⊙ - HAVOCAP
- ⊙ - CURB CATCH BASIN
- ⊙ - SURVEY IRON

- 810 ——— EXISTING MAJOR CONTOUR
- 102 ——— EXISTING MINOR CONTOUR
- ——— EASEMENT LINES

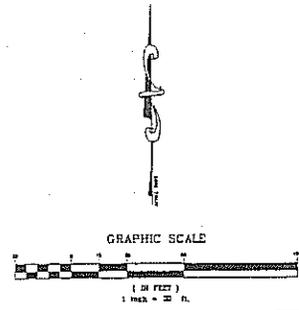


SANITARY MANHOLES

- SM1#1
TOP OF CASTING=597.27
8" R.V. N.=525.70
8" R.V. S.=592.81
- SM1#4
TOP OF CASTING=598.11
8" R.V. N.=525.90
8" R.V. S.=592.08
- SM1#5
TOP OF CASTING=600.53
8" R.V. E.=587.25
8" R.V. S.=597.30
- SM1#6
TOP OF CASTING=605.02
8" R.V. N.=595.40
8" R.V. NE.=596.38
- SM1#7
TOP OF CASTING=608.22
8" R.V. SW.=596.13
8" R.V. NE.=593.95
- SM1#8
TOP OF CASTING=608.16

STORM MANHOLES

- CS1#1
TOP OF CASTING=597.40
12" R.V. N.=525.91
12" R.V. S.=592.95
12" R.V. SE.=592.52
- CS1#4
TOP OF CASTING=598.72
12" R.V. N.=590.24
- CS1#5
TOP OF CASTING=598.29
12" R.V. NE.=599.29
- LB1#1 (LEACH BASIN)
TOP OF CASTING=598.85
BOTTOM=595.2
- LB1#2 (LEACH BASIN)
TOP OF CASTING=599.03
BOTTOM=595.3



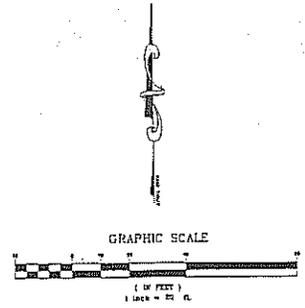
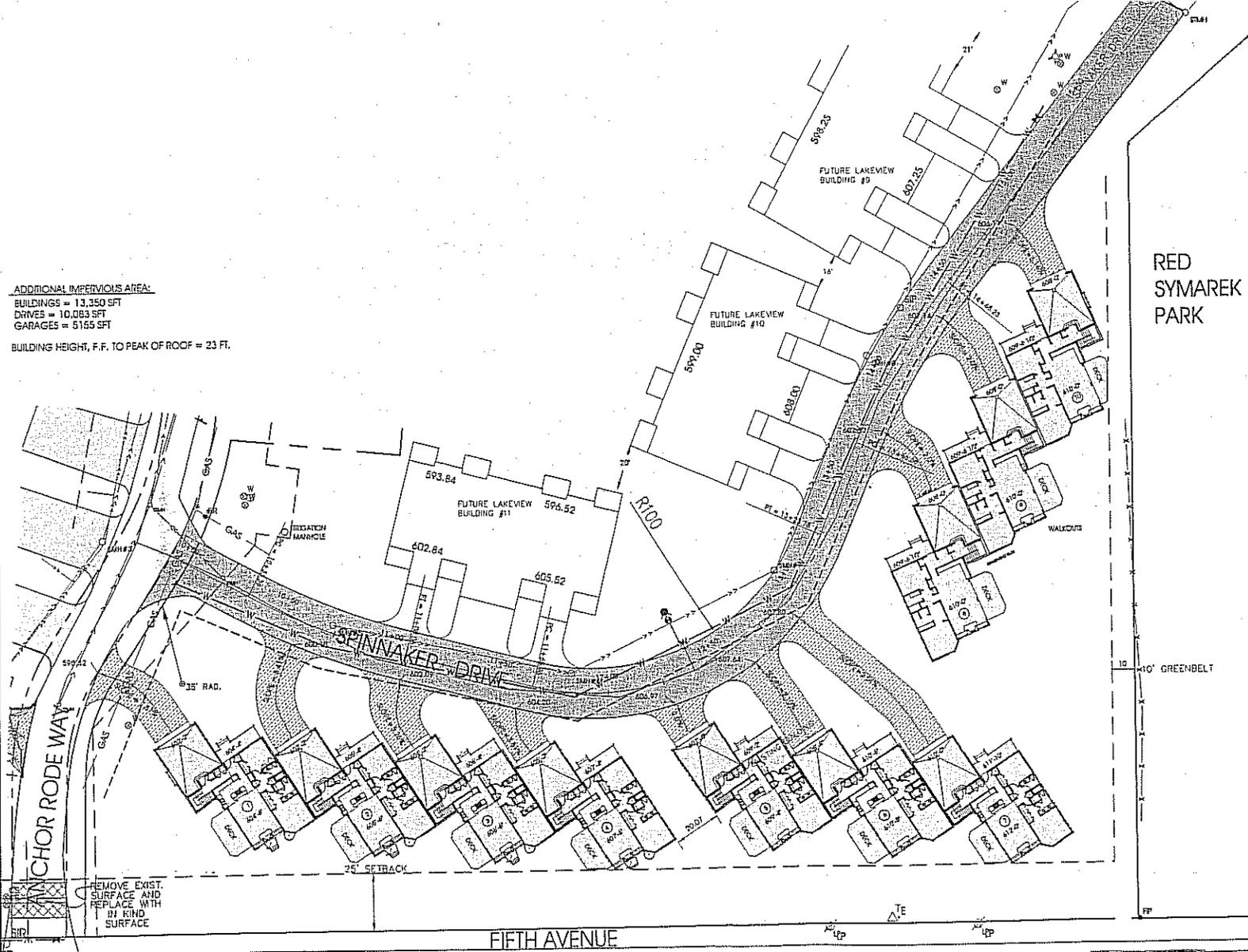
REV. / REVISION DESCRIPTION	BY	DATE	
HARBOR VILLAGE AT MANISTEE BEACH OWNER: D.S.L.T., INC. 100 MARINA DRIVE, MANISTEE, MICHIGAN			
ABONMARCHE CONSULTANTS, INC. 100 HEDD STREET MANISTEE, MICHIGAN 49756-1144 P 517.325.1144 F 517.325.1144			
DESIGNED BY	ARCHITECTED BY	PLANNED BY	SUBMITTED BY
DRAWING TITLE: PARK VIEW CONDOMINIUMS EXISTING CONDITIONS PLAN VIEW			
SCALE: VERTICAL: N/A HORIZONTAL: 1" = 30'		<div style="font-size: 2em; font-weight: bold;">SHEET</div> <div style="font-size: 4em; font-weight: bold; margin-top: 10px;">2</div> <div style="font-size: 0.8em;">OF 4 SHEETS</div>	
DATE: APRIL 2024			
DESIGNED: GDB			
APPROVED: JSM			
JOB NO. MS-0380			

LEGEND

- TREE
- ELECTRICAL LOCATION
- GUY WIRE
- POWER POLE
- TELEPHONE LOCATION
- GAS LOCATION
- WATER LOCATION
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- STREET SIGN
- CABLE TV
- FIRE HYDRANT
- CATCH BASIN
- WATER VALVE
- TELEPHONE POLE
- WATER CURB STOP
- UTILITY POLE
- TRAFFIC SIGN
- BORING LOCATION
- GAS VALVE
- WATER METER
- GUARD POST
- LIGHT STATION
- LIGHT POLE
- SIGN
- ELECTRIC MANHOLE
- MANHOLE
- CURB CATCH BASIN
- SURVEY RISK

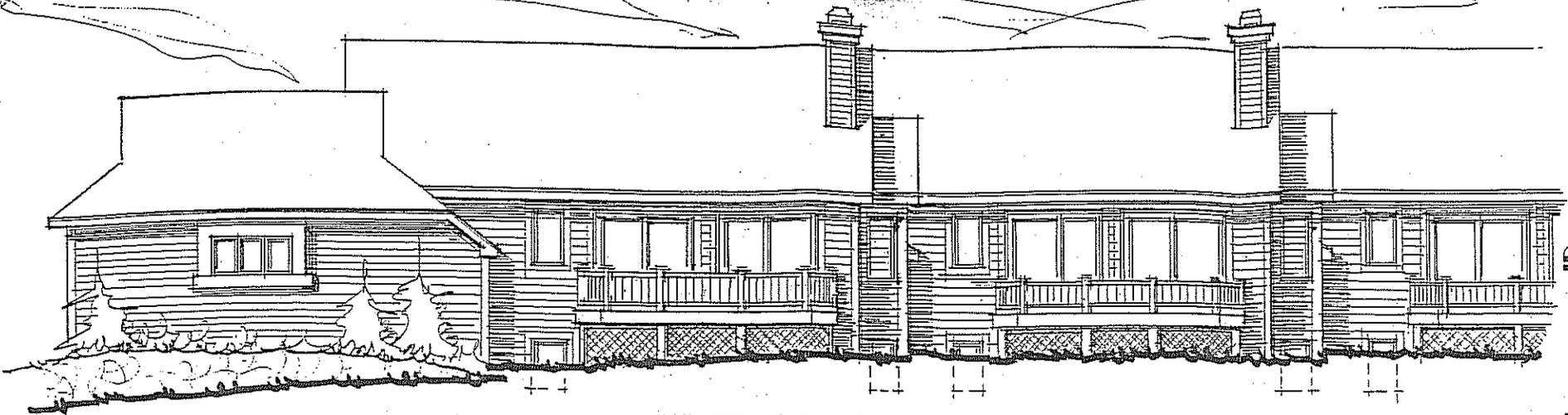
ADDITIONAL IMPERVIOUS AREA:
 BUILDINGS = 13,350 SFT
 DRIVES = 10,083 SFT
 GARAGES = 5155 SFT
 BUILDING HEIGHT, F.F. TO PEAK OF ROOF = 23 FT.

RED
 SYMAREK
 PARK



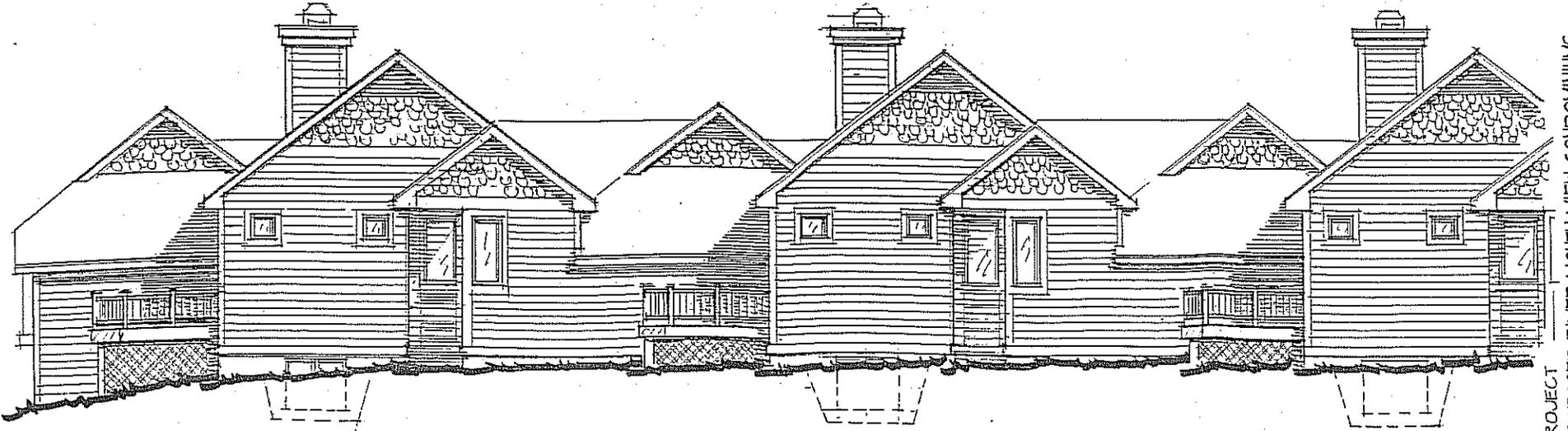
NO.	REVISION DESCRIBED	BY	DATE
HARBOR VILLAGE AT MANISTEE BEACH OWNER: D.S.L.T., INC. 100 MARINA DRIVE, MANISTEE, MICHIGAN			
 ABONMARCHE CONSULTANTS, INC. 241 THE BRIDGE LANSING, MICHIGAN 48206 (313) 487-1111 (313) 487-1114 FAX (313) 487-1115			
DRAWING TITLE:			
PARK VIEW CONDOMINIUMS SITE PLAN			
SCALE:	VERTICAL: N/A	SHEET 3 OF 4 SHEETS	
DATE:	04-23-2008		
DESIGNED:	CGR		
DRAWN:	CGR		
APPROVED:	JNA		
JOB NO.:	MS-0389		

PARK VIEW CONDOMINIUMS - D.S.L.T., INC. - CITY OF MANISTEE, MANISTEE COUNTY - MICHIGAN



WEST ELEVATION

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



SOUTH ELEVATION

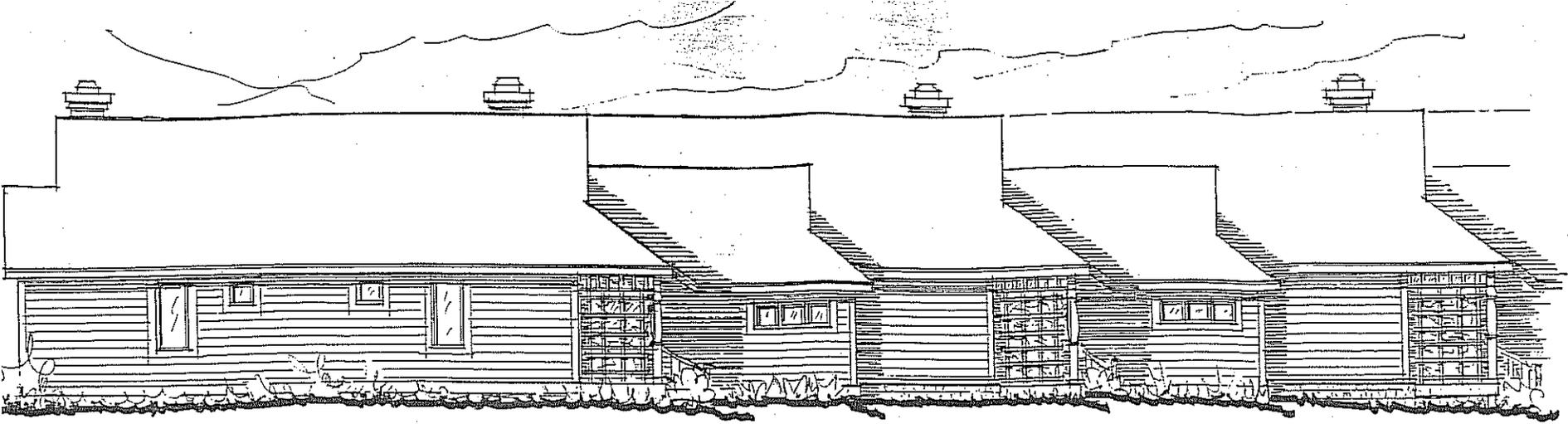
$\frac{1}{8}'' = 1'-0''$

Tom Pielh, Architect, p/c
230 E. FRONT ST., SUITE 3,
TRAVERSE CITY, MI 49684
FAX: 231-941-0377

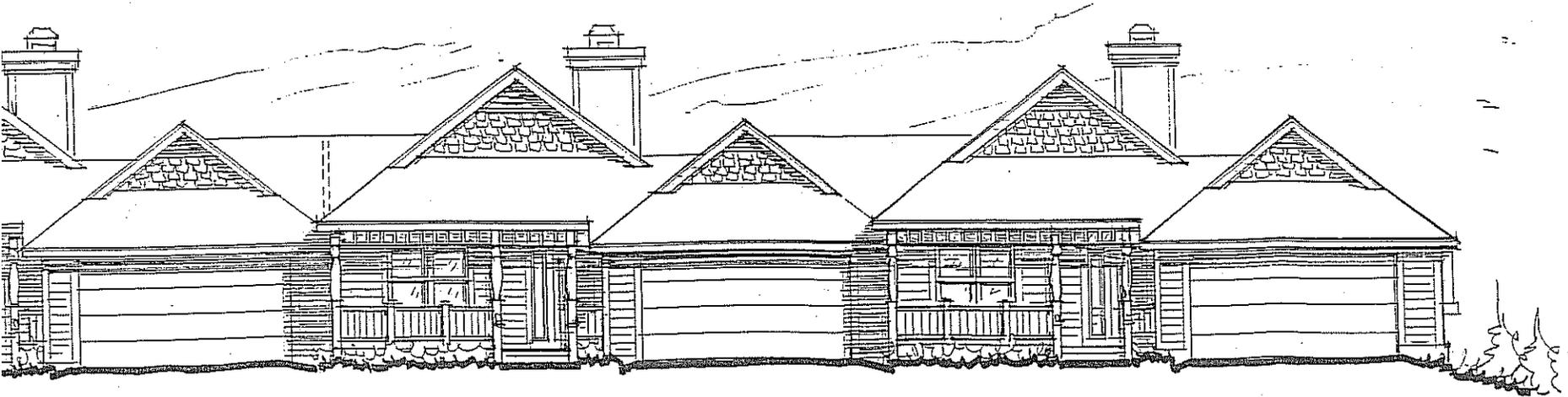
OWNER
D. S. L. T.
100 MARINA DR.
MANISTEE, MI

PROJECT
PROPOSED RIVER MOUTH VIEW CONDOMINIUMS
UNIT TYPE 'A'

3/18/05



EAST ELEVATION



NORTH ELEVATION

P Tom Pehl, Architect, plc
TUNNICLIFFE CITY, MI 486
332 E FRONT ST., SUITE 2,
21041726 FAX: 231-611-03

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

PROJECT
PROPOSED RIVER MOUTH VIEW CONDOMINIUMS
202 UNIT TYPE 'A'

10 mit

Staff Review

Mark A. Reenders Construction, Inc.
16776 Warner Street
Manistee, MI 49660

Project: PUD
Zoning District: R-2
Parcel Code # 51-51-244-701-01

ACTION REQUESTED:

Planned Unit Development - 33 units.

STAFF REVIEW:

Following is a request from Mark A. Reenders Construction, Inc. for a Planned Unit Development. The proposed development is located at the former Washington School Site.

Following is a copy of a memo that was sent to Mr. Reenders regarding deficiencies that were found during the initial review of the application. Mr. Reenders' response is attached.

Only the Planning Commission can waive the Planned Unit Development requirements. The Zoning Administrator has the authority to waive a requirement within the Detailed Site Plan. The Planning Commission can still ask for the item during their review.

The Planning Commission needs to review the request to determine if there is sufficient information to schedule a Public Hearing.

This request is being made under a Planned Unit Development which allows the Planning Commission to deviate from the requirements of the Zoning District if they feel it is appropriate.

Some areas that may require additional discussion are:

Separation between buildings

Building Height

Density

Curb Cuts

Storm water control

and anything else the Planning Commission feels is necessary.

The Fire Chief is also reviewing this request and will have comments for the Commissioners for the meeting on Thursday.



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

MEMORANDUM

TO: Mark A. Reenders Construction, Inc.

FROM: Jon R. Rose, Community Development Director 

DATE: April 27, 2006

RE: Review of Special Use Permit Application for a Planned Unit Development

Initial review of the Submitted application for a Planned Unit Development (PUD) shows the following items were not addressed:

Under the PUD Section:

- 2. A certified boundary survey and legal description of the property.
Also required as part of item 11.a.
- 8. No Response
- 11.c Plan does not show proposed topography.
- 11.e No Response provided.
- 11.f Plan does not show building separation distances
- 11.g Plan does not show heights and sizes of buildings
- 11.i Information needs to be in acreage
- 11.k Should be in Dwelling Units per acre
- 11.l No Response provided.
- 11.n Storm Sewer information needs to be provided.
- 11.p No Response provided.
- 11.q No information provided on existing trees

Detailed Site Plan needs the following information:

1. Plans were not sealed
5. Existing buildings not shown.
7. Setback dimensions not provided
9. Need dwellings per acre.
12. Parking calculations not addressed.
13. No adjacent curb cuts shown.
14. Need to show surface and subsurface drainage.
15. Storm sewer, natural gas, electric, telephone, and cable television not shown.
16. Proposed topography not shown.
17. Not provided.
18. Not provided.
19. Not provided.
23. No response given.



4/28/2006

Planning and Zoning
 Community Development
 City of Manistee
 70 Maple Street
 Manistee, MI 49660

ATTN: Jon R. Rose

RE: Special Use Permit/ Reenders Construction

Dear Mr. Rose,

This letter and is in response to your review letter of 4/27/2005 for the Washington Square, Reenders Cosntruction.

Under PUD Section:

- 2. Property survey and legal description have been submitted.
- 8. Contractor to verify requirements. Contractor agrees to comply with requirements and acceptable practices for waste emissions.
- 11.c Existing topography to remain unchanged. Where disturbed by construction, contractor intends to restore to existing grades.
- 11.e. Not applicable to this site.
- 11.f. Plan does show building separations as submitted. Building separation to be 10'-0" minimum.
- 11.g. Plan does indicate overall building dimensions. Phase one (Third Ave.) dwelling units to be 1,492 sp. ft. total living area. Phase II dwelling units to be 1,596 sp. ft. total living area. Phase I dwelling units to have an overall height from grade to highest peak of 29'-6". Phase II dwelling units to be 36'-6" from lowest grade (at driveway) to highest peak.
- 11i,11k Total site area is 3.04 acres 1.16 acres of which are covered by building and pavement. Leaving 1.88 acres of open green space. Dwelling unit density is 1 unit per .09 acres.

557 W. Western Avenue

Manistee, MI 49440

Phone: (231) 728-9619

Fax: (231) 722-0413

- 11.l Not applicable to this project with the exception of previously abandoned portion of church avenue as noted on survey.
- 11.n Storm sewer is not proposed for this site. Building to have rain gutter as needed to grade. Pavement at drives to slope to yards and away from City right of ways.
- 11.p. There is no site lighting proposed for this site with the exception of lanterns at exit doors and garage front, controlled individually per unit and in accordance with Michigan Building Codes.
- 11.q. Existing trees to remain unless not feasible. See survey for existing tree locations. See narrative submitted with application.

Detailed site plan needs following information

- 1. Sealed plans to be provided. Attempting to contact engineer.
- 5. See survey as submitted
- 7. Proposed building set backs as indicated on plans shall be 30'-0" front yard and ranging from 12'9" to 19'-7" side yard setback: Rear yard setbacks are not applicable for this site.
- 9. 1 dwelling unit per .09 acres
- 12. 2 parking units per dwelling unit provided. 1 in garage, the other directly in front of garage.
- 13. Curb cuts to be submitted as soon as available.
- 14. No surface or subsurface drainage is proposed. See response to issue 11n.
- 15. We will provide detailed drawings of all utilities when engineering is complete. We will comply with City of Manistee's standard requirements.
- 16. Not applicable see response to issue 11c.

17. Contractor to verify county soil erosion requirements. Contractor agrees to comply.
18. Not applicable. No signage is proposed. See narrative submitted with application.
19. Not applicable - no site lighting proposed see response to issue 11p.
23. Contractor to verify all required permits. Contractor agrees to comply.

Please call us if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Tim A. Bosma". The signature is written in a cursive style with a long, sweeping horizontal line above the first few letters.

Tim A. Bosma

Mark A. Reenders Construction, Inc.

April 20, 2006

Dear Planners of the City of Manistee,

In our examination of the real estate market in the City of Manistee it has become apparent that the newer condo developments are all priced over \$200,000.00 per unit when completed. We believe that there is a significant need for newer town home condos priced \$150,000.00 to \$175,000.00. This price range will be appealing to both current residents and non-residents of the Manistee Area. It is the intent of Mark A. Reenders Construction, Inc. and New Traditions Investments, LLC with this Planned Unit Development to construct these residential units to be in that price market while maintaining a quality development. We feel this proposed development is unique as it is within walking distance to the Historic Manistee Downtown Area yet just far away enough for the calm of a residential neighborhood.

The property identification is 51-51-244-701-01 and the property is paid for and owned by New Traditions Investments, LLC., Grand Haven, MI. Currently on the property is a deteriorating school. Renovation of the school into residential units is almost financially impossible without a very hefty price tag being attached to each unit and the area does not support that large cost. Demolition and abatement of the school will need to occur prior to construction. It is our intent to try to use some of the limestone decorative work from the school in the green space area between the units.

The front elevation of the proposed structures will be attractive and blend into the architecture of the community. Shade trees will be placed in the front of the units and evergreens along the property lines for beautification and privacy. The center of the development will have walking paths with park benches along the paths. Environmental impact to the area should be minor as many utilities are currently in place and are of adequate size, we will be adding an additional fire hydrant. Ages of the residents are uncertain at this point. Current adjacent residences are either single family or multi-family zoning. Population density for this PUD on an average would be approximately 70 residents give or take 10% either way.

The development should be attractive to singles, those with children, retirees as well as vacation residents. With that being said, children will be residents in the development and this may mean new additional children within the school district. A large green space will remain in the center of the development with walking paths and benches for the residents of the development to enjoy.

Current trees on the school site will need to be removed however; additional new trees will be planted in the open area to enhance the beauty of the development community and the surrounding area.

New construction financing for the development is pending and is awaiting approvals from the City of Manistee on the site plan before final financing approvals are complete. Phases for construction are listed on the site plan.

We look forward to working with you on this new affordable residential community in the City of Manistee.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Reenders".

Mark Reenders

President

Mark A. Reenders Construction, Inc.



SPECIAL USE PERMIT APPLICATION

For a Planned Unit Development

Mark A. Reenders Construction, Inc.

Applicant
16776 Warner Street

Address
Grand Haven, Mi. 49417

City, State, Zip Code

Phone Numbers (Work) 616-846-1344

(Home) 616-846-7694

FOR OFFICE USE ONLY:

Case number _____

Date Received _____

Fee Received _____

Receipt Number _____

Hearing Date _____

Action Taken _____

Expiration Date of Permit _____

BASE FEE FOR SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT \$250.00

A Special Use application for a Planned Unit Development shall be submitted and processed according to the following procedures:

PUD Application. A planned unit development application shall be submitted to the Planning Commission for review, analysis, and recommendation. An application fee is required and shall be non-refundable. The City Council shall by resolution establish the amount of the application fee. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review. The following shall accompany a planned unit development special use application, unless waived by the Planning Commission:

1. A detailed narrative description of the applicant's intent and objectives (physical, social, and environmental).
 Attached
2. A certified boundary survey and legal description of the property.
 Attached
3. A statement of present ownership of all land contained in the PUD.
 Attached
4. Population profile for the development.
 Attached

5. Proposed financing.
 Attached
6. Development staging.
 Attached
7. Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services.
 Attached
8. Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations, if applicable.
 Attached
9. Market and economic feasibility.
 Attached
10. Such other information pertinent to the development or use.
 Attached
11. Twelve (12) copies of a Preliminary Site Plan, that includes all the requirements of Article 22 plus:
 - a. A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, a certified boundary survey and legal description of the property.
 Attached
 - b. Property parcel number (from the Assessment Roll of the City).
 Attached
 - c. Existing and proposed topography of the site at two (2) foot contour intervals, its relationship to adjoining land, and proposed changes in topography.
 Attached
 - d. Illustration of existing natural and man-made features, existing land use and zoning for the entire site and surrounding area within one hundred (100) feet.
 Attached
 - e. All water features; springs, streams and creeks, lakes and ponds, wetlands, and flood plains.
 Attached
 - f. Proposed setbacks from property lines and building separations distances.
 Attached
 - g. Locations, heights and sizes of existing and proposed structures and other important features.
 Attached

- h. A rendering of the exterior elevation of the proposed buildings and structures, on-site parking, sidewalks, and travel lanes.
 - Attached
- i. A land use tabulation summary shall be provided indicating types of uses, acreage for each land use, number of units, densities and land use intensities.
 - Attached
- j. The percentage of land covered by buildings, parking and landscape open space, or preserved open space.
 - Attached
- k. Dwelling unit density where pertinent.
 - Attached
- l. 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.
 - Attached
- m. Curb-cuts, driving lanes, parking, and loading areas.
 - Attached
- n. Location and type of drainage, sanitary sewers, storm sewers, and other facilities.
 - Attached
- o. Location and nature of fences, landscaping and screening. The proposed landscape massing, open spaces and their intended use, active and passive recreation facilities pursuant to the landscaping and buffering standards of Section 531.
 - Attached
- p. Signage characteristics and on-site illumination.
 - Attached
- q. The location of all existing trees having five (5) inches or greater diameter at breast height, identified by common or botanical name. Trees proposed to remain, to be transplanted or to be removed shall be so designated. Cluster of trees standing in closed proximity (3-5 feet or closer) may be designated as a "stand" of trees, and the predominant species, estimated number and average size shall be indicated.
 - Attached
- r. 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 Planning Commission.
 - Attached

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 as provided in Article 27.

Signature (s) of Applicant (s): Mark A. Reindel

Dated April 20, 2006

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]

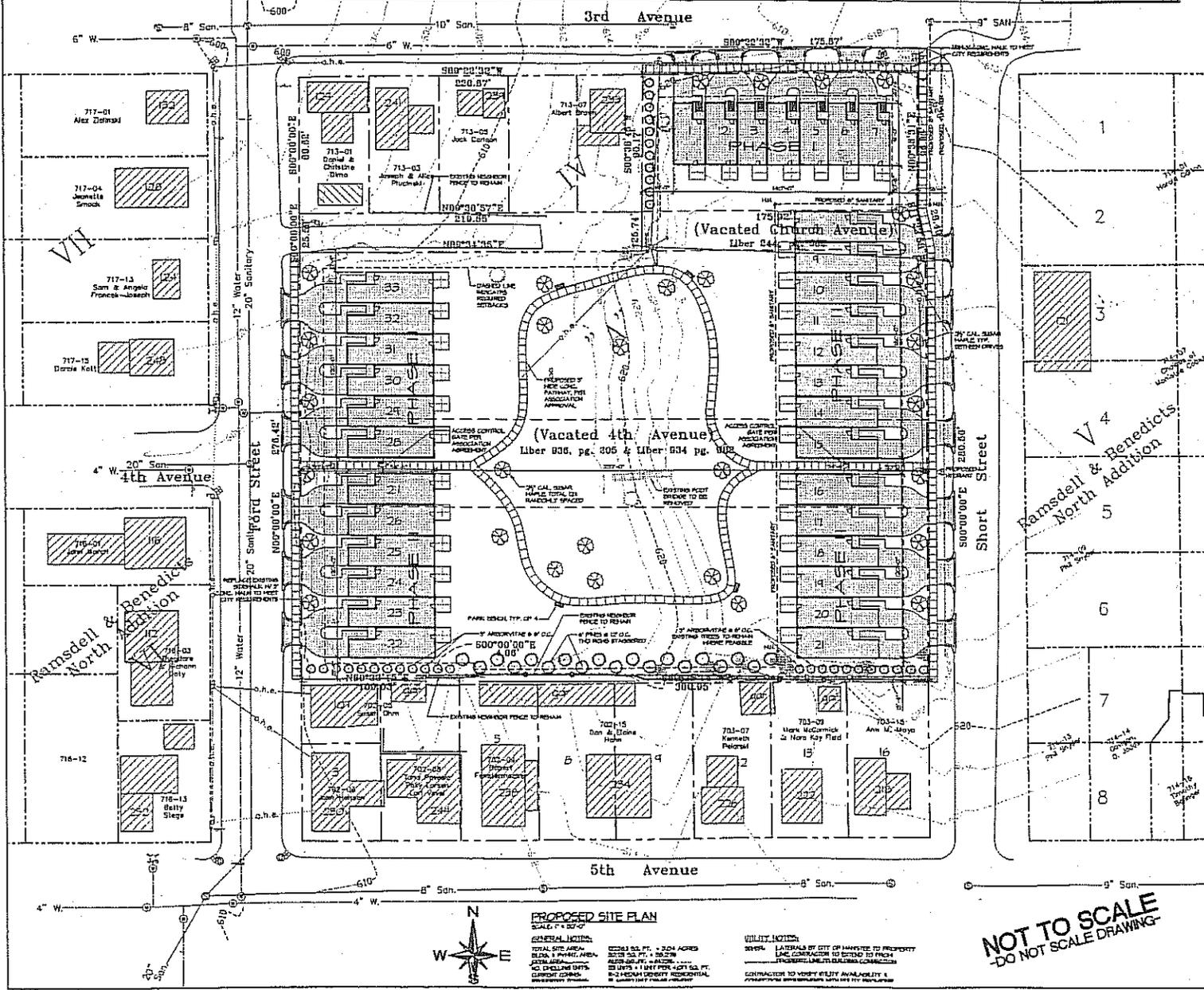
9. Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]
10. Project phasing, if applicable.
- Included
 - Waived 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 R [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
- 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 R [Planning Commission reserves the right to require the information at a later date]

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.

(Printed March 2006)

Benchmark road spike in power pole Elev. = 619.32



PROPOSED SITE PLAN

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

GENERAL NOTES:

1. TOTAL SITE AREA: 2281 SQ. FT. ± 204 ACRES

2. TOTAL UNIT AREA: 2078 SQ. FT. ± 20.2%

3. TOTAL GARAGE AREA: 1000 SQ. FT. ± 43.2%

4. NO EXISTING UTILITIES

5. CONTRACTOR TO VERIFY UTILITY AVAILABILITY & PROCEEDINGS THEREAFTER.

UTILITY NOTES:

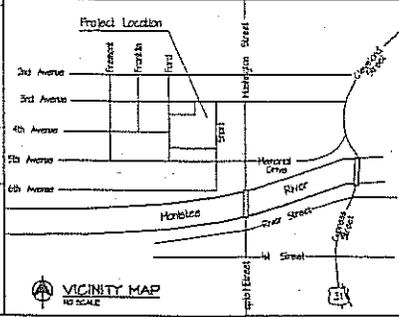
1. ALL UTILITIES TO BE LOCATED BY CITY OF HAYWARD TO PROPERTY

2. LATERALS BY CITY OF HAYWARD TO PROPERTY

3. LATERALS BY CITY OF HAYWARD TO PROPERTY

4. CONTRACTOR TO VERIFY UTILITY AVAILABILITY & PROCEEDINGS THEREAFTER.

NOT TO SCALE
DO NOT SCALE DRAWING



DATE: 04/19

FILE: 985-0

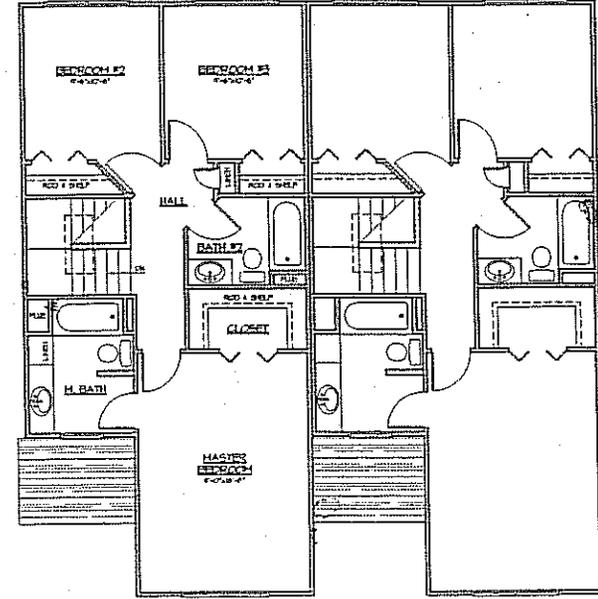
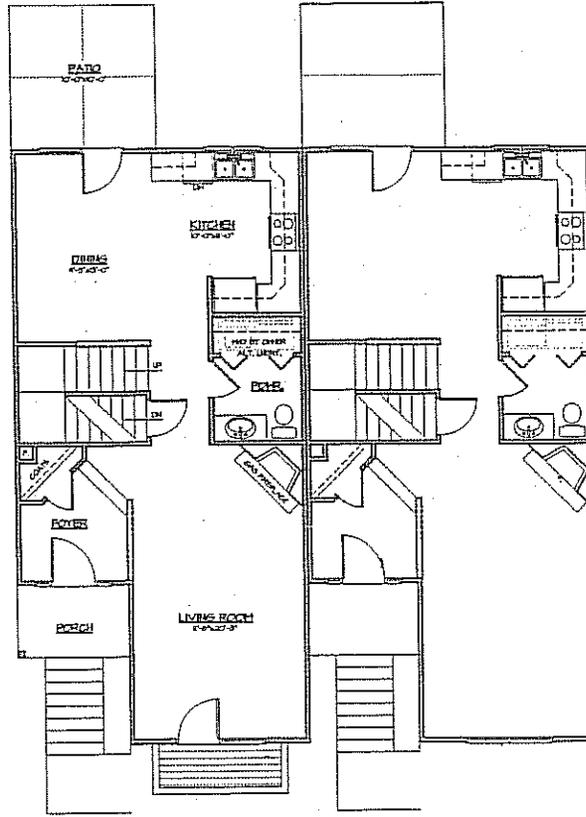
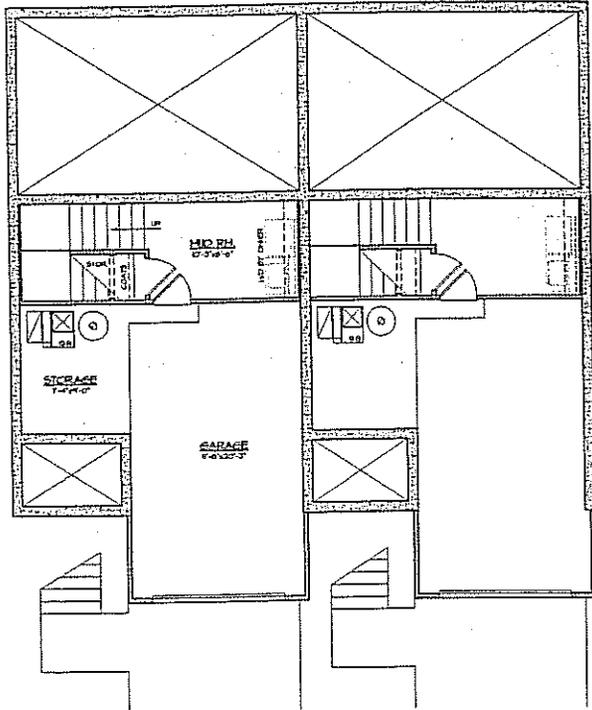
DWN: CD

SP

BOSMA ARCHITECTS & ASSOCIATES, P.C.
557 WEST WATERN AVENUE
MIRAFLORES, MI 49440

WASHINGTON SQUARE CONDOMINIUMS





NOT TO SCALE
-DO NOT SCALE DRAWING-

PROGRESS SET
PRELIMINARY
-NOT FOR CONSTRUCTION-

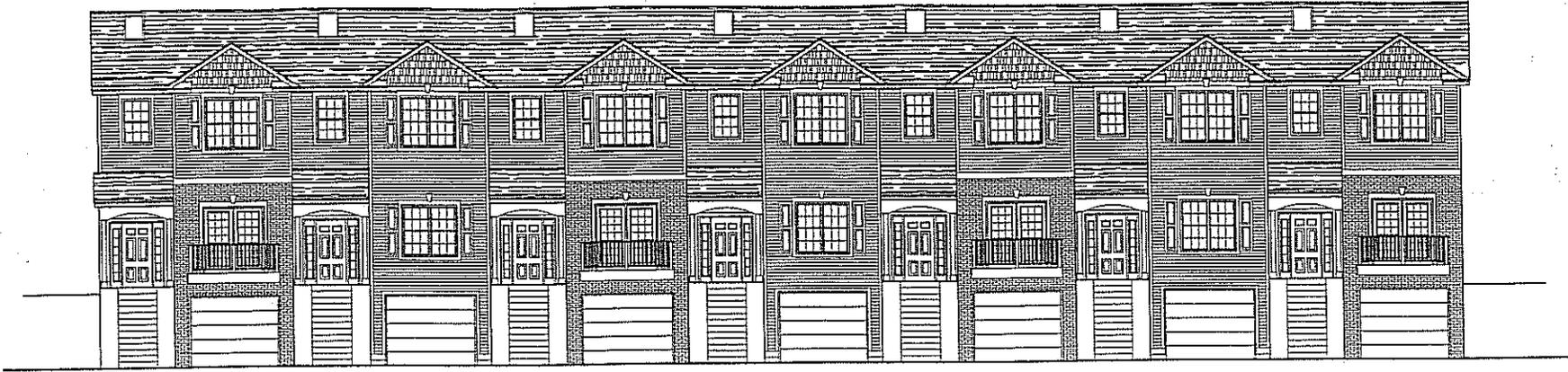
BOSMA ARCHITECTS & ASSOCIATES, P.C.
557 WEST WESTERN AVENUE
MUSKEGON, MI 49440
PHONE: (231) 728-9519
FAX: (231) 722-0413

PHASE I CONDO MODELS:
WASHINGTON SQUARE CONDOMINIUMS
MANISTEE MICHIGAN

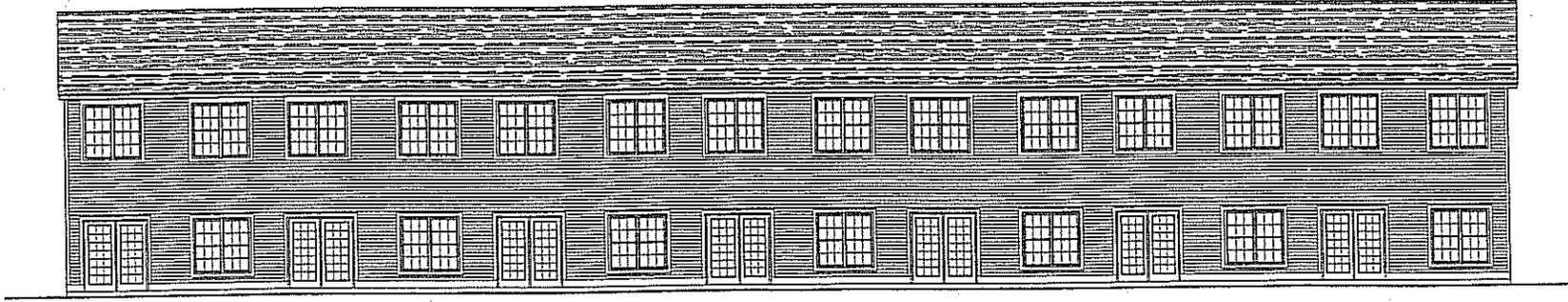
DATE: 01/20/06
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OWN: CD

A1





FRONT BUILDING ELEVATION - ALTERNATE #1
SCALE 3/8" = 1'-0"



REAR BUILDING ELEVATION
SCALE 3/8" = 1'-0"

NOT TO SCALE
-DO NOT SCALE DRAWING-

-PROGRESS SET-
PRELIMINARY
-NOT FOR CONSTRUCTION-

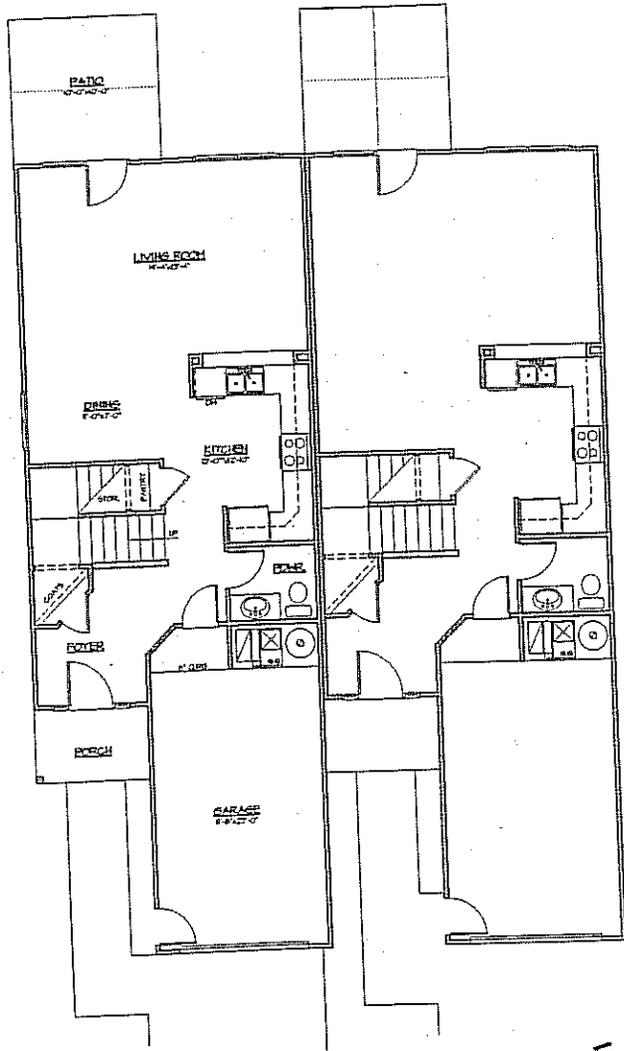
BOSMA ARCHITECTS & ASSOCIATES, P.C.
557 WEST WESTERN AVENUE
MUSKEGON, MI 49440
PHONE: (231) 726-9519
FAX: (231) 722-0413

PHASE I CONDO MODELS:
WASHINGTON SQUARE CONDOMINIUMS
MANISTEE

DATE: 03/20/06
FILE: 965-06
DWN: CD

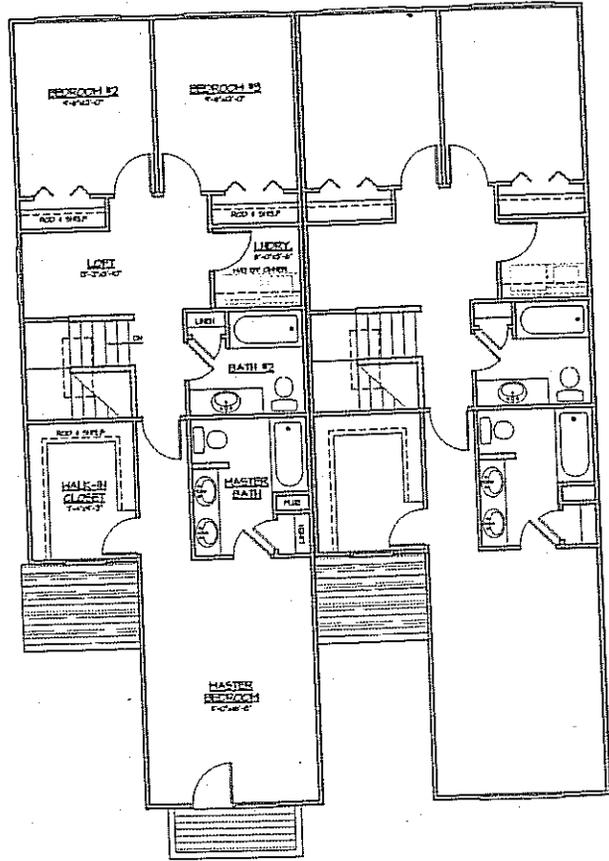
A2





MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
400 SQ. FT.

NOT TO SCALE
DO NOT SCALE DRAWING



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
400 SQ. FT.

BOSMA ARCHITECTS & ASSOCIATES, P. C.
MUSKOGON, MI 49440
557 WEST WESTERN AVENUE
PHONE: (231) 728-9519
FAX: (231) 722-0415

PHASE II CONDO MODELS:
WASHINGTON SQUARE CONDOMINIUMS
MANISTEE

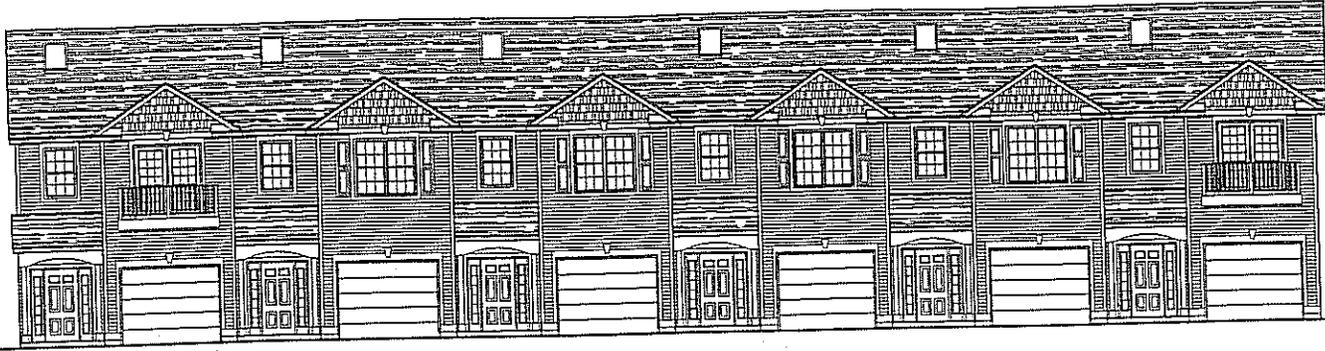
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FILE: 966-05

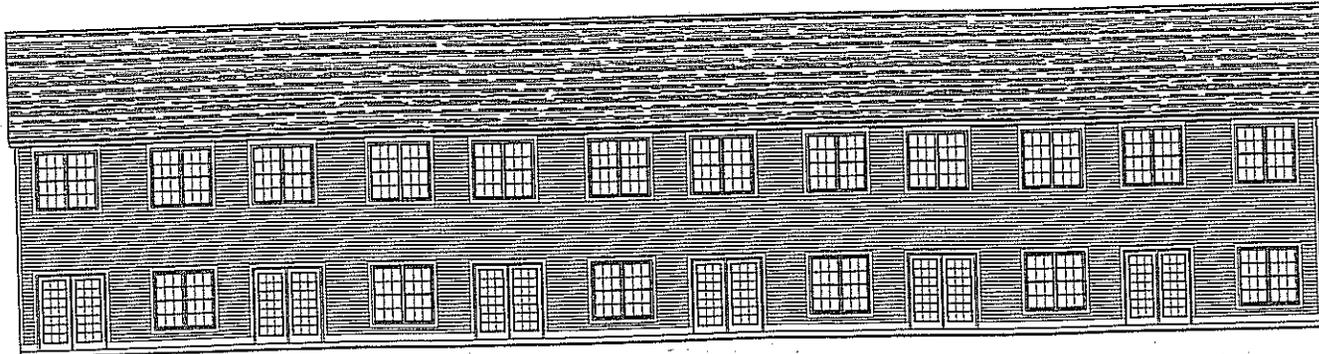
DWG: CD

A1





FRONT BUILDING ELEVATION
SCALE 3/8" = 1'-0"



REAR BUILDING ELEVATION
SCALE 3/8" = 1'-0"

NOT TO SCALE
DO NOT SCALE DRAWING

PROGRESS SET
PRELIMINARY
NOT FOR CONSTRUCTION

BOSMA ARCHITECTS & ASSOCIATES, P.C.

MUSKEGON, MI 49440
PHONE: (231) 728-9519
FAX: (231) 722-0413

PHASE II CONDO MODELS:
WASHINGTON SQUARE CONDOMINIUMS

MANISTEE

DATE: 03/29/06

FILE: 968-06

DW: CD

A2





Member

NORDLUND & ASSOCIATES INC.

CONSULTING ENGINEERS AND SURVEYORS



Member

James T. Nordlund, Sr., P.E., P.S.

Richard L. Hays, P.S.

James T. Nordlund, Jr., P.E.

John Kiefer, P.E.

Eric Nelson, P.E.

Tracy Hutchinson, Engineer

Victoria Heidelberg, Engineer

Robert Slawinski, P.S.

Tonya Peterson, Surveyor

813 E. Ludington Avenue

Ludington, Michigan 49431

Telephone (231) 843-3485

Facsimile (231) 843-7676

267 River Street

Manistee, Michigan 49660

Telephone (231) 723-6460

5-4-06

TO: JON ROSE

RE: WASHINGTON SQUARE
CONDO PROJECT

REVISED PRINTS (12 SETS) ENCLOSED
SHOWING CURB CUTS.

Sheet	Sheet Index
1	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN

MANISTEE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____
 EXHIBIT " B " TO THE MASTER DEED OF:

Washington Square Condominiums

A CONDOMINIUM SUBDIVISION LOCATED IN
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

DEVELOPER:

MARK REENDERS CONSTRUCTION, INC.

16776 WARNER STREET
 GRAND HAVEN, MICHIGAN 49417
 PHONE: 616 - 846 - 1344
 CELL: 231 - 206 - 2572

SURVEYOR:

NORDLUND & ASSOCIATES, INC.

267 RIVER STREET 813 E. LUDINGTON AVE.
 MANISTEE, MI 49660 LUDINGTON, MI 49431
 231 - 723 - 6460 231 - 843 - 3485

65 WEST STATE ROAD
 NEWAYGO, MI 49531
 231 - 652 - 2322

PROPERTY DESCRIPTION:

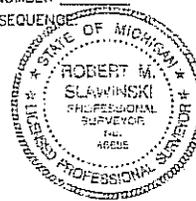
The East 44 ft. of Lot 2 and all of Lot 3 of Block 4 of Ramsdell & Benedict's North Addition to the City of Manistee; and also the North 1/2 of the vacated part of Church Street between Ford and Short Streets, and also Lots 1 thru 8, Block "A", along with Lots 1, 2, 6, 7, 10, 11, 14 & 15 except the South 4 ft. of Lot 2, Block "B" of E.E. Douville's Addition to the City of Manistee; and also the vacated part of Church Street lying East of the line 26 ft. West of the East line of Lot 5. Combined the property contains 3.11 acres more or less.

ATTENTION: COUNTY REGISTER OF DEEDS

Proposed: January 2006

THE CONDOMINIUM SUBDIVISION PLAN NUMBER
 MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE


 Robert M. Slawinski
 Registered Land Surveyor
 Registration No. 46685



 NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 615 E. Ludington Ave. 267 River Street 231 West Road Manistee, MI 49660 Manistee, MI 49660 Manistee, MI 49660 (231) 843-3485 (231) 723-6460 (231) 652-2322 FAX: (231) 843-3485 FAX: (231) 723-6460 FAX: (231) 652-2322	
Mark Reenders Construction, Inc. 16776 Warner Street Grand Haven, Michigan 49417	Order by: T.C.B. Scale: 1" = 40' Date: DEC 2005
Washington Square Condominiums Manistee, Michigan	PS05 - 374 1 of 3



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: April 28, 2006
RE: Corrected Plans

Commissioners, enclosed is the corrected plans for The Bay Condominiums. These now include the missing North Arrow. They have submitted full size drawings for file. I am sending you 11" x 17" in an effort to save on postage.

See you Thursday!

:djb

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 Plats, except the South 30 ft. thereof.

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

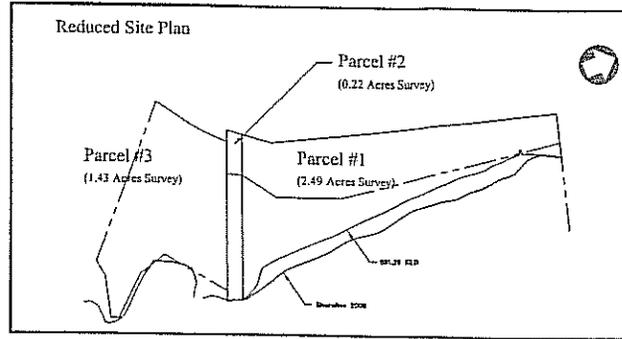
Old "Moonlite Motel" property

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 Plats, 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 256.83 ft. to the shore of Manistee Lake; thence meandering along said shore, S29°15'W, 140.00 ft.; thence S38°19'E, 60.00 ft.; thence S64°29'E, 95.00 ft.; thence S07°01'W, 15.00 ft.; thence S81°25'W, 80.00 ft.; thence S38°29'W, 33.25 ft.; thence N69°42'W, along said shore and the face of the existing recement, 351.58 ft.; thence N69°42'W, leaving said shore 14.53 ft.; thence N32°49'E, along the Easterly line of Arthur Street (being 60 feet from the centerline of said street), 51.26 ft.; thence Northerly along said Easterly line on the arc of a 408.10 ft. radius curve to the left, a distance of 105.57 ft. (the chord of said arc being N25°33'45"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: # 51-51-103-275-01
 Parcel #2: # 51-51-174-704-19

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%

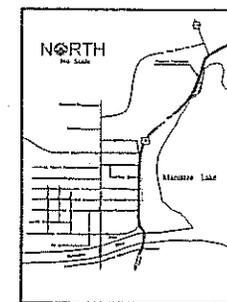
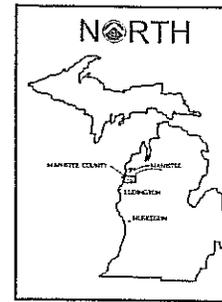
Total Site Area: 160,338 sq ft (4.14 Acres)

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



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
1	(Revised Parcel 3)		3-24-2006
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972			
INA 602 E. Lansing Street East Lansing, MI 48824 (517) 862-3422 FAX (517) 862-3428		120 Wood Street Manistee, MI 49667 (231) 753-8462 FAX (231) 753-8442	
CLIENT: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4832		DRAWN BY: T.C.B. SCALE: None DATE: March 2006	CHECKED BY: J.A.K. JOB NUMBER: 984-4 SHEET: 1 of 8
RECEPTOR: * The Bay * Condominium Project			



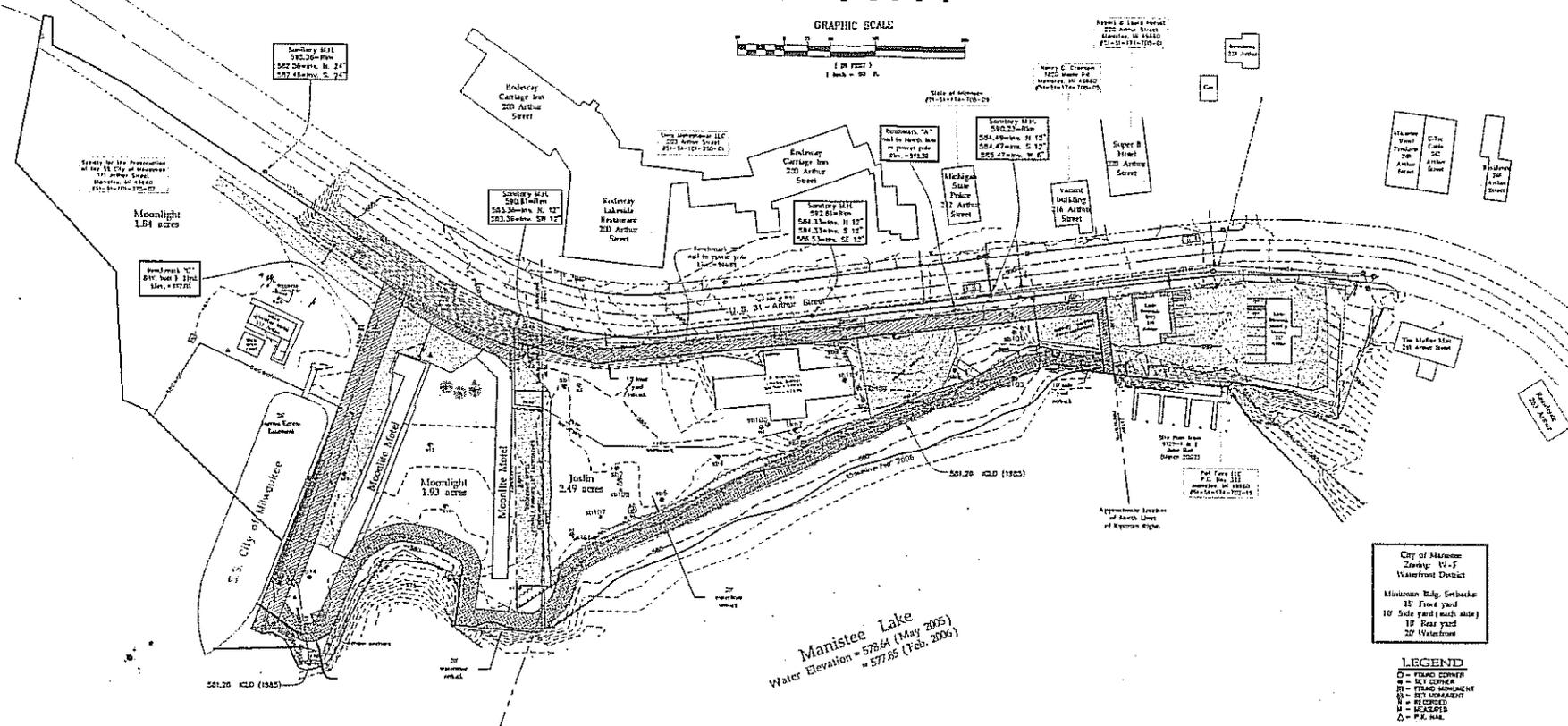
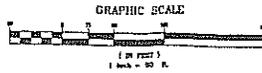
201 Ionia Ave SW
 Grand Rapids, Michigan
 49503-4136

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



REVISION #1 3/29/06

NORTH



City of Manistee
Zoning: V-F
Waterfront District
Minimum Rty. Setback:
12' Front yard
10' Side yard (each side)
10' Rear yard
20' Waterline

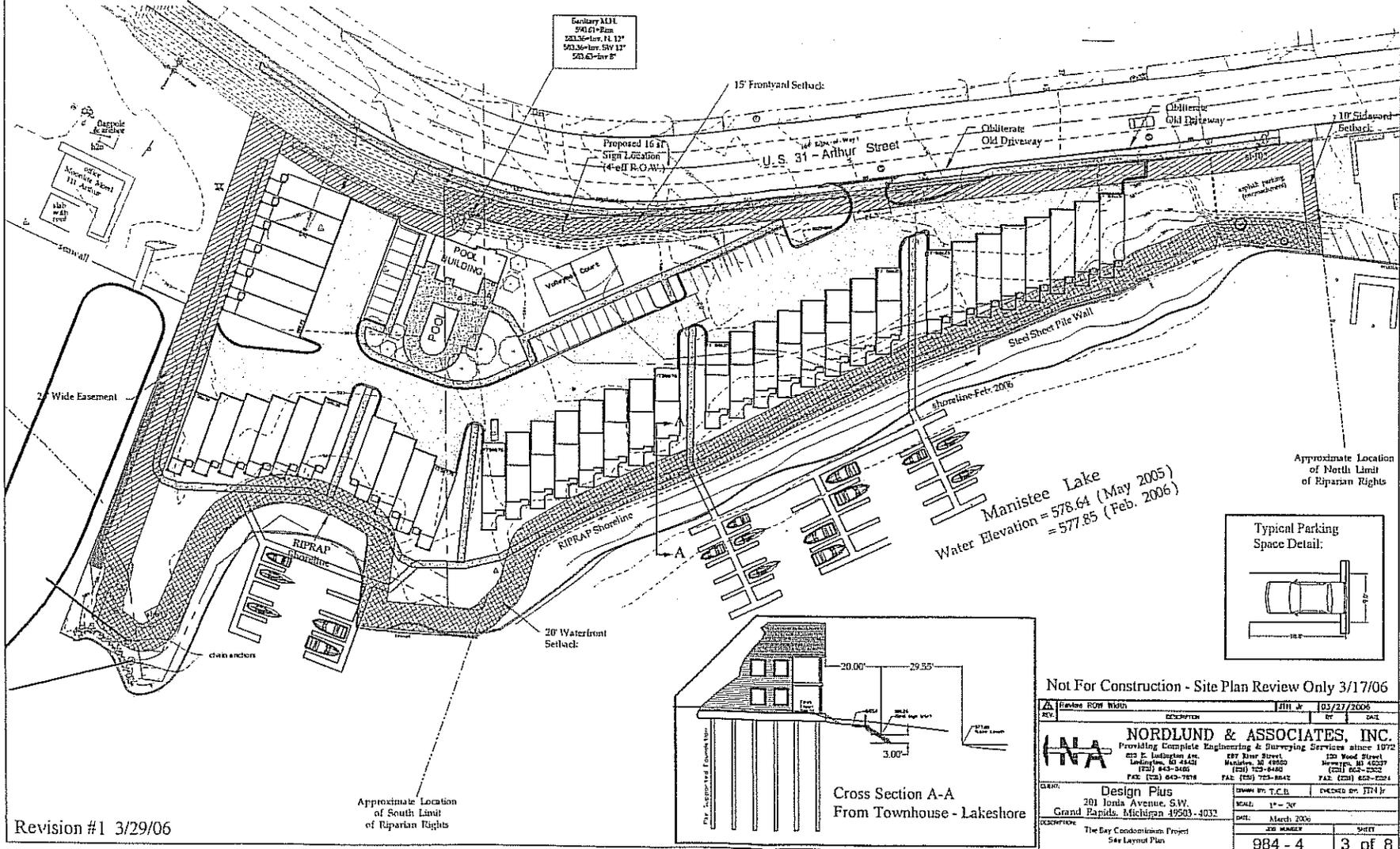
LEGEND
 ○ - FOUND EVIDENCE
 * - NOT EVIDENT
 □ - FOUND ADJACENT
 □ - SET ADJACENT
 □ - RECORDED
 M - MEASURED
 Δ - P.X. MARK

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

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

REVISED PARCEL	FIN	3-27-2006
A Added 9 "land borrow"	T.C.B.	3-1-2006
REV.	DESCRIPTION	BY DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972 613 E. Ludington Ave. 257 River Street Ludington, MI 49842 Manistee, MI 49829 (269) 843-3440 (269) 723-8440 FAX (269) 723-8440 FAX (269) 843-3440		
CLIENT	DESIGNED BY	CHECKED BY
Design Plus 291 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032	T.C.B.	I.A.K.
DATE	SCALE	
January 2006	1" = 50'	
DESCRIPTION	JOB NUMBER	SHEET
Property & Topographical Survey of Site	984 - 4	2 of 8

REVISION #1 3/29/06



Revision #1 3/29/06

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

REV	DESCRIPTION	BY	DATE
1	Final ROW Width	JTH Jr	05/27/2006

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

615 E. Ludington Ave. Lansing, MI 48226 (224) 843-3485 FAX: (224) 843-7878	887 River Street Muskegon, MI 49860 (231) 723-8480 FAX: (231) 723-8842	123 Wood Street Hemlock, MI 49827 (231) 828-2900 FAX: (231) 828-8224
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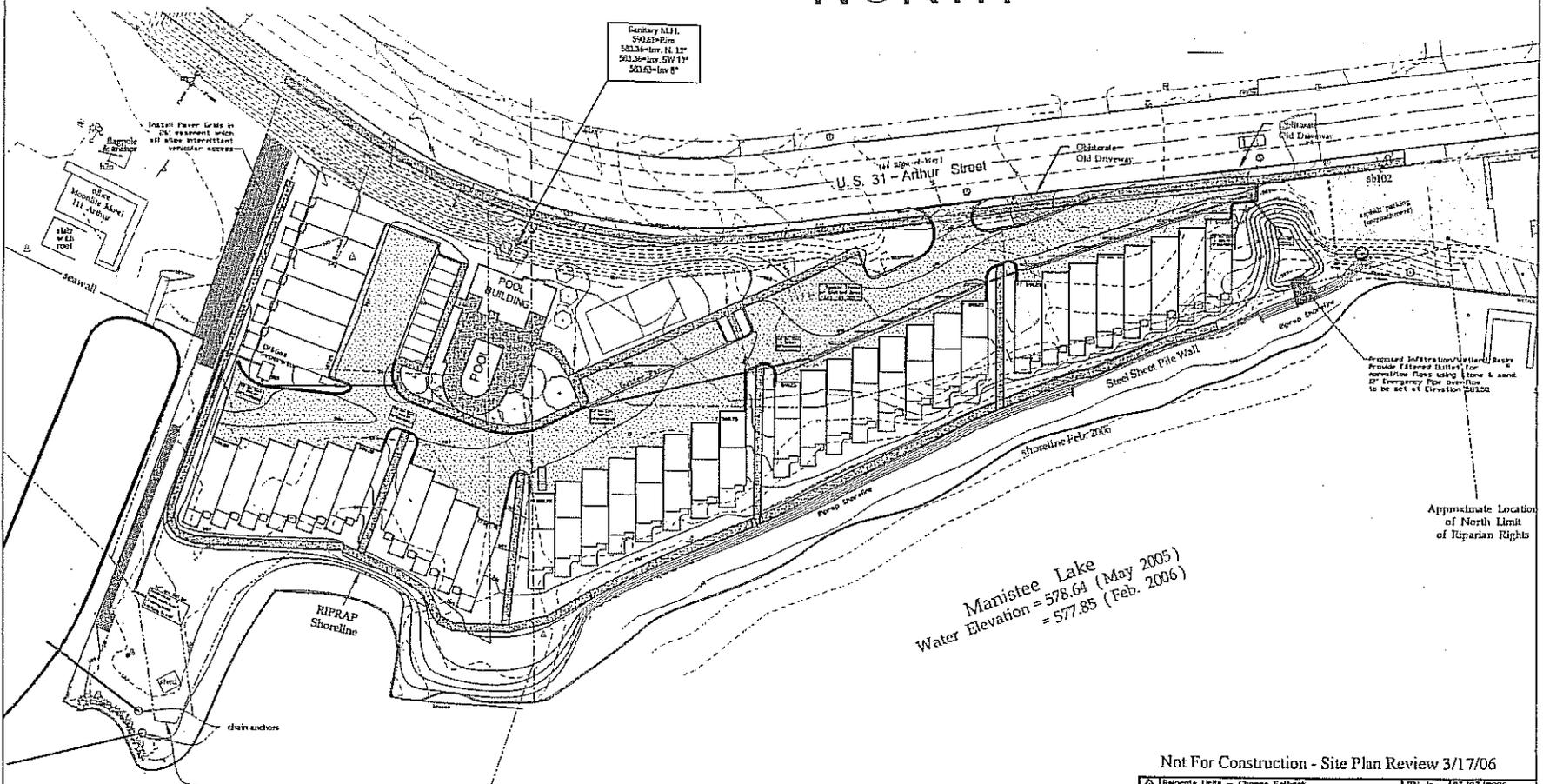
CLIENT: Design Plus
201 Ionia Avenue, S.W.
Grand Rapids, Michigan 49503-4032

DATE: March 2006

PROJECT: The Bay Condominium Project
5th Layout Plan

SCALE: 1" = 20'	DRAWN BY: T.C.B.	CHECKED BY: JTH Jr
DATE: March 2006	JOB NUMBER: 984-4	SHEET: 3 of 8

NORTH



Boundary N.E. 1/4
 S90.63°-E-Run
 503.36'-low 11.17'
 S03.36°-E-Run SW 1/4
 503.63'-low 8'

Proposed Information/Utilities/Besty
 Provide Easement Letters for
 new/old/rip rap along Stone 1 and
 of Emergency Pipe Direction
 to be set at Elevation 501.00

Approximate Location
 of North Limit
 of Riparian Rights

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

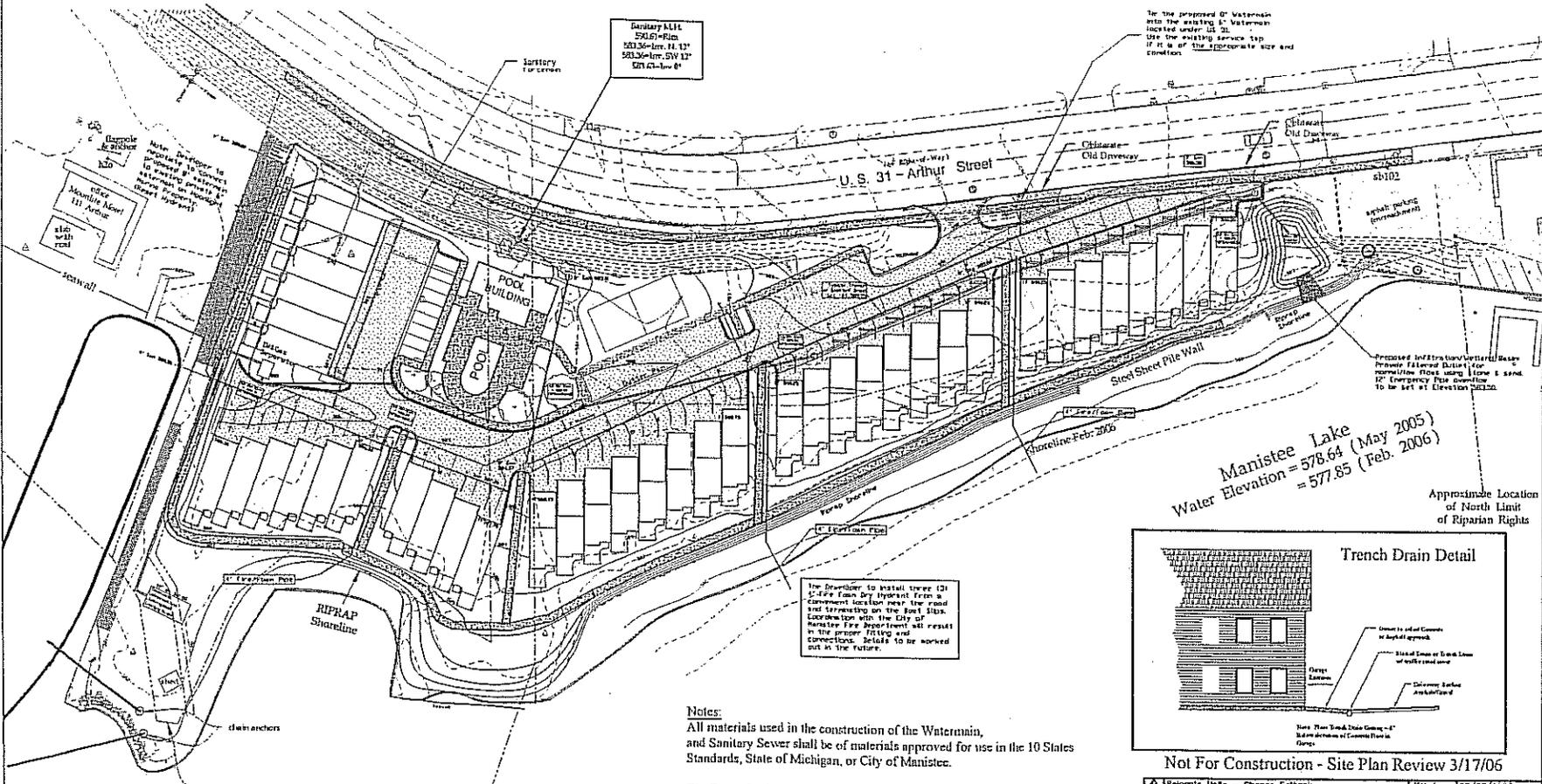
Approximate Location
 of South Limit
 of Riparian Rights

Revision #1 3/29/06

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

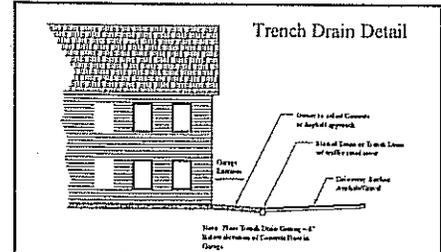
NORDLUND & ASSOCIATES, INC.		JIM J.		05/27/2006	
Providing Complete Engineering & Surveying Services since 1972		BY		DATE	
212 E. Ludington Ave. Holland, MI 49423 (616) 843-3425 FAX: (616) 843-7474		857 River Street Holland, MI 49423 (616) 773-8400 FAX: (616) 773-8642		120 Wood Street Newburgh, NY 12550 (518) 622-0222 FAX: (518) 622-0224	
DESIGN: Design Plus 201 Ionia Avenue S.W. Grand Rapids, Michigan 49503-4032		DRAWN BY: T.C.G. SCALE: 1" = 30' DATE: March 2006		CHECKED BY: JTT/LL DATE:	
PROJECT: The Bay Condominium Project Site Grading Plan		SHEET: 984 - 4		OF: 4 of B	

NORTH



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

Approximate Location of North Limit of Riparian Rights



The Owner to install over (2) 12" x 12" manhole covers from a convenient location near the road and terminating on the Post Box. 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 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.

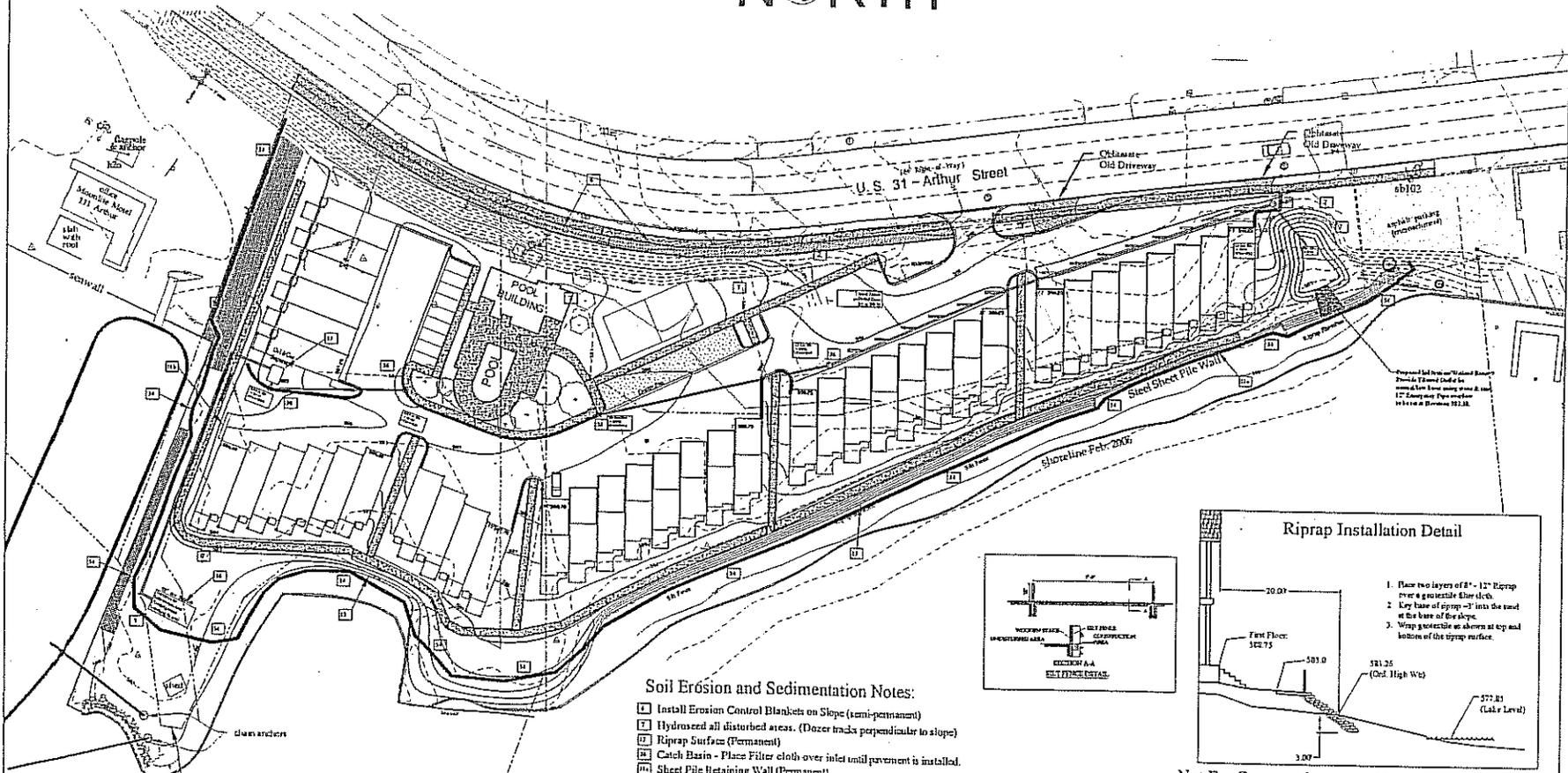
Revision #1 3/29/06

Approximate Location of South Limit of Riparian Rights

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

Relocate Units - Change Setback		JUN 06	03/27/2006
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972 613 E. Lindholm Ave. Bay Shore Street 120 Wood Street Indhaston, MI 49832 Manistee, MI 49850 (269) 843-3486 (269) 723-6182 (269) 723-3327 FAX (269) 843-7976 FAX (269) 723-6242 FAX (269) 843-2224			
DESIGN: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032		DRAWN BY: T.C.B. SCALE: 1" = 20' DATE: March 2006	CHECKED BY: J.T.J.
PROJECT: The Bay Condominium Project Utilities Plan		JOB NUMBER: 984 - 4	SHEET: 5 of 8

NORTH



Soil Erosion and Sedimentation Notes:

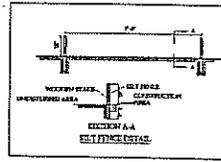
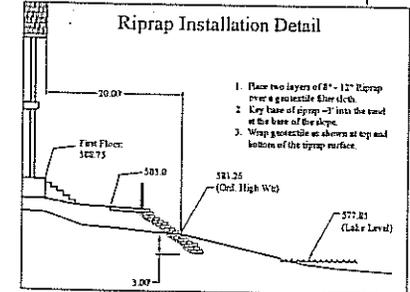
- 1 Install Erosion Control Blankets on Slope (semi-permanent)
- 2 Hydroseed all disturbed areas. (Dozer tracks perpendicular to slope)
- 3 Riprap Surface (Permanent)
- 4 Catch Basin - Place Filter cloth over inlet until pavement is installed.
- 5 Sheet Pile Retaining Wall (Permanent)
- 6 Retaining Wall (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.

Approximate Location of South Limit of Riparian Rights



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

Relocate Units - Change Setback		JTH	03/27/2006
REV	DESCRIPTION	BY	DATE
1			
NORDLUND & ASSOCIATES, INC.			
Providing Complete Engineering & Surveying Services since 1972			
210 E. Washington Ave. Lansing, MI 48221 (313) 943-2400 FAX (313) 943-7878	257 River Street Marquette, MI 49855 (231) 753-8400 FAX (231) 753-8542	120 Bond Street Muskegon, MI 49529 (231) 624-2000 FAX (231) 624-2224	
PROJECT: Design Plus	CLIENT: T.C.H.	SCALE: 1" = 30'	DRAWN BY: JTH
201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032	DATE: March 2006		
DESCRIPTION: The Ray Condominium Project Soil Erosion Control Plan	JOB NUMBER: 984-4	SHEET: 6	OF 8

Revision #1 3/29/06



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

MEMORANDUM

TO: Planning Commission

FROM: Jon R. Rose 
Community Development Director

DATE: April 28, 2006

RE: Sand Products Corporation Update

Commissioners, after the April Worksession an Environmental Assessment Requirement checklist was prepared and forwarded to Sand Products Corporation. This document reflects the consensus of the Planning Commission during the April Worksession (attached).

I spoke with Penny Holt DEQ regarding the permitting process. Ms. Holt reiterated that it would not be unreasonable and she would recommend that they have their High Risk Erosion Review in place prior to the issuance of a Special Use Permit.

I am awaiting the written response to the City Attorney as to which ordinance this request will fall under. The City Attorney has committed to having that response for the Members at the May 4th meeting.

JRR:djb

Environmental Assessment Requirements For Sand Products Corporation PUD Phase 3

Special Studies or Research. For complex site plans and/or for land uses that may generate significant impacts on surrounding land uses or public facilities, the Zoning Administrator or Planning Commission may require any or all of the following reports or studies as a part of a complete site plan.

1. Environmental Assessment, shall be a summary review of the environmental impacts of a project in accordance with the following standards:
 - a. The purpose of the Environmental Assessment shall be
 - 1) to provide relevant information to the Planning Commission on the potential environmental impact of applications for special land use permits for substantial projects that may have an impact on the natural, social and economic environment of the City;
 - 2) to inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, and
 - 3) to facilitate participation of the citizens of the community in the review of substantial developments.
 - b. Guidelines. When required by the Planning Commission or the Zoning Administrator pursuant to this Section, an applicant for a special use permit shall prepare an Environmental Assessment in accordance with these guidelines. An Environmental Assessment is not an Environmental Impact Statement, but rather a summary review of the site in question considering the past and present land uses and the proposed development. The analysis is intended to determine how the proposed development will meet the goals of the community as they are expressed in the Master Plan. The complexity of the Environmental Assessment will depend on the scope of the project and the magnitude of the potential impact. In preparing the Environmental Assessment, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practicable, although the Planning Commission may request further elaboration. The Planning Commission or Zoning Administrator may waive elements of these guidelines as either not applicable or previously addressed in other submittals, on a case-by-case basis. All information must be submitted in the following format and shall not merely reference a study or report completed previously, rather whenever possible, the Environmental Assessment report shall incorporate a summary of the findings of such study or report in addition to such cross-references. In addition, any cross-referenced study or report shall be submitted with the Environmental Assessment.
 - c. Content. The following material shall be included and/or addressed in the Environmental Assessment, unless specifically waived by the Zoning Administrator or Planning Commission as not applicable:
 - 1) A description of the site in its current condition. This shall indicate any buildings to be preserved and those to be removed along with an indication of what will be done with the demolition debris. This must also include information on:

- a) Flora and fauna (be sure to list any endangered species on-site)
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- b) General topography and drainage patterns including any regulated features such as wetlands, high risk erosion areas or other features
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- c) Adjacent waterways
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- d) Existing wells, approximate depth and use
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 2) A description of any asbestos abatement proposed for the site. If applicable, this shall include a description of the method to be sure this material does not get into the surrounding area.
- Included
 - Waived by Planning Commission
- 3) A description of any existing contamination on-site. This should include a description of the nature of the contamination on-site and what will be done on this project to mitigate or contain it, including the proposed methodology and any state or federal regulatory agency reviews that may apply. If the project includes work that may disturb or displace existing contaminated soils or water, this should include a description of proposed methods to contain and/or dispose of the generated waste.
- Included
 - Waived by Planning Commission
- 4) If the proposed project will impact any coastal areas or floodplain or involve riparian work along adjacent waterways, a description of the proposed work and the methodology proposed to protect waterways shall be provided.
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 5) A description of the existing soils on-site and as to the suitability of these soils for the proposed use.
- Included
 - Waived by _____ [Planning Commission reserves the right to require the information at a later date]

- 6) A description of any historical or archeological significance associated with the site. If any such areas are present, this shall include a description of methods to protect and preserve any historic or archeological resources.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 7) A description of any emissions from the proposed development as it relates to air quality. If any emissions are proposed, this shall include a description of each constituent and the effects of each constituent to nature and human life.
 Included
 Waived by Planning Commission
- 8) A description of any hazardous materials or waste to be stored on-site. This shall include a description of proposed methods to contain such materials and prevent any migration into adjoining soils or groundwater or into the atmosphere.
 Included
 Waived by Planning Commission
- 9) A description of any storm water or process water discharges from the site. This shall include a characterization of such discharge in terms of the quantity, quality and chemical constituents and temperature and a description of the possible effects this discharge may have on the receiving waters.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 10) If a Federal, State, or local regulatory authority has conducted an Environmental Assessment, Environmental Impact Statement, or a preliminary assessment/site inspection or environmental survey of the site, a brief description of the findings and provide a copy of the report or results.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 11) A description of the anticipated noise levels to be generated at all property lines of the proposed use. This shall include a description of measures proposed to mitigate noise.
 Included
 Waived by Planning Commission
- 12) A description of the anticipated traffic to be generated by the proposed use.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 13) A description of plans for site restoration after construction.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]

- 14) A description of methods to handle sanitary waste for the project both during construction and after completion.
 Included
 Waived by Planning Commission
- 15) A description of how potable water will be provided to the site. If any on-site wells are proposed or any lake-draw systems are proposed for the project, this shall include a description of the type of well or lake draw system, any regulatory requirements that may apply and the status of such regulatory approval.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 16) A description of any additional items as needed to relay the potential environmental impacts of the proposed project.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- d. The individual preparing the Environmental Assessment must sign and seal (if prepared by a registered engineer, land surveyor, community planner or landscape architect) the submitted document.

Planning Commission also required the Applicant to complete the Environmental Permits Checklist.

The Planning Commission waived the need for a Hazardous Substances Reporting Form for Site Plan Review.

Environmental Permits Checklist

Business Name: _____
Mailing Address: _____
Street Address: _____
Telephone: (_____) _____ - _____ Fax: (_____) _____ - _____ Type of Business: _____
Facility Contact (Owner or Manager): _____

Date _____, 20____ Signature: _____

NOTE: For assistance with permits and approvals from the Michigan Department of Environmental Quality, including permit coordination among MDNR and DEQ divisions, contact the Permit Coordinator, (517)335-4235.

This checklist (prepared March 2000) is designed to assist businesses in their efforts to identify and comply with state and county environmental permit requirements. Please submit the completed form to the zoning administrator at the time that site plans are submitted.

Circle (Y/N) the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this Checklist to the municipality as part of your site plan. (If the municipality requires the permits as part of the site plan you will need to have these permits before submitting the site plan. If permits are not needed first, then still submit this form, then an updated copy should be submitted prior to occupancy.)

1. Y N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? *Contact: MI Department of Envir. Quality, Surface Water Quality Division, Permits Section: 517/373-8088.*
2. Y N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? *Contact: MI Department of Envir. Quality, Waste Management Division, Groundwater Program Sec.: 517/373-8148.*
3. Y N Will the project involve construction or alteration of any sewage collection or treatment facility For facilities discharging to surface waters, *Contact: MI Department of Envir. Quality, Surface Water Quality Division, District Office: 231/775-3960.* For facilities discharging to groundwater, *Contact: MI Department of Envir. Quality, Waste Management Division, District Office: 231/775-3960.*
4. Y N Will the project or facility store or use chemicals, petroleum products, or salt? Depending upon the type substance, secondary containment and a Pollution Incident Prevention Plan (PIP) may be required. *Contact: MI Department of Envir. Quality, Waste Management. Division, District Office: 231/775-3960.*
5. Y N Will the project involve the installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? *Contact: MI Department of Envir. Quality, Storage Tank Division: 517/373-8168.*
6. Y N Will the project involve liquified petroleum gas storage tanks or container filling locations? *Contact: MI Department of Environmental Quality, Storage Tank Division: 517/373-8168.*
7. Y N Will the project involve the installation of a compressed natural gas dispensing station with storage? *Contact: MI Department of Environmental Quality, Storage Tank Division: 517/373-8168.*
8. Y N Will the project involve the generation of hazardous waste? *Contact: MI Department of Environmental Quality, Waste Management. Division, District Office: 231/775-3960.*
9. Y N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? *Contact: MI Department Environmental Quality, Waste Mgt. Division, Hazardous Waste Program Section: 517/373-9875.*
10. Y N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? *Contact: MI Department of Environmental Quality, Waste Management. Division, Hazardous Waste Program Section: 517-373-9875.*
11. Y N Will the project involve landfilling, transferring, or processing solid non-hazardous wastes on-site? *Contact: MI Department of Environmental Quality, Waste Management Division, District office telephone: 231/775-3960.*
12. Y N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? *Contact: MI Department of Environmental Quality, Air Quality Division, Permit Section. 517/373-7023.*

13. Y N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? *Contact: MI Department of Agriculture, Pesticide and Plant Pest Management Division: 517/373-1087.*
14. Y N Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. *Contact: County Drain Commission (or other responsible office): 231/723-7644.*
15. Y N Will the project involve dredging, filling, or construction in, across, or under (1) a river, stream, creek, ditch, drain, lake, pond, or swamp? (2) wetlands? (3) flood plain (area that may have or ever had either standing or flowing water)? *Contact: MI Department Environmental Quality, Permit Consolidation Unit, Land and Water Management. Division, 517/373-9244.*
16. Y N Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek, or ditch? *Contact: MI Department Environmental Quality, Permit Consolidation Unit, Land and Water Management. Division, 517/373-9244.*
17. Y N Will the project involve an earth change activity within 500 feet of a lake or stream, creek or ditch? *Contact: MI Department Environmental Quality, Land & Water Management. Division, Soil Erosion & Sedimentation: 517/373-3178.*
18. Y N Will the project involve construction of a building or land alteration within 400 feet of a designated natural river or tributary? *Contact: MI Department of Natural Resources, Forest Management. Division, Natural Rivers Program Unit, 517/373-1275.*
19. Y N Will the project involve construction of a building or section system in a designated great lakes high risk erosion area? *Contact: MI Department of Environmental Quality, Land and Water Management Division, Great Lakes Section, 517/373/1950.*
20. Y N Will the project involve dredging, filling, grading, or other alteration of the soil, vegetation or natural drainage, or placement of permanent structures in a designated environmental area? *Contact: MI Department Environmental Quality, Land and Water Management Div., Great Lakes Section: 517/373-1950.*
21. Y N Will the project involve development, silvicultural activities or contour alterations within a designated critical dune area? *Contact: MI Department Environmental Quality, Land and Water Management Division, Great Lakes Section: 517/373-1950.*
22. Y N Will an on-site wastewater treatment system or septic system be installed?

For sanitary sewage in quantities of 10,000 gallons per day or less: County or District Environmental Health 231/723-3595. For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. *Contact: MI Department of Environmental Quality, Waste Management Div: 517/373-8148.*

For sanitary sewage in quantities of 6,000 to 10,000 gallons per day: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. *Contact: MI Department of Environmental Quality, Waste Management Division, Groundwater Permits Unit: 517/373-8148.*
23. Y N Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system? *Contact: County or District Environmental Health Department: 231/723-3595.*
24. Y N Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation, & monitoring wells). *Contact: County or District Environmental Health Department: 231/723-3595.*
25. Y N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? *Contact: County or District Environmental Health Dept: 231/723-3595..*
26. Y N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? *Contact: MI Department of Environmental Quality, Waste management Division, Groundwater Program Section: 517/373-8148.*
27. Y N Has the property ever been subject to remedial action, limited closure, or other environmental cleanup response under part 201, natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? *Contact: MI Department of Environmental Quality, Environmental Response Division: 517/373-9893 and/or MI Department of Environmental Quality, Storage Tank Division: 517/373-8168.*

This checklist should be updated every 12-18 months. This checklist is not a permit application form; businesses are responsible for obtaining information and permit application forms from appropriate government offices. Compliance with applicable county and state requirements may be required as part of the site plan approval.