

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, August 3, 2006
6:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Roll Call

II Site Visit

The Planning Commission will convene at 6:00 p.m. **in the City Hall Lobby**. The first order of business will be a Site Visit of the Sand Products Corporation PUD Application request at Man Made Lake.

Once the Site Visit is completed the Planning Commission will **re-convene in the Council Chambers, City Hall, 70 Maple Street**, Manistee, Michigan.

III Public Hearing

None

IV Approval of Minutes

Planning Commission Meeting (7/6/06)

V New Business

1. None
- 2.

VI Unfinished Business

1. Sand Products Corporation - Planned Unit Development Amendment (Phase 3)
2. Mark A. Reenders Construction, Inc. - Special Use Permit/PUD, 500 Ford Street (former Washington School property)
3. Update 2006 Sub-Committee Appointments

VII Other Communications

- 1.
- 2.

VIII Citizen Questions, Concerns and Consideration
(Public Comment Procedures on the Reverse Side)

IX Work/Study Session

- 1.

X. 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.

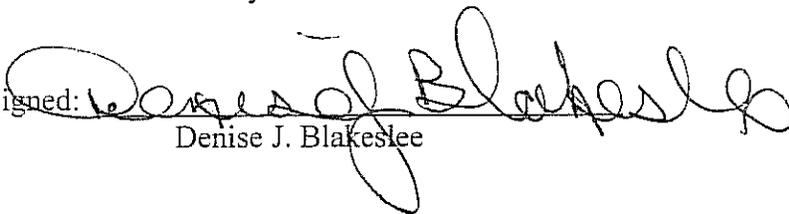
**NOTICE OF
CHANGE IN MEETING START TIME
FOR A SITE VISIT
City of Manistee Planning Commission
August 3, 2006 Meeting**

The City of Manistee Planning Commission has changed their meeting start time to 6:00 p.m. on Thursday, August 3, 2006. The Planning Commission will convene at 6:00 p.m. in the City Hall Lobby. The first order of business will be a Site Visit of the Sand Product Corporation PUD Application request at Man Made Lake.

Once the Site Visit is completed the Planning Commission will re-convene in the Council Chambers, City Hall, 70 Maple Street, Manistee.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 4:30 p.m. Tuesday, July 25, 2006 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee



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: July 26, 2006
RE: August 3, 2006 - Planning Commission Meeting

Commissioners, we will begin the August meeting with a Site Visit of the Man-Made Lake area. We will **convene at 6:00 p.m. in the Lobby** then go out to the site. We will re-convene at City Hall once the Site Visit is complete.

We have three items under unfinished business. They are as follows:

Sand Products Corporation - Planned Unit Development Amendment (Phase 3). The Planning Commission will continue discussion on the request from Sand Products Corporation for a Planned Unit Development Phase 3 development.

Mark A. Reenders Construction, Inc. - Special Use Permit/PUD, 500 Ford Street (former Washington School property). Mr. Reenders has submitted an amended Site Plan for the Commissioners to review.

Update 2006 Sub-Committee Appointments. Sub-Committee Appointments are made during the January Meeting every year. Since January 2006 we have three new members on the Planning Commission. Chairman Roger Yoder will update the 2006 Sub-Committee Appointments.

See you Thursday!

:djb

MOTION TO APPROVE:

Motion to approve the application from Sand Products Corporation to Amend their approved PUD to allow the addition of a Phase 3, as illustrated on the site plan dated ??, with the following conditions:

- The applicant receive MDEQ permit approval;
- Height of the homes be no higher than 20 feet;
- The open space as shown on the plan be placed in a restricted covenant for perpetual protection from future development;
- Submission of an agreement with the City of Manistee that the areas highlighted as Public Access remain indefinitely as public;
- The color of the materials used in the facades of the homes be harmonious with the natural environment such as light tans, light blues and greens;
- Exterior lighting illumination levels of the homes be kept at a minimum;
- Each home be allowed only one exterior light;
- Landscaping of the grounds be kept as natural as possible with the use of dune grass as preferable with no manicured lawns allowed;
- The private drive never be gated;
- The developer employ the most current and sophisticated engineering techniques in the development of the site, homes and installation of utilities as to prevent issues jeopardizing the publics health, safety and welfare;
- If the dune under consideration breaches due to natural causes Sand Products Corporation is responsible for the costs of remediation.

Copy of document
handed out to
Planning Commission
members at their
meeting of August 3, 2006
by Tamara Buswinka

DB

MOTION TO DENY

Motion to deny the application from Sand Products Corporation to Amend their approved PUD to allow the addition of a Phase 3 based on the following findings of fact:

- As per required by Section 1870 C(1) the Planning Commission does not find the proposal compatible with the natural environment and thus inconsistent with the goals to maintain public health, safety and welfare of the residents of the City of Manistee for the following reasons:
 1. The proposal is within a High Risk Erosion Area in a Critical Dunes Area as determined by the Michigan Department of Environmental Quality and is subject to special consideration, review and evaluation;
 2. Lake Michigan water levels are near record lows, as illustrated by the US Army Corps of Engineers report titled "Lake Michigan Lake Levels 1960-2006" from their Monthly Report for "Michigan-Huron" giving a false sense of the actual size of the property in question;
 3. The Planning Commission is considering in this decision that favorable conditions today may not continue into the future. The proposed homes are located on a sand dune that separates Man Made Lake and Lake Michigan. This sand dune has historically been breached due to natural erosion and fluctuations of Lake Michigan water levels opening Man Made Lake to Lake Michigan. Sand dunes by nature are subject to drifting and moving sand as well as water erosion. The Planning Commission understands that historical analysis of the subject property illustrates the fluctuations that has left the subject property undevelopable in the past. It is only due to historically low water table levels and the application of engineering methods to stabilize and increase the dunes size that the applicant is able to pursue developing the dune at this time- natural conditions may change again subjecting the property to natural elements. Prudent natural hazard mitigation principles dictate not developing in known areas where the environment will most likely compromises human activity.
 4. The Planning Commission has approved the development of Phase 1 and Phase 2 of the parcel in question and recognizes that when the site is reviewed as a whole the environmental considerations do not allow the development of a Phase 3 but believes the applicant has been allowed to take advantage of their economic backed expectations of their property;
 5. While not required by State or local regulation, the Planning Commission accepts the advice of Penny Holt of the Great Lakes Shorelands Section, Land and Water Management Division of the Michigan Department of Environmental Quality that it would be prudent for the applicant to obtain State building permits to determine if the lots as proposed are buildable. This would avoid future problems for the sellers or new owners and..."there would be no question as to whether the property was buildable at the time of creation...(Penny Holt letter dated April 6, 2006)"
 6. While not required by State regulations but within the right of the Planning Commission when reviewing a PUD as per the requirements of the City of Manistee Zoning Ordinance finds that locating utilities (water, sewage, etc.) between and within close proximity to two bodies of water, within an unstable sand dune, in a State designated High Risk Erosion Area not in the best interest of the public health, safety and welfare of the residents of the City of Manistee as those utilities are in jeopardy of being subjected to an unusual amount of environmental stress that may cause a public health, safety and welfare issue .

Copy of document handed out to Planning Commissioners at their meeting of August 3, 2006 by Tamara Buswinta



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: July 24, 2006
RE: Sand Products Corporation - Site Visit

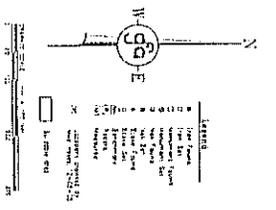
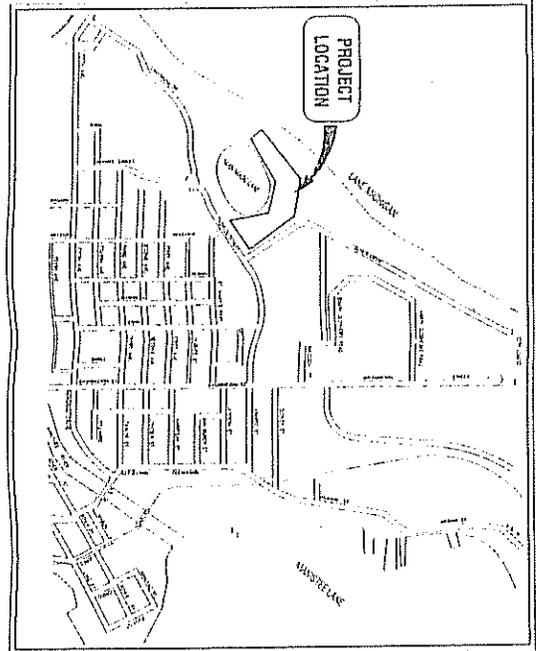
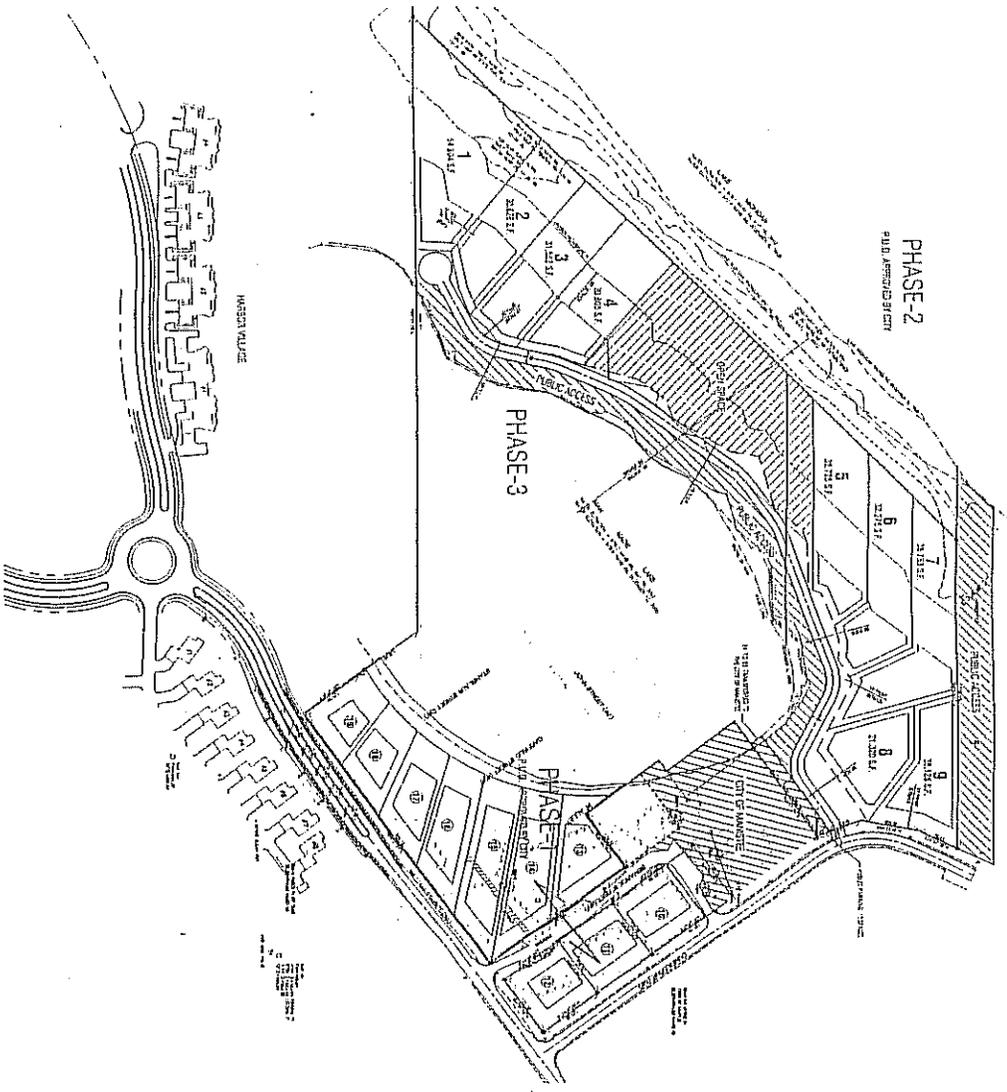
Commissioners, we will begin the August 3, 2006 meeting by going on a site visit at 6:00 p.m. to Man Made Lake. I am enclosing an 11 x 17 site plan of the Sand Products proposed PUD for you to have for the site plan.

See you Thursday!

:djb

NOTES

1. PHASE 1, 2 AND 3 ARE TO BE CONSTRUCTED IN SEQUENCE.
2. PHASE 1, 2 AND 3 ARE TO BE CONSTRUCTED IN SEQUENCE.
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9. PHASE 1, 2 AND 3 ARE TO BE CONSTRUCTED IN SEQUENCE.
10. PHASE 1, 2 AND 3 ARE TO BE CONSTRUCTED IN SEQUENCE.



DATE: 02/14/2023
 DRAWN BY: J. J. JONES
 SHEET: 1 OF 1

SAND PRODUCTS CORPORATION
MAN-MADE LAKE
PHASE-3 SITE PLAN - ALTERNATIVE
 SECTION 2, TOWNSHIP 21 NORTH, RANGE 12 WEST
 CITY OF MARSHTEE, MARSHTEE COUNTY, MICHIGAN

PH 23150-001
 23150-001
 www.gourdie-fraser.com
 23150-001
 Lansing, MI 48906



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



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: July 27, 2006
RE: Additional Items

Commissioners, two items were submitted for the Planning Commission review after the packets were mailed. I am forwarding them to you.

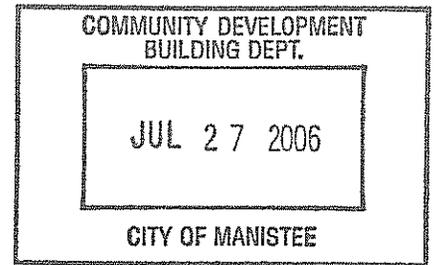
Both Jon Rose and myself will be out of the office on Friday, July 28, 2006 and Monday July 31, 2006. If you have any questions please call me on Tuesday.

Have a wonderful weekend!!

:djb

July 26, 2006

Letter to the Editor
Manistee News Advocate



RE: Save Man Made Lake

We have recently moved to Manistee after purchasing our retirement home 4 years ago. While still living in Connecticut, we received the Manistee News Advocate.

After we moved here we were surprised to learn about Sand Products' intention to fully encircle Man Made Lake with a high density housing development. As a result, we attended the July 6th Planning & Zoning meeting at Town Hall. We were amazed that this has received so little coverage in your paper. Many of the people of Manistee we have spoken with had little or no knowledge that this was being proposed.

We are taking the liberty of mailing you a copy of the proposed development so that you can see what we view as some of the potential negatives:

- Beach erosion (Phase II & III) – Lake Michigan is currently at historic lows – it has been up to 4.5 feet higher causing a severe breach back in the last 80's.
- Public access to Man Made Lake would be much more restricted. How would you like swimming in a "fish bowl"?
- This development would eliminate a valuable public resource forever.....one of the last remaining "swimming holes"!!

We are not sure that you are aware of a grassroots petition to prevent this development. To date over 500 concerned citizens have signed this petition. We have even heard that Sand Products might entertain the idea of selling these parcels to the City of Manistee.

We feel that this is a newsworthy story because it could adversely impact the citizens of your entire reading area.

Sincerely,

Shirley & Nick Baker
Manistee, Michigan
231-398-0557

cc: Marilyn Barker, Publisher
David Barber, Managing Editor
✓ Roger Yoder, Chairman-Planning & Zoning

cc: Mayor Goodspeed
City Manager, Mitch Deisch

July 26, 2006

Mr. Roger Yoder, Chairman
Planning Commission
70 Maple Street
Manistee, MI 49660

Dear Mr. Yoder and Commission Members,

There is great concern over the development around Man Made Lake. Individuals do not want access limited which would happen if Phase 3 of the Sand Products Corporation proposal is approved. Phases 1 and 2 tremendously restrict and Phase 3 would virtually compress those using the lake for recreation into a very small beach area.

Please accept the following copies of a recently circulated petition which well over 400 of your friends and neighbors have signed. This sample of concerned citizens only touches the surface of the number of people opposed to the development of Man Made Lake. Signatures continue to be gathered.

Eighty-five percent of the signatures are from the City of Manistee and 90% are from Manistee County. Even visitors to our city know the value of Man Made and want it protected.

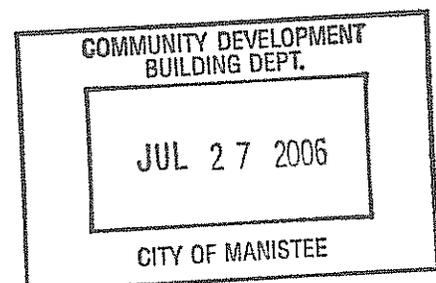
Please do not approve the berm area between Manmade Lake and Lake Michigan for a road and homes.

Thank you,



Linda Browne
326 Lakeshore Dr.
Manistee, MI 49660
231-723-8014
Member of Citizens to Save Manmade Lake

cc
City Council
Mayor's ad hoc Committee



Petition in opposition to Sands Products Corporation request for a Phase 3 Development on the Northwest side of Man Made Lake, Manistee Michigan.

To the City of Manistee Planning Commission and the Manistee City Council. We the undersigned are opposed to Sands Products Corporation request for a Special Use Permit to allow a Phase 3 development on the Northwest side of Man Made Lake. This development is not in the best interest of the citizens of Manistee or of the people who visit Manistee. If approved the development will significantly reduce the public's use of both Man Made Lake and the shoreline of Lake Michigan. Therefore, we request that the City Planning Commission and the City Council take all necessary actions to PREVENT this proposed development.

A+W

NAME	ADDRESS	CITY	STATE
Phyllis Skerros	608 Brunning Ave	Manistee	MI
Helen Chvala	566 1st St	"	"
Clare Modyski	969 W Press Rd	Manistee	MI
John Modyski	" " "	"	"
John Modyski	2396 Manistee Hwy	Manistee	MI
Donald Shively	276 - 7th St	Manistee	MI
Phyllis Shively	276 - 7th	Manistee	MI
Tom Chynowki	2396 Manistee Hwy	Manistee	MI
Mary Wolf	315 5th Ave #14	"	MI
Nancy Funnell	317 5th Ave 11	Manistee	MI
J. Modyski (Jodie)	7397 Kary Rd. 231-539-5048	Manistee	MI
Caron Faxon	577 Ramsdell Rd. #21	MANISTEE	MI
Edie Spardas	2091 Hill Rd. 723-5982	Manistee	MI
Traci Plianski	17 Division St	Manistee	MI
John Rice	108 CHARTER COURT	MANISTEE	MI
Judy Rice	108 Charter Ct.	"	"
Mary E Russell	272 Lighthouse Circle	MANISTEE	MI
Lynla M. Harmon	111 Greenmore Rd	Lockport	NY
St. Agatha	322 LIGHTHOUSE WAY S	MANISTEE	MI
Leslie Kote	322 Lighthouse Way S	Manistee	MI
Jack Farmer	3167 LIGHTHOUSE WAY S	MANISTEE	MI
Rockelle Thomas	" " " "	"	"
Frank Ramsdell	908 RAMSDELL ST.	MANISTEE	MI
Nancy Modyski	232 E 4th Ave #325	MI	MI
Greg Modyski	2523 Union SE Grand Rapids		MI

plus comment park

Jules -
Conant
7/06

Susan Baker 1773 FROST MANISTEE MI
James Baker 1773 Frost Road Manistee, MI
Jeanne Butterfield 2264 Merkey Rd Manistee MI 49660
Henrietta Bricker 3469 Lake Shore Dr., Manistee, MI.
"Ned" Dwyer 13425 Milks Rd., Halawa, MI 49645
The Christiansen 579 Amsdell RD #6 Manistee, MI 49668
Mary Sheehan 412 2nd St Manistee MI 49660
Mike Leil 4207 Fox Farm Rd Manistee 49666
Greg Robinson 4373 Fox Farm 49660
Mandy Packer 4276 " " "
Alice Cecil 4207 Fox Farm 49660
Valerie Robinson 4373 Fox Farm Rd 49660
Elizabeth Palmer 207 Hight House Way 49660
Betty Palmer 207 " " 49660
Leo R Cowles 18800 Cravens Rd
Wellston 49689
Joy Cowles 18800 Cravens Rd
Wellston 49689
Wellington Cowles 12425 Milks Rd
Halawa MI 49645
Sherril Cowles 12425 Milks Rd
Halawa MI 49645
Roy Cederholm 107 West Kott Road
Manistee, MI 49660
Kaye Cederholm 107 West Kott Road
Manistee, MI 49660
Pat K. Roene 449 Wall St, Manistee, MI 49660
William... 1259 2nd St ... MI 49660

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NAME	ADDRESS	CITY	STATE
Joe Dumas	321 River St.	Manistee	MI
Ann Marie McElrath	1775 Pine Ridge	Manistee	MI
Dennis McElrath	1775 Pine Ridge	Manistee	MI
Joie Dumas	1854 Lakeview	Manistee	MI
Clyde Madsen	772 Madsen Rd	Manistee	MI
Stephanie Davis	711 Canfield Rd	Manistee	MI
Sally Soursel	443 3rd St	Manistee	MI
Scott Sues	144 Quincy St.	Manistee	MI
Steve Klein	88 Greenbush	Manistee	MI
Pat Didion	88 Greenbush St	Manistee	MI
Paula M. Homan	247 E. Piney Rd.	Manistee	MI
Judy Homan	5025 River Rd	Manistee	MI
Paul Dumas	24 CABERFAE HWY #33	Manistee	MI
Rosemary Jurek	257 St. Mary's Key	Manistee	MI
Kurt Killeen	379 2nd St	Manistee	MI
Cheryl Zurek	24 Caberfae Hwy Lot 23	Manistee	MI
Fris Maresca	470 Pigeon St	Manistee	MI
Roger Muldavin	4767 Frederick Rd	Arcadia MI	MI
Dawn Snyder	9520 S. County Line Rd	Manistee	MI
Ronda Vint	1833 E. Houghton Rd	Free Soil	MI
Barb. Senter	321 River	Manistee	MI
Sarah Dumas	513 N. 8th St. Apt F	Breedersville	MI
Robert Young	13897 Rd 10 Beaver	St. Charles	MI
Gonellen Fisher	2931 Chippewa Hwy	Manistee	MI
William J. Wether	217 Lighthouse Way S.	Manistee	MI

My name

Petition in opposition to Sands Products Corporation request for a Phase 3 Development on the Northwest side of Man Made Lake, Manistee Michigan.

To the City of Manistee Planning Commission and the Manistee City Council. We the undersigned are opposed to Sands Products Corporation request for a Special Use Permit to allow a Phase 3 development on the Northwest side of Man Made Lake. This development is not in the best interest of the citizens of Manistee or of the people who visit Manistee. If approved the development will significantly reduce the publics use of both Man Made Lake and the shoreline of Lake Michigan. Therefore, we request that the City Planning Commission and the City Council take all necessary actions to PREVENT this proposed development.

NAME	ADDRESS	CITY	STATE
JACK KARWISZ	476 Second St.	Manistee	MI
John Karwisz	28 3rd Street	Eastlake	MI
BONNIE ANCHRAK	220 2ND AVE	MANISTEE	MI
Beth Pomeroy	350 First St.	Manistee	MI
Steve Hillman	4013 W. 1ST ST	Ludington	MI
FRANCIS W. JOHNSTON	388 First St.	Manistee	MI
CARL PETERSON	403 WALNUT ST	MANISTEE	MI
Pearl Schudlich	3209 RIVER RD.	MANISTEE	MI
BRIAN ALLEN	5539 BARLWARD	MANISTEE	MI
Amy + Marty Holtgren	1293 Lexington St	Manistee	MI
Barb Risdon	515 Fairview	Manistee	MI
RONALD Duprey	314 DUNES DRIVE	MANISTEE	MI
Dolores M. Nelson	13883 Lakeside Ave.	Bear Lake	MT.
Bambas Thompson	1040 E Parkdale Ave	Manistee	MI
David Tuka	11227 LaSalle	Manistee	MI
Suzanne Oansen	291 Old HW 66	Big Creek	KY
Larry Wiegand	32500 S. Yates Ave.	Beecher	IL.

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6/21/06

NAME	ADDRESS	CITY	STATE
Willie Hansen	144 Benjamin Ave SE	Grand Rapids	MI
Meg Barlow	7570 ANDERSON	KALEVA	MI
Lynn Peterson	4992 Spring St.	Onkama	MI
Jerry Loeffler	913 High St.	Manistee	MI
ET BARLAN	7570 ANDERSON	KALEVA	MI
Dennis Zupin	9901 Johnson Rd	KALEVA	MI
Paula	354 YRAGE	Manistee	MI
W. Jankowski	31 MAGILL ST	MANISTEE	MI
Molly Edens	821 California	Manistee	MI
Scott Edens	821 California	Manistee	MI
Mary Bergren	5990 Lake Shore Rd	Manistee	MI
Jeff Campbell	3850 E Weidman Rd	Rosebush	MI
Kelli Campbell	2089 Parkview Dr	CLARE	MI
Dan Campbell	4775 N. Coleman Rd	Coleman	MI
Tom Chynski	2396 Manistee Hwy	Manistee	MI
YOK	2864 Grant Hwy	Manistee	MI
Fred J. Mander	9889 13 Mile Rd	Bean Lake	MI
Jenny Lynn Murchant	904 Ramsdell St.	Manistee	MI
Ch. M.	1424 Timber Ridge	Manistee	MI
Deb Zickm	1303 Manistee St	Manistee	MI
Kenneth & Pete	245 2nd AVE	Manistee	MI
Janet Pienta	500 Fifth Ave	Manistee	MI
Tonya Mackerson	8551 9 Mile Kaleva	Kaleva	MI
Tom R...	225 2nd Ave	Manistee	MI
Bernard G. Shegryski	335 7TH ST	MANISTEE	MI

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NAME	ADDRESS	CITY	STATE
Janet M Elgas	312 Lakeshore	Manistee	MI
Melissa Martello	330 Lakeshore	Manistee	MI
Cassie M. B. Hannahs	71 Brook Harbor N.	Manistee	MI
Hunter Hannahs	71 Brook Harbor N.	Manistee	MI
Edison Hannahs	71 Brook Harbor N.	Manistee	MI
Cy Zander	71 Brook Harbor N.	Manistee	MI
Marilyn McComb	4265 Knollton Rd. Dupls 2	Dudps	Indiana
Marilyn	4265 Knollton	INDY	IN
Jessica LeDoux	P.O. Box 53 Manistee	Manistee	MI
Louis Johnson	10386 Eastman Rd	Beulah	MI
Thomas Johnson	10104 W. GRAND AVE GARDEN	Manistee	MI
Kary A Hunt	71 2 nd St	Cottlecreek	MI
Orville Datschell	7 Cottage Ln	Manistee	MI
Tida Datschell	7 Cottage Ln	Manistee	MI
RI Raimes	8 Cottage Lake	MANISTEE	MI
Michelle Bennett	3533 Wedgewood Dr	Wyoming	MI
Sean Murphy	3533 Wedgewood Dr	Wyoming	MI
Tom Hoffman	9082 Chief Rd	Keweenaw	MI
Kristin Hoffman	9082 Chief Rd	Keweenaw	MI
Anna Rayburn	16574 Flarity Rd	Brotherton	MI
VR Menhardt	2311 N. 153rd Ave.	Omaha	NE
S Schaefer	1716 N. 107th St (Michigan Resident)	Omaha	NE
Ron Schaefer	1716 N 107th St	Omaha	NE
Clareyell	24 Caberfare Hwy Lot 11	Manistee	MI
Laura Elgas	370 Princeton Dr.	Saukville	WI

July 2nd Sunday work around Man Made

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NAME	ADDRESS	CITY	STATE
Viljo Momen	748 Wavel St.	Manistee	MI
Sts O. Burkull	432 Word St	Labanon	Oh.
Sandra Metherney	302 Thomas	Scottville	MI
James Black	544 Arrowhead	GR	MI
John Budd	13322 Sharon Dr	Manchester	MI
Melissa Bealby	16321 Sherman Rd.	Milom	Mich
Ray Wynn	7590 Caberfare Hwy	Manistee	MI
Renee Wynn	7590 Caberfare Hwy	Manistee	MI
Pat Reister	20 Park Ave #21	Manistee	MI
Debra Reister	709 Deeser Ave	Cochran	MI
Deise Smith	1556 22nd St / 13350 Kenot Rd	Elmendorf	TX
James Black	42825 Montclair	Farmington Hills	MI
Kristine Odeph	22825 Montclair	Farmington Hills	MI
Benny Sandberg	1313 Manistee St	Manistee	MI
Michl Mammert	1313 Manistee St	Manistee	MI
Kimbal Willett	1980 Lakeshore Rd	Manistee	MI
Mike Willett	36 East St.	Manistee	MI
Jessica Allmon	2921 FAUNA	LANSING	MI
James Allmon	5450 CARLSON	MANISTEE	MI
Kerry Christopher	15380 CARL DR	BATH	MI
James Christopher	15380 CARL DR.	BATH	MI
Roger Fedewa	2921 FAUNA	LANSING	MI
MIKE ALLMON	5450 CARLSON	MANISTEE	MI
Cheryl Staszczak	450 Cedar St	Manistee	MI

Petition in opposition to Sands Products Corporation request for a Phase 3 Development on the Northwest side of Man Made Lake, Manistee Michigan.

to the City of Manistee Planning Commission and the Manistee City Council. We the undersigned are opposed to Sands Products Corporation request for a Special Use Permit to allow a Phase 3 development on the Northwest side of Man Made Lake. This development is not in the best interest of the citizens of Manistee or of the people who visit Manistee. If approved the development will significantly reduce the public use of both Man Made Lake and the shoreline of Lake Michigan. Therefore, we request that the City Planning Commission and the City Council take all necessary actions to PREVENT this proposed development.

sub. court

NAME	ADDRESS	CITY	STATE
PAT GORDON	318 FIRST AVE	MANISTEE	MI
Jenny Wagner	4420 Orchard Creek CR MI		
Sharon M. Gorman	318 1st. ave	Manistee	MI
Madeline Leitchauer	11859 US 127	SHERWOOD	OH
Roberta Neil	205 ELWOOD DR.	SHERWOOD	OH
Sheryl Cowles	3553 Lakeshore Dr.	Manistee	MI
Roselyn Romark	188 Lincoln St	Manistee MI	MI
Marlys Howe	704 Fairview Ave	Manistee	MI
Phyllis Cowden	305 Lighthouse Ways	Manistee	MI
Tom Coe	"	"	"
Art Benson	2499 Red Apple	Manistee	MI
Erin Bonno	"	"	"
Jani Zurita	224 First Ave	Manistee	"
Jessie Stinson	" "	"	"
Edward A. Smith	110 SIBBENS	"	"
LEONARD D. ABCE	704 FAIRVIEW AVE	MANISTEE	MI
Kim Griffin	90 PARKWAY Apt 109	Manistee	MI
MATT CICHY	11593 U.S. 31 HWY	MANISTEE	MI
Theresa C. S.	11693 US 31 Hwy	MANISTEE	MI
Ruth Shura	2883 Wildwood Ad.	Manistee	MI
Herb & Marybeth Sheen	2013 Lee Lane	Grand Rapids	MI
DIANE	10777 Old Freesoil Rd	MANISTEE	MI
Cheryl Ayelle	10777 Old Freesoil	Manistee	MI
Dale Kirchenberg	433 2nd Street	Manistee	MI
Paula Kuchalica	433 2nd Street	Manistee	MI
Mark Kumbrey	" " "	Manistee	MI
Ken Holman	415 9th St.	Manistee, MI	

Petition in opposition to Sands Products Corporation request for a Phase 3 Development on the Northwest side of Man Made Lake, Manistee Michigan.

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NAME	ADDRESS	CITY	STATE
Karely Kruskopfer	387 River Street	Manistee	MI
Rick and M. R. ...	406 2nd St.	Manistee	MI
Mary Jo Totch	1801 Chevy Rd.	Manistee	MI
Walter ...	360 12th Street	Manistee	MI
Michael ...	331 Third Avenue	Manistee	MI
Melissa ...	1116 23rd Street	Manistee	MI
Jocelyn ...	887 18th St	Manistee	MI
Belinda Atwell	74 Spinnaker Dr.	Manistee	MI
Michael Atwell	74 Spinnaker Dr.	Manistee	MI
Patricia E. Mutton	70 Clay St.	Manistee	MI
Shirley Poellet	9015 Portage Pt. Dr.	Onkama	MI
Kay Kice	516 Fairview Dr.	Manistee	MI
Brenda Tiefenthal	297 3rd St.	Manistee	MI
Jon Ratz	2843 E. Millerton Road	Fountain	MI
Emma Ratz	2843 E. Millerton Rd	Fountain	MI

5

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NAME	ADDRESS	CITY	STATE
Andriek Plichta	39 Brook Harbor	Manistee	MI
Robert Witek	36 BROOK HARBOR	MANISTEE	MI
Karen Witek	36 BROOK HARBOR	"	"
DENNIS ZALESKI	84 BROOK HARBOR	"	"
SYLVIA ZALESKI	84 BROOK HARBOR	"	"
JUDITH E. RICE	108 CHARTER CT	MANISTEE	MI
JOHN M. RICE	108 CHARTER COURT	MANISTEE	MI
Theresa Flack	90 Charter Ct.	Manistee	MI
Paul Mura	1071 Shore Walk	Manistee	MI
Bill Mura	1071 Shore Walk	Manistee	MI
DENNIS BENSON	73 BROOK HARBOR	MANISTEE	MI
MARILYN J BENSON	73 BROOK HARBOR	MANISTEE	MI
Sue E. Martin	25 Brook Harbor	Manistee	MI
Lily C. HEINZEL	100 CHARTER CT.	"	"
Bobby A. HEINZEL	"	"	"
Judy Stevens	37 Brook Harbor	Manistee	MI
LIVEVE MCKIE	38 BROOK HARBOR	MANISTEE	MI
HUBERT ENGLISH	39 BROOK HARBOR	MANISTEE	MI
Leonard Zaleski	28 Brook Harbor	Manistee	MI
Darren Zaleski	28 Brook Harbor	Manistee	MI

20

Petition in opposition to Sands Products Corporation request for a Phase 3 Development on the Northwest side of Man Made Lake, Manistee Michigan.

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17

NAME	ADDRESS	CITY	STATE
STANTON LIDJANER	237 6 TH AVE #327	MANISTEE	MI
JAMES ZAJAC	297 4 TH AVE	Manistee	MI
Amy Jans	1096 Olson Rd.	Manistee	MI
Cheryl Lee Johnson	241 Fifth Ave	Manistee	MI
Kim Kdama	319 4th St. Apt. 111	Manistee	MI
Manna Maul		Manistee	MI
Juelan Meamon	Seaman Rd	Wollston	MI
Paige Zajac	297 4 th Ave	Manistee	MI
Nicole M. M. M.	10607 Quarter Line RD	Manistee	MI
Dhal Fortin	297 4 th Ave	Manistee	MI
Margaret Zeman	297 4 th Ave	Man	MI
Duffy Garbunick	177 Kenning	Fruisil	MI
MARY ZATARGA	1202 245 STREET		
J. J. Keene	2309 Nelson St.	Manistee	MI
Joseph Terry Dumb	428 Just at get 2 nd	Manistee	MI
Dellie Galabry	1985 Steinberg Rd.	MANISTEE	MI
SA J	585 E Fausail Rd	Fruisil	MI

19

Denise Blakeslee

From: lademanns@aol.com
Sent: Tuesday, August 01, 2006 3:19 PM
To: Denise Blakeslee
Subject: Sand Products / Man Made Lake Proposal
Attachments: 4 Cottage Lane.doc

Ms. Blakeslee:

I was wondering if you could please add my letter to those concerned about the Man Made Lake issue. I would also appreciate it if you could forward it to the other board members as I do not have their Email addresses. I've attached the written text here but I also attached a word document that might be easier to disseminate. I have a schedule conflict the night of the meeting but I wanted to voice my opinion in this very important matter.

Thank you so much for your help in this matter. If you have any questions, I can usually be reached by cell phone at 248-330-6509.

Sue Lademann
4 Cottage Lane
Manistee, MI 49660

**4 Cottage Lane
Manistee, MI 49660**

July 31, 2006

Denise J. Blakeslee
Planning & Zoning
70 Maple Street
Manistee, MI 49660

RE: August 3, 2006 Zoning Board Meeting regarding Sand Products and Man-Made Lake

Dear Ms. Blakeslee:

Yes, yet another opposition letter regarding the Zoning Board's decision on Sand Product's Man-Made Lake proposal. Due to a scheduling conflict, I cannot be present Thursday evening to support the citizens in our community that are working so diligently to defeat this proposal. What a shame that the beauty of Man-Made Lake will be forever changed by the unfortunate decisions of a few.

Our home faces Man-Made Lake. When we first came to Manistee over eight years ago, we were taken aback by the beauty of Man-Made and Lake Michigan. I know that my husband and I directly have much to lose by Sand Products developing the area. I fear that the rest of Manistee has no idea what they stand to lose. Some of the citizens of Manistee have no idea what is even being proposed. The lack of support and apathy in this whole matter is rather distressing. I can tell you that as soon as the weather turns warm, Man-Made Lake comes alive. It is the first place people congregate to swim because it is warmer and more protected than the big lake. On a hot summer day there usually is no place to park in the lot and Man Made lake is teeming with activity – from sun up

8/1/2006

Susan A. Lademann
4 Cottage Lane
Manistee, MI 49660

July 31, 2006

Denise J. Blakeslee
Planning & Zoning
70 Maple Street
Manistee, MI 49660

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I've spent some time skimming through the City of Manistee's Master Plan. I'd like to paraphrase a few areas. Perhaps there are a few things that we forgot to remember – so I'd like to remind the board as they decide on Phase 3. Please refer to Chapter No. 2 - Existing Land Use – Page 2-8. I read:

"Water/Wetlands"

Within the City there are approximately 181 acres (9% of the total area) of area devoted to open water and wetlands. These include the Manistee River Channel, man made lake to the north of the channel, and several pockets of wetland areas."

Did the Zoning Board forget about the Manistee Master Plan when the Sand Products issue came up? How devoted can we be to "open water" if they would allow Sand Products to build around Man Made Lake?

Then there is Chapter No. 8 – Future Land Use. Page 8-1.

"The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to the daily life. As a result, the way we use the land is linked directly to the quality of life of the City of Manistee."

Towards the bottom of page 8-1:

“ land use policies should encourage infill, and discourage extensions of infrastructure that may compromise other land use goals, such as preserving sensitive lands from development pressures.” “ Community planning for infrastructure can have positive effects on land use. Failure to plan may be expensive and frustrating for all involved; a good plan can provide many economic and financial advantages; help retain community character; and reduce public safety concerns related to transportation and environmental contamination.”

Page 8-3: “Adaptability of Land”

Environmental resources and constraints were also considered in the development of the Future Land Use provisions of the Plan. It was considered important by the City that the land itself be able to accommodate planned uses, while also protecting those natural assets considered important.” I guess Man Made isn't important!

And last, page 8-21. Waterfront Overlay Districts.

“Purpose: To provide for the recognition and protection of the City's water resources and to ensure their long term use and access by the public.”

I know there is much concern related to the stability of the land in question – especially if the water levels rise. If what we all read about Global Warming is true, my bet is that water levels are likely rise. My husband and I witnessed two summers of nightly bulldozing of the beaches. The first time was when they dredged the channel. The second was about two summers ago. The bulldozer seemed to only run at night and could be seen out in front of our homes – on the land we now know belongs to Sand Products. So much for land stability. What will happen to the water, sewage, and electrical connections if the water levels rise and wash out the areas? Will that cause contamination to Man Made Lake? Who will pay to clean it up? By then Sand Products will be long gone and it will become the City's concern.

I would urge the Zoning Board to review the City's Master Plan and think about all we stand to lose – not only for ourselves but for the future folk we leave behind. My parents have friends that grew up in Manistee. So often I've heard stories that start ... “When I was a kid”... It will be sad if coming generations cannot say, “Let's go down to Man Made and hang out.” Instead they will say, “I remember when I was a kid. We used to go down and spend the day at Man Made Lake. We used to walk around it, swim across it, dive from the driftwood, fish in it, kayak and sail across it, and watch fireworks from it. To bad our forefathers didn't see fit to find a way to save it for us and now it's gone.” What a pity that we are kissing away such an important treasure just for money. Please review all the facts and think very hard before you vote on this proposal. I ask that you please vote no and save the little part of Man Made that will be left.

Thank you for your time.

Sue Lademann

Reference: Manistee Website
Manistee Master Plan

Frank & Becky Balluff

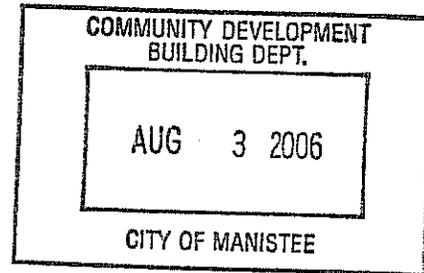
909 Pinch Hwy
Charlotte, MI 48813

T 517 543-7826

frankoball@mac.com
Home URL

August 2, 2006

Planning Commission
City of Manistee
P.O. Box 358
Manistee, Mi. 49660



Dear Jon,

The purpose of this letter is to voice our strong opposition to the project that Sand Products is proposing in the Man Made Lake area.

We own Cottage #2 on Cottage Lane in Harbor Village. The main reasons we decided on purchasing a second home (eventually our primary residence) in the Manistee area was because we felt that the City of Manistee has done an excellent job planning and maintaining the community.

From what we have seen of the Sand Products proposed development it is contrary to everything that makes Manistee unique from other vacation spots along lake Michigan, Specifically, the plan to develop building sites along the Northwest side of Man Made Lake. It appears that this has been in the works for a while and not a coincidence that the sand that was dredged from the channel was placed in this area with this in mind.

In the five years that we have been spending time in Manistee, we have seen countless families enjoying the beach and dunes around Man Made Lake. They are not only tourists and second home owners but also permanent residents from the Manistee area.

The City of Manistee has done an outstanding job planning and controlling growth in the area. It would be a shame to see that change.



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

MEMORANDUM

TO: Planning Commissioners

FROM: Jon R. Rose *R*
Community Development Director

DATE: July 27, 2006

RE: Mark A. Reenders Construction, Inc.

Commissioners, we have received a new site plan from Mark A. Reenders Construction, Inc. for the former Washington School property. Fire Chief Sid Scrimger's review memo is attached.

Preliminary review of the site plan shows the following:

- ▶ While the number of units has been reduced from 33 to 30 the Master Plan calls for no more than 24 units for a parcel of this size (less than 5 acres)
- ▶ The Fire Chief's memo indicates that while they have moved the units closer to Ford Street to meet the requirements for aerial access, they have effectively eliminated any parking on the east side of Ford Street because it would be required to be posted as a Fire Lane.

I would like to remind the Planning Commission that the deadline for a decision on this request is August 29, 2006. The next scheduled Planning Commission meeting is not until September 7, 2006.

In the event that the Planning Commission is not ready to make a decision either a Special Meeting needs to be scheduled or another extension is needed.

JRR:djb

MEMO TO: Jon Rose and the Planning Commission
FROM: Sid Scrimger, Fire Chief 
DATE: July 25, 2006
SUBJECT: Washington Square Condominiums

I have reviewed the plans for Washington Square Condominiums as revised on 7/20/06. In order to simplify your review I will include my comments from June 28 in italics followed by the current status.

I have received and reviewed the revised plans for Washington Square Condominiums. The units on Short Street appear to fall short of the requirement for aerial access. However, it would still be impossible to place a ground ladder on individual units without placing the ladder in front of a door. This situation compromises firefighter safety and occupant safety and is not desirable. In addition, the units have been moved so far from the street that aerial access is impossible. The units have been reconfigured to allow the placement of a ground ladder without blocking a doorway.

The units on Third Avenue appear to be tall enough to require aerial apparatus access. City codes call for aerial apparatus access to be not less than 15 nor more than 30 feet from the buildings. The distance from the buildings to the street appears to be in excess of 30 feet. This is not acceptable. The architect advises me that the units will be less than 32 feet from Third Avenue. It is my understanding that additional curb cuts would be necessary to reduce this distance. Under the circumstances, a distance of 32 feet from the street to the front of the units may be acceptable even though it does not meet the code.

The units on Ford Street will also require aerial apparatus access. If the aerial access is to be Ford Street, the units are much too far from the street to be acceptable. If the aerial access is to be the drive behind the units, the drive appears to fall short of a number of the requirements for aerial access. If there is a desire to use the drive behind the units for aerial access, I would suggest that someone meet with me to discuss all the requirements that would need to be met. The units on Ford Street have been moved. The architect's notes indicate that the units are 30 feet from the sidewalk/parking area at the edge of Ford Street. Section 503.2.3 of the Fire Code states... "Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities." If the parking area is to be considered part of the fire apparatus access road it must meet this requirement. In addition, Section D105.3 states that the aerial apparatus access road must be "... a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building". Section D105.2 states... "Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144mm) in height". It is clear to me

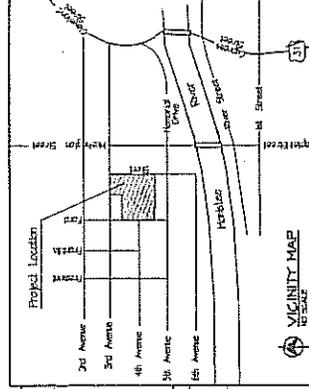


SPS

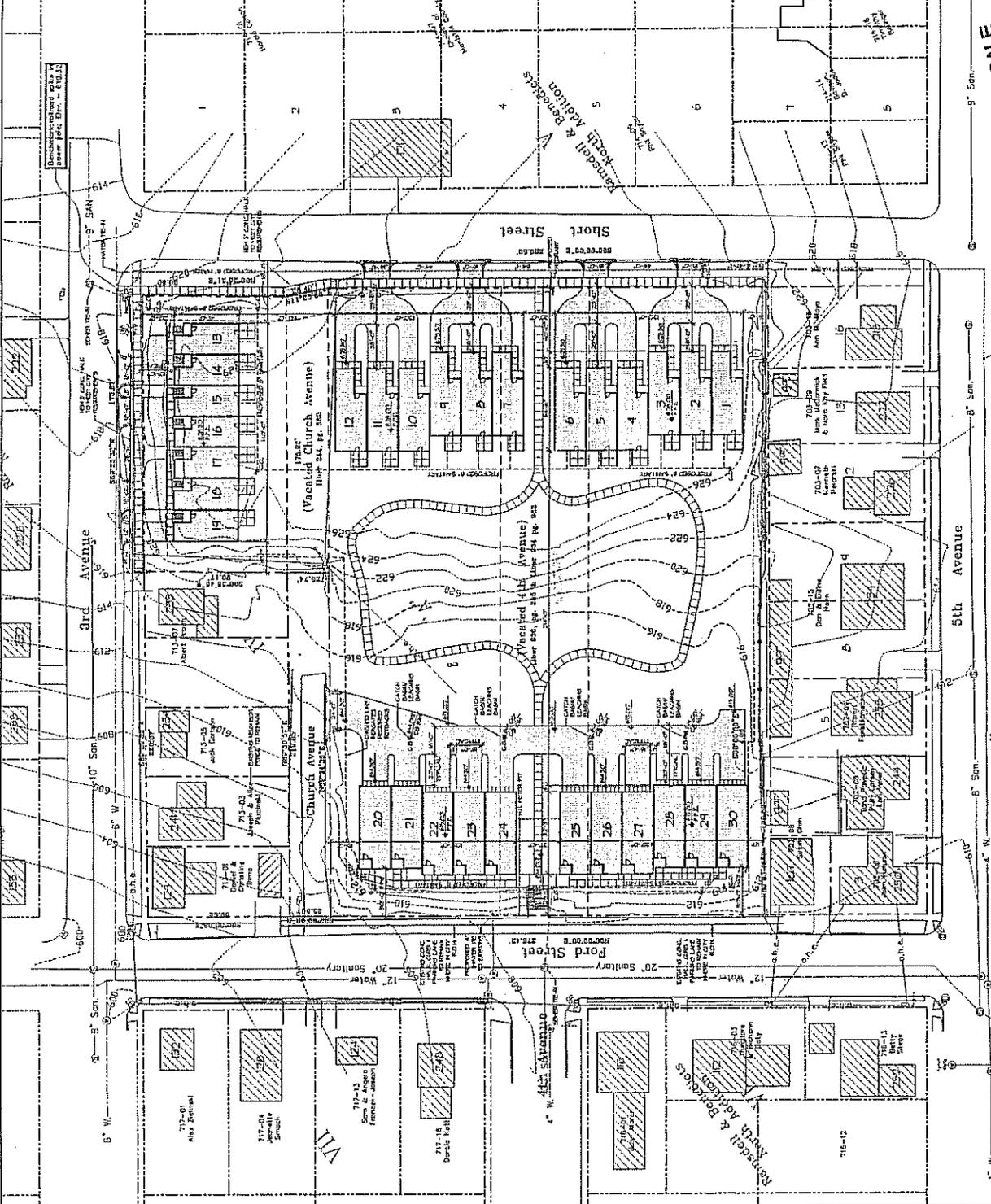
DATE: 07/19/06
REV: 07/26/06
FILE: 044-00
TOWN: CD

MANISTEE
WASHINGTON SQUARE CONDOMINIUMS

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



DO NOT SCALE
DIMENSIONS BEST FIT



SHEET NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. PROVIDE THE PLAN WITH NOTES AND DIMENSIONS TO ALL ADJACENT LOTS.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

GENERAL NOTES:
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

CONCRETE LEGEND:
--- 6:00 --- CONCRETE CURB AND GUTTER
--- 6:20 --- CONCRETE DRIVEWAY
--- 6:40 --- CONCRETE WALKWAY
--- 6:60 --- CONCRETE PATIO
--- 6:80 --- CONCRETE TERRACE
--- 7:00 --- CONCRETE PORCH
--- 7:20 --- CONCRETE BALCONY
--- 7:40 --- CONCRETE DECK
--- 7:60 --- CONCRETE STEPS
--- 7:80 --- CONCRETE RAMP
--- 8:00 --- CONCRETE CURB

UTILITY NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

PROJECT PHASING:
PHASE 1: CONSTRUCTION OF THE BUILDING FOOTING AND FOUNDATION.
PHASE 2: CONSTRUCTION OF THE BUILDING FRAMEWORK.
PHASE 3: CONSTRUCTION OF THE BUILDING EXTERIOR WALLS AND ROOF.
PHASE 4: CONSTRUCTION OF THE BUILDING INTERIOR WALLS AND FLOORS.
PHASE 5: CONSTRUCTION OF THE BUILDING EXTERIOR FINISHES AND LANDSCAPING.

ADDITIONAL NOTES:
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

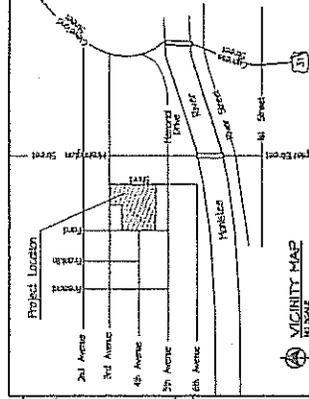


SP2

DATE: 04/19/06
REV: 07/20/06
FILE: 000-00
DWG: CD

WASHINGTON SQUARE CONDOMINIUMS
MICHIGAN
MANISTEE

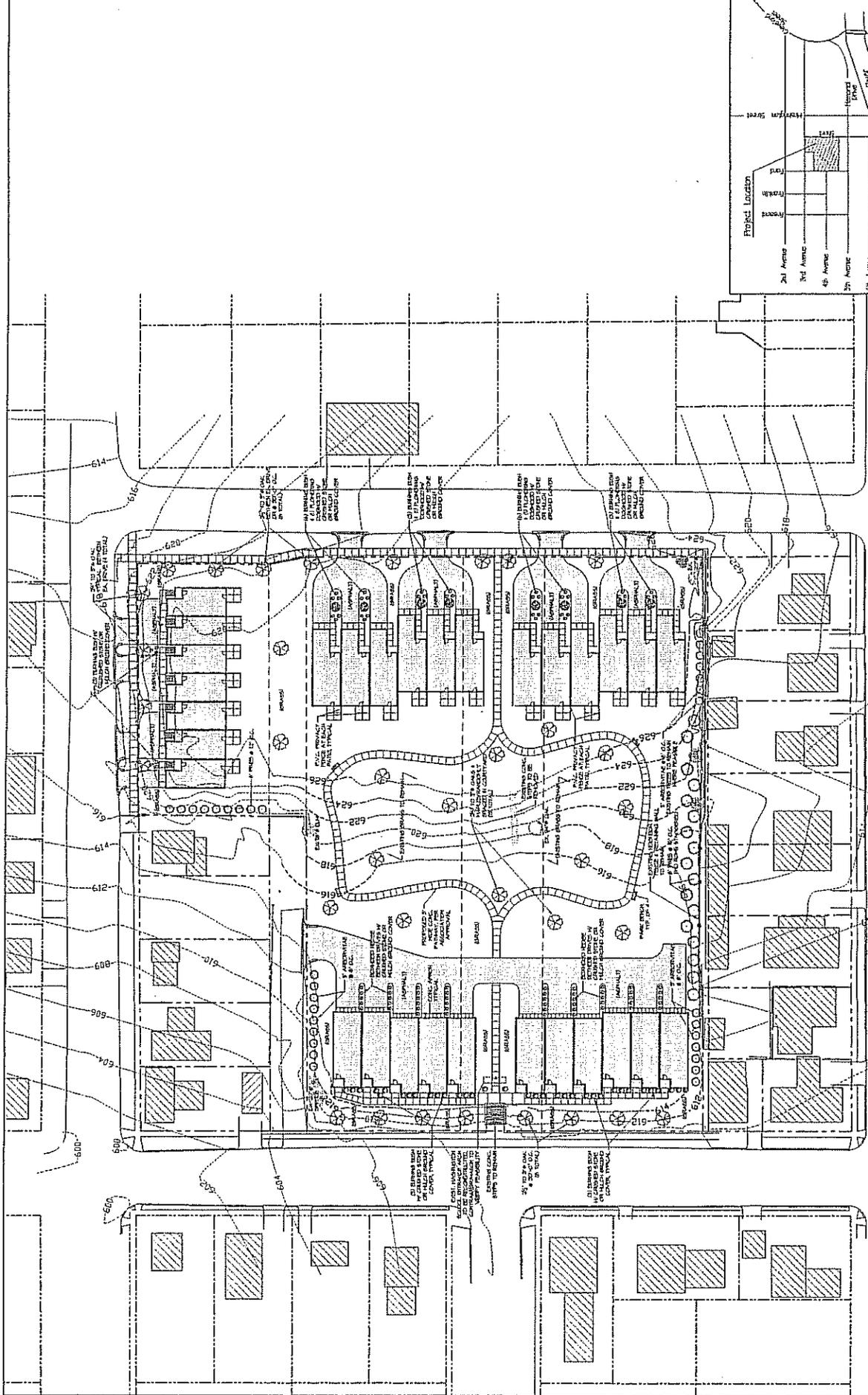
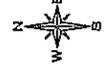
BOSMA ARCHITECTS & ASSOCIATES, P.C.
557 WEST WESTERN AVENUE
MUSKEGON, MI 49440
PHONE: (231) 728-9519
FAX: (231) 722-0413



DO NOT SCALE
DIMENSIONS BEING EXCEEDED

GENERAL LANDSCAPE NOTES:
LANDSCAPE CONTRACTOR TO VERIFY PLANT SPECIES AND SIZE, DATE
AND PLANTING METHOD WITH THE LANDSCAPE ARCHITECT. ALL PLANTING
MATERIALS TO BE SUPPLIED BY THE CONTRACTOR. ALL PLANTING
MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF
MUSKEGON, MICHIGAN.

PROPOSED LANDSCAPE PLAN
SCALE: 1" = 20'-0"





A2.1

WASHINGTON SQUARE CONDOMINIUMS

FORD STREET CONDO MODELS:

MANISTEE

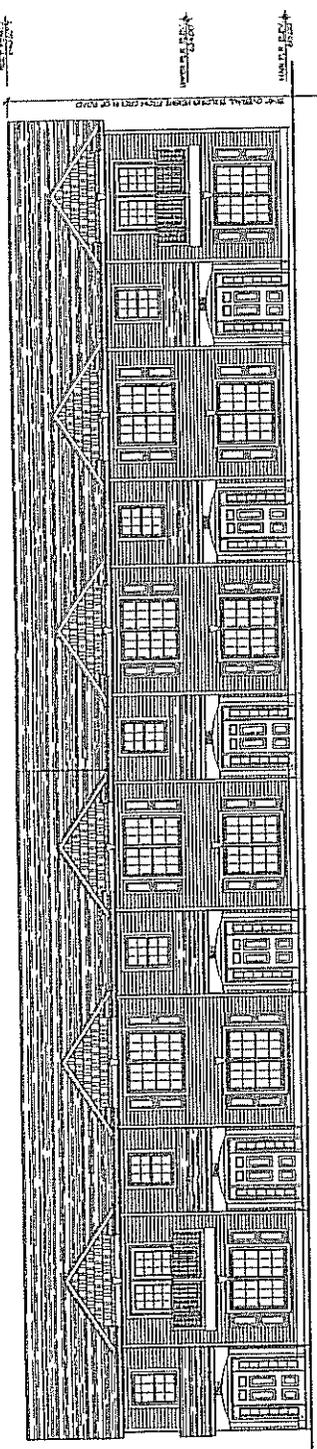
557 WEST WESTERN AVENUE
MUSKEGON, MI 49440

BOSMA ARCHITECTS & ASSOCIATES, P.C.
PHONE: (231) 722-0413
FAX: (231) 722-0413

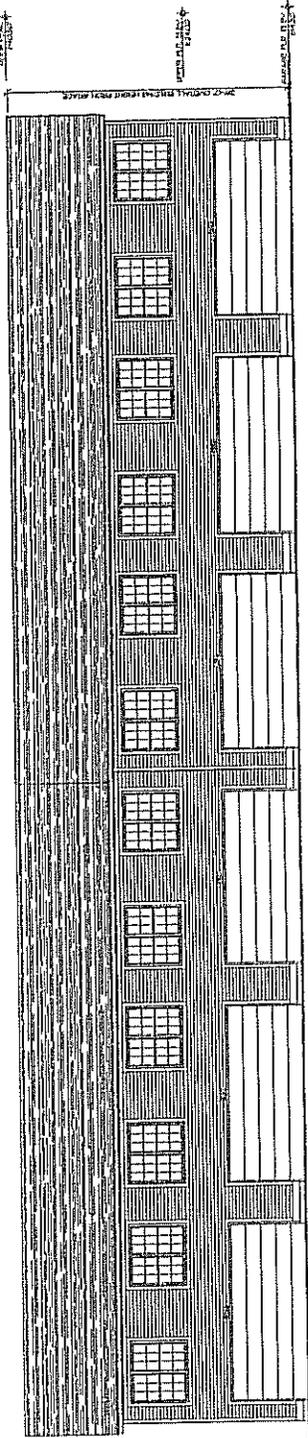
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REV'D: 07/29/06
FILE: 605-00
DWG. CD

PRELIMINARY
-NOT FOR CONSTRUCTION-

DO NOT SCALE
-DRAWING HAS BEEN REDUCED-



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



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



A2.2

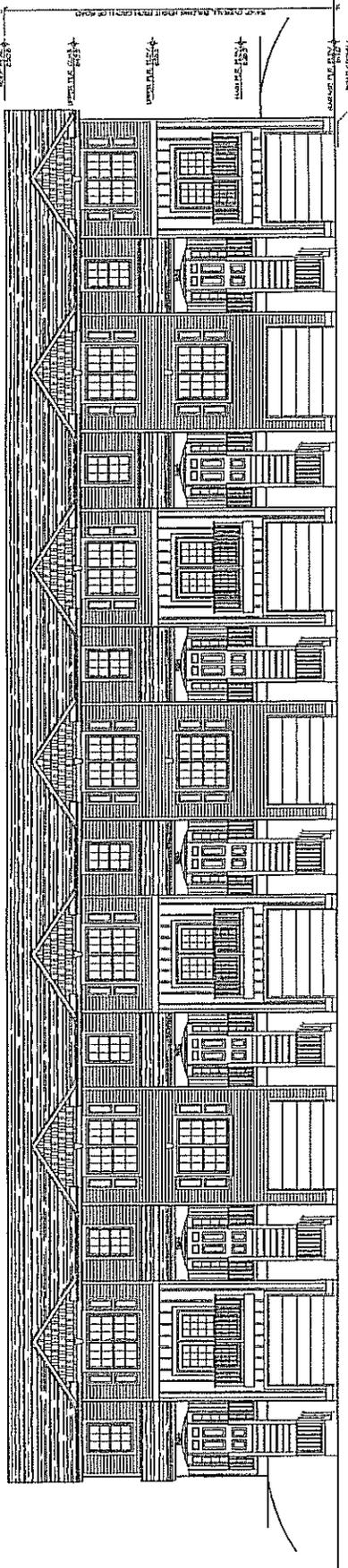
PRELIMINARY
-NOT FOR CONSTRUCTION-

DO NOT SCALE
-DRAWING HAS BEEN REDUCED-

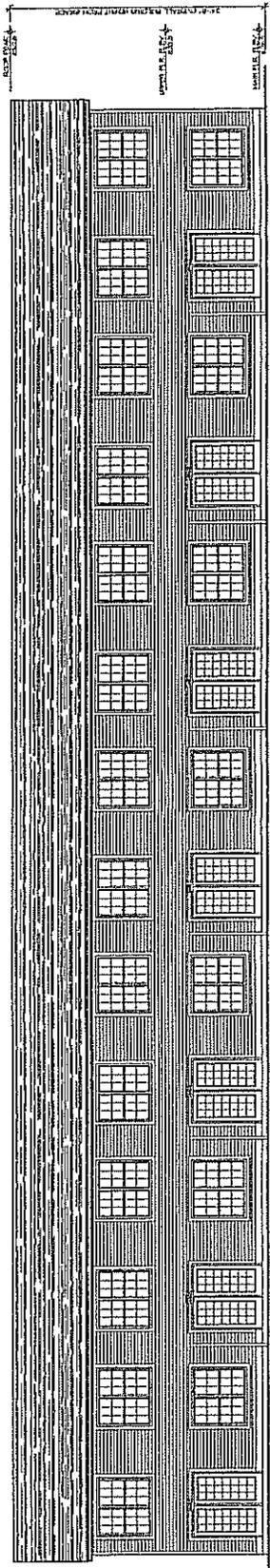
DATE: 03/20/06
REV: 07/20/06
FILE: 005-05
DWG: 03

MANISTEE
THIRD AVENUE CONDO MODELS:
WASHINGTON SQUARE CONDOMINIUMS

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



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



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



A2.3

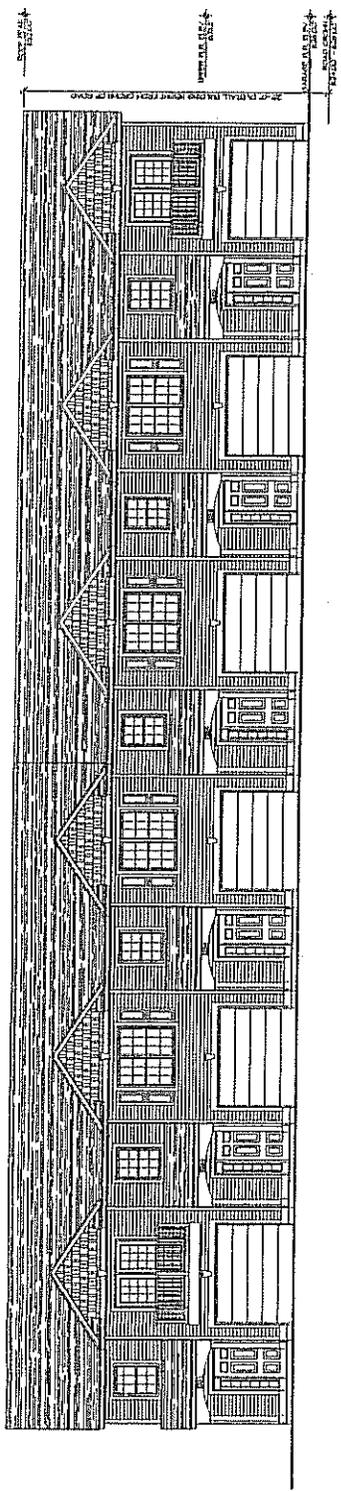
SHORT STREET CONDO MODELS:
WASHINGTON SQUARE CONDOMINIUMS
MANISTEE

DATE: 10/20/06
REVISED: 07/20/06
FILE: 063-06
DWG: CD

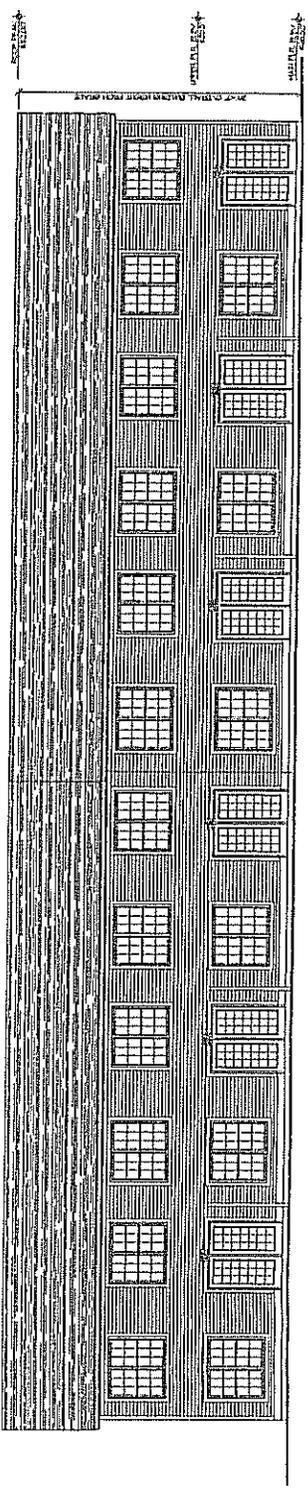
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557 WEST WESTERN AVENUE
MUSKEGON, MI 49440
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PRELIMINARY
-NOT FOR CONSTRUCTION-

DO NOT SCALE
-DRAWING HAS BEEN REDUCED-



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



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



BOSMA ARCHITECTS & ASSOCIATES, P.C.

557 W. WESTERN AVE., MUSKEGON, MI 49440 PH. 728-9519 FAX 722-0413

FAX TRANSMITTAL

DATE: 08/02/06

TO: Jon Rose, City Planner

CC: Sid Scrimger, Fire Chief
Mark Reenders, Owner

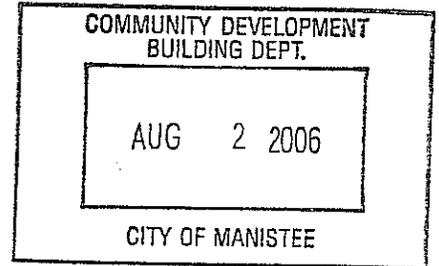
FAX #: 231-723-1546; 231-723-3519; 616-846-7694

NAME OF PERSON SENDING FAX: Tim Bosma

IF YOU DO NOT RECEIVE 2 PAGES, INCLUDING COVER SHEET, PLEASE CALL

SUBJECT: Washington Square Condominiums

COMMENTS: From previous conversations our understanding was that the
fire chief would approve our latest submission without conditions. However,
it appears the condition that no parking be allowed along Ford Street to facilitate
aerial access has been added. Attached is a sketch indicating how we propose
to rectify the situation to allow parking on Ford Street and still meet the
requirements for aerial access.



Church Avenue

N89°34'35"E

Ford Street

276.42'

N00°00'00"E

12" Water
20" Sanitary

PROPOSED 6" SANITARY

EXISTING CONC. WALK, CURB & PARKING LANE TO REMAIN WHERE IN CITY R.O.W.

PROPOSED 4" WATER TIE TO EXISTING

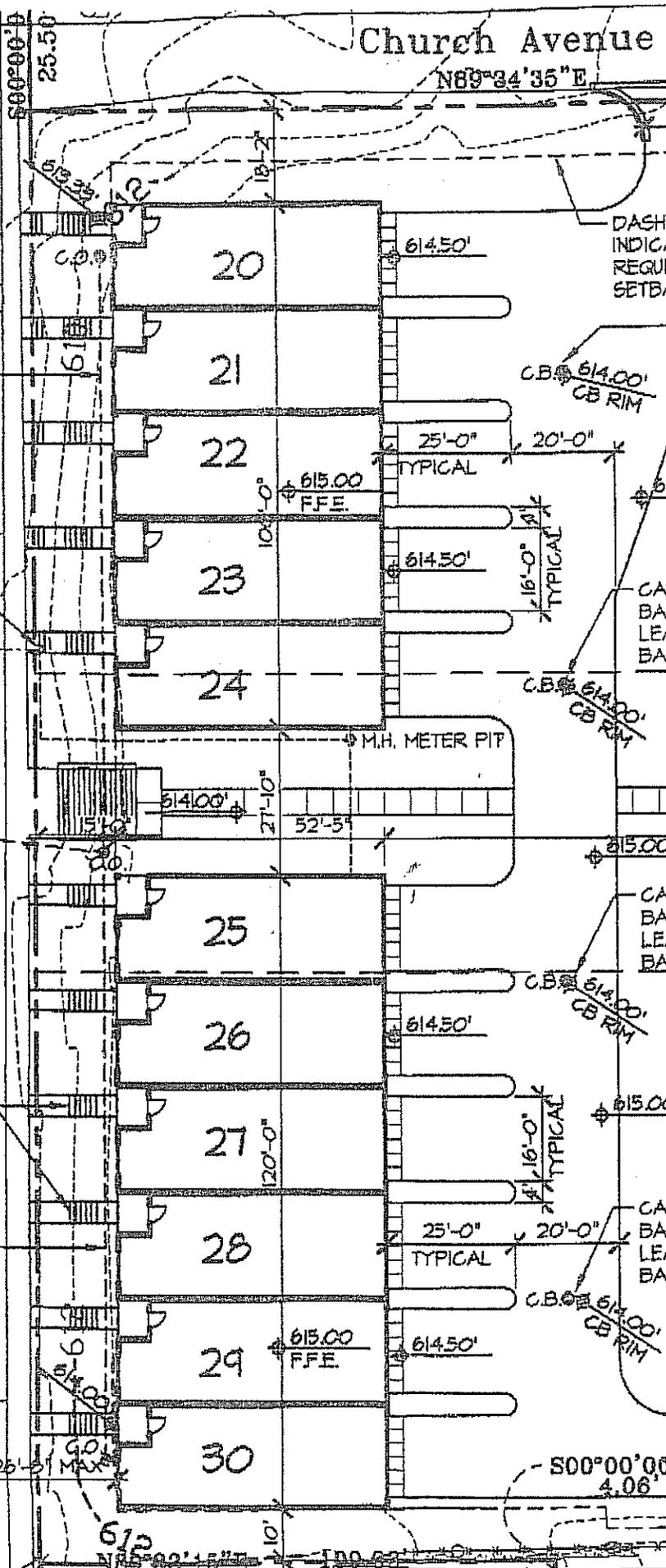
CONC. STEPS & WALKS TO CITY WALK TYPICAL

PROPOSED 6" SANITARY

EXISTING CONC. WALK, CURB & PARKING LANE TO REMAIN WHERE IN CITY R.O.W.

12" Water

EDGE OF ROAD



DASH INDICATE REQUIRE SETBACK

C.B. 614.00' CB RIM

C.B. 614.00' CB RIM

C.B. 614.00' CB RIM

C.B. 614.00' CB RIM

500°00'00" 4.06'

Mark A. Reenders Construction, Inc.

16776 Warner Street
Grand Haven, MI 49417
616-846-1344 (phone)
616-846-7694 (fax)

Date: 8/04/06

To: Jon Rose

From: Mark R.

Number of Pages: 1 (including this cover sheet)

Need to know if there is an appeal process in your ordinance?
Also how many days do we have per your ordinance to file an
appeal.



P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

August 4, 2006

CITY MANAGER
231.398.2801

Mark Reenders Construction, Inc.
16776 Warner Street
Grand Haven, MI 49417

VIA FAX #616-846-7694

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

Dear Mr. Reenders:

PLANNING, ZONING &
COMMUNITY DEV.
231.398.2805

The City of Manistee Planning Commission denied your request for a Planned Unit Development at 500 Washington Street (former Washington School property) at their meeting on August 3, 2006. Enclosed is a draft copy of the minutes for your files.

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

This motion to deny was based on the fact that the Site Plan did not meet the maximum density requirements of the Master Plan. Section 1802 of the City of Manistee Zoning Ordinance provides standards that the Planning Commission must follow to approve a Special Use Permit Application (including Planned Unit Developments). Requirement A.1 of the standards states that "The Special Use shall be consistent with the adopted City of Manistee Master Plan."

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

CLERK/TREASURER
FAX 231.723.5410

The Master Plan limits your development site to 24 units as stated in my Memo dated July 27, 2006 that was mailed to you the same time the Planning Commission were sent their packets. Your site plan for the project showed 30 units, 6 more than allowed under the Master Plan. For clarification the Bay Condominiums PUD project was located in the Waterfront District. Your project is located in the R-2 Residential District. These two Zoning Districts have different density Standards.

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

In response to your questions, I can find no reference to time frame for an appeal to Circuit Court. If you have any questions, please call me at 231.398-2805.

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

Sincerely,

PARKS DEPARTMENT
231.723.4051

Jon R. Rose
Community Development Director

WATER MAINTENANCE
231.723.3641

JRR:djb

WASTEWATER PLANT
50 Ninth St.
231.723.1553

Enclosures

cc: Bruce Gockerman, City Attorney
Planning Commissioners





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: July 25, 2006
RE: Sub-Committee Appointments

Commissioners, Chairman Yoder will be updating Sub-Committee Appointments at the August Planning Commission Meeting. Enclosed is an updated list. Please note that "Plan Review Committee" has been added, this is required under the Zoning Ordinance.

Let Chairman Yoder know if there is a committee you would like to serve on.

:djb

**MANISTEE CITY PLANNING COMMISSION
COMMITTEE APPOINTMENTS 2006**

COMMITTEE	2006 APPOINTEES
<p>HISTORIC OVERLAY/SITE PLAN REVIEW COMMITTEE - 5 member committee including DDA Representative and Museum Representative to oversee building modifications in the Historic Overlay District (Downtown) - Site Plan Review Committee assists the Zoning Administrator with Site Plan Reviews.</p>	<p>Tamara Buswinka Tony Slawinski Roger Yoder</p> <p>VACANCY - Alternate</p>
<p>JOINT CITY ORDINANCE REVIEW COMMITTEE - Members of the Executive Committee of the Planning Commission who review Ordinance Amendments with members of the City Council.</p>	<p>Executive Committee: Maureen Barry Ray Fortier Roger Yoder</p>
<p>MASTER PLAN REVIEW COMMITTEE Members of this committee will be responsible to keep current with new trends/changes that are going on in the community that could impact the Master Plan. An example would be the "Hotel Chippewa Fire". The vacant property created by this fire would not necessary require a change in the plan, but should be noted for review during the annual review that will be done during the first meeting in January. This Committee will meet as they feel it is necessary.</p>	<p>Maureen Barry VACANCY Tamara Buswinka</p>
<p>ORDINANCE RE-WRITE COMMITTEE Members of this committee will assist in reviewing the Zoning Ordinance for areas that need to be changed and/or updated. The committee will also review copies of the variance requests that the Zoning Board of Appeals has voted on over the past several years for needed changes to the ordinance.</p>	<p>Ray Fortier Tony Slawinski VACANCY Roger Yoder</p>
<p>PLAN REVIEW COMMITTEE Available for optional Plan Review of Special uses and uses by Right. Committee Review required for Planned Unit Developments.</p>	<p>REQUIRED UNDER NEW ZONING ORDINANCE</p> <p>3 - VACANCIES</p>
<p>SUBDIVISION COMMITTEE This committee is required under section 1242.03 of the Code of Ordinances.</p>	<p>Tamara Buswinka VACANCY Roger Yoder</p>
<p>ZONING BOARD OF APPEALS One member of the Planning Commission also serves on the Zoning Board of Appeals</p>	<p>Ray Fortier</p>