

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, September 6, 2007

7:00 p.m. -Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planing Commission can take action to approve the September 6, 2007 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the August 2, 2007 meeting Minutes.

V Public Hearing

None

VI New Business

Barry & Ann Lind, 532 Fourth Street

Accessory Building

Barry & Ann Lind, 532 Fourth Street would like to construct a new carriage house (accessory building) that would be approximately 26'3" in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building.

At this time the Planning Commission will determine if the request from Barry & Ann Lind, 532 Fourth Street to construct an accessory building approximately 26' 3" in height as shown on plan prepared by Kendra C. Thompson Architects, P.C. /Job No. KT-2525/ Dated August 2007 is permissible to achieve architectural compatibility with the principal building.

VII Old Business

None

VIII Public Comments and Communications

At this time the Chair will ask if there are any public comments.

IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

X Staff Reports

At this time the Chair will ask Staff for their report.

XI Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XII Adjournment



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

MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: August 30, 2007
RE: September Planning Commission Meeting

Commissioners, enclosed is the information for the September Planning Commission Meeting. Items on the agenda include:

► Barry & Ann Lind, 532 Fourth Street

Accessory Building

Barry & Ann Lind, 532 Fourth Street would like to construct a new carriage house (accessory building) that would be approximately 26'3" in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building.

Please bring your schedules with you because we will need to schedule sub-committee meetings for September.

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

:djb



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, Community Development Director 

DATE: August 28, 2007

RE: Barry & Ann Lind, 532 Fourth Street

Commissioners, we have received a request from Barry & Ann Lind, 532 Fourth Street. While the Planning Commission does not handle requests for residential Land Use Permits, in this case Mr. & Mrs. Lind would like to construct a carriage house that exceeds the requirements of Section 515 Accessory Buildings and Structures.

You will note that item D has been highlighted that provides for the Planning Commission to approve a higher structure to achieve architectural compatibility with the principal building. Photos are included that shows the principal structure and the existing garage that will be demolished if the plan is approved.

Because of the request to increase the height of the proposed carriage house to approximately 26' 3" Planning Commission approval is required.

A letter of support from Wayne & Jeanette Grove, 520 Fourth Street (adjoining property owners to the east) is enclosed.

A letter of support from Tom & Karen Kubanek, 316 Tamarack Street is enclosed.

JRR:djb

Land Use Permit Application - Basic Site Plan

Residential Properties - Fee \$10.00

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):

1. Name, address and signature of applicant and property owner

Applicant: BARRY & ANN LIND
Address: 532 FOURTH STREET
Daytime Phone Number: 231. 398. 0307

2. Legal description, property parcel number and street address of the subject parcel of property.

Legal description: LOTS 9 & 10, BLOCK 10, CE MARSH ADDITION
Address of Project: 532 FOURTH ST. Parcel Code # 51-51-364-717-05

3. Area of the subject parcel of property stated in acres, or if less than one (1) acre, in square feet.

14,909 SF.

4. Present zoning classification on parcel and on adjacent parcels: R-1

5. Present and proposed land use: SINGLE-FAMILY RESIDENTIAL

6. Applicant's statement of the expected effect on emergency service requirements, schools, storm water systems, automobile and truck circulation patterns and local traffic volume.

NO NEGATIVE IMPACTS.

7. A description of the proposed development and the land use proposed. CONSTRUCT NEW 24'x32' CARRIAGE HOUSE & 340 SF. COVERED ROOF DECK/ BASEMENT ADDITION TO EXIST'G. HOUSE.

Finished Height of Project: CARRIAGE HOUSE: APPROX. 26'-3" GRADE TO RIDGE DECK ADDITION: APPROX. 22'-0" GRADE TO PEAK

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:  Date: 24 AUG 2007

KENDRA C. THOMPSON
ARCHITECTS, P.C.
803 CHERRY STREET
MANISTEE, MI 49660

SECTION 515 ACCESSORY BUILDINGS AND STRUCTURES

- A. All accessory buildings and structures shall be located in the side yard or rear yard, except when built attached to the principal building (for example radio or television antennas, or upper story accessory dwellings).
- B. Accessory buildings shall be located in compliance with the setback requirements of this Ordinance.
- C. An accessory building attached to the principal building of a parcel shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. A detached accessory building shall not be located closer than ten (10) feet to the principal structure.
- D. An accessory building and structure in the R-1, R-2, R-3 and R-4 Districts shall not be higher than eighteen (18) feet and side walls shall not be higher than twelve (12) feet, unless a higher structure is approved by the Planning Commission and the Historic District Commission (if applicable) to achieve architectural compatibility with the principal building.
- E. In all Districts except L-1 and G-1 accessory buildings shall not be taller than the principal building. In all Districts except C-1, L-1 and G-1, the building area of all accessory buildings shall not exceed the building area of the principal building, except in accord with Section 1804, hereof.
- F. No accessory building shall be used as a dwelling or for temporary or permanent residential or lodging purposes or as sleeping quarters for human beings, except as permitted pursuant to Section 1831, pertaining to Accessory Dwellings.

Image/Sketch for Parcel: 51-51-364-717-05

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: 1 FRONT 07-18-03

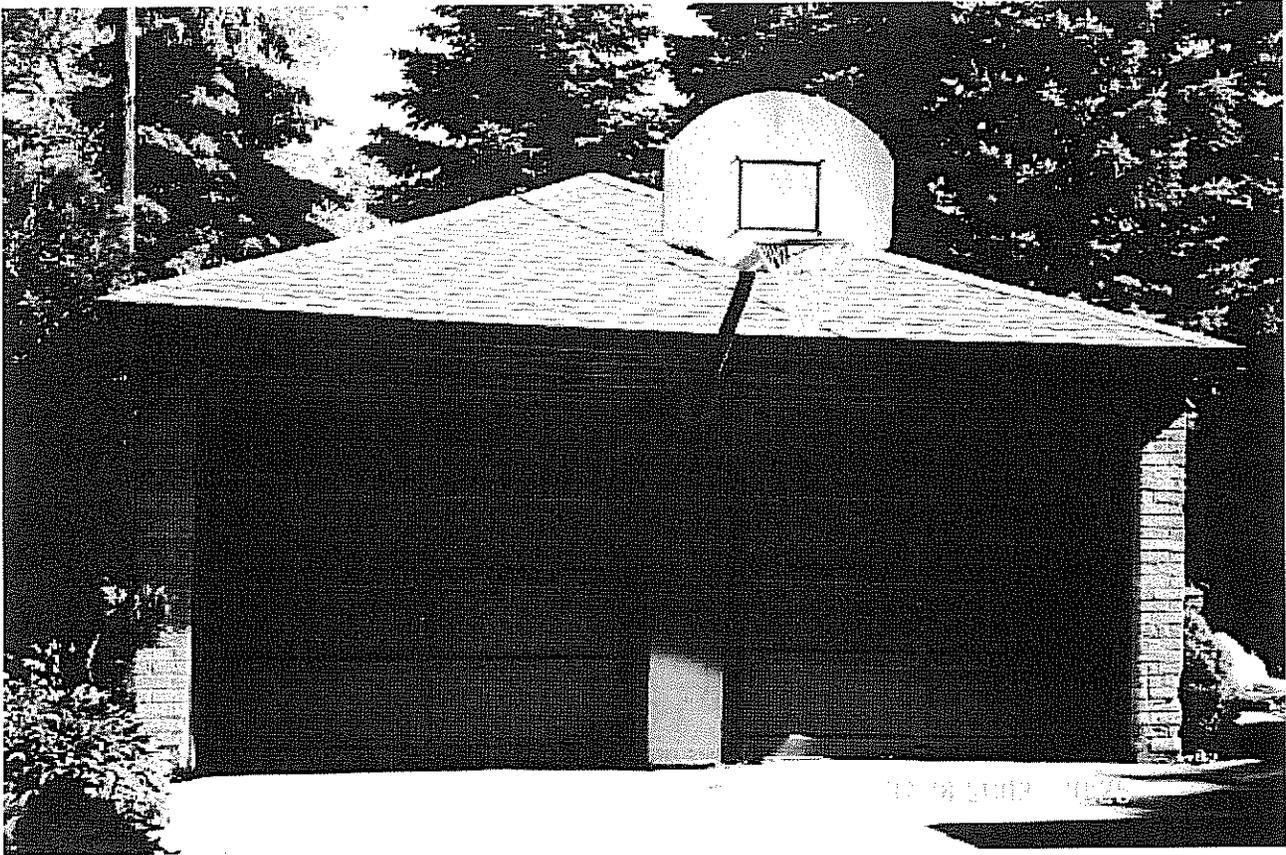


****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.
[Privacy Policy](#)

Image/Sketch for Parcel: 51-51-364-717-05

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Caption: 5 GAR 07-18-03



****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.
[Privacy Policy](#)

Existing Garage located on site plan where proposed Kitchen/Garden is shown.

This garage will be demolished if site plan is approved.

Manistee City Hall
70 Maple Street
Manistee MI 49660

ATTN: John Rose or Denise Blackley:

This note is to let you know that Barry and Anne Lind, whose property at 532 Fourth Street abuts our property on the West side, have shown their plans for a new garage to us. They told us it would be somewhat taller than standard. We believe the design and construction will enhance our own property value and will not present any problems for us.

Sincerely,

Jeanette Grove

Wayne A. Grove

520 4th St

Manistee Mi

COMMUNITY DEVELOPMENT
BUILDING DEPT.

AUG 28 2007

CITY OF MANISTEE

Tom and Karen Kubanek
316 Tamarack
Manistee, MI 49660
U. S. A.

August 28, 2007

John Rose, Community Development Director
PO Box 358
Manistee, MI 49660

Dear John,

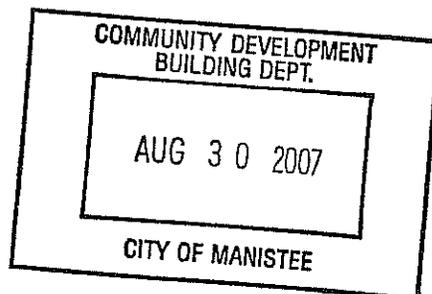
We would like to give our support for the approval of the garage that Barry and Ann Lind, 532 Fourth Street in Manistee, would like to build.

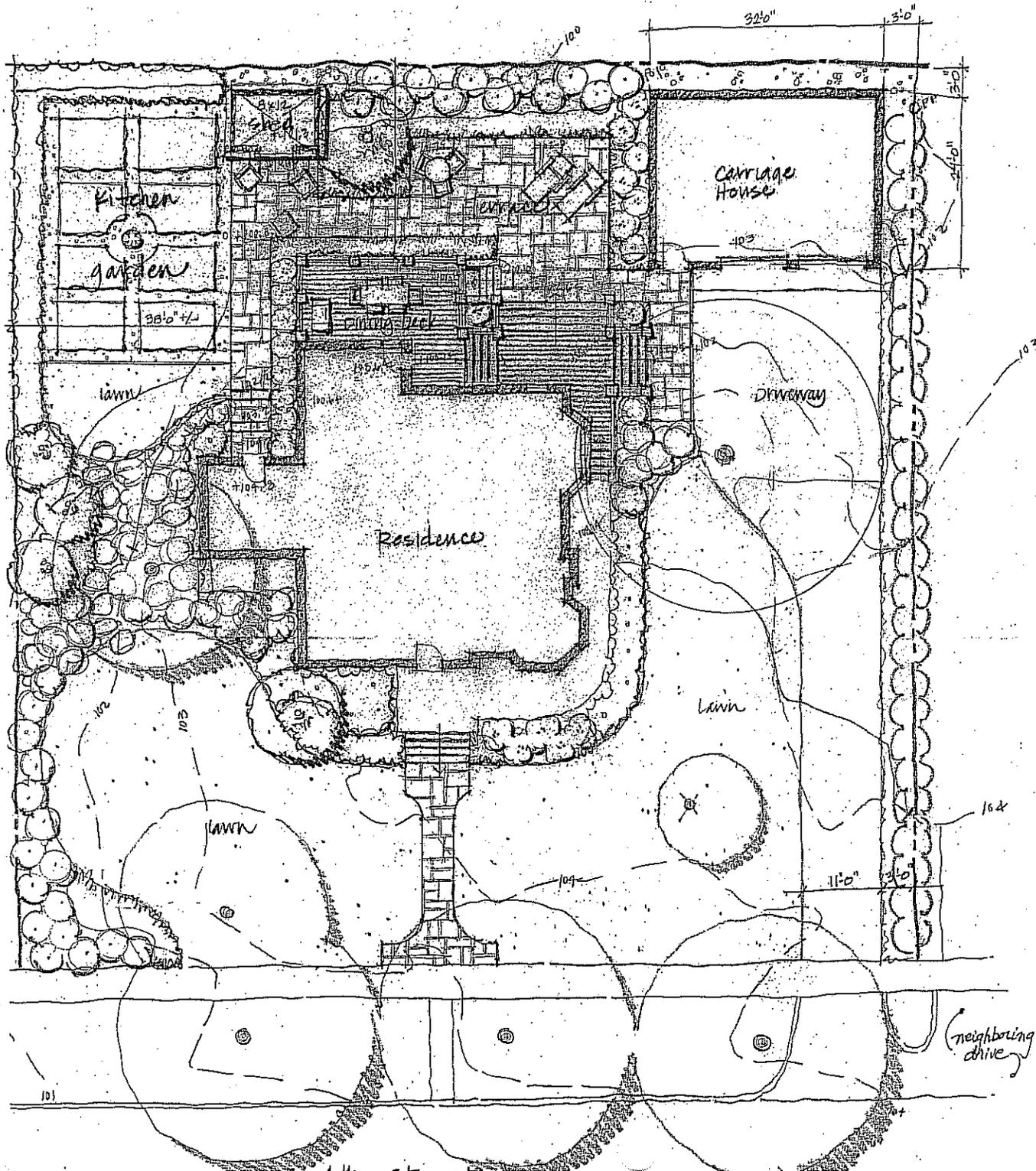
We have seen the plans and have every confidence that it will be very much in keeping with their lovely home and our neighborhood.

Sincerely,


Tom Kubanek


Karen Kubanek



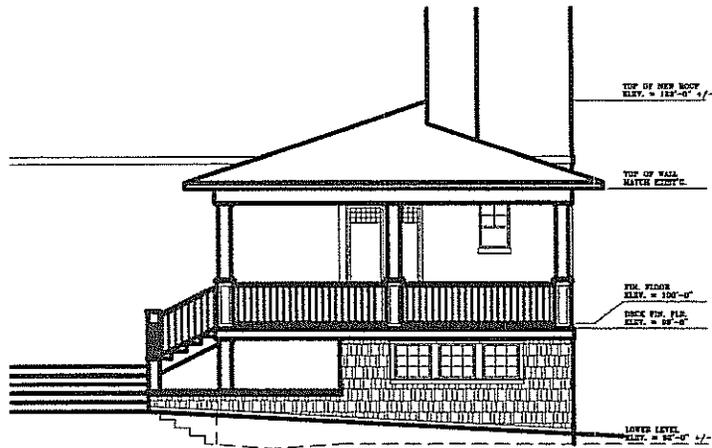


Landscape Development Plan
 Lind Residence
 Manistee, Michigan

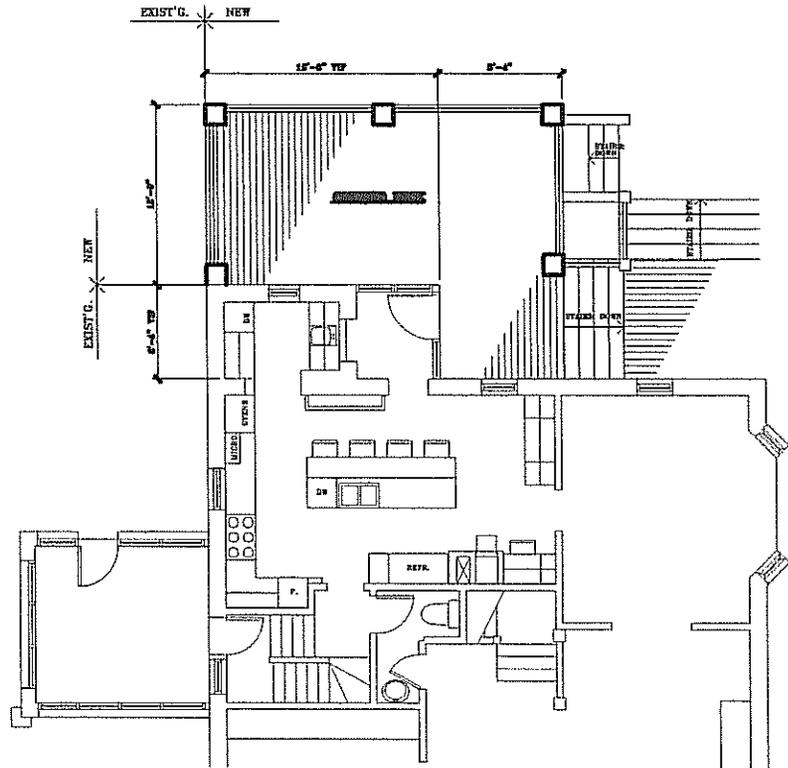
concept B
 July 16, 2007
 scale: 1" = 10'-0" north 

anna c. silverman
 landscape architect
 251.932.1925

REVISION	BY
CITY REVIEW	KCT
PLANNING	



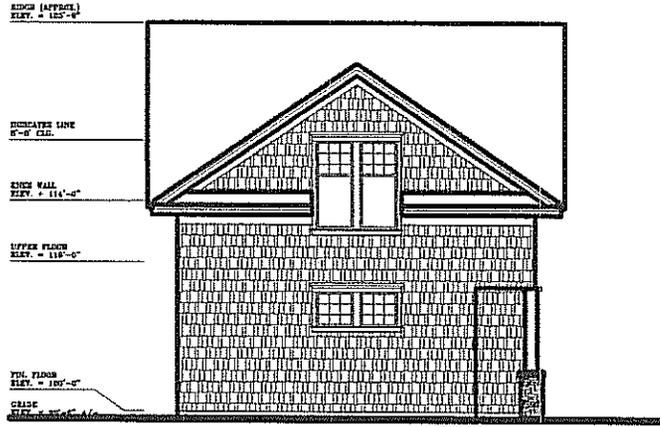
NORTH ELEVATION -
partial
SCALE: 1/4" = 1'-0"



DECK ADDITION
FLOOR PLAN
SCALE: 1/4" = 1'-0"

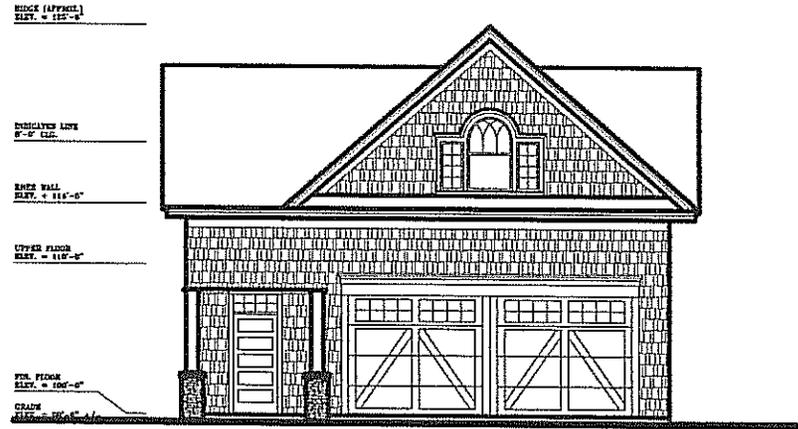
NEW CARRIAGE DRIVE AND DECK ADDITION FOR
MR. AND MRS. BARRY LIND
MANAGER, WASHINGTON
608 FOURTH STREET

1/11
KCT
AUGUST 2007
AS NOTED
BY THE
CITY OF
A-2
TWO



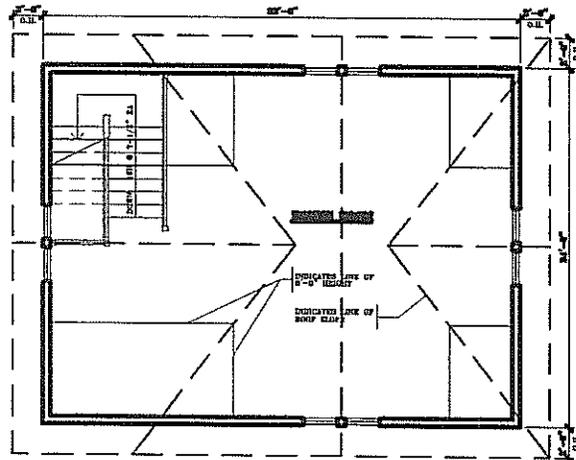
WEST ELEVATION

SCALE: 1/4" = 1'-0"



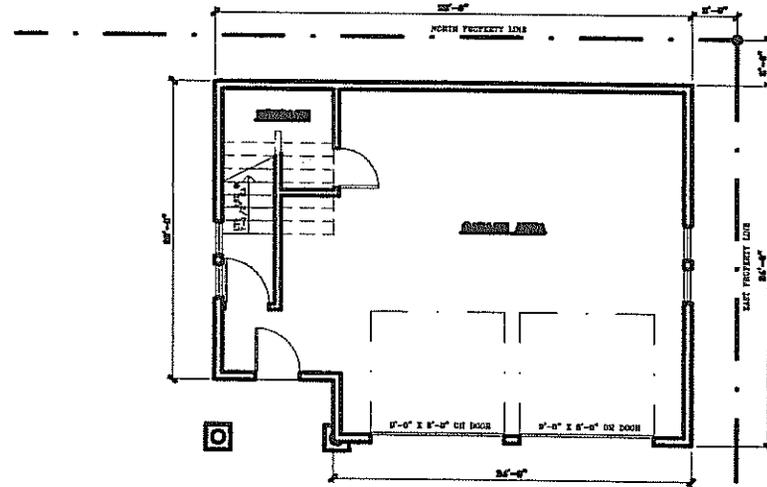
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



CITY REVIEW	BY
SLAUGHER	KCT

NEW CARriage EDGES AND NECK ADDITION FOR:
MR. AND MRS. BARRY LIND
 608 FOURTH STREET
 MANCHESTER, MARYLAND

ALL WORK
 TO BE
 AS NOTED
 UNLESS
 OTHERWISE
 SPECIFIED
A-1
 TFD