

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, March 6, 2008

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 March 6, 2008 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the February 7, 2008 meeting Minutes.

V Public Hearing

West Shore Bank - Special Use Permit/Site Plan Review

West Shore Bank is proposing to develop a Financial Institute with a Drive-Through Facility at 306 Cypress Street. While a Financial Institution is a permitted Use in the C-2 Neighborhood Commercial Zoning District a Drive-Through Facility is a Special Use.

At this time the Chair shall open the hearing.

The Applicant shall present any comments and explanation of the case.

The City Staff and any consultants serving the City shall present their reports.

The hearing will be opened for public comments

The hearing will be closed

John F. & Cheryl L. Staszczak - Special Use Permit

John F. & Cheryl L. Staszczak for a Special Use Permit for a Bed and Breakfast (four sleeping rooms) at 450 Cedar Street, Manistee, Michigan. A Bed and Breakfast is a Special Use in the R-1 Low Density Residential Zoning District.

At this time the Chair shall open the hearing.

The Applicant shall present any comments and explanation of the case.

The City Staff and any consultants serving the City shall present their reports.

The hearing will be opened for public comments

The hearing will be closed

VI New Business

West Shore Bank - Special Use Permit/Site Plan Review

A Public Hearing was held earlier in response to the request from West Shore Bank for a Special Use Permit to develop a Financial Institute with a Drive-Through Facility at 306 Cypress Street.

At this time the Planning Commission can prepare a resolution to approve/deny a Special Use Permit, Case Number PC-2008-02 for West Shore Bank for a Financial Institute with a Drive-Through Facility at 306 Cypress Street as shown on Site Plan Project Number#207010, Dated February 15, 2008 prepared by Barber, McCalpin Associates Architects, Engineers

John F. & Cheryl L. Staszczak - Special Use Permit

A Public Hearing was held earlier in response to the request from John F. & Cheryl L. Staszczak for a Special Use Permit for a Bed and Breakfast (four sleeping rooms) at 450 Cedar Street, Manistee, Michigan.

At this time the Planning Commission can prepare a resolution to approve/deny a Special Use Permit for John F. & Cheryl L. Staszczak, 450 Cedar Street for a Bed and Breakfast, as shown on Site Plan Job No. M - 08 prepared by Abonmarche Consultants, Inc. Dated Feb. 18, 2008

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: February 28, 2008
RE: March Meeting

Commissioners, enclosed is your packets for the March Planning Commission Meeting. We have two items on the Agenda as follows:

West Shore Bank - Special Use Permit/Site Plan Review

West Shore Bank is proposing to develop a Financial Institute with a Drive-Through Facility at 306 Cypress Street. While a Financial Institution is a permitted Use in the C-2 Neighborhood Commercial Zoning District a Drive-Through Facility is a Special Use.

John F. & Cheryl L. Staszczak - Special Use Permit

John F. & Cheryl L. Staszczak for a Special Use Permit for a Bed and Breakfast (four sleeping rooms) at 450 Cedar Street, Manistee, Michigan. A Bed and Breakfast is a Special Use in the R-1 Low Density Residential Zoning District.

Along with the requests I have prepared Draft Resolutions of Approval/Denial which are included in your packets. Jon has not had the opportunity to review them and if changes are needed they will be brought to you at the meeting.

See you Thursday! Please call me if you are unable to attend the meeting.

:djb



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MEMORANDUM

TO: Planning Commissioners
FROM:  Jon R. Rose, Community Development Director
DATE: February 21, 2008
RE: West Shore Bank - Special Use Permit/Site Plan Review

Commissioners, attached is a request from West Shore Bank for a Special Use Permit for a Financial Institution with a Drive-Through Facility. While a Financial Institution is a Permitted Use in the C-2 Neighborhood District a Drive-Through Facility requires a Special Use.

Enclosed is a review of the Plan that has been completed by Staff including a Memo from Jeff Mikula, Abonmarche/City Engineer. The applicant sent in a new site plan that addressed several concerns that were raised during the initial review. The new site plan is included in your packet. Items for consideration are:

Mr. Mikula's item #1 has been addressed by the applicant paving a portion of the south edge of their property to provide pavement 20 feet wide for two way traffic.

As indicated in item #2, any approval should include a condition that the applicant provide an easement or license to allow public access along the traveled portion of the bank property.

Item #3 could also be placed as a condition on the Special Use Permit to insure that the sidewalk across the east entrance onto third street should be a minimum of 6" thick and constructed of fiber reinforced concrete.

Item #4 has been reviewed by our department and the pole of the sign is outside of the 25 ft clear visibility area while the sign face is within the clear visibility area. We discussed this issue with our Planner of Record and he indicated that as long as there is not a visibility issue the Planning Commission could approve the sign at that location. The sign has an 8ft 3 inch clearance to the bottom of the sign. The Planning Commission will determine whether the sign "obstruct safe vision" at the intersection.

Installation of a Time/Temperature LED Sign. The Planning Commission will need to determine if this conflicts with the ordinance.

Staff did not find any other issues with the site plan.

Staff/Site Plan Review for: West Shore Bank
 201 W. Loomis Street, P.O. Box 627
 Ludington, MI 49431

Address/Parcel Code#: 306 Cypress Street - 51-51-574-729-01

Zoning District: C-2 Neighborhood Commercial District

Proposed Use: Financial Institution with Drive-Through Facility

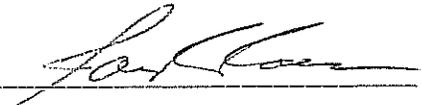
	Requirements	Proposed	Compliance
Minimum Lot Area:	6,000 sq. ft.	30,575 sq. ft	X yes <input type="checkbox"/> no
Minimum Lot Width:	60 ft	121.84 ft & 252.03 ft	X yes <input type="checkbox"/> no
Max. Building Height:	2 ½ stories, or 35 ft	19' 1"	X yes <input type="checkbox"/> no
Maximum Lot Coverage:	90%	Less than 90%	X yes <input type="checkbox"/> no
Front Yard Set Back:	4 ft	39ft 6in & 64 ft 11 in	X yes <input type="checkbox"/> no
Side Yard Set Back:	0 or 4 ft (each side)	N/A	X yes <input type="checkbox"/> no
Rear Yard Set Back:	10 ft	43ft 3in & 10 ft	X yes <input type="checkbox"/> no
Waterfront Set Back	20 ft	N/A	X yes <input type="checkbox"/> no
Parking Requirements:	14 spaces	17 spaces	X yes <input type="checkbox"/> no
Signage:	1 pole sign 80sq. ft/20ft high	71.5 sq. ft/18 ft high	X yes <input type="checkbox"/> no
	with Time and Temperature LED Display Sign wall sign 61.5 sq. f.t/232.37 sq. ft	37.8sq. ft./85.3 sq. ft.	X yes <input type="checkbox"/> no

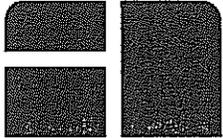
Landscaping Requirements - **subject to Section 531:** Applicant will utilize a small portion of existing landscaping and install new landscaping.

Outdoor Lighting Requirements - **subject to Section 525:** Applicant was informed that glare from the existing lights intruded onto neighboring properties. They are proposing 20 ft lights that will not create an illumination problem for adjacent private properties.

U.S. 31 Corridor Overlay District Requirements - **subject to Article 19:** Applicant has worked with Dan Lund, MDOT and removing the curb cut on U.S. 31 was MDOT's recommendation.

NOTES: Using existing Sign post. (Post is outside the 25 ft clear visibility area, but the sign face is within the 25 ft clear visibility area).

Zoning Reviewed by:  



ABONMARCHE

Confidence By Design

ENGINEERS
ARCHITECTS
PLANNERS
SURVEYORS

361 First Street
Manistee, MI 49660
T 231.723.1198
F 231.723.1194
www.abonmarche.com

BENTON HARBOR,
MI
SOUTH HAVEN, MI
SOUTH BEND, IN
FORT WAYNE, IN

MEMORANDUM

DATE: February 20, 2008

TO: Jon Rose
Denise Blakeslee

FROM: Jeffrey W. Mikula *JWM*

RE: Manistee Branch
West Shore Bank

Abonmarche has reviewed the Site Plan submitted by Barber -McCalpin associates.

We note the following for your consideration.

1. SHEET C1 - The existing alley and proposed widening appears to measure 16 ft +/- . We are concerned that this is not sufficient width for two way traffic, and conflicts would be present from west bound vehicles from US-31 and east bound customers from the drive-thru. We recommend a minimum pavement width of 20 ft.
2. SHEET C1 - The alley and entry point at US-31 has been widened beyond the 20 ft platted alley. We recommend an easement be provided to the City to allow public access along the traveled portion of the bank property.
3. SHEET C1 - The sidewalk to be replaced at the proposed east entrance onto Third St. should be a minimum of 6" thick and constructed of fiber reinforced concrete.
4. SHEET C1 - The sign location at the intersection of US-31 and Third St. appears to enter the clear vision area, contrary to the note.



SPECIAL USE PERMIT APPLICATION

WEST SHORE BANK

Applicant 201 W. LOOMIS ST P.O. Box 627

Address LUDINGTON, MI, 49431-0627

City, State, Zip Code

Phone Numbers (Work) 231-845-3500

(Home) _____

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
\$250.00**

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

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

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

1. A complete Special Use permit application including the following information:

a. Name and address of applicant and owner(s): WEST SHORE BANK
201 W. LOOMIS ST. P.O. Box 627, LUDINGTON, MI 49431-0627

b. Legal description, property parcel number, and street address of the subject parcel of land:
LOTS 1, 2, 3, 4 & E. 2' OF LOT 5, BLK 15 "MARK S TYSON & CO ADDITION TO VILLAGE OF MANISTEE
PARCEL # 51-51-574-729-01 306 CYPRESS ST.

c. Area of the subject parcel of land stated in acres, or if less than one (1) acre, in square feet 30,575 SF (0.70 A.)

d. Present zoning classification of the parcel: C-2

e. Present and proposed land use: -COMMERCIAL - RETAIL VIDEO STORE

- f. A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
 Attached
 - g. Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.
 Attached
 - h. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.
 Attached
 - i. A statement and other evidence or proof by the applicant of present and future compliance with the standards required for approval in this Article and other standards imposed by this Ordinance affecting the special use under consideration.
 Attached
2. A complete Site Plan containing all the applicable data required by **Article 22, Site Plans**.
 3. Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in **Section 1802**.
 4. Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by **Section 2203, E, 2**, an environmental assessment as required by **Section 2203, E, 1**, a market study as required by **Section 2203, E, 3**, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.
 5. The Zoning Administrator may, with the approval of the Planning Commission, waive the submission of materials outlined in this Section if such materials are determined to be not applicable to the proposed Special Use or relevant to the consideration of the Planning Commission.
- C. **Special Use review procedures.** An application for Special Use Approval shall be processed in accordance with **Section 1801.C**.
- D. **Issuance of a Special Use permit.** Special Use Permits shall be issued in accordance with **Section 1801.D**.
- E. **Appeals.** No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.
- F. **Duration of Approval.** The Special Use permit shall become effective upon Planning Commission approval and in accordance with **Section 1801.F**.

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

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

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

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

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

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in **Article 27.**

Signature (s) of Applicant (s):

Richard D. Collins

RICHARD D. COLLINS, THOMPSON-PHELAN GROUP INC
9834 DIXIE HWY P.O. Box 105
ANCHORVILLE, MI 48004-0105

Dated 2/08/08

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

yes no

Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits, or deferments for this proposed project.

If yes, explain: _____

Site Plan Information required in Application:

Project Name: West Shore Bank

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

Project Name: West Shore Bank

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]
- N/A* 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]

Project Name: West Shore Bank

- 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.
N/A
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 22. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
- 23. Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
MDOT:
 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 _____ [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.

Thompson-Phelan Group, Inc.

Barber-McCalpin Associates

9834 Dixie Highway • P.O. Box 105
Anchorville, MI 48004-0105
(586) 725-8402 • Fax (586) 725-9939

3450 W. Central Avenue • Suite 351
Toledo, OH 43606
(419) 531-5510 • Fax (586) 725-9939

**WEST SHORE BANK
RENOVATION FOR BRANCH OFFICE
MANISTEE, MICHIGAN
OUR JOB NO. 207010**

www.thompsonphelan.com

PROJECT DESCRIPTION

February 6, 2008

West shore Bank, Ludington has purchased the former Hardee's restaurant building and site located at 306 Cypress Street, Manistee for the purpose of developing the building as a new branch office.

The building currently exists as the "Movie Gallery" video rental outlet and will be remodeled inside and out within the existing footprint and structure. The corner lot on the U.S. 31 main route thru the city makes a desirable location for traffic circulation at a bank with drive-thru services.

A drive-up canopy consisting of 4 lanes for drive thru banking will be added to the rear (west) of the building and a new customer entrance canopy will be added to the north side of the building.

The existing parking lot entrance from U.S. 31 (near Third Street) will be removed. The existing drive approach from Third Street at the north end of the site will remain. A new entrance drive will be constructed from Third Street, 60' north of U.S. 31. The existing street trees on Third Street will remain. The existing curb cut at the alley on U.S.31 will remain. Pavement along the alley that formed the restaurant drive-thru will be removed and the exit from the bank drive thru will be directed to the existing paved alley.

The existing parking lot surface is in good condition. Curbs and planting islands will be added to reduce parking spaces from 35 to 17 and to accommodate the (4) drive thru lanes. The overall impervious area will be reduced from 24,973 S.F. to 22,179 S.F.

The Bank use will not have significant impact on the use of existing utilities or public services in the area. The hours of operation will actually be shorter than the previous two occupants of the site as fast food restaurant and video rental outlet. The existing utility systems including storm drainage system, sanitary sewer lead, water service, gas service and electrical services, that were installed for Hardee's restaurant, are in good condition and will adequately serve the new layout and bank use without change.

February 8, 2008

Catch basins will be covered during construction with fabric and stone filters to prevent silt from entering the storm sewer system.

Overgrown landscaping will be removed and replaced with new. The existing street trees along Third Street and a large on-site Spruce tree will remain in place.

THOMPSON-PHELAN GROUP, INC./
BARBER-MCCALPIN ASSOCIATES

A handwritten signature in cursive script that reads "Richard D. Collins".

Richard D. Collins
Project Manager

**WEST SHORE BANK
RENOVATION FOR BRANCH OFFICE
MANISTEE, MICHIGAN
OUR JOB NO. 207010**

PROJECT DESCRIPTION

February 6, 2008

West shore Bank, Ludington has purchased the former Hardie's restaurant building and site located at 306 Cypress Street, Manistee for the purpose of developing the building as a new branch office.

The building currently exists as the "Movie Gallery" video rental outlet and will be remodeled inside and out within the existing footprint and structure.

A drive-up canopy consisting of 4 lanes for drive thru banking will be added to the rear (west) of the building and a new customer entrance canopy will be added to the north side of the building.

The existing parking lot entrance from U.S. 31 (near Third Street) will be removed. The existing drive approach from Third Street at the north end of the site will remain. A new entrance drive will be constructed from Third Street, 60' north of U.S. 31. The existing street trees on Third Street will remain. The existing curb cut at the alley on U.S.31 will remain. Pavement along the alley that formed the restaurant drive-thru will be removed and the exit from the bank drive thru will be directed to the existing paved alley.

The existing parking is in good condition. Curbs and planting islands will be added to reduce parking spaces from 35 to 17 and to accommodate the (4) drive thru lanes. The overall impervious area will be reduced from 24,973 S.F. to 22,179 S.F.

The existing utility systems including storm drainage system, sanitary sewer lead, water service, gas service and electrical services, that were installed for Hardie's restaurant, are in good condition and will adequately serve the new layout and bank use without change.

Overgrown landscaping will be removed and replaced with new. The existing street trees along Third Street and a large on-site Spruce tree will remain in place.

Building Renovation for:

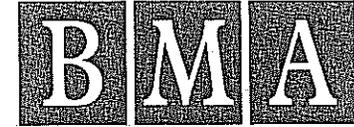
West Shore Bank

306 Cypress Street
Manistee, Michigan

Project Number 207010

FEBRUARY 15, 2008 Site Plan Approval

WEST SHORE BANK



BARBER - McCALPIN ASSOCIATES
ARCHITECTS • ENGINEERS

9834 Dixie Highway
P.O. Box 105
Anchorville, MI 48004-0105
T (586) 725-9401 F (586) 725-9939

www.thompsonshelam.com

LIST OF DRAWINGS

- 1 of 1 TOPOGRAPHICAL & BOUNDARY SURVEY
- C-1 SITE PLAN LAYOUT
- C-2 SITE DESIGN & SITE LAYOUT PLAN
- C-3 SITE GRADING & SITE UTILITY PLAN
- C-3.1 PHOTOGRAPHIC PLAN
- L-1 LANDSCAPE PLAN
- F-1 FLOOR PLAN
- P-2 EXTERIOR ELEVATIONS

BUILDING DATA

ZONING ORDINANCE: MANISTEE
BUILDING CODE: 2003 MICHIGAN BUILDING CODE

PROJECT TITLE: BUILDING RENOVATIONS

OWNER: WEST SHORE BANK
201 W. LOCUST ST., P.O. BOX 127
LIVERSTON, MI 49421

DEVELOPER: THOMPSON SHELAM GROUP, INC.
824 DIXIE HIGHWAY
ANCHORVILLE, MI 48004-0105
(586) 725-8402

LEGAL DESCRIPTION: Lots 1, 2, 3, 4 & the East 200 ft. of Lot 5, Block 15 of "Mark S. Tyson & Co." Addition to the Village (Now City) of Manistee, Section 12, T21N, R17W, Manistee Twp., Manistee County, State of Michigan Parcel No. 81-51-574-129-01

LOCATION: 306 CYPRESS STREET, MANISTEE, MICHIGAN

ZONING DISTRICT: C-3 HIGH DENSITY COMMERCIAL WITH B1 CONSTRUCTION OVERLAY

RETRACTS: FRONT - 6.0' BUILDING
SIDE - 6.0' ON 4.0' BUILDING
REAR - 10.0' BUILDING

HEIGHT LIMITATIONS: 35.0' HEIGHT / 2 1/2 STORIES

BUILDING USE: BUSINESS (BANK) W/ DRIVE-UP

BUILDING TYPE: CODE CONSTRUCTION TYPE V

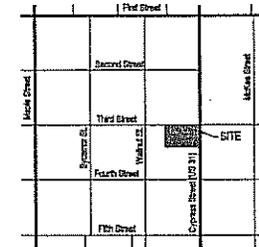
SITE AREA: 30,575 Sq. Ft. = 0.70 ACRES

FLOOR AREA: EXISTING BUILDING - 3,452 SQUARE FEET
NEW ENTRANCE, DRIVE-UP & ATM CANOPY - 1,268 SQUARE FEET

OFF-STREET PARKING: 1 PER 4,520 GROSS SQUARE FEET
REQUIRED = 14 SPACES PROVIDED = 17 SPACES

DRIVE-UP: 14 SPACES PROVIDED

LOCATION MAP N.T.S.

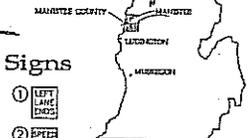


DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
© Barber - McCalpin Associates
JON W. A. EDWARDS - REGISTERED ARCHITECT



2008 FEB 15 10:00 AM

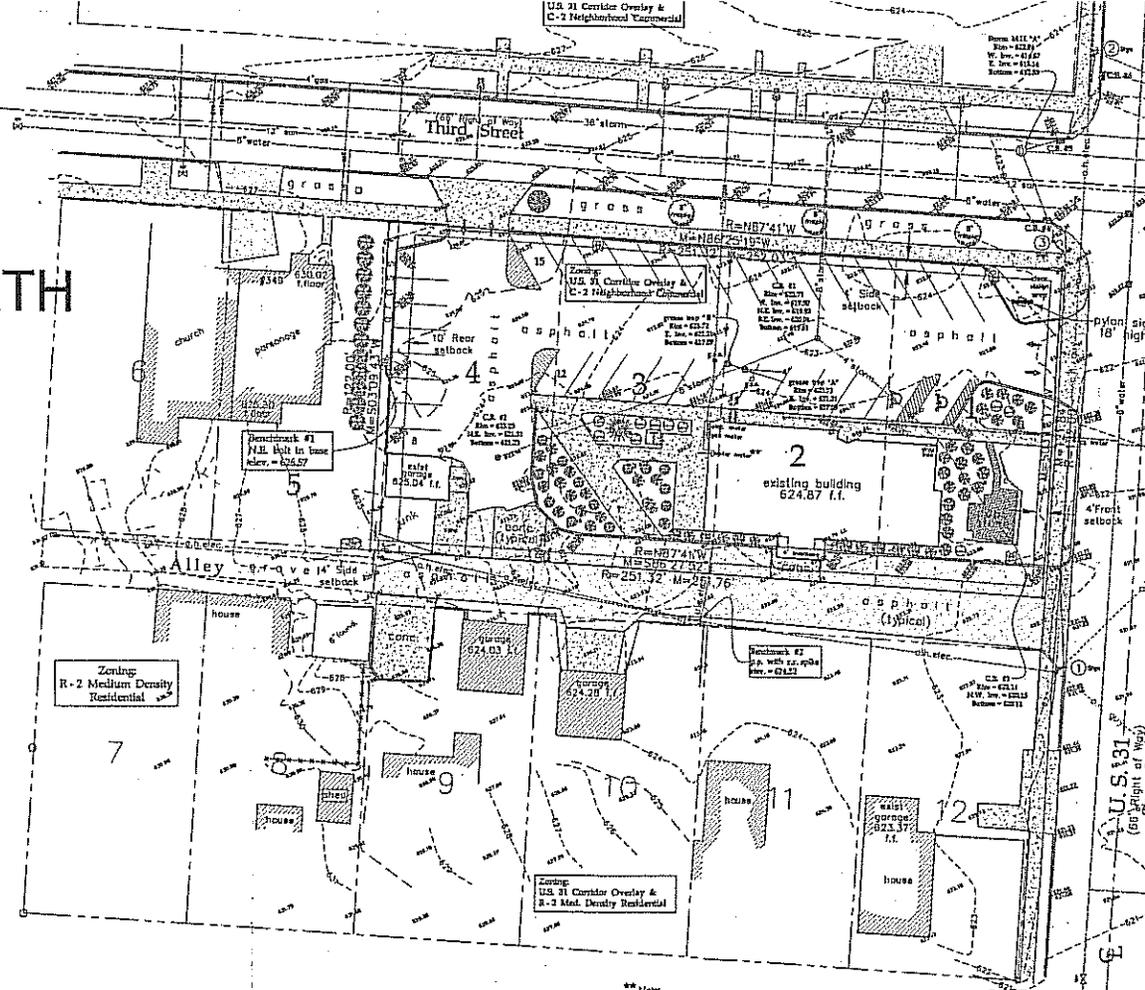
ALTA / ACSM Land Title Survey for
property at 306 Cypress Street
City of Marquette, Michigan



NORTH

(66' Right of Way)
Walnut Street

(66' Right of Way)
Fourth Street



catch basins

C.B. #1
Size = 42x49
N. Set. = 4127 (17' over)
S.W. Set. = 4184 (8' over)
Bottom = 4123

C.B. #2
Size = 42x49
N.E. Set. = 4128 (17' over)
S.W. Set. = 4187 (8' over)
Bottom = 4123

C.B. #3
Size = 42x49
N.W. Set. = 4128 (17' over)
S.W. Set. = 4187 (8' over)
Bottom = 4123

C.B. #4
Size = 42x49
N.W. Set. = 4128 (17' over)
S.W. Set. = 4187 (8' over)
Bottom = 4123

Zoning:
U.S. 31 Corridor Overlay &
C-2 Neighborhood Commercial

Spot Elev. on curbs

Assessments
Kensinger

- Signs**
- 1 LUT
 - 2 LANE
 - 3 STOP

- LEGEND**
- C = FOUND CORNER
 - ⊙ = SET CURB w/ REBAR & CAP
 - ⊕ = FOUND MONUMENT
 - ⊖ = SET MONUMENT
 - R = RECORDED
 - M = MEASURED
 - P.K. = P.K. NAIL
 - W.V. = WATER VALVE
 - P.P. = POWER POLE
 - S.M.H. = STORM M.H.
 - S.S.M.H. = SANITARY M.H.
 - C.B. = CATCH BASIN
 - C.I.B. = CURB INLET
 - L.P. = LIGHT POLE
 - T.B. = TELEPHONE BOX
 - C.S. = CURB STOP
 - G.S.O. = GAS SHUT-OFF
 - T = EXIST. TRANSFORMER
 - S.E. = SPOT ELEVATIONS (the decimal point is the spot)
 - M.S. = MOSTLY CEDARS
 - M.C.S. = MOSTLY CEDARS

Surveyors Certification:
I, James T. Nordlund, Sr., a Registered Michigan Land Surveyor, hereby certify in favor of West Shore Bank and its officers:

(1) that this survey
(2) was made on the ground and is a correct representation of the subject property as of December 1, 2007; (3) shows or exceeds the minimum technical standards set forth by the Board of Surveyors & Mapping pursuant to section 202; (4) shows the location and recording reference of all easements and any other matters of record affecting the subject property which have been provided to the undersigned per the legal description in such easements and other matters; (5) shows the lines of all surveys showing the land and the adjacent land; (6) shows the location of the entry points to the subject property of all easements which serve the subject property; (7) shows all applicable building setback lines established by zoning and/or other governmental ordinances, statutes or regulations; and (8) shows any other matters on the ground which may adversely affect the title to the subject property (9) were necessary or desirable purposes; (10) that adequate ingress and egress to the subject property is provided by U.S. 31, the same being a paved, dedicated public right of way maintained by City of Marquette; (11) that the subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as otherwise indicated; (12) that based on the Federal Insurance Administration Flood Hazard Boundary Map, Panel 744, 2002(1)R22, Marquette County, the subject property is not contained within the Flood Zone Area.



James T. Nordlund, Sr.
Professional Surveyor
State of Michigan
Exp. Dec. 18, 2015

Legal Description:
Lots 1, 2, 3, 4 & the East 2.00 feet of Lot 5, Block 15 of "Mark S. Tyson & Co." Addition to the Village (now City) of Marquette; Section 12, T21N., R17W., Marquette City, Marquette County, State of Michigan Parcel No. 51-51-574-729-01

Zoning of Parcel:
Lots 1, 2 & 3 zoned U.S. 31 Corridor Overlay & R-2 Med. Density w/ Seru & Comm
Lot 4 & East 2 feet of Lot 5 zoned C-2 Neighborhood Commercial
the balance of the block zoned R-2 Medium density with Service & Commercial

** Note:
The City does not have a record of the exact location & size of lead from curb stop on Cypress Street into the building

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972			
913 E. Ludington Ave. Ludington, MI 49423 (269) 843-2425 FAX: (269) 843-2878			
CLIENT: Thompson - Phelan Group, Inc. 9834 Dixie Highway, P.O. Box 105 Anchorville, Michigan 48004		DRAWN BY: T.C.B. CHECKED BY: J.T.N., ET AL. SCALE: 1" = 20' DATE: NOV, 2007	
DESCRIPTION: West Shore Bank property at 306 Cypress Street Marquette, Michigan (job # 207010)		JOB NUMBER: 1149-1 SHEET: 1 of 1	

Sheet No.	Sheet Date
Site Plan Revision	02-15-2010

Drawn	JVC
Checked	JAS
Approved	JAS



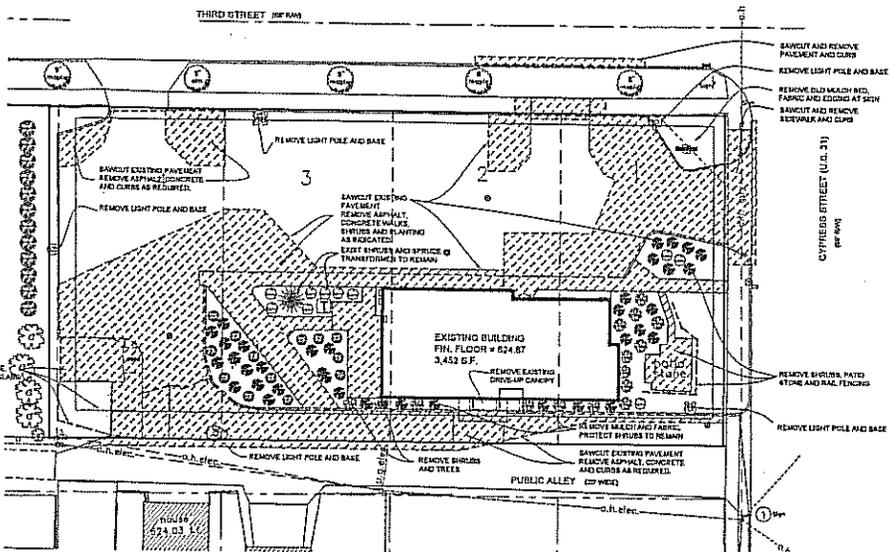
Barber • McCalpin Associates
 Architects • Engineers
 9114 Dixie Highway
 P.O. Box 105
 Andoverville, OH 43004-0105
 T (614) 753-8941 F (614) 753-8929
www.bmaengineers.com
 © Barber • McCalpin Associates

Project Title
Building Alteration
 Info Branch Office for:
WEST SHORE BANK
 306 Cypress Street
 Marislee, Michigan

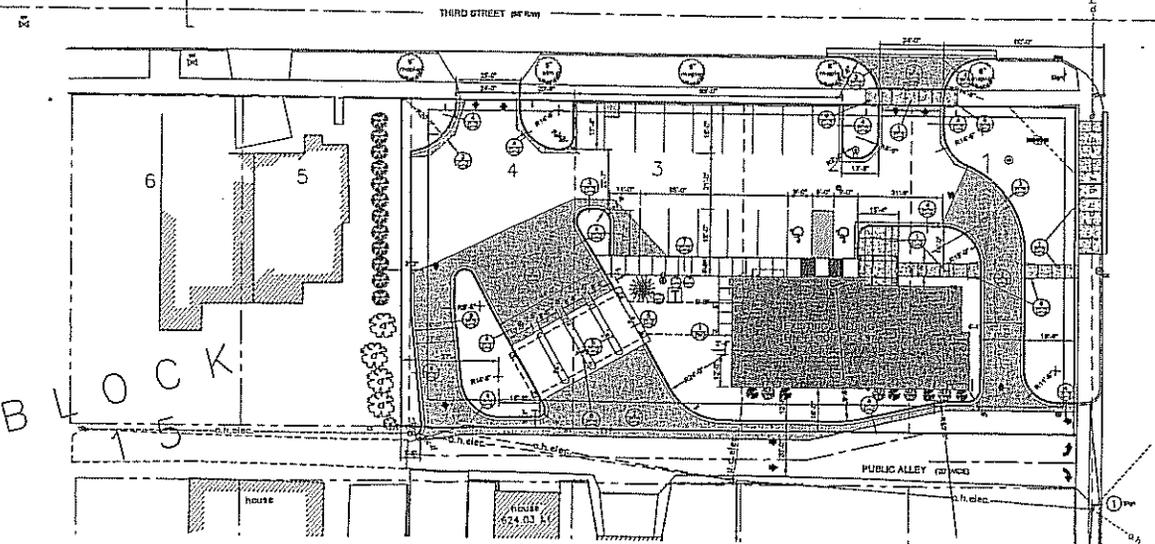
Sheet Title
Site Demo Plan
Site Layout Plan

Project Number
207010

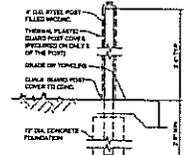
Sheet Number
C-2



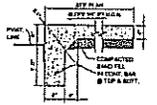
SITE DEMO PLAN
 SCALE: 1" = 20'-0"



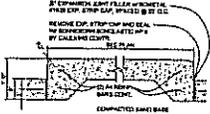
SITE LAYOUT PLAN
 SCALE: 1" = 20'-0"



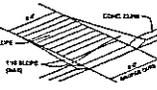
GAURO POST DETAIL
 SCALE: 3/8" = 1'-0"



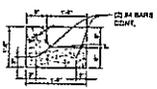
SIDEWALK CURB
 SCALE: 3/8" = 1'-0"



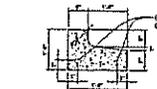
DRIVE-UP ISLAND
 SCALE: 3/8" = 1'-0"



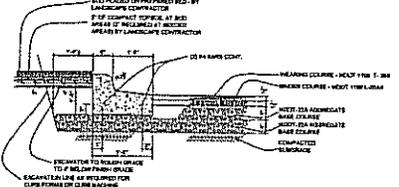
CURB @ RAMP
 SCALE: 3/8" = 1'-0"



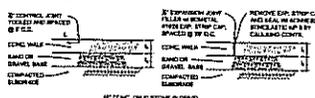
CURB AND GUTTER
 SCALE: 3/8" = 1'-0"



SPILL OUT CURB
 SCALE: 3/8" = 1'-0"

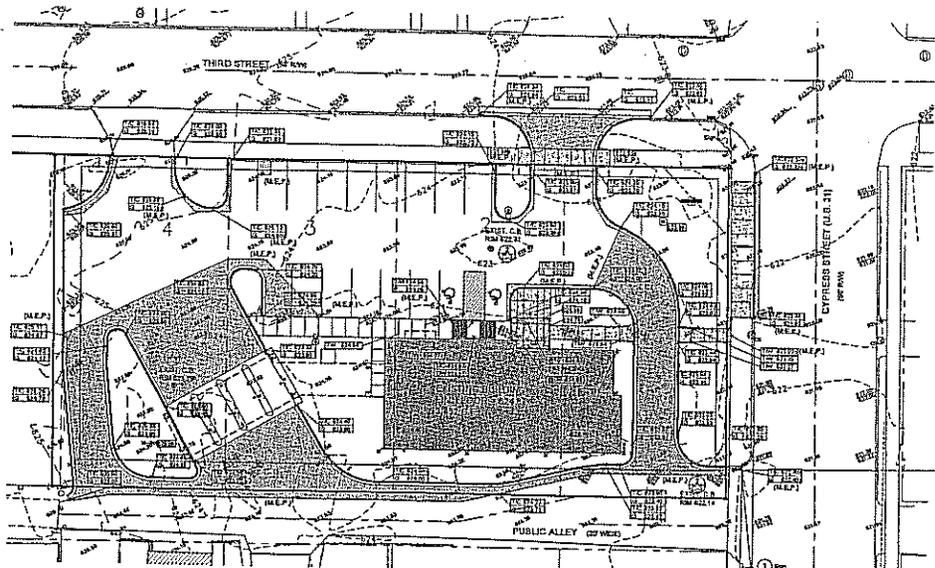


ASPHALT PAVEMENT/CURB & GUTTER
 SCALE: 3/8" = 1'-0"



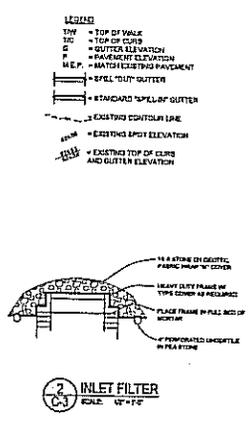
CONC. WALK DETAIL
 SCALE: 3/8" = 1'-0"

207010-001.dwg (15.0x) - Rev. 02/15/2010 - 10:00 AM - 207010-001.dwg (15.0x) - Rev. 02/15/2010 - 10:00 AM



SITE GRADING PLAN
SCALE: 1" = 20'-0"

SHEET: 207010
 Project No.: 207010
 Date: 02.16.2010
 Drawn: JSC
 Checked: JAS
 Approved: JAS



STORM SEWER CALCULATION SHEET

PROJECT NAME: WEST SHORE BANK
 LOCATION: ANN ARBOR, MICHIGAN
 DATE: 02/16/2010

T = 20 MIN.
 I = 1" / 100 (1.0%)
 C = 0.015 (SMOOTH CONCRETE)
 RAINFALL INTENSITY (INCHES PER HOUR) = 3.97 (DRAIN AND SURFACE)
 RAINFALL COEFFICIENT = 0.85

EXISTING STORM DRAINAGE SYSTEM

FROM MANHOLE	TO MANHOLE	AREA (SQ. FT.)	PERCENT IMPERVIOUS	CSF (INCHES PER HOUR)	CSF (GALLONS PER MINUTE)	TIME OF TRAVEL (MIN)	TIME OF TRAVEL (HOURS)	PEAK FLOW (GPM)	PEAK FLOW (MGD)	PEAK FLOW (MGD)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
CM1	CM2	1,200	10%	3.97	0.0048	1.0	0.017	1.0	0.0048	0.0048	0.0048	0.0048
CM2	CM3	2,500	10%	3.97	0.0100	1.0	0.036	1.0	0.0100	0.0100	0.0100	0.0100
CM3	CM4	5,000	10%	3.97	0.0200	1.0	0.072	1.0	0.0200	0.0200	0.0200	0.0200
CM4	CM5	10,000	10%	3.97	0.0400	1.0	0.144	1.0	0.0400	0.0400	0.0400	0.0400
CM5	CM6	20,000	10%	3.97	0.0800	1.0	0.288	1.0	0.0800	0.0800	0.0800	0.0800
CM6	CM7	40,000	10%	3.97	0.1600	1.0	0.576	1.0	0.1600	0.1600	0.1600	0.1600
CM7	CM8	80,000	10%	3.97	0.3200	1.0	1.152	1.0	0.3200	0.3200	0.3200	0.3200
CM8	CM9	160,000	10%	3.97	0.6400	1.0	2.304	1.0	0.6400	0.6400	0.6400	0.6400
CM9	CM10	320,000	10%	3.97	1.2800	1.0	4.608	1.0	1.2800	1.2800	1.2800	1.2800
CM10	CM11	640,000	10%	3.97	2.5600	1.0	9.216	1.0	2.5600	2.5600	2.5600	2.5600
CM11	CM12	1,280,000	10%	3.97	5.1200	1.0	18.432	1.0	5.1200	5.1200	5.1200	5.1200
CM12	CM13	2,560,000	10%	3.97	10.2400	1.0	36.864	1.0	10.2400	10.2400	10.2400	10.2400
CM13	CM14	5,120,000	10%	3.97	20.4800	1.0	73.728	1.0	20.4800	20.4800	20.4800	20.4800
CM14	CM15	10,240,000	10%	3.97	40.9600	1.0	147.456	1.0	40.9600	40.9600	40.9600	40.9600
CM15	CM16	20,480,000	10%	3.97	81.9200	1.0	294.912	1.0	81.9200	81.9200	81.9200	81.9200
CM16	CM17	40,960,000	10%	3.97	163.8400	1.0	589.824	1.0	163.8400	163.8400	163.8400	163.8400
CM17	CM18	81,920,000	10%	3.97	327.6800	1.0	1179.648	1.0	327.6800	327.6800	327.6800	327.6800
CM18	CM19	163,840,000	10%	3.97	655.3600	1.0	2359.296	1.0	655.3600	655.3600	655.3600	655.3600
CM19	CM20	327,680,000	10%	3.97	1310.7200	1.0	4718.592	1.0	1310.7200	1310.7200	1310.7200	1310.7200
CM20	CM21	655,360,000	10%	3.97	2621.4400	1.0	9437.184	1.0	2621.4400	2621.4400	2621.4400	2621.4400
CM21	CM22	1,310,720,000	10%	3.97	5242.8800	1.0	18874.368	1.0	5242.8800	5242.8800	5242.8800	5242.8800
CM22	CM23	2,621,440,000	10%	3.97	10485.7600	1.0	37748.736	1.0	10485.7600	10485.7600	10485.7600	10485.7600
CM23	CM24	5,242,880,000	10%	3.97	20971.5200	1.0	75497.472	1.0	20971.5200	20971.5200	20971.5200	20971.5200
CM24	CM25	10,485,760,000	10%	3.97	41943.0400	1.0	150994.944	1.0	41943.0400	41943.0400	41943.0400	41943.0400
CM25	CM26	20,971,520,000	10%	3.97	83886.0800	1.0	301989.888	1.0	83886.0800	83886.0800	83886.0800	83886.0800
CM26	CM27	41,943,040,000	10%	3.97	167772.1600	1.0	603979.776	1.0	167772.1600	167772.1600	167772.1600	167772.1600
CM27	CM28	83,886,080,000	10%	3.97	335544.3200	1.0	1207959.552	1.0	335544.3200	335544.3200	335544.3200	335544.3200
CM28	CM29	167,772,160,000	10%	3.97	671088.6400	1.0	2415919.104	1.0	671088.6400	671088.6400	671088.6400	671088.6400
CM29	CM30	335,544,320,000	10%	3.97	1342177.2800	1.0	4831838.208	1.0	1342177.2800	1342177.2800	1342177.2800	1342177.2800
CM30	CM31	671,088,640,000	10%	3.97	2684354.5600	1.0	9663676.416	1.0	2684354.5600	2684354.5600	2684354.5600	2684354.5600
CM31	CM32	1,342,177,280,000	10%	3.97	5368709.1200	1.0	19327352.832	1.0	5368709.1200	5368709.1200	5368709.1200	5368709.1200
CM32	CM33	2,684,354,560,000	10%	3.97	10737418.2400	1.0	38654705.664	1.0	10737418.2400	10737418.2400	10737418.2400	10737418.2400
CM33	CM34	5,368,709,120,000	10%	3.97	21474836.4800	1.0	77309411.328	1.0	21474836.4800	21474836.4800	21474836.4800	21474836.4800
CM34	CM35	10,737,418,240,000	10%	3.97	42949672.9600	1.0	154618822.656	1.0	42949672.9600	42949672.9600	42949672.9600	42949672.9600
CM35	CM36	21,474,836,480,000	10%	3.97	85899345.9200	1.0	309237645.312	1.0	85899345.9200	85899345.9200	85899345.9200	85899345.9200
CM36	CM37	42,949,672,960,000	10%	3.97	171798691.8400	1.0	618475290.624	1.0	171798691.8400	171798691.8400	171798691.8400	171798691.8400
CM37	CM38	85,899,345,920,000	10%	3.97	343597383.6800	1.0	1236950581.248	1.0	343597383.6800	343597383.6800	343597383.6800	343597383.6800
CM38	CM39	171,798,767,840,000	10%	3.97	687194767.3600	1.0	2473901162.496	1.0	687194767.3600	687194767.3600	687194767.3600	687194767.3600
CM39	CM40	343,597,535,680,000	10%	3.97	1,374,389,534.7200	1.0	4947802324.992	1.0	1,374,389,534.7200	1,374,389,534.7200	1,374,389,534.7200	1,374,389,534.7200
CM40	CM41	687,194,071,360,000	10%	3.97	2,748,779,069.4400	1.0	9895604649.984	1.0	2,748,779,069.4400	2,748,779,069.4400	2,748,779,069.4400	2,748,779,069.4400
CM41	CM42	1,374,389,142,720,000	10%	3.97	5,497,558,138.8800	1.0	19,791,209,299.968	1.0	5,497,558,138.8800	5,497,558,138.8800	5,497,558,138.8800	5,497,558,138.8800
CM42	CM43	2,748,778,285,440,000	10%	3.97	10,995,116,277.7600	1.0	39,582,418,599.936	1.0	10,995,116,277.7600	10,995,116,277.7600	10,995,116,277.7600	10,995,116,277.7600
CM43	CM44	5,497,556,570,880,000	10%	3.97	21,990,232,555.5200	1.0	79,164,837,199.872	1.0	21,990,232,555.5200	21,990,232,555.5200	21,990,232,555.5200	21,990,232,555.5200
CM44	CM45	10,995,113,141,760,000	10%	3.97	43,980,465,111.0400	1.0	158,329,674,399.744	1.0	43,980,465,111.0400	43,980,465,111.0400	43,980,465,111.0400	43,980,465,111.0400
CM45	CM46	21,990,226,283,520,000	10%	3.97	87,960,930,222.0800	1.0	316,659,348,799.488	1.0	87,960,930,222.0800	87,960,930,222.0800	87,960,930,222.0800	87,960,930,222.0800
CM46	CM47	43,980,452,567,040,000	10%	3.97	175,921,860,444.1600	1.0	633,318,697,598.976	1.0	175,921,860,444.1600	175,921,860,444.1600	175,921,860,444.1600	175,921,860,444.1600
CM47	CM48	87,960,905,128,080,000	10%	3.97	351,843,720,888.3200	1.0	1,266,637,395,197.952	1.0	351,843,720,888.3200	351,843,720,888.3200	351,843,720,888.3200	351,843,720,888.3200
CM48	CM49	175,921,810,256,160,000	10%	3.97	703,687,441,776.6400	1.0	2,533,274,790,395.904	1.0	703,687,441,776.6400	703,687,441,776.6400	703,687,441,776.6400	703,687,441,776.6400
CM49	CM50	351,843,620,513,280,000	10%	3.97	1,407,374,883,553.2800	1.0	5,066,549,580,791.808	1.0	1,407,374,883,553.2800	1,407,374,883,553.2800	1,407,374,883,553.2800	1,407,374,883,553.2800
CM50	CM51	703,687,240,106,560,000	10%	3.97	2,814,749,767,106.5600	1.0	10,133,099,161,583.616	1.0	2,814,749,767,106.5600	2,814,749,767,106.5600	2,814,749,767,106.5600	2,814,749,767,106.5600
CM51	CM52	1,407,374,480,213,120,000	10%	3.97	5,629,499,534,213.1200	1.0	20,266,198,323,167.232	1.0	5,629,499,534,213.1200	5,629,499,534,213.1200	5,629,499,534,213.1200	5,629,499,534,213.1200
CM52	CM53	2,814,748,960,426,240,000	10%	3.97	11,258,999,068,426.2400	1.0	40,532,396,646,334.464	1.0	11,258,999,068,426.2400	11,258,999,068,426.2400	11,258,999,068,426.2400	11,258,999,068,426.2400
CM53	CM54	5,629,497,920,852,480,000	10%	3.97	22,517,998,136,852.4800	1.0	81,064,793,292,668.928	1.0	22,517,998,136,852.4800	22,517,998,136,852.4800	22,517,998,136,852.4800	22,517,998,136,852.4800
CM54	CM55	11,258,995,841,704,960,000	10%	3.97	45,035,996,273,704.9600	1.0	162,129,586,585,337.856	1.0	45,035,996,273,704.9600	45,035,996,273,704.9600	45,035,996,273,704.9600	45,035,996,273,704.9600
CM55	CM56	22,517,991,683,409,920,000	10%	3.97	90,071,992,547,409.9200	1.0	324,259,173,170,675.712	1.0	90,071,992,547,409.9200	90,071,992,547,409.9200	90,071,992,547,409.9200	90,071,992,547,409.9200
CM56	CM57	45,035,983,366,819,840,000	10%	3.97	180,143,985,094,819.8400	1.0	648,518,346,341,351.424	1.0	180,143,985,094,819.8400	180,143,985,094,819.8400	180,143,985,094,819.8400	180,143,985,094,819.8400
CM57	CM58	90,071,966,733,639,680,000	10%	3.97	360,287,970,189,639.6800	1.0	1,297,036,692,682,702.848	1.0	360,287,970,189,639.6800	360,287,970,189,639.6800	360,287,970,189,639.6800	360,287,970,189,639.6800
CM58	CM59	180,143,933,467,279,360,000	10%	3.97	720,575,940,379,279.3600	1.0	2,594,073,385,365,405.696	1.0	720,575,940,379,279.3600	720,575,940,379,279.3600	720,575,940,379,279.3600	720,575,940,37



Barber • McCalpin Associates
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 www.barbermccalpin.com
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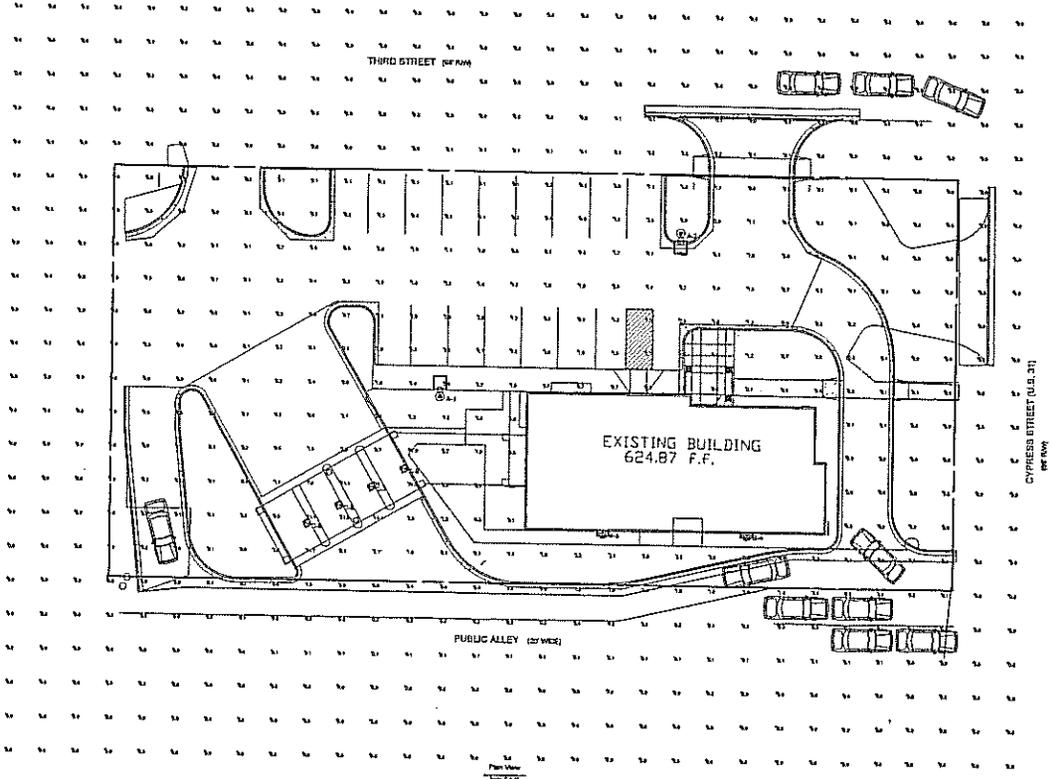
Building Alteration
 into Branch Office for
WEST SHORE BANK
 306 Cypress Street

Manistee, Michigan

Photometric Plan

207010

C-3.1



LUMINAIRE LOCATIONS						
No.	Label	X	Y	Height	Beam Diameter	TS
1	A	71.0	82.0	20.0	3.0'	0.2
2	A	145.0	100.0	20.0	3.0'	0.2
3	B	121.0	113.0	20.0	3.0'	0.2
4	B	148.0	113.0	20.0	3.0'	0.2
5	C	88.0	157.0	11.0	1.5'	0.2
6	C	46.0	162.0	11.0	1.5'	0.2
7	C	44.0	251.0	11.0	1.5'	0.2
8	C	84.0	252.0	11.0	1.5'	0.2

STATISTICS						
Description	Symbol	Avg	Min	Max	Min/Max	Angle
Foot Candles	Σ	1.5 fc	0.0 fc	6.1 fc	0:61	0:61
Self Light Summary	+	0.7 fc	0.0 fc	6.0 fc	0:74	0:74

- NOTES
1. Readings shown are based on values ILLD as given.
 2. Please refer to the "Footcandle Summary" sheet for additional details.
 3. Product information can be obtained at www.cree.com through their web system.

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lumen	LLF
☐	A	1	BA02004-04	RECESSED TYPICAL INVERT SUSPENSION LUMINAIRE HANGING IN VERTICAL POSITION Cutoff	ONE 20-WATT CFL/LED @ 20 METERS PER HOUR HORIZONTAL POSITION	4100LM/HR 100%
☐	B	2	W071004-02	ARCHITECTURAL RECESSED WITH WIRE TRIMMED DOWN WITH HORIZONTAL POSITION HORIZONTAL POSITION Cutoff	ONE 20-WATT CFL/LED @ 20 METERS PER HOUR HORIZONTAL POSITION	1750LM/HR 100%
☑	C	4	L041000-04P04	LOW VOLT BALLAST LED RECESSED WITH FLUORESCENT SOCKET HORIZONTAL POSITION Cutoff	ONE 10-WATT CFL/LED @ 20 METERS PER HOUR HORIZONTAL POSITION	4000LM/HR 100%



SOUTH-EAST SIDE OF EXISTING BUILDING



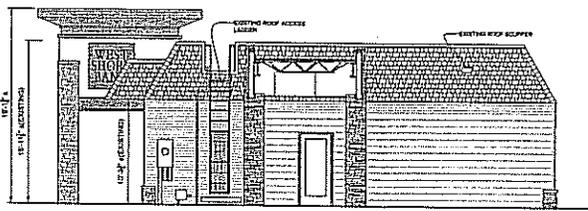
NORTH SIDE OF EXISTING BUILDING



EAST SIDE OF EXISTING BUILDING

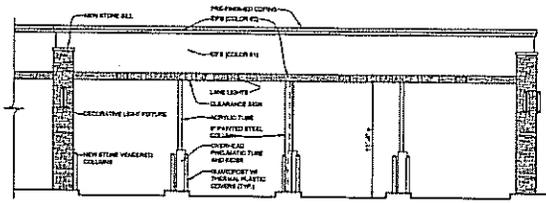


NORTH-WEST SIDE OF EXISTING BUILDING



WEST ELEVATION @ BUILDING

SCALE: 3/8" = 1'-0"



NORTH WEST ELEVATION - DRIVE-UP CANOPY

SCALE: 3/8" = 1'-0"

WEST SHORE BANK
 12" HIGH CLEAR ALUM.
 LETTERS (1/2" HIGH)

EXTERIOR WALL SIGN
 SCALE: 3/8" = 1'-0"

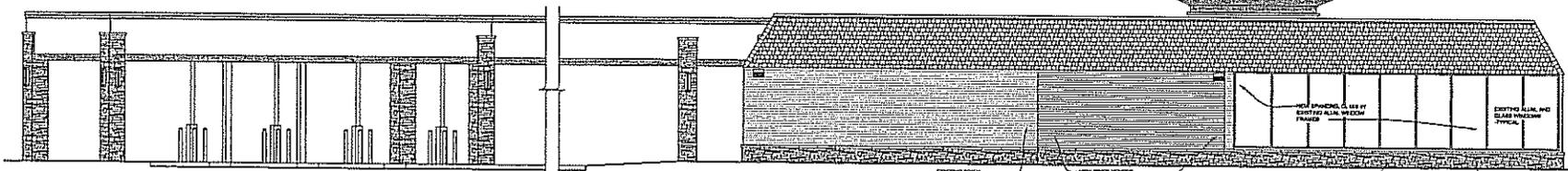
SEE ELEVATIONS FOR LOCATIONS

**BUILDING PROTRUSION: CYPRESS: 3/4" P
 THIRD ST.: 3/4" P**

**MAX. HT.: NOT HIGHER THAN NEIGHBORING
 MAX. WIDTH: 40% OF FACADE LENGTH
 CYPRESS: 1/2" 3/4" P
 THIRD ST.: 3/4" P**

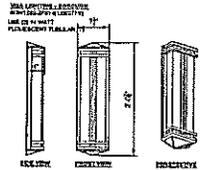
**MAX. 1:3:1 PROTRUSION L.F.
 CYPRESS: 3/4" 3/4" P
 THIRD ST.: 3/4" 3/4" P**

**PROTRUSION WALLS: EACH SIDE = 1/2" 3/4" P
 1" ON THE EAST ELEVATION (CYPRESS STREET)
 1" ON THE NORTH ELEVATION (THIRD STREET)
 FOR THE WEST ELEVATION**



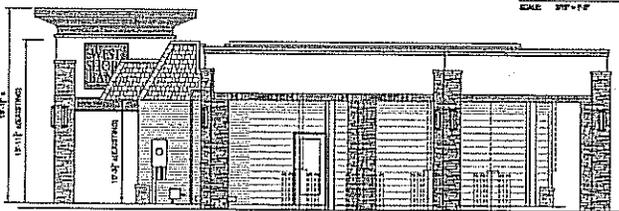
SOUTH ELEVATION - BUILDING

SCALE: 3/8" = 1'-0"



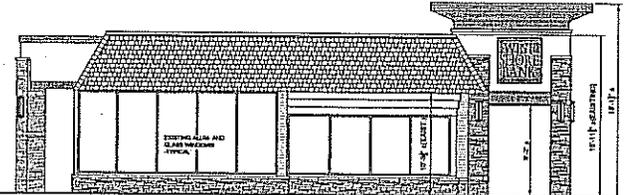
DECORATIVE LIGHT DETAIL

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



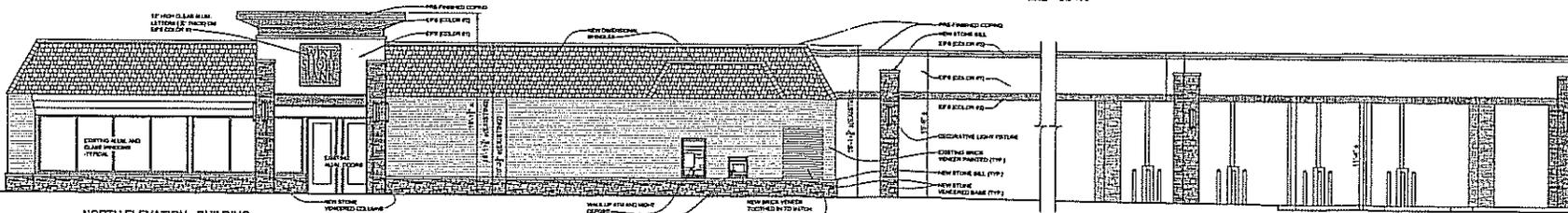
WEST ELEVATION

SCALE: 3/8" = 1'-0"



EAST ELEVATION

SCALE: 3/8" = 1'-0"



NORTH ELEVATION - BUILDING

SCALE: 3/8" = 1'-0"

DATE: 10/1/2010

PROJECT: 207010
 SHEET: 02.10.2010

DESIGN: MCM
 CHECKED: MCM
 APPROVED: MCM



Barber - McCalpin Associates
 Architects + Engineers
 9834 Dixie Highway
 P.O. Box 101
 Ann Arbor, MI 48104-0105
 T (734) 724-4461 F (734) 724-4439
 www.barber-mccalpin.com

Project Title:
 Building Alteration
 into Branch Office for:
WEST SHORE BANK
 306 Cypress Street
 Manistee, Michigan

Elevations

Project Number:
 207010

Sheet Number:
 P-2



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: February 21, 2008

RE: John & Cheryl Staszczak - Special Use Permit

Commissioners, we have received a request from John & Cheryl Staszczak for a Special Use Permit for a Bed & Breakfast (4 sleeping rooms). Mr. & Mrs. Staszczak live at 450 Cedar Street which is located in the R-1 Low Density Residential District. The enclosed site plan review shows that the existing site meets the requirements of the request.

The applicant has met with and is working with Mark Niesen, Building Inspector to meet the requirements of the Rental Property Code.

JRR:djb

Staff/Site Plan Review for: John & Cheryl Staczczak
450 Cedar Street
Manistee, MI 49660

Address/Parcel Code#: 450 Cedar Street/51-51-342-705-01

Zoning District: R-1 Low Density Residential District

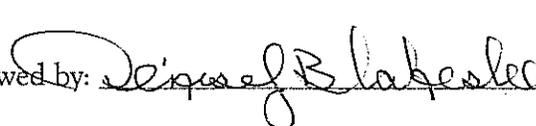
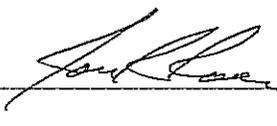
Proposed Use: Bed & Breakfast (4 sleeping rooms)

	Requirements	Proposed	Compliance
Minimum Lot Area:	15,000 sq. ft.	37,053 sq. ft	X yes <input type="checkbox"/> no
Minimum Lot Width:	100 ft	179/207/179 ft	X yes <input type="checkbox"/> no
Max. Building Height:	2 ½ stories, or 35 ft/18 ft	42 ft/12ft (garage)	X yes <input type="checkbox"/> no
Maximum Lot Coverage:	40%	< 11%	X yes <input type="checkbox"/> no
Front Yard Set Back:	30 ft	>30ft/20 ft (garage)	X yes <input type="checkbox"/> no
Side Yard Set Back:	10 ft	N/A	
Rear Yard Set Back:	10 ft/3ft	48 ft/3ft.	X yes <input type="checkbox"/> no
Waterfront	100 ft	N/A	
Parking Requirements:	6 spaces	more than 6 spaces	X yes <input type="checkbox"/> no
Signage:	4 sq. ft.	Proposed 4 sq. ft. non-lighted ground mount sign	X yes <input type="checkbox"/> no

Landscaping Requirements - subject to Section 531: Will use existing

Outdoor Lighting Requirements - subject to Section 525: Will use existing

NOTES: There is no change to the property. This building is a historical building that previously was used as a Bed & Breakfast. No conference/meeting rooms facilities are permitted or proposed. The Bed & Breakfast standards require that the sleeping rooms be a minimum size of 120 sq. ft. all rooms proposed exceed that requirement and the Sleeping Rooms (indicated with an SR on the plan) and would allow the maximum of four occupants per room.

Zoning Reviewed by:  



Planning Commission

SPECIAL USE PERMIT APPLICATION

Applicant: JOHN F. AND CHERYL L. STASZCZAK
Address: 450 CEDAR ST.
City, State, Zip Code: MANISTEE, MI. 49660
Phone Numbers (Work): 231-633-6242
(Home): 231-723-7411

FOR OFFICE USE ONLY:
Case number: PC-2008-03
Date Received: 8-18-08
Fee Received: \$35.00
Receipt Number:
Hearing Date: March 6, 2008
Action Taken:
Expiration Date of Permit:

BASE 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.

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): JOHN F. AND CHERYL L. STASZCZAK 450 CEDAR ST. MANISTEE MI. 49660
b. Legal description, property parcel number, and street address of the subject parcel of land: J. CANFIELD ADDITION LOT ONE BLOCK D #51-51-342-705-01 450 CEDAR ST.
c. Area of the subject parcel of land stated in acres, or if less than one (1) acre, in square feet 37,053
d. Present zoning classification of the parcel: R-1
e. Present and proposed land use: RESIDENTIAL - B:B

- f. A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
 Attached
- g. Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.
 Attached
- h. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.
 Attached
- i. A statement and other evidence or proof by the applicant of present and future compliance with the standards required for approval in this Article and other standards imposed by this Ordinance affecting the special use under consideration.
 Attached

- 2. A complete Site Plan containing all the applicable data required by **Article 22, Site Plans**.
- 3. Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in **Section 1802**.
- 4. Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by **Section 2203, E, 2**, an environmental assessment as required by **Section 2203, E, 1**, a market study as required by **Section 2203, E, 3**, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.
- 5. The Zoning Administrator may, with the approval of the Planning Commission, waive the submission of materials outlined in this Section if such materials are determined to be not applicable to the proposed Special Use or relevant to the consideration of the Planning Commission.

- C. **Special Use review procedures.** An application for Special Use Approval shall be processed in accordance with **Section 1801.C**.
- D. **Issuance of a Special Use permit.** Special Use Permits shall be issued in accordance with **Section 1801.D**.
- E. **Appeals.** No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.
- F. **Duration of Approval.** The Special Use permit shall become effective upon Planning Commission approval and in accordance with **Section 1801.F**.

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

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

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

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

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

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in **Article 27.**

Signature (s) of Applicant (s):

J. F. Attygah
Cheryl L. Staszko

Dated 2-14-08

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

yes no

Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits, or deferments for this proposed project.

If yes, explain: _____

Site Plan Information required in Application:

Project Name: John Staszczak

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

Project Name: John Staszczak

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

Project Name: John Staszczak

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 R [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 R [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 R [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 August 2006)

SECTION 1813 BED AND BREAKFAST

A. Definition. An owner-occupied residential building wherein up to six (6) rooms or suites are offered, for compensation, as overnight lodging for transient guests and which may provide one or more meals per day for overnight guests only.

B. Regulations and Conditions. The applicant shall provide documentation acceptable to the Planning Commission that the proposed use shall meet the following standards:

1. Basic Standards. It is the intent to establish reasonable standards for Bed and Breakfast establishments to assure that:
 - a. The property is suitable for transient lodging facilities. In this connection, a Bed and Breakfast establishment shall meet the requirements of the City of Manistee Rental Property Code (Section 1428 of the City of Manistee Codified Ordinances) and shall be subject to periodic inspections as provided in said code.
 - b. The use is not incompatible with other allowed uses in the vicinity.
 - c. The impact of the establishment is no greater than that of a private home with houseguests.
 - d. A bed and breakfast shall maintain a smoke detector in proper working order in every sleeping room and a fire extinguisher in proper working order on every floor in the immediate vicinity of the sleeping rooms.
 - e. All signs shall be in accordance with **Article 21** of this Zoning Ordinance.
 - f. All parking shall be in accordance with **Section 514** of this Zoning Ordinance.
 - g. Landscaping and Buffering shall be provided in accordance with **Section 531** of this Zoning Ordinance.
 - h. The number of sleeping rooms rented to transient guests within a Bed and Breakfast Establishment shall not exceed the following standards:

Within the R-1:	4 sleeping rooms
Within the R-2, R-3:	5 sleeping rooms
Within the C-3 District:	6 sleeping rooms
 - i. A Bed and Breakfast establishment shall be regulated under the terms of this **Section 1813**, and not as a home occupation.
2. Specific Standards. The following requirements together with any other applicable requirements of this Ordinance shall be complied with:
 - a. The minimum lot size shall be consistent with the District minimum for Single Family Dwellings.

F. THE PROPOSED SPECIAL USE WILL BE A BED AND BREAKFAST AND THE LOCATION BEING CLOSE TO THE MANISTEE COUNTRY CLUB GOLF COURSE, LAKE MICHIGAN AND PARKS ADDS TO THE ATTRACTIVENESS. THIS HOUSE WAS PREVIOUSLY USED AS A BED AND BREAKFAST WHICH MAKES IT APPROPRIATE FOR THIS USE.

G AND H. APPLICANTS DO NOT EXPECT THIS TO HAVE ANY EFFECTS.

I. APPLICANTS WILL FULLY COMPLY WITH PRESENT AND FUTURE REQUIREMENTS UNDER THIS SPECIAL USE ORDINANCE.

SPECIAL USE PERMIT APPLICATION REGARDING NUMBERS 22 AND 23.

22. NOT ONLY WILL THIS BED AND BREAKFAST BE BENEFICIAL TO THE CITY THROUGH OUR ADVERTISING EFFORTS PROMOTING THE CITY, AND OUR EXPERIENCE AS BUSINESS OWNERS OVER FOR THE PAST EIGHTEEN YEARS, BUT IT WILL ALSO BRING BUSINESS TO OUR LOCAL MERCHANTS. THIS WILL BE A WIN WIN SITUATION.

23. APPLICANTS WILL COMPLY FULLY WITH THE CITY RENTAL REGISTRATION AS WELL AS THE STATE OF MICHIGAN BUSINESS REGISTRATION AND CITY BUSINESS REGISTRATION.

JOHN AND CHERYL STASZCZAK
450 CEDAR ST.
MANISTEE, MI. 49660

- b. Parking; Two (2) for the use of the owner/occupant and one (1) off-street space per rental sleeping room. Parking shall be located within two hundred (200) feet of the building.
- c. The establishment shall have at least two (2) exits to the outdoors.
- d. The establishment shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
- e. The rooms utilized for sleeping shall be a part of the primary residential use and not specifically constructed for rental purposes. Provided, however, that carriage houses in existence as of the effective date of this section, and located on the same parcel as a Bed & Breakfast may be utilized for sleeping rooms, in accordance with this Section.
- f. The Bed and Breakfast shall not alter the residential character of the building or structure.
- g. The rental sleeping rooms shall have a minimum size of one hundred-twenty (120) square feet for one (1) or two (2) occupants with an additional fifty (50) square feet for each occupant to a maximum of four (4) occupants per room.
- h. Special Use approval shall not be granted if the essential character of the lot or structure in terms of traffic generation or appearance will be changed substantially.
- i. A site plan shall include a floor plan layout of the proposed structure drawn to a scale of not less than 1" = 8' that shows the specific layout of the proposed facility in accord with the provisions of this Zoning Ordinance.
- j. The permit holder shall secure and maintain all required state and local permits.
- k. No conference/meeting room facilities will be permitted.
- l. The Bed and Breakfast shall employ no more than three (3) persons in addition to the owners and their immediate family, including spouses, siblings and children.
- m. Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate and shall not be visible from lot lines.

B. REGULATIONS AND CONDITIONS.

1 A. PROPERTY IS SUITABLE FOR LODGING WITH ITS SIZE AND THE FACT IT WAS A BED AND BREAKFAST IN THE PAST. HOUSE DOES OR WILL MEET CITY OF MANISTEE RENTAL PROPERTY CODE.

- B. IMMEDIATE AREA IS ZONED R-1.
- C. CONSIDERING THE SIZE OF THE HOUSE WITH GUESTS IT WILL BE NO GREATER.
- D. THIS IS COMPLETED.
- E. SEE SITE PLAN
- F. SEE SITE PLAN
- G. WILL BE USING EXSISTING LANDSCAPING.
- H. SEE SITE PLAN
- I. WILL FOLLOW BED AND BREAKFAST REGULATIONS.

2 A. SEE SITE PLAN

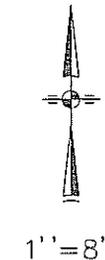
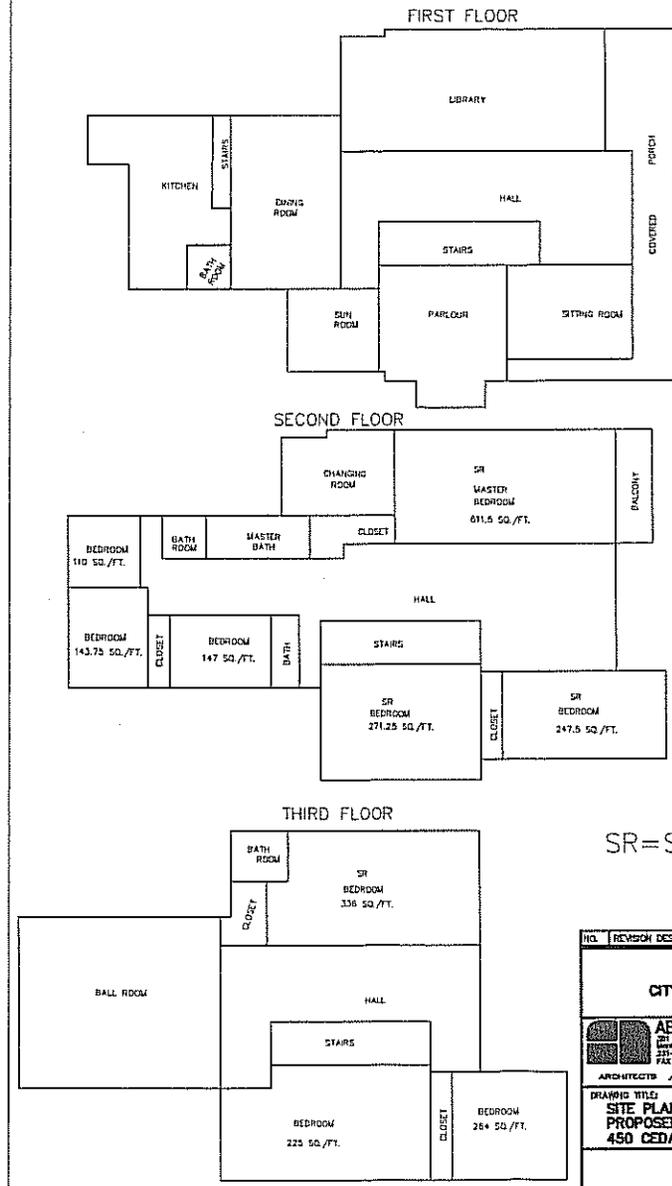
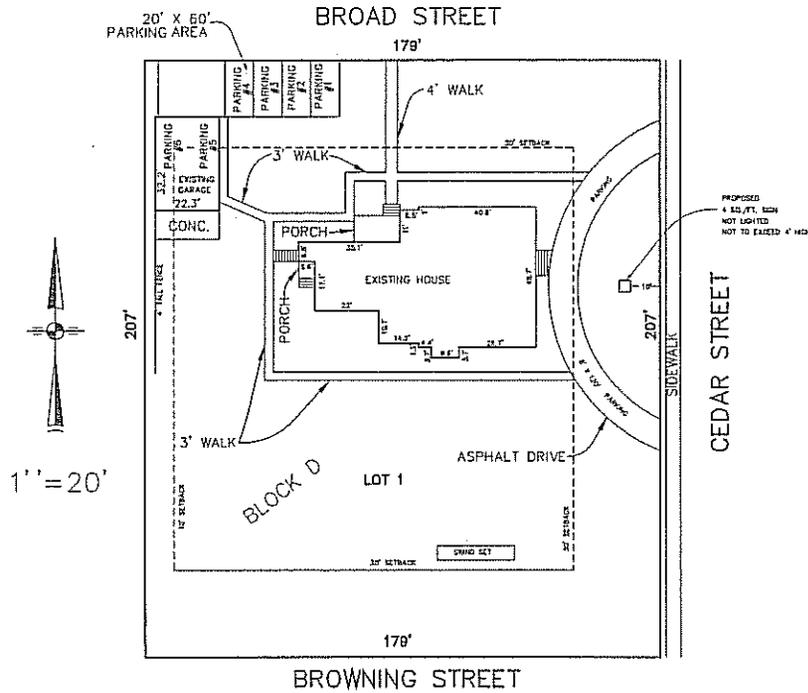
- B. SEE SITE PLAN
- C. SEE SITE PLAN
- D. IT IS OUR PRINCIPAL RESIDENCE NOW AND SHALL REMAIN OCCUPIED
- E. THEY ARE NOW AND WILL BE MAINTAINED.
- F. NO ALTERATIONS WILL BE DONE.
- G. SEE SITE PLAN
- H. PLAN TO USE LOT AND PROPERTY AS IT EXSISTS.
- I. SEE SITE PLAN
- J. WILL SECURE AND MAINTAIN STATE AND LOCAL PERMITS.
- K. APPLICANTS UNDERSTAND THAT CONFERENCE/ MEETING ROOMS ARE NOT PERMITTED.
- L. THIS EMPLOYED REGULATION WILL BE FOLLOWED.
- M. NO DUMPSTERS ARE PLANNED.

JOHN AND CHERYL STASZCZAK
450 CEDAR ST.
MANISTEE, MI. 49660

PROPOSED BED AND BREAKFAST SITE PLAN

450 CEDAR STREET, CITY OF MANISTEE, MICHIGAN

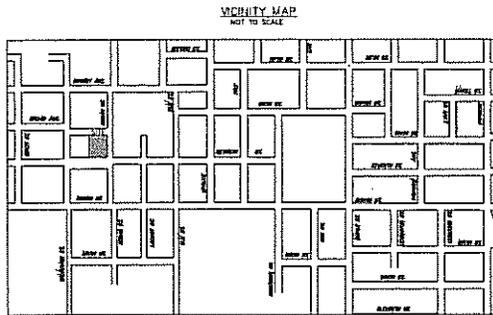
EXISTING BUILDING FLOOR PLAN



STATE OF MICHIGAN
 CRAIG R. STAPLES
 LICENSED PROFESSIONAL SURVEYOR
 NO. 46607

Craig R. Staples

CRAIG R. STAPLES
 LICENSED PROFESSIONAL SURVEYOR No. 46607
 ABONMARCHÉ CONSULTANTS, P.C.



LEGAL DESCRIPTION

LAND IN THE COUNTY OF MANISTEE, STATE OF MICHIGAN, DESCRIBED AS:
 CITY OF MANISTEE: LOT ONE (1), BLOCK D, JOHN CANFIELD'S ADDITION TO THE CITY OF MANISTEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 12.

NOTES:

THE GARAGE HEIGHT IS 12' FROM GROUND TO PEAK
 THE HOUSE HEIGHT IS 42' FROM GROUND TO PEAK
 ROOM MEASUREMENTS WERE PROVIDED BY THE OWNER
 BECAUSE OF SNOW PILES NOT ALL LANDSCAPE IMPROVEMENTS HAVE BEEN SHOWN
 A BOUNDARY SURVEY WAS NOT COMPLETED AS THIS TIME

SR=SLEEPING ROOM

NO.	REVISION DESCRIPTION	BY	DATE
JOHN STASZCZAK BED AND BREAKFAST CITY OF MANISTEE, MICHIGAN			
ABONMARCHÉ CONSULTANTS, INC. 201 First Street Manistee, Michigan 231-723-1188 FAX 231-723-1184			
ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS			
DRAWING TITLE SITE PLAN PROPOSED BED AND BREAKFAST 450 CEDAR STREET			
SCALE: VERTICAL: N.A. HORIZONTAL: 1"=20' DATE: FEB. 16, 2008 DESIGNED: N.A. DRAWN: CRS APPROVED: CRS 300 HCL WS-02			SHEET 1 OF 1 SHEETS