

# MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, June 4, 2009

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 Planning Commission can take action to approve the June 4, 2009 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the May 7, 2009 meeting Minutes.

V Public Hearing

VI New Business

### Lamar Construction/Fab Leasing Co. 281 River Street - Site Plan Review

An application has been received from Lamar Construction/Fab Leasing Co., 281 River Street for a Site Plan Review. The plan includes removal of an existing portion of the building on the east side and construction of a new 25' x 80' addition. The building will be reconfigured by removing the existing entrance and relocating it on the east side of the building entering off a new parking area.

At this time the Planning Commission could take action to approve/deny the Site Plan for Lamar Construction/Fab Leasing Co., 281 River Street.

VII Old Business

### Committee Appointments

There are vacancies on several Sub-Committees of the Planning Commission.

At this time the Chair of the Planning Commission will appoint members to fill the existing vacancies on the Planning Commission.

## 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: May 29, 2009  
RE: June 4, 2009 Planning Commission Meeting

Commissioners, Enclosed is your packet for the June Planning Commission Meeting. We have the following item on the Agenda:

Lamar Construction/Fab Leasing Co. 281 River Street - Site Plan Review - An application has been received from Lamar Construction/Fab Leasing Co., 281 River Street for a Site Plan Review. The plan includes removal of an existing portion of the building on the east side and construction of a new 25' x 80' addition. The building will be reconfigured by removing the existing entrance and relocating it on the east side of the building entering off a new parking area.

Committee Appointments - There are vacancies on several Sub-Committees of the Planning Commission. Chairman Yoder will make appoint members to fill the existing vacancies on the Planning Commission subcommittees.

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

:djb

# Land Use Permit Application

Detailed Site Plan - Fee \$200.00

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:  
Name: FAB LEASING Co - LAMAR CONSTRUCTION APPLICANT  
Address: 440 KIRTLAND SW GRAND RAPIDS MI 49507  
Daytime Phone Number: 616.662.2905 Jason Wyhous
2. Legal description, property parcel number and street address of the subject parcel of property:  
Legal description: LOTS 4-6 AND THE WEST 20' OF LOT 3, SECTION 1, T21N, R17W  
Address of Project: 281 RIVER STREET Parcel Code # 51-51-448-710-11
3. Area of the subject parcel of property stated in acres, or if less than one (1) acre, in square feet.  
26,159 SQUARE FEET = 6005 ACRES
4. Present zoning classification on parcel and on adjacent parcels: WATERFRONT "W-F"
5. Present and proposed land use: RETAIL SALES OF AUTO, MARINE, PERFORMANCE PARTS
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 CHANGE ON USE, CURB CUT WILL BE MOVED FURTHER FROM INTERSECTION
7. A description of the proposed development and the land use proposed. SAME AS EXISTING RETAIL SALES OF AUTO, MARINE, PERFORMANCE PARTS

Finished Height of Project: 16' AT HIGHEST LEVEL

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: Jason Wyhous - Lamar Const

Date: 21 May 2009

OFFICE USE ONLY			
Zoning District: <u>WF</u>	Set Back Requirements:	Height _____	Front _____
Date of Application: <u>5-21-09</u>	Water Front _____	Rear _____	Side _____
Fee/Receipt # <u>\$200.00</u>	Notes: _____		
Approval: _____	Date: _____		



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: May 28, 2009  
RE: Site Plan Review - Lamar Construction/Fab Leasing Co., 281 River Street

Commissioners, we have received a request from Lamar Construction/Fab Leasing Co., 281 River Street for a Site Plan Review. The plan includes removal of an existing portion of the building on the east side and construction of a new 25' x 80' addition. The building will be reconfigured by removing the existing entrance and relocating it on the east side of the building entering off a new parking area.

Fab Leasing Co. owns the three parcels on the SE Corner of US 31 (Cypress Street) and River Street. The parcel on the corner 281 River Street is home of the Auto Value (former A&A Service) Building (Parcel 51-51-448-710-11).

The addition on the east side of the building at 281 River Street is located on Parcel 51-51-448-710-10.

The building at 273 River Street is located on Parcel #51-51-448-710-07. They wish to demolish this building to provide a parking area.

The Site Plan is based upon the demolition of the building at 273 River Street and the Combination of all three parcels. The Parcel Combination will be handled by the Zoning Administrator and does not require Planning Commission/City Council approval.

Review of the Site Plan shows that it meets the requirements of the Zoning Ordinance and will create a legal parcel where there currently are three legal non-conforming parcels.

If the Planning Commission wishes to approve the request the Motion should include the following conditions:

***Motion to approve the Site Plan for Lamar Construction/Fab Leasing Co., 281 River Street as submitted with Site Plan Project No. 090150.1 Dated May 20, 2009 (Moore & Bruggink, Inc. and Sheet A-1 Dated 5/19/09 Lamar Construction Company. With the following conditions:***

***That the Building at 273 River Street (Parcel #51-51-448-710-07) be demolished in accordance with all applicable building codes.***

***That all three parcels (#51-51-448-710-07, #51-51-448-710-10, and #51-51-448-710-11) be combined into one parcel to meet the Parcel Area requirements of the Zoning Ordinance.***

:djb

Staff/Site Plan Review for: Lamar Construction (applicant) for Fab Leasing Co.  
440 Kirtland S.W., Grand Rapids, MI 49507

Address/Parcel Code#: 218 River Street (51-51-448-710-11)  
Part of 218 River Street (51-51-448-710-10)  
273 River Street (51-51-448-710-07) - To be Demolished

Zoning District: WF - Waterfront District (Commercial Use)  
Proposed Use: Auto Value - Retail

	Requirements	Proposed	Compliance
Minimum Lot Area:	10,000 sq. ft.	26,160 sq. ft. (when combined)	X yes <input type="checkbox"/> no
Minimum Lot Width:	80 ft	120ft /218 ft (when combined)	X yes <input type="checkbox"/> no
Max. Building Height:	2 ½ stories, or 35 ft	16 ft	X yes <input type="checkbox"/> no
Maximum Lot Coverage:	60%	Les than 60%	X yes <input type="checkbox"/> no
Front Yard Set Back:	15 ft	Existing	X yes <input type="checkbox"/> no
Side Yard Set Back:	10 ft (each side)	more than 10 ft	X yes <input type="checkbox"/> no
Rear Yard Set Back:	10 ft	more than 10 ft	X yes <input type="checkbox"/> no
Waterfront	20 ft	n/a	X yes <input type="checkbox"/> no
Parking Requirements:	10 spaces	20 spaces	X yes <input type="checkbox"/> no

Signage: Not detailed in Plan - will require Sign Permit Application

Landscaping Requirements - subject to Section 531:

Outdoor Lighting Requirements - subject to Section 525:

U.S. 31 Corridor Overlay District Requirements - subject to Article 19:

NOTES: Review of the Site Plan shows that it meets the requirements of the Zoning Ordinance and will create a legal parcel where there currently are three legal non-conforming parcels. *Approval should be conditional as follows:*

*That the Building at 273 River Street (Parcel #51-51-448-710-07) be demolished in accordance with all applicable building codes.*

*That all three parcels (#51-51-448-710-07, #51-51-448-710-10, and #51-51-448-710-11) be combined into one parcel to meet the Parcel Area requirements of the Zoning Ordinance.*

Zoning Reviewed and Approved by: 

Optional Reviews
Fire Department Reviewed/Approved by: _____
Engineer Reviewed/Approved by: _____

Site Plan Information required in Application:

Project Name: Auto Value - 281 River

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, one 11 x 17 size copy of request, and 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 INDICATED SHADED AS THESE WILL BE DEMOLISHED.  
 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: Auto Valet

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 NONE  
 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 R [Planning Commission reserves the right to require the information at a later date]
16. Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]
17. Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.  
 Included  
 Waived by \_\_\_\_\_ [Planning Commission reserves the right to require the information at a later date]



# AUTO VALUE PARTS STORES

MANISTEE, MI LOCATION: EXTERIOR RENOVATION

PRELIMINARY  
CONCEPTUAL MODEL  
*Depicted site and landscape details  
are for presentation purposes only.*

DRAWN BY: SD  
MAY 14, 2009



**LAMAR**  
CONSTRUCTION COMPANY  
[www.lamarconstruction.com](http://www.lamarconstruction.com)

Sheet

1

of 3



# AUTO VALUE PARTS STORES

MANISTEE, MI LOCATION: EXTERIOR RENOVATION

PRELIMINARY  
CONCEPTUAL MODEL  
*Depicted site and landscape details  
are for presentation purposes only.*

---

DRAWN BY: SD  
MAY 14, 2009



**LAMAR**  
CONSTRUCTION COMPANY  
[www.lamarconstruction.com](http://www.lamarconstruction.com)

Sheet

2

of 3



**AUTO VALUE PARTS STORES**  
MANISTEE, MI LOCATION: EXTERIOR RENOVATION

PRELIMINARY  
CONCEPTUAL MODEL  
*Depicted site and landscape details  
are for presentation purposes only.*

DRAWN BY: SD  
MAY 14, 2009



**LAMAR**  
CONSTRUCTION COMPANY  
[www.lamarconstruction.com](http://www.lamarconstruction.com)

Sheet

3

of 3

**BENCHMARKS**  
 ELEVATION 606.70  
 SET RAILROAD SPIKE IN SOUTH FACE  
 OF A UTILITY POLE, LOCATED 1.0' N  
 OF N. BACK CURB RIVER ST. & 105± E  
 OF CYPRESS STREET. (0.5' ABOVE GRND)

**CONTROL POINTS**

CP #1	CP #2
M&B RED CAP	MAG NAIL
N 346302.4260	N 346236.9020
E 19173936.9910	E 19173789.5140
ELEV 606.15	ELEV 606.83

**EXISTING UNDERGROUND UTILITY DATA**

STORM CB-A  
 RIM 604.55  
 6" PVC INV. N 603.21  
 BOTTOM STRUCTURE 600.55

STORM CB-B  
 RIM 605.45  
 6" PVC INV. S 603.30  
 12" CONC INV. N 603.30  
 BOTTOM STRUCTURE 601.45

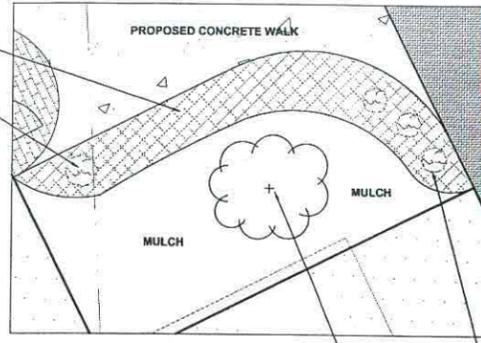
STORM MH-C  
 RIM 605.72  
 6" PVC INV. SW 601.12  
 12" CONC INV. S 601.82  
 12" INV. NW 601.37  
 15" CONC INV. NE 600.78  
 BOTTOM STRUCTURE 600.42

STORM CB-D  
 RIM 605.56  
 12" CONC INV. SE 603.36

SANITARY MH-E  
 RIM 605.43  
 PIPE INV. NE-SW 583.93

20 - 'BLUE WONDER' HYBRID NEPETA  
 (NEPETA X FAASSENII 'BLUE WONDER')  
 #1 POT

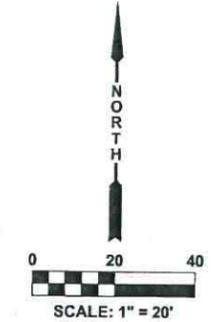
1 - KARL FOERSTER'S FEATHER REED GRASS  
 (CALAMAGROSTIS X ACUTIFLORA  
 'KARL FOERSTER')  
 #2 POT



ENLARGED ENTRY LANDSCAPE PLAN



LOCATION MAP  
 NO SCALE



**PROPERTY DESCRIPTION**

Lots 4 through 6 and the West 20.00 feet of Lot 3, Filer & Smiths Addition, City of Manistee, Section 1, Town 21 North, Range 17 West, Manistee County, Michigan.

26,159 Square Feet  
 0.6005 Acres

**SITE PLAN GENERAL NOTES:**

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND PLACE CURBING WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE CITY OF MANISTEE STANDARD CONSTRUCTION SPECIFICATIONS.
- PAVED AREAS SHALL BE CONSTRUCTED WITH:  
 12" MDT CL-2 SAND SUBBASE (C.I.P.)  
 6" 22-A GRAVEL BASE (C.I.P.)  
 1 1/2" 1100L BIT LEVELING COURSE  
 1 1/2" 1100T BIT WEARING COURSE
- THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
- THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 90% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
- THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
- ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
- NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
- ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
- SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
- ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.

**ZONING & SITE DEVELOPMENT REQUIREMENTS - "W-F" WATERFRONT**

MIN. FRONT YARD: 15'  
 MIN. SIDE YARD: 10'  
 MIN. REAR YARD: 10'  
 WATERFRONT: 20'  
 MAX. LOT COVERAGE: 60% BY BLDG  
 MAX. BLDG HEIGHT: 2 1/2 STORIES OR 35'

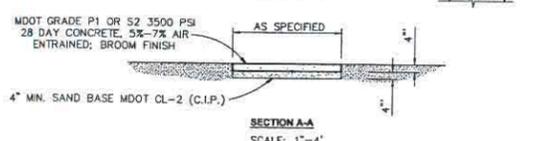
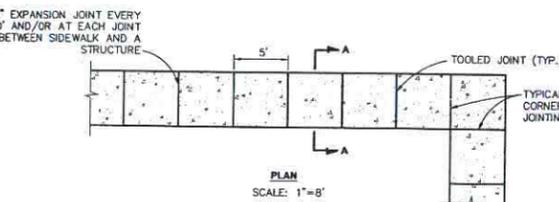
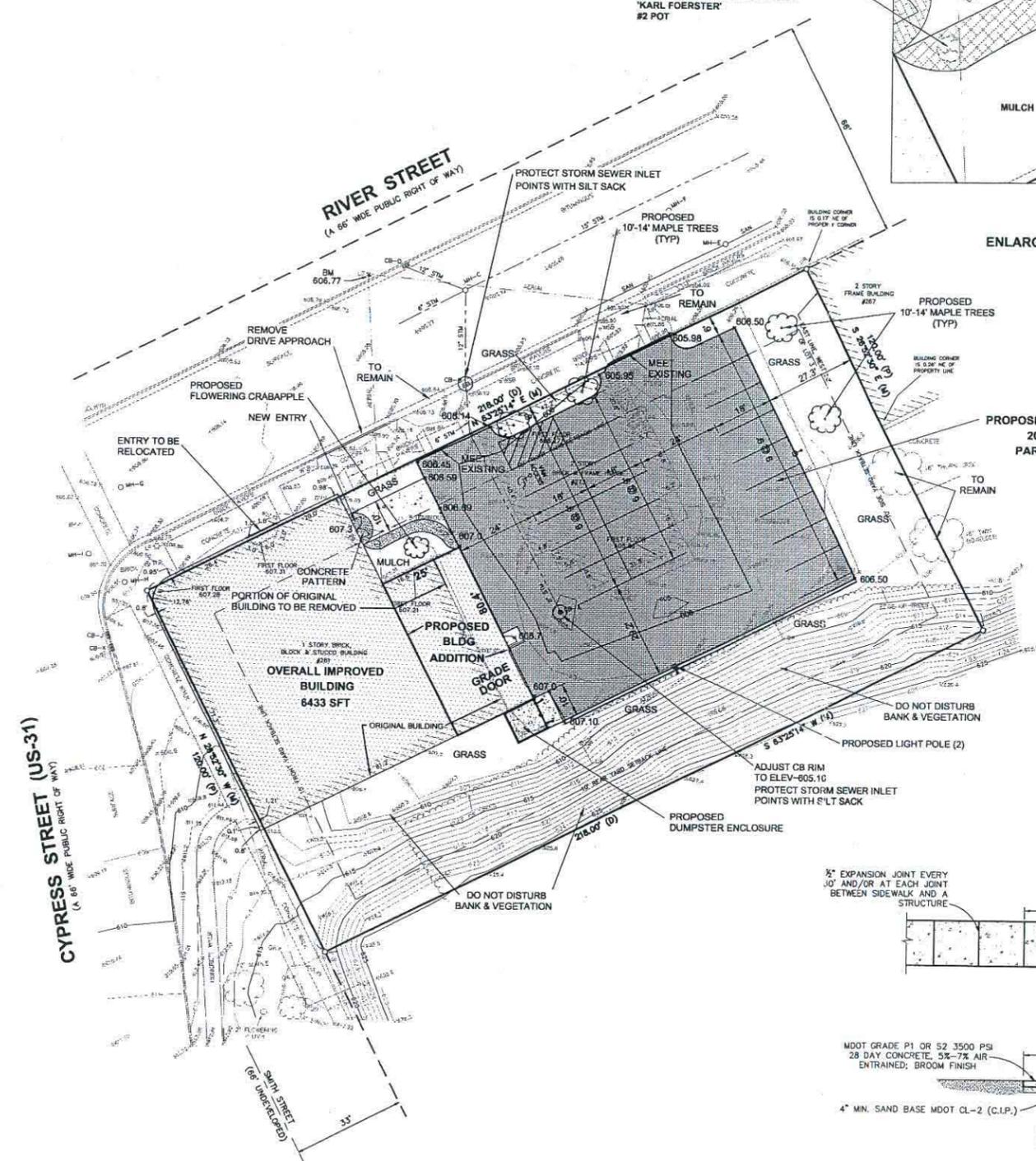
PARKING REQUIREMENTS: 1 SPACE/450 SFT RETAIL  
 1 SPACE/1000 SFT STORAGE/WAREHOUSE

TOTAL IMPROVED BLDG AREA: 6433 SFT  
 RETAIL AREA: 3217 SFT/450 = 7 SPACES REQUIRED  
 STORAGE AREA: 3216 SFT/1000 = 3 SPACES REQUIRED

TOTAL PARKING REQUIRED: 10 SPACES  
 TOTAL PARKING PROVIDED: 20 SPACES

MIN PARKING SPACE: 9' X 18' W/20' DRIVE AISLE (58' TOTAL)

PREPARED FOR:  
 Lamar Construction Company  
 4404 Central Parkway  
 Hudsonville, MI 49426  
 616.662.2933 Phone  
 616.662.2945 Fax



4" CONCRETE SIDEWALK DETAIL

**CONSTRUCTION SCHEDULE**

ITEM	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

**LEGEND**

- SANITARY SEWER (SAN)
- STORM SEWER (STM)
- AERIAL UTILITY LINE (AERIAL)
- HYDRANT (HYG)
- WATER VALVE (WV)
- WATER STOP BOX (WSB)
- MANHOLE (MH)
- CATCH BASIN (CB)
- UTILITY POLE (UP)
- GUY ANCHOR (GA)
- TRAFFIC LIGHT POLE (TLP)
- PHONE RISER (PR)
- GAS VALVE (GV)
- GAS METER (GM)
- ELECTRIC METER (EM)
- LIGHT POLE (LP)
- SURVEY IRON (FOUND)
- SURVEY IRON (SET)
- MEASURED DIMENSION
- DEEDED DIMENSION
- PLATTED DIMENSION

**PLAN REVISIONS**

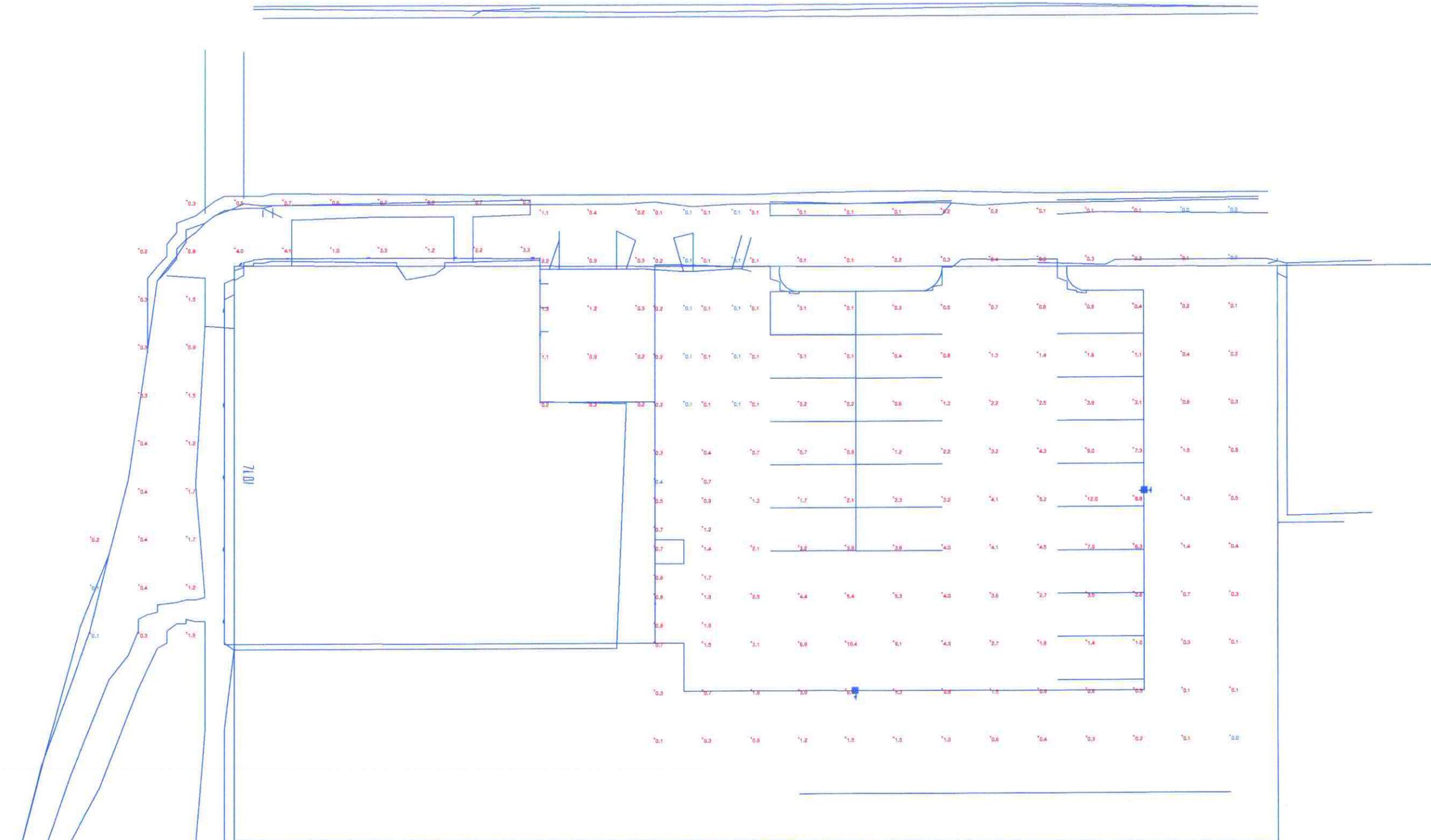

**SITE IMPROVEMENT PLAN**  
 FOR  
**AUTO VALUE**  
 281 RIVER STREET  
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

**MOORE & BRUGGINK, INC.**  
 Consulting Engineers  
 2020 Monroe Avenue N.W.  
 Grand Rapids, Michigan 49505-6298  
 Phone: (616) 365-9801 Web: www.mbrce.com

FIELD SURVEY / DATE	
DESIGNED BY:	WGX
DESIGN DRAWN BY:	FFJ
CHECKED BY:	WGX
PLAN DATE:	May 20, 2009
PROJECT NO.:	090150.1
SHEET NUMBER	1 OF 1

Utility locations are approximate only.  
 Please contact "Miss Dig" three working  
 days prior to the start-of-construction  
 for exact locations. (1-800-482-7171)





Plan View  
Scale 1" = 10'

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	2	KAD 400M R4 HS	DIE-CAST CUTOFF LUMINAIRE WITH HOUSE SIDE SHIELD	ONE 400-WATT CLEAR BT-37 METAL HALIDE HORIZONTAL POSITION	92061101.IES	32000	1.00	462
■	B	13	VGO3 1/25TRT	GATEWAY OVAL WITH VERTICAL EYELID WALL MOUNTED WITH OPAL LENS	ONE 28-WATT TRIPLE TUBE COMPACT FLUORESCENT, VERTICAL BASE-UP POSITION	VGO3_1_25TRT.T.ies	1800	1.00	29

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Sidewalk	+	1.1 fc	4.1 fc	0.1 fc	41.0:1	11.0:1
Door #1	+	1.0 fc	1.9 fc	0.4 fc	4.8:1	2.5:1
Door #2	+	0.5 fc	2.2 fc	0.1 fc	22.0:1	5.0:1
Parking Lot	+	1.7 fc	12.0 fc	0.0 fc	N/A	N/A

Manistee Auto Value  
Parking Lot Point by Point

Designer

JRLC

Date

May 21 2009

Scale

Drawing No.



'Blue Wonder' Hybrid Nepeta

close window

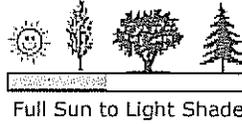
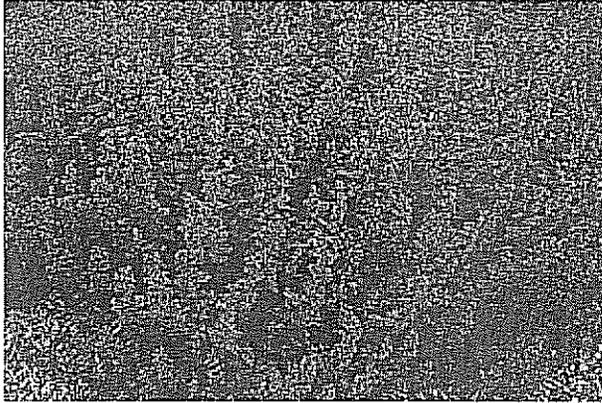
prev | next



**'Blue Wonder' Hybrid Nepeta**  
Nepeta x faassenii 'Blue Wonder'

Blooming Time

J	F	M	A	M	J	J	A	S	O	N	D
winter	spring	summer	fall								



A truly excellent herbaceous, mound forming, compact growing ground cover, 'Blue Wonder' Persian Nepeta is very hardy and troublefree. Used as a specimen or mass planted as a low maintenance ground cover, this pleasantly aromatic gray green heart-leaved cultivar easily combines with a multitude of other herbs and shrubs. Some nice companions include red and pink daylilies, liatris, Russian sage, purple coneflower, geraniums, sedums, and Salvia. During spring its 6-inch-tall spikes of 2 inch long dark blue flowers decorate the landscape, and often do so again in fall if the flowers are cut back toward the end of the spring bloom.

<b>Growth Habit</b>	clump forming
<b>Average Mature Height</b>	14 in.
<b>Hardiness Zone</b>	3
<b>Container Size</b>	<b>Recommended Spacing</b>
flat of #1 pots (8/flat)	18"-24"

**Companion Plants:**

There are 14 companion plants for 'Blue Wonder' Hybrid Nepeta. [See them now.](#) Note: these plants will work beautifully, but don't be afraid to be creative and select other companions (based upon compatible cultural needs, textures, colors, and your personal preferences).



'Blue Wonder' Hybrid Nepeta

close window

prev | next

9 . 2

Karl Foerster's Feather Reed Grass

close window

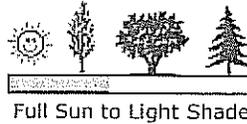
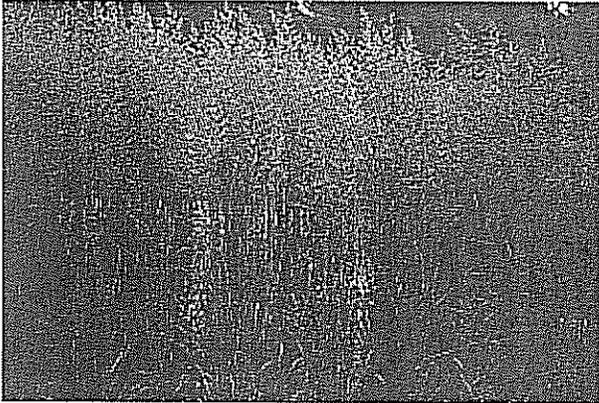
prev | next



**Karl Foerster's Feather Reed Grass**  
*Calamagrostis x acutiflora 'Karl Foerster'*

Blooming Time

J	F	M	A	M	J	J	A	S	O	N	D
winter	spring	summer	fall								



<b>Growth Habit</b>	clump forming
<b>Average Mature Height</b>	4.5 ft.
<b>Hardiness Zone</b>	5
<b>Container Size</b>	<b>Recommended Spacing</b>
flat of #1 pots (8/flat)	30"-42"
#2 pot	30"-42"

With neat, 3 to 4 ft. tall leaves of subdued green, clump forming feather reed grass imposes a rather strong, stately, foliar personality. This alone makes it worthy of merit, yet, it is only a hint of what's to come. For the impatient this is the right plant, for unlike many of the grasses, it flowers early. Indeed, as early as late May the erect stemmed, narrow paniced flowers become noticeable. By mid June, they have achieved a height of 4 to 5 feet and have colored a soft shade of green. By the first of July, they are rosy purple, and by the first of August, they have turned a lovely shade of straw brown which they will remain all winter.



**Companion Plants:**

There are 18 companion plants for Karl Foerster's Feather Reed Grass. [See them now.](#) Note: these plants will work beautifully, but don't be afraid to be creative and select other companions (based upon compatible cultural needs, textures, colors, and your personal preferences.

Karl Foerster's Feather Reed Grass

close window

prev | next

'Hameln' Dwarf Fountain Grass

close window

prev | next



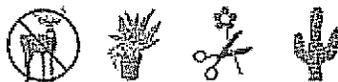
'Hameln' Dwarf Fountain Grass  
Pennisetum alopecuroides 'Hameln'

Blooming Time

J	F	M	A	M	J	J	A	S	O	N	D
winter	spring	summer	fall								



Full Sun



<b>Growth Habit</b>	clump forming
<b>Average Mature Height</b>	2.5 ft.
<b>Hardiness Zone</b>	5
<b>Container Size</b>	<b>Recommended Spacing</b>
flat of #1 pots (8/flat)	24"-36"
#2 pot	24"-36"
#5 pot	24"-36"

This superb selection differs from the species in being more compact with darker green foliage. The flower spikes are 3" to 4" long, pale green in mid-summer, and mature creamy tan. 'Hameln' is best in moist, fertile, well drained soils, but tolerates a wide range of soil conditions. Popular for mass planting or accent, 'Hameln' is a good choice where a neat, compact, low maintenance plant is desired.

**Companion Plants:**

There are 25 companion plants for 'Hameln' Dwarf Fountain Grass. [See them now.](#) Note: these plants will work beautifully, but don't be afraid to be creative and select other companions (based upon compatible cultural needs, textures, colors, and your personal preferences).



'Hameln' Dwarf Fountain Grass

close window

prev | next



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Ideal for parking areas, street lighting, walkways and car lots.

**CONSTRUCTION** — Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

**FINISH** — Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

**OPTICAL SYSTEM** — Anodized, aluminum hydroformed reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R5S (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). Segmented reflectors attach with tool-less fasteners and are rotatable and interchangeable.

**ELECTRICAL SYSTEM** — Ballast: High reactance, high power factor for 70-150W. Constant wattage autotransformer for 175-400W. Metal halide 150W and below are standard with pulse-start ignitor technology; super CWA pulse-start ballast required for 200W, 320W and 350W (SCWA option). Ballast is copper-wound and 100% factory-tested.

Super CWA pulse start ballasts, 88% efficient and EISA compliant, are required for 151-400W (must order SCWA option) for US shipments only. Not available: 175M SCWA, CSA, NOM or INTL required for probe start shipments outside the US.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

**LISTING** — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

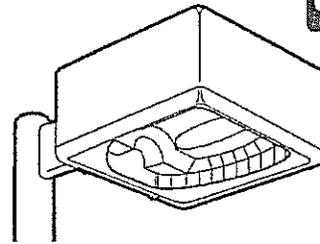
Specifications subject to change without notice.

Catalog Number	KAD 400M R4 120 SPD04 LPI
Notes	
Type	



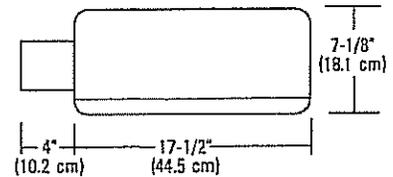
Soft Square Lighting

# KAD



### Specifications

EPA: 1.2 ft.<sup>2</sup>  
 \*Weight: 35.9 lbs (16.28 kg)  
 Length: 17-1/2" (44.5 cm)  
 Width: 17-1/2" (44.5 cm)  
 Depth: 7-1/8" (18.1 cm)  
 \*Weight as configured in example below.



MH: 70W-400W  
 HPS: 70W-400W  
 20' to 35' Mounting

## ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD		400M R4 120		SPD 04		LPI	
Series	Wattage	Voltage	Mounting	Ballast	Options	Lamp <sup>19</sup>	
<b>KAD</b>	Metal halide High pressure sodium <sup>1,2,3</sup> 70M <sup>1</sup> 100M <sup>1</sup> 150M <sup>3</sup> 175M <sup>1</sup> 200M <sup>4</sup> 250M 320M <sup>4</sup> 350M <sup>4</sup> <b>400M<sup>5</sup></b>	<b>120</b> 208 <sup>7</sup> 240 <sup>7</sup> 277 347 480 <sup>7</sup> TB <sup>8</sup> 23050HZ <sup>10</sup>	Type <b>SPD</b> Square pole RPD Round pole WBD Wall bracket WWD Wood pole or wall  DAD12P Degree arm (pole) <sup>12</sup> DAD12WB Degree arm (wall) <sup>12</sup> WBA Decorative wall bracket <sup>12,13</sup> KMA Mast arm external fitter KTMB Twin mounting bar	(blank) Magnetic ballast CWI Constant wattage isolated <b>Pulse Start</b> SCWA Super CWA pulse start ballast <b>E</b>	Shipped installed in fixture SF Single fuse 120, 277, 347V <sup>14</sup> DF Double fuse 208, 240, 480 <sup>14</sup> PD Power tray <sup>15</sup> PER NEMA twist-lock receptacle only (no photocontrol) QRS Quartz restrrike system <sup>15</sup> QRSTD QRS time delay <sup>10,16</sup> WTB Terminal wiring block <sup>15</sup> HS House-side shield CSA CSA Certified INTL Available for MH probe start shipping outside the U.S.  Shipped separately <sup>17</sup> PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shortening cap for PER option VG Vandal guard WG Wire guard	LPI Lamp included L/LP Less lamp  Finish <sup>18</sup> (blank) Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum	

- Distribution**
- Hydroformed reflectors  
 R2 IES type II asymmetric<sup>5</sup>  
 R3 IES type III asymmetric<sup>5</sup>  
**R4 IES type IV forward throw**  
 R5S IES type V square
- Segmented reflectors  
 SR2 IES type II asymmetric<sup>5</sup>  
 SR3 IES type III asymmetric<sup>5</sup>  
 SR4SC IES type IV forward throw

- NOTES:
- Not available with SCWA.
  - Not available with 480V.
  - Not available with TBV.
  - Must be ordered with SCWA.
  - Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.
  - House-side shield available.
  - Must specify CWI for use in Canada.
  - Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
  - Optional five-tap ballast (120, 200, 240, 277, 480V).
  - Consult factory for available wattages.
  - 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
  - Ships separately.
  - Available with SPD04 and SPD09.
  - Must specify voltage. N/A with TB.
  - Only available with SR2, SR3, & SR4SC optics.
  - Max allowable wattage lamp included.
  - May be ordered as an accessory.
  - See www.lithonia.com/archolors for additional color options.
  - Must be specified.
  - Must use RPD09

Accessories

Order as separate catalog number.

Tenon Mounting Slipfitter	Number of fixtures					
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 <sup>20</sup>	T20-320 <sup>20</sup>	T20-390 <sup>20</sup>	T20-490 <sup>20</sup>
2-7/8"	T25-190	T25-280	T25-290 <sup>20</sup>	T25-320	T25-390 <sup>20</sup>	T25-490 <sup>20</sup>
4"	T35-190	T35-280	T35-290 <sup>20</sup>	T35-320	T35-390 <sup>20</sup>	T35-490 <sup>20</sup>

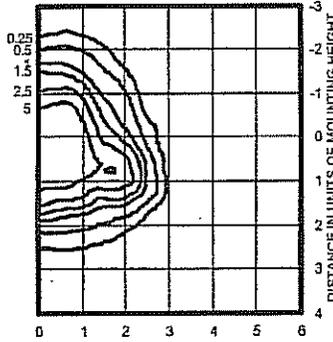
KADVG Vandal guard  
 KADWG Wire guard



# KAD 400M Arm-mounted Soft Square Cutoff

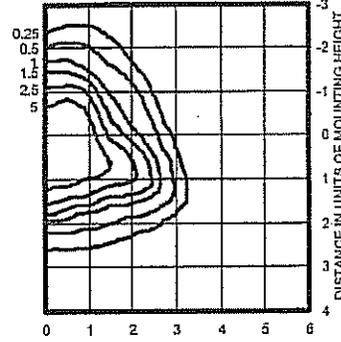
Coefficient of Utilization \_\_\_\_\_  
Initial Footcandles \_\_\_\_\_

**KAD 400M R2 Test no. 1193083101P**  
ISOILLUMINANCE PLOT (Footcandle)



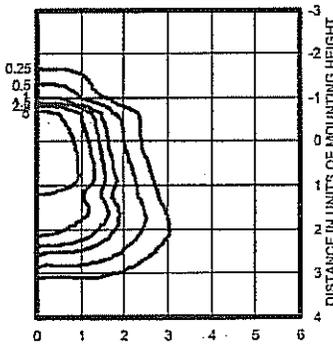
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
Classification: Type II, Short, Full Cutoff

**KAD 400M R3 Test no. 1192040902P**  
ISOILLUMINANCE PLOT (Footcandle)



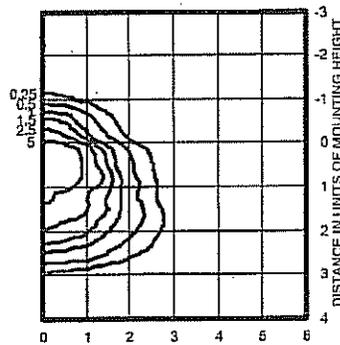
400W pulse start metal halide lamp, rated 42,000 lumens. Footcandle values based on 20' mounting height.  
Classification: Type II, Short, Full Cutoff

**KAD 400M R4 Test no. 1191110101P**  
ISOILLUMINANCE PLOT (Footcandle)



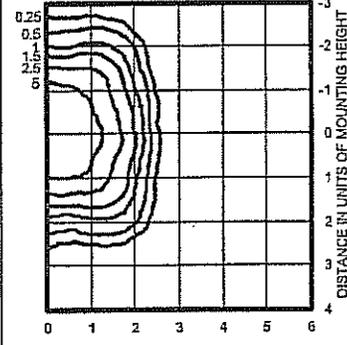
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type III, Very Short), Full Cutoff

**KAD 400M R4HS Test no. 1192061101P**  
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type III, Very Short), Full Cutoff

**KAD 400M R5S Test no. 1194040801P**  
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type NC, Very Short), Full Cutoff

## Electrical Characteristics

	Primary voltage	Line current (Amps) Start/Operating	Primary dropout voltage	Input watts	Power factor (%)	Regulation Line V = Lamp lumens
400CWA	120	2.50/4.00	55			
Peak-lead	208	1.45/2.30	95			
Autotransformer	240	1.25/2.00	110	455	90+	±10% = ±10%
	277	1.10/1.75	125			
	480	.73/1.00	225			

\*Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

## Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 1.44  
35 ft. = 0.73  
40 ft. = .56

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

## NOTES:

1 Photometric data for other distributions can be accessed from [www.lithonia.com](http://www.lithonia.com).





Catalog Number	
SSA 184C 0.125 DM19	
Notes	Type

## FEATURES & SPECIFICATIONS

### CONSTRUCTION

Square non-tapered shaft made from extruded 6063-T6 or 6061T6 aluminum alloy. Shaft width is 4", 5" or 6". Wall thickness is .125", .168" or .250" depending on mounting height and loading requirements.

Anchor bolt cover is provided.

A rectangular reinforced handhole having nominal dimensions of 2" x 4" for a 4" square and 2-1/2" x 4" for a 5" or 6" square shaft. Handhole cover plate made from aluminum alloy with attachment hardware provided.

Top cap provided with all drill-mount poles.

All screws, nuts and bolts are made of stainless steel.

### FINISH

Must specify finish. Optional polyester powder paint and anodized finishes available.

### GROUNDING

A ground lug located immediately inside the handhole is tapped for 3/8" - 16 UNC ground bolt (by others).

### ANCHOR BOLTS

Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Anchor Base Poles

# SSA

SQUARE STRAIGHT ALUMINUM



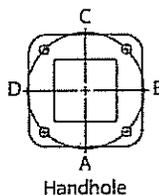
## ORDERING INFORMATION

Example: SSA 20 4C DM19 BA

Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

SSA	184C	0.125	DM19	
Shaft type	Nominal shaft length	Nominal shaft base size/wall thickness	Mounting <sup>3</sup>	Options <sup>4</sup>
SSA	8 - 35 feet (See next page.)	(See back page.)	Tenon mounting	Shipped installed
			PT Open top	L/AB Less anchor bolts
			T20 2-3/8" O.D. (2" NPS)	VD Vibration damper
			T25 2-7/8" O.D. (2-1/2" NPS)	TP Tamper proof
			T30 <sup>2</sup> 3-1/2" O.D. (3" NPS)	HAAxx Horizontal arm bracket (1 fixture) <sup>5,6</sup>
			T35 <sup>2</sup> 4" O.D. (3-1/2" NPS)	FDLxx Festoon outlet less electrical <sup>5</sup>
			Drill mounting <sup>3</sup>	FGLxx Festoon GFI outlet less electrical <sup>5</sup>
			DM19 1 at 90°	12CPxx 1/2" coupling <sup>5</sup>
			DM28 2 at 180°	34CPxx 3/4" coupling <sup>5</sup>
			DM28PL 2 at 180° with one side plugged	1CPxx 1" coupling <sup>5</sup>
			DM29 2 at 90°	12NPxx 1/2" threaded nipple <sup>5</sup>
			DM32 3 at 120°	34NPxx 3/4" threaded nipple <sup>5</sup>
			DM39 3 at 90°	1NPxx 1" threaded nipple <sup>5</sup>
			DM49 4 at 90°	HHxx Extra handhole <sup>5,7</sup>
			Aerie™ drill mounting <sup>3</sup>	
			DM19AS 1 at 90°	
			DM28AS 2 at 180°	
			DM29AS 2 at 90°	
			DM32AS 3 at 120°	
			DM39AS 3 at 90°	
			DM49AS 4 at 90°	

### HANDHOLE ORIENTATION



### NOTES:

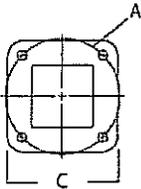
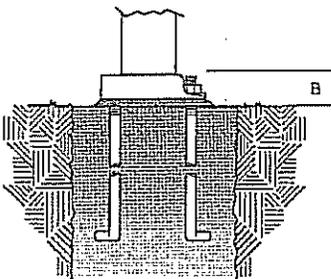
- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Must specify finish.
- Specify location and orientation when ordering option.  
For 1st "x": Specify the height in feet above base of pole.  
Example: 5ft = 5 and 20ft = 20  
For 2nd "x": Specify orientation from handhole (A,B,C,D)  
Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 1 1/2" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount requires extra handhole.
- Additional colors available; see Architectural Colors brochure, Form No. 794.3.

### IMPORTANT:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately to prevent finish damage.
- Lithonia is not responsible for the foundation design.
- Installation requires grout to be packed under base to ensure full contact with foundation.

# SSA Square Straight Aluminum Poles

TECHNICAL INFORMATION										
Catalog Number	Nominal shaft length (feet)	Pole Shaft Size (in x in x ft)	Wall Thickness (inches)	EPA (ft <sup>2</sup> ) with 1.3 gust			Max. weight	Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
				80 mph	90 mph	100 mph				
SSA 8 4C	8	4.0 x 8.0	0.125	16.5	12.6	9.9	300	8-1/2-9-5/8	3/4 x 18 x 3	32
SSA 10 4C	10	4.0 x 10.0	0.125	11.5	8.6	6.5	230	8-1/2-9-5/8	3/4 x 18 x 3	37
SSA 12 4C	12	4.0 x 12.0	0.125	12.4	9.2	6.9	160	8-1/2-9-5/8	3/4 x 18 x 3	40
SSA 14 4C	14	4.0 x 14.0	0.125	9.3	6.7	4.8	120	8-1/2-9-5/8	3/4 x 18 x 3	53
SSA 15 4C	15	4.0 x 15.0	0.125	8.0	5.6	3.9	100	8-1/2-9-5/8	3/4 x 18 x 3	52
SSA 16 4C	16	4.0 x 16.0	0.125	6.9	4.7	3.1	90	8-1/2-9-5/8	3/4 x 18 x 3	54
SSA 16 4G	16	4.0 x 16.0	0.188	11.8	8.5	6.2	130	8-1/2-9-5/8	3/4 x 30 x 3	74
SSA 16 5G	16	5.0 x 16.0	0.188	15.0	11.1	7.5	280	10-1/2-11-1/2	3/4 x 30 x 3	83
SSA 18 4C	18	4.0 x 18.0	0.125	4.9	3.0	1.7	70	8-1/2-9-5/8	3/4 x 18 x 3	57
SSA 18 4G	18	4.0 x 18.0	0.188	9.2	6.4	4.4	100	8-1/2-9-5/8	3/4 x 30 x 3	80
SSA 18 5G	18	5.0 x 18.0	0.188	16.8	12.2	8.9	230	10-1/2-11-1/2	3/4 x 30 x 3	91
SSA 20 4C	20	4.0 x 20.0	0.125	3.3	1.7	0.5	40	8-1/2-9-5/8	3/4 x 18 x 3	62
SSA 20 4G	20	4.0 x 20.0	0.188	7.0	4.5	2.9	80	8-1/2-9-5/8	3/4 x 30 x 3	85
SSA 20 5G	20	5.0 x 20.0	0.188	13.6	9.5	6.6	180	10-1/2-11-1/2	3/4 x 30 x 3	107
SSA 20 6G	20	6.0 x 20.0	0.188	22.0	15.9	11.6	230	12-13	1 x 36 x 4	155
SSA 20 6J	20	6.0 x 20.0	0.250	30.4	22.6	17.0	300	12-13	1 x 36 x 4	202
SSA 25 5G	25	5.0 x 25.0	0.188	7.2	4.2	2.0	110	10-1/2-11-1/2	3/4 x 30 x 3	130
SSA 25 6G	25	6.0 x 25.0	0.188	13.2	8.6	5.4	180	12-13	1 x 36 x 4	180
SSA 25 6J	25	6.0 x 25.0	0.250	19.7	13.8	9.5	250	12-13	1 x 36 x 4	224
SSA 30 6G	30	6.0 x 30.0	0.188	7.0	3.4	0.8	130	12-13	1 x 36 x 4	210
SSA 30 6J	30	6.0 x 30.0	0.250	12.2	7.5	4.1	260	12-13	1 x 36 x 4	258
SSA 32 6J	32	6.0 x 32.0	0.250	9.7	5.4	2.3	150	12-13	1 x 36 x 4	272
SSA 35 6J	35	6.0 x 35.0	0.250	6.4	2.6	-	150	12-13	1 x 36 x 4	294



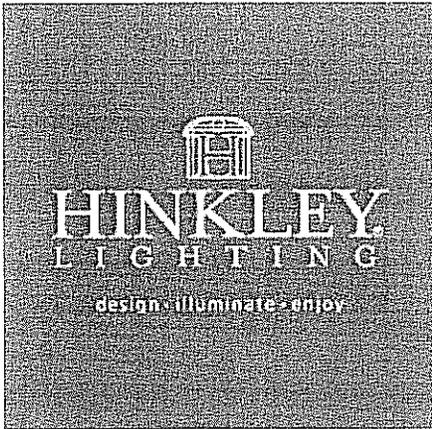
Shaft Base Size	Bolt Circle A	Bolt Projection B	Base Square C	Anchor Bolt Description	Warehouse Anchor Description	Template Bolt Number
4"C	8-1/2"-9-5/8"	3-1/8"	9-15/16"	ABSSA-4C	AB18-0	PJ50045
4"G	8-1/2"-9-5/8"	3-1/8"	9-15/16"	ABSSA-4G	AB30-0	PJ50045
5"	10-1/2"-11-1/2"	3-1/4"	11-9/16"	ABSSA-5	AB30-0	PJ50046
6"	12"-13"	4"	12-1/4"	ABSSA-6	AB36-0	PJ50044

**IMPORTANT:**

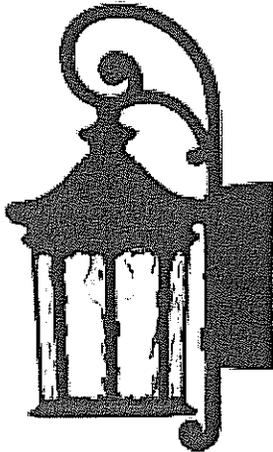
• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



An Acuity Brands Company



**1600MB**  
in Museum Black from the Raley family



Width:	7.25"
Height:	16.5"
Weight:	5 lbs.
Material:	Cast Aluminum
Glass:	Clear Water Glass Panels
Bulb:	One 60w Medium Base
Voltage:	120v
TTO:	10.5"
Extension:	9.5"
Back Plate Height:	7.5"
Back Plate Width:	4.5"
Certification:	c-UL-us Wet
UPC:	640665160017

NOTES:

---



---



---



---



---



---

**MANISTEE CITY PLANNING COMMISSION  
COMMISSION MEMBERS - 2009**

May 28, 2009

Commission Members	Term Expiration	Committee Assignments
<b>ALBEE, Linda</b> 365 Lighthouse Way South, Manistee 723-0032 2007	10/2009	Green Initiative - Ad Hock Committee Ordinance Re-Write Committee
<b>BARRY, Maureen</b> 230 Lighthouse Way, Manistee 723-8890 (h) 723-1436 (w) 2004	10/2011 Secretary	Executive Committee Master Plan Review Committee
<b>CROCKETT, Dave</b> 260 Third Avenue, Manistee 723-7914 (h) 2006	10/2010	
<b>FORTIER, Edward Ray</b> 367 Eleventh Street, P.O. Box 404, Manistee 723-7258 (h) 1997	10/2009 Vice-Chair	Executive Committee Zoning Board of Appeals
<b>GUSTAD, Eric</b> 1014 Engelmann Street, Manistee 231-920-6012 (h) or 398-3847 (w) 2006	10/2009	Green Initiative - Ad Hock Committee Master Plan Review Committee Site Plan Review/Subdivision Committee
<b>HAINES, Harlo</b> 300 Lakeshore Drive, Manistee 398-9151 (H) 714-271-3105 (c) 2006	10/2011	Green Initiative - Ad Hock Committee Ordinance Re-Write Committee
<b>NEIDER, Nathaniel</b> 111 Pine Street 690-4910 ©) 2009	10/2010	Green Initiative - Ad Hock Committee
<b>SLAWINSKI, Anthony</b> 384 Seventh Street, Manistee 723-2992 (h) 1977	10/2010	Ordinance Re-Write Committee
<b>YODER, Roger</b> 225 Seventh Street, Manistee 723-6926 (h) or 723-9951 x 286 (w) 1984	10/2011 Chairman	Executive Committee Master Plan Review Committee Site Plan Review/Subdivision Committee
<b>ROSE, Jon</b> jrose@ci.manistee.mi.us 398-2805	Liaison	
<b>BLAKESLEE, Denise</b> dblakeslee@ci.manistee.mi.us 398-2805	Recording Secretary	

**MANISTEE CITY PLANNING COMMISSION  
COMMITTEE APPOINTMENTS 2009**

COMMITTEE	2009 APPOINTEES
<p><b>EXECUTIVE COMMITTEE</b> (Chair, Vice Chair, Secretary) Members of the Executive Committee review Zoning Ordinance Amendments with City Council Ordinance Review Committee</p>	<p>Maureen Barry - Secretary Ray Fortier - Vice Chair Roger Yoder - Chair</p> <p>Meet as needed</p>
<p><b>GREEN INITIATIVE - AD HOC COMMITTEE</b></p> <p>Ad Hoc Committee to review Green Initiative programs for the City of Manistee. These programs could include wind, solar and alternative energy programs that would benefit the community.</p>	<p>Linda Albee Eric Gustad Harlo Haines Nathaniel Neider</p>
<p><b>MASTER PLAN REVIEW COMMITTEE</b></p> <p>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 resulting vacant property would not necessary require a change in the plan, but should be noted for review during the annual review (January Meeting).</p>	<p>Maureen Barry <u>VACANCY</u> Eric Gustad Roger Yoder</p> <p>Meet as scheduled @4:00 p.m. in the Executive Council Chambers</p>
<p><b>ORDINANCE RE-WRITE COMMITTEE</b></p> <p>Members of this committee will assist in reviewing the Zoning Ordinance for areas that need to be changed and/or updated. They also monitor ZBA Requests to see if a change in the ordinance is necessary (if multiple requests are received for the same issue).</p>	<p><u>VACANCY</u> Linda Albee Harlo Haines Tony Slawinski</p> <p>Meet as scheduled in the Executive Council Chambers</p>
<p><b>SITE PLAN REVIEW/ SUBDIVISION COMMITTEE</b></p> <p>Site Plan Review Committee - Available for optional Plan Review of Special uses and uses by Right. Committee Review required for Planned Unit Developments.</p> <p>Subdivision Committee - This committee is required under section 1242.03 of the Code of Ordinances.</p>	<p><u>VACANCY</u> Eric Gustad Roger Yoder</p> <p>No Scheduled time for meetings. Will meet with developer as needed.</p>
<p><b>ZONING BOARD OF APPEALS</b></p> <p>One member of the Planning Commission also serves on the Zoning Board of Appeals</p>	<p>Ray Fortier</p> <p>Meet as needed 5:30 p.m. at City Hall</p>