

# **MANISTEE CITY PLANNING COMMISSION**

Meeting of Thursday, August 7, 2014  
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 August 7, 2014 Agenda.

### **IV Approval of Minutes**

At this time Planning Commission can take action to approve the July 10, 2014 meeting Minutes.

### **V Public Hearing**

### **VI Public Comment on Agenda Related items**

### **VII New Business**

#### **Zoning Review P-D Peninsula District**

City Council has requested the Planning Commission review the current Zoning of the Peninsula District and review the zoning ordinance for specific uses that need to be addressed. This review is requested to be completed by the September 16, 2014 City Council Meeting. Staff has prepared a review of the parcels and existing land uses for properties in the Peninsula District for the Commission to begin their review/discussion.

### **VIII Old Business**

### **IX Public Comments and Communications**

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

**X Correspondence**

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

**XI Staff/Sub-Committee Reports**

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

At this time the Chair will ask if any of the Sub-Committees have anything to report.

**XII Members Discussion**

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

**XIII Worksession**

**XIV Adjournment**

# Memorandum



TO: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: August 1, 2014

RE: August 7, 2014 Meeting

Denise Blakeslee  
Planning & Zoning  
Administrator  
70 Maple Street  
Manistee, MI 49660  
231.398.2805  
dblakeslee@manisteemi.gov  
www.manisteemi.gov

Commissioners, the next meeting of the Planning Commission will be on Thursday, August 7, 2014. We have the following item on the agenda:

**Zoning Review P-D Peninsula District** - City Council has requested the Planning Commission review the current Zoning of the Peninsula District and review the zoning ordinance for specific uses that need to be addressed. This review is requested to be completed by the September 16, 2014 City Council Meeting.

Staff has been working on a review of the Peninsula District beginning with a map that shows the existing land uses. There are 82 parcels in the P-D district, the district was broke down into 10 sections that details each owner and use. Each Parcel has been assigned a number 1 – 82 that is referenced in supporting documents.

The review also included a Review of the “Old Zoning Ordinance” (prior to March 27, 2006). A map has been prepared that shows the current boundary of the P-D Peninsula District previously included four Zoning Districts (REN – Renaissance Zone Lakefront Industrial District, MUD – Multiple Use District, C-4 Commercial District and R-4 Residential District). The Old Zoning Ordinance used SIC Codes (Standard Industrial Classification) for uses. This is type of classification of uses requires having to look every use up in the manual to compare against the ordinance to determine if the use is permitted or not.

The new ordinance provides definitions for every use and is easier to determine if a use is permitted as a use by right or a special land use. Staff has begun a comparison table between the old and new ordinance that will not be completed before packets are mailed but should be drafted in time for the meeting.

A copy of the Existing Land Use and Future Land Use Map information relating to the Peninsula from the 2002 Master Plan has been prepared. The Future Land Use narrative reads:

***Residential/Commercial Mixed-Use Redevelopment District (RC-MURD)***

***Purpose:*** To provide for the redevelopment of the mixed-use area located east of US-31 and bordered by the Manistee River Channel (north) and Manistee Lake.

This classification takes into account the unique relationship that this area has with Manistee Lake, the Manistee River Channel, US-31, and the core downtown. The area offer's potential for a variety of mixed-use developments ranging from high density residential to commercial to light industrial. The area is home to a number of solid historic structures offering potential for adaptive reuse.

The area is closely linked to the core downtown, separated only by US-31. However, the high levels of vehicular traffic along the route at this location, combined with differences in prior use, effectively separate the mixed-use area from the downtown.

***Residential/Commercial Mixed-Use  
Redevelopment District***  
*Lot Size: Predicated on use.  
Lot Width: Predicated on use.*

*It is envisioned that the development of this category will be handled under the provisions of a PUD, thereby offering some degree of flexibility regarding the size of individual sites and uses.*

8 - 20

Staff reviewed each parcels in the district and divided them into three categories. Vacant parcels, Residential Parcels, Commercial/Industrial Parcels. This review details each parcel by owner, parcel dimensional requirements and includes notes about the use of the parcel, if dimensional requirement are met, if the parcel is non-conforming (stating how).

A PowerPoint Presentation will be used to assist in reviewing this information. Staff is proposing to mail out invitations to the property owners in the Peninsula District to include them in the discussion process. This could take place at the September 4, 2014 Planning Commission meeting unless the Commission decides to schedule a Special Meeting.

All of the information that is being sent to you has been three-hole punched. When you get to the meeting I will have a binder prepared for you to keep all of this information relating to this project in.

Currently two members have been excused (Bill Dean and Marlene McBride). A Worksession has been added to the Agenda in the event we do not have a quorum. This would allow us to go into a worksession to begin our review. No formal action is proposed to be taken on this issue at this meeting.

If you are unable to attend the meeting, please call me at 398.2805. See you Thursday!!

## CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

### MEETING MINUTES

July 10, 2014

A meeting of the Manistee City Planning Commission was held on Thursday, July 10, 2014 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:03 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, David Crockett, Bill Dean, Ray Fortier, Marlene McBride, Roger Yoder

Members Absent: Mark Wittlieff (excused)

Others: Walter Grant (FOE 1765 Manistee Eagles) Wally Eaton (FOE 1765 Manistee Eagles), John Bartoz (613 Bryant Avenue), Denise Blakeslee (Planning & Zoning Administrator)

### APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Crockett, Dean, Fortier, McBride, Yoder  
No: None

### APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Maureen Barry that the minutes of the June 5, 2014 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Dean, Fortier, Barry, Crockett, McBride, Yoder  
No: None

## PUBLIC HEARING

None

## PUBLIC COMMENT ON AGENDA RELATED ITEMS/PUBLIC COMMENTS AND COMMUNICATIONS

Since the Planning Commission had housekeeping items on the Agenda Chair Yoder asked if anyone in attendance had any comments.

**Walter Grant, President FOE 1765 Manistee Eagles** - read a prepared statement (attached). The Eagles received a letter regarding the placement of off premise signs and they want a variance to allow them to place their signs off site.

**Walley Eaton, member of FOE 1765 Manistee Eagles** – spoke to the commission about the difficulties their organization has had to try to stay open. They installed three signs advertising “Taco Tuesday” (places signs on Sunday and removed Tuesday evening – 3 days) these signs increased their sales from \$300 to \$1,000. They also serve breakfast once a month and have spaghetti dinners. He spoke of all of the political signs all over and why are they allowed and their signs are not. The American Legion and Civic Club are having trouble staying open too. The Casino is killing them. Why were the Art Fair, Lion’s Fish Boil (they are the same type of organization) Signs allowed? What about Yard Sale Signs, Farmer’s Market Signs and the Shoreline Showcase Concert signs?

**John Bartoz, 613 Bryant Avenue** - asked what they could do to have the signs allowed.

**Denise Blakeslee, Planning and Zoning Administrator** reviewed the Sections of the ordinance that required her to send the Eagles a letter and responded to questions. The Sections of the Ordinance were:

Article 2 Definitions, Section 220 S. (Definition of Sign, Off-Premise)

*O. SIGN, OFF-PREMISE: Any sign that directs attention to a business, commodity, services or entertainment conducted, offered or sold at a location other than the premises on which the sign is located.*

Article 21 Signs, Section 2104 Prohibited Signs

The following signs shall not be allowed in any district.

D. *Off-Premise Signs.* Except as provided in **Section 1814** of this Ordinance, off-premise signs as defined herein, shall be prohibited in all districts.

#### Article 21 Exempt Signs

*The following signs shall be exempt from regulations in this Article.*

- J. *Political election signs provided such signs shall be temporarily erected not more than four (4) months prior to an election and such signs shall be removed not more than seven (7) days following an election. [Annotation: Size restrictions for signs were removed by Amendment 07-28, effective 5/29/07]*
- K. *Temporary signs advertising yard sales, items for sale or similar temporary activities, provided such signs are erected on private property where authorized by the owner, are not illuminated, do not to exceed four (4) square feet in area, and are removed within three (3) days of installation.*
- M. *Government (Building Signage, Wayfinding Signage and Signage for Outdoor Recreation and Park Facilities).*

#### Section 2101 Procedures, Item 8.

8. *The Historic District Commission and City Council may approve exceptions to this Article 21 for historically appropriate signage or community events, respectively.*

Section 2107, Use Type 2, Commercial and Office (Example of Uses include Eating and Drinking Establishments); allows the Eagles Club (in the C-3 Zoning District) the ability to have up to 8 square feet portable signage that can be placed on their property.

The language for Off-Premise Signs was part of the Zoning Ordinance re-write that has been in effect since March 27, 2006. Prior to that time there used to be directional real estate signs at almost every corner on the Major Streets in town. A similar situation happened a few years ago when the former owner of the Blue Waters Café had placed directional signage on the corner of US 31 and Eighth Street. They were required to remove their sign. The ordinance also prohibits the installation of signage in the right of way which can create a visibility issue for motorists.

The Art Fair, Lion's Fish Boil was part of the Forest Festival Event that was approved by City Council. Staff has noted that City Council has the ability to approve exceptions for community events and will be working with the Director of Public Safety to see if the event application could include an item relating to signage so it is clear that signs will be installed during the community events and where the signs can be placed so there are no misunderstandings.

The Farmer's Market was endorsed by City Council several years ago when it was allowed to take place on City Property and they have traditionally been allowed to place their signs on

private property (not in the right of way) with permission from the property owners as a community event endorsed by City Council. Staff will contact them and reiterate that signs cannot be placed in the public right of way.

The Shoreline Showcase Concert Series is similar case. Staff will contact them about their signage and proper placement.

Political Signs and Yard Sale Signs are exempt under the ordinance, except that they must also be placed on private property with the owner's permission and are not allowed in the right of way.

A variance cannot be obtained to allow the placement of the Eagle's signs on public or private property; the ordinance would need to be amendment. This would require an application and the fee for the request is \$1,000.

## **NEW BUSINESS**

### **Redevelopment Ready Communities Program**

Several members of the Commission were able to attend the Redevelopment Ready Communities presentation to City Council on July 1, 2014. Staff and the Commission discussed the program and the work the Planning Commission will be doing assist with the Best Practices requirements.

**Public Land Review** – The County Planning Department has asked the City to review a GIS Map they have drafted relating to Public Lands within the City. Members of the Planning Commission reviewed the map and made corrections as needed. This will be sent back to the County Planning Department along with maps that were reviewed by the Non-Motorized Transpiration Committee and Parks and Beautification Committee.

## **OLD BUSINESS**

None

## **CORRESPONDENCE**

None

## **STAFF/SUB-COMMITTEE REPORTS**

None

## **MEMBERS DISCUSSION**

Commissioner McBride spoke of how great a job the Police & DPW did during the Fourth of July Holiday and expressed her displeasure with the Concessions at the Beachhouses and that the restrooms were not stocked and that signage for the restrooms at Fifth Avenue Beach is inadequate.

The Planning Commission does not have a worksession scheduled in July

The next regular meeting of the Planning Commission will be held on Thursday, August 7, 2014

## **ADJOURNMENT**

Motion by Ray Fortier, seconded by Bill Dean that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:05 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary

July 9, 2014

Manistee Planning Commission  
To Whom it May Concern:

I am writing on behalf of the Fraternal Order of Eagles in Manistee, seeking your consideration in granting a variance to the sign posting ordinance.

Our organization, like many other civic non-profits, is struggling to keep afloat. We have instituted a number of events – Taco Tuesday, a monthly breakfast, spaghetti dinners, etc. - in an effort to raise some revenue. The advertising of these events is critical to their success, in that without it, people would be unaware of the them, and participation and support would be minimal. Without advertising, we could almost plan on the event being unsuccessful.

We are seeking only a limited variance, whereby we might be able to post some signs, advertising the event, off premises, two or three days prior to the event. These signs would be removed by our membership immediately afterwards.

We recognize the objective of maintaining a clean and neat appearance for our city. However, being that these kinds of organizations and local events (dinners, pancake breakfasts, etc.) are vital to what makes the fabric of small towns unique and appealing.

We, as an organization, would like to work with the city on parameters that would minimize unsightly clutter but would still contribute to the success of our efforts. Although these events are small, their financial contributions to the overall viability of our organization is critical.

We sincerely hope that you will consider some relief to these advertising restrictions.

Sincerely,



Walter Grant, President  
FOE 1765 Manistee Eagles

**From:** [Mitch Deisch](#)  
**To:** [Denise Blakeslee](#)  
**Cc:** [Colleen Kenny](#); [Ed Cote](#); [Robert Hornkohl](#); [Chip Goodspeed](#); [Catherine Zaring](#); [Mark Wittlieff](#); [Eric Gustad](#)  
**Subject:** Council request for PC to review the current zoning in the Peninsula District  
**Date:** Thursday, July 31, 2014 2:02:50 PM

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Dear Denise,

At the July 15, 2014 City Council meeting a request was made by City Council that the Planning Commission review the current zoning of the Peninsula District and review the zoning ordinance for specific uses that need to be addressed.

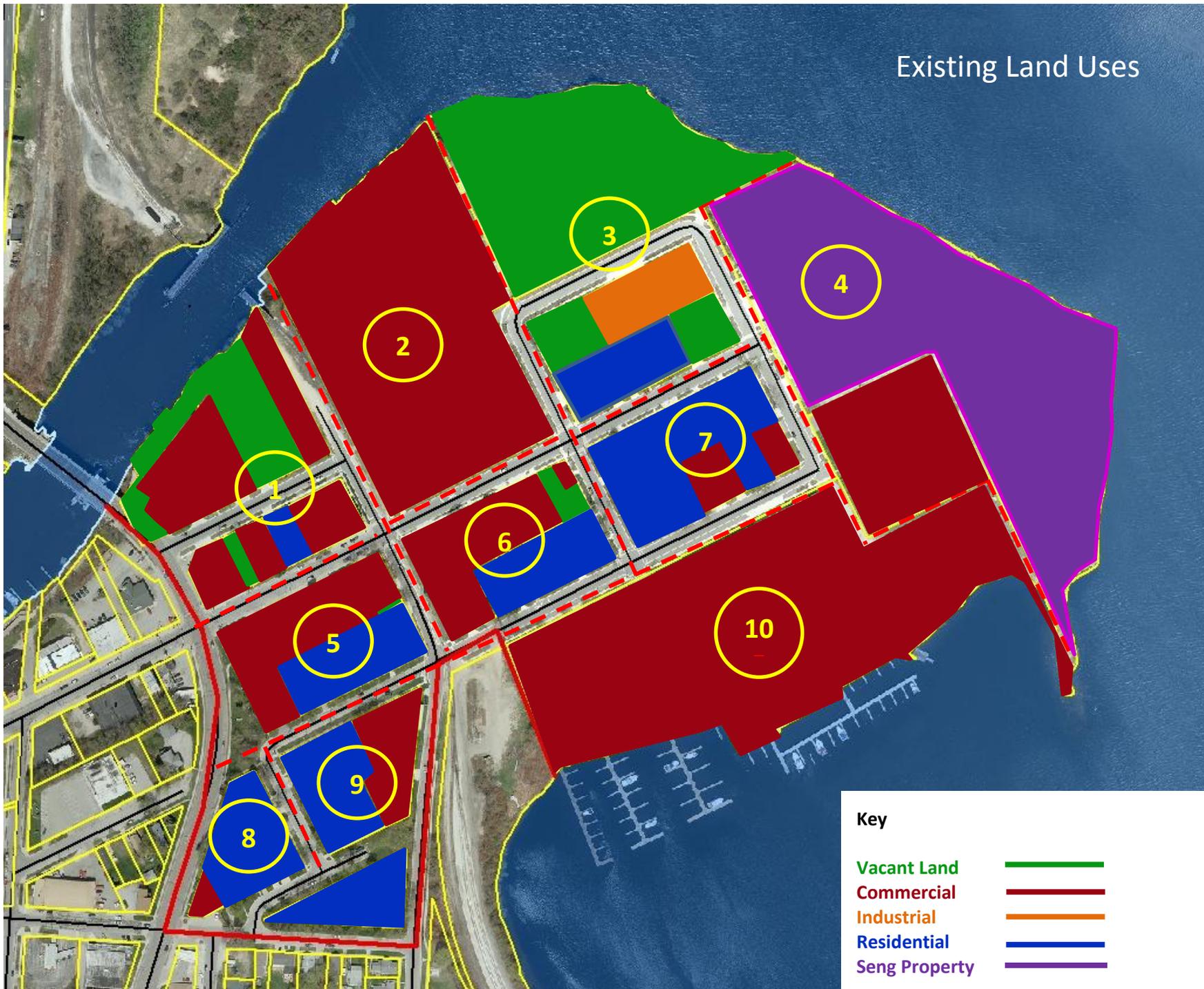
Council has asked for this review to be completed by their September 16, 2016 Council Meeting. Seeking peninsula property owner input on the current zoning and or future use of the peninsula would be important not only to the Planning Commission but ultimately City Council in the final decision making process.

Recognizing this is the height of the summer season that includes important family time, your assistance in completing this review is greatly appreciated.

Please forward this e-mail to the Planning Commission.

Mitchell D. Deisch  
City Manager  
City of Manistee

# Existing Land Uses







**TAB 1** Current Owners/Land Use

1. State Hwy Dept.  
**Vacant/Park**
2. City of Manistee  
**Vacant/Undeveloped**
3. American Legion  
**Vacant/Undeveloped**
4. City of Manistee  
**Essential Services**
5. Manistee County Board  
**Professional Office**
6. City of Manistee  
**Parking Lot**
7. American Legion  
**Eating & Drinking Est**
8. Morton Salt  
**Parking Lot**
9. American Legion  
**Parking Lot**
10. \* Consumers Energy  
**Vacant Undeveloped**
11. Consumers Energy  
**Accessory Structure**
12. \* Blarney Castle Oil Co.  
**Vacant/Obsolete Building**
13. Blarney Castle Oil Co.  
**Vacant/Undeveloped**
14. Port City Christian Fellowship  
**Place of Public Assembly**
15. Charles A. Boyer Inc.  
**Single Family Home**
16. \* Charles A. Boyer Inc.  
**Professional Office**

\* Street Frontage/Parcel Area meets requirement for Commercial Use



## TAB 2 Current Owners/Land Use

17. *\*Manistee Iron Works LLC  
Eating & Drinking Establishment  
Community Garden  
Professional Office*

*\* Street Frontage/Parcel Area meets  
requirement for Commercial Use*



**TAB 3** Current Owners/Land Use

- 18. \*Consumers Energy  
***Vacant/Undeveloped***
- 19. Jeffrey A. Seng Trust  
***Vacant/Undeveloped***
- 20. Jeffrey A. Seng Trust  
***Vacant/Undeveloped***
- 21. Jeffrey A. Seng Trust  
***Vacant/Undeveloped***
- 22. \*Jogwest LLC (J.O. Galloup Co.)  
***Processing & Manufacturing***
- 23. Renee Zwiefka  
***Single Family Home***
- 24. Chad & Lisa Eckhardt  
***Single Family Home***
- 25. Ezekiel-Alexander Green  
***Single Family Home***
- 26. Loran Brumm  
***Single Family Home***
- 27. Wayne & Victoria Grzybowski  
***Single Family Home***
- 28. William R. Danks  
***Single Family Home***
- 29. Seng Dock & Trucking  
***Vacant/Undeveloped***
- 30. Seng Dock & Trucking  
***Vacant/Undeveloped***

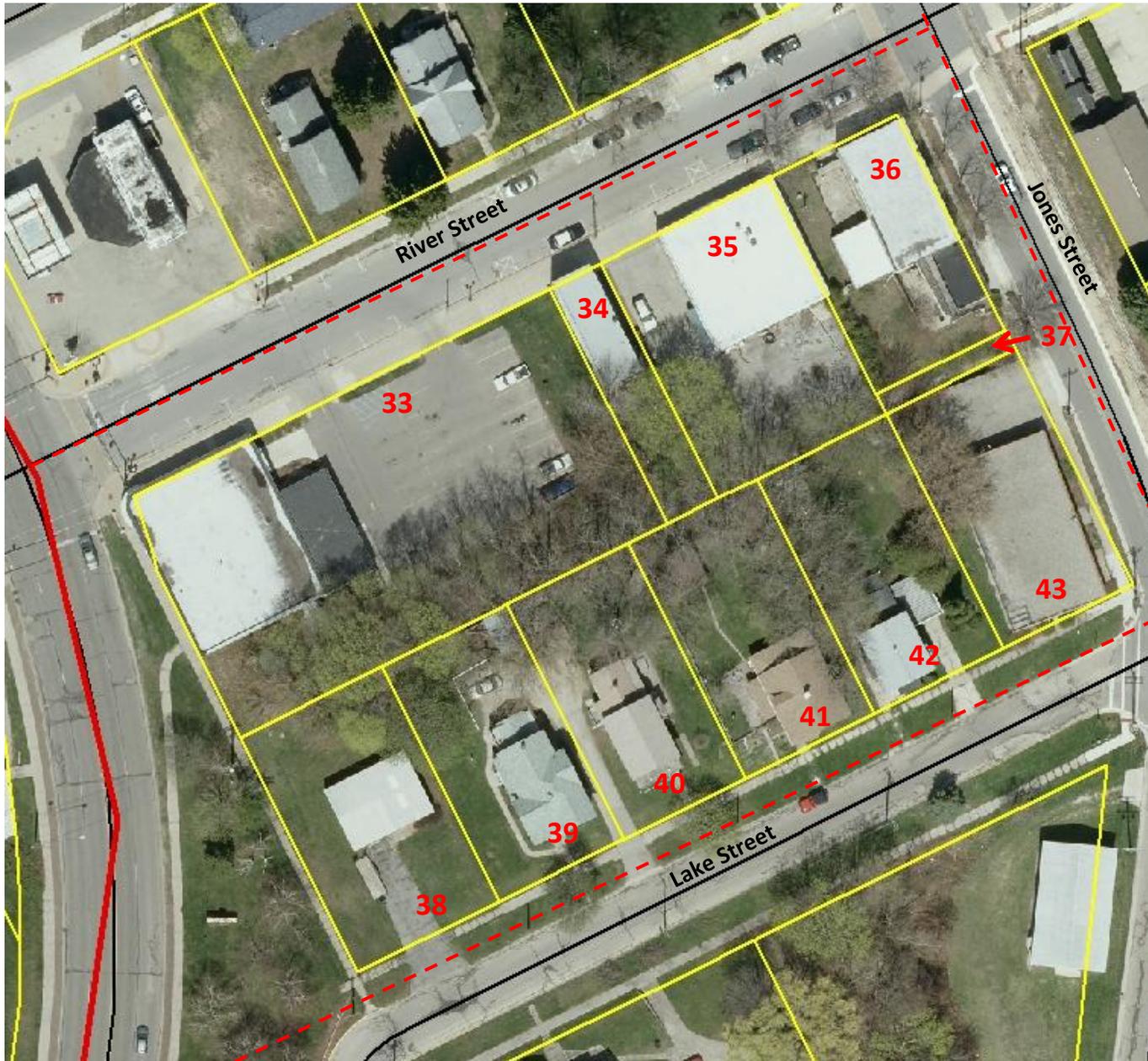
\* Street Frontage/Parcel Area meets requirement for Commercial Use



**TAB 4** Current Owners/Land Use

- 31. \*Seng Dock & Trucking Inc.
  
- 32. \*Edel Inc. (Ameritech)  
***Professional Office***

\* Street Frontage/Parcel Area meets requirement for Commercial Use



**TAB 5** Current Owners/Land Use

- 33. \*Fab Lasing Co. (Auto Value)  
Retail
- 34. James Jordlund Jr. ETAL (Nordlunds)  
**Professional Office**
- 35. \*Boom Dog LLC (MS Creative)  
**Professional Office**
- 36. Gina Ruggiero (Milwaukee House)  
**Mixed Use (Apts/Office)**
- 37. Gina Ruggiero  
**Vacant/Undeveloped**
- 38. Curtis & Gail Luomala  
**Warehouse**
- 39. Don Darling  
**3 Unit Apt Building**
- 40. Don Darling  
**Single Family Home**
- 41. John & Virginia Raz  
**Single Family (Rental)**
- 42. Dennis Raz  
**Single Family Home**
- 43. Robert Mattice  
**Apartment/Vacant Space**

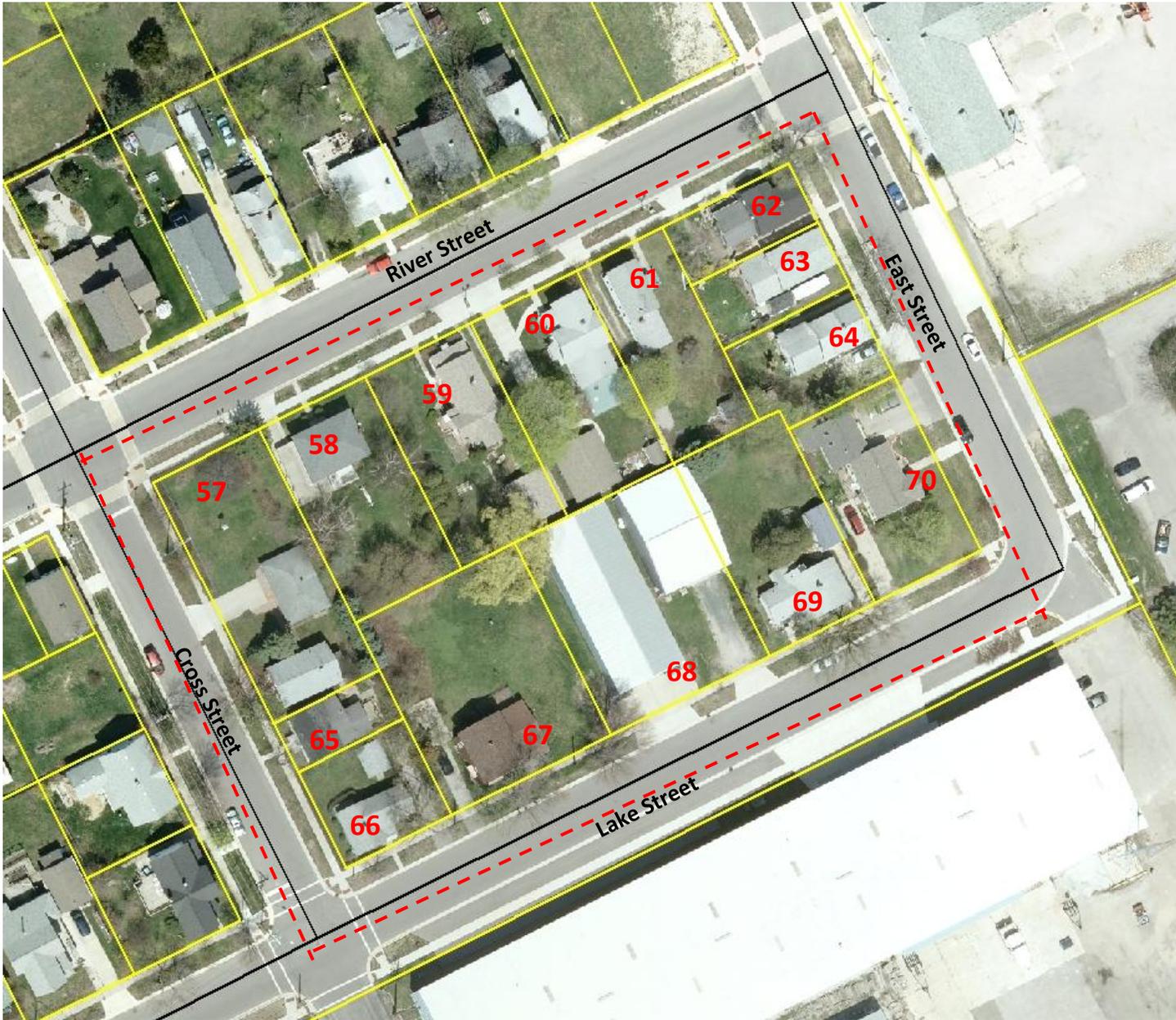
\* Street Frontage/Parcel Area meets requirement for Commercial Use



## TAB 6 Current Owners/Land Use

- 44. Leslie & Ellen VanAlstine  
**Professional Office**
- 45. \*Johnson Ventures (Structural Spec)  
**Contractors Facility**
- 46. River Street Holdings  
**Warehouse**
- 47. River Street Holdings  
**Vacant/Undeveloped**
- 48. Manistee Public (Credit Union)  
**Financial Institution**
- 49. River Street Holdings  
**Vacant/Undeveloped**
- 50. \*Richard & Julie Polcyn  
**Warehouse**
- 51. Clarence & Betty Schultz  
**Single Family Home**
- 52. Jeremiah Hornkohl  
**Single Family Home**
- 53. Ronald Showalter  
**Single Family Home**
- 54. Patty Lou Woodard  
**Single Family Home**
- 55. Joseph & Jan Bigalke  
**Single Family Home**
- 56. Sylvester Flarity  
**Single Family Home**

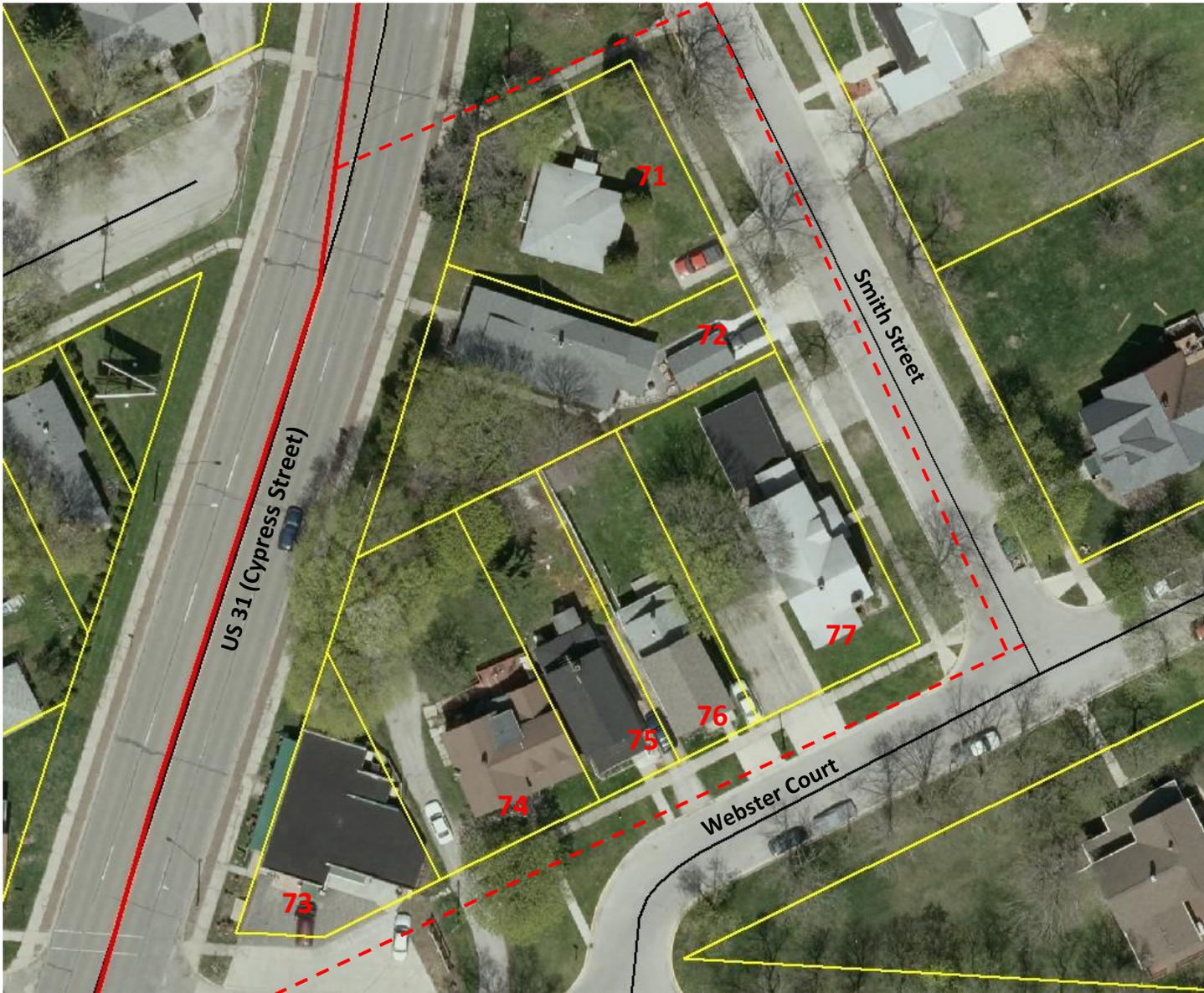
\* Street Frontage/Parcel Area meets requirement for Commercial Use



**TAB 7** Current Owners/Land Use

- 57. John & Donna Mundschau  
**Single Family Home**
- 58. Renee Zwiefka & Dale Picardat  
**Single Family Home**
- 59. Kenneth & Caroline Hall  
**Single Family Home**
- 60. Marlene McBride  
**Single Family Home**
- 61. Judy Patterson  
**Single Family Home**
- 62. Carole Marie Gustad Trust  
**Single Family Home**
- 63. James & Robin Fortier  
**Single Family Home**
- 64. Marc Guzikowski  
**Single Family Home**
- 65. John & Donna Mundschau  
**Single Family Home**
- 66. Jeffrey Showalter  
**Single Family Home**
- 67. \*Michael Wiley  
**Single Family Home**
- 68. \*Jeffrey Seng Trust  
**Warehouse (two buildings)**
- 69. Kathy Swank  
**Single Family Home**
- 70. Michael Willett  
**Personal Service/one Apt**

\* Street Frontage/Parcel Area meets requirement for Commercial Use

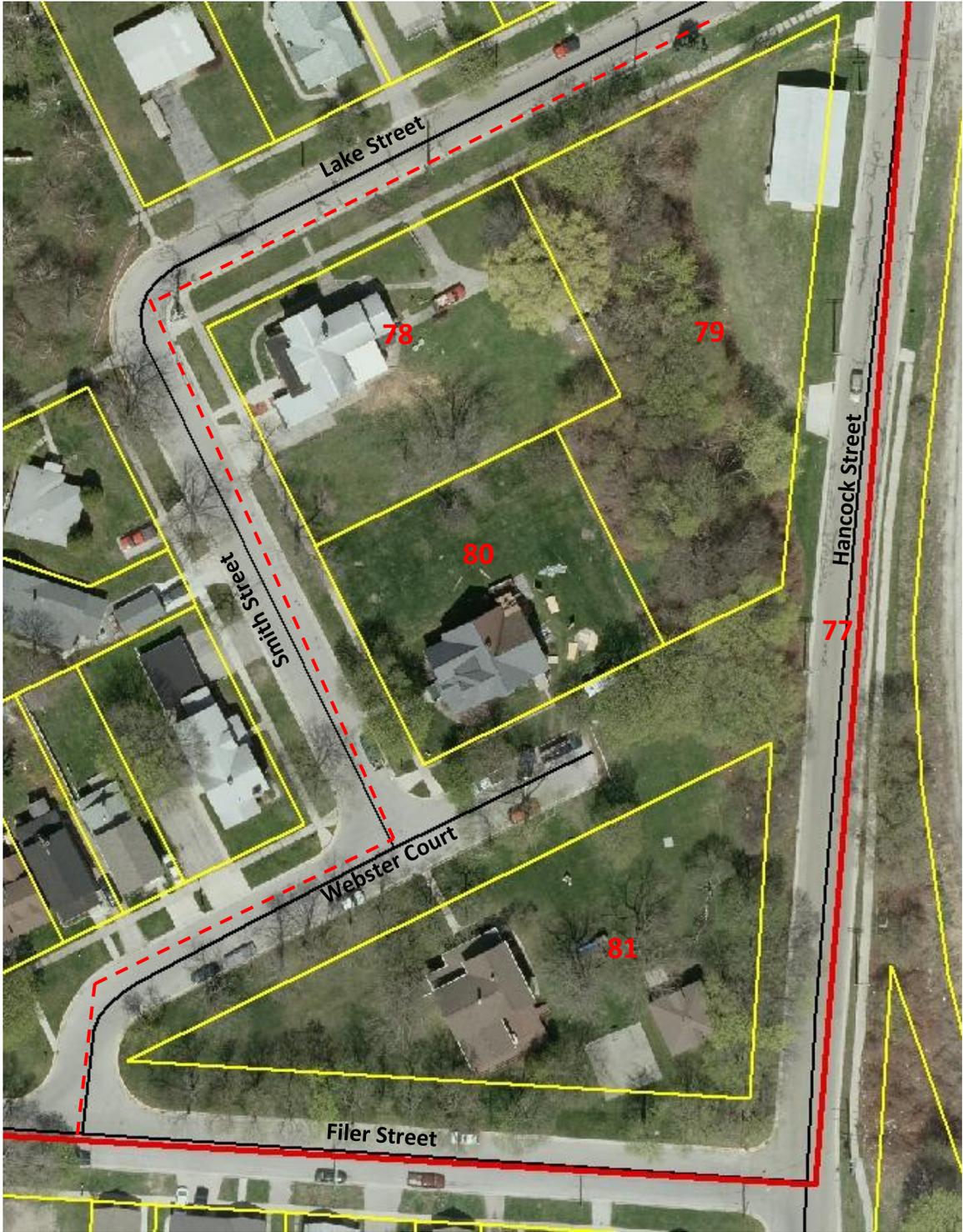


**TAB 8** Current Owners/Land Use

- 71. Thomas & Marjily Dugall  
**Single Family Rental**
- 72. Julie Eckardt  
**Single Family Home**
- 73. Philip & Lynn Miller  
**Retail – Millers Produce**
- 74. Michelle Massoglia & Coleen Spurgis  
**Duplex - Rental**
- 75. Renaissance Paining Plus  
**Single Family Rental**
- 76. Dorothy Wrzesinski  
**Single Family Home**
- 77. Dennis & Julie Skiera  
**3 Unit Rental**

\* Street Frontage/Parcel Area meets requirement for Commercial Use

*None meet this standard*



**TAB 9** Current Owners/Land Use

- 78. \*Donald Steinberg  
**Single Family Home**
- 79. \*Michael & Nancy Wood  
**Warehouse**
- 80. \*Patricia & Robert Daniels  
**Single Family Home**
- 81. \*Scott & Julie Schmeling  
**Single Family Home**

\* Street Frontage/Parcel Area meets requirement for Commercial Use



**TAB 10** Current Owners/Land Use

82. \*Jeffrey A. Seng Trust  
**Marina**

\* Street Frontage/Parcel Area meets  
requirement for Commercial Use



# Existing Land Use 2002



# Future Land Use Map



## *Residential/Commercial Mixed-Use Redevelopment District (RC-MURD)*

**Purpose:** To provide for the redevelopment of the mixed-use area located east of US-31 and bordered by the Manistee River Channel (north) and Manistee Lake.

This classification takes into account the unique relationship that this area has with Manistee Lake, the Manistee River Channel, US-31, and the core downtown. The area offers potential for a variety of mixed-use developments ranging from high density residential to commercial to light industrial. The area is home to a number of solid historic structures offering potential for adaptive reuse.

The area is closely linked to the core downtown, separated only by US-31. However, the high levels of vehicular traffic along the route at this location, combined with differences in prior use, effectively separate the mixed-use area from the downtown.

### Residential/Commercial Mixed-Use Redevelopment District

Lot Size: *Predicated on use.*  
 Lot Width: *Predicated on use.*

*It is envisioned that the development of this category will be handled under the provisions of a PUD, thereby offering some degree of flexibility regarding the size of individual sites and uses.*

# VACANT PARCELS – Staff Review

## DISTRICT REGULATIONS

### Minimum Lot Area:

Single Unit	6,000 sq. ft.
Duplex, or Commercial use	10,000 sq. ft.
Multiple Unit	10,000 sq. ft. min.

### Minimum Lot Width:

60 ft.
80 ft.
80 ft.

#	Owner's Name	Dimensions/area	Notes
1	State Hwy Dept	Irr. / 3,349	River Frontage <b>No Street Frontage- Legal Non-Conforming Parcel</b>
2	City of Manistee	Irr. / 4,071	River Frontage <b>No Street Frontage -Legal Non-Conforming Parcel</b>
3	American Legion	Irr. /4,335	River frontage adjacent to parking lot <b>No Street Frontage- Legal Non-Conforming Parcel</b>
4	City of Manistee	Irr. /5,597	Right-of-Way <b>Area- Legal Non-Conforming Parcel</b>
10	Consumers	<b>117 x 265 /32,296</b>	<b>*Parcel would allow Duplex/Commercial Use</b>
13	Blarney Castle Oil Co.	33 x 120 /3,960	Adjacent to Commercial Property (Zoning Lot) <b>Width/Area Legal Non-Conforming Parcel</b>
18	Consumers	<b>Irr. / 200,221</b>	River Frontage <b>*Parcel would allow Duplex/Commercial Use</b>
19	Jeffrey A. Seng Trust	60 x 66 / 3,960	A Parcel Combination would allow Duplex/Commercial
20	Jeffrey A. Seng Trust	60 x 66 /3,960	
21	Jeffrey A. Seng Trust	<b>66 x 120 /7,920</b>	
29	Seng Dock & Trucking	46 x 120 /5,520	<b>Width/Area – Legal Non-Conforming Parcel</b>
30	Seng Dock & Trucking	<b>58 x 120 / 12,760</b>	<b>*Parcel would allow Duplex/Commercial Use</b>
37	Gina Ruggiero	10 x 66 / 660	<b>Width/Area – Legal Non-Conforming Parcel</b> Parcel is considered a Zoning Lot and is treated as if it were combined with adjoining property under same ownership (Milwaukee House)
47	River Street Holdings	36 x 40 / 1,440	<b>Width/Area – Legal Non-Conforming Parcel</b> Parcels are considered a Zoning Lot and is treated as if ti were combine to create a legal property. Owner also owns a Warehouse and by combining all three parcels would create a parcel that would allow a Duplex or Commercial Use
49	River Street Holdings	66 x 66 / 4,356	

## RESIDENTIAL USES – Staff Review

### DISTRICT REGULATIONS

#### Minimum Lot Area:

Single Unit	6,000 sq. ft.
Duplex, or Commercial use	10,000 sq. ft.
Multiple Unit	10,000 sq. ft. min.

#### Minimum Lot Width:

60 ft.
80 ft.
80 ft.

#	Owner's Name	Dimensions/area	Notes
15	Charles A. Boyer Inc.	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
23	Renee Zwiefka	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
24	Chad & Lisa Eckhardt	33 x 120 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
25	Ezekiel- Alexander Green	33 x 120 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
26	Loran Brumm	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
27	Wayne & Victoria Grzybowski	48 x 120 / 5,760	<b>Width/Area - Legal Non-Conforming Parcel</b>
28	William R. Danks	36 x 120 / 4,320	<b>Width/Area - Legal Non-Conforming Parcel</b>
39	Don Darling	64 x 120 / 7,680	<b>3 unit Apt / Size - Legal Non-Conforming Parcel</b>
40	Don Darling	<b>62 x 120 / 7,440</b>	<b>* Single Family only</b>
41	John & Virginia Raz	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
42	Dennis Raz Trust	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
43	Robert Mattice	<b>120 x 66 / 7,920</b>	1 Apt / former Garage - <b>* Single Family only</b>
51	Clarence & Betty Schultz	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
52	Jeremiah Hornkohl	33 x 120 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
53	Ronald Showalter	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
54	Patty Lou Woodward	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
55	Joseph & Jan Bigalke	60 x 66 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
56	Sylvester Flarity	60 x 66 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
57	John & Donna Mundscahu	<b>150 x 66 / 9,900</b>	<b>* Single Family only</b>
58	Renee Zwiefka & Dale Picardat	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
59	Kenneth & Caroline Hall	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
60	Marlene McBride	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
61	Judy Patterson	53 x 120 / 6,360	<b>Width - Legal Non-Conforming Parcel</b>
62	Carole Marie Gustad Trust	35.92 x 79 / 2,837	<b>Width/Area - Legal Non-Conforming Parcel</b>
63	James & Robin Fortier	40.17 x 79 / 3,173	<b>Width/Area - Legal Non-Conforming Parcel</b>
64	Marc Guzikowski	55.92 x 76.21 / 4,250	<b>Width/Area - Legal Non-Conforming Parcel</b>
65	John & Donna Mudschau	33 x 66 / 2,178	<b>Width/Area - Legal Non-Conforming Parcel</b>
66	Jeffrey Showalter	66 x 60 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
67	Michael Wiley	<b>99 x 120 / 11,880</b>	<b>* Parcel would allow Duplex/Commercial Use</b>
69	Kathy Swank	<b>66 x 120 / 7,920</b>	<b>* Single Family only</b>
71	Thomas & Marilyn Dugall	<b>Irr. / 6,466</b>	<b>* Single Family only</b>
72	Julie Eckhardt	<b>Irr. / 7,527</b>	<b>* Single Family only</b>
74	Massoglia & Spurgis	66 x 95 / 6,270	<b>Duplex/ Area - Legal Non-Conforming Parcel</b>
75	Renaissance Painting Plus	33 x 120 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
76	Dorothy Wrzesinski	33 x 120 / 3,960	<b>Width/Area - Legal Non-Conforming Parcel</b>
77	Dennis & Julie Skiera	66 x 120 / 7,920	<b>3 Unit Apt/ Size - Legal Non-Conforming Parcel</b>
78	Donald Steinberg	<b>120 x 167 / 20,040</b>	<b>* Parcel would allow Duplex/Commercial Use</b>
80	Patricia & Robert Daniels	<b>120 x 132 / 15,840</b>	<b>* Parcel would allow Duplex/Commercial Use</b>
81	Scott & Julie Schmeling	<b>Irr. / 26,988</b>	<b>* Parcel would allow Duplex/Commercial Use</b>

## COMMERICAL/INDUSTRIAL USES – Staff Review

### DISTRICT REGULATIONS

#### Minimum Lot Area:

Single Unit	6,000 sq. ft.
Duplex, or Commercial use	10,000 sq. ft.
Multiple Unit	10,000 sq. ft. min.

#### Minimum Lot Width:

60 ft.
80 ft.
80 ft.

#	Owner's Name	Dimensions/area	Notes
5	Manistee County Board Chamber of Commerce	58 x 155 / 10,964	Professional Office <b>*Parcel would allow Duplex/Commercial Use</b>
6	City of Manistee	Irr. / 4,232	Parking Lot <b>Width/Area – Legal Non-Conforming Parcel</b>
7	American Legion	75 x 140 / 10,500	Eating and Drinking Establishment <b>Width-Legal Non-Conforming Parcel</b>
8	Morton Salt	Irr. / 11,546	Parking Lot / American Legion / River Frontage <b>*Parcel would allow Duplex/Commercial Use</b>
9	American Legion	35 x 230 / 7,884	Parking Lot <b>Width - Legal Non-Conforming Parcel</b>
11	Consumers	62 x 300 / 22,365	Warehouse / Accessory Structure <b>Width - Legal Non-Conforming Use</b>
12	Blarney Castle	120 x 99 / 11,180	Obsolete Building / Vacant (Adjacent Vacant Lot)
14	Port City Christian Fellowship Church	66 x 120 / 7,920	Place of Public Assembly / Vacant House <b>Width/Area Legal Non-Conforming Parcel</b> <b>No Key Street Frontage</b>
16	Charles A. Boyer Insurance Agency	132 x 120 / 15,840	Professional Office <b>*Parcel would allow Duplex/Commercial Use</b>
17	Manistee Iron Works LLC Iron Works Café, Studio 10 West	Irr. / 295,551	Mixed Use – SUP/Eating & Drinking Establishment, Community Garden, Professional Office <b>*Parcel would allow Duplex/Commercial Use</b>
22	Jogwest LLC J.O. Gallup Company	120 x 254 / 31,680	Processing & Manufacturing <b>Legal Non-Conforming Use</b>
31	Seng Dock & Trucking	Irr. / 383,072	SENG PROPERTY <b>*Parcel would allow Duplex/Commercial Use</b>
32	Edel Inc. Ameritech	Irr. / 90,000	Professional Office <b>*Parcel would allow Duplex/Commercial Use</b>
33	Fab Leasing Co. Auto Value	218 x 120 / 21,800	Retail <b>*Parcel would allow Duplex/Commercial Use</b>
34	James Nordlund Jr. ETAL Nordulnds & Associates	26 x 120 / 3,120	Professional Office <b>Width/Area – Legal Non-Conforming Parcel</b>
35	Boom Dog LLC MC Creative	86 x 120	Professional Office <b>*Parcel would allow Duplex/Commercial Use</b>
36	Gina Ruggiero Milwaukee House	66 x 110 / 7,160	Mixed Use / Professional Office/Residential <b>Width/Area – Legal Non-Conforming Parcel</b> Adjacent Vacant Lot 10 x 66 – Zoning Lot
38	Curtis & Gail Luomala	72 x 120 / 8,640	Warehouse <b>Width/Area - Legal Non-Conforming Parcel &amp; Use</b>
44	Leslie & Ellen Vanalstine II Vanalstine Attorney	66 x 120 / 7,920	Professional Office <b>Width/Area – Legal Non-Conforming Parcel</b>
45	Johnson Ventures Structural Specialties	198 x 120 / 23,760	Contractors Facility <b>Legal Non-Conforming Use</b>

46	River Street Holdings	66 x 120 / 7,920	Warehouse <b>Width/Area - Legal Non-Conforming Use</b> <b>Two adjacent parcels = Zoning Lot for Commercial Use</b>
48	Manistee Public Employees Credit Union	30 x 60 / 3,600	Financial Institution <b>Width/Area – Legal Non-Conforming Parcel &amp; Use</b> <b>No Key Street Frontage</b>
50	Richard & Julie Polcyn	99 x 120 / 11,800	Warehouse <b>Legal Non-Conforming Use</b>
68	Jeffrey Seng Trust	99 x 120 / 11,880	Warehouse - (Accessory Marina Use)
70	Michael & Kimberly Willett – Hair Port	66 x 108 / 7, 128	Mixed Use – Residential/Personal Service Establishment <b>Width/Area – Legal Non-Conforming Parcel</b>
73	Philip & Lynn Miller Millers Produce	Irr. / 3,912	Retail <b>Width/Area – Legal Non-Conforming Parcel</b>
79	Michael & Nancy Wood	Irr. / 29,258	Warehouse <b>Legal Non-Conforming Use</b>
82	Jeffery A. Seng Trust Seng’s Marina	Irr/ 401,315	Marina <b>*Parcel would allow Duplex/Commercial Use</b>