

# **MANISTEE CITY PLANNING COMMISSION**

Meeting of Thursday, September 3, 2015  
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 September 3, 2015 Agenda.

### **IV Approval of Minutes**

At this time Planning Commission can take action to approve the July 9, 2015 meeting Minutes.

### **V Public Hearing**

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

### **VII New Business**

#### **PC-2015-02 - Carl & Christine McKee/Thomas & Gaynell Tomaszewski – Parcel Split and Combination Request**

A request has been received from Carl & Christine McKee and Thomas & Gaynell Tomaszewski for a Parcel Split and Combination. The McKee's own the home at 433 Elm Street parcel 51-340-717-01 and wish to split the east 60 feet of their parcel which will then be combined with the Tomaszewski's property at 486 Bryant Avenue parcel 51-340-717-07.

At this time the Planning Commission could take action to recommend to City Council to approve/deny the request from Carl & Christine McKee and Thomas & Gaynell Tomaszewski for a Parcel Split and Combination that would split the east 60 feet of the McKee's parcel 51-340-717-01 which will then be combined with the Tomaszewski's parcel 51-340-717-07.

#### **PC-2015-03 - James & Anna Miller and David & Cynthia Hutton - Parcel Split and Combination Request**

A request has been received from for a Parcel Split and Combination. The Miller's own the home at 250 Freemont Street parcel 51-274-708-01 and wish to split the west 8 feet of their parcel which will then be combined with the Hutton's property at 277 Second Avenue parcel 51-274-708-03.

At this time the Planning Commission could take action to recommend to City Council to approve/deny the request from James & Anna Miller and David & Cynthia Hutton for a Parcel Split and Combination that would split the west 8 feet of the Miller's parcel 51-274-708-01 which will then be combined with the Hutton's parcel 51-274-708-03.

**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 Adjournment**

# Memorandum



Denise Blakeslee  
Planning & Zoning  
Administrator

70 Maple Street  
Manistee, MI 49660  
231.398.2805

[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)  
[www.manisteemi.gov](http://www.manisteemi.gov)

TO: Planning Commissioners  
FROM: Denise Blakeslee, Planning & Zoning Administrator  
DATE: August 28, 2015  
RE: September 3, 2015 Meeting

Commissioners, the next meeting of the Planning Commission will be on Thursday, September, 2015. We have the following items on the agenda:

**PC-2015-02 - Carl & Christine McKee/Thomas & Gaynell Tomaszewski – Parcel Split and Combination Request.** A request has been received from Carl & Christine McKee and Thomas & Gaynell Tomaszewski for a Parcel Split and Combination. The McKee's own the home at 433 Elm Street parcel 51-340-717-01 and wish to split the east 60 feet of their parcel which will then be combined with the Tomaszewski's property at 486 Bryant Avenue parcel 51-340-717-07.

**PC-2015-03 - James & Anna Miller and David & Cynthia Hutton - Parcel Split and Combination Request.** A request has been received from for a Parcel Split and Combination. The Miller's own the home at 250 Freemont Street parcel 51-274-708-01 and wish to split the west 8 feet of their parcel which will then be combined with the Hutton's property at 277 Second Avenue parcel 51-274-708-03.

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 9, 2015

A meeting of the Manistee City Planning Commission was held on Thursday, July 9, 2015 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:12 pm by Chair Yoder

Roll Call:

Members Present: Judd Brown, Ray Fortier, Mark Wittlieff, Roger Yoder

Members Absent: Maureen Barry (excused), Marlene McBride, Vacancy

Others: Kenneth Mize (379 Second Street), Denise Blakeslee (Planning & Zoning Administrator) and others

### APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Mark Wittlieff that the agenda be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Brown, Fortier, Wittlieff, Yoder  
No: None

### APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Mark Wittlieff that the minutes of the June 4, 2015 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 4 to 0.

Yes: Fortier, Brown, Wittlieff, Yoder  
No: None

## **PUBLIC HEARING**

Chair Yoder opened the Public Hearing at 7:14 pm

### **Z15-08 Keeping of Chickens or Ducks**

Zoning Amendment Z15-08 was drafted to allow the keeping of Chickens or Ducks in the R-1, R-2 and R-3 Residential Zoning Districts.

Denise Blakeslee, Planning & Zoning Administrator – presented the amendment to the commission. The Commission discussed and reviewed the language at their June meeting. This amendment is a result of changes in the Michigan Right to Farm Act and changes in Generally Accepted Agricultural and Management Practice (GAAMP) that impacted Section 606 Animals of the Codified Ordinance. In order to allow chickens (not roosters) and or ducks a zoning amendment was needed. Ms. Blakeslee reviewed the Section 606 Animals which was adopted by City Council on July 7, 2015.

The language that is proposed is:

#### **535 KEEPING OF CHICKENS OR DUCKS**

***The keeping of Chickens or Ducks is permitted in the R-1, R-2, and R-3 Districts if conforming to Section 606 Animals of the General Law Ordinances of the City of Manistee.***

Chair Yoder opened the hearing for public comments.

**Kenneth Mize, 379 Second Street** – Mr. Mize spoke to the Commission about his concerns which were related to the language in Section 606 Animals that places a limit of 8 chickens or ducks. Raising chickens has changed his families lives, they interact with their neighbors, the neighbor kids come over to see the chickens they share eggs with the neighbors, clean their area every two weeks, collect clippings from the neighbors, clean the coop three times a year which is used as fertilizer, and mulch four times a year. They have rescued chickens and have a sanctuary that allows them to live out their lives once they no longer produce eggs. They recommend a permit process that could address any nuisances which could be revoked if someone is irresponsible. They take precautions to keep predators away from the chickens with specialized fencing. They have not had any complaints from the neighbors. Mr. Mize understands that his concerns are related to the changes in Section 606 Animals and would need to be addressed by City Council.

Chair Yoder asked if any correspondence had been received in response to the request.

No correspondence was received.

There were no more additional comments; the Public Hearing was closed at 7:27 pm.

## **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

## **NEW BUSINESS**

### **Z15-08 Keeping of Chickens or Ducks**

A public hearing was held earlier for public input on zoning amendment Z15-08 which was drafted to allow the keeping of chickens or ducks in the R-1, R-2 and R-3 residential zoning districts.

Motion by Mark Wittlieff, seconded by Ray Fortier that the Planning Commission recommend to City Council to approve proposed zoning amendment Z15-08 which would add Section 535 Keeping of Chickens or Ducks to the City of Manistee Zoning Ordinance.

With a Roll Call vote this motion passed 4 to 0.

Yes: Wittlieff, Fortier, Brown, Yoder

No: None

### **PC-2015-01 Glenn & Catherine Zaring/Gerald Hubbard Parcel Split and Combination Request**

A request has been received from Glenn & Catherine Zaring and Gerald Hubbard for a parcel split and combination. The Zaring's own the home at 321 Fifth Street parcel 51-612-325-01 and wish to split the south 23 feet of their parcel, which would then be combined with the Hubbard's property at 510 Cypress Street parcel 51-612-325-02.

Denise Blakeslee noted that the split and combination results in the Hubbard property being brought into compliance with the width/area standards of the R-2 medium density residential zoning district.

Motion by Ray Fortier, seconded by Mark Wittlieff that the Planning Commission recommends to City Council to approve the request from Glenn & Catherine Zaring and Gerald Hubbard for a parcel split that would transfer the south 23 feet of the Zaring's parcel 51-612-325-01 to the Hubbard's parcel 51-612-325-02.

With a Roll Call vote this motion passed 4 to 0.

Yes: Fortier, Brown, Wittlieff, Yoder

No: None

## **OLD BUSINESS**

None

## **PUBLIC COMMENTS AND COMMUNICATIONS**

None

## **CORRESPONDENCE**

Chair Yoder received a letter of resignation from Commissioner Dean who resigned due to health reasons.

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

**Denise Blakeslee, Planning & Zoning Administrator** – Ms. Blakeslee reported that the County Planning Department has begun work on the maps for the master plan and that Chair Yoder gave his report to City Council on Tuesday.

## **MEMBERS DISCUSSION**

Commissioner Wittlieff noted that the Council worksession was cancelled.

The Commission does not have a worksession scheduled for July.

The next regular meeting of the Planning Commission will be held on Thursday, August 6, 2015

## **ADJOURNMENT**

Motion by Ray Fortier, seconded by Judd Brown that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:37 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary

# Memorandum



Denise Blakeslee  
Planning & Zoning  
Administrator

70 Maple Street  
Manistee, MI 49660  
231.398.2805

dblakeslee@manisteemi.gov  
www.manisteemi.gov

TO: Planning Commissioners

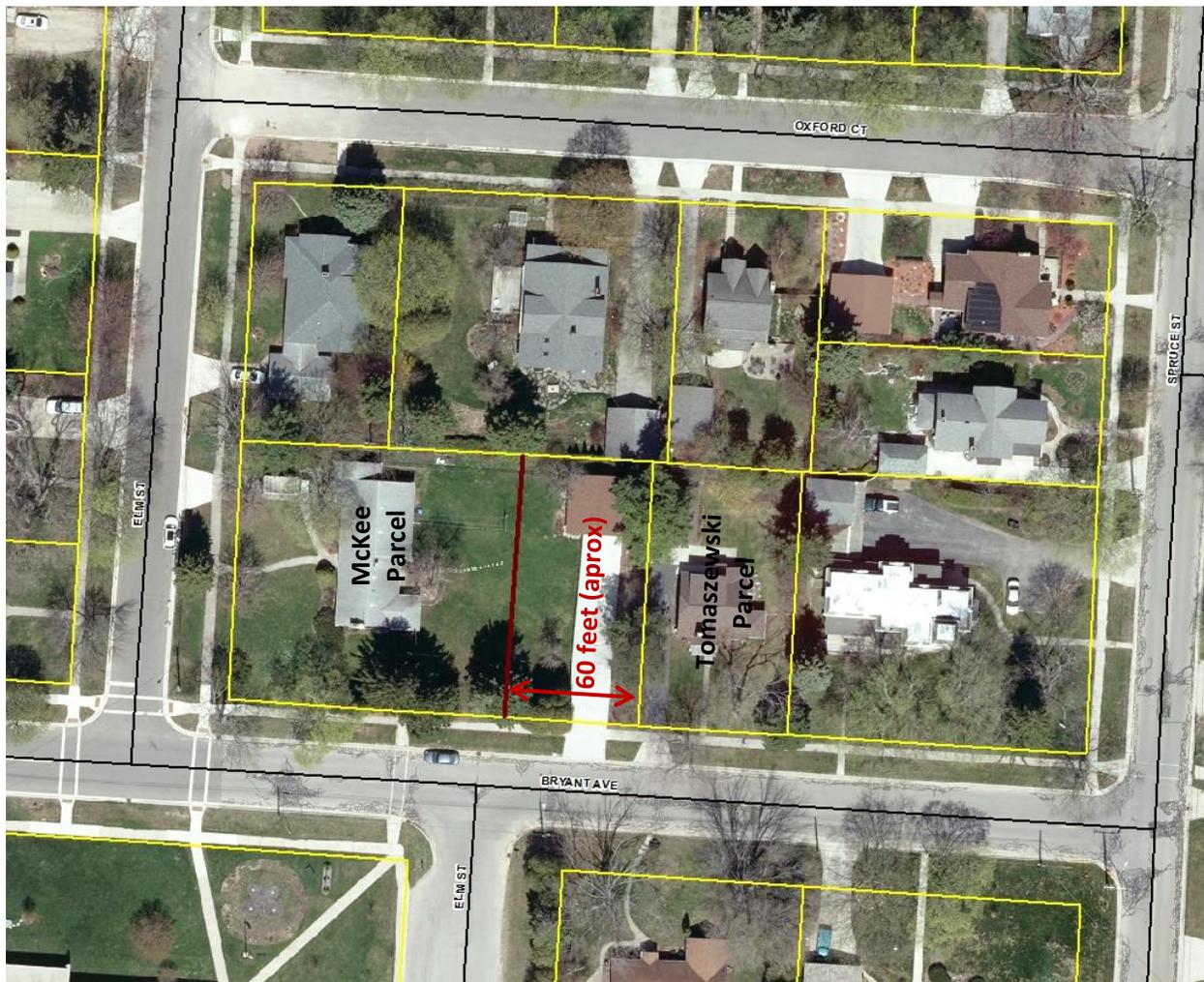
FROM: Denise Blakeslee  
Planning & Zoning Administrator

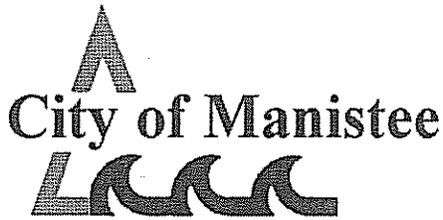
DATE: August 28, 2015

RE: McKee/Tomaszewski Parcel Split and Combination Request

Commissioners, we have received a request from Carl & Christine McKee and Thomas & Gaynell Tomaszewski for a Parcel Split and Combination. The McKee's own the home at 433 Elm Street parcel 51-340-717-01 and wish to split the east 60 feet of their parcel which will then be combined with the Tomaszewski's property at 486 Bryant Avenue parcel 51-340-717-07.

The attached survey shows that the setback requirements of the ordinance have been met. Since the property that is being conveyed includes an accessory structure it is required to be combined with the Tomaszewski's parcel.





Planning & Zoning, City Hall  
 70 Maple Street  
 Manistee, MI 49660  
 231.398.2805 (phone)  
 231.723.1546 (fax)

## Parcel Split and/or Combination Request Form

Please Print

Parcel Combination Requirements	
<p>Any Split of a Parcel within the City of Manistee requires review and approval of the Planning Commission and City Council. Even if the Parcel contains platted lots approval is <b>still</b> required. Requests are reviewed for compliance with the Zoning Ordinance. If a request meets all of the requirements of the Zoning Ordinance it will be forwarded to the City Planning Commission. The Planning Commission reviews the request and makes recommendation to the City Council. Notification will be mailed to applicants regarding City Council's determination. Requests must include the <b>fee of \$100.00 for the first split and \$50.00 for each additional split</b>. Incomplete requests will be returned to the applicant. <i>Must be submitted 15 days prior to the Planning Commission meeting to be placed on the agenda. The City does not conduct a title search for the property.</i></p>	
<p>To update their property taxes the property owner should send a copy of the determination to:            County Equalization Department            415 Third Street            Manistee, MI 49660</p>	
<p>If the parcel involves a principal residence or homestead it is up to the applicant to notify the City Assessor at (231) 398-2802 to update their Homestead Exemption.</p>	
Property Information	
Address: <u>433 Elm Street</u>	Parcel # <u>51-51-340-717-01</u>
Applicant Information	
Name of Owner: <u>Carl B. McKee III &amp; Christine E McKee</u>	
Address: <u>1020 5th Street NW, Grand Rapids, MI 49504</u>	
Phone #:	Cell#: <u>616-826-2617</u> e-mail: <u>mckeeiii@comcast.net</u>
Project Information	
Reason for Request: <u>would like to sell the west 60 feet of Lot 9, B1K 10 to the adjoining neighbor</u>	
Site Plan Requirements	
<p>The applicant is responsible to provide a survey and legal descriptions of the proposed parcels (unless waived by the Zoning Administrator). If buildings or structures are located on a parcel a site plan showing set-backs is required. Requests are reviewed for compliance with the Zoning Ordinance. <b>The Zoning Administrator reserves the right to require additional information necessary to meet the requirements of the Zoning Ordinance.</b></p>	
Authorization	
<p>By signing the application the applicant is authorizing City Staff or Planning Commissioners permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct.</p>	
Signature: <u>Carl B McKee III</u>	Date: <u>7-22-15</u>
Signature: <u>Christine E McKee</u>	Date: <u>7/22/15</u>
<input checked="" type="checkbox"/> Fee of \$100.00 for the first split and \$50.00 for each additional split enclosed and Site Plan for project attached (permit cannot be issued without site plan)	
Office Use Only	
Fee: <input checked="" type="checkbox"/> \$ <u>100-</u>	Receipt # <u>33209</u>
Notes:	
Signature: <u>[Signature]</u>	Date: <u>8-25-15</u>

361 First Street  
Manistee, MI 49660  
T 231.723.1196  
F 231.723.1194

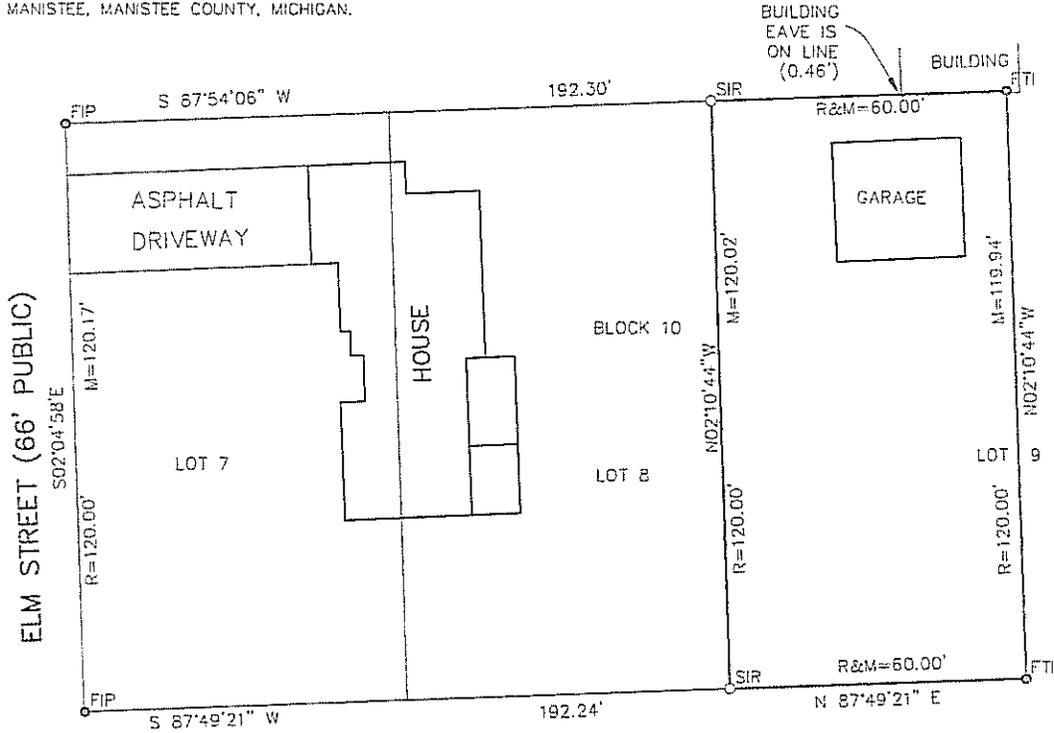
Benton Harbor, MI  
South Haven, MI  
South Bend, IN  
Fort Wayne, IN

# CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

LEGAL DESCRIPTION

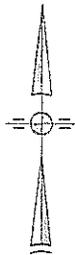
E & J CANFIELD'S ADDITION, THE WEST 60 FEET OF LOT 9, BLOCK 10, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



SIXTH STREET (66' PUBLIC)

LEGEND

- FTI FOUND "T" IRON #5390
- FIP FOUND IRON PIPE
- SIR SET IRON ROD W/CAP #46687



*Craig R. Stapley*  
 CRAIG R. STAPLEY  
 LICENSED PROFESSIONAL SURVEYOR NO. 46687  
 ABONMARCHE CONSULTANTS, INC.

7/2/15  
 DATE OF CERTIFICATE

THIS SURVEY WAS BASED ON THE INCLUDED LEGAL DESCRIPTION AS IT APPEARS ON A DEED OR TITLE INSURANCE POLICY PROVIDED TO US BY THE PERSON TO WHOM THE SURVEY IS CERTIFIED, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS. ANY WRITTEN OR UNWRITTEN RIGHTS OF ADJOINERS ARE UNKNOWN UNLESS SPECIFICALLY NOTED. THE SURVEYOR'S LIABILITY FOR ANY AND ALL CLAIMS, INCLUDING BUT NOT LIMITED TO THOSE ARISING OUT OF THE SURVEYOR'S PROFESSIONAL SERVICES, NEGLIGENCE, GROSS MISCONDUCT, WARRANTIES OR MISREPRESENTATIONS SHALL BE DEEMED LIMITED TO AN AMOUNT NO GREATER THAN THE SERVICE FEE.

PREPARED FOR:  TOM TOMASZEWSKI	DRAWN BY: CRS	E&J CANFIELDS ADD.
	APPROVED BY: CRS	BLOCK 10
	DATE: JULY 2, 2015	LOT 9
	SCALE: 1"=30'	SHEET 1 OF 1

## PURCHASE AGREEMENT

THIS AGREEMENT entered into on the dates shown below, by and between Thomas Tomaszewski and Gaynell Tomaszewski, Co-Trustees of the Thomas and Gaynell Tomaszewski Family Trust, w/a/d November 20, 2003, hereinafter referred to as the "Purchaser"; and Carl B. McKee, III and Christine E. McKee, husband and wife, hereinafter referred to as the "Sellers".

### WITNESSETH:

WHEREAS, the Sellers desire to sell and the Purchaser desires to purchase the following described real estate situate in the City of Manistee, County of Manistee, and State of Michigan, and further described as:

The West 60 feet of Lot 9, Block 10, E & J Canfields Addition.  
Part of Parcel# - 51-340-717-01

including all appurtenances, hereditaments and fixtures attached thereto or thereto appertaining, and also rights to all fixtures located therein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable considerations, the receipt of which is hereby acknowledged, the Purchaser hereby agrees to purchase and the Sellers hereby agree to sell the above described real estate according to the following terms:

1. The Total Purchase Price for the real estate and personal property shall be \$50,000 and payable at closing.
2. Closing shall take place on or before September 1, 2015, unless approval of the lot split is not granted by the City of Manistee prior to said date.
3. The Sellers shall, at their expense, provide a policy of title insurance, with standard exceptions, in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance. If objection to the title is made, based upon a written opinion of Purchasers' attorney that the title is not in the condition required for performance hereunder, the Sellers shall have 30 days from the date they are notified in writing of the particular defects claimed to remedy the title. Purchasers agree to complete the sale within 10 days of written notification thereof. If the Sellers are unable to remedy the title this Agreement shall terminate and be of no further effect and the earnest money deposit shall be returned to Purchasers.
4. Conveyance of marketable title to the aforesaid real estate shall be made by suitable Warranty Deed, subject to reservations, restrictions, easements and leases

of record. The sale is expressly contingent upon the approval of a parcel split and combination granted by the City of Manistee.

5. All current taxes and special assessments, if any, will be prorated on a fiscal year basis in accordance with local custom. Taxes for previous years will be paid by the Sellers. All other costs incident to transferring title and/or closing this sale shall be paid as follows:
  - a) Sellers shall pay for:
    - i) title insurance policy and premium;
    - ii) preparation of the Warranty Deed;
    - iii) transfer taxes;
    - iv) Sellers' attorney;
    - v) one-half of closing fee of Manistee Abstract & Title Company;
    - vi) any other costs expressly payable by Seller pursuant to this Agreement.
  - b) Purchaser shall pay for:
    - i) recording fees;
    - ii) tax stamp;
    - iii) utility deposits;
    - iv) Purchasers' attorney;
    - v) one-half of closing fee of Manistee Abstract & Title Company;
    - vi) any other costs expressly payable by Purchasers pursuant to this Agreement.
6. It is agreed that time shall be of the essence in this contract.
7. Possession shall be given at the date of closing.
8. It is understood and agreed that the aforementioned real estate has been inspected by the Purchaser to the extent it desires and that there are no express or implied representations by the Sellers beyond the terms of this Agreement and the Purchaser agrees to take said real estate in its present condition, subject to any defects which are both (a) within the knowledge of the Sellers on the date of this Agreement; and (b) hidden from view to the extent that the inspection by the Purchaser would not disclose such defect.
9. Risk of loss shall remain with Sellers until closing.
10. Sellers acknowledge that this agreement has been prepared by Gockerman, Wilson, Saylor & Hesslin, a Mika Meyers Beckett & Jones, PLC law firm, Attorneys at Law, for and on behalf of the Purchaser. Sellers further acknowledge that they have been given an opportunity to have this Purchase Agreement reviewed by counsel of their choosing prior to signing the same.

11. This Agreement constitutes the entire understanding between the parties and there are no oral agreements and/or representations and this Agreement may not be modified except by another suitable instrument in writing signed by the parties hereto.
12. This Agreement shall be construed in accordance with the laws of the State of Michigan.
13. The above terms and conditions shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties.
14. This Agreement may be executed in one or more duplicate counterparts each of which shall be deemed an original but all of which shall constitute but a single agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the dates indicated below.

Purchaser executes this Agreement on 8/14/15.

Thomas and Gaynell Tomaszewski Family  
Trust, u/a/d November 20, 2003, Purchaser

Thomas Tomaszewski  
Thomas Tomaszewski, Trustee

Gaynell Tomaszewski  
Gaynell Tomaszewski, Trustee

Sellers execute this Agreement on \_\_\_\_\_.

\_\_\_\_\_  
Carl B. Mckee, III, Seller

\_\_\_\_\_  
Christine E. Mckee, Seller

Prepared by:  
GOCKERMAN, WILSON, SAYLOR &  
HESSLIN, a Mika Meyers Beckett & Jones,  
PLC, law firm  
By: George V. Saylor, III  
Attorneys at Law  
414 Water Street, Manistee, MI 49660

# Memorandum



Denise Blakeslee  
Planning & Zoning  
Administrator

70 Maple Street  
Manistee, MI 49660  
231.398.2805

[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)  
[www.manisteemi.gov](http://www.manisteemi.gov)

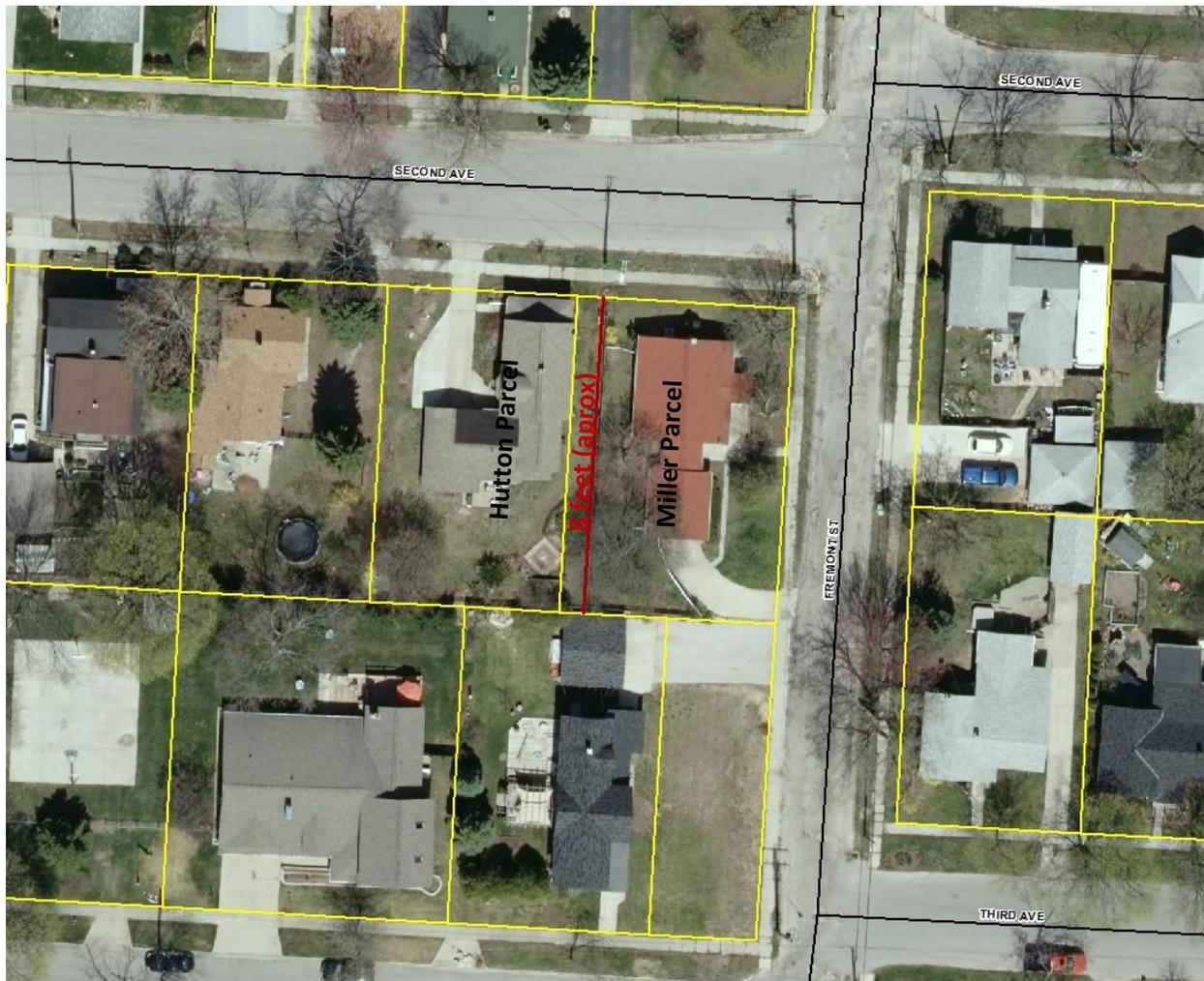
TO: Planning Commissioners

FROM: Denise Blakeslee  
Planning & Zoning Administrator

DATE: August 28, 2015

RE: Miller/Hutton Parcel Split and Combination Request

Commissioners, we have received a request from James & Anna Miller and David & Cynthia Hutton for a Parcel Split and Combination. The Miller's own the home at 250 Fremont Street parcel 51-274-708-01 and wish to split the west 8 feet of their parcel which will then be combined with the Hutton's property at 277 Second Avenue parcel 51-274-708-03. The survey shows that the setback requirements of the Zoning Ordinance have been met.





Planning & Zoning, City Hall  
 70 Maple Street  
 Manistee, MI 49660  
 231.398.2805 (phone)  
 231.723.1546 (fax)

## Parcel Split and/or Combination Request Form

Please Print

Parcel Combination Requirements		
Any Split of a Parcel within the City of Manistee requires review and approval of the Planning Commission and City Council. Even if the Parcel contains platted lots approval is <b>still</b> required. Requests are reviewed for compliance with the Zoning Ordinance. If a request meets all of the requirements of the Zoning Ordinance it will be forwarded to the City Planning Commission. The Planning Commission reviews the request and makes recommendation to the City Council. Notification will be mailed to applicants regarding City Council's determination. Requests must include the <b>fee of \$100.00 for the first split and \$50.00 for each additional split</b> . Incomplete requests will be returned to the applicant. <i>Must be submitted 15 days prior to the Planning Commission meeting to be placed on the agenda. The City does not conduct a title search for the property.</i>		
To update their property taxes the property owner should send a copy of the determination to: <div style="text-align: center; margin-left: 100px;">             County Equalization Department              415 Third Street              Manistee, MI 49660           </div>		
If the parcel involves a principal residence or homestead it is up to the applicant to notify the City Assessor at (231) 398-2802 to update their Homestead Exemption.		
Property Information		
Address: 250 Fremont	Parcel # 51-51-274-708-01	
Applicant Information		
Name of Owner: James Miller and Anna Miller		
Address: 3132 Central Ave. Indianapolis, Indiana 46220		
Phone #: 317-253-6220	Cell#:	e-mail:
Project Information		
<b>Reason for Request:</b> Straighten boundary line.		
Site Plan Requirements		
The applicant is responsible to provide a survey and legal descriptions of the proposed parcels (unless waived by the Zoning Administrator). If buildings or structures are located on a parcel a site plan showing set-backs is required. Requests are reviewed for compliance with the Zoning Ordinance. <b>The Zoning Administrator reserves the right to require additional information necessary to meet the requirements of the Zoning Ordinance.</b>		
Authorization		
By signing the application the applicant is authorizing City Staff or Planning Commissioners permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct.		
Signature: <u></u> , Attorney for Applicant		Date: <u>8/27/15</u>
Signature: _____		Date: _____
<input checked="" type="checkbox"/> Fee of \$100.00 for the first split and \$50.00 for each additional split enclosed and Site Plan for project attached (permit cannot be issued without site plan)		
Office Use Only		
Fee: <input checked="" type="checkbox"/> \$ 100 <sup>-</sup>	Receipt # _____	
Notes: _____		
Signature: <u></u>		Date: <u>8-28-15</u>



QUITCLAIM DEED

The Grantors, JAMES N. MILLER and ANNA M. MILLER, husband and wife, whose address is 6132 Central Avenue, Indianapolis, Indiana 46220, quitclaim to the Grantees, DAVID HUTTON and CYNTHIA RUTH HUTTSON, husband and wife, whose address is 789 Chatham Drive, Milford, Michigan 48381, as tenants by the entireties, their interest in the premises in the City of Manistee, County of Manistee, State of Michigan, described as follows:

The West 8 feet of Lot 1, Block "E", Thorpe's Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 2-A of Plats, Page 29.

PART OF Property Tax ID No. 51-51-274-708-01

For the sum of less than \$100.00.

Reserving unto the Grantor all oil, gas, minerals and related hydrocarbons, including any reversionary rights.

This transfer is made to straighten boundary lines and no monetary consideration has been given. This transaction is exempt from transfer taxes pursuant to MCL 207.505(5)(a,k) and MCL 207.526(6)(a,m).

Dated: 05-21-15

James N. Miller, Grantor

Anna M. Miller, Grantor

STATE OF MICHIGAN )
(ss
MANISTEE COUNTY )

The persons known to me to be James N. Miller and Anna M. Miller personally appeared before me, a notary public in and for the above named county, and executed and acknowledged the foregoing document on May 21, 2015 of their own free act and deed.

Ellen M. Van Alstine, Notary Public
Manistee County, Michigan
My commission expires: 01/09/2019

When recorded, return to and send subsequent tax bills to: Grantee

Drafted by: Leslie E. Van Alstine II, Attorney at Law, 255 River Street, Manistee, Michigan 49660.

