

Site Plan Review Committee

70 Maple Street
Manistee, MI 49660

Meeting Minutes
March 16, 2016

A meeting of the Site Plan Review Committee (Subcommittee of the City of Manistee Planning Commission) was held on Wednesday March 16, 2016 at 10 am in the Second Floor Conference Room, City Hall 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 10:03 pm by Chair Yoder

Roll Call: Marlene McBride, Mark Wittlieff, Roger Yoder

Others: Brent Gibson (Gibson Construction & Consultants) Denise Blakeslee, Planning & Zoning

Edgewater Planned Unit Development/River Parc Place II LLC – 80 Washington Street

Background

On June 21, 2005 a Special Use Permit was issued to C. Gerry Seyferth for a 10 Unit (Multiple Unit Dwelling) on parcel #51-211-100-05. The applicant began construction of the building and then abandoned the project. The structure left to the elements became a blighted property.

On April 12, 2012 a permanent Easement Agreement along the south edge of the property to the City of Manistee was granted to the City of Manistee. This was a condition of the original permit.

On May 3, 2012 the Special Use Permit was transferred to River Parc Place LLC.

Since that time the developer has received a Brownfield Plan for the “South Washington Street Redevelopment Project” which includes the building at 80 Washington Street and the adjoining property adjacent to the property. The applicant has applied for a Blight Elimination Grant from the MEDC and secured the financing for the rehabilitation of the building.

A Development Agreement between the Brownfield Redevelopment Authority, Applicant and the City has been entered into for the project.

On March 10, 2016 staff received a request for a Special Use Permit for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure at 80 Washington Street as shown on site plan prepared by Nederveld Project No: 15201640.

Staff forwarded the application to the Director of Public Safety, DPW Director, Finance Director and City Engineer for their review. No issues were noted by the Fire Department and the City Engineer and DPW Director have been working with the developer on the site plan. As of the meeting no concerns were expressed by either.

Staff review by the Planning and Zoning Administrator for the project is as follows:

Site Plan Review

C-3 Central Business District

Edgewater Planned Unit Development/River Parc Place II LLC

80 Washington Street/Parcel #51-211-100-05

18 units (condominiums) and two commercial tenant spaces

	Requirements	Proposed	Compliance	
			Yes	No
> = Greater than < = Less than +/- = More or Less than				
Minimum Lot Area	2,500 sq. ft.	0.41 Acres	X	
Minimum Lot Width	25 ft.	132 feet (Washington St)	X	
Maximum Building Height	4 stories, or 50 ft.	Existing	X	
Maximum Lot Coverage	100%	<100%	X	
Minimum Living Area	500 sq. ft.	2 units 400 sq. ft.		X
Number of Units : Not more than three units per each fifteen hundred (1,500) square feet of building envelope		2 units 490 sq. ft.		X
		2 units 899 sq. ft.	X	
		4 units 967 sq. ft.	X	
		2 units 1,096 sq. ft.	X	
		4 units 1,199 sq. ft.	X	
		2 units 1,940 sq. ft. (2 levels)	X	
Building envelope 15,982 sq. ft. Supports up to 31 units				
Front Yard Set Back	0 ft.	No change in building footprint/existing	X	
Side Yard Set Back	0 or 4 ft. (each side)	No change in building footprint/existing	X	
Rear Yard Set Back:	6 ft.	No change in building footprint/existing	X	
Waterfront	20 ft.	No change in building footprint/existing	X	
Parking Requirements:	18 units = 27 spaces	18 spaces provided 8.5' of parking area located on adjoining property – applicant will need to provide a license agreement		X
Signage – subject to Article 21: No signage was proposed on the plan				
Landscaping Requirements – subject to Section 531:			X	
Outdoor Lighting Requirements – subject to Section 525: No exterior light posts were shown on the plan; any exterior lights on the building will need to comply with Section 525.				
Buffering: When a proposed commercial use is contiguous to a parcel in the R-1, R-2 or R-3 districts, the Planning Commission may require an additional buffer consisting of a ten (10) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof. Applicant owns adjacent parcel located in the R-3 Zoning District.				
Notes: Under a PUD the Planning Commission may alter miscellaneous regulations were such regulations or changes are reasonable and consistent with the intent, objectives and standards set forth in Section 1870,2 "To encourage innovation in land use and variety in design, layout, and type of structures constructed.				
Zoning Review by: Denise Blakeslee				
Compliance: The Planning Commission can approve a reduction in living area and parking requirements under a PUD.				

The north portion of the parking lot (8.5 feet) encroaches on the adjoining parcel. This parcel is under the control of the owner and a License Agreement will be needed that permits the encroachment of the parking lot on parcel #51-211-100-02.

Under a PUD the Planning Commission may alter miscellaneous regulations were such regulations or changes are reasonable and consistent with the intent, objectives and standards set forth in Section 1870.2. Under this section of the ordinance the Planning Commission can allow the construction of four units with less than 500 sq. ft. of living area and approve the reduction in the number of parking spaces from 27 spaces to 18 spaces.

Parking - The reduction in the number of parking spaces from 27 to 18 is reasonable taking into consideration that upper story dwellings are a permitted use in the C-3 Zoning District and rental units in the C-3 Zoning District are exempt from the parking standards of the ordinance.

Living Area - The reduction in the living area requirement from 500 square feet to 490 square feet and 400 square feet respectively, allows the developer the option to provide “efficiency” or “studio” units that are popular options for single people or couples who are looking for a second home. Two of the units are ten square feet short of the required 500 square feet requirement. The remaining two units are not untypical of an efficiency apartment which typically ranges in size from 300 to 450 square feet.

MOTION by Mark Wittlieff, seconded by Marlene McBride that the Site Plan Review Committee recommend to the Planning Commission to approve the request from Edgewater Planned Unit Development for a Special Use Permit for a Planned Unit Development for 18 residential units utilizing existing structure at 80 Washington Street as shown on site plan prepared by Nederveld Project No: 15201640.

The Site Plan Committee recommends the Commission approve the reduction in the number of parking spaces from 27 to 18 spaces and reduction of living area for four units from 500 square feet to 490 square feet and 400 square feet as permitted under Section 1870.D. Dimensional and Use Standards.

With the Condition that A License Agreement will be prepared and recorded at the Register of Deeds Office that permits the encroachment of the parking lot on parcel #51-211-100-02 (to the north of the site) and includes the access drive from Fifth Avenue with a copy on file at City Hall.

Motion approved unanimously

Meeting adjourned at 10:46 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary