

**CITY OF MANISTEE PLANNING COMMISSION  
SITE PLAN REVIEW COMMITTEE  
AGENDA**

**June 30, 2016  
4 pm  
Second Floor Conference Room, City Hall  
70 Maple Street, Manistee, Michigan**

**I Call to Order.**

**II New Business:**

**PC-2016-08 Robert & Laura Horvat, 224 Arthur Street - construction of an accessory building**

A request has been received from Mike Zimmerman (contractor) on behalf of Robert and Laura Horvat to construct an accessory building 32' x 60'.

At this time the Site Plan Review Committee could take action to approve or deny the request from Robert & Laura Horvat to construct an accessory building 32' x 60'.

**Misc.**

**III Old Business:**

**IV Adjourn**



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

## Commercial Land Use Permit Application

A **Medium Site Plan** shall be required for all uses other than those that may submit a *Basic Site Plan* (new dwellings, additions to dwellings, or construction of accessory structures, single family dwellings; accessory structures and additions to existing single family dwellings; and accessory structures and additions to multiple unit dwellings which do not result in an increase in the number of units) or require a *Detailed Site Plan* (Special Uses). **Applications must be submitted 15 days prior to the meeting if required to go to the Planning Commission to review for completeness**

Please Print

<p><b>Level I Review:</b> Additions and alterations to existing structures will be reviewed by the Zoning Administrator who shall reserve the right to forward it to the Site Plan Review Committee for approval.</p> <p><b>Level II Review:</b> New construction shall be reviewed by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval.</p>		
Property Information		
Address: <i>224 Arthur St.</i>	Parcel # <i>57-174-707-01</i>	
Applicant Information		
Name of Owner or Lessee: <i>Bob Horvat</i>		
Address: <i>326 E. County Line Rd, Manistee, MI 49660</i>		
Phone #: <i>231-398-8888</i>	Cell#:	e-mail:
Name of Contractor (if applicable): <i>MCC</i>		
Address: <i>11477 N. Zep Rd, Manistee, MI 49660</i>		
Phone #: <i>231-398-2573</i>	Cell#: <i>231-510-4773</i>	e-mail:
License Number: <i>210 2154356</i>	Expiration Date: <i>5/31/17</i>	
Project Information		
Description of Project (include square feet): <i>32x60 Storage Building</i>		
Area of Subject Property: <i>1.19 Acres</i>	Finished Height of Project: <i>17'</i>	
Zoning Classification:	Present/proposed Land Use:	
What impacts will project have on City Services: <i>None</i>		
Authorization		
<p>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 impacted will be completed in a timely fashion.</p>		
Signature: <i>Mike Zimmerman</i>		Date: <i>6/30/16</i>
<input checked="" type="checkbox"/> Fee (\$100.00 Level I or \$200.00 Level II) enclosed and Site Plan for project attached (permit cannot be issued without site plan)		
Office Use Only		
Fee: <input checked="" type="checkbox"/> \$100.00 Level I Review Fee: <input type="checkbox"/> \$200.00 Level II Review	Receipt # <i>34917</i>	
Zoning District:	Notes:	
Signature: <i>[Signature]</i>		Date: <i>6-30-16</i>

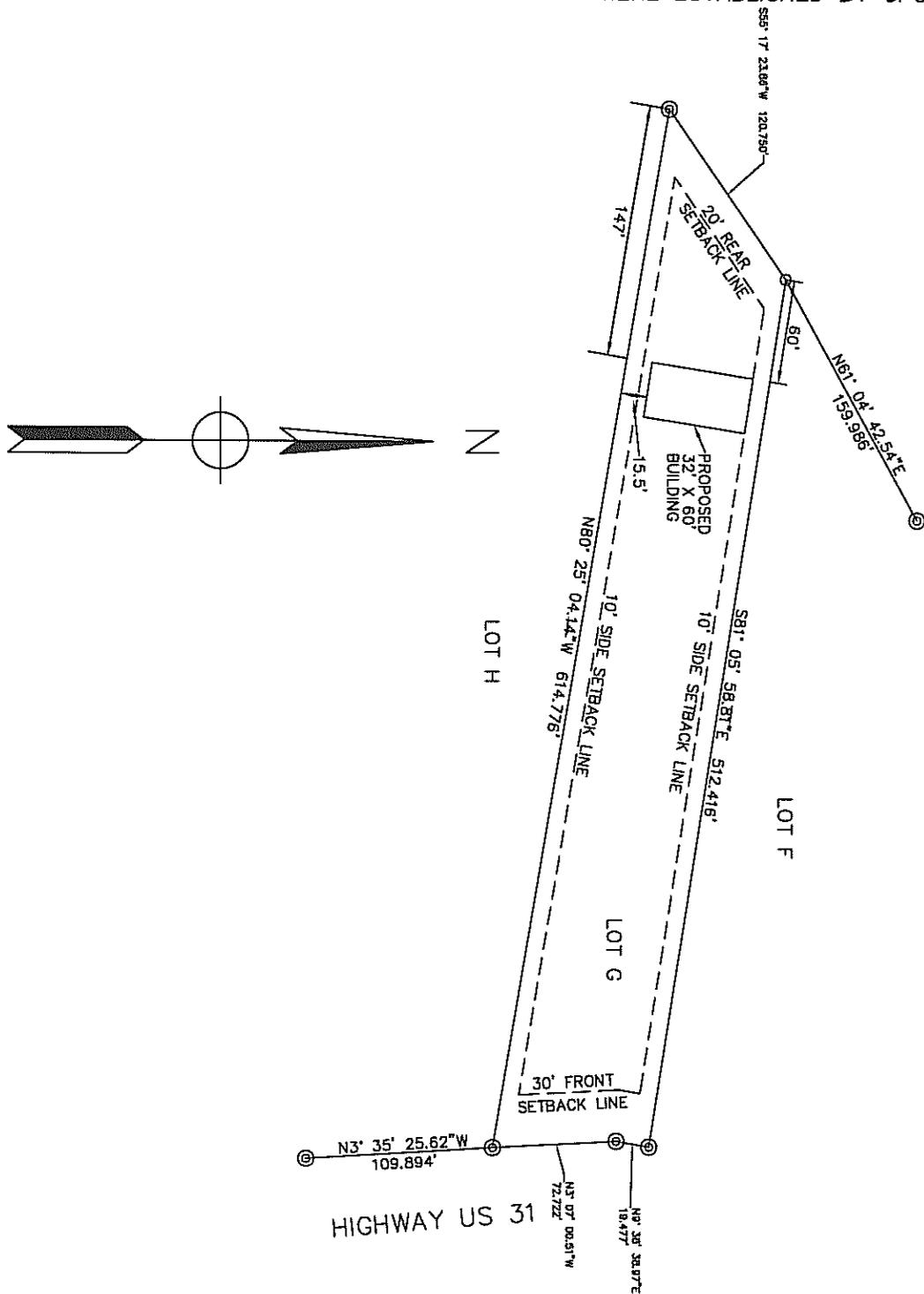
Site Plan Review  
C-1 Regional Commercial District

Name of Owner: Robert & Laura Horvat				
Address/Parcel Code # 224 Arthur Street/51-174-707-01 (parcel will be combined with 220 Arthur Street/51-174-708-01)				
Proposed Use:				
> = Greater than < = Less than +/- = More or Less than	Requirements	Proposed <i>with parcels combined</i>	Compliance Yes    No	
Minimum Lot Area	20,000 sq. ft.	<b>119,446 sq. ft. +/-</b>	X	
Minimum Lot Width	120 ft.	<b>202 sq. ft.</b>	X	
Maximum Building Height	3 stories, or 40 ft.	<b>17 ft.</b>	X	
Maximum Lot Coverage	60%	<b>&lt; 60%</b>	X	
Minimum Living Area	500 sq. ft.	<b>n/a</b>	X	
Minimum Dwelling Width	20 ft.	<b>n/a</b>	X	
Front Yard Set Back	30 ft	<b>&gt; 30 ft</b>	X	
Side Yard Set Back:	10 ft (each side)	<b>&gt; 10 ft. (each side)</b>	X	
Rear Yard Set Back:	20 ft.	<b>&gt;20 ft.</b>	X	
Parking Requirements:	n/a	<b>n/a</b>	X	
Signage – subject to Article 21: <b>n/a</b>				
Landscaping Requirements – subject to Section 531: <b>n/a</b>				
Outdoor Lighting Requirements – subject to Section 525: <b>none shown on plan</b>				
U.S. 31 Corridor Overlay District Requirements – subject to Article 19: <b>Using existing driveway at this time to access accessory building</b>				
Notes: <b>Applicant submitted Parcel Combination Request with request for Land Use Permit. Staff will hold off on processing Parcel Combination Request since the applicant is going to combine the parcel to the north (51-146-706-01) once ownership is transferred.</b>				
Zoning Review by: <b>Denise J. Blakeslee, Planning &amp; Zoning Administrator</b>				
Compliance: <b>Yes</b>				
Approval:			Denial:	

# CERTIFICATE OF SURVEY

DWG. NO.

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER  
 BASED ON STATE PLANE COORDINATES AND WERE ESTABLISHED BY GPS OBSERVATION.



SURVEY OF: S C THOMPSON'S ADDITION TO THE CITY OF MANISTEE, LOT G

I hereby certify that I have surveyed the parcel of land hereon shown and described.

*Patrick G. Bentley*

Patrick G. Bentley

Professional Surveyor No. 47944



SURVEY FOR: Mike Zimmerman  
 11477 N Zip Road  
 Manistee, MI 49660



302 River Street  
 Manistee, MI. 49660  
 TEL (231) 794-6520  
 FAX (231) 794-5614

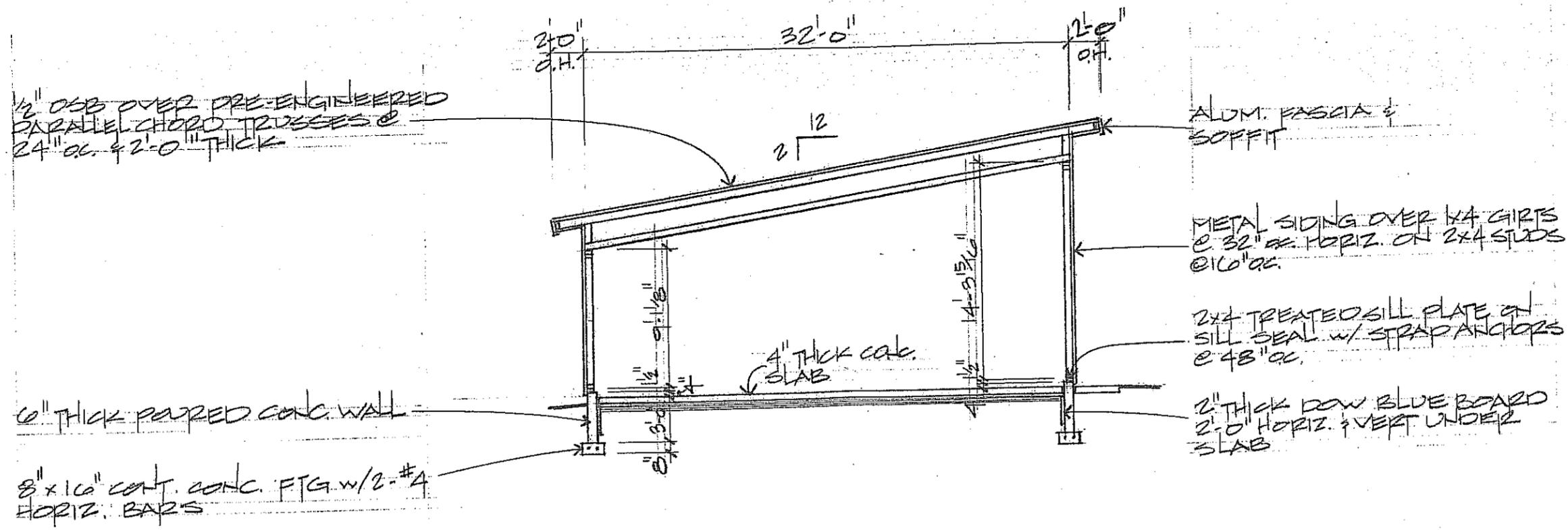
© - FOUND SURVEY CORNER  
 ○ - SET 1/2" Ø REBAR WITH CAP No. 47944

SCALE: 1" = 100'

JOB NO. 123622SG2016  
 DWG. NO.

SHEET 1 OF 1

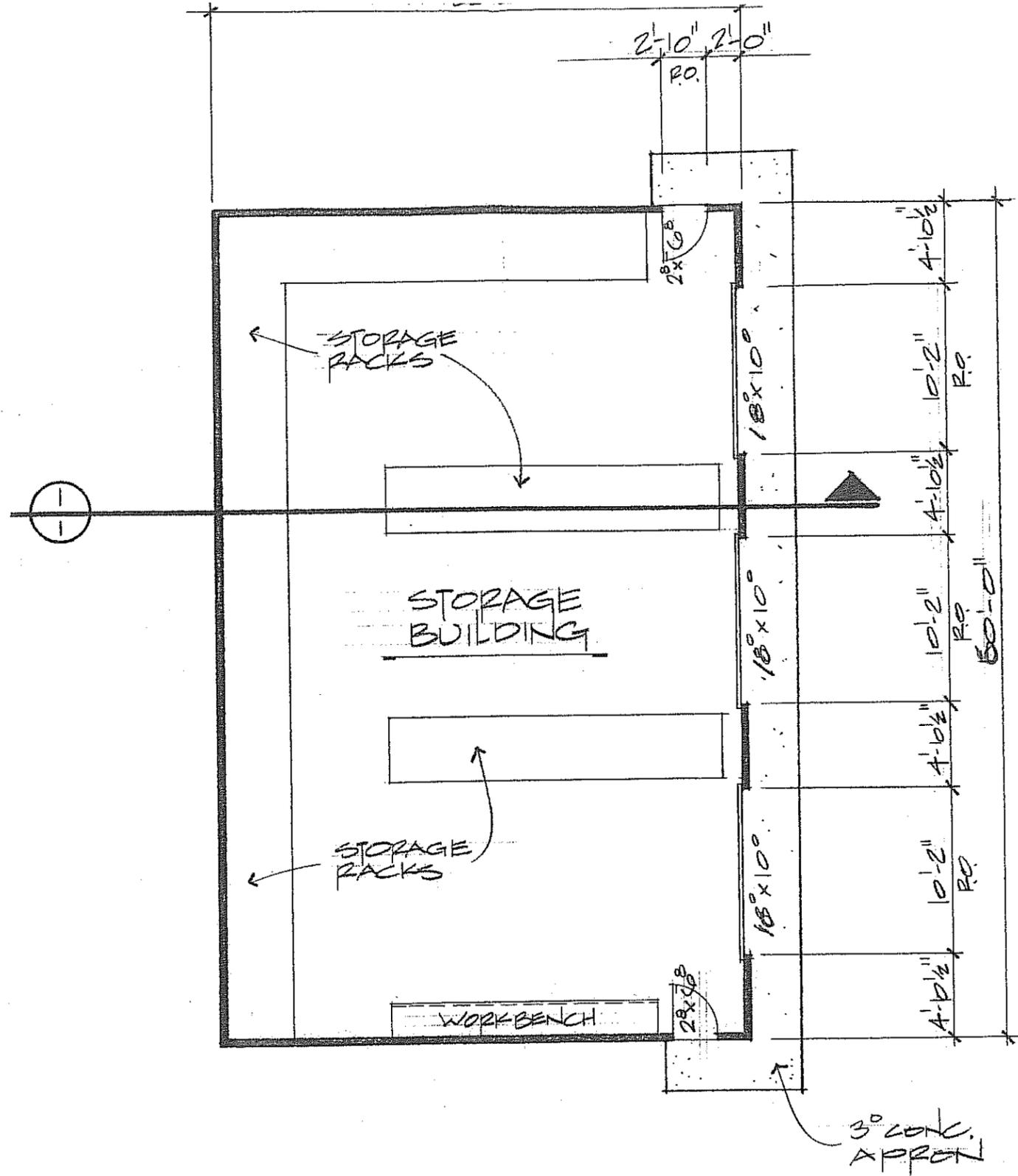
DATE: June 29, 2016



BUILDING SECTION  
 SCALE: 1/8" = 1'-0"

JW ARCHITECTURAL DESIGN  
 7575 EAST MILE RD  
 KALEVA MI. 497045  
 MIKE ZIMMERMAN CONSTRUCTION, INC.  
 MANISTEE MI. 497000  
 1477 N. ZIP RD

# FLOOR PLAN



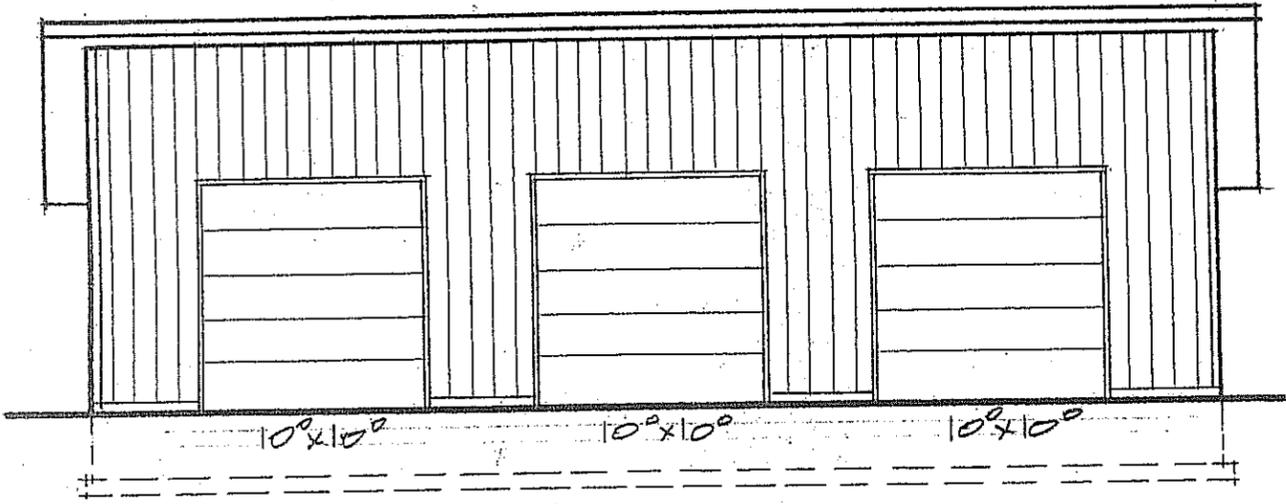
1600 SF.  
SCALE = 1/8" = 1'-0"

JOB#  
05.16

PROPOSED STORAGE BUILDING FOR:  
SUPER-8 MOTEL

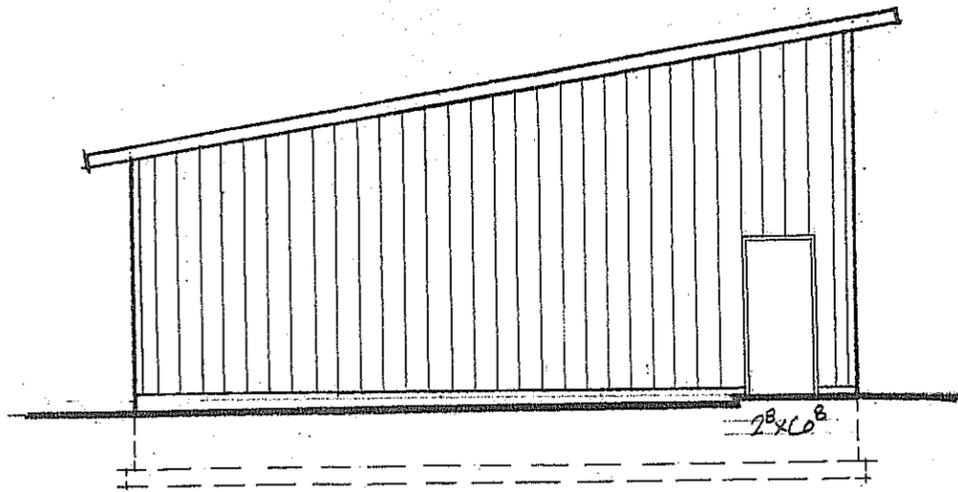
200 ARTHUR ST. (DS-31)

MANISTEE MI. 497000



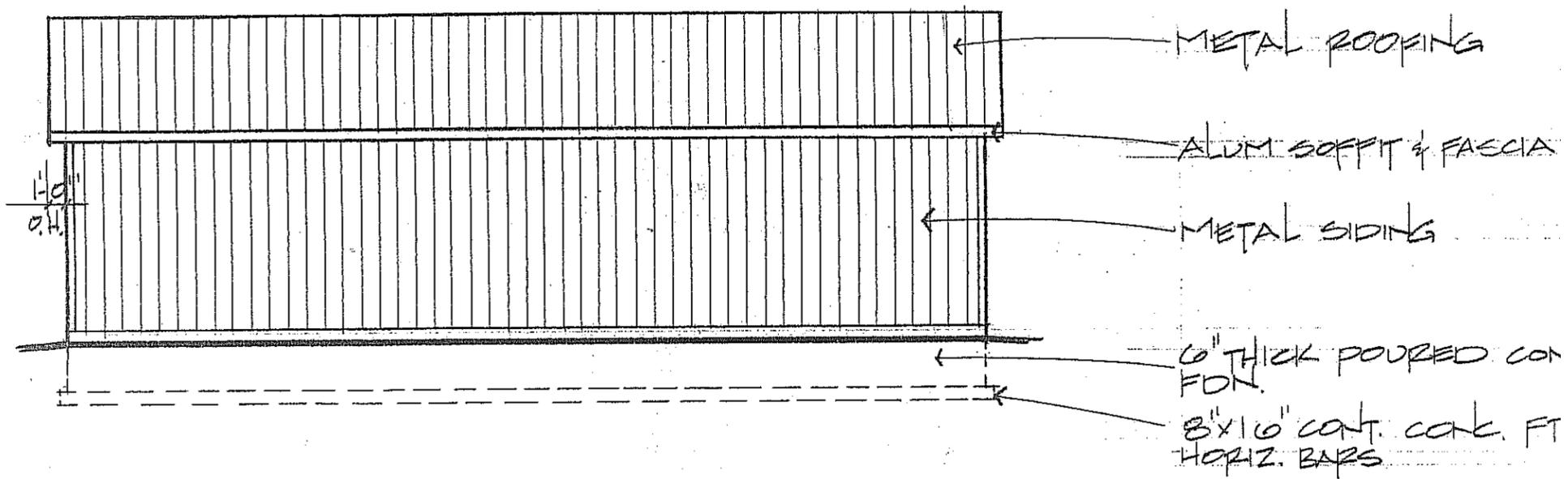
EAST ELEVATION

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



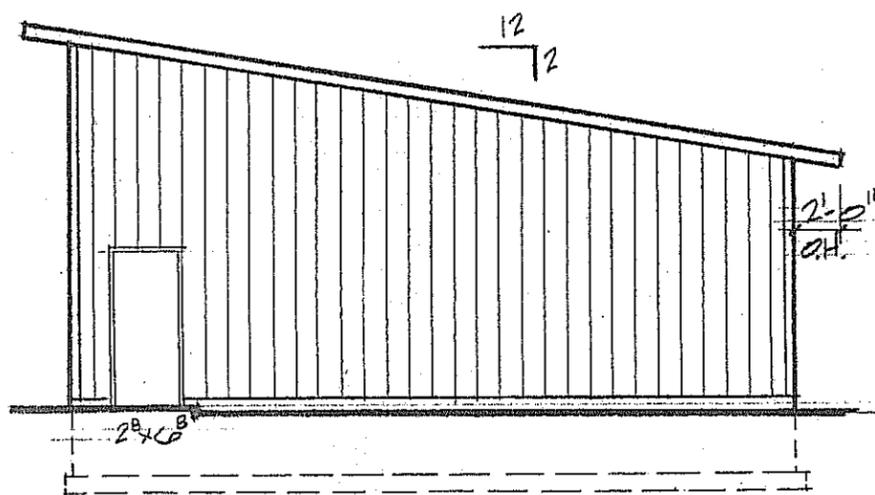
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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