

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, October 6, 2016
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 October 6, 2016 agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the September 3, 2016 meeting minutes.

V Public Hearing

PC-2016-10 Retirement Living Management of Manistee LLC (Green Acres), 1835 Twelfth Street – Request to amend existing Planned Unit Development for a Retirement Village

A request has been received from Retirement Living Management of Manistee LLC (Green Acres) to amend their existing Planned Unit Development for a Retirement Village from 80 units (four buildings/20 units each) to 77 units by adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5).

At this time the Chair shall open the hearing.

The applicant shall present any comments and explanation of the case.

City staff shall present their report

The hearing will be opened for public comments

The hearing will be closed

PC-2016-11 North Channel Investors LLC, 84-86 Washington Street – Special Use Permit for Mixed Use

A Request has been received from North Channel Investors LLC, 84-86 Washington Street for a Special Use Permit for Mixed-Use including Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units).

At this time the Chair shall open the hearing.

The applicant shall present any comments and explanation of the case.

City staff shall present their report

The hearing will be opened for public comments

The hearing will be closed

PC-2016-12, Stillwater Investments, 80 Pine Street – Special Use Permit for Alley Vacation Request

A request has been received from Stillwater Investments to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson’s Addition to the City of Manistee.

At this time the Chair shall open the hearing.
The applicant shall present any comments and explanation of the case.
City staff shall present their report
The hearing will be opened for public comments
The hearing will be closed

PC-2016-13, Stillwater Investments, 80 Pine Street – Special Use Permit for Planned Unit Development

A request has been received from Stillwater Investments for a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) at the vacant property of the former Hotel Chippewa 80 Pine Street.

At this time the Chair shall open the hearing.
The applicant shall present any comments and explanation of the case.
City staff shall present their report
The hearing will be opened for public comments
The hearing will be closed

VI Public Comment on Agenda Related items

VII New Business

PC-2016-10 Retirement Living Management of Manistee LLC (Green Acres), 1835 Twelfth Street – Request to amend existing Planned Unit Development for a Retirement Village

A public hearing was held earlier in response to a request from Retirement Living Management of Manistee LLC (Green Acres) to amend their existing Planned Unit Development for a Retirement Village.

At this time the Planning Commission could take action to approve, approve with conditions, or deny the request from Retirement Living Management of Manistee LLC (Green Acres) to amend their existing Planned Unit Development for a Retirement Village from 80 units to 77 units as detailed on Site Plan prepared by Johnson Newhof Associates Inc. Project Number 16-064 dated 8/29/16.

PC-2016-11 North Channel Investors LLC, 84-86 Washington Street – Special Use Permit for Mixed Use

A public hearing was held earlier in response to a request from North Channel Investors LLC, 84-86 Washington Street for a Special Use Permit for Mixed-Use including Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units).

At this time the Planning Commission could take action to approve, approve with conditions, deny the request from North Channel Investors LLC, 84-86 Washington for a Special Use Permit for Mixed-Use including Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units). as shown on Site Plan prepared by Nordlund and Associates Job #1310-2B, Date 09-01-16

PC-2016-12, Stillwater Investments, 80 Pine Street – Special Use Permit for Alley Vacation Request

A public hearing was held earlier in response to a request from Stillwater Investments to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson’s Addition to the City of Manistee.

At this time the Planning Commission could take action to recommend to City Council to approve the request from Stillwater Investments vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson’s Addition to the City of Manistee reserving any existing utility easements.

PC-2016-13, Chippewa Cottages and Resort, 80 Pine Street – Special Use Permit for Planned Unit Development

A public hearing was held earlier in response to a request from Chippewa Cottages and Resort for a Special Use Permit for a Planned Unit Development for 11 single family homes with amenities including a pool, shuffleboard courts, and a tennis court at the vacant property of the former Hotel Chippewa 80 Pine Street.

At this time the Planning Commission could take action to approve, approve with conditions, deny the request from Chippewa Cottages and Resort for a Special Use Permit for a Planned Unit Development for 11 single family homes with amenities including a pool, shuffleboard courts, and a tennis court as submitted with site plan prepared by Nederveld, Project No: 16201018 dated 9/28/16.

PC-2016-14, James & Susan Matthews, 334, 335, 338 River Street – Minor Change to a Detailed Site Plan

James and Susan Matthews were issued a Special Use Permit for Mixed Use (Commercial & Residential) on January 7, 2010. Since that time they have demolished a portion of the building to create an outdoor seating area along with renovating the building at 334, 336 & 338 River

Street. Mr. & Mrs. Matthews would like to install a gazebo in the outdoor seating area of their property to provide some screening from the parking lot and ramp to the riverwalk east of their property.

At this time the Planning Commission could take action to approve/deny the request to for the installation of a gazebo at 334, 336, 338 River Street as a Minor Change to a Detailed Site Plan as provided under Section 2208.C of the Zoning Ordinance.

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



To: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: September 29, 2016

RE: October 6, 2016 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, October 6 2016. We have the following items on the agenda:

PC-2016-10 Green Acres of Manistee, 1835 Twelfth Street – Request to amend existing Planned Unit Development for a Retirement Village - A request has been received from Green Acres of Manistee to amend their existing Planned Unit Development for a Retirement Village from 80 units (four buildings/20 units each) to 77 units by adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5).

PC-2016-11 North Channel Investors LLC, 84-86 Washington Street – Special Use Permit for Mixed Use - A Request has been received from North Channel Investors LLC, 84-86 Washington Street for a Special Use Permit for Mixed Use that includes Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings.

PC-2016-12, Stillwater Investments, 80 Pine Street – Special Use Permit for Alley Vacation Request - A request has been received from Stillwater Investments to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson’s Addition to the City of Manistee.

PC-2016-13, Stillwater Investments, 80 Pine Street – Special Use Permit for Planned Unit Development - A request has been received from Stillwater Investments for a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) at the vacant property of the former Hotel Chippewa 80 Pine Street.

PC-2016-14, James & Susan Matthews, 334, 335, 338 River Street – Minor Change to a Detailed Site Plan - James and Susan Matthews were issued a Special Use Permit for Mixed Use (Commercial & Residential) on January 7, 2010. Since that time they have demolished a portion of the building to create an outdoor seating area along with renovating the building at 334, 336 & 338 River Street. Mr. & Mrs. Matthews would like to install a gazebo in the outdoor seating area of their property to provide some screening from the parking lot and ramp to the riverwalk east of their property.

If you are unable to attend the meeting please call me at 398-2805.

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 1, 2016

A meeting of the Manistee City Planning Commission was held on Thursday, September 1, 2016 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Aaron Bennett, Ray Fortier, Marlene McBride, Gabriel Walker, Mark Wittlieff, Roger Yoder

Members Absent: None

Others: Rose Pomeroy Locke (10351 Quarterline Road), Charles Willis (512 Davis Street), Jim Adamczak (506 Davis Street), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Aaron Bennett that the agenda be approved as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Barry, Bennett, Walker, Fortier, McBride, Wittlieff, Yoder
No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Ray Fortier that the minutes of the August 4, 2016 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Walker, Fortier, Barry, Bennett, McBride, Wittlieff, Yoder
No: None

PUBLIC HEARING

Chair Yoder opened the Public Hearing at 7:04 pm

PC-2016-09 Rose Pomeroy Locke (259 Fifth Street and adjoining parcel to the west), Special Use Permit for Mixed Use (Greenhouse & Nursery, Retail Business, Eating & Drinking Establishment, and Community Garden)

A request has been received from Rose Pomeroy Locke for a Special Use Permit for Mixed Use (Greenhouse & Nursery, Retail Business, Eating & Drinking Establishment, and Community Garden) at the property at 259 Fifth Street including the adjoining property to the west.

Rose Pomeroy Locke – Ms. Pomeroy Locke wants to reopen the former flower shop at 259 Fifth Street. Her plans are to begin with reopening the existing retail building and utilize the existing greenhouses. She will begin by opening the retail space as a flower shop with gifts this fall. Later she will reopen the greenhouses and grow organic vegetables and flowers, open a bakery that will include wedding cakes and pastries, add a few tables for people who want to have coffee and a baked good and possibly add salads at a later date. There is lots of room in the building to accommodate the use and the pergola area outside will have tables for people to eat outside. She wants to create a place where people feel welcome. Her plans are to remove the fence that is in disrepair; clean up the site and trim back the areas that are overgrown add additional landscaping to beautify the site. Any new exterior lighting would comply with the requirements of the ordinance. She has loved working in gardens and has been working for a friend that owns a flower shop in Ludington. She previously operated an assisted living facility and has business experience.

Denise Blakeslee, Planning & Zoning Administrator - Staff has reviewed request. The Applicant re-establishing the use of Greenhouse/Retail for retail and Green house has met the requirements of the ordinance including six parking spaces. Staff confirmed that one space is handicap/van accessible

Once the Eating and Drinking Establishment is established additional parking will need to be provided as shown on the site plan.

The addition of a new greenhouse on the rear of the building meets the requirements of the ordinance; height will be limited to 35 feet. The applicant proposes the relocation of a greenhouse on the plan and the relocation of the greenhouse meets the requirements of the ordinance.

Staff is recommending that the following conditions be placed on the permit.

- The parcels will need to be combined into one parcel.
- A bike rack will need to be installed on the site.

Review by the Fire Department has resulted in the recommendation of one additional condition as follows:

- The existing driveway on the West edge of the property needs some tree trimming to make it passable. Upon completion of the tree trimming the driveway will satisfy the Fire Department's needs, for the proposed use of occupying only the main retail building. In the future, if and when other buildings or structures are constructed or occupied on site, the driveway (may) need to be improved in compliance with IFC.

Chair Yoder opened the hearing for public comments.

Charles Willis, 512 Davis Street – Mr. Willis asked what the hours of operation would be.

Ms. Pomeroy-Locke – currently the plan is Monday – Friday 9 am to 5 or 6 pm, Saturday 9 am to 1 or 4 pm they would not be open on Sundays until the bakery is operating.

Charles Willis – Who will utilize the Community Garden?

Ms. Pomeroy-Locke – she wanted to provide an area for local school children to learn about gardening and that is why an area has been established for a Community Garden.

Jim Adamczak, 506 Davis Street – Mr. Adamczak owns the property adjacent to the greenhouse on Fifth Street. He has had an ongoing problem with the current property owner relating to the retaining wall/foundation of an old greenhouse that is falling into his property against his garage. This area is blight and he would like to see it taken care of. He has been complaining about this issue for over 16 months.

Ms. Pomeroy-Locke – the current owner said that she would clean up this area as part of the purchase.

Mr. Admaczak – has been made promises in the past, wants to make sure that something happens.

Staff noted that this could be a condition placed on the permit if the Planning Commission wished.

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

None Received.

There were no more additional comments; the Public Hearing was closed at 7:20 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2016-09 Rose Pomeroy Locke, 259 Fifth Street and adjoining parcel to the west, Special Use Permit for Mixed Use (Greenhouse & Nursery, Retail Business, Eating & Drinking Establishment, and Community Garden)

A Public Hearing was held earlier in response to a request from Rose Pomeroy Locke for a Special Use Permit for Mixed Use (Greenhouse & Nursery, Retail Business, Eating & Drinking Establishment and Community Garden) at the property at 259 Fifth Street including the adjoining property to the west.

Motion by Ray Fortier, seconded by Mark Wittlieff that the Planning Commission adopts a resolution that approves the request from Rose Pomeroy Locke for a Special Use Permit for Mixed Use (Greenhouse & Nursery, Retail Business, Eating & Drinking Establishment and Community Garden) at the property at 259 Fifth Street including the adjoining property to the west as submitted with site plan

prepared by The Spicer Group Job Number: 123794SG2016 dated July 29, 2016 with the following conditions:

1. The Applicant shall request to combine both parcels 51-664-701-01 and 51-664-701-08 into one parcel.
2. The Applicant shall install a bike rack on the site.
3. The existing driveway on the West edge of the property needs some tree trimming to make it passable. Upon completion of the tree trimming the driveway will satisfy the Fire Department's needs, for the proposed use of occupying only the main retail building. In the future, if and when other buildings or structures are constructed or occupied on site, the driveway (may) need to be improved in compliance with IFC.
4. The retaining wall that is falling into the property at 506 Davis Street shall be removed and area cleaned up no later than November 1, 2016.

With a Roll Call vote this motion passed 7 to 0.

Yes: Wittlieff, Walker, Fortier, Barry, Bennett, McBride, Yoder
No: None

Schedule Meeting Dates 2017

The Planning Commission generally holds their regular business meetings on the first Thursday of each month in the Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 7:00 p.m. Review of the 2017 does not indicate any scheduling conflicts with holidays.

Motion by Maureen Barry, seconded by Marlene McBride that the Planning Commission schedules their meeting dates for 2017 as follows:

January 5, 2017	February 2, 2017	March 2, 2017	April 6, 2017
May 4, 2017	June 1, 2017	July 6, 2017	August 3, 2017
September 7, 2017	October 5, 2017	November 2, 2017	December 7, 2017

With a Roll Call vote this motion passed 7 to 0.

Yes: Barry, Walker, Fortier, Bennett, McBride, Wittlieff, Yoder
No: None

OLD BUSINESS

Redevelopment Sites

The Redevelopment Ready Communities program requires that an annual joint meeting be held between City Council and the Brownfield Redevelopment Authority, Downtown Development Authority,

Historic District Commission, Planning Commission and Zoning Board of Appeals members. At the meeting redevelopment sites will be reviewed and the top sites will be selected for marketing. The Planning Commission and Staff continued working on the list of sites for this year's annual joint meeting.

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – There are three requests for Planned Unit Developments for the October Meeting. Members of the Site Plan Review Committee were asked if they could attend a meeting next week. Meeting was scheduled for Thursday, September 8, 2016 at 10 am in the Second Floor Conference Room.

MEMBERS DISCUSSION

Commissioner Bennett – was excited about this evenings request and a new business coming into the community.

Commissioner McBride – felt this was a good use of the property.

The next regular meeting of the Planning Commission will be held on Thursday, October 6, 2016

ADJOURNMENT

Motion by Ray Fortier, seconded by Marlene McBride that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:50 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Site Plan Review Committee

70 Maple Street
Manistee, MI 49660

Meeting Minutes
September 8, 2016

A meeting of the Site Plan Review Committee (Subcommittee of the City of Manistee Planning Commission) was held on Thursday, September 8, 2016 at 10 am in the Second Floor Conference Room, City Hall 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 10:00 pm by Vice Chair Barry

Roll Call: Maureen Barry, Marlene McBride, Mark Wittlieff

Others: Pete Buurstra (Land and Resource Engineering Inc), Denis Johnson (Johnson, Newhof Associates Inc.), Brice Bossardet (Stillwater Investors), Denise Blakeslee, Planning & Zoning

PC-2016-10 Retirement Living Management of Manistee LLC (Green Acres), 1835 Twelfth Street – Request to amend existing Planned Unit Development for a Retirement Village - A request has been received from Retirement Living Management of Manistee LLC (Green Acres) to amend their existing Planned Unit Development for a Retirement Village from 80 units (four buildings/20 units each) to 77 units by adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5).

Staff review of the request included:

Name of Owner: Retirement Living Management of Manistee LLC (Green Acres)				
Address/Parcel Code #51-363-701-38				
	Requirements	Proposed	Compliance Yes No	
Minimum Lot Area/Width	10,000 sq. ft./80 ft.	meets requirement	✓	
Maximum Building Height	2 ½ stories, or 35 ft.	23 ft.+/-	✓	
Maximum Lot Coverage	40%	meets requirement	✓	
Minimum Living Area	960 sq. ft.	(Phase 5 only)	TBD	
Minimum Dwelling Width	20 ft.	(Phase 5 only)	TBD	
Front Yard Set Back	15 ft.	meets requirement	✓	
Side Yard Set Back:	10 (each side)	meets requirement	✓	
Rear Yard Set Back:	10 ft.	meets requirement	✓	
Parking Requirements:	23	43	✓	
Signage – subject to Article 21: Plans do not indicate a change in signage			✓	
Landscaping Requirements – subject to Section 531: (Phase 3, 4, & 5)			TBD	
Outdoor Lighting Requirements – subject to Section 525: (Phase 3, 4, & 5)			TBD	

- The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back building plans/elevations for the independent unit condominiums as a minor non-substantive change.

- Sidewalks, lighting, landscaping are not included in plan for Phase 3, 4, & 5. The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back landscaping, lighting, sidewalks for Phase 3, 4, & 5 as a minor non-substantive change.

Preliminary review from City Engineer, DPW Director has resulted in additional information needed for approval including:

- A serviceable grease trap be installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer.
- Final approval for Domestic Water including any necessary permits and easements be obtained from the City Engineer and DPW Director is required before permit is issued.
- The storm water detention basin sizing and calculations must have final review and approval from the City Engineer is required before permit is issued.

Preliminary review from Public Safety has resulted in additional information needed for approval including:

- Does not feel there is sufficient access for emergency vehicles consulting with the Fire Marshal.

The Planning & Zoning Administrator could notice the public hearing while the applicants engineer continues working with the City Engineer, DPW Director and Public Safety on outstanding issues. This is similar to what has been done in the past. If necessary conditions can be placed on approval for final designs to be signed off by all parties.

Pete Buurstra (Land and Resource Engineering Inc) and Denis Johnson (Johnson, Newhof Associates Inc.) reviewed the request with the Committee and answered questions. The Committee discussed the merit of the request.

MOTION by Mark Wittlieff, seconded by Marlene McBride that that the Site Plan Review Committee recommend to the Planning Commission to approve the request to amend the existing Planned Unit Development for a Retirement Village from 80 units (four buildings/20 units each) to 77 units by adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5) as detailed on Site Plan prepared by Johnson Newhof Associates Inc. Project Number 16-064 dated 8/29/16 and schedule the public hearing for the Planning Commissions consideration on October 6, 2016.

The Committee also recommends that the following conditions be considered for approval (if they are still outstanding before the agenda packets are mailed).

- The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back building plans/elevations for the independent unit condominiums as a minor non-substantive change.
- Sidewalks, lighting, landscaping are not included in plan for Phase 3, 4, & 5. The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back landscaping, lighting, sidewalks for Phase 3, 4, & 5 as a minor non-substantive change.
- A serviceable grease trap be installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer.

- The proposed domestic water extension will result in classifying the lateral as a main. The City will need to become the owner and operator of this pipeline. The main and appurtenances will need to be construct to City standards, an easement will need to be provided, a MDEQ Part 41 permit obtained and a plan to loop the dead-end back to the system is required before permit is issued.
- The storm water detention basin sizing and calculations must have final review and approval from the City Engineer is required before permit is issued.
- Sufficient access for emergency vehicles be provided that meets the requirements of the IFC Code and requirements of the City of Manistee Fire Department is required before permit is issued.

Motion passed unanimously

PC-2016-13, Stillwater Investments, 80 Pine Street – Special Use Permit for Planned Unit Development

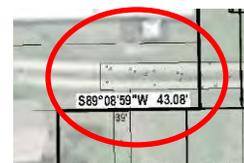
- A request has been received from Stillwater Investments for a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) at the vacant property of the former Hotel Chippewa 80 Pine Street.

Staff review of the request included:

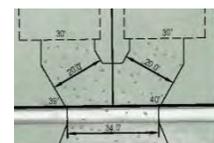
Name of Owner: Stillwater Investments				
Address/Parcel Code #51-349-710-01				
	Requirements	Proposed Building Sites	Compliance Yes No	
Minimum Lot Area	2,500 sq. ft.	4,758 +/-	✓	
Minimum Lot Width	25 ft.	39, 40 & 44	✓	
Maximum Building Height	4 stories, or 50 ft.	1 story/2 stories	✓	
Maximum Lot Coverage	100%	Less than 100%	✓	
Minimum Living Area	500 sq. ft.	1,040 sq. ft./1,680 sq. ft.	✓	
Front Yard Set Back	0 ft.	25 ft.	✓	
*Side Yard Set Back:	4 ft. (each side)	4.5ft	✓	
Rear Yard Set Back:	6 ft.	17ft / 17.4 ft	✓	
Parking Requirements:	2 spaces per unit	4 spaces per unit	✓	
Signage – subject to Article 21:		None shown on plan	✓	
Landscaping Requirements – subject to Section 531:		meets requirement	✓	
Outdoor Lighting Requirements – subject to Section 525:		meets requirement	✓	

A request to vacate a portion of the alley is required from the applicant as shown on the site plan.

The sidewalk/access to green space behind lot 1 and a portion of lot 2 is shown on a portion of the alley outside of the vacation request.



Request shows shared driveways, this was a recommendation by staff to reduce the number of curb cuts. Creating a 34' curb cut to service two properties -vs- the 20 foot maximum requirement for dwellings and duplexes.



The City Engineer, DPW Director and Public Safety have not had sufficient time to review the plan and submit their comments.

DPW Director Jeff Mikula sent an email that read *“No proposed utilities shown. Should we infer there will be 11 water and sewer connections then? If so, they will be opening up a lot of pavement along First and Pine. Those streets are scheduled to be repaved next spring”.*

Brice Bossardet, Stillwater Investors discussed the project with the Committee and said they would relocate the sidewalk/access to green space behind lot 1 and a portion of lot 2 will be relocated onto their property. The request for the Alley vacation has been sent. Each building will have a water/sewer tap from the street.

The committee discussed the need to install all the taps to the site before the repaving of First and Pine Street in the spring.

The Planning & Zoning Administrator could notice the public hearing while the applicants engineer continues working with the City Engineer, DPW Director and Public Safety on outstanding issues. This is similar to what has been done in the past. If necessary conditions can be placed on approval for final designs to be signed off by all parties.

The Committee discussed the merit of the request.

MOTION by Mark Wittlieff seconded by Maureen Barry that the Site Plan Review Committee recommend to the Planning Commission to approve request has been received from Stillwater Investments for a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) at the vacant property of the former Hotel Chippewa 80 Pine Street as submitted with site plan prepared by Nederveld, Project No: 16201018 dated 9/6/16 and schedule the public hearing for the Planning Commissions consideration on October 6, 2016.

- The request to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson’s Addition to the City of Manistee be approved by City Council.
- Any concerns on the Site Plan by the City Engineer, DPW Director or Public Safety will be address or placed as a condition on the Special Use Permit for a Planned Unit Development.

Motion approved unanimously

There being no additional items for discussion, the meeting adjourned at 11:38 pm

MANISTEE PLANNING COMMISSION
Site Plan Review Committee

Denise J. Blakeslee, Recording Secretary

Memorandum for File



FROM: Denise Blakeslee, Planning & Zoning Administrator
DATE: September 29, 2016
RE: Retirement Living Management of Manistee, LLC (Green Acres)
PUD Amendment request

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

Commissioners, we have received a request from Retirement Living Management of Manistee LLC (Green Acres) to amend their PUD.

This request was reviewed by the Site Plan Review Committee on September 8, 2016 who acted on the request as follows:

MOTION by Mark Wittlieff, seconded by Marlene McBride that that the Site Plan Review Committee recommend to the Planning Commission to approve the request to amend the existing Planned Unit Development for a Retirement Village from 80 units (four buildings/20 units each) to 77 units by adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5) as detailed on Site Plan prepared by Johnson Newhof Associates Inc. Project Number 16-064 dated 8/29/16 and schedule the public hearing for the Planning Commissions consideration on October 6, 2016.

The Committee also recommends that the following conditions be considered for approval (if they are still outstanding before the agenda packets are mailed).

- The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back building plans/elevations for the independent unit condominiums as a minor non-substantive change.
- Sidewalks, lighting, landscaping are not included in plan for Phase 3, 4, & 5. The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back landscaping, lighting, sidewalks for Phase 3, 4, & 5 as a minor non-substantive change.
- A serviceable grease trap be installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer.
- The proposed domestic water extension will result in classifying the lateral as a main. The City will need to become the owner and operator of this pipeline. The main and appurtenances will need to be construct to City standards, an easement will need to be provided, a MDEQ Part 41 permit obtained and a plan to loop the dead-end back to the system is required before permit is issued.
- The storm water detention basin sizing and calculations must have final review and approval from the City Engineer is required before permit is issued.
- Sufficient access for emergency vehicles be provided that meets the requirements of the IFC Code and requirements of the City of Manistee Fire Department is required before permit is issued.

Motion passed unanimously

A copy of the request is enclosed for your consideration along with a draft resolution to approve with conditions and a draft resolution to deny the request.



Planned Unit Development Application

Please Print

Submission of Application		
<p>Applications must be submitted 25 days prior to the meeting for review for completeness. A Planned Unit Development application shall be submitted to the Planning Commission for review, analysis, and recommendation. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review.</p>		
Property Information		
Address: 1835 12th Street, Manistee, MI 49660		Parcel # 51-363-701-38
Applicant Information		
Name of Owner or Lessee: Retirement Living Management of Manistee, L.L.C.		
Address: 1845 Birmingham SE, Lowell, MI 49331		
Phone #: 616-897-8000	Cell#:	e-mail: doug@rlmgmt.com
Name of Agent (if applicable): Land and Resource Engineering		
Address: 3800 West River Drive, Comstock Park, MI 49321		
Phone #: 616-301-7888	Cell#: 616-443-9593	e-mail: buurstra@landandresource.com
Narrative		
<input type="checkbox"/>	A detailed narrative description of the applicant's intent and objectives (physical, social, and environmental).	
<input type="checkbox"/>	A certified boundary survey and legal description of the property.	
<input type="checkbox"/>	A statement of present ownership of all land contained in the PUD.	
<input type="checkbox"/>	Population profile for the development.	
<input type="checkbox"/>	Proposed financing.	
<input type="checkbox"/>	Development staging.	
<input type="checkbox"/>	Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services.	
<input type="checkbox"/>	Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations, if applicable.	
<input type="checkbox"/>	Market and economic feasibility.	
<input type="checkbox"/>	Such other information pertinent to the development or use.	
Site Plan Review Process		
<p>A planned unit development application (6 copies) shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation. An application fee is required and shall be non-refundable. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review. After recommendation by the Site Plan Review Committee the applicant will submit 10 copies of the application and Site Plan for the Planning Commissions consideration.</p>		

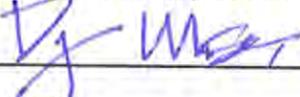
Applicant:		
Submission Guidelines		
Items that are bold and italicized cannot be waived		
Detailed site plan shall include twelve (12) copies of all required information including any documents rendered in color and a digital PDF of the Site Plan shall be forwarded to the Planning and Zoning Department. Unless specifically waived by the Zoning Administrator the site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan and shall include and illustrate at a minimum the following information:		
Waived Initials	Included	Planned Unit Development and Detailed Site Plan Requirements
	<input type="checkbox"/>	<i>The site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan.</i>
	<input type="checkbox"/>	<i>A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, a certified boundary survey and legal description of the property.</i> 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.
	<input type="checkbox"/>	<i>Property parcel number (from the Assessment Roll of the City).</i>
	<input type="checkbox"/>	The scale of the drawing and north arrow
	<input type="checkbox"/>	A vicinity map illustrating the property in relation to the surrounding street system.
	<input type="checkbox"/>	<i>Existing and proposed topography of the site at two (2) foot contour intervals, its relationship to adjoining land, and proposed changes in topography.</i> 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.
	<input type="checkbox"/>	<i>Illustration of existing natural and man-made features, existing land use and zoning for the entire site and surrounding area within one hundred (100) feet.</i> Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
	<input type="checkbox"/>	<i>The location of all existing trees having five (5) inches or greater diameter at breast height, identified by common or botanical name. Trees proposed to remain, to be transplanted or to be removed shall be so designated. Cluster of trees standing in close proximity (3-5 feet or closer) may be designated as a "stand" of trees, and the predominant species, estimated number and average size shall be indicated.</i>
	<input type="checkbox"/>	<i>All water features; springs streams and creeks, lakes and ponds, wetlands, and flood plains.</i>
	<input type="checkbox"/>	<i>Locations, heights and sizes of existing and proposed structures and other important features.</i> Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
	<input type="checkbox"/>	<i>A rendering of the exterior elevation of the proposed buildings and structures, on-site parking, sidewalks, and travel lanes.</i>
	<input type="checkbox"/>	<i>Proposed setbacks from property lines and building separations distances.</i> Setback lines and their dimensions.
	<input type="checkbox"/>	<i>The percentage of land covered by buildings, parking and landscape open space, or preserved open space.</i> Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
	<input type="checkbox"/>	<i>A land use tabulation summary shall be provided indicating types of uses, acreage for each land use, number of units, densities and land use intensities.</i> Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
	<input type="checkbox"/>	<i>Dwelling unit density where pertinent.</i>
	<input type="checkbox"/>	Project phasing, if applicable.
	<input type="checkbox"/>	<i>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.</i> 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.
	<input type="checkbox"/>	<i>Curb-cuts, driving lanes, parking, and loading areas.</i> 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.
	<input type="checkbox"/>	Curb-cuts and driveways on adjacent properties.

<input type="checkbox"/>	Location and type of drainage, sanitary sewers, storm sewers, and other facilities. 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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Signage characteristics and on-site illumination. Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21.
<input type="checkbox"/>	A lighting plan in conformance with Section 525.
<input type="checkbox"/>	Location and nature of fences, landscaping and screening. <i>The proposed landscape massing, open spaces and their intended use, active and passive recreation facilities pursuant to the landscaping and buffering standards of Section 531.</i> A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
<input type="checkbox"/>	If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public, as may be requested by the Planning Commission. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
<input type="checkbox"/>	Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
<input type="checkbox"/>	Special Groundwater Protection. [If applicable – requirements will be provided]

Authorization

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and 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. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in **Article 27.**

Signature:  Date: 8-25-16

Signature: _____ Date: _____

If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.

By checking this box permission is given for Planning Commission Members to make a site inspection if desired.
 Yes No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain: _____

[The Planning Commission may request this additional information after the Public Hearing on the application]

Office Use Only

Fee: <input type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____	Escrow Payment	Receipt #
Date Received:	Hearing Date:	PC -

GREEN ACRES SENIOR LIVING PROJECT

CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN



VICINITY MAP
NOT TO SCALE



- ### INDEX OF SHEETS
- C1 - TOPOGRAPHIC, BOUNDARY SURVEY & REMOVALS
 - C2 - SITE PLAN
 - C3 - GRADING PLAN
 - C4 - STORM SEWER PLAN
 - C5 - SANITARY SEWER & WATERMAIN PLAN
 - C6 - DETAILS
 - E1 - PHOTOMETRIC PLAN
 - L1 - LANDSCAPE PLAN
 - A1 - RENDERED ELEVATIONS

- ### LEGEND
- - MONUMENT
 - - FOUND IRON STAKE
 - - SET IRON STAKE
 - - SIGN
 - - POST
 - ⊙ - SOIL BORING
 - ▲ - WELL
 - - GUY ANCHOR
 - - UTILITY POLE
 - * - LIGHT POLE
 - ⊖ - ELECTRIC METER
 - ⊕ - ELECTRIC MANHOLE
 - ⊖ - U.G. UTILITY MARKER
 - MB - MAILBOX
 - ⊙ - FIRE HYDRANT
 - - WATER VALVE
 - ⊖ - WATER METER
 - ⊖ - GAS METER
 - ⊖ - TELEPHONE RISER
 - ⊖ - CATCH BASIN
 - ⊖ - ROUND CATCH BASIN
 - ⊖ - UTILITY MANHOLE
 - ⊖ - STORM MANHOLE
 - ⊖ - SANITARY MANHOLE
 - ⊖ - TELEPHONE MANHOLE
 - ⊖ - SHRUB
 - ⊖ - DECIDUOUS TREE
 - ⊖ - CONIFEROUS TREE
 - - WATER UTILITY LINE
 - - TELEPHONE UTILITY LINE
 - - ELECTRIC UTILITY LINE
 - - GAS UTILITY LINE
 - - STORM UTILITY LINE
 - - SANITARY UTILITY LINE
 - - FIBER OPTIC UTILITY LINE
 - - OVERHEAD UTILITY LINE
 - - CABLE
 - - EXISTING CONTOURS

REMOVAL LEGEND

- ▨ - BITUMINOUS PAVEMENT REMOVAL
- ▨ - CONCRETE REMOVAL
- ▨ - BITUMINOUS MILLING
- ▨ - CLEAR & GRUB
- - SAW CUT
- ⊗ - TREE REMOVAL
- ⊗ - REMOVAL

BENCHMARK INFORMATION

BM#1) ELEVATION: 670.88
BOLT UNDER "E" ON HYDRANT

FLOODPLAIN INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 260131 002 B DATED MARCH 18, 1987, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN INDICATES THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED; AREA OF MINIMAL FLOOD HAZARD).

ZONING CLASSIFICATION

R-2: MODERATE DENSITY RESIDENTIAL / (P.U.D.) PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

PARCEL NUMBER: 51-363-701-38
ADDRESS: 1835 12TH STREET, MANISTEE, MI 49660
ACREAGE: 8.95 ACRES
ZONED: R-2 MEDIUM DENSITY RESIDENTIAL
PROPERTY OWNER: SABRA MANISTEE, LLC

ZONING DISTRICT INFORMATION

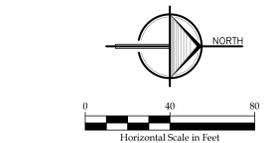
SETBACKS:
FRONT YARD: 15 FEET
SIDE YARD: 10 FEET EACH SIDE
REAR YARD: 10 FEET
MAXIMUM LOT COVERAGE: 40%
MAXIMUM BUILDING HEIGHT: 35 FEET OR 2-1/2 STORIES

PROPERTY DESCRIPTION

LAKEVIEW VILLAGE SUBDIVISIONS LOTS 8 THROUGH 11, AND 12 THROUGH 19, AND 24 THROUGH 29, AND THAT PART OF FAIRWAY LANE AND GOLF COURT CUL-DE-SAC ADJACENT TO SAID LOTS AS VACATED IN LIBER 791, PAGE 389.

NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

LAND & RESOURCE
ENGINEERING INC.

Common Sense • Lasting Solutions
1800 West River Drive, Ste. A, Comstock Park, MI 49317 Ph: 616.321.7888

CLIENT: JOHNSON NEWHOF ASSOCIATES INC.
GRAND RAPIDS, MICHIGAN

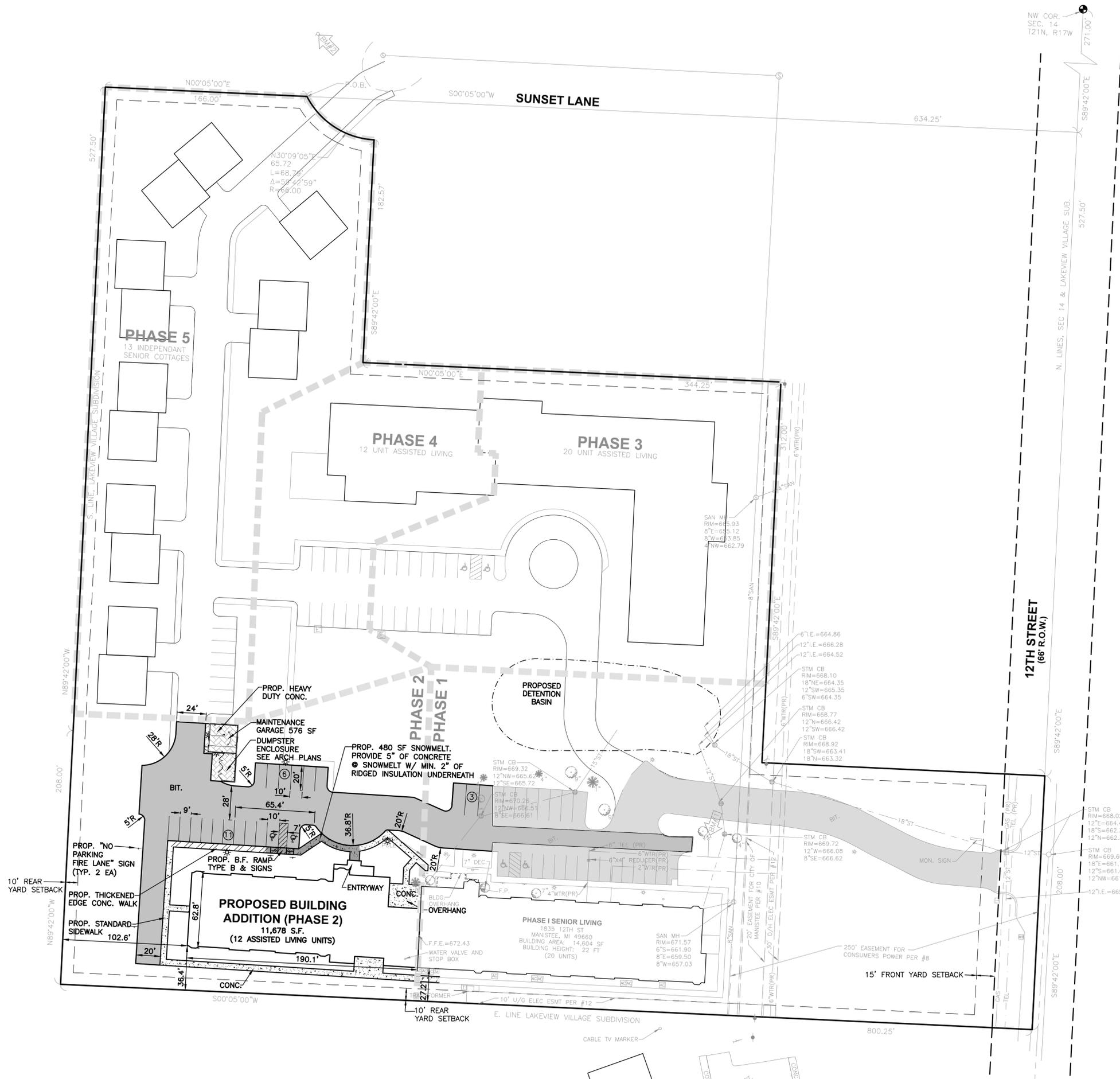
PROJECT: GREEN ACRES SENIOR LIVING PROJECT
MANISTEE, MICHIGAN

PROJECT NUMBER: 16-064	DATE: AUGUST, 2016	
DESIGNED BY: MPB	DATE: AUGUST, 2016	
CHECKED BY: NDJ	DATE: AUGUST, 2016	
DRAFTED BY: LGG	DATE: AUGUST, 2016	
REVISIONS:		
NO.	ISSUED FOR	DATE
1.	SITE PLAN REVIEW	8/29/2016
2.	PER CITY STAFF COMMENTS	9/7/2016
3.	FINAL PUD SUBMITTAL	9/23/2016

TOPOGRAPHIC,
BOUNDARY SURVEY
& REMOVALS

SHEET NUMBER

C1



NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS.
- RADII ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- FOR ALL SITE DETAILS SEE SHEET C6.
- SITE LIGHTING SHALL BE CUTOFF FIXTURES ('SHOE BOX') WITH NO HIGHER THAN 20' POLE HEIGHT AND 3' CONCRETE BASE.
- CONTRACTOR SHALL COORDINATE EXCAVATION OF IRRIGATION SLEEVES WITH LANDSCAPING CONTRACTOR PRIOR TO PAVING/SURFACING.

BUILDING SETBACKS:

FRONT YARD: 15 FT.
SIDE YARD: 10 FT.
REAR YARD: 10 FT.

BUILDING ADDRESS:

1835 12TH STREET
MANISTEE, MI 49660

ZONING:

P.U.D. (R-2 MEDIUM DENSITY RESIDENTIAL)

SITE STATISTICS:

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
CUMMULATIVE BUILDING COVERAGE	12%	18.50%	28.90%	24.40%	22.90%
CUMMULATIVE HARD SURFACE COVERAGE	23%	27.40%	20.10%	19.80%	24.30%
CUMMULATIVE LANDSCAPE OPEN SPACE	65%	54.10%	51%	55.80%	52.80%
TOTAL:	100%	100%	100%	100%	100%
CUMMULATIVE ASSISTED LIVING UNITS	20	32	52	64	64
ASSISTED LIVING UNITS PER ACRE	7.1	7.3	8.7	9.3	7.2
CUMMULATIVE INDEPENDENT LIVING UNITS	N/A	N/A	N/A	N/A	13
INDEPENDENT LIVING UNITS PER ACRES	N/A	N/A	N/A	N/A	1.5
TOTAL ACREAGE PER PHASE	2.83 AC	1.58 AC	1.59 AC	0.86 AC	2.09 AC

*PREVIOUSLY APPROVED P.U.D. CONSISTED OF 40 SUPPORTIVE CARE UNITS, 20 SPECIALIZED CARE UNITS, AND 20 ASSISTED CARE UNITS

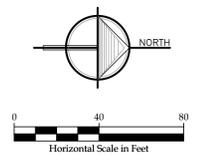
LEGEND

- THICKENED EDGE CONCRETE SIDEWALK
- PROPOSED CONCRETE WALKS & SURFACES
- PROPOSED STANDARD PAVEMENT SECTION
- PROPOSED MILL & REPAVED PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT SECTION
- PARKING COUNT
- LIGHT POLE
- WALL PACK LIGHT

PARKING INFORMATION

PARKING REQUIRED:
ONE SPACE PER FOUR BEDS = 8 SPACES
+ ONE SPACE PER EMPLOYEE AT PEAK SHIFT = 15 SPACES
= 23 SPACES

PARKING PROVIDED
EXTRA SPACES BEYOND ZONING BASED ON EXPERIENCE OPERATING SEVERAL SIMILAR PROPERTIES = 43 SPACES



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LAND & RESOURCE ENGINEERING INC.

Common Sense • Lasting Solutions
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JOHNSON NEWHOF ASSOCIATES INC.
GRAND RAPIDS, MICHIGAN

GREEN ACRES SENIOR LIVING PROJECT
MANISTEE, MICHIGAN

PROJECT NUMBER: 16-064
DESIGNED BY: MPB DATE: AUGUST, 2016
CHECKED BY: NDJ DATE: AUGUST, 2016
DRAFTED BY: LGG DATE: AUGUST, 2016

REVISIONS:

NO.	ISSUED FOR	DATE
1.	SITE PLAN REVIEW	8/29/2016
2.	PER CITY STAFF COMMENTS	9/7/2016
3.	FINAL PUD SUBMITTAL	9/23/2016

SITE PLAN

08/23/2016 - 3:00pm H:\Projects\16-064 Green Acres - Manistee\2016 Layout\Site Plan.dwg (REV) [C] [C] [P]

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

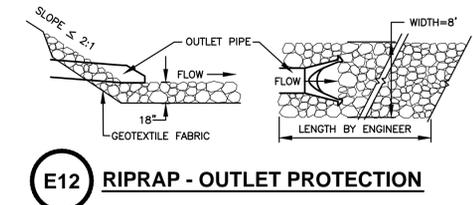
EROSION & SEDIMENTATION CONTROL NOTES

- INSTALL SILT FENCE AS SHOWN. MAINTAIN SILT FENCE BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE.
- CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
- REMOVE & STOCKPILE TOPSOIL IN AREAS AS DESIGNATED ON THE PLANS. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
- CONSTRUCT DETENTION FACILITY, INCLUDING INLET & OUTLET PIPES & STRUCTURES. RESTORE BASIN IMMEDIATELY FOLLOWING FINAL GRADING.
- PLACE INLET PROTECTION IN ALL PROPOSED CATCH BASINS IMMEDIATELY FOLLOWING INSTALLATION.
- PERMANENT CONTROL MEASURES MUST BE COMPLETED 15 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SEEDING, MULCHING & HYDROMULCHING.
- FOR ALL AREAS TO BE SEEDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
- CLEAN STORM SEWER, INLETS, PIPES AND DETENTION BASIN OF ALL CONSTRUCTION SEDIMENT IMMEDIATELY FOLLOWING PROJECT COMPLETION.
- REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

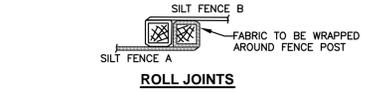
E8 PERMANENT SEEDING NOTE:
 ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND LAWN SEED MIX AS INDICATED ON PLANS AND AS FOLLOWS:

PROPORTION	CLASS "A" SEED TYPE
10%	CANNON KENTUCKY BLUEGRASS
10%	GOLDRUSH KENTUCKY BLUEGRASS
20%	RONDE KENTUCKY BLUEGRASS
20%	SR5100 CHEWINGS FESCUE
20%	SR5200 CREEPING RED FESCUE
10%	SR4400 PERENNIAL RYEGRASS
10%	SR4500 PERENNIAL RYEGRASS

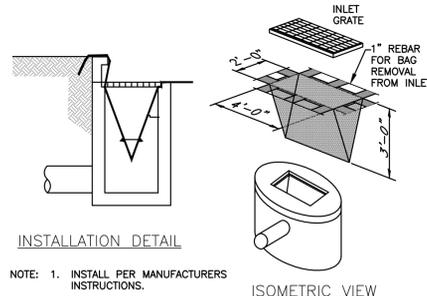
SEEDING RATE SHALL BE 4 TO 6 lbs. PER 1000 SQ. FEET.



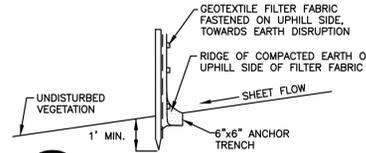
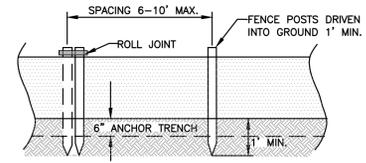
E12 RIPRAP - OUTLET PROTECTION



S51 SILT FENCE DETAIL
 NOT TO SCALE



S58 INLET PROTECTION - FABRIC DROP
 NOT TO SCALE



S51 SILT FENCE DETAIL
 NOT TO SCALE

Determination of Required Detention Storage

Green Acres
 City of Manistee

Developed C factor Calculations Proposed

Proposed Conditions	SF	Acres	C factor
Contributing Area	127,387	2.92	
Drain Area			
PerVIOUS	61,626	1.41	0.20
ImperVIOUS	65,761	1.51	0.90

Total Drainage Area = 127,387 s.f.
 2.92 acre
 $C_{developed} = 0.56$
 $C^*_{developed} = 1.64$

Flood Control Storage (25-year)

Release Rate - Orifice equation
 $Q_a = 0.62 A \sqrt{2gH}$
 $A = 0.20$
 $h = 1.39$
 $Q = 1.15$

* Intensities based on NOAA Atlas 14 Rainfall Data, Manistee, MI

Td (min)	Duration Td (hr)	Intensity I25 (in/hr)	Inflow Qin (cfs)	Release Rate Qout (cfs)	Qin-Qout (cfs)	Storage Volume Vst (cf)
5	0.08	7.74	12.71	1.15	11.55	3,466
10	0.17	5.66	9.30	1.15	8.15	4,888
15	0.25	4.60	7.55	1.15	6.40	5,760
30	0.50	3.28	5.38	1.15	4.23	7,619
60	1.00	2.17	3.56	1.15	2.41	9,678
120	2.00	1.35	2.22	1.15	1.06	11,654
180	3.00	1.01	1.65	1.15	0.50	13,409
360	6.00	0.59	0.97	1.15	-0.18	-3,898
720	12.00	0.33	0.55	1.15	-0.60	-26,058
1440	24.00	0.19	0.31	1.15	-0.85	-73,038

Required Flood Control Storage Volume = 8,678 cf

Existing Pond Volume

Detention Basin Volume	Elevation	Area	Avg. Area	Height	Volume
	664.86	0			0
	665	1423	712	0.1	100
	666	2277	1850	1.0	1950
	666.28	2565	2421	0.3	2627

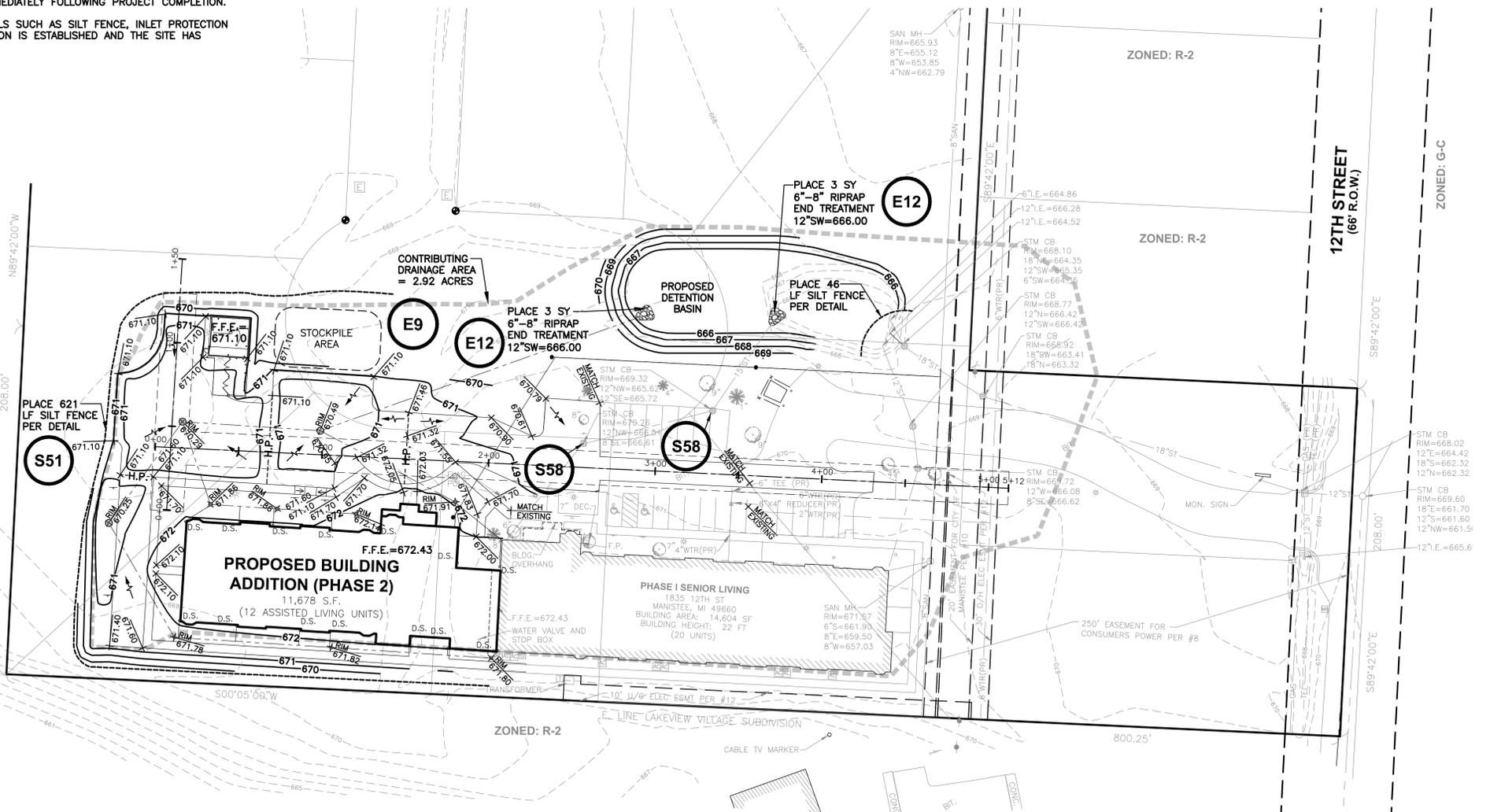
Bottom of Pond Elev = 664.86 ft.

NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- (ELEV) PROPOSED CONTOURS
- (ELEV) EXISTING CONTOURS
- ☉ DRAINAGE STRUCTURES
- ☼ RIP-RAP
- ▨ EROSION CONTROL BLANKET
- SILT FENCE
- X X X X GUTTER/SPOT ELEVATION
- DIRECTION OF DRAINAGE FLOW
- PARKING LOT HIGH POINTS



NORTH

Horizontal Scale in Feet

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
 1-800-482-7171

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

LAND & RESOURCE
 ENGINEERING INC.
 Common Sense • Lasting Solutions
 1820 West River Drive, Ste. A, Comstock Park, MI 49317 Ph:616.321.7888

JOHNSON NEWHOF ASSOCIATES INC.
 GRAND RAPIDS, MICHIGAN

PROJECT: **GREEN ACRES SENIOR LIVING PROJECT**
 MANISTEE, MICHIGAN

PROJECT NUMBER: 16-064
 DESIGNED BY: MPB DATE: AUGUST, 2016
 CHECKED BY: NDJ DATE: AUGUST, 2016
 DRAFTED BY: LGG DATE: AUGUST, 2016

REVISIONS:

NO.	ISSUED FOR	DATE
1.	SITE PLAN REVIEW	8/29/2016
2.	PER CITY STAFF COMMENTS	9/7/2016
3.	FINAL PUD SUBMITTAL	9/23/2016

GRADING PLAN

PIPE SIZING

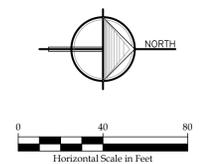
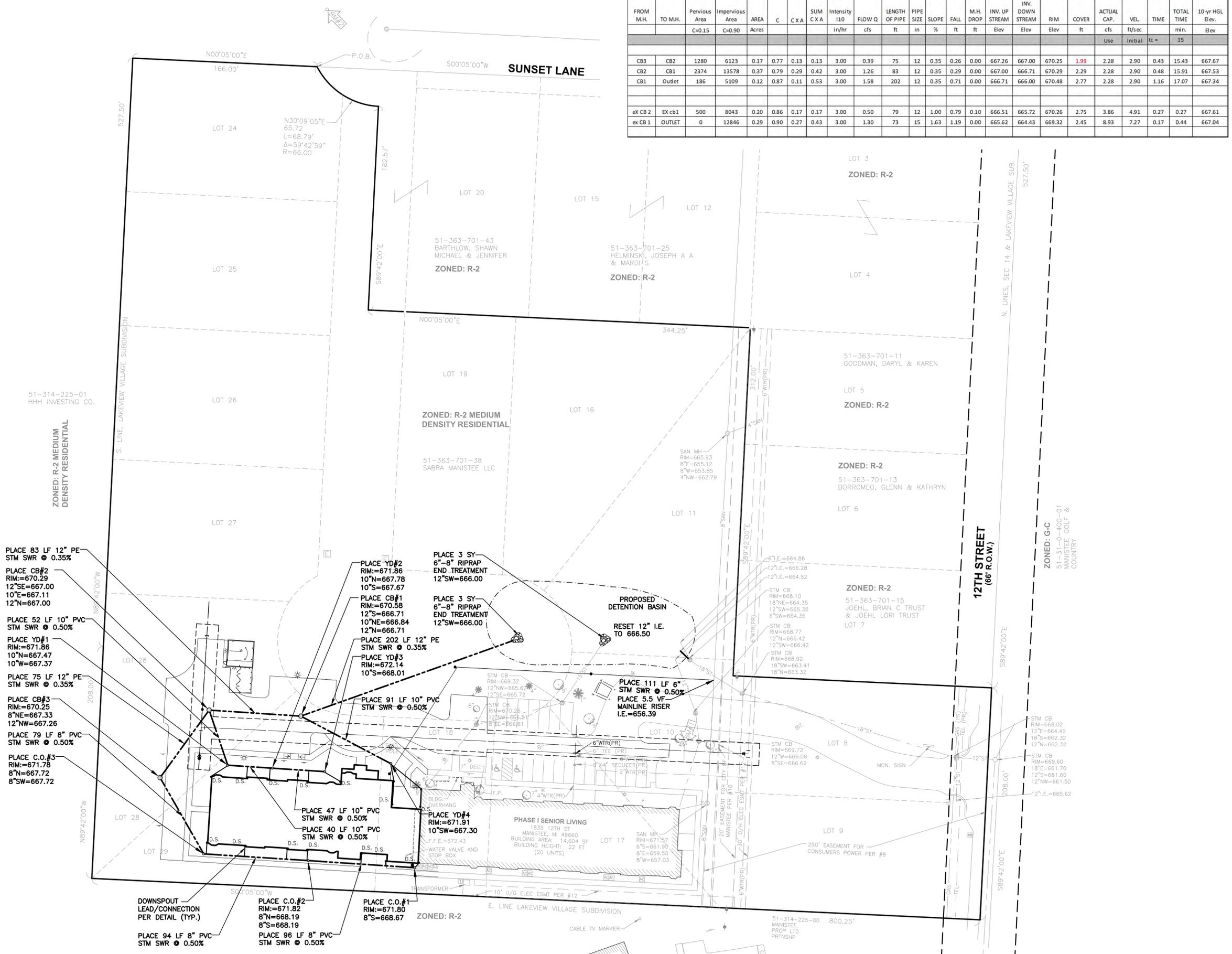
FROM M.H.	TO M.H.	Pervious Area C=0.15	Impervious Area C=0.90	AREA Acres	C	C X A	SUM C X A	Intensity I10 in/hr	FLOW Q cfs	LENGTH OF PIPE ft	PIPE SIZE in	SLOPE %	FALL ft	M.H. DROP ft	INV. UP STREAM Elev	INV. DOWN STREAM Elev	RIM Elev	COVER ft	ACTUAL CAP. cfs	VEL. ft/sec	TIME min.	TOTAL TIME min.	10-yr HGL Elev.
		Use	Initial	tc =				15															
CB3	CB2	1280	6123	0.17	0.77	0.13	0.13	3.00	0.39	75	12	0.35	0.26	0.00	667.26	667.00	670.25	1.99	2.28	2.90	0.43	15.43	667.67
CB2	CB1	2374	13578	0.37	0.79	0.29	0.42	3.00	1.26	83	12	0.35	0.29	0.00	667.00	666.71	670.29	2.29	2.28	2.90	0.48	15.91	667.53
CB1	Outlet	186	5109	0.12	0.87	0.11	0.53	3.00	1.58	202	12	0.35	0.71	0.00	666.71	666.00	670.48	2.77	2.28	2.90	1.16	17.07	667.34
ex CB 2	EX cb1	500	8043	0.20	0.86	0.17	0.17	3.00	0.50	79	12	1.00	0.79	0.10	666.51	665.72	670.26	2.75	3.86	4.91	0.27	0.27	667.61
ex CB 1	OUTLET	0	12846	0.29	0.90	0.27	0.43	3.00	1.30	73	15	1.63	1.19	0.00	665.62	664.43	669.32	2.45	8.93	7.27	0.17	0.44	667.04

LEGEND

- PROPOSED STORM SEWER
- ⊕ PROPOSED STORM CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED WATERMAIN
- ⊕ PROPOSED HYDRANT ASSEMBLY
- PROPOSED WATERMAIN BENDS
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE

NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



3 WORKING DAYS
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1-800-482-7171

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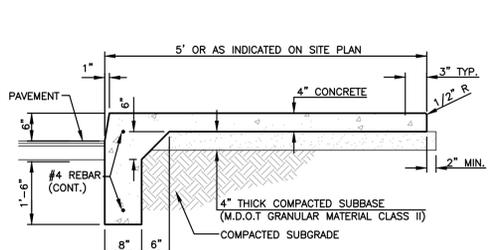
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STORM SEWER PLAN

SHEET NUMBER **C4**

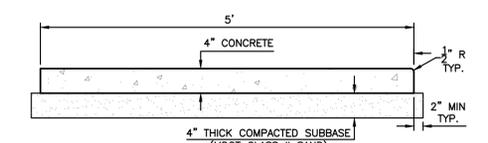
8/23/2016 8:33am H:\Projects\16-064 Green Acres - Manistee\2016-Storm Sewer.dwg REE: [m] [d] [m] [a]



THICKENED EDGE SIDEWALK - REINFORCED
NOT TO SCALE

CONTRACTION AND EXPANSION JOINT NOTES

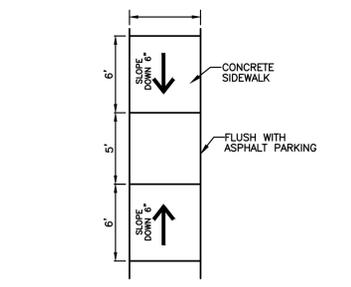
1. PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS
2. PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF CURB RETURNS (& INTERSECTING STREETS)
3. PLACE 1" FIBER JOINT FILLER IN ADJACENT CONTRACTION JOINTS EACH SIDE OF CATCH BASINS
4. PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS (NO SAW JOINTS ALLOWED)



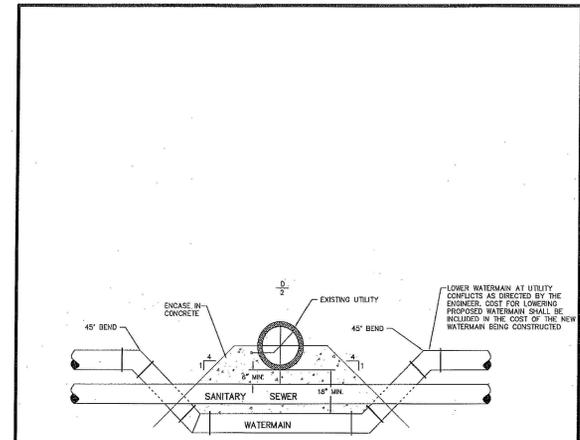
STANDARD SIDEWALK
NOT TO SCALE



BARRIER FREE PARKING SIGN
NOT TO SCALE

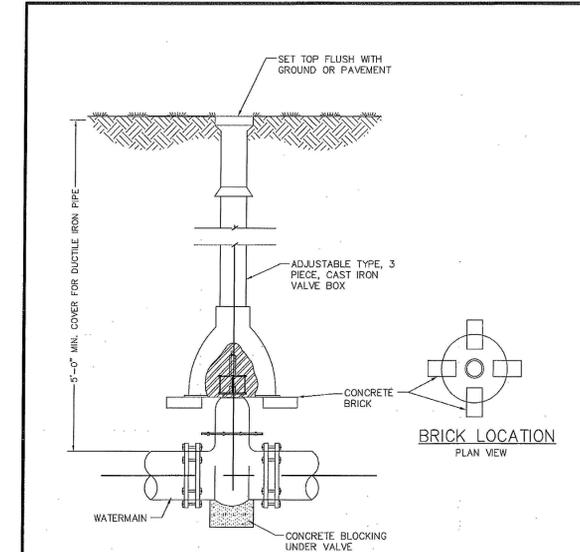


BARRIER FREE RAMP - TYPE B
NOT TO SCALE



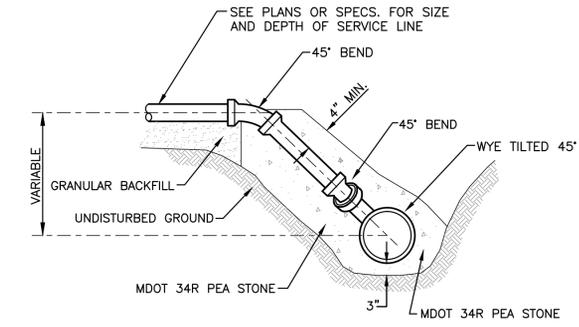
UTILITY CROSSING DETAIL
NOT TO SCALE

CITY OF MANISTEE	
UTILITY CROSSING	
REVISION DATE:	JAN. 2008
APPROVED BY:	STANDARD DESIGN: SD - 9.6.9

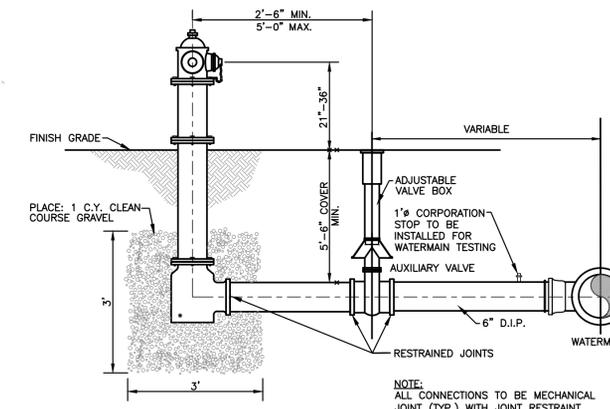


TYPICAL GATE VALVE & VALVE BOX
NOT TO SCALE

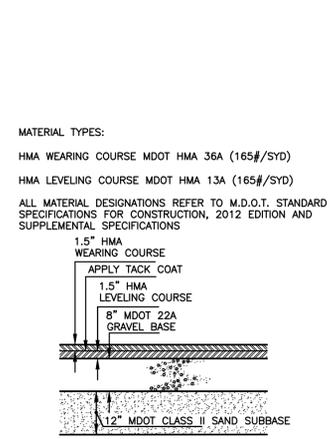
CITY OF MANISTEE	
GATE VALVE & VALVE BOX	
REVISION DATE:	JAN. 2008
APPROVED BY:	STANDARD DESIGN: SD - 9.6.3



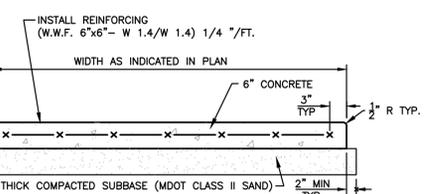
MAINLINE RISER



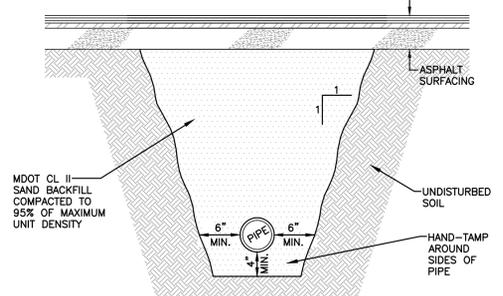
STANDARD FIRE HYDRANT CONNECTION
NOT TO SCALE



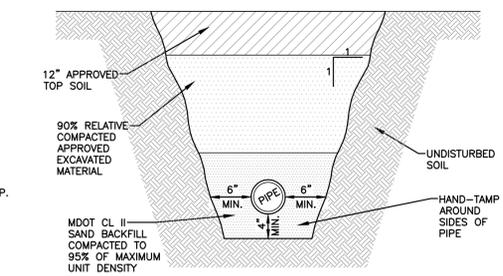
STANDARD PAVEMENT SECTION
NOT TO SCALE



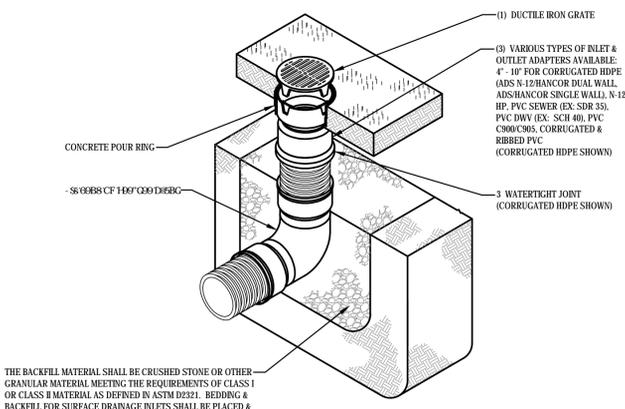
HEAVY DUTY CONCRETE
NOT TO SCALE



TYPICAL TRENCH DETAIL UNDER ASPHALT SURFACES ONLY
NOT TO SCALE

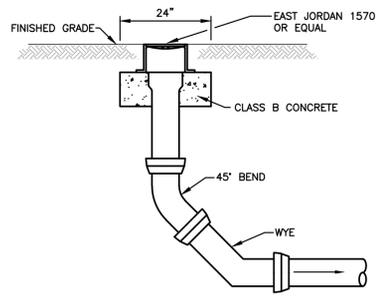


TYPICAL TRENCH DETAIL
NOT TO SCALE

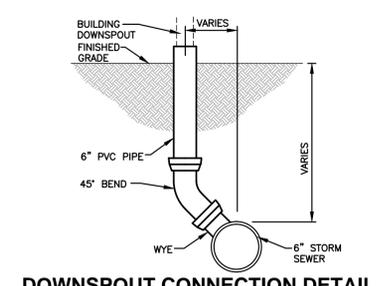


YARD DRAIN DETAIL
NOT TO SCALE

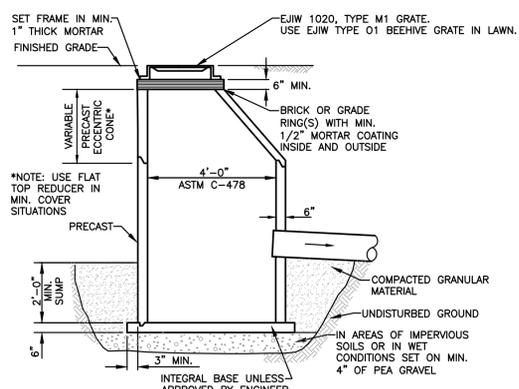
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR CLASS II MATERIAL AS DEFINED IN ASTM D221. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



SEWER CLEANOUT
NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE



STANDARD CATCH BASIN
NOT TO SCALE

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Common Sense • Lasting Solutions
1820 West River Drive, Ste. A, Comstock Park, MI, 49317 Ph:616.321.7888

CLIENT: **JOHNSON NEWHOF ASSOCIATES INC.**
GRAND RAPIDS, MICHIGAN

PROJECT: **GREEN ACRES SENIOR LIVING PROJECT**
MANISTEE, MICHIGAN

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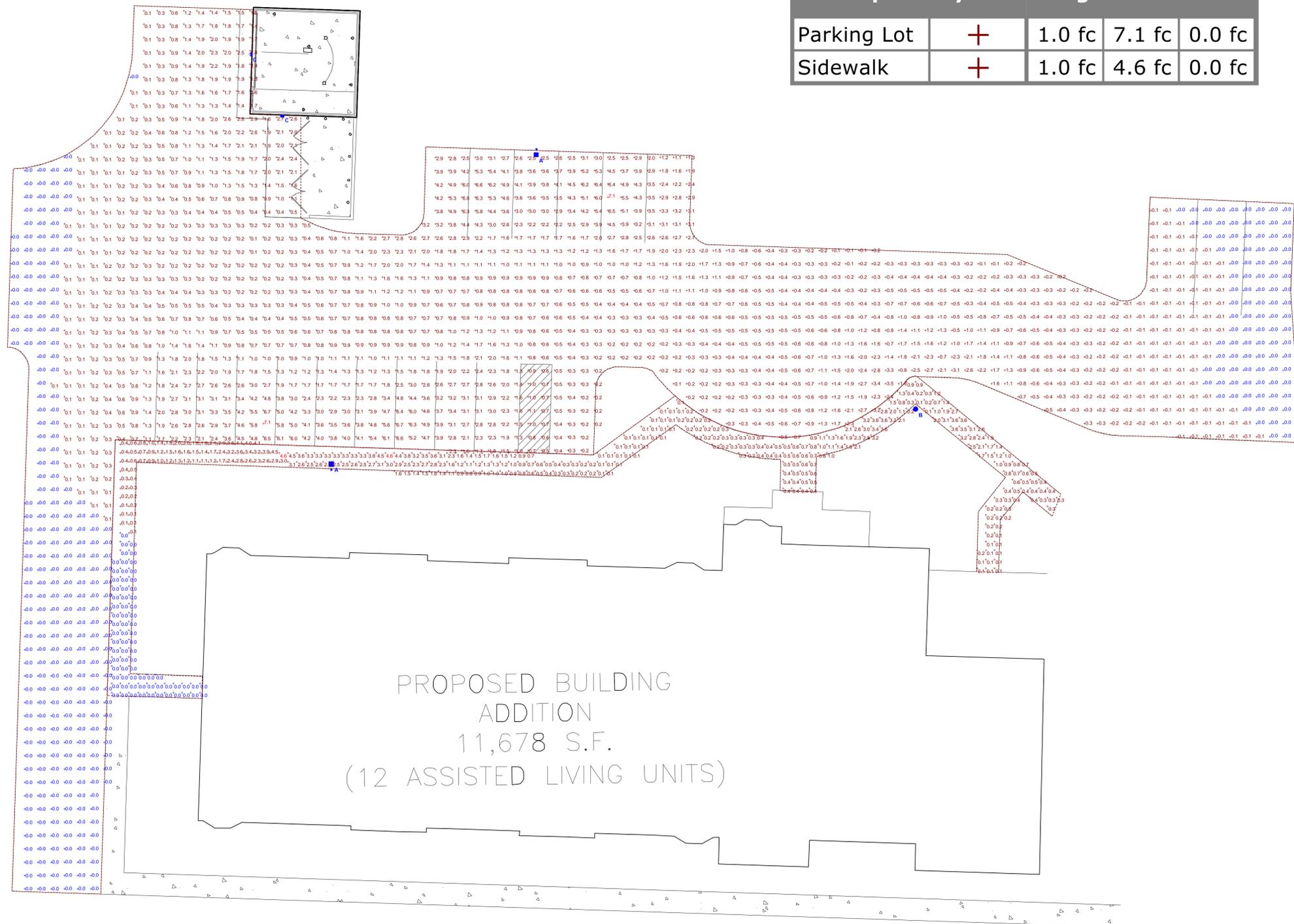
DETAILS

SHEET NUMBER

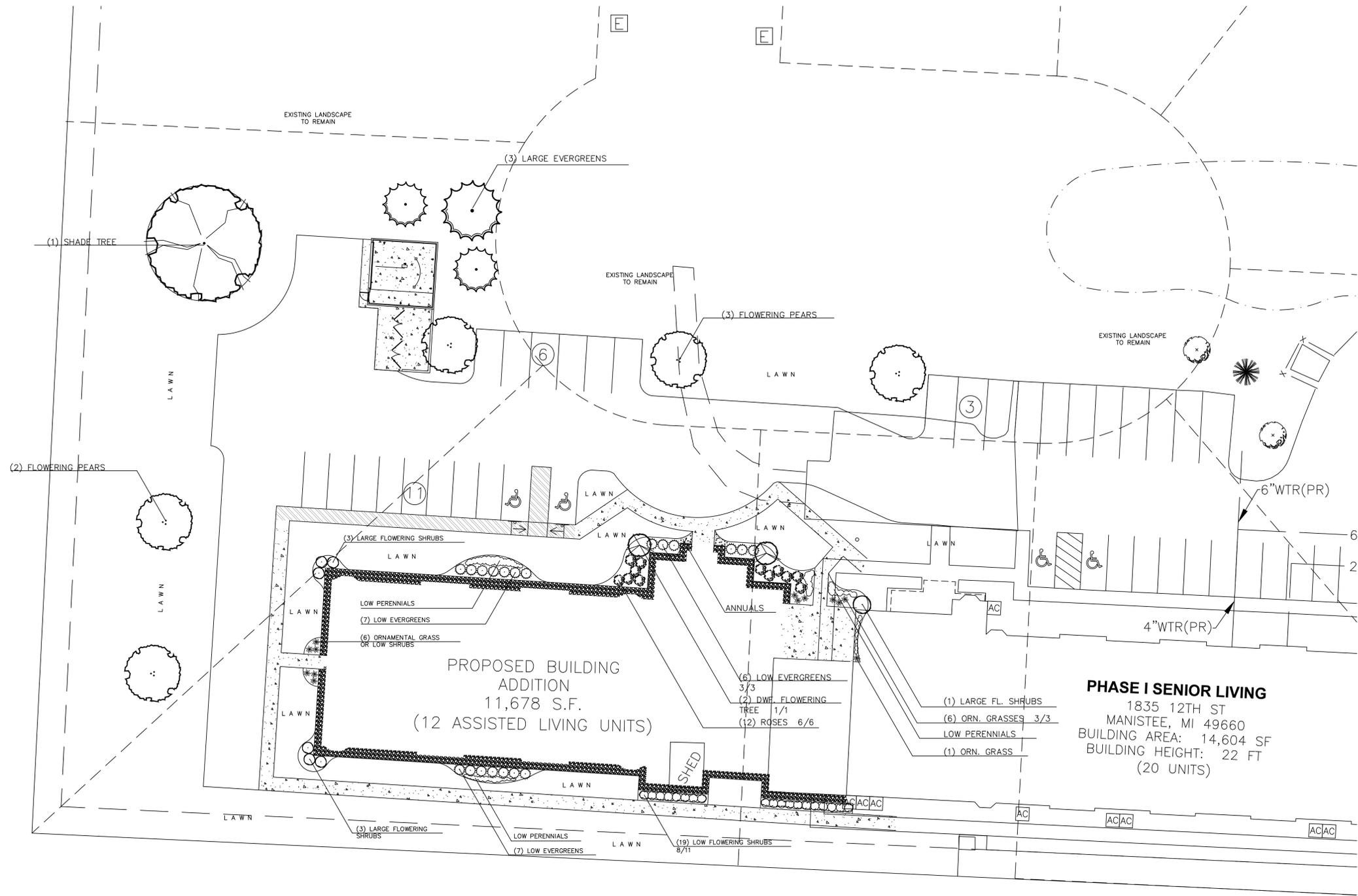
C6

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	A	2	Lithonia Lighting	KSF1 250M R3 HS	250w MH Shoe Box With Back Light Control	One 250w Clear BT28 Pulse Start MH	1	22500	288
	B	1	Hadco	V2703, T5, 150W HPS	150w MH Old World Style	One 150w Medium Base MH	1	16000	150
	C	2	HUBBELL OUTDOOR	LNC2-12LU-5K-3	28w LED Wall Pack	LED	1	2420.066	28.6

Statistics				
Description	Symbol	Avg	Max	Min
Parking Lot	+	1.0 fc	7.1 fc	0.0 fc
Sidewalk	+	1.0 fc	4.6 fc	0.0 fc



Plan View



ZONED: R-2

LANDSCAPE PLAN
 scale: 1" = 20'

GREEN ACRES
 MANISTEE, MI

Title: LANDSCAPE PLAN

JOHNSON NEWHOF ASSOCIATES, INC.
 ARCHITECTS BUILDERS
 146 MONROE CENTER NW, SUITE 1120
 GRAND RAPIDS, MI 49503
 T 616-458-6195

SCALE: 1" = 20'
 DATE: 08.29.2016
 PROJECT #: 1613
 AREA: -



FRONT ELEVATION
 scale: 1/8" = 1'-0"



REAR ELEVATION
 scale: 1/8" = 1'-0"



RIGHT ELEVATION
 scale: 1/8" = 1'-0"



LEFT ELEVATION
 scale: 1/8" = 1'-0"

GREEN ACRES

MANISTEE, MI

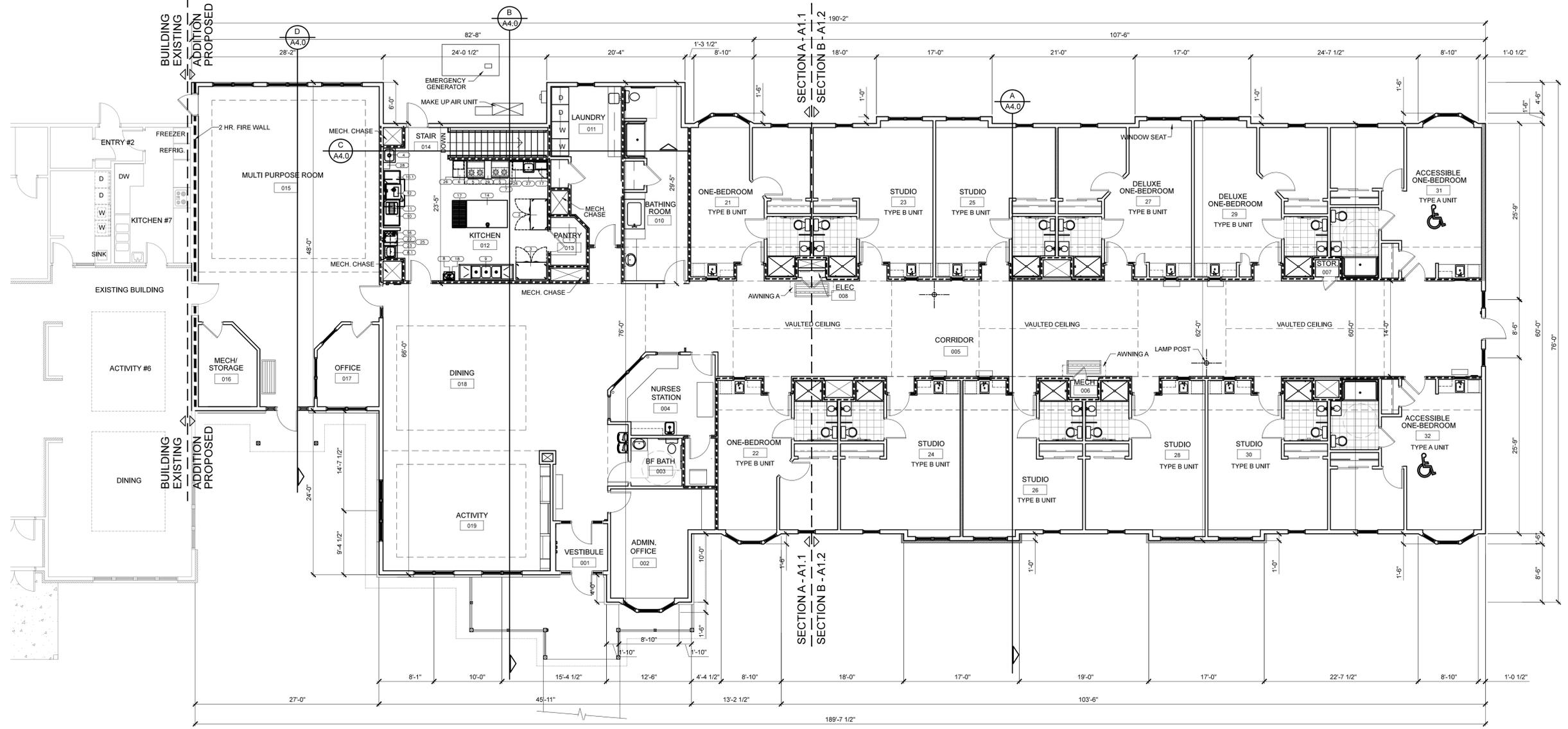
Title RENDERED ELEVATIONS



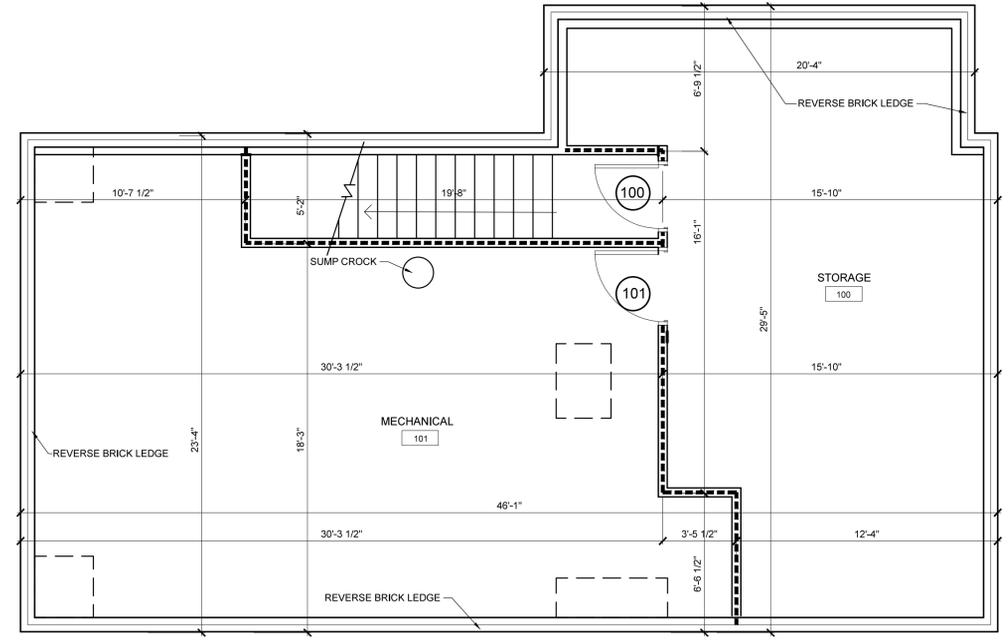
JOHNSON NEWHOF ASSOCIATES, INC.
 ARCHITECTS BUILDERS
 146 MONROE CENTER NW, SUITE 1120
 GRAND RAPIDS, MI 49503
 T 616-458-6195

SCALE: 1/8"=1'-0"
 DATE: 08.29.2016
 PROJECT #: 1613
 AREA: _

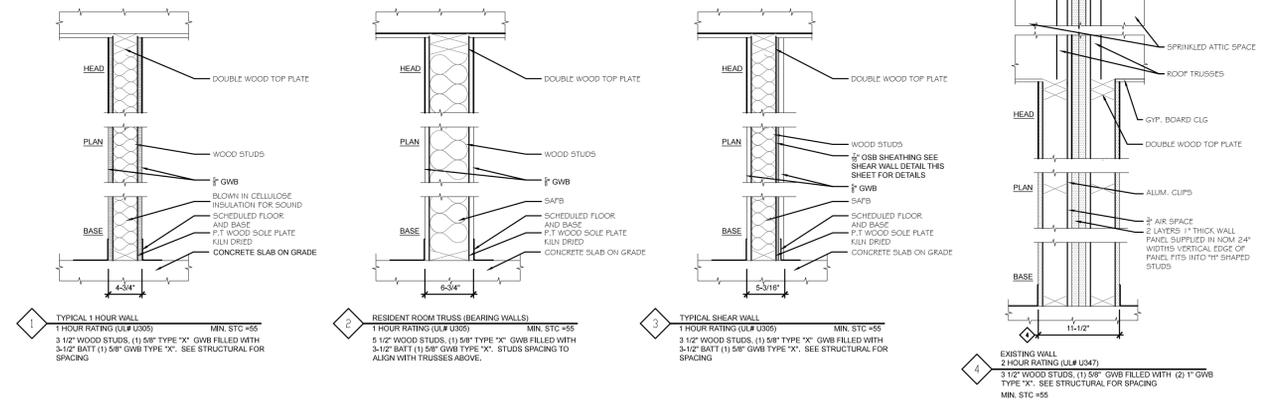
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OVERALL FLOOR PLAN
scale: 1/8" = 1'-0"



BASEMENT FLOOR PLAN
scale: 1/4" = 1'-0"



WALL TYPES
scale: 1" = 1'-0"

JOHNSON NEWHOF ASSOCIATES, INC.
ARCHITECTS BUILDERS
146 MONROE CENTER NW, SUITE 1120
GRAND RAPIDS, MI 49503
516-458-8195

GREEN ACRES RETIREMENT LIVING OF MANISTEE
12 Unit Assisted Living Addition

18XX 12th St, Manistee, MI 49660

NO.	ISSUED FOR	DATE
1	REVIEW	09.20.2016

OVERALL FLOOR PLAN

A1.0

Site Plan Review
R-2 Medium Density Residential District

Name of Owner: Retirement Living Management of Manistee LLC (Green Acres)				
Address/Parcel Code #51-363-701-38				
Proposed Use: PUD – Retirement Village				
> = Greater than < = Less than +/- = More or Less than	Requirements	Proposed	Compliance Yes No	
Commercial				
Minimum Lot Area	10,000 sq. ft.			
Minimum Lot Width	80 ft.	meets requirement	✓	
Maximum Building Height	2 ½ stories, or 35 ft.	23 ft.+/-	✓	
Maximum Lot Coverage	40%	meets requirement	✓	
Minimum Living Area	960 sq. ft.	(Phase 5 only)	TBD1	
Minimum Dwelling Width	20 ft.	(Phase 5 only)	TBD1	
Front Yard Set Back	15 ft.	meets requirement	✓	
Side Yard Set Back:	10 (each side)	meets requirement	✓	
Rear Yard Set Back:	10 ft.	meets requirement	✓	
Parking Requirements:	23	43	✓	
Signage – subject to Article 21: Plans do not indicate a change in signage			✓	
Landscaping Requirements – subject to Section 531: (Phase 3, 4, & 5)			TBD2	
Outdoor Lighting Requirements – subject to Section 525: (Phase 3, 4, & 5)			TBD2	
Notes: Amendment to existing PUD for Retirement Village from 80 units (four buildings/20 units each) to 77 units by adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5).				
<ul style="list-style-type: none"> • Minimum Living Area/Dwelling Width is not included for independent unit condominiums (Phase 5). Under a PUD the Planning Commission can approve structures that do not meet the 960 sq. ft. minimum living area and 20 foot minimum dwelling width requirements. The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back building plans/elevations for the independent unit condominiums as a minor non-substantive change. • Sidewalks, lighting, landscaping are not included in plan for Phase 3, 4, & 5. The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back landscaping, lighting, sidewalks for Phase 3, 4, & 5 as a minor non-substantive change. • A serviceable grease trap is installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer. • Final approval for Domestic Water including any necessary permits and easements be obtained from the City Engineer and DPW Director is required before permit is issued. • The storm water detention basin sizing and calculations must have final review and approval from the City Engineer is required before permit is issued. • Sufficient access for emergency vehicles is provided that meets the requirements of the IFC Code and requirements of the City of Manistee Fire Department is required before permit is issued. 				
Zoning Review by: Denise J. Blakeslee, Planning & Zoning Administrator				
Compliance: Request meets the requirements of the Zoning Ordinance. Pending review/approval from City Engineer, DPW Director and Public Safety				
Approval:			Denial:	

MEMO TO: Denise Blakeslee, Zoning Administrator
FROM: Jeffrey W. Mikula, Public Works Director
DATE: September 29, 2016
SUBJECT: Green Acres Site Plan Review



Public Works
231-723-7132

We have reviewed the site plan submittal for Green Acres Phase 2 and offer the following comments.

Sanitary Sewer - Phase 2 will be extending from the existing piping within the current facility. We recall the Architect mentioning a new kitchen and facilities would be constructed. We request that a serviceable grease trap be installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer.

Domestic Water - During Phase 1 a 6" lateral was extended to serve the building for domestic and fire flows. Phase 2 indicates an extension of the 6" with another service connection to the building and a fire hydrant. Our concern is that with the dual services, hydrant connection and presumably further extension for future phases this lateral will be functioning as a water main. We request input from the City's Engineers to clarify if the proposed extension would require classifying the lateral as a main.

Assuming it will need to be treated as a water main, the City will need to become the owner and operator of this pipeline. The main and appurtenances will need to be constructed to City standards, an easement will need to be provided, a MDEQ Part 41 permit obtained and a plan to loop the dead-end back to the system.

Shawn Middleton, City Engineer Comments

Since a hydrant will be placed on the main and more than one service is connected to the main this watermain should be treated as a municipal watermain for operation and maintenance purposes. It is also our understanding this watermain could be looped to the west as part of future expansion of the facility providing another reason this should be considered a municipal main and constructed in conformance with the City of Manistee Infrastructure Design Standards.

Additionally, it is not our recommendation to have a hydrant on the same dead end line as the buildings fire suppression system. If this hydrant is utilized in a fire, it will cause a reduction in flow to the buildings fire suppression system. This fire suppression service and hydrant already have relatively low simulated fire flows (1,500 gpm @ 20 psi) based on the dead end extension. Ideally a separate hydrant lead and a separate fire suppression system lead would be preferred from the main line.

We understand there is only a 6-inch main as the current source of water at this location at this time, but it is possible this existing main could be improved in the future or looped resulting in improved flows at this location.

Storm Water – The outlet and outflow is not proposed to change the rate of discharge. The volume discharged will increase, but as long as the rate of discharge off the property is not increased we approve. We would like the City's Engineers to review the detention pond calculations and sizing to ensure storage is sufficient.

Shawn Middleton, City Engineer Comments

The storm sewer sizing table has sized the pipes to convey a 10 year storm intensity of 3 inches/hour. We have no comments or concerns with these calculations.

We do have a couple of comments on the storm water detention basin sizing calculations:

1. Release Rate: Head for orifice equations is based on distance from invert of 6" outlet pipe to the 12" overflow and assumes the head and outlet flow is constant. Though it is only a small difference, the Head should be based on centerline of orifice ($H = 1.39'$).
2. Contributing Area: The contributing area to the pond is not delineated on the drawing, but from the calculations the combined $C \times A = 1.67$. This appears to account for the runoff from the existing development, the proposed Phase II development, and runoff under existing conditions from surrounding undeveloped property. This area appears adequate for the Phase I and Phase II runoff volumes and existing runoff from the surrounding area. However, please provide a delineation of the contributing area to the proposed pond expansion and comment on future phasing and the need to increase the pond size for these future phases.
3. Proposed Pond Volume: The provided calculations indicate there will be 8,755 CFT of storage available between the bottom of pond 664.86 feet and the 12" overflow elevation of 666.5 feet. Please verify this capacity is adequate to handle the recalculated storage volume based on the revised release rate.

Streets – The Phase 2 will assess Twelfth St from the existing driveway. We have no concerns.

City of Manistee Fire Department
Brent R. Haskin – Fire Inspector
281 First St.
Manistee, MI 49660
231-723-1549
bhaskin@manisteemi.gov

Land and Resource Engineering
Pete Buurstra, PE - President
3800 West River Drive, Ste. A, Comstock Park, MI 49321
Office: 616-301-7888
Cell: 616-443-9593

September 23, 2016

Mr Burstra:

After careful review of the proposed Green Acres project in the City of Manistee my final thoughts are:

- 1) This is a state regulated facility. I am not comfortable signing off on this project until talking to the State Plan Review Division. To the best of my knowledge, the State Plan Review division has not been provided a copy of your drawings?
- 2) The Fire Department needs better access to the building, particularly the back.
- 3) Adequate water flow is needed, it sounds like this issue has been addressed.

Thanks for your understanding and I apologize if you have been waiting for me. I thought I had made these points very clear from the beginning. If there is anything else you need from me please don't hesitate to ask.

Many thanks,

Brent R. Haskin



September 23, 2016

Ms. Denise Blakeslee, Zoning Administrator
City of Manistee
70 Maple Street,
Manistee, MI 49660

Re: Proposed Green Acres Senior Living – 1835 12th Street, City of Manistee, Michigan

Dear Ms. Blakeslee:

We are writing on behalf of Maas Development in regards to the Green Acres Senior Living Facility that was before the City of Manistee Site Plan Review Committee on September 8th, 2016 as a request to amend the existing Planned Unit Development. At this meeting, the site plan review subcommittee recommended to the Planning Commission to approve the request to amend the existing Planned Unit Development. We have considered the comments made in the site plan review subcommittee meeting as well as those provided by the City staff and their consultants and have revised the plans accordingly. The comments that have been received are listed below followed by a brief description of how they were addressed (*italicized*).

Public Works Director Comments

Sanitary Sewer – Phase 2 will be extending from the existing piping within the current facility. We recall the Architect mentioning a new kitchen and facilities would be constructed. We request that a serviceable grease trap be installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer.

A serviceable grease trap will be included within the Phase 2 building as shown on the Architect's floor plan (enclosed). Additionally, the plumber has determined that they cannot extend the existing sanitary from the Phase 1 building to serve the Phase 2 building. Therefore, the plans now show a sewer lead from the main to the Phase 2 building. The proposed sanitary sewer line will be placed west of the drive entrance to minimize any conflicts with existing utilities and will enter the Phase 2 building just north of the front entrance. Clean outs will be placed along the sanitary sewer lateral for maintenance purposes.

Domestic Water - During Phase 1 a 6" lateral was extended to serve the building for domestic and fire flows. Phase 2 indicates an extension of the 6" with another service connection to the building and a fire hydrant. Our concern is that with the dual services, hydrant connection and presumably further extension for future phases this lateral will be functioning as a water main. We request input from the City's Engineers to clarify if the proposed extension would require classifying the lateral as a main.

Assuming it will need to be treated as a water main, the City will need to become the owner and operator of this pipeline. The main and appurtenances will need to be constructed to City standards, an easement will need to be provided, a MDEQ Part 41 permit obtained and a plan to loop the dead-end back to the system.

The water system has been redesigned to be a municipal watermain. The plans have been modified to show a new tap that will serve the hydrant at the southwest corner of the building. The fire suppression and domestic water will be extended from within to serve the phase 2 building. The watermain will be stubbed to the north and looped as part of future development. We will take the necessary steps to make this a public system (MDEQ permitting, granting an easement, etc.). Correspondences with the City's Public Works Director indicate that the currently proposed design is acceptable.

Since the original review comments were received, it was requested by the City's Public Works Director that there currently is not good access to the meters in the existing facility and that the water softener must be moved in order to improve access. This request has been forwarded to the architect who has stated that this will be addressed.

Storm Water – The outlet and outflow is not proposed to change the rate of discharge. The volume discharged will increase, but as long as the rate of discharge off the property is not increased we approve. We would like the City's Engineers to review the detention pond calculations and sizing to ensure storage is sufficient.

See response to City Engineer's comments pertaining storm water below.

Streets – The Phase 2 will assess Twelfth St from the existing driveway. We have no concerns.
Noted.

City Engineer Comments

Domestic Water - Since a hydrant will be placed on the main and more than one service is connected to the main this watermain should be treated as a municipal watermain for operation and maintenance purposes. It is also our understanding this watermain could be looped to the west as part of future expansion of the facility providing another reason this should be considered a municipal main and constructed in conformance with the City of Manistee Infrastructure Design Standards.

Additionally, it is not our recommendation to have a hydrant on the same dead end line as the buildings fire suppression system. If this hydrant is utilized in a fire, it will cause a reduction in flow to the buildings fire suppression system. This fire suppression service and hydrant already have relatively low simulated fire flows (1,500 gpm @ 20 psi) based on the dead end extension. Ideally a separate hydrant lead and a separate fire suppression system lead would be preferred from the main line.

We understand there is only a 6-inch main as the current source of water at this location at this time, but it is possible this existing main could be improved in the future or looped resulting in improved flows at this location.

As noted, the plans have been modified to show a new tap that will serve the hydrant at the southwest corner of the building. The fire suppression and domestic water will be extended from within to serve the phase 2 building. The watermain will be stubbed to the north and looped as part of future development. Correspondences with the City Engineer indicate that the currently proposed design is acceptable.

Storm Water - The storm sewer sizing table has sized the pipes to convey a 10 year storm intensity of 3 inches/ hour. We have no comments or concerns with these calculations.

We do have a couple of comments on the storm water detention basin sizing calculations:

1. Release Rate: Head for orifice equations is based on distance from invert of 6" outlet pipe to the 12" overflow and assumes the head and outlet flow is constant. Though it is only a small difference, the Head should be based on centerline of orifice ($H = 1.39'$).
The calculations have been revised accordingly.
2. Contributing Area: The contributing area to the pond is not delineated on the drawing, but from the calculations the combined $C \times A = 1.67$. This appears to account for the runoff from the existing development, the proposed Phase II development, and runoff under existing conditions from surrounding undeveloped property. This area appears adequate for the Phase I and Phase II runoff volumes and existing runoff from the surrounding area. However, please provide a delineation of the contributing area to the proposed pond expansion and comment on future phasing and the need to increase the pond size for these future phases.
The contributing drainage area has been delineated on the plans and the calculations have been revised as the contributing drainage area was reduced slightly.
3. Proposed Pond Volume: The provided calculations indicate there will be 8,755 CFT of storage available between the bottom of pond 664.86 feet and the 12" overflow elevation of 666.5 feet. Please verify this capacity is adequate to handle the recalculated storage volume based on the revised release rate.
The modification to the Head (as described in item 1) resulted in a slight increase to the required storage volume, the slight reduction in the contributing drainage area offset this change and the design remains as originally presented.

City of Manistee Fire Department

- 1) This is a state regulated facility. I am not comfortable signing off on this project until talking to the State Plan Review Division. To the best of my knowledge, the State Plan Review division has not been provided a copy of your drawings?

We request that the PC make their approval contingent on satisfying the concerns of the City of Manistee Fire Department pending discussions with the State.

- 2) The Fire Department needs better access to the building, particularly the back.
An email received on 9/23/2016 indicated that the City of Manistee Fire Department has accepted the improvements at the south side of the building from an access standpoint but there are still concerns with the north end. We ask that the PC make their approval conditioned on satisfying the concerns of the City of Manistee Fire Department.

- 3) Adequate water flow is needed, it sounds like this issue has been addressed.
Correct. A new water line has been proposed and the DPW and City Engineer have approved the proposed water system layout. The 9/23/2016 email indicates that "the water flow is a non-issue as the second hydrant should satisfy everyone's needs".

Please accept this submittal for your review. We have included fifteen (15) sets of full sized plan sets and a digital copy of the plans (submitted via email).

Please review the enclosed information and call if there are questions or comments.

Sincerely,

Land and Resource Engineering, Inc.



Pete Buurstra, PE
Project Manager

City of Manistee
Planning Commission Resolution to approve amending
Special Use Permit for a Planned Unit Development
Case Number PC-2016-10

Retirement Living Management of Manistee, LLC

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 6, 2016, the following resolution was adopted to amend Special Use Permit for a Planned Unit Development for a Retirement Village as detailed on Site Plan prepared by Johnson Newhof Associates Inc. Project Number 16-064 dated 8/29/16.

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, of February 6, 2001 a Special Use Permit for a Planned Unit Development for a Retirement Village was granted Life Care Choices, LLC, and

WHEREAS, the original request was for the construction of four buildings/20 units each with one building having been constructed in 2002/2003 (Phase 1), and

WHEREAS, on August 29, 2016 a request to amend the Planned Unit Development was received, and

WHEREAS, the owner has submitted a new site plan for adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5), and

WHEREAS, a Planned Unit Development is provided for as a Special Use under the (Zoning District) Zoning District, and

WHEREAS, the request was submitted to the Site Plan Review Committee for their review and recommendation at a meeting on September 8, 2016, and

WHEREAS, the Site Plan Committee reviewed the request and asked that a public hearing be scheduled, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 6, 2016, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

B. Findings of Fact - Findings of Fact - Planned Unit Development Standards: Pursuant to Section 1870.C (Regulations and Conditions) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The use shall be compatible with adjacent land use, the natural environment, and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the residents of the City of Manistee and the benefits of the development shall not be achievable under any single zoning classification.
2. The use shall be consistent with the City of Manistee Master Plan and the Future Land Use Map.
3. The use and development shall be warranted by the design and additional amenities made possible with and incorporated by the development proposal.
4. The development shall consolidate and maximize usable open space.
5. Landscaping shall be provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment.
6. Vehicular and pedestrian circulation, allowing safe, convenient, non-congested and well-defined circulation within and access to the development shall be provided.
7. Existing important natural, historical and architectural features within the development shall be preserved.

BE IT FURTHER RESOLVED, that the request to amend a Special Use Permit for Planned Unit Development for a Retirement Village shall include the following conditions:

- Minimum Living Area/Dwelling Width is not included for independent unit condominiums (Phase 5). Under a PUD the Planning Commission can approve structures that do not meet the 960 sq. ft. minimum living area and 20 foot minimum dwelling width requirements. The Planning Commission

can approve the PUD Amendment with the requirement that the developer will need to bring back building plans/elevations for the independent unit condominiums as a minor non-substantive change.

- Sidewalks, lighting, landscaping are not included in plan for Phase 3, 4, & 5. The Planning Commission can approve the PUD Amendment with the requirement that the developer will need to bring back landscaping, lighting, sidewalks for Phase 3, 4, & 5 as a minor non-substantive change.
- A serviceable grease trap is to be installed to minimize the volume of Fat/Oil/Grease (FOG) that enters to municipal sewer.
- Final approval for Domestic Water including any necessary permits and easements be obtained with final review by the City Engineer and DPW Director before permit is issued.
- The storm water detention basin sizing and calculations must have final review and approval from the City Engineer before permit is issued.
- Sufficient access for emergency vehicles be provided that meets the requirements of the IFC Code and requirements of the City of Manistee Fire Department before permit is issued.

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION: CARRIED

CERTIFICATION:

I, Marlene, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 6, 2016.

Marlene McBride, Secretary

City of Manistee
Planning Commission Resolution to deny amending
Special Use Permit for a Planned Unit Development
Case Number PC-2016-10

Retirement Living Management of Manistee, LLC

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 6, 2016, the following resolution was adopted to amend Special Use Permit for a Planned Unit Development for Retirement Living Management of Manistee, LLC for Retirement Village as detailed on Site Plan prepared by Johnson Newhof Associates Inc. Project Number 16-064 dated 8/29/16.

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, of February 6, 2001 a Special Use Permit for a Planned Unit Development for a Retirement Village was granted Life Care Choices, LLC, and

WHEREAS, the original request was for the construction of four buildings/20 units each with one building having been constructed in 2002/2003 (Phase 1), and

WHEREAS, on August 29, 2016 a request to amend the Planned Unit Development was received, and

WHEREAS, the owner has submitted a new site plan for adding 12 units to the existing 20 unit building, construction of a maintenance garage and permanent dumpster enclosure (Phase 2), constructing another 20 unit building (Phase 3) with a 12 unit addition (Phase 4), and 13 independent unit condominiums (Phase 5), and

WHEREAS, a Planned Unit Development is provided for as a Special Use under the (Zoning District) Zoning District, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 6, 2016, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.

3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

B. Findings of Fact - Findings of Fact - Planned Unit Development Standards: Pursuant to Section 1870.C (Regulations and Conditions) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The use shall be compatible with adjacent land use, the natural environment, and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the residents of the City of Manistee and the benefits of the development shall not be achievable under any single zoning classification.
2. The use shall be consistent with the City of Manistee Master Plan and the Future Land Use Map.
3. The use and development shall be warranted by the design and additional amenities made possible with and incorporated by the development proposal.
4. The development shall consolidate and maximize usable open space.
5. Landscaping shall be provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment.
6. Vehicular and pedestrian circulation, allowing safe, convenient, non-congested and well-defined circulation within and access to the development shall be provided.
7. Existing important natural, historical and architectural features within the development shall be preserved.

BE IT FURTHER RESOLVED that the request to amend a Special Use Permit for a Planned Unit Development for Retirement Living Management of Manistee, LLC for Retirement Village as detailed on Site Plan prepared by Johnson Newhof Associates Inc. Project Number 16-064 dated 8/29/16. Be denied for the following reasons:

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION: CARRIED

CERTIFICATION:

I, Marlene, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 6, 2016.

Marlene McBride, Secretary

Draft Reolustion ton deny amending PUD

Memorandum



TO: Planning Commission

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: September 29, 2016

RE: North Channel Investors LLC
Special Use Permit – Mixed Use

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

Commissioners, we have received a request has been received from North Channel Investors LLC, 84-86 Washington Street for a Special Use Permit for Mixed-Use including Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units).

There are two items on the plans that were sent to you that need to be corrected.

Page 2 of 9 – Water main connection

Page 3 of 9 – Proposed Handicap parking space and detail

Neither of these items impacts the site plan shown on page 1 of 9. You will be provided updated sheets at the meeting.

Staff is requesting three conditions be placed on the request if approved.

- The Applicant shall request to combine both parcels 51-211-100-01, 51-211-100-02 & 51-211-100-03 into one parcel.
- The Applicant shall install a bike rack on the site.
- Any concerns or outstanding items relating to the site plan by the City Engineer, DPW Director or Public Safety shall be address before the Special Use Permit can be issued.

A copy of the request is enclosed for your consideration along with a draft resolution to approve with conditions and a draft resolution to deny the request.



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

Special Use Permit Application

A Detailed Site Plan is required for all Special Uses
 Please Print

Submission of Application		
<p>Applications must be submitted 25 days prior to the meeting for review for completeness. Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. An application shall be submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission by the Zoning Administrator within thirty (30) days of the submission of a complete application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in compliance with this Ordinance, shall be returned to the applicant. No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full.</p>		
Property Information		
Address:	Parcel #	
Applicant Information		
Name of Owner or Lessee:		
Address:		
Phone #:	Cell#:	e-mail:
Name of Agent (if applicable):		
Address:		
Phone #:	Cell#:	e-mail:
Data Required/Project Information		
Land Area:	Zoning Classification:	
Present/proposed Land Use:		
Attach a Detailed Narrative for the following		
<input type="checkbox"/>	A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.	
<input type="checkbox"/>	Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.	
<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.	
<input type="checkbox"/>	Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in Section 1802 .	

Additional Information		
Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by Section 2203, E, 2 , an environmental assessment as required by Section 2203, E, 1 , a market study as required by Section 2203, E, 3 , or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.		
Special Use review procedures. An application for Special Use Approval shall be processed in accordance with Section 1801.C.		
Issuance of a Special Use permit. Special Use Permits shall be issued in accordance with Section 1801.D.		
Appeals. No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.		
Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and in accordance with Section 1801.F.		
Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in accordance with Section 2208 may be made to an existing Special Use permit with the approval of the Zoning Administrator.		
Transfers. Transfers shall be handled in accordance with Section 1801.H.		
Expiration. A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions: <ol style="list-style-type: none"> 1. If replaced or superseded by a subsequent permitted use or Special Use permit. 2. If the applicant requests the rescinding of the Special Use permit. 3. If a condition of approval included stipulation to expire the Special Use permit by a certain date. 4. If the use is abandoned, moved or vacated for a period of one year. 		
Violations. Violations shall be handled in accordance with Section 1801.J.		
Authorization		
CERTIFICATION AND AFFIDAVIT:		
The undersigned affirm(s) that he/she/they is/are the <input checked="" type="checkbox"/> owner, <input type="checkbox"/> leasee, <input type="checkbox"/> owner's representative, <input type="checkbox"/> contractor involved in the application; and 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. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27.		
Signature: <u>John D. Stubbins, member</u>	Date: <u>September 6, 2016</u>	
Signature: _____	Date: <u>NA</u>	
<i>If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.</i>		
<input type="checkbox"/> By checking this box permission is given for Planning Commission Members to make a site inspection if desired.		
<input type="checkbox"/> Yes <input type="checkbox"/> No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain: Project is part of South Washington Area Brownfield Redevelopment Project previously approved by City.		
Office Use Only		
Fee: <input type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____	Escrow Payment	Receipt #
Date Received:	Hearing Date:	PC -

Special Use Permit Application
86 Washington Street, Manistee, MI 49660

ATTACHMENT A

- Narrative describing the proposed special use and why the location selected is appropriate.
The building will be redeveloped to a brewery and restaurant on the first floor and a total of 14 residential rental units on the second and third floors, with on-site parking for the residential units. The subject location was selected due to its central location in the Downtown, and to the development team's desire to rehabilitate the blighted and historic building, to redevelop the contaminated property, and to provide residential units in the Downtown area, thus increasing economic activity in the Downtown.

- Statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.

The Site Plan for the project addresses these issues, as follows:

- In consultation with the City's Planning & Zoning and Fire Departments, a twenty foot wide driveway is provided west of the building to facilitate City emergency equipment entering/exiting the North Channel and the Edgewater properties from Washington Street or Fifth Avenue, as shown on the Site Plan.
- Storm-water collection and transfer structures are provided as shown on the Site Plans.
- Anticipated sanitary sewer flows expected to result from the increase density and uses are being addressed by the City as part of its sanitary sewer and pumping facility improvements partially paid by Tax Increments generated by this and the Edgewater developments. If applicable, wastewater discharges to the City's municipal treatment system will conform to the requirements of the City's industrial pre-treatment program.
- Truck traffic associated with the brewery/restaurant, and some residential traffic will be addressed by the new parking and loading/unloading lot north of the building, through a curb cut on the west side of Washington Street, opposite to the existing curb cut on the east side of Washington Street. Handicapped parking spaces will also be located at the "North" parking lot. The majority of the residential parking spaces will be located at the "West" parking lot, accessed through an existing curb cut on Fifth Avenue, and/or from the Edgewater parking lot.

- Additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and an environmental assessment.

The Site Plan for the project addresses these issues, as follows:

- Soil erosion prevention measures will be implemented during construction activities. Additionally, soil erosion potentially generated from Short Street located west of the

property, is addressed by the City, the Edgewater development and the subject project by installing a new retaining wall extending from Fifth Avenue to the Manistee River Channel. The section of the retaining wall associated with the subject project is shown on the Site Plan.

- The subject project does not involve work on the shoreline. Any shoreline work on property owned by the North Channel Investors LLC is implemented by the City (as part of the sanitary sewer replacement) and by the Edgewater development as part of the approved PUD for that project.
 - It is not anticipated that the noise levels from the commercial and residential components of the project will exceed 60dB at the property line. This requirement/restriction will be included in the Master Deed/Lease Agreements for all units at the property. Project activities will be subject to the City's noise ordinance.
 - The impact of the subject project on surrounding properties is expected to be positive, resulting in aesthetic improvements due to the site landscaping and the restored building facades, and in increased property values.
 - Building elevations and structure removals/additions are shown on the Site Plan.
 - Environmental assessments of the property have been completed by the City's Brownfield Redevelopment Authority. The property is a "facility". Appropriate Due Care measures will be implemented as part of the restoration of the building and the site improvements, including "capping" and/or removal of contaminated material. No toxic or hazardous materials will be used or stored on site, nor will they be allowed to discharge to groundwater or surface waters.
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in **Section 1802**. The redevelopment of the subject property and building complies with, and is consistent with the requirements of the Special Use Standards, Section 1802 paragraphs 1 through 7. The Site and Floor Plans for the development provide information to demonstrate such compliance. Additionally, please note the following items:
 - It is anticipated that the subject property will be "Smoking Free".
 - The dumpster location will be screened as required under the ordinance and will be shared with the Edgewater development; separate dumpsters will be provided for the residents/users of the two buildings.
 - The residential units on the second and third floors will be accessed by a secure entrance dedicated for the exclusive use of building residents.
 - Consistent with the walkable nature of the development, bike rack(s) will be installed on the property; location(s) will be determined at a future date.

Site Plan Review
C-3 Central Business District

Name of Owner: North Channel Investors LLC				
Address/Parcel Code # 51-211-100-01, 51-211-100-02, 51-211-100-03				
Proposed Use: Mixed Use - Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units)				
	Requirements	Proposed	Compliance Yes No	
> = Greater than < = Less than +/- = More or Less than				
Minimum Lot Area	2,500 sq. ft.	meets requirement	✓	
Minimum Lot Width	25 ft.	meets requirement	✓	
Maximum Building Height	4 stories, or 50 ft.	existing	✓	
Maximum Lot Coverage	100%	meets requirement	✓	
Minimum Living Area	500 sq. ft.	meets requirement	✓	
Front Yard Set Back	0 ft.	existing	✓	
*Side Yard Set Back:	0 or 4 ft. (each side)	existing	✓	
Rear Yard Set Back:	6 ft.	existing	✓	
Parking Requirements:	0	20	✓	
Signage – subject to Article 21: Signage not included with request			TBD	
Landscaping Requirements – subject to Section 531: meets requirement			✓	
Outdoor Lighting Requirements – subject to Section 525: meets requirement			✓	
Notes: Property is located within the Manistee Commercial Historic District. Applicant is applying for Historical Tax Credits the request will be reviewed/approved by the State Historic Preservation Office (SHPO); review will also be required by the Historic District Commission.				
One parking space is required to be handicap/van accessible				
Zoning Review by: Denise J. Blakeslee, Planning & Zoning Administrator				
Compliance: Request meets the requirements of the Zoning Ordinance and recommends the following conditions be placed on the permit				
<ul style="list-style-type: none"> • The Applicant shall request to combine both parcels 51-211-100-01, 51-211-100-02 & 51-211-100-03 into one parcel. • The Applicant shall install a bike rack on the site. 				
Pending review from City Engineer, DPW Director, Public Safety				
Approval:			Denial:	

North Channel Investors, LLC

86 North Washington Street

Manistee, Michigan 49660

Site Plan

Total Lot Area: 28,246 sf

Building Footprint Area: 8,192 sf (29%)

Main Level: Floor Area = ~7,783sf
 Brew House: @ 2100sf
 Restaurant/Bar: @ 2465sf
 Office/Lab/Freezer/Cooler/Dry Storage: @ 1121sf
 Stairway/Elevator Core to Upper Floors: @ 385sf
 Total = 6071sf + Walls & Corridors

Second Floor: Floor Area = ~7,783 sf
 Two (2) Eff Units @ 505sf ea
 Four (4) 1BR Units @ 720sf, 780sf, 805sf & 805sf
 Three (3) 2BR Units @ 960sf, 1000sf, 1060sf
 Total = 7240sf + Walls & Corridors

Third Floor: Floor Area = 5,164 sf
 Two (2) 1BR Units @ 720sf, 780sf
 Three (3) 2BR Units @ 960sf, 1000sf, 1060sf
 Total = 4520 sf + Walls & Corridors

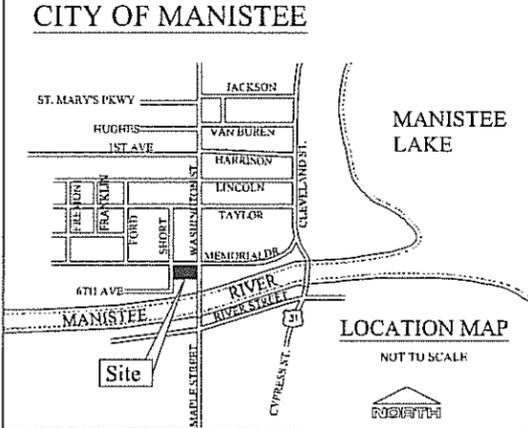
Parking Lots & Driveways: 10,953 sf

Sidewalks: 2,621 sf on Property + 971 sf in ROW = 3,592 sf
 13,574 sf on Property (48%)

Landscaping: 6,480 sf on Property (23%)

Dwelling Units: 14 Units
 Brewing Facility: 2100 sf
 Restaurant/Bar: 2465 sf

Parking Spaces: Provided: 22 Spaces



Development Summary:
 Current Site Zoning: Central Business District (C3)
 Proposed Use: Mixed Use - Multiple Unit Dwelling (Restaurant/Bar & Brewery Main Level - Residential 2nd & 3rd Floor)

District Regulations:

Minimum Building Setbacks:
 Front Yard: 0'
 Side Yard: 0'
 Rear Yard: 0' or 4'

Lot Coverage:
 Maximum Lot Coverage Allowed = 100%

Total Site Area: 28,246 sq ft (0.64 Acres)

Existing Building Area: 8,192 sq ft
 Lot Coverage: 29%

Parking Lots & Walkways: 13,574 sq ft
 Lot Coverage: 48%

Landscaping: 6,480 sq ft
 Lot Coverage: 23%

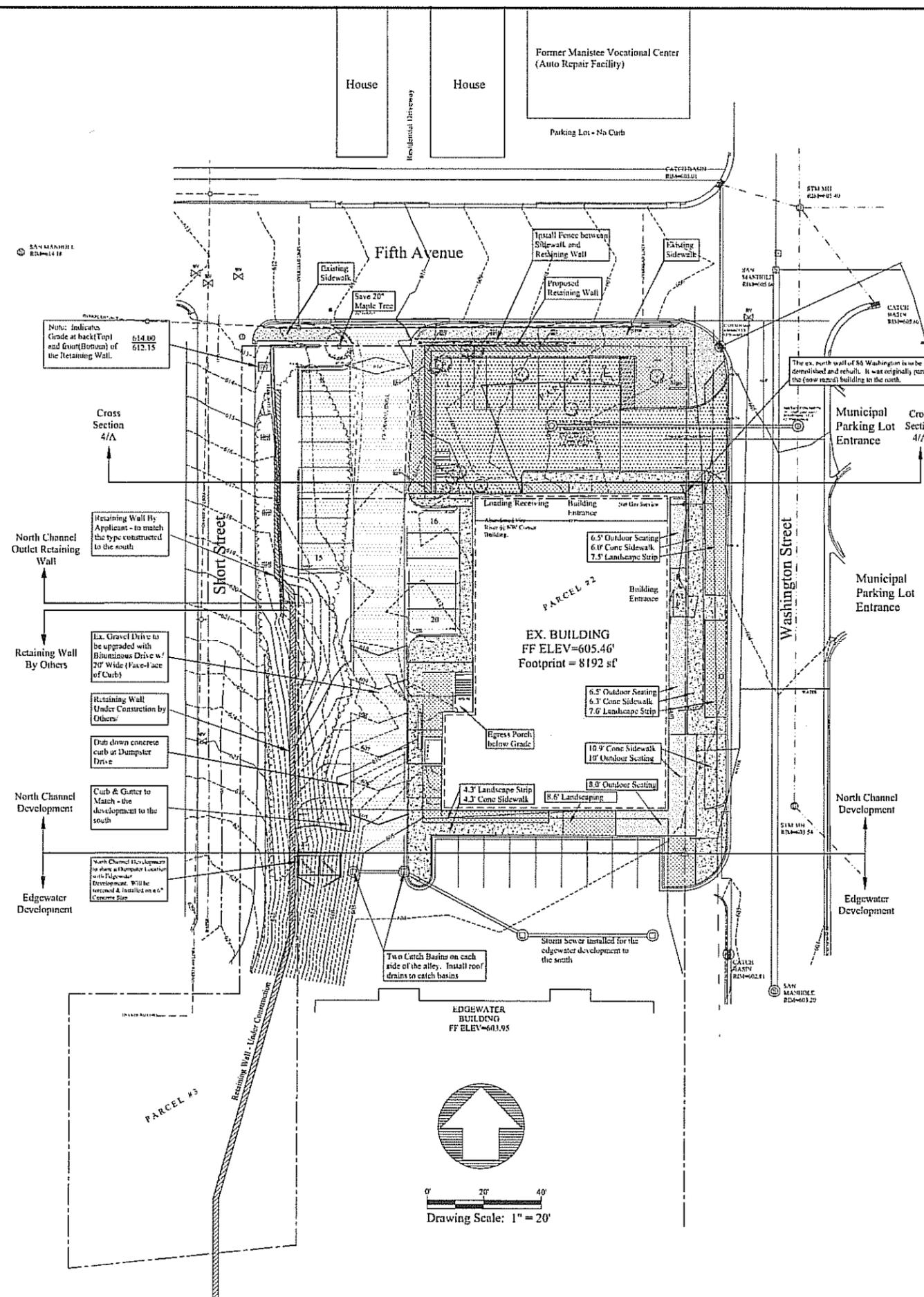
Parking Lot Details:
 Number of Parking Spaces Provided: 21
 (Note: Spaces #7 & #8 on the north side of the building are Van Accessible Lots - 11' wide each - sharing a 5' striped aisle - Refer to the Detail on Sheet #3)

Index:

- Sheet #1 - Overall Site Plan
- Sheet #2 - Property Detail and Utility Plan
- Sheet #3 - Landscaping Plan
- Sheet #4 - Site Plan Details and Cross Section
- Sheet #5 - CDS Sheet A1.01 Main Level Floor Plan
- Sheet #6 - CDS Sheet A1.02 2nd Level Floor Plan
- Sheet #7 - CDS Sheet A1.03 3rd Level Floor Plan
- Sheet #8 - CDS Sheet A3.11 Elevations
- Sheet #9 - CDS Sheet A3.12 Elevations

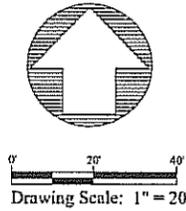
Revised 9/29/16: Revise North Parking Lot, Storm Sewer & Unit Size
 Revised 9/06/16: Add H/C Parking Spaces - Revise Number of Spaces

REV.	DESCRIPTION	BY	DATE
 NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 (231) 843-3485 Manistee, MI 49660 (231) 723-6480			
CLIENT: North Channel Investors, LLC 86 North Washington Street Manistee, Michigan 49660		DRAWN BY: TG SCALE: 1" = 20' DATE: 9-01-16	CHECKED BY: JTN jr.
DESCRIPTION: Site Plan		JOB NUMBER: 1310-2B	SHEET: 1 of 9

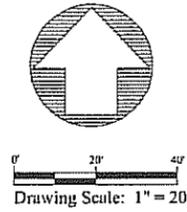


KEY

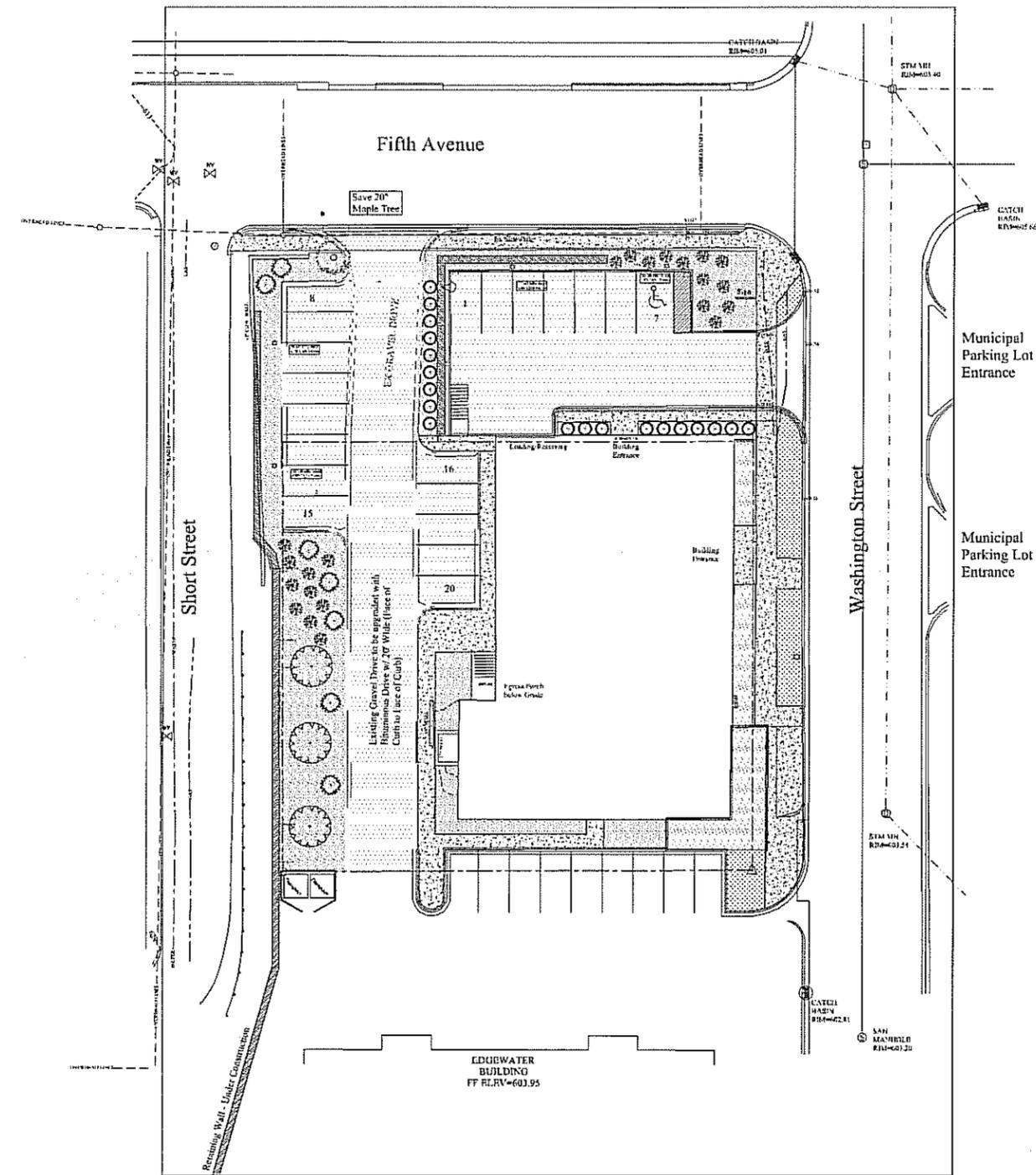
	Proposed Asphalt Driveway 3" Bituminous over 6" Gravel
	Proposed Landscaped areas
	Proposed Concrete Sidewalks and Surfaces
	Existing Concrete Sidewalk
	Proposed Hard Surface for Outdoor Seating (Type: TBD)
	N=MEASURED
	R=RECORDED
	F=FOUND IRON
	M=FOUND CONCRETE MONUMENT
	X=IN CONCRETE
	FD PK NAIL
	POWER POLE
	C=CUY WIRE
	L=LIGHT POLE
	S=STREET SIGN
	O=OVERHEAD LINES
	U=UNDERGROUND FL/C
	S=SANITARY SEWER
	T=STORM SEWER
	G=GAS MAIN
	M=TELEPHONE MANHOLE
	W=WATER LINE
	V=WATER VALVE
	G=GAS VALVE
	B=RFEC BOX
	H=FLAPPHONE BOX
	R=RAIL
	T=TREE LINE



North Channel Investors, LLC
 86 North Washington Street
 Manistee, Michigan 49660
 Landscaping Plan

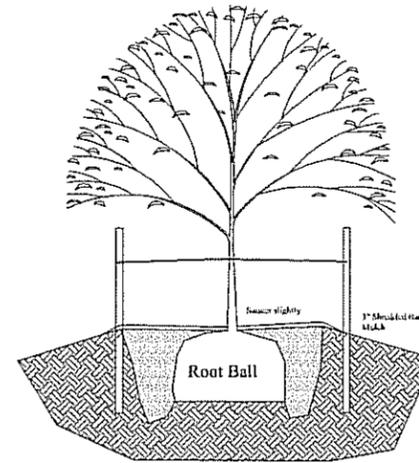


Landscaping Plan



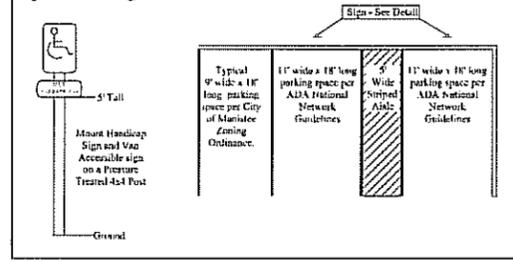
Landscaping Key:

- Creeping Junipers @ 5' ctrs
- Crimson Maple as shown (3 to be planted)
- Cleveland Pear as shown (7 to be planted)
- Boxwood Shrubs (19 to be planted)
- Grass Surface - Sod or Planted
- 3" Shredded Hardwood Mulch
- 4" Concrete Sidewalk
- 8" Heavy Duty Concrete Driveway
- Hard-Surface (Stamped Concrete or Pavers) for outdoor sitting and eating areas

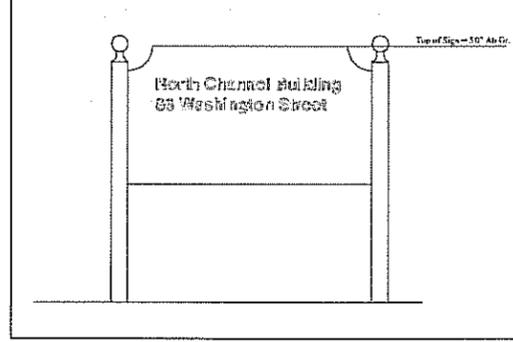


Tree planting notes:
 Excavation for the root ball shall be at least 2 x the diameter of the tree and rootball container.
 Backfill with native sandy soil - no rocks, sticks or other debris. Lightly tamp to remove voids and air pockets.
 Form a slight saucer on the ground surface to retain water. Water after backfilling.
 Place 3" of shredded hardwood mulch over excavation.
 Stake w/ minimum of three (3) 2" x 2" Hardwood Stakes driven into the ground and anchored firmly in place.
 Secure with twisted wire between the tree and stakes. Protect bark/trunk with rubber hose. Do not overtighten the wire support.

Proposed Handicap Parking Space & Sign Detail

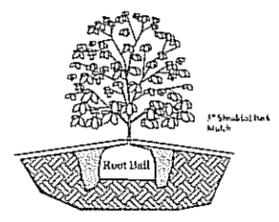


Proposed Sign Detail Area = 16 sf



Parking Lot Light Notes

- The applicant will install LED lights in the parking lot at the locations indicating meeting the following requirements:
- All exterior lamps and luminaries (Pole mounted or building mounted) shall be shielded, hooded and/or louvered so that the light source is not directly visible from beyond the boundary of the Site.
 - The light from any illuminated source shall be designed so that the light intensity or brightness at any property line shall not exceed One (1) foot candle.
 - The lighting fixtures shall have one hundred percent (100%) cut off above the horizontal plane at the lowest part of the point light source.
 - Maximum height of the light fixture shall be no higher than twenty (20) feet above the grade of the site.



Shrub planting notes:
 Excavation for the root ball shall be at least 1.5 x the diameter of the shrub and rootball container.
 Backfill with native sandy soil - no rocks, sticks or other debris. Lightly tamp to remove voids and air pockets.
 Form a slight saucer on the ground surface to retain water. Water after backfilling.
 Place 3" of shredded hardwood mulch over excavation.

Creeping Juniper

Low-growing ground cover (Juniperus horizontalis). Graceful, aromatic shrubs spread to fill sunny areas and they can be used as foundation plants or accents in flower borders. Planting spaces @ 4' ctrs.

Crimson King Maple

Medium Tree (Acer platanoides) that ranges from 35 to 45 feet in height and a girth of 25 to 40 feet. Produces star shaped leaves that are 4 to 8 inches in length. They can be either purple and or red, which turn yellow in the fall. Maroon-yellow flowers appear in the summer.

Growing requirements, which extend from full sun to partial shade and soil types. While this plant does like a well-drained soil, it can tolerate some drought conditions. (Don't plant next to sidewalk - will lift segments.)

Cleveland Pear

Medium Tree (Pyrus calleryana) that has a height of 30 feet and a girth of up to 20'. Spacing at 10 - 15 feet centers. Color is white.

Grows in full sun.

Green Mountain Boxwood

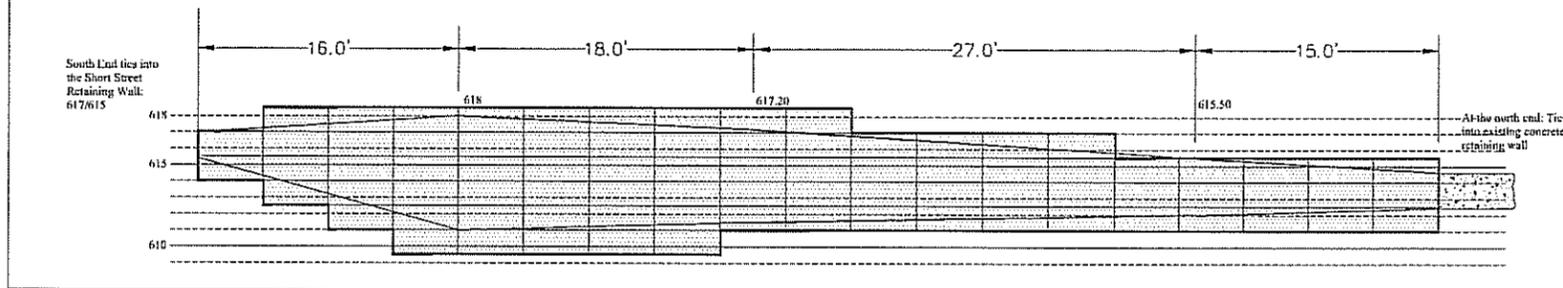
Upright, evergreen shrub (Buxus) with unusual pyramidal growth habit. Size: Height: 3 ft. to 5 ft. Width: 2 ft. to 3 ft. Small, dark green leaves hold their color all year. Maintains shape with very little pruning. Full sun produces best growth, can tolerate partial shade. Deer resistant.

Revised 9/29/16 - Revise North Parking Lot
 Revised 9/02/16 - Revise Dumpster & Add H/C Spaces

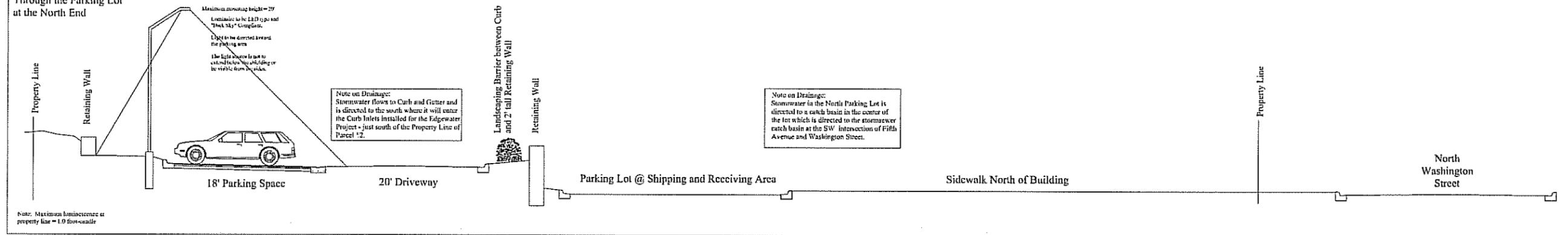
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 <small>Ludington, MI 49631 (231) 845-3455 Manistee, MI 49660 (231) 723-6460</small>			
CLIENT: North Channel Investors, LLC 86 North Washington Street Manistee, Michigan 49660		DRAWN BY: TG	CHECKED BY: JTN jr.
DESCRIPTION: Landscape Plan		SCALE: 1" = 20'	DATE: 9-01-16
		JOB NUMBER: 1310-2B	SHEET: 3 of 9

North Channel Investors, LLC
 86 North Washington Street
 Manistee, Michigan 49660
 Site Plan Details

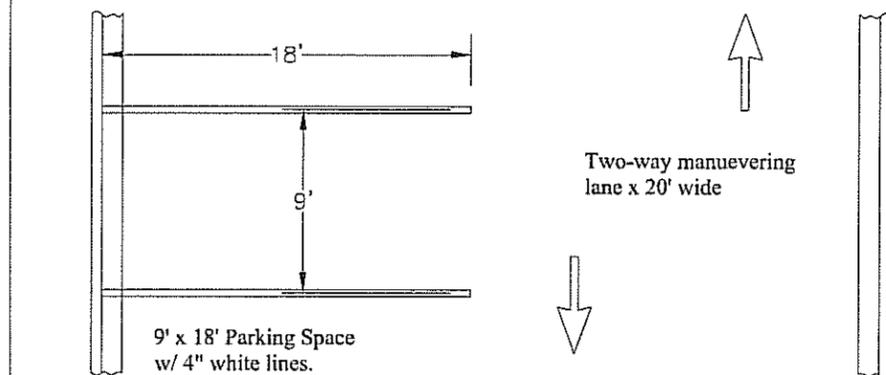
Proposed Retaining Wall between parking lot and Short Street
 (Replaces failed retaining wall portions)
 Scale: 1" = 5'



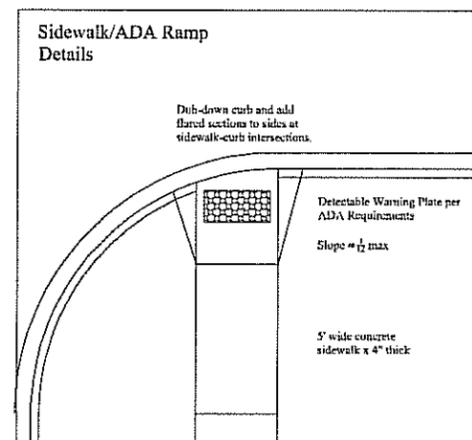
Cross Section 4/A
 Through the Parking Lot
 at the North End



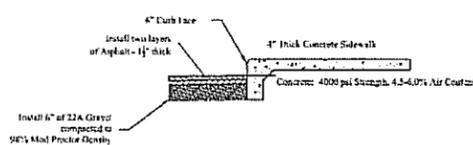
Typical Parking Space per City of Manistee Zoning Ordinance



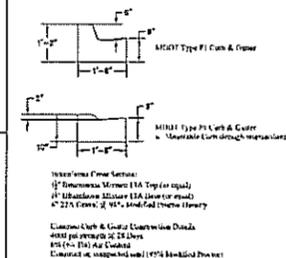
Sidewalk/ADA Ramp Details



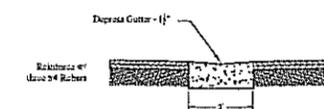
Sidewalk Curb Detail



Curb & Gutter Details



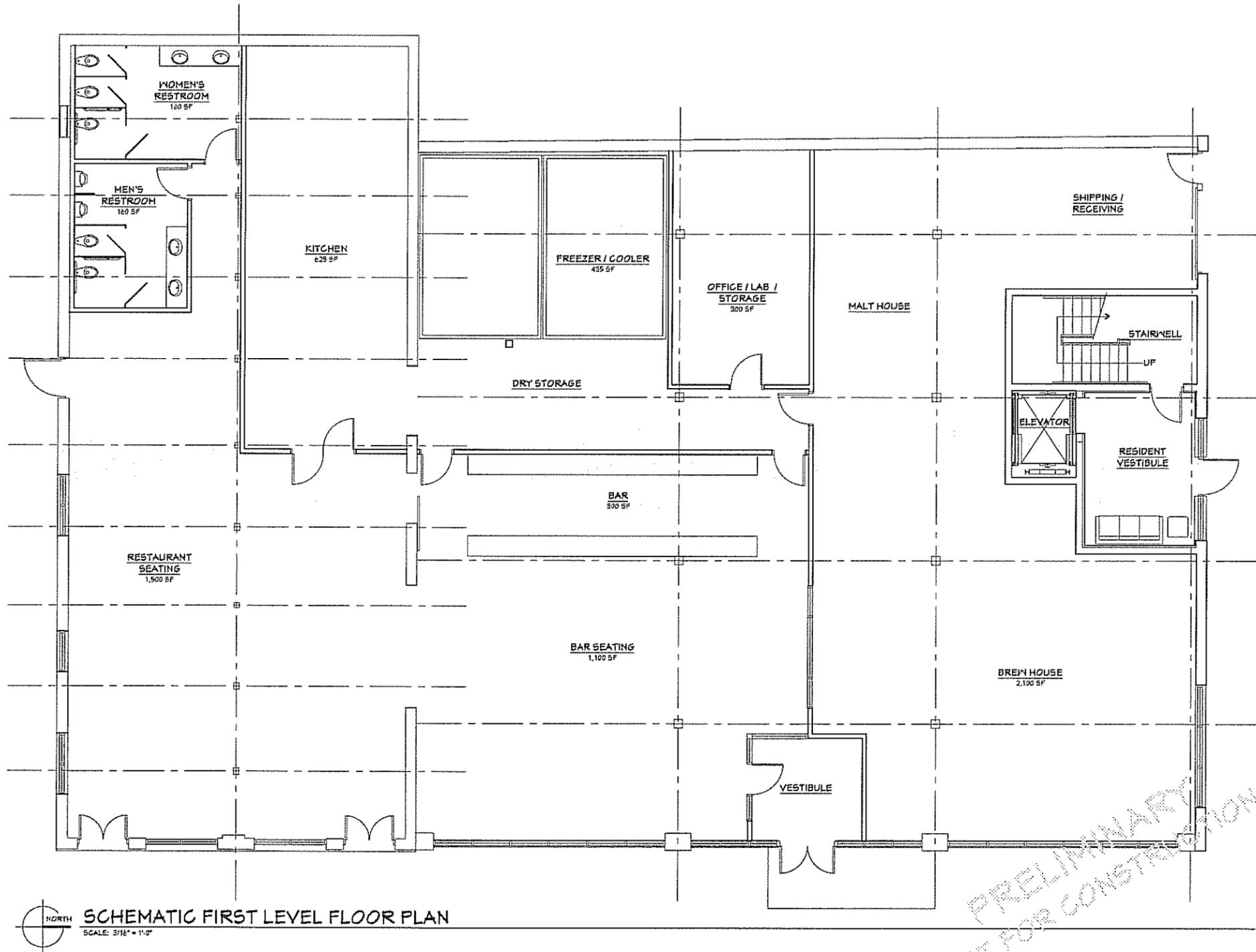
Gutter Pan Detail



9-29-16 Add Retaining Wall Profile

REV.	DESCRIPTION	BY	DATE
 NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludingwa, MI 49431 (231) 845-3485 Altona, MI 49660 (231) 723-6460			
CLIENT: North Channel Investors, LLC 86 North Washington Street Manistee, Michigan 49660		DRAWN BY: TG	CHECKED BY: JIN jr.
DESCRIPTION: Site Plan Details		SCALE: 1" = 20'	DATE: 9-01-16
		JOB NUMBER: 1310-2B	SHEET: 4 of 9

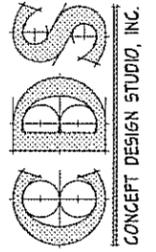
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SCHEMATIC FIRST LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

CONCEPT DESIGN STUDIO, INC.
 600 E. ELLIS ROAD, SUITE 506
 NORTON SHORES, MI 49441
 PH. (231) 744-4895
 FAX (231) 744-4851



ADAPTIVE REUSE RENOVATION FOR
NORTH CHANNEL OUTLET
 86 WASHINGTON STREET MANISTEE, MICHIGAN 49660

PROJECT #	0474-16
ISSUANCES	
SCHEMATIC REVIEW	05.31.2016
SCHEMATIC REVIEW	06.05.2016
SCHEMATIC REVIEW	01.01.2016
ELEVATION REVIEW	07.27.2016
SHPO MEETING	05.11.2016
SITE PLAN APPROVAL	04.01.2016

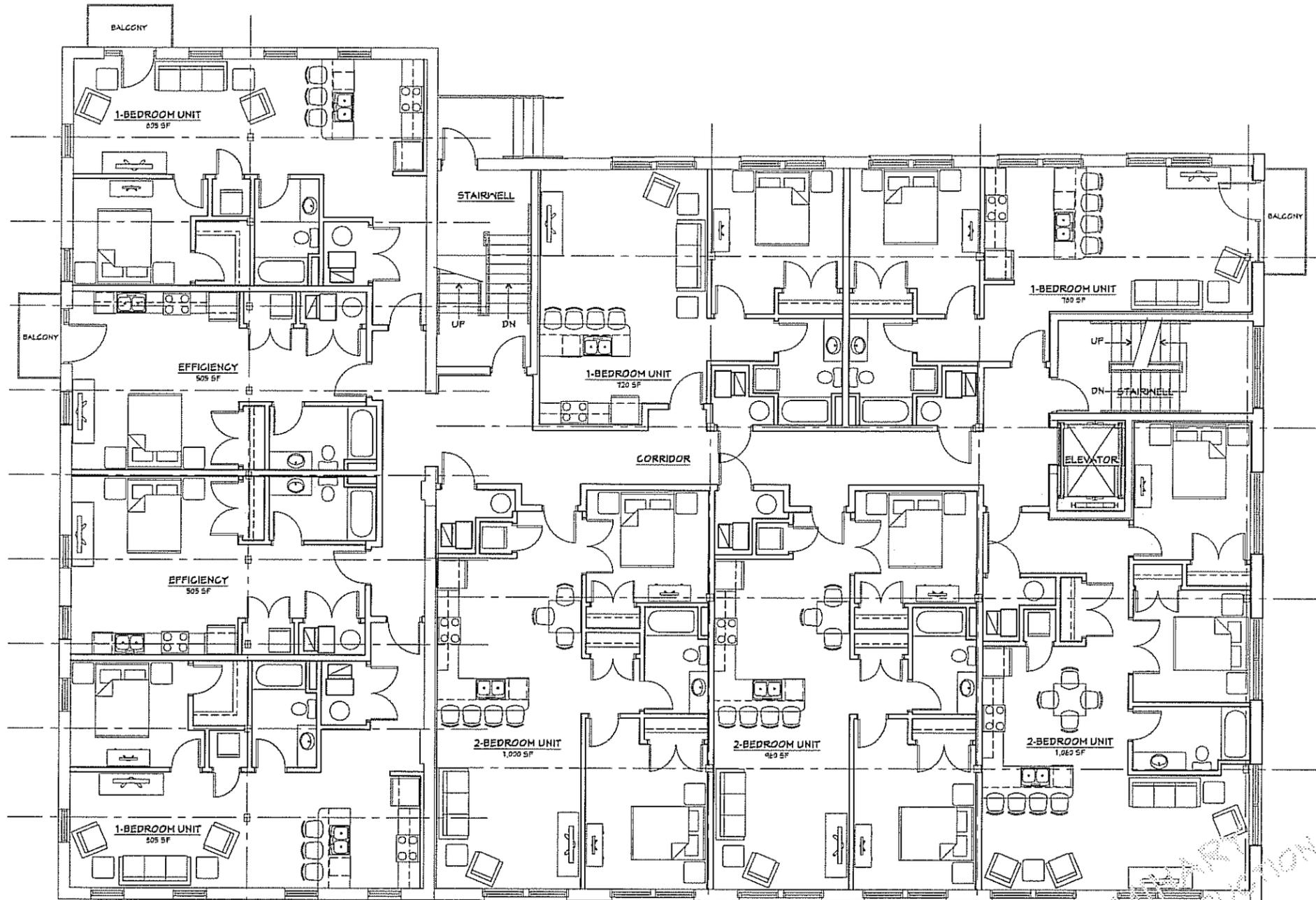
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SHEET TITLE
 SCHEMATIC
 FIRST LEVEL
 FLOOR PLAN

SHEET NO.
A1.01

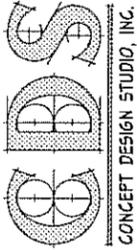
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SCHEMATIC SECOND LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

CONCEPT DESIGN STUDIO, INC.
 600 E. ELLIS ROAD, SUITE 306
 NORTON SHORES, MI 49441
 PH: (231) 794-4855
 FAX: (231) 794-4857



CONCEPT DESIGN STUDIO, INC.

ADAPTIVE REUSE RENOVATION FOR
NORTH CHANNEL OUTLET
 86 WASHINGTON STREET MANISTEE, MICHIGAN 49660

PROJECT #	0474-16
ISSUANCES	
SCHEMATIC REVIEW	05.31.2016
SCHEMATIC REVIEW	06.05.2016
SCHEMATIC REVIEW	07.01.2016
ELEVATION REVIEW	07.21.2016
EMPO MEETING	08.11.2016
SITE PLAN APPROVAL	04.01.2016
REVISED SITE PLAN APPROVAL	01.06.2016

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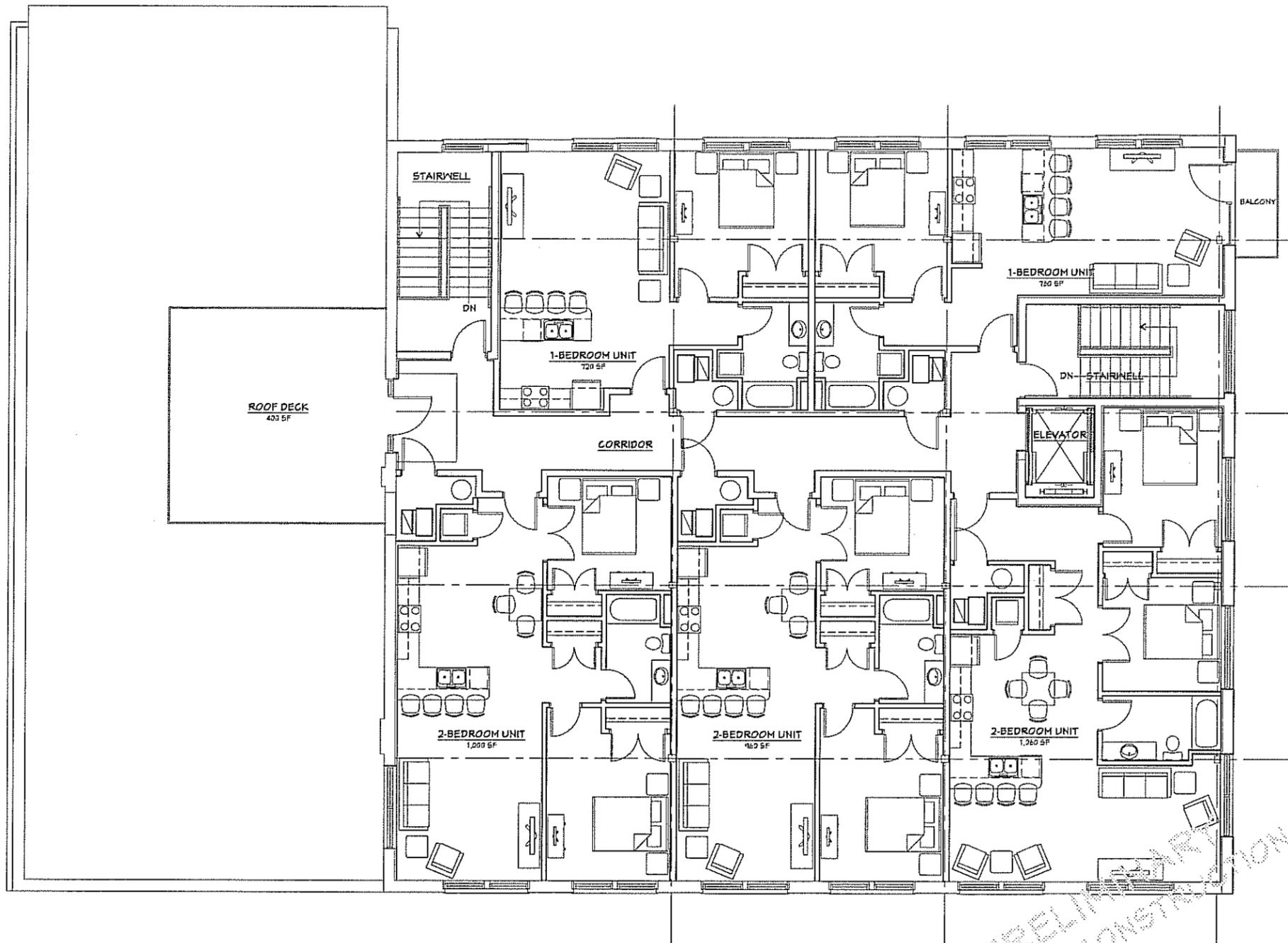
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SCHEMATIC SECOND LEVEL FLOOR PLAN

SHEET NO.

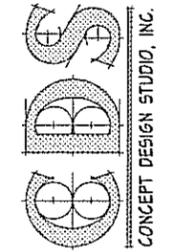
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SCHMATIC THIRD LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"

CONCEPT DESIGN STUDIO, INC.
 800 E. ELLIS ROAD, SUITE 305
 NORTON SHORES, MI 49441
 PH: (231) 744-4935
 FAX: (231) 744-4931



ADAPTIVE REUSE RENOVATION FOR
NORTH CHANNEL OUTLET
 86 WASHINGTON STREET MANISTEE, MICHIGAN 49660

PROJECT #	0474-16
ISSUANCES	
SCHEMATIC REVIEW	05.31.2016
SCHEMATIC REVIEW	06.03.2016
SCHEMATIC REVIEW	07.01.2016
ELEVATION REVIEW	07.21.2016
SHPO MEETING	05.17.2016
SITE PLAN APPROVAL	04.01.2016

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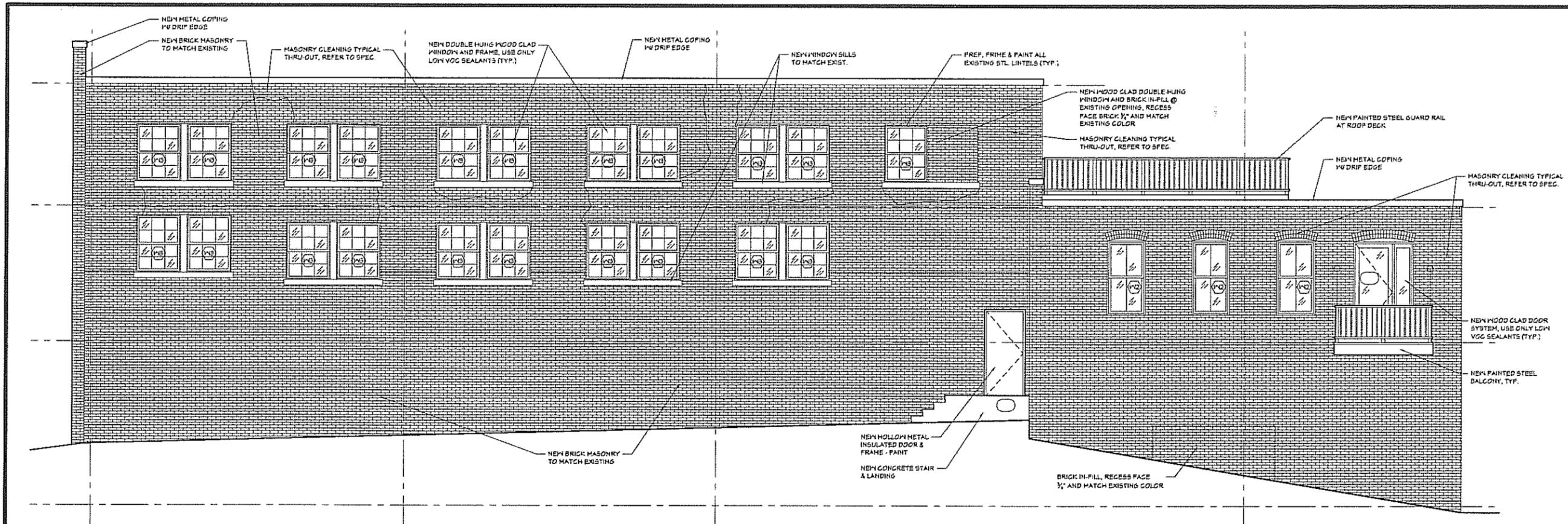
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SCHMATIC THIRD LEVEL FLOOR PLAN

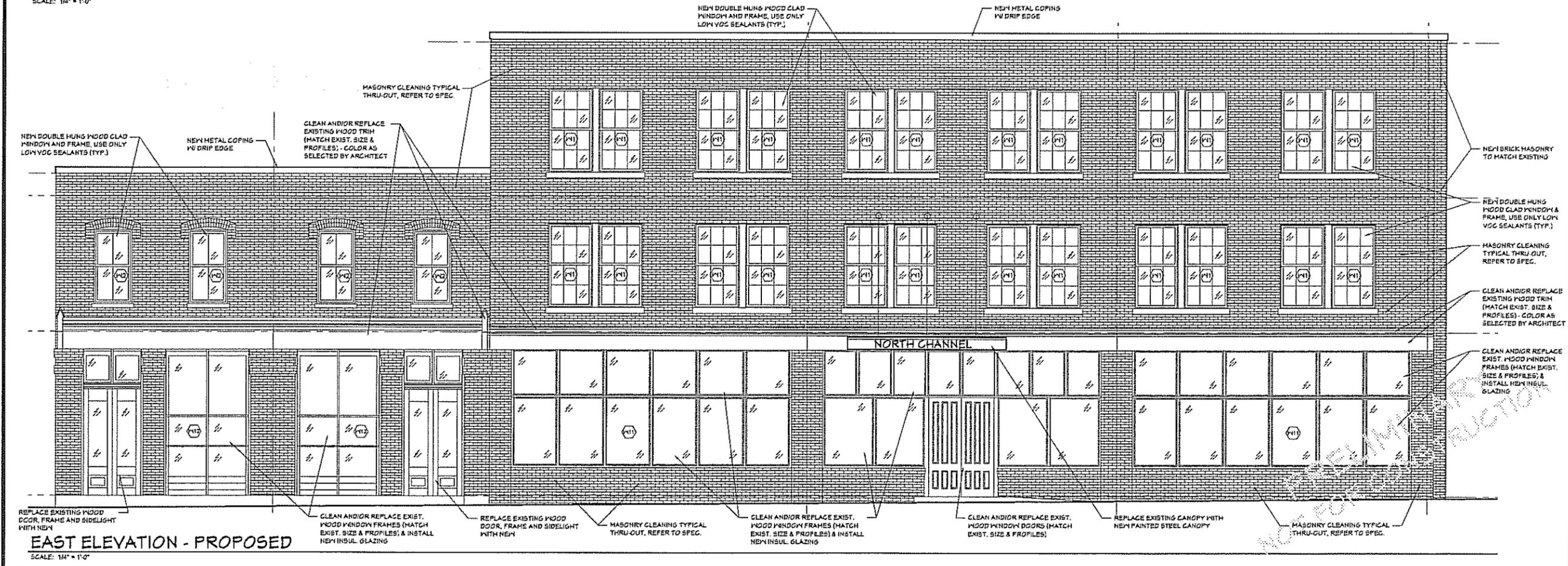
SHEET NO.

A1.03

PRELIMINARY
 NOT FOR CONSTRUCTION



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.
600 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH: (231) 794-4838
FAX: (231) 794-4837

CONCEPT DESIGN STUDIO, INC.

ADAPTIVE REUSE RENOVATION FOR
NORTH CHANNEL OUTLET
86 WASHINGTON STREET MANISTEE, MICHIGAN 49660

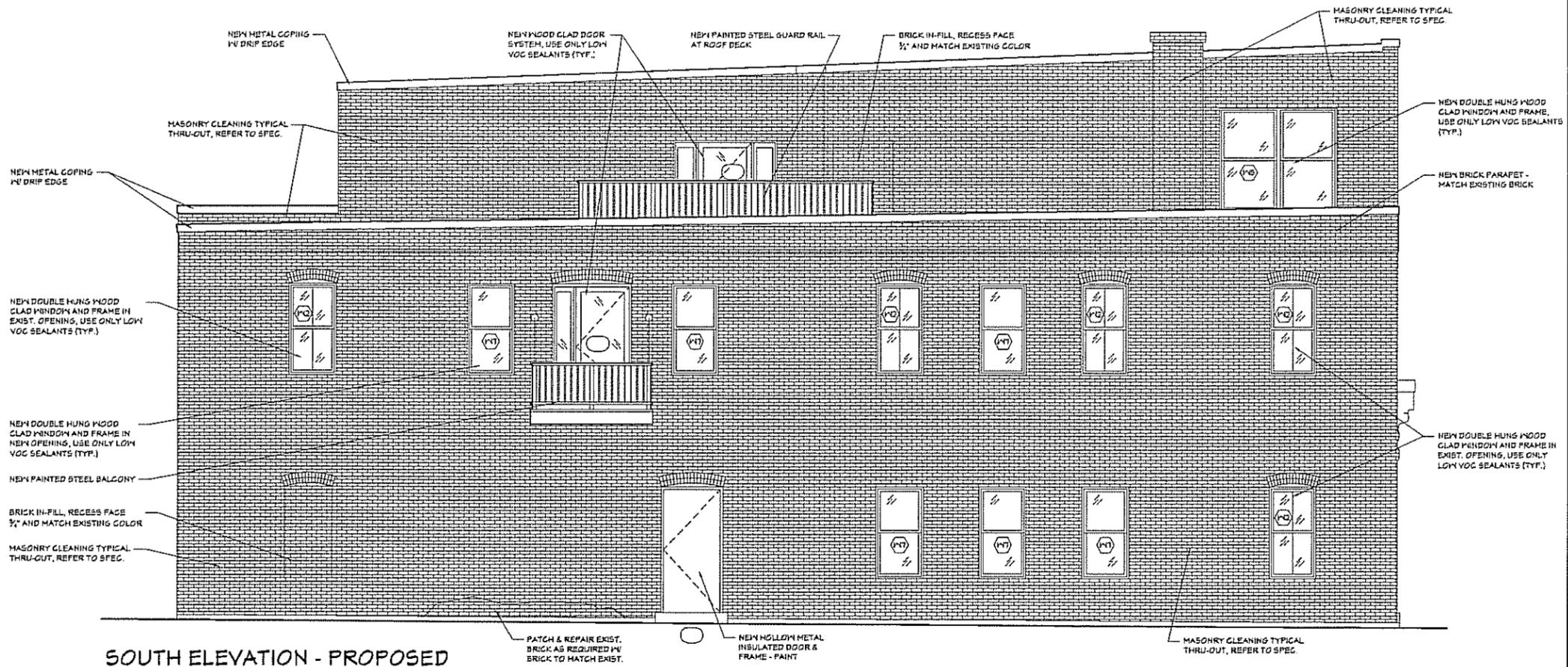
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ISSUANCES	
SCHEMATIC REVIEW	05.31.2016
SCHEMATIC REVIEW	06.05.2016
SCHEMATIC REVIEW	07.01.2016
ELEVATION REVIEW	07.21.2016
SNFO MEETING	08.17.2016
SITE PLAN APPROVAL	04.01.2016

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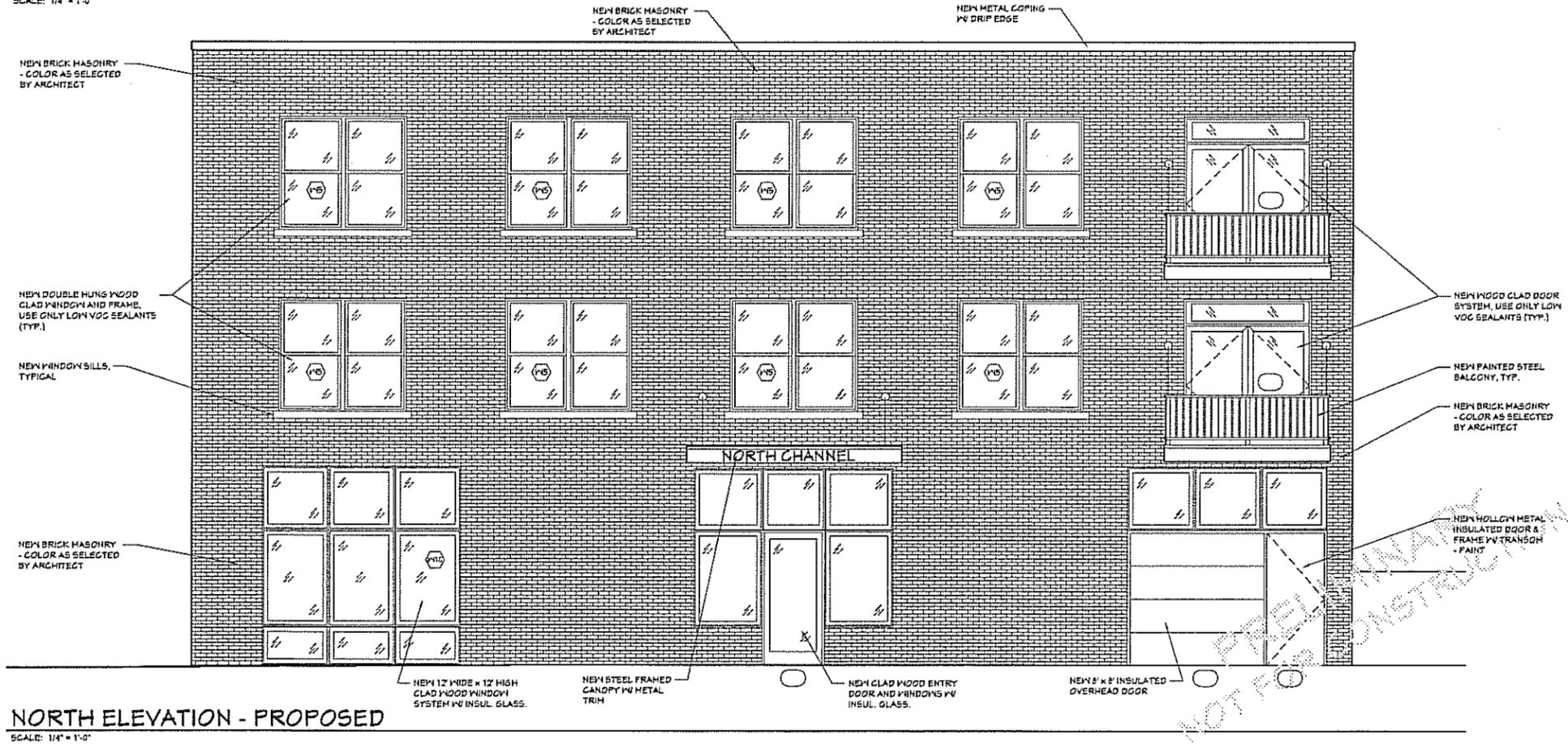
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EXTERIOR ELEVATIONS - PROPOSED

SHEET NO.
A3.11

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SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 505
NORTON SHORES, MI 49441
PH. (231) 799-4835
FAX (231) 799-4837

CONCEPT DESIGN STUDIO, INC.

ADAPTIVE REUSE RENOVATION FOR
NORTH CHANNEL OUTLET
86 WASHINGTON STREET MANISTEE, MICHIGAN 49660

PROJECT # 0474-16

ISSUANCES	
SCHEMATIC REVIEW	05.31.2016
SCHEMATIC REVIEW	06.09.2016
SCHEMATIC REVIEW	07.01.2016
ELEVATION REVIEW	07.27.2016
3RPO MEETING	08.17.2016
SITE PLAN APPROVAL	09.01.2016
REVISED SITE PLAN APPROVAL	09.06.2016

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SHEET TITLE
EXTERIOR ELEVATIONS - PROPOSED

SHEET NO.
A3.12

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City of Manistee
Planning Commission Resolution to Approve a
Special Use Permit for a Planned Unit Development
Case Number PC-2016-11
North Channel Investors LLC

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 6, 2016, the following resolution was adopted to approve a Special Use Permit for Mixed use - Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units) as shown on Site Plan prepared by Nordlund and Associates Job #1310-2B, Date 09-01-16

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, on September 1, 2016 a request for a Special Use Permit for Mixed Use - Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units) was received from North Channel Investors LLC, and

WHEREAS, a Mixed Use is provided for as a Special Use under the C-3 Central Business Zoning District, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 6, 2016, and

WHEREAS, the Planning Commission has received written comment, reviewed the site, and has completed review of the application, site input of the applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

B. Findings of Fact – Section 1858 Mixed Use Development of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The applicant shall demonstrate how the proposed mixing of uses will reduce traffic generation and provide a substantial amenity for the City of Manistee.
2. The mixing of uses will be compatible with adjacent land uses, the natural environment, and the capacities of affected public services and facilities, and such use shall be consistent with the public health, safety and welfare of City of Manistee residents. The mixing of uses shall be consistent with the policies set forth in the City of Manistee Comprehensive Plan.
3. The development shall consolidate and maximize usable open space, wherever possible.
4. The applicant shall demonstrate that the proposed mixing of uses will not constitute a nuisance to future inhabitants or users of the development, or the City in general.
5. Off-street parking facilities for such mixed uses may be provided collectively, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use, unless the Planning Commission finds that such requirements are may be modified due to varying hours of operation or other factors.
6. A proposed Mixed-Use Development shall be designed in such a manner that will lead to compatible, efficient, and attractive uses of property in the City of Manistee, and shall:
 - a. Encourage unique retail, office and residential use alternatives.
 - b. Continue and augment the City's traditional neighborhood patterns.
 - c. Establish neighborhood places that will define and strengthen the community character and supplement the identity of the City.
 - d. Provide for the redevelopment of underutilized sites.
 - e. Facilitate pedestrian oriented development using design options such as sidewalk cafes, rear parking, residential condominiums above small-scale service uses, and enhanced landscape open spaces, squares, and parks.
7. Vehicular and pedestrian circulation within the development and access to the development shall be safe, convenient, non-congested and well defined. Shared access to parking areas will be required, where appropriate.
8. A Mixed-Use Development shall not infringe unreasonably on any neighboring uses.
9. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.

C. Findings of Fact – Section 1873 Processing and Manufacturing of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The applicant shall demonstrate how the proposed mixing of uses will reduce traffic generation and provide a substantial amenity for the City of Manistee.
2. The mixing of uses will be compatible with adjacent land uses, the natural environment, and the capacities of affected public services and facilities, and such use shall be consistent with the public health, safety and welfare of City of Manistee residents. The mixing of uses shall be consistent with the policies set forth in the City of Manistee Comprehensive Plan.
3. The development shall consolidate and maximize usable open space, wherever possible.
4. The applicant shall demonstrate that the proposed mixing of uses will not constitute a nuisance to future inhabitants or users of the development, or the City in general.
5. Off-street parking facilities for such mixed uses may be provided collectively, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use, unless the Planning Commission finds that such requirements are may be modified due to varying hours of operation or other factors.
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 - c. Establish neighborhood places that will define and strengthen the community character and supplement the identity of the City.
 - d. Provide for the redevelopment of underutilized sites.
 - e. Facilitate pedestrian oriented development using design options such as sidewalk cafes, rear parking, residential condominiums above small-scale service uses, and enhanced landscape open spaces, squares, and parks.
7. Vehicular and pedestrian circulation within the development and access to the development shall be safe, convenient, non-congested and well defined. Shared access to parking areas will be required, where appropriate.
8. A Mixed-Use Development shall not infringe unreasonably on any neighboring uses.
9. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.

D. Findings of Fact – Section 1873 Processing and Manufacturing of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The applicant shall disclose the nature and quantity of all chemicals, hazardous materials to be used or stored on site and all uses and activities shall at all times comply with Section 520 hereof.
2. Wastewater discharges to the City of Manistee municipal wastewater system shall conform to the requirements of the City’s industrial pre-treatment program. No toxic or hazardous materials shall be discharged to groundwater or surface waters.

3. Within one hundred (100) feet of a R-1, R-2, or R-3 district, all manufacturing and processing activities shall take place inside a fully enclosed building or structure. Outdoor storage shall be permitted but shall be buffered with a wall of evergreens, or 6-foot tall fencing designed to be compatible with the surrounding neighborhood.
4. All local, county, state, and federal laws, statutory, and regulatory requirements shall be met at all times. Any failure to comply with any federal or state licensing or permitting requirement shall be grounds for the revocation of any special use permitted issued pursuant to this section.
5. The application shall provide for measures acceptable to the Planning Commission to prevent any noise in excess of 60 decibels at any property line.
6. In addition to the provisions of Section 531, the Planning Commission may require additional open space and landscape buffer screening the proposed special use from adjacent property.
7. All exterior lighting shall be in accordance with Section 525 hereof.
8. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
9. All off-street parking shall be in compliance with Section 514 of this Ordinance.

E. Findings of Fact – Section 1835 Eating and Drinking Establishment of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. Such facilities shall maintain, at all times, all required state and local licenses and permits.
2. Such facilities shall be located and designed such that no objectionable noise in excess of 60 decibels shall be carried onto adjoining property zoned for, or occupied by, residential uses.
3. Such facilities shall be located and designed such that no objectionable odor or fumes shall be carried onto property located in the R-1, R-2 or R-3 districts.
4. Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate, so that any refuse or dumpster shall not be visible from any building, dwelling, adjacent property, or street. The site plan shall include measures satisfactory to the Planning Commission to control blowing trash, dust or debris from the facility.
5. The Planning Commission may establish reasonable hours of operation for eating and drinking establishments.
6. Within the R-2 and R-3 districts, Eating and Drinking Establishments shall front on and be accessed primarily from a key street segment, as defined herein. **N/A**
7. All exterior lighting shall be in accordance with Section 525 hereof.
8. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
9. All parking shall be in compliance with the provisions of Section 514 of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.

F. Findings of Fact – Section 1504 Upper Story Dwellings of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

- A. Upper story dwellings are permitted in existing structures within the C-3 district. New structures proposing upper story dwellings shall be governed as a mixed use.
- B. Upper story dwellings shall be accessed by a secure entrance dedicated for the exclusive use of building residents and guests.
- C. No commercial or office use shall be located on the same floor as a residential use.
- D. No dwelling unit shall exceed a maximum of two (2) bedrooms.
- E. Each dwelling unit shall have a minimum floor area of five hundred (500) square feet.

BE IT FURTHER RESOLVED, that the Special Use Permit for Mixed Use that includes Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings (Brewery/Restaurant and 14 residential units) as shown on Site Plan prepared by Nordlund and Associates Job #1310-2B, Date 09-01-16 with the following conditions:

- The Applicant shall request to combine both parcels 51-211-100-01, 51-211-100-02 & 51-211-100-03 into one parcel.
- The Applicant shall install a bike rack on the site.
- Any concerns or outstanding items relating to the site plan by the City Engineer, DPW Director or Public Safety shall be address before the Special Use Permit can be issued.

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION: CARRIED

CERTIFICATION:

I, Marlene, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 6, 2016.

Marlene McBride, Secretary

City of Manistee
Planning Commission Resolution to Deny a
Special Use Permit, Case Number PC-2016-11
North Channel Investors LLC

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 6, 2016, the following resolution was adopted to approve a Special Use Permit for Mixed Use (Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings) as shown on Site Plan prepared by Nordlund and Associates Job #1310-2B, Dated 9/1/16

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, on September 6, 2016 a request for a Special Use Permit for Mixed Use (Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings) was received from North Channel Investors LLC , and

WHEREAS, a Mixed Use is provided for as a Special Use under the C-3 Central Business Zoning District, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 6, 2016, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):
1. The Special Use is consistent with the adopted City of Manistee Master Plan.
 2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
 3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
 4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
 5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

B. Findings of Fact – Section 1873 Processing and Manufacturing of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The applicant shall demonstrate how the proposed mixing of uses will reduce traffic generation and provide a substantial amenity for the City of Manistee.
2. The mixing of uses will be compatible with adjacent land uses, the natural environment, and the capacities of affected public services and facilities, and such use shall be consistent with the public health, safety and welfare of City of Manistee residents. The mixing of uses shall be consistent with the policies set forth in the City of Manistee Comprehensive Plan.
3. The development shall consolidate and maximize usable open space, wherever possible.
4. The applicant shall demonstrate that the proposed mixing of uses will not constitute a nuisance to future inhabitants or users of the development, or the City in general.
5. Off-street parking facilities for such mixed uses may be provided collectively, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use, unless the Planning Commission finds that such requirements are may be modified due to varying hours of operation or other factors.
6. A proposed Mixed-Use Development shall be designed in such a manner that will lead to compatible, efficient, and attractive uses of property in the City of Manistee, and shall:
 - a. Encourage unique retail, office and residential use alternatives.
 - b. Continue and augment the City's traditional neighborhood patterns.
 - c. Establish neighborhood places that will define and strengthen the community character and supplement the identity of the City.
 - d. Provide for the redevelopment of underutilized sites.
 - e. Facilitate pedestrian oriented development using design options such as sidewalk cafes, rear parking, residential condominiums above small-scale service uses, and enhanced landscape open spaces, squares, and parks.

7. Vehicular and pedestrian circulation within the development and access to the development shall be safe, convenient, non-congested and well defined. Shared access to parking areas will be required, where appropriate.
8. A Mixed-Use Development shall not infringe unreasonably on any neighboring uses.
9. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.

C. Findings of Fact – Section 1873 Processing and Manufacturing of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The applicant shall disclose the nature and quantity of all chemicals, hazardous materials to be used or stored on site and all uses and activities shall at all times comply with Section 520 hereof.
2. Wastewater discharges to the City of Manistee municipal wastewater system shall conform to the requirements of the City's industrial pre-treatment program. No toxic or hazardous materials shall be discharged to groundwater or surface waters.
3. Within one hundred (100) feet of a R-1, R-2, or R-3 district, all manufacturing and processing activities shall take place inside a fully enclosed building or structure. Outdoor storage shall be permitted but shall be buffered with a wall of evergreens, or 6-foot tall fencing designed to be compatible with the surrounding neighborhood.
4. All local, county, state, and federal laws, statutory, and regulatory requirements shall be met at all times. Any failure to comply with any federal or state licensing or permitting requirement shall be grounds for the revocation of any special use permitted issued pursuant to this section.
5. The application shall provide for measures acceptable to the Planning Commission to prevent any noise in excess of 60 decibels at any property line.
6. In addition to the provisions of Section 531, the Planning Commission may require additional open space and landscape buffer screening the proposed special use from adjacent property.
7. All exterior lighting shall be in accordance with Section 525 hereof.
8. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
9. All off-street parking shall be in compliance with Section 514 of this Ordinance.

D. Findings of Fact – Section 1835 Eating and Drinking Establishment of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. Such facilities shall maintain, at all times, all required state and local licenses and permits.
2. Such facilities shall be located and designed such that no objectionable noise in excess of 60 decibels shall be carried onto adjoining property zoned for, or occupied by, residential uses.
3. Such facilities shall be located and designed such that no objectionable odor or fumes shall be carried onto property located in the R-1, R-2 or R-3 districts.
4. Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate, so that any refuse or dumpster shall not be visible from any building, dwelling, adjacent property, or street. The site plan shall include measures satisfactory to the Planning Commission to control blowing trash, dust or debris from the facility.
5. The Planning Commission may establish reasonable hours of operation for eating and drinking establishments.
6. Within the R-2 and R-3 districts, Eating and Drinking Establishments shall front on and be accessed primarily from a key street segment, as defined herein. **N/A**
7. All exterior lighting shall be in accordance with Section 525 hereof.
8. All signs shall be in compliance with the provisions of Article 21 of this Ordinance.
9. All parking shall be in compliance with the provisions of Section 514 of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with Section 531 of this Zoning Ordinance.

E. Findings of Fact – Section 1504 Upper Story Dwellings of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

- A. Upper story dwellings are permitted in existing structures within the C-3 district. New structures proposing upper story dwellings shall be governed as a mixed use.
- B. Upper story dwellings shall be accessed by a secure entrance dedicated for the exclusive use of building residents and guests.
- C. No commercial or office use shall be located on the same floor as a residential use.
- D. No dwelling unit shall exceed a maximum of two (2) bedrooms.
- E. Each dwelling unit shall have a minimum floor area of five hundred (500) square feet.

BE IT FURTHER RESOLVED, that the Special Use Permit for Mixed Use (Processing and Manufacturing, Eating and Drinking Establishment and Upper Story Dwellings)) is hereby denied for the reasons set forth in this resolution.

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION: CARRIED

CERTIFICATION:

I, Marlene, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 6, 2016.

Marlene McBride, Secretary

Draft Resolution to Deny Special Use Permit

Memorandum



TO: Planning Commission

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: September 29, 2016

RE: Stillwater Investments (Chippewa Cottages and Resort)
Alley Vacation/PUD Request

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

Commissioners, we have received two requests from Stillwater Investments. The first is to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson's Addition to the City of Manistee. The second is for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) at the site of the former Hotel Chippewa.

This request was reviewed by the Site Plan Review Committee on September 8, 2016 who acted on the request as follows:

MOTION by Mark Wittlieff seconded by Maureen Barry that the Site Plan Review Committee recommend to the Planning Commission to approve request has been received from Stillwater Investments for a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) at the vacant property of the former Hotel Chippewa 80 Pine Street as submitted with site plan prepared by Nederveld, Project No: 16201018 dated 9/6/16 and schedule the public hearing for the Planning Commissions consideration on October 6, 2016.

- The request to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson's Addition to the City of Manistee be approved by City Council.
- Any concerns on the Site Plan by the City Engineer, DPW Director or Public Safety will be address or placed as a condition on the Special Use Permit for a Planned Unit Development.

Motion approved unanimously

DPW Director Jeff Mikula sent an email that read *"No proposed utilities shown. Should we infer there will be 11 water and sewer connections then? If so, they will be opening up a lot of pavement along First and Pine. Those streets are scheduled to be repaved next spring"*. In response to the concerns the Site Plan Review Committee discussed the need to install all the taps to the site before the repaving of First and Pine Street in the spring.

I have not received final review/comments from the City Engineer and DPW Director; review by the Fire Department did not result in any concerns except for meeting the requirements of the building code relating to the distance between buildings.

Copies of both requests are attached for your consideration.



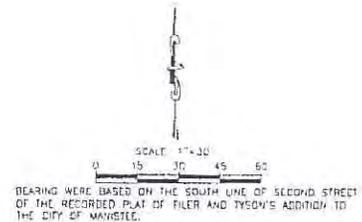
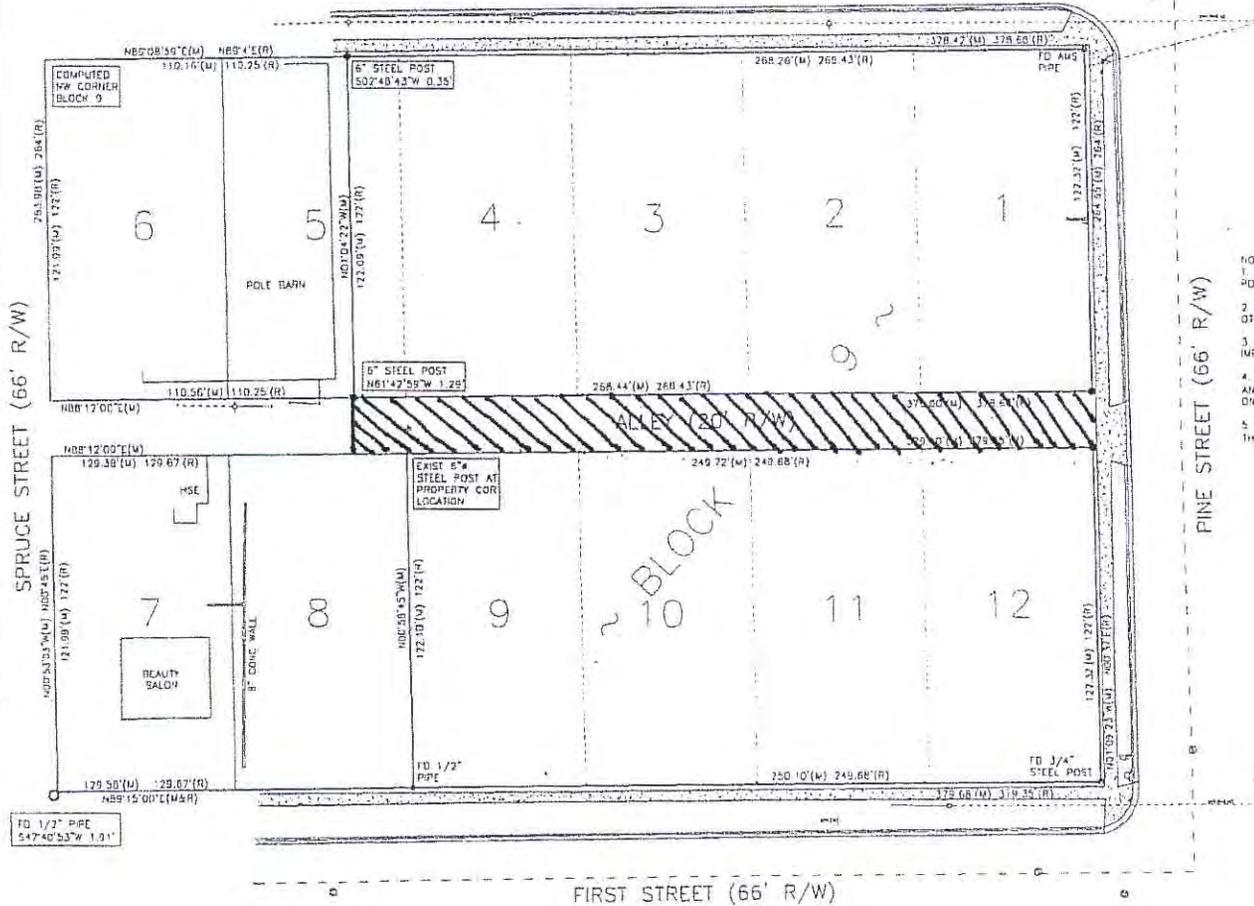
Planning & Zoning, City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2805 (phone)
 231.723.1546 (fax)

Street or Alley Vacation Request Form

Please Print

Vacation of a Public Right-of-way Requirements		
<p><i>Requests must be received 25 days prior to the City of Manistee Planning Commission meeting to be placed on the agenda.</i> Requests require a Public Hearing and Council Approval. Notice shall include publication in a newspaper, posting in City Hall, and notification by first class mail of all parties within 300 feet of the affected portion of street/alley. Applicants must furnish title work to show all easements.</p>		
Applicant Information		
Property Address: 80 Pine Street, Manistee, Michigan 49660	Parcel # 51-349-710-01	
Name of Owner #1: Stillwater Investments		
Mailing Address: 6719 Pine Ridge Court, Jenison, Michigan 49428		
Phone #: (616) 437-2154	Cell#:	e-mail: dave@anteriorquest.com
Property Address:	Parcel #	
Name of Owner #2:		
Mailing Address:		
Phone #:	Cell#:	e-mail:
Property Address:	Parcel #	
Name of Owner #3:		
Mailing Address:		
Phone #:	Cell#:	e-mail:
Property Address:	Parcel #	
Name of Owner #4:		
Mailing Address:		
Phone #:	Cell#:	e-mail:
Site Plan Requirements		
<p>The applicant is responsible to provide a survey showing the streets and street names and lot dimensions of all parcels involved in the vacation and legal descriptions of the proposed resulting parcels. The Planning Commission reserves the right to require additional information necessary to meet the requirements of the Zoning Ordinance.</p>		
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.</p>		
Applicant #1 Signature: <i>Kelly A. Nedenveld</i>	Date: <u>9/7/14</u>	
<p style="margin-left: 150px;"><i>on behalf of Stillwater Investments</i></p>		
Applicant #2 Signature: _____	Date: _____	
Applicant #3 Signature: _____	Date: _____	
Applicant #4 Signature: _____	Date: _____	
<input checked="" type="checkbox"/> Fee of \$750.00 and Site Plan for project attached (permit cannot be issued without site plan)		
Office Use Only		
Fee: <input type="checkbox"/> \$750.00	Receipt # <u>35509</u>	
Signature: _____	Date: _____	

S. WATER STREET (66' R/W)



- LEGEND
- FOUND IRON
 - SET IRON
 - STEEL POST - R" UNLESS NOTED
 -) SIGN
 - POWER POLE
 - GUY POLE
 - GUY WIRE
 - W WATER VALVE
 - STORM MANHOLE
 - SANITARY MANHOLE
 - WOODEN FENCE
 - CONCRETE

- NOTES:
1. THE DESCRIPTION SHOWN HEREON IS BASED ON THE MANISTEE ABSTRACT AND TITLE COMPANY POLICY NUMBER LP 5017404 EFFECTIVE DATE MARCH 5, 2003.
 2. NO PORTION OF THE LAND INDICATED HEREON IS LOCATED IN A 100 YEAR FLOOD PLAIN OR OTHER DESIGNATED FLOOD PLAIN.
 3. THIS SURVEY DEPICTS THE LOCATION OF SUBSTANTIAL, VISIBLE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY.
 4. THIS SURVEY SHOWS OBSERVED EVIDENCE OF UTILITIES, DRAINAGE AND POINTS OF INGRESS AND EGRESS FOR SAID DRAINAGE AND UTILITIES. SURVEY WAS CONDUCTED WHEN THERE WAS 24" OF SNOW ON THE GROUND. NO UTILITIES WERE FOUND ON THE PROPERTY.
 5. THIS PARCEL CONTAINS 63,354 SQUARE FEET OR 1.45 ACRES. THE LAND SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION SCHEDULE "A" LP5017404.

DESCRIPTION:
LOTS 1-4, 9-12 AND THE EAST 18.75' OF LOT 5 ALL IN BLOCK 9 OF FILER AND TYSON'S ADDITION TO THE CITY OF MANISTEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF DEEDS, PAGES 64 & 65.

PROPERTY TAX NO. 51-51-349-710-01

TO:
THEODORE ARENS
NORTHWESTERN BANK
MANISTEE ABSTRACT AND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, B, 11A AND 1B OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2013.

JAMES T. NORDLUND, SR.
PROFESSIONAL SURVEYOR
PS# 16345

REV	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1878 Lubington, WI 49423 Manistee, WI 49660 (231) 841-5425 (231) 723-8460			
CLIENT	TED ARENS 2110 CRESENT BEACH RD MANISTEE, MICHIGAN 49660	DRAWN BY	JG
		CHECKED BY	JIN-SR
DESCRIPTION	ALTA/ACSM SURVEY	SCALE	1" = 30'
		DATE	FEBRUARY 27, 2013
		JOB NUMBER	PS-13-05
		SHEET	1 OF 1

Attachment to Street or Alley Vacation Request Form

Legal descriptions of proposed resulting parcels:

Lots 1-4 and the adjacent north 10' of the vacated alley along those lots; lots 9-12 and the adjacent south 10' of the vacated alley along those lots, and the east 18.75' of Lot 5 together with the adjacent north 10' of the vacated alley along that 18.75', all in Block 9 of Filer and Tyson's Addition to the City of Manistee.

MEMO TO: Denise Blakeslee, Zoning Administrator
FROM: Jeffrey W. Mikula, Public Works Director
DATE: September 29, 2016
SUBJECT: Former Chippewa Hotel Property
Alley Vacation Request



Utility Director's Office

231-723-7132

Upon your request we have reviewed the request to vacate the alley between Pine St and Spruce St. along the block from Water St. to First St. A review of the City water and sewer Atlas' does not indicate City water or sewer mains at this location. However, in discussing with Department of Public Works staff, they recall a sewer manholes located within or adjacent to the alley. It is possible that this sewer flows east to Pine St. The manholes were inspected by the City, but are full or concrete and asphalt debris. The applicant should determine if there are any live connections to the City system.

Should the line only serve the former building, we would consider removal of the line to support future development. We request this to become a condition of the vacation.

The alley is a throughway from Spruce to Pine Streets. An adequate turn around should be provided at the east end of the existing alley prior to the vacated portion.

CHIPPEWA COTTAGES AND RESORT
PLANNED UNIT DEVELOPMENT/SPECIAL USE PERMIT





September 28, 2016

Ms. Denise Blakeslee
Planning & Zoning Administrator
City of Manistee
70 Maple Street
Manistee, MI 49660

RE: 80 Pine Street – Planned Unit Development/Special Use Permit
City of Manistee, Manistee County, Michigan

Dear Ms. Blakeslee:

Included with this cover letter, please find 12 copies of the proposed Planned Unit Development at 80 Pine Street. This package has been revised to address the comments from the Site Plan Review Committee meeting on September 8, 2016. Included with the revised submittal package is the following:

1. Application
2. Property Owner Information
3. Location Map
4. Legal Description
5. Boundary Survey (11x17)
6. Narrative
7. Preliminary Architecture
8. Site plan set (11x17)
9. Site plan set (36x24)

Specifically, the site plan set has been revised to eliminate the portion of the proposed sidewalk not on property included within the development boundary. In addition, preliminary architecture has now been included for a possible two (2) story unit.

Should you have any questions or need any additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Cavanaugh".

Kelly Cavanaugh
Project Manager



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

Planned Unit Development Application

Please Print

Submission of Application		
<p><i>Applications must be submitted 25 days prior to the meeting for review for completeness.</i> A Planned Unit Development application shall be submitted to the Planning Commission for review, analysis, and recommendation. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review.</p>		
Property Information		
Address: 80 Pine Street, Manistee, Michigan 49660		Parcel # 51-349-710-01
Applicant Information		
Name of Owner or Lessee: Stillwater Investments		
Address: 6719 Pine Ridge Court, Jenison, Michigan 49428		
Phone #: (616) 437-2154	Cell#:	e-mail: dave@anteriorquest.com
Name of Agent (if applicable): Nederveld, Inc. / Greg Raad or Kelly Cavanaugh		
Address: 217 Grandville Avenue SW, Suite 302, Grand Rapids, Michigan 49503		
Phone #: (616) 575-5190	Cell#:	e-mail: kcavanaugh@nederveld.com
Narrative		
<input checked="" type="checkbox"/>	A detailed narrative description of the applicant's intent and objectives (physical, social, and environmental).	
<input checked="" type="checkbox"/>	A certified boundary survey and legal description of the property.	
<input checked="" type="checkbox"/>	A statement of present ownership of all land contained in the PUD.	
<input checked="" type="checkbox"/>	Population profile for the development.	
<input checked="" type="checkbox"/>	Proposed financing.	
<input checked="" type="checkbox"/>	Development staging.	
<input checked="" type="checkbox"/>	Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services.	
<input checked="" type="checkbox"/>	Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations, if applicable.	
<input checked="" type="checkbox"/>	Market and economic feasibility.	
<input checked="" type="checkbox"/>	Such other information pertinent to the development or use.	
Site Plan Review Process		
<p>A planned unit development application (6 copies) shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation. An application fee is required and shall be non-refundable. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review. After recommendation by the Site Plan Review Committee the applicant will submit 10 copies of the application and Site Plan for the Planning Commissions consideration.</p>		

Applicant:		
Submission Guidelines		
Items that are bold and italicized cannot be waived		
Detailed site plan shall include twelve (12) copies of all required information including any documents rendered in color and a digital PDF of the Site Plan shall be forwarded to the Planning and Zoning Department. Unless specifically waived by the Zoning Administrator the site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan and shall include and illustrate at a minimum the following information:		
Waived Initials	Included	Planned Unit Development and Detailed Site Plan Requirements
	<input checked="" type="checkbox"/>	<i>The site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan.</i>
	<input checked="" type="checkbox"/>	<i>A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, a certified boundary survey and legal description of the property.</i> 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.
	<input checked="" type="checkbox"/>	<i>Property parcel number (from the Assessment Roll of the City).</i>
	<input checked="" type="checkbox"/>	The scale of the drawing and north arrow
	<input checked="" type="checkbox"/>	A vicinity map illustrating the property in relation to the surrounding street system.
	<input checked="" type="checkbox"/>	<i>Existing and proposed topography of the site at two (2) foot contour intervals, its relationship to adjoining land, and proposed changes in topography.</i> 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.
	<input checked="" type="checkbox"/>	<i>Illustration of existing natural and man-made features, existing land use and zoning for the entire site and surrounding area within one hundred (100) feet.</i> Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
	<input checked="" type="checkbox"/>	<i>The location of all existing trees having five (5) inches or greater diameter at breast height, identified by common or botanical name. Trees proposed to remain, to be transplanted or to be removed shall be so designated. Cluster of trees standing in close proximity (3-5 feet or closer) may be designated as a "stand" of trees, and the predominant species, estimated number and average size shall be indicated.</i>
	<input checked="" type="checkbox"/>	<i>All water features; springs streams and creeks, lakes and ponds, wetlands, and flood plains.</i>
	<input checked="" type="checkbox"/>	<i>Locations, heights and sizes of existing and proposed structures and other important features.</i> Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
	<input checked="" type="checkbox"/>	<i>A rendering of the exterior elevation of the proposed buildings and structures, on-site parking, sidewalks, and travel lanes.</i>
	<input checked="" type="checkbox"/>	<i>Proposed setbacks from property lines and building separations distances.</i> Setback lines and their dimensions.
	<input checked="" type="checkbox"/>	<i>The percentage of land covered by buildings, parking and landscape open space, or preserved open space.</i> Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
	<input checked="" type="checkbox"/>	<i>A land use tabulation summary shall be provided indicating types of uses, acreage for each land use, number of units, densities and land use intensities.</i> Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
	<input checked="" type="checkbox"/>	<i>Dwelling unit density where pertinent.</i>
	<input checked="" type="checkbox"/>	Project phasing, if applicable.
	<input checked="" type="checkbox"/>	<i>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.</i> 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.
	<input checked="" type="checkbox"/>	<i>Curb-cuts, driving lanes, parking, and loading areas.</i> 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.
	<input checked="" type="checkbox"/>	Curb-cuts and driveways on adjacent properties.

<input checked="" type="checkbox"/>	Location and type of drainage, sanitary sewers, storm sewers, and other facilities. 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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Signage characteristics and on-site illumination. Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21.
<input type="checkbox"/>	A lighting plan in conformance with Section 525.
<input type="checkbox"/>	Location and nature of fences, landscaping and screening. The proposed landscape massing, open spaces and their intended use, active and passive recreation facilities pursuant to the landscaping and buffering standards of Section 531. A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
<input type="checkbox"/>	If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public, as may be requested by the Planning Commission. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
<input type="checkbox"/>	Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
<input type="checkbox"/>	Special Groundwater Protection. [If applicable – requirements will be provided]

Authorization

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and 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. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in **Article 27.**

Signature: , Nedeweld, Inc. (on behalf of Date: 8/30/16

Signature:  Still Water Investments Date: _____

If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.

By checking this box permission is given for Planning Commission Members to make a site inspection if desired.
 Yes No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain: _____

[The Planning Commission may request this additional information after the Public Hearing on the application]

Office Use Only

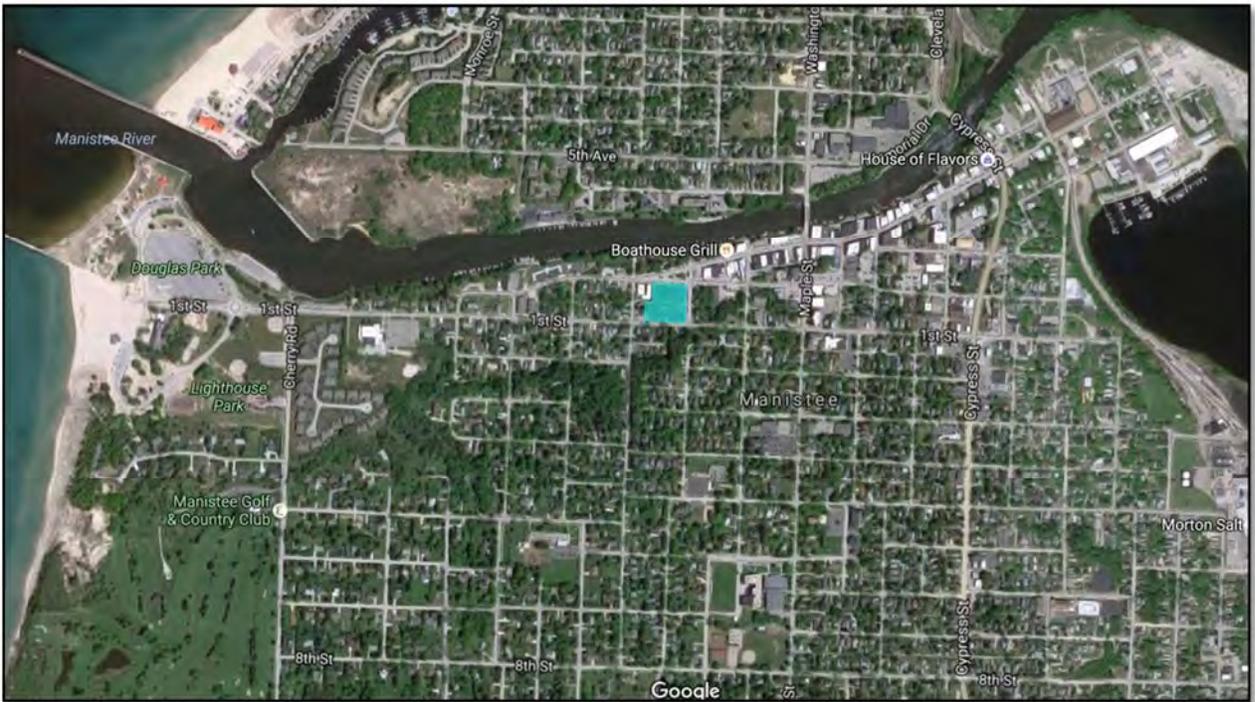
Fee: <input type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____ Escrow Payment	Receipt #
Date Received:	Hearing Date: PC -

PROPERTY OWNER INFORMATION
CHIPPEWA COTTAGES AND RESORT

The applicant has a purchase agreement on the property and the current owner is:

Arens Investment Company, LLC (Ted Arens)
2110 Crescent Beach Road
Manistee, Michigan 49660

LOCATION MAP
CHIPPEWA COTTAGES AND RESORT

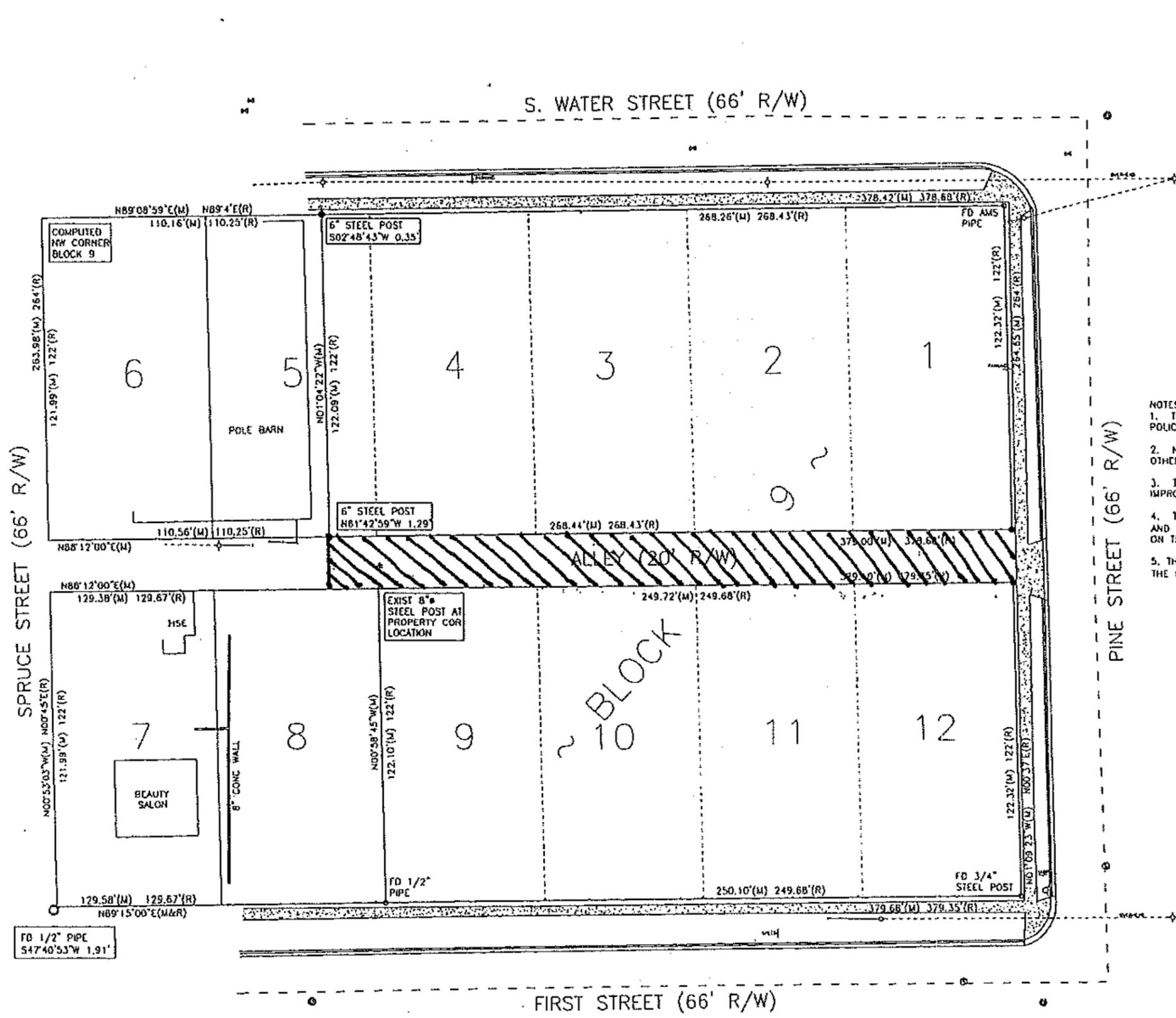


LEGAL DESCRIPTION
CHIPPEWA COTTAGES AND RESORT

80 PINE STREET, MANISTEE, MICHIGAN 49660

51-51-349-710-01

LOTS 1 THRU 4, 8 THRU 12 & THE EAST 18.75 FEET OF LOT 5, BLOCK 9, FILER & TYSON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF DEEDS, PAGES 64 AND 65, CITY OF MANISTEE, COUNTY OF MANISTEE AND STATE OF MICHIGAN.



SCALE: 1"=30'

BEARINGS WERE BASED ON THE SOUTH LINE OF SECOND STREET OF THE RECORDED PLAT OF FILER AND TYSON'S ADDITION TO THE CITY OF MANISTEE.

- LEGEND-
- =FOUND IRON
 - =SET IRON
 - =STEEL POST - 8" UNLESS NOTED
 - ∩=SIGN
 - ⊕=POWER POLE
 - =CUI POLE
 - =CUI WIRE
 - ⊕=WATER VALVE
 - ⊙=STORM MANHOLE
 - ⊙=SANITARY MANHOLE
 - =WOODEN FENCE
 - ▭=CONCRETE

- NOTES:
1. THE DESCRIPTION SHOWN HEREON IS BASED ON THE MANISTEE ABSTRACT AND TITLE COMPANY POLICY NUMBER LP 5017404. EFFECTIVE DATE MARCH 5, 2003
 2. NO PORTION OF THE LAND INDICATED HEREON IS LOCATED IN A 100 YEAR FLOOD PLAIN OR OTHER DESIGNATED FLOOD PLAIN.
 3. THIS SURVEY DEPICTS THE LOCATION OF SUBSTANTIAL, VISIBLE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY.
 4. THIS SURVEY SHOWS OBSERVED EVIDENCE OF UTILITIES, DRAINAGE AND POINTS OF INGRESS AND EGRESS FOR SANITARY AND UTILITIES. SURVEY WAS CONDUCTED WHEN THERE WAS 24"± ON THE GROUND. NO UTILITIES WERE FOUND ON THE PROPERTY.
 5. THIS PARCEL CONTAINS 63,334 SQUARE FEET OR 1.45 ACRES. THE LAND SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION SCHEDULE "A" LP5017404

DESCRIPTION:
 LOTS 1-4, 9-12 AND THE EAST 18.75' OF LOT 5 ALL IN BLOCK 9 OF FILER AND TYSON'S ADDITION TO THE CITY OF MANISTEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF DEEDS, PAGES 64 & 65.

PROPERTY TAX NO. 51-51-349-710-01

TO:
 THEODORE ARENS
 NORTHWESTERN BANK
 MANISTEE ABSTRACT AND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11A AND 1B OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2013

JAMES T. NORDLUND, SR
 PROFESSIONAL SURVEYOR
 PS# 16345

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 <small>Ludington, MI 49431 Manistee, MI 49660 (231) 843-3485 (231) 723-6460</small>			
CLIENT: TED ARENS 2110 CRESENT BEACH RD MANISTEE, MICHIGAN 49660		DRAWN BY: JG	CHECKED BY: JIN-SR
DESCRIPTION: ALTA/ACSM SURVEY		SCALE: 1"= 30'	DATE: FEBRUARY 22, 2013
		JOB NUMBER: PS-13-05	SHEET: 1 OF 1

NARRATIVE

CHIPPEWA COTTAGES AND RESORT

Description of the applicant's intent and objectives (physical, social, and environmental):

The proposed Chippewa Cottages and Resort Planned Unit Development will contain 11 single family residential units on the 1.75 acre site located within the City of Manistee at 80 Pine Street. The project site is ideally situated within the C-3 zoning district, yet adjacent to R-2 medium density residential of similar lot size, width and density. In addition, the development will contain a significant amount of open space totaling over 48% of the site.

The proposed development utilizes a building envelope option, rather than a traditional condominium footprint. This confirms maximum build-to lines for the future residential units while still providing a level of flexibility and customization desired by potential future owners. The revised site plans show example footprints to better visualize the future residential units. In addition, the revised site plans include a note within the "general notes" section that the proposed residential units will not exceed the prescribed maximum height of the underlying C-3 zoning district.

The site has been designed to provide for shared driveways (where possible) in order to limit the number of curb cuts on 1st Street and Pine Street. These driveways, as shown on sheet C-102, still have the ability to park two (2) cars in the driveway area, therefore, each residential unit will have the ability to park up to four (4) cars.

Last, the "open space" area has been revised to better define potential future programming. While the specific items included on the revised plan set are conceptual representations (and may be subject to change), it is the intention of the applicant to include active recreation items for future residents, likely including a pool and other athletic type courts, while maintaining passive, open greenspace for other recreation and also simply for aesthetic purposes. In addition, significant landscaping has been included to dress the streetside view of the units, but also to provide a buffer between the roadways and the existing building and the proposed open space.

Population profile for the proposed development:

The proposed Chippewa Cottages and Resort will consist of one to two bedroom units and will be owner-occupied secondary residences and vacationers.

Proposed financing for the development:

The proposed Chippewa Cottages and Resort is privately financed through a local bank.

Proposed staging for the development:

The proposed Chippewa Cottages and Resort has been designed to take advantage of existing public infrastructure, including public watermain, public sanitary sewer, public storm sewer, and the existing public roads for access to the proposed residential units, therefore, any additional infrastructure will be minimal and will be completed in one phase upon approval.

The private alley will be maintained at 20 feet wide, however, the alley will not require the construction of additional public utilities and will not serve automobile traffic since the proposed units take access from existing 1st Street and Pine Street. An application for alley vacation will be submitted in conjunction with preliminary review of the proposed Planned Unit Development.

The individual residential units will be constructed based on market demand.

Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services:

The proposed Chippewa Cottages and Resort Planned Unit Development has been designed to meet the requirements of the underlying C-3 zoning district, but also to be consistent with the existing character of the area, and the City of Manistee Master Plan. Therefore, in providing a development density in line with the City's stated goals and objectives for the area, the PUD will not produce excessive traffic or burden on schools and utilities.

Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations:

As a single family residential development, the proposed Chippewa Cottages and Resort will not produce excessive smoke, dust, noise, odors, liquid or solid wastes, or vibrations.

Market and economic feasibility of proposed development:

Based on the recent success of similar projects, and the City of Manistee as a popular destination, the proposed Chippewa Cottages and Resort contains the elements to become a successful project.



CHIPPEWA COTTAGES & RESORT

PRELIMINARY ARCHITECTURE



CHIPPEWA COTTAGES & RESORT

PRELIMINARY ARCHITECTURE

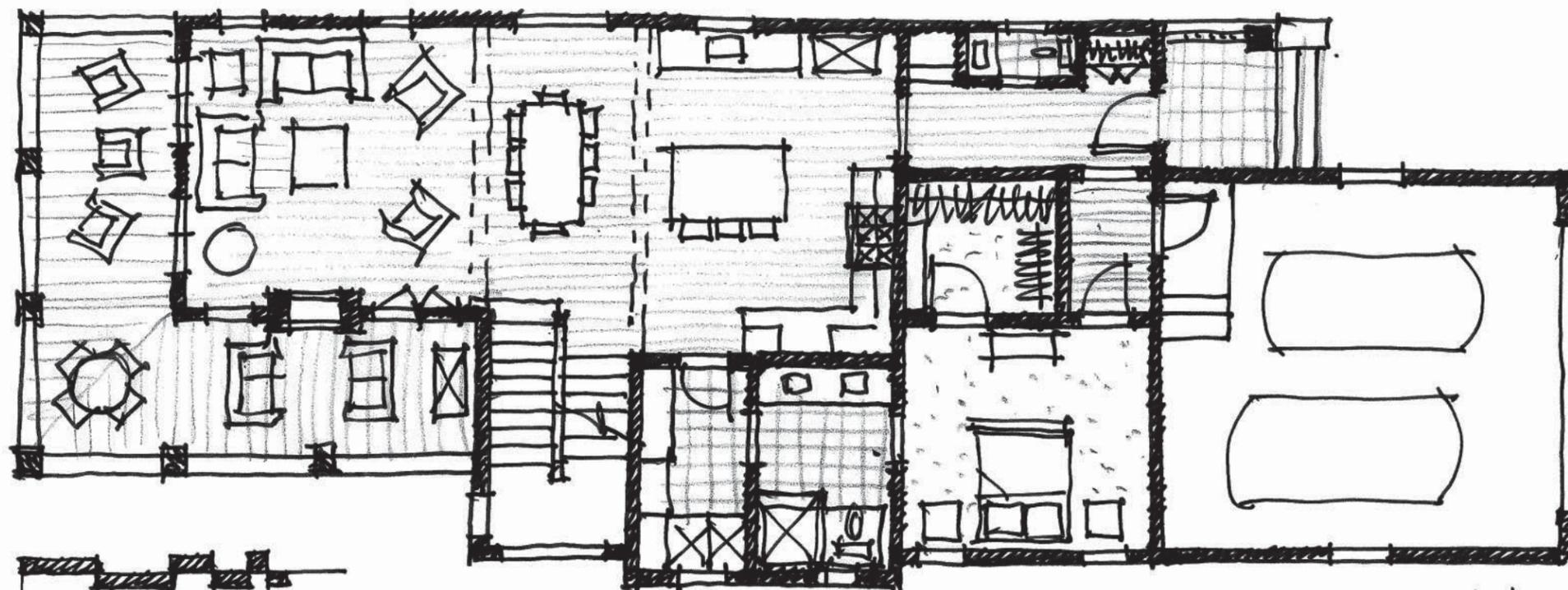


CHIPPEWA COTTAGES & RESORT

PRELIMINARY ARCHITECTURE



VISBEEN SEPT. 18, 2016



FIRST FLOOR PLAN



VISBEEN
architects
www.visbeen.com
616.285.9901
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PROJECT No.:
16.2.20

STAFF CREDITS
DRAWN
Wayne Visbeen
PROJECT MANAGEMENT
Paul Fikse

BUILDER:

PROJECT

**Chippewa
Cottage**

80 PINE Street
MANISTEE
Michigan

SHEET TITLE
**EXTERIOR
& FLOOR
PLAN
DESIGN
Sketches**

DATE
9/19/16

ISSUE DESCRIPTION
**DESIGN
DEVELOPMENT**

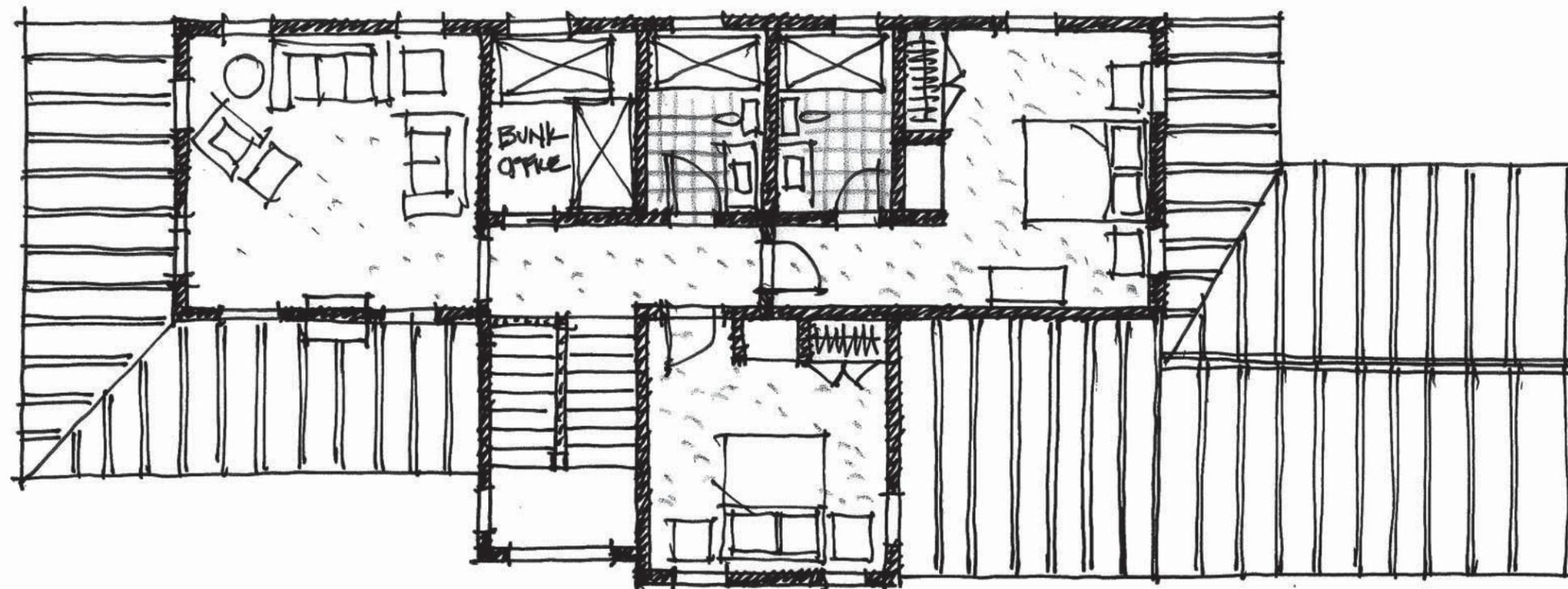
SHEET NO.
A0.1



FRONT ELEVATION



REAR ELEVATION



UPPER LEVEL



VISBEEN
architects

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616•285•9901
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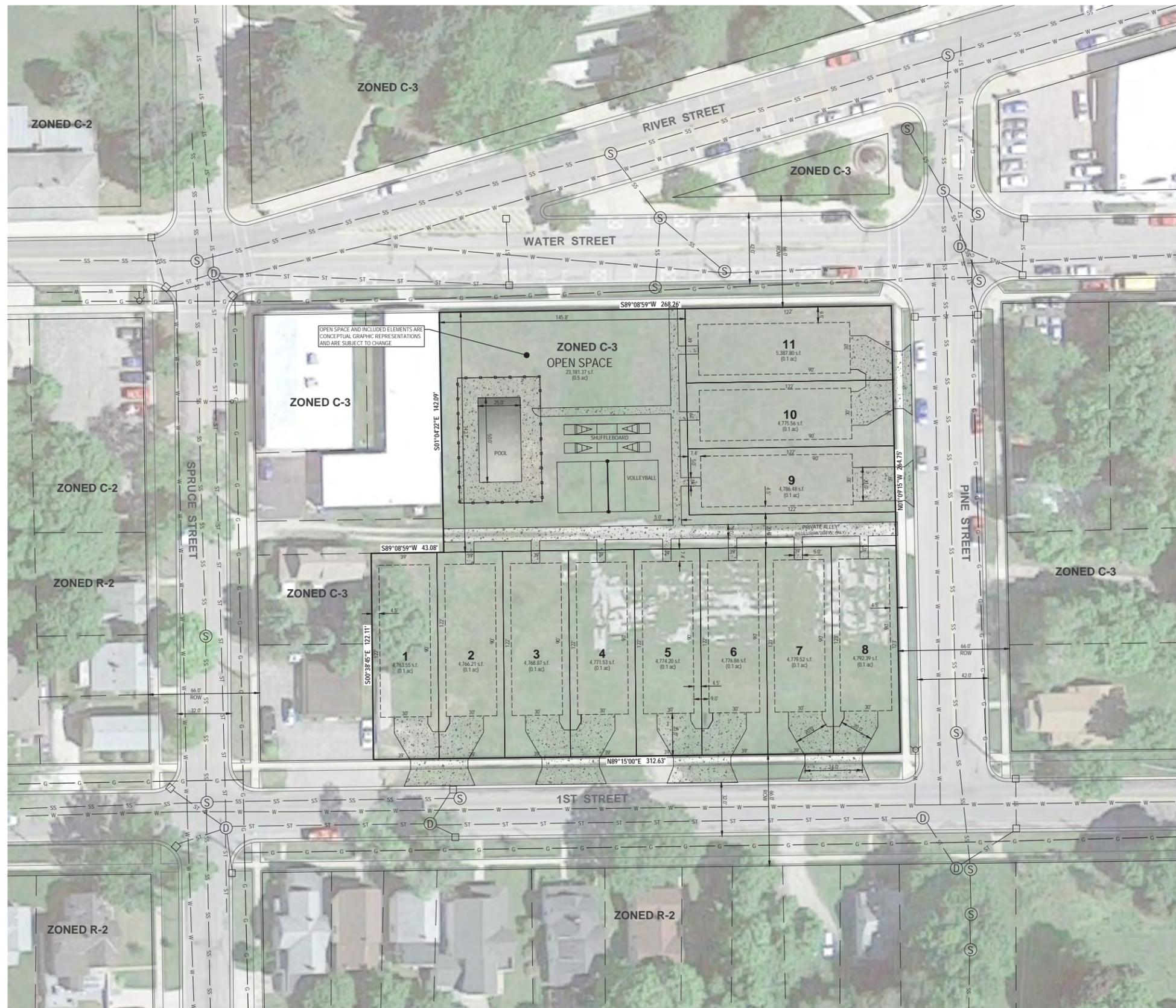
9/19/16

ISSUE DESCRIPTION

DESIGN
DEVELOPMENT

SHEET NO.

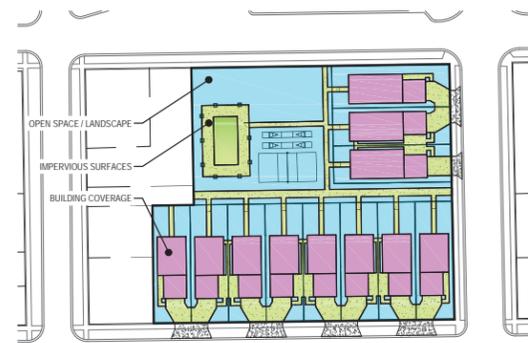
A0.2



LOCATION MAP
NOT TO SCALE

LEGEND

- SS (S) SS EX. SANITARY SEWER
- ST (D) ST EX. STORM SEWER
- W (W) W EX. WATERMAIN
- G (G) G EX. GAS



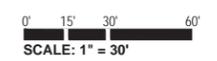
LOT COVERAGE DETAIL
N.T.S.

GENERAL NOTES

- 1) ZONING OF PROPERTY: C-3 CENTRAL BUSINESS DISTRICT
 - C-3 ZONING REQUIREMENTS
 - A) MINIMUM LOT AREA = 2,500 SQ.FT.
 - B) MINIMUM LOT WIDTH = 25 FT.
 - C) MAXIMUM BUILDING HEIGHT = 50 FT OR 4 STORIES
 - D) MAXIMUM LOT COVERAGE = 100%
 - SETBACKS
 - A) FRONT YARD = 0 FT.
 - B) SIDE YARD = 0 OR 4 FT.
 - C) REAR YARD = 6 FT.
 - 2) SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 1.75 ACRES (76,325 SQ. FT.) (EXCLUDING R.O.W.)
 - B) TOTAL LOT COVERAGE CALCULATIONS:
 - BUILDINGS = 28,974 SQ.FT. (27.5%)
 - (AS SHOWN, TOTAL MAY VARY BASED ON FINAL UNIT SIZE SELECTION, SEE BUILDING FOOTPRINT VARIABLE DETAIL ON C-102)
 - IMPERVIOUS SURFACES = 18,393 SQ.FT. (14.1%)
 - OPENSPACE / LANDSCAPE = 38,956 SQ.FT. (48.4%)
 - C) LOT TOTAL = 11 LOTS
 - D) RESIDENTIAL LAND = 53,144 SQ.FT.
 - E) DEDICATED OPEN SPACE PARCEL = 23,181 SQ.FT.
 - F) DENSITY = 6.3 UNITS/ACRE
 - G) PARKING TOTAL = 44 SPACES (2 INDOOR & 2 OUTDOOR PER UNIT)
 - H) ZONING OF PARCELS TO NORTH, EAST, & WEST = C-3
 - ZONING OF PARCELS TO SOUTH = R-2
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
 - 5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - 6) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
 - 7) THE PROJECT INFRASTRUCTURE WILL BE CONSTRUCTED IN ONE (1) PHASE.
 - 8) THE 20 FT. ALLEY BISECTING THE PROJECT SITE IS INTENDED FOR PEDESTRIAN TRAFFIC ONLY AND THE DEVELOPER MAY PETITION THE CITY TO VACATE THE ALLEY.

DESCRIPTION

LOTS 1 THRU 4, 8 THRU 12 & THE EAST 18.75 FEET OF LOT 5, BLOCK 9, FILER & TYSON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF DEEDS, PAGES 64 AND 65, CITY OF MANISTEE, COUNTY OF MANISTEE AND STATE OF MICHIGAN.
PPN: 51-51-349-701-0



NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Arens Investment Company, LLC.
Ted Arens

2110 Crescent Beach Road
Manistee, MI 49660

REVISIONS:

Title	Drawn	Checked	V. Date	S. Date
Title: Preliminary Submittal	Drawn: JM	Checked: JW	V. Date:	S. Date: 08.30.16
Title: Preliminary Resubmittal	Drawn: JM	Checked: JW	V. Date:	S. Date: 09.06.16
Title: Preliminary Resubmittal	Drawn: JM	Checked: JW	V. Date:	S. Date: 09.21.16
Title: Preliminary Resubmittal	Drawn: JM	Checked: JW	V. Date:	S. Date: 09.28.16

CHIPPEWA COTTAGES & RESORT
Preliminary Site Layout Plan
80 PINE STREET, MANISTEE, MI 49660
PART OF THE NE 1/4 OF SECTION 11, T21N, R71W,
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16201018

SHEET NO:
C-101

811 Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAIN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



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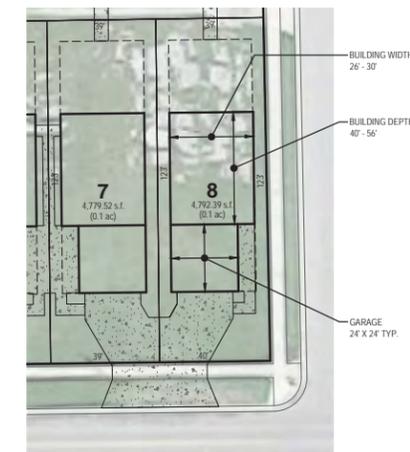
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BUILDING FOOTPRINT VARIABLES DETAIL
N.T.S.



THIS SKETCH IS INTENDED FOR PRELIMINARY CONCEPTUAL PURPOSES, SUBJECT TO POSSIBLE CHANGE.

PRELIMINARY BUILDING PERSPECTIVE
N.T.S.



THIS SKETCH IS INTENDED FOR PRELIMINARY CONCEPTUAL PURPOSES, SUBJECT TO POSSIBLE CHANGE.

PRELIMINARY BUILDING ELEVATION
N.T.S.

CHIPPEWA COTTAGES & RESORT

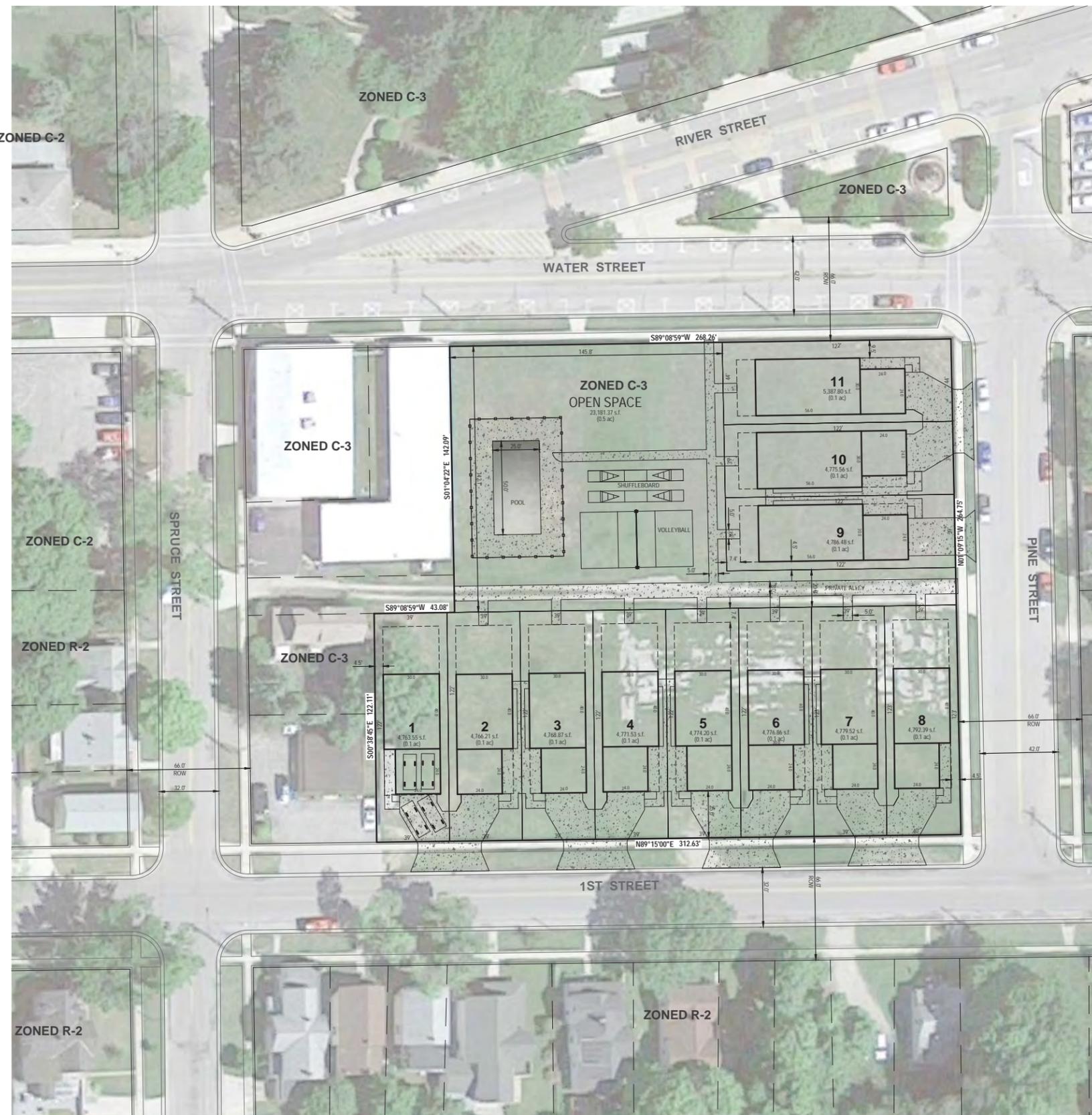
Preliminary Architectural Plan

80 PINE STREET, MANISTEE, MI 49660
PART OF THE NE 1/4 OF SECTION 11, T21N, R17W,
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16201018

SHEET NO:
C-102

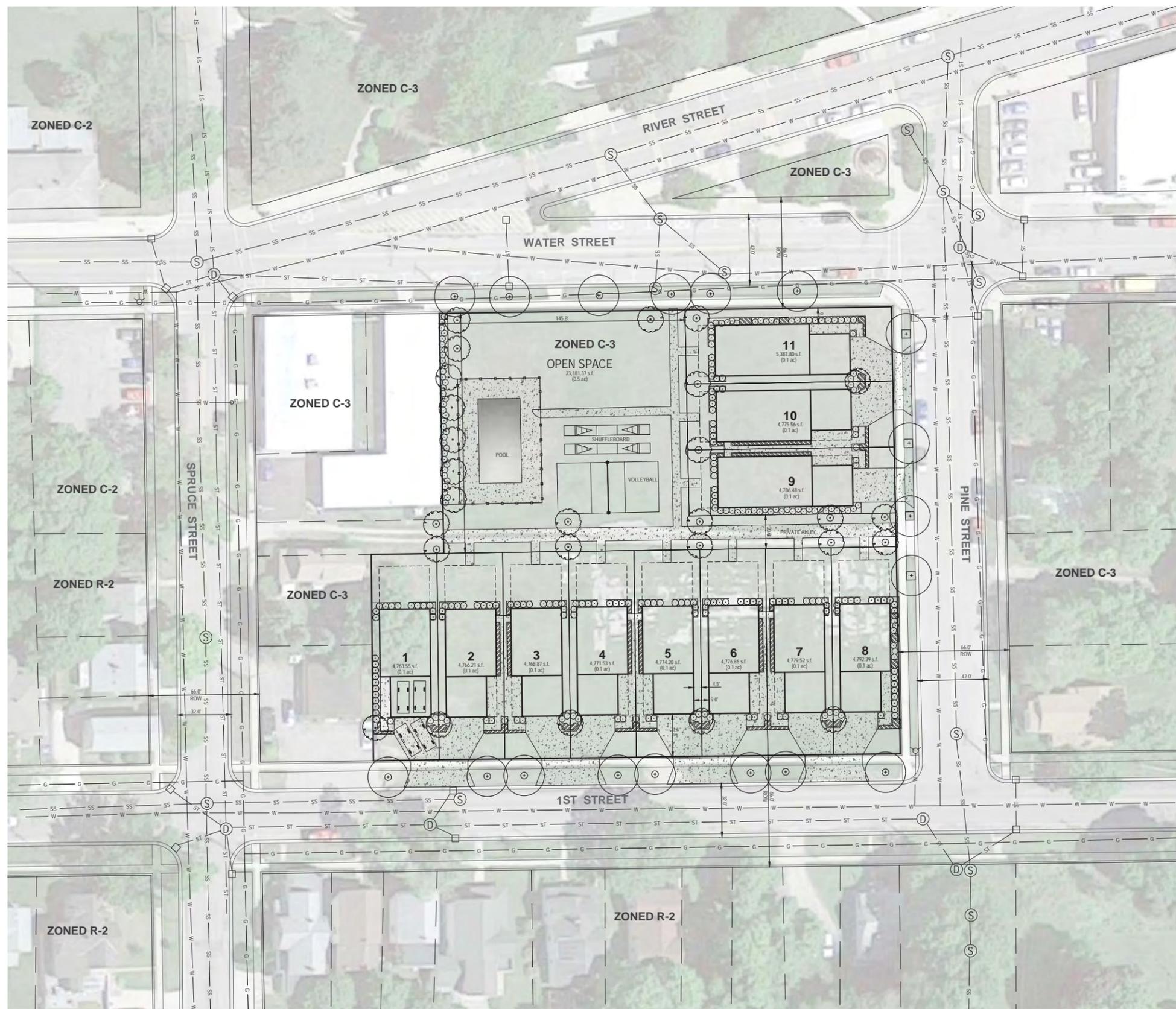


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NOTE:
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0' 15' 30' 60'
SCALE: 1" = 30'



LANDSCAPE LEGEND / SCHEDULE

TREES					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
(Symbol)	N/A	18	N/A	Canopy Tree	2.5' cal. min.
(Symbol)	N/A	27	N/A	Ornamental Tree	2.5' cal. min.
SHRUBS					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
(Symbol)	N/A	120	N/A	Deciduous Shrub	Varies TBD
(Symbol)	N/A	143	N/A	Evergreen Shrub	Varies TBD
PERENNIALS & GRASS COVER					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
(Symbol)	N/A	As Needed ⁽¹⁾	N/A	Bark Mulch	3" depth
(Symbol)	N/A	As Needed ⁽²⁾	Poa pratensis	Kentucky Bluegrass Sod	Roll
(Symbol)	N/A	±1,250 sf	N/A	Mixed Perennial Beds	Flat

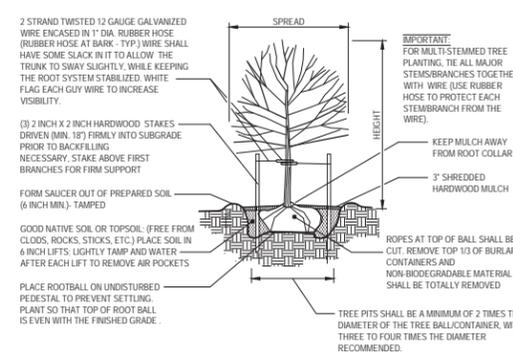
(1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".
 (2) All disturbed areas not otherwise programmed shall receive turf grass sod.

LANDSCAPE NOTES

- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
 - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/2 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 - FINELY SHREDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

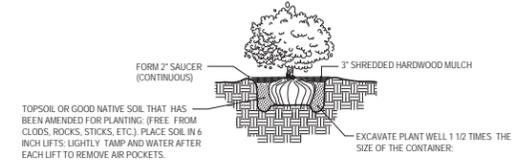
- TOPSOIL AND TURF NOTES:**
- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
 - DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
 - ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
 - SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
 - TURF SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FIBRIL PATTERN, FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEANOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5. SALTS 500 PARTS PPM. ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
 - ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

- IRRIGATION NOTES:**
- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
 Arens Investment Company, LLC.
 Ted Arens
 2110 Crescent Beach Road
 Manistee, MI 49660

REVISIONS:

Title	Prepared By	Checked By	Date
Title: Preliminary Submittal	JM	JW	08.30.16
Title: Preliminary Resubmittal	JM	JW	09.06.16
Title: Preliminary Resubmittal	JM	JW	09.21.16
Title: Preliminary Resubmittal	JM	JW	09.28.16

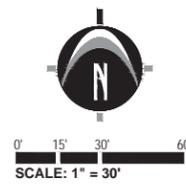
CHIPPEWA COTTAGES & RESORT
 Preliminary Landscape Plan
 80 PINE STREET, MANISTEE, MI 49660
 PART OF THE NE 1/4 OF SECTION 11, T21N, R77W,
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 16201018

SHEET NO:
L-201

811 Know what's below.
 CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANE" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



Site Plan Review C-3 Central Business District

Name of Owner: Stillwater Investments				
Address/Parcel Code #51-349-710-01				
Proposed Use: PUD – 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball)				
	Requirements	Proposed Building Sites	Compliance Yes No	
Minimum Lot Area	2,500 sq. ft.	4,758 +/-	✓	
Minimum Lot Width	25 ft.	39, 40 & 44	✓	
Maximum Building Height	4 stories, or 50 ft.	1 story	✓	
Maximum Lot Coverage	100%	Less than 100%	✓	
Minimum Living Area	500 sq. ft.	1,040 sq. ft./1,680 sq. ft.	✓	
Front Yard Set Back	0 ft.	25 ft.	✓	
*Side Yard Set Back:	4 ft. (each side)	4.5ft	✓	
Rear Yard Set Back:	6 ft.	17ft / 17.4 ft	✓	
Parking Requirements:	2 spaces per unit	4 spaces per unit	✓	
Signage – subject to Article 21:		None shown on plan	✓	
Landscaping Requirements – subject to Section 531:		meets requirement	✓	
Outdoor Lighting Requirements – subject to Section 525:		meets requirement	✓	
<p>Notes:</p> <p>A request to vacate a portion of the alley is required from the applicant as shown on the site plan.</p> <p>The sidewalk/access to green space behind lot 1 and a portion of lot 2 is shown on a portion of the alley outside of the vacation request.</p> <p>Plans submitted 9/29/16 – removed this portion of sidewalk</p>				
<p>Request shows shared driveways, this was a recommendation by staff to reduce the number of curb cuts. Creating a 34' curb cut to service two properties -vs- the 20 foot maximum requirement for dwellings and duplexes in P-D, R-4, C-1, C-2, W-F, L-I and G-I Districts.</p> <p>Section 511 Driveway and Curb Cuts does not specify requirements within the C-3 Zoning District for driveway entrances and exits.</p> <p>Section 511.C reads: "All driveways in every district shall be located at least three (3) feet from a side yard property line."</p>				
Zoning Review by: Denise J. Blakeslee, Planning & Zoning Administrator – 9/29/16				
Compliance: The proposed request is a PUD that permits the Planning Commission to allow for flexibility to the standards within the C-3 Central Business District.				
Pending review from the City Engineer, DPW Director and Director of Public Safety.				
Approval:			Denial:	

City of Manistee
Planning Commission Resolution to Approve a
Special Use Permit for a Planned Unit Development
Case Number PC-2016-12
Stillwater Investments
80 Pine Street

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 6, 2016, the following resolution was adopted to approve a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) as submitted with site plan prepared by Nederveld, Project No: 16201018 dated 9/28/16.

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, on September 1, 2016 a request was received from Stillwater Investments for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball), and

WHEREAS, a Planned Unit Development is provided for as a Special Use under the C-3 Central Business District Zoning District, and

WHEREAS, the request was submitted to the Site Plan Review Committee for their review and recommendation at a meeting on September 8, 2016, and

WHEREAS, the Site Plan Committee reviewed the request and asked that a public hearing be scheduled, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 6, 2016, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.

4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

B. Findings of Fact - Findings of Fact - Planned Unit Development Standards: Pursuant to Section 1870.C (Regulations and Conditions) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The use shall be compatible with adjacent land use, the natural environment, and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the residents of the City of Manistee and the benefits of the development shall not be achievable under any single zoning classification.
2. The use shall be consistent with the City of Manistee Master Plan and the Future Land Use Map.
3. The use and development shall be warranted by the design and additional amenities made possible with and incorporated by the development proposal.
4. The development shall consolidate and maximize usable open space.
5. Landscaping shall be provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment.
6. Vehicular and pedestrian circulation, allowing safe, convenient, non-congested and well-defined circulation within and access to the development shall be provided.
7. Existing important natural, historical and architectural features within the development shall be preserved.

BE IT FURTHER RESOLVED, that the Special Use Permit for a Planned Unit Development for 111 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) shall include the following conditions:

- The request to vacate that portion of the alley located between lot 1, 2, 3, 4, including the east 18.75 feet of lot 5 and lot 12, 11, 10, 9 including the east 18.75 feet of lot 8, located in Block 9 of Filer and Tyson's Addition to the City of Manistee be approved by City Council.
- Any concerns or outstanding items relating to the site plan by the City Engineer, DPW Director or Public Safety be address before the Special Use Permit can be issued.

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION: CARRIED

CERTIFICATION:

I, Marlene McBride, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 6, 2016

Marlene McBride, Secretary

Draft Resolution to approve PUD

City of Manistee
Planning Commission Resolution to Deny a
Special Use Permit for a Planned Unit Development
Case Number PC-2016-12
Stillwater Investments
80 Pine Street

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 6, 2016, the following resolution was adopted to approve a Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) as submitted with site plan prepared by Nederveld, Project No: 16201018 dated 9/28/16.

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, on September 1, 2016 a request was received from Stillwater Investments for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball), and

WHEREAS, a Planned Unit Development is provided for as a Special Use under the C-3 Central Business District Zoning District, and

WHEREAS, the request was submitted to the Site Plan Review Committee for their review and recommendation at a meeting on September 8, 2016, and

WHEREAS, the Site Plan Committee reviewed the request and asked that a public hearing be scheduled, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 6, 2016, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.

4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

B. Findings of Fact - Findings of Fact - Planned Unit Development Standards: Pursuant to Section 1870.C (Regulations and Conditions) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. The use shall be compatible with adjacent land use, the natural environment, and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the residents of the City of Manistee and the benefits of the development shall not be achievable under any single zoning classification.
2. The use shall be consistent with the City of Manistee Master Plan and the Future Land Use Map.
3. The use and development shall be warranted by the design and additional amenities made possible with and incorporated by the development proposal.
4. The development shall consolidate and maximize usable open space.
5. Landscaping shall be provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment.
6. Vehicular and pedestrian circulation, allowing safe, convenient, non-congested and well-defined circulation within and access to the development shall be provided.
7. Existing important natural, historical and architectural features within the development shall be preserved.

BE IT FURTHER RESOLVED, that the Special Use Permit for a Planned Unit Development for 11 single family residential units with greenspace and amenities (pool, shuffleboard and volleyball) as submitted with site plan prepared by Nederveld, Project No: 16201018 dated 9/28/16. Be denied for the following reasons:

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION: CARRIED

CERTIFICATION:

I, Marlene, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 6, 2016.

Marlene McBride, Secretary

Draft Resolution to deny PUD

Memorandum



TO: Planning Commissioners

FROM: Denise Blakeslee
Planning & Zoning Administrator

DATE: September 29, 2016

RE: James & Susan Matthews
Minor Change to a Detailed Site Plan

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

Commissioners, James and Susan Matthews were issued a Special Use Permit for Mixed Use (Commercial & Residential) on January 7, 2010. Since that time they have demolished a portion of the building to create an outdoor seating area along with renovating the building at 334, 336 & 338 River Street. Mr. & Mrs. Matthews would like to install a gazebo in the outdoor seating area of their property to provide some screening from the parking lot and ramp to the riverwalk east of their property.

Section 2208.C of the Zoning Ordinance allows for Minor Changes to a Detailed Site Plan as follows:

Minor changes involving changes in the location of buildings and structures, adjustment of utilities, walkways traffic ways, and parking areas and the construction of accessory buildings or additions to primary structures less than seven hundred (700) square feet in area to a Detailed Site Plan can be approved by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval.

Since the request was received when packets were being prepared for the October Planning Commission Meeting. Staff opted to put the request on the October meeting agenda for consideration instead of scheduling an additional meeting for the members who serve on the Site Plan Review Committee Meeting. This request is also being sent to the Historic District Commission for their consideration. The location of the proposed gazebo meets the set-back requirements of the C-3 Central Business District requirements.

A copy of the request is attached.



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2805
www.manisteemi.gov

Application for a Certificate of Appropriateness

Please Print

Standards

If the owner of the property is interested in receiving tax credits, **APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE.** If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.

This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.

Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.

Submission of Application

This application must be received by the City **at least 10 days** prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

Property Information

Address: 334, 336, 338 River St. Parcel #

Applicant Information

Name of Owner or Lessee: James E & Susan Marshall

Address: 336 River St

Phone #: 314 220 6253

Cell#:

e-mail: CAwdl@Ameitech.NET

Name of Contractor (if applicable): NA

Address:

Phone #:

Cell#:

e-mail:

License Number:

Expiration Date:

Application Requirements

The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.

Paint colors, Signage and Awnings are approved under a separate application.

The Historic District Commission requires a copy of the Building Plans for review and for file.

Current photo of the structure as seen from the street and where proposed work is to take place.

Sketch, drawing or plans drawn to scale to show details and specification of ornamental features. Replacement doors, windows and lights require a copy of the specification sheet.

A completed Certificate of Appropriateness Checklist.

Replacement doors, windows and lights require a copy of the specification sheet.

Description of Work			
<input type="checkbox"/> New Construction	<input type="checkbox"/> Rehabilitation/Restoration	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other (specify)
Describe the proposed project <i>Relocation of a Gazebo From a Famous? Chicago Wedding Chapel that is being demolished, to the Back yard at 334 River St. Gazebo was disassembled and will be Reconditioned and Reassembled. Gazebo is Hexagonal Shape with a Roof and Secondary Roof (curtain?) Gazebo is 130" measured on the square, and 72" on the Radius, and approximately 15' tall. It will be visible above the Privacy wall. We had been looking for a way to avoid peering eyes from the parking lot to the East and this will provide that and add interest to the space.</i>			
Proposed Start Date _____		Proposed Completion Date _____	
Incomplete requests will be returned to the applicant to supply needed information for review.			
Authorization			
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.			
Applicant Signature: <i>James E. Madden</i>		Date: <i>9/28/2016</i>	
By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.			
Office Use Only			
HDC - _____	Notes: _____		
Signature: _____		Date: _____	

This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. The next page is a check list to assist in the application process. Please check all that apply to your project and give a brief explanation of proposed work. Use additional pages if necessary.

