

MANISTEE CITY PLANNING COMMISSION
Special Meeting of Thursday, May 17, 2012
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 Mat 17, 2012 Special Meeting Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the May 3, 2012 meeting Minutes.

V Public Hearing

None

VI Public Comment on Agenda Related items

VII New Business

PC-2012-05 Fish Cleaning Station, Douglas Park/First Street Beach – Site Plan Review

A request has been received from the City of Manistee for Site Plan Review for the new Fish Cleaning Station at Douglas Park/First Street Beach. The City's current Fish Cleaning Station will remain operational until the new facility is operational. The new facility will be south of the existing and will include restrooms.

At this time the Planning Commission will review the request from the City of Manistee for the construction of a new Fish Cleaning Station at Douglas Park/First Street Beach.

PC-2012-06 Beach Pavilion, Douglas Park/First Street Beach – Site Plan Review

A request has been received from the City of Manistee for Site Plan Review for the new Beach

Pavilion at Douglas Park/First Street Beach. City Council approved the location at their meeting on May 8, 2012.

At this time the Planning Commission will review the request from the City of Manistee for the construction of a new Beach Pavilion at Douglas Park/First Street Beach.

VIII Old Business

Proposed Zoning Amendments

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

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

May 3, 2012

A meeting of the Manistee City Planning Commission was held on Thursday, May 3, 2012 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7 pm by Chair Yoder

Roll Call:

Members Present: Linda Albee, Maureen Barry, Dave Crockett, Bill Dean, Ray Fortier, Eric Gustad, Marlene McBride, Roger Yoder

Members Absent: Nathaniel Neider,

Others: Sandie Holcombe (Parkdale Block & Building Supply), Tom Morrison (156 Harrison Street), Brad Kolk (Lake Welding), Sam Miller (property owner – 174 Cleveland Street), Jon R. Rose (Community Development Director), Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Linda Albee that the agenda be approved as prepared.

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

Yes: Albee, Crockett, Dean, Fortier, McBride, Yoder

No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Bill Dean that the minutes of the April 5, 2012 Planning Commission Meeting be approved as prepared.

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

Yes: Dean, Fortier, Albee, Crockett, McBride, Yoder

No: None

Commissioners Barry and Gustad entered the meeting at 7:03 pm

PUBLIC HEARING

PC-2012-03 – Parkdale Block & Building Supply, 174 Cleveland Street – Outdoor Sales Facility Special Use Permit

A request has been received from Parkdale Block and Building Supply for an Outdoor Sales Facility Special Use Permit at 174 Cleveland Street.

Chair Yoder opened the Public Hearing at 7:04 pm

Sandie Holcombe, Parkdale Block & Building Supply presented the case to the Planning Commission. They plan to relocate their business from the property on M-55 to 174 Cleveland Street. This will be a concrete landscape yard; their times are out of concrete and they will not create debris; they will fix and install fencing; their hours are 8am – 4 pm; only open 1 -2 days a week in the winter; little noise; little traffic; no change to lighting; signage will meet the requirements of the ordinance; they are leasing the property for one year to see how the location works; their semi's will enter off Van Buren and exit on Cleveland, right turn only; Customers will use the Van Buren Entrance to enter and exit

Jon Rose, Community Development Director - Review of the application shows that the requirements of Section 1864 Outdoor Sales Facility have been addressed. Since the application did not state that they were limiting the height of items displayed to 35 feet we added that as a condition.

Section 514 Parking does not address the number of Parking Spaces required for an Outdoor Sales Facility. We have determined that 4 spaces would be adequate for the proposed use. The applicant has provided 6 spaces. The Planning Commission will need to concur with the determination.

Chair Yoder opened the hearing for public comments

Tom Morrison, 156 Harrison Street – Mr. Morrison's property abuts the property; he asked what type of material was going to be used for fencing; what height the fence was going to be; the fence on Van Buren is 9 feet high and he would like a fence that height.

Jon Rose, Community Development Director – The ordinance limits the height of the fence to 6 feet.

Sandie Holcombe – They will use a product that they sell called Redi Rock, they are large decorative blocks as shown in the application; they will be freestanding and some will be finished on both sides; some will be finished on one side, they will provide a solid fence and

also act as a display for the product. In the event they move they can be picked up and taken with them.

Brad Kolk, Lake Welding – their business is located across the street and they welcome any business on the street. Parkdale Block's business would complement the area and their hours are during the day. Currently there is a problem with people walking through the property because it is vacant. The fence will eliminate this problem and be a good addition to the neighborhood.

Sam Miller, owner of property at 174 Cleveland Street – Mr. Miller noted that the fence that was there was removed because it was in disrepair and the metal posts remain. Mrs. Holcombe's fence would be very nice and an asset to the property as well as the adjoining property.

Chair Yoder read two letters that had been received in response to the request.

A letter of support signed by Mike Cox – 159 Van Buren, Bradley Kolk (Manager), Lake Welding Supply – 150 Van Buren, Tammy Lock 184 Cleveland Street.

A letter was received from Thomas F. Opalka, 166 Van Buren Street in support of the request.

There were no more additional comments; the Public Hearing was closed at 7:16 pm.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Chair Yoder asked if anyone in attendance had any comments on Agenda Related Items.

None

NEW BUSINESS

PC-2012-03 Parkdale Block & Building Supply, 174 Cleveland Street – Outdoor Sales Facility Special Use Permit

Earlier in the evening a Public Hearing was held in response to a request from Parkdale Block and Building Supply for an Outdoor Sales Facility Special Use Permit at 174 Cleveland Street.

MOTION by Ray Fortier, seconded by Linda Albee that the Planning Commission adopt a Resolution to Approve or a Resolution to Deny the request from Parkdale Block & Building Supply for an Outdoor Sales Facility Special Use Permit at 174 Cleveland Street as submitted with Application PC-2012-03.

With the Condition:

1. No item or items displayed outdoors shall be greater than thirty-five (35) feet in height.
2. The Planning Commission concurs with the Zoning Administrators determination that 4 parking spaces are adequate for the proposed use

With a Roll Call vote this motion passed 8 to 0.

Yes: Gustad, McBride, Dean, Fortier, Albee, Barry, Crockett, Yoder

No: None

PC-2012-04 River Parc Place LLC – Transfer Special Use Permit for Dwelling, Multiple Unit

In 2005 a Special Use Permit was issued to C. Gerry Seyferth for the development of a ten unit condominium project known as River Parc Place on Washington Street next to the Maple Street Bridge. Prior to completion of the project the property reverted back to the bank. The property has been purchased by River Parc Place LLC. Before they can get a building permit and resume work on the property the Special Use Permit needs to be transferred to River Parc Place LLC.

There were two conditions placed on the Special Use Permit:

1. A bike rack will be installed on the property
2. A 15 foot wide easement along the south edge of the property be granted to the City of Manistee for a Riverwalk.

On April 17, 2012 City Council accepted a Permanent Easement Agreement that meets the requirement of the Special Use Permit.

The request is now going before the Commission to consider the transfer of the Special Use Permit. The Commission discussed the condition of the property and if the owner was going to resume work. Without the transfer of the Special Use Permit staff cannot issue and Building Permits or enforce the Development Agreement for the property.

MOTION by Linda Albee, seconded by Dave Crockett to approve the transfer of the Special use Permit issued to C. Gerry Seyferth on June 21, 2005 for Dwelling, Multiple Unit to River Parc Place LLC.

With a Roll Call vote this motion passed 8 to 0.

Yes: Crockett, Gustad, McBride, Dean, Fortier, Albee, Barry, Yoder

No: None

OLD BUSINESS

Ordinance Amendments

The Planning Commission has been discussion possible Ordinance Amendments relating to Parking Standards and Sidewalks.

At the April Worksession staff and the Commissioners discussed amendments to Section 514 of the Ordinance. The Commissioners were sent a copy of draft language for discussion. Staff reviewed the proposed Amendment and with the correction of a clerical error determines it was ready for a public hearing.

MOTION by Linda Albee, seconded by Eric Gustad that a Public Hearing be scheduled for the June 14, 2012 Planning Commission Meeting to allow Public Comments on the proposed amendment to Section 514 of the City of Manistee Zoning Ordinance.

With a Roll Call vote this motion passed 8 to 0.

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

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

Commissioners received copies of the Fourth Annual Healthy Active Community Event (H.A.M. it Up!) scheduled for May 19th through May 25th.

STAFF/SUB-COMMITTEE REPORTS

Jon Rose, Community Development Director – Next Tuesday City Council will discuss the proposed Zoning Amendment staff prepared that would create a new zoning district for the peninsula. The amendment uses the recommendations from the Commission. A Complete Streets Ordinance has been drafted by staff and will be going before Council. This is a Codified Ordinance and does not require Planning Commission review.

MEMBERS DISCUSSION

Commissioner Albee spoke of the meeting that the League of Women's Voters will hold next week regarding redistricting. All Commissioners were invited.

Commissioner Crockett asked if the Commission was going to review the Site Plan for the Beach House.

Commissioner Barry inquired about the new retaining wall on First Street.

The Planning Commission will hold a Worksession on May 17, 2012

The next regular meeting of the Planning Commission will be held on Thursday, June 14, 2012 (changed to due staff training)

ADJOURNMENT

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

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary



Planning & Zoning
 City Hall
 70 Maple Street, P.O. Box 358,
 Manistee, MI 49660
 231.398.2806 (phone)
 231.723.1546 (fax)

Commercial Land Use Permit Application

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

Please Print

Level I Review: Additions and alterations to existing structures will be reviewed by the Zoning Administrator who shall reserve the right to forward it to the Site Plan Review Committee for approval. Level II Review: New construction shall be reviewed by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval.			
Property Information			
Address: 81 Lakeshore Drive		Parcel # 51-310-400-00	
Applicant Information			
Name of Owner or Lessee: City of Manistee			
Address: P.O. Box 358, 70 Maple Street, Manistee, MI 49660			
Phone #: 231.398.2805	Cell#:	e-mail: jrose@manisteemi.gov	
Name of Contractor (if applicable): n/a			
Address:			
Phone #:	Cell#:	e-mail:	
License Number:		Expiration Date:	
Project Information			
Description of Project (include square feet): Construction of new Fish Cleaning Station and with restrooms. Demolition of existing facility once new facility is constructed.			
Area of Subject Property: 68 acres		Finished Height of Project: less than 35 ft.	
Zoning Classification: R-1		Present/proposed Land Use: Park	
What impacts will project have on City Services: None			
Authorization			
By signing the application the applicant is authorizing City Staff permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct. Further if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacted will be completed in a timely fashion.			
Signature: <u>M. Dewald</u>		Date: <u>3/1/12</u>	
<input type="checkbox"/> Fee (\$100.00 Level I or \$200.00 Level II) enclosed and Site Plan for project attached (permit cannot be issued without site plan)			
Office Use Only			
Fee: <input type="checkbox"/> \$100.00 Level I Review Fee: <input type="checkbox"/> \$200.00 Level II Review		Receipt #	
Zoning District:	Notes:		
Signature:		Date:	

CITY OF MANISTEE FISH CLEANING STATION 1ST STREET BEACH

DRAWINGS PREPARED FOR:

CITY OF MANISTEE
70 MAPLE STREET
MANISTEE, MICHIGAN 49660

DRAWING INDEX

T1.1	TITLE SHEET		
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C1.2	SITE UTILITIES & GRADING PLAN	E1.1	ELECTRICAL POWER / LIGHTING PLANS ELECTRICAL SCHEDULES
S1.1	FOUNDATION PLANS		
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A1.1	FLOOR PLANS		
A1.2	REFLECTED CEILING PLANS		
A2.1	EXTERIOR ELEVATIONS		
A3.1	BUILDING SECTIONS		
A4.1	SECTION DETAILS		
A4.2	EQUIPMENT DETAILS		
A5.1	ROOM FINISH & DOOR SCHEDULES & INTERIOR ELEVATIONS		

GENERAL NOTES

- A. ALL DIMENSIONS, DISCREPANCIES AND/OR AMBIGUITIES ON DRAWINGS OR IN THE SPECIFICATIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO ANY WORK BEING PERFORMED OR ANY MATERIALS OR EQUIPMENT ORDERED.
- B. CONTRACTOR SHALL VERIFY AND DOUBLE CHECK IN FIELD ALL DIMENSIONS DURING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO ANY WORK BEING PERFORMED.
- C. DO NOT SCALE DRAWINGS - USE INDICATED DIMENSIONS ONLY.
- D. ALL CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS SHOWN & NOT SHOWN ON DRAWINGS. EXISTING CONDITIONS VERIFIED SHALL BE APPLIED TO FINAL BIDDING, DEMOLITION & NEW CONSTRUCTION.
- E. CONTRACTORS ARE RESPONSIBLE TO FIELD VERIFY AND COORDINATE WITH ARCHITECT/OWNER FOR EXISTING CONDITIONS AND TAKE ON THEIR OWN RISK FOR ALL EXISTING CONDITIONS THAT WILL AFFECT CONSTRUCTION FOR THE PROJECT.

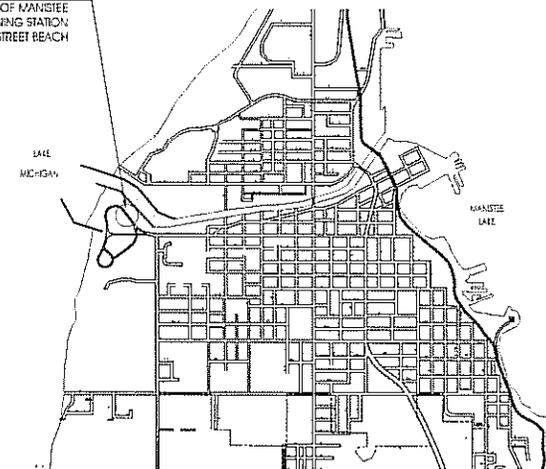
BUILDING CODES

MICHIGAN BUILDING CODE 2018
MICHIGAN FIRE AND CODE 2009
MICHIGAN MECHANICAL CODE 2009
N.E.C. ELECTRICAL CODE 2017 WITH AMENDMENTS
DOQ ACCESSIBLE DESIGN STANDARDS 2010

BUILDING INFORMATION

SQUARE FOOTAGE OF BUILDING = 433 SF
USE GROUP = UPRBY GROUP 1
CONSTRUCTION TYPE = 5B

PROJECT LOCATION
CITY OF MANISTEE
FISH CLEANING STATION
1ST STREET BEACH



CITY OF MANISTEE
SCALE: NO SCALE



CITY OF MANISTEE
FISH CLEANING STATION
1ST STREET BEACH

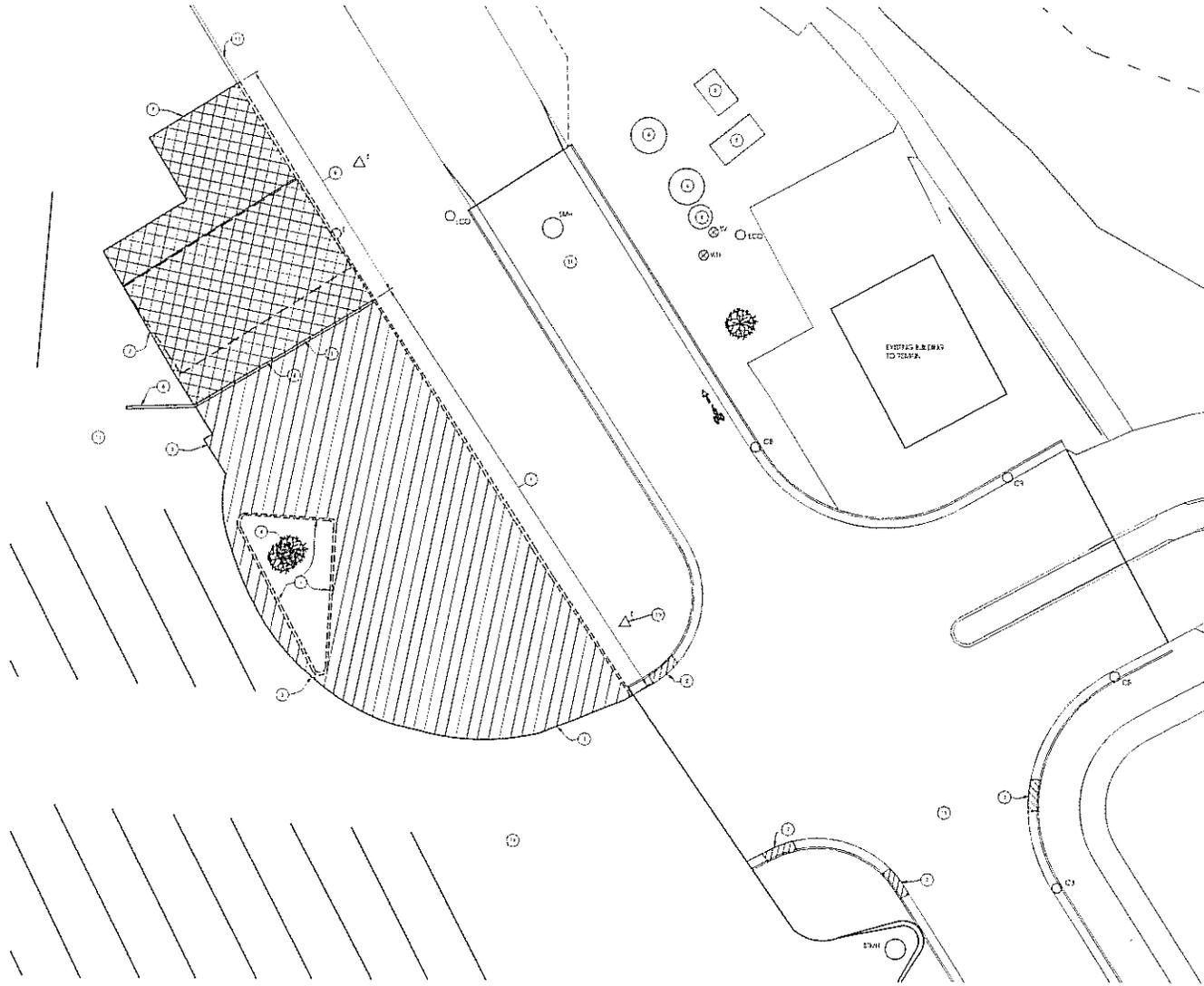
TITLE SHEET

DATE: MAY 2018
DESIGNED BY: CE & CP
CHECKED BY: AC
APPROVED BY: JM
DATE REVISION: JDB
DATE: MAY 2018

SCALE: NO SCALE
PROJECT NO: 11-0580

11-0580

T1.1



SITE PLAN - REMOVALS
SCALE: 1" = 10'-0"

○ SITE REMOVAL KEYNOTES

1. CURB REMOVAL, PHASE II.
2. CURB CUT EXISTING CURB AT AREA OF PROPOSED SIDEWALK BAY.
3. PAVEMENT CURB LINE, PHASE II, SAW CUT REMOVAL.
4. EXISTING TRIP ODOR MARK.
5. EXISTING OPERATOR AND CONTROL PANEL DEFS.
6. EXISTING UPS STATION.
7. PAVEMENT CURB LINE, PHASE II, SAW CUT REMOVAL.
8. PROVIDE 2" HIGH CONCRETE SAFETY FENCE.
9. CURB REMOVAL, PHASE II.
10. RELOCATE EXISTING TELEPHONE pedestal.
11. EXISTING AIRWAY PAVING TO REMOVE.
12. EXISTING CURB TO REMOVE.

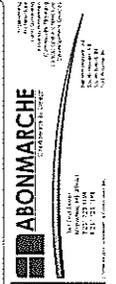
HATCH LEGEND

-  PHASE II AREA OF PAVEMENT OR CONCRETE SAW CUT REMOVAL.
-  PHASE II AREA OF PAVEMENT OR CONCRETE SAW CUT REMOVAL INCLUDING EXISTING TRIP ODOR MARKS, EXISTING OPERATOR AND CONTROL PANEL DEFS, EXISTING UPS STATION, EXISTING AIRWAY PAVING TO REMOVE, EXISTING CURB TO REMOVE, EXISTING TRIP ODOR MARKS, EXISTING OPERATOR AND CONTROL PANEL DEFS, EXISTING UPS STATION, EXISTING AIRWAY PAVING TO REMOVE, EXISTING CURB TO REMOVE.

LEGEND

-  TREE
-  ELECTRICAL LOCATION
-  SANITARY MANHOLE
-  STORM MANHOLE
-  TELEPHONE PEDESTAL
-  DATE-BASIN
-  SEWER VALVE
-  WATER HYDRANT
-  EXISTING CLEAN OUT
-  FOUND ROD ROD
-  MANHOLE

CALL MISS DIG
1-800-482-7171 OR 811
FOR PROTECTION OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. OWNERS WILL BE PROMPTLY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

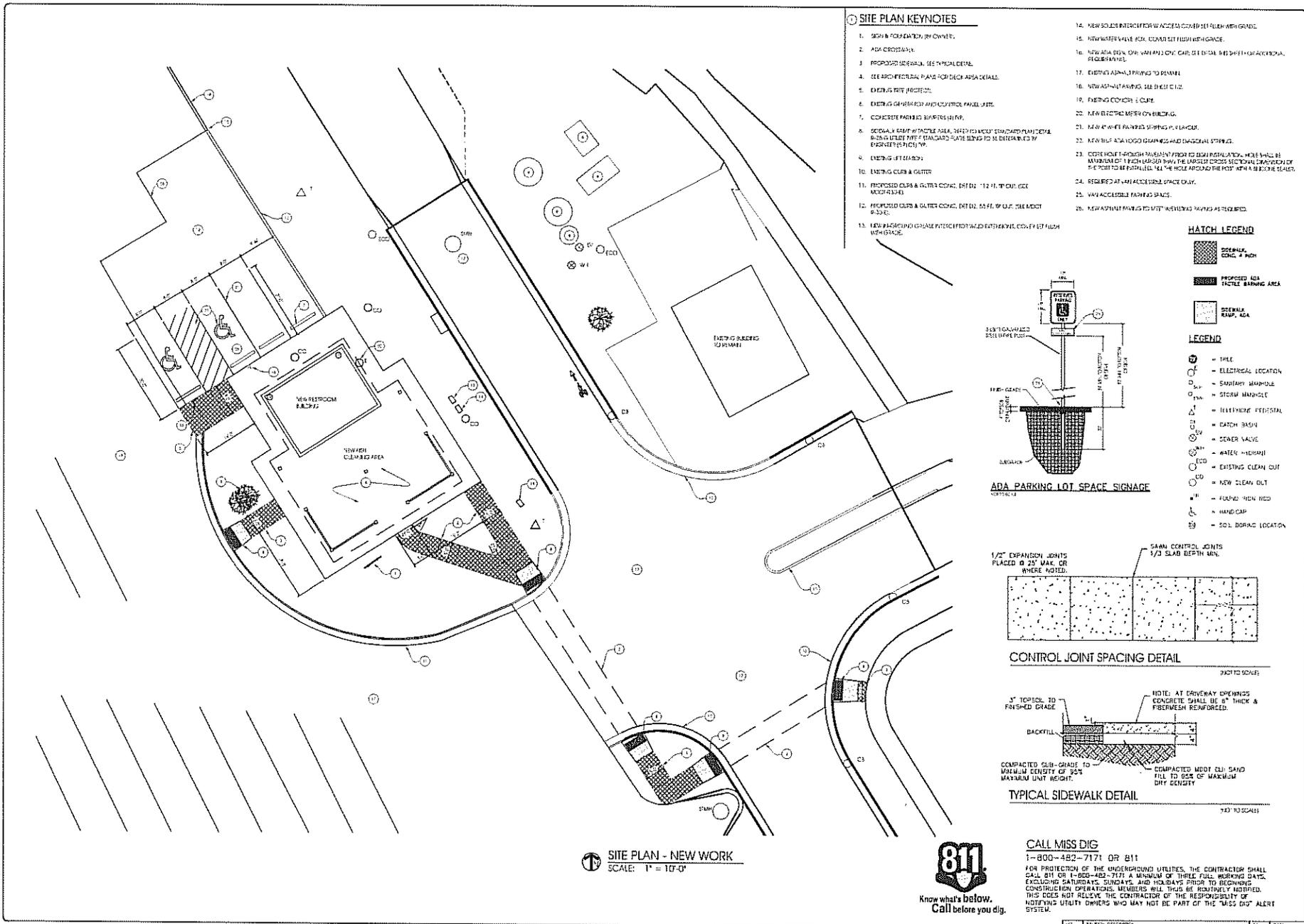


**CITY OF MANISTEE
FISH CLEANING STATION
1ST STREET BEACH**

**SITE PLAN
REMOVALS**

DATE:	MAY 2012
SCALE:	AS NOTED
PROJECT NO.:	11-0580
SHEET NO.:	

C1.0



11 SITE PLAN KEYNOTES

1. SIGN & POST LOCATION BY OWNER.
2. ADA CROSSWALK.
3. PROPOSED SIDEWALK. SEE TYPICAL DETAIL.
4. SEE ARCHITECTURAL PLANS FOR DECK AREA DETAILS.
5. EXISTING TREE PROTECTION.
6. EXISTING GRASSY AREA AND CONTROL PANEL DECK.
7. CONCRETE PARKING BARRIERS (SEE PLAN).
8. SEE ADA & RAMP W/ TACTILE AREA. REFER TO ARCHITECTURAL PLAN FOR DETAILS. RAMP GRATING TYPE & TACTILE PLATE BEING TO BE DETERMINED BY ENGINEER'S FIELD VIZ.
9. EXISTING UTILITY BOX.
10. EXISTING CURB & GUTTER.
11. PROPOSED CURB & GUTTER CONGR. (EXT. DL. 12" H. 10' CURE ACCESSIBLE).
12. PROPOSED CURB & GUTTER CONGR. (EXT. DL. 55" H. 10' CURE. SEE MOST @ 3345).
13. NEW PAVEMENT CHANGE INTERCEPTED BY EXISTING CURB. COVER BY HIGH WIND GRADE.

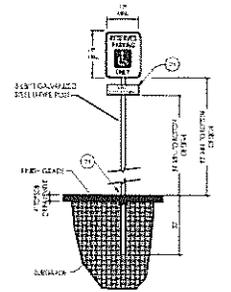
14. NEW SOLES INTERCEPTOR W/ ACCESS COVER BY FIBER MESH GRATE.
15. NEW WATER VALVE ASB. COVER SET FISH WIND GRADE.
16. NEW ADA SIGN. (DR. VAN AND CON. CHAIR) SET IN ADA 36" DIA. 180 DEGREE OF VISIBILITY. (SEE PLAN).
17. EXISTING ASPHALT PAVING TO REMAIN.
18. NEW ASPHALT PAVING. SEE SHEET C12.
19. EXISTING CONCRETE CURB.
20. NEW ELECTRIC METER ON BUILDING.
21. NEW 4" WHITE PAVEMENT STOPPING PL. PLANKER.
22. NEW BUT ADA 100% GRASSING AND DIAGONAL STRIPING.
23. EXISTING HOUSING PAVEMENT FROM EXISTING PAVEMENT. MORE SHALL BE MAINTAINED 1' FROM LARGER THAN THE LARGEST CROSS SECTIONAL DIMENSION OF THE CURB TO BE INSTALLED. SEE THE HOUSING BEHIND THE POST WITH A 36" DIA. 180 DEGREE.
24. REQUIRED AT ALL ACCESSIBLE SPACE CURB.
25. VAN ACCESSIBLE PARKING SPACE.
26. NEW ASPHALT PAVING TO MATCH EXISTING PARKING AS REQUIRED.

HATCH LEGEND

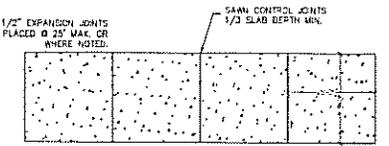
- CONCRETE, CONC. 4" MIN.
- PROPOSED ADA TACTILE PARKING AREA
- CONCRETE RAMP, ADA

LEGEND

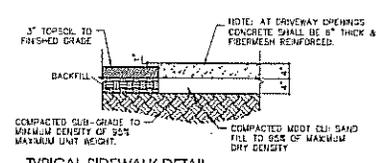
- TABLE
- ELECTRICAL LOCATION
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDIESTAL
- CATCH BASIN
- SEWER VALVE
- WATER METER
- EXISTING CLEAN OUT
- NEW CLEAN OUT
- FOUND IRON ROD
- HANDCAP
- SOIL BORING LOCATION



ADA PARKING LOT SPACE SIGNAGE
CONTINUED



CONTROL JOINT SPACING DETAIL
3/4" TO SCALE



TYPICAL SIDEWALK DETAIL
3/4" TO SCALE

CALL MISS DIG
1-800-482-7171 OR 811

FOR PROTECTION OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "811" ALERT SYSTEM.

11 SITE PLAN - NEW WORK
SCALE: 1" = 10'-0"



ABONMARCHÉ
ARCHITECTS & ENGINEERS
1111 1ST STREET BEACH
SUITE 100
1ST STREET BEACH
MAINE 04053
TEL: 603.883.1111
WWW.ABONMARCHÉ.COM

**CITY OF MAINE
FISH CLEANING STATION
1ST STREET BEACH**

PROJECT:

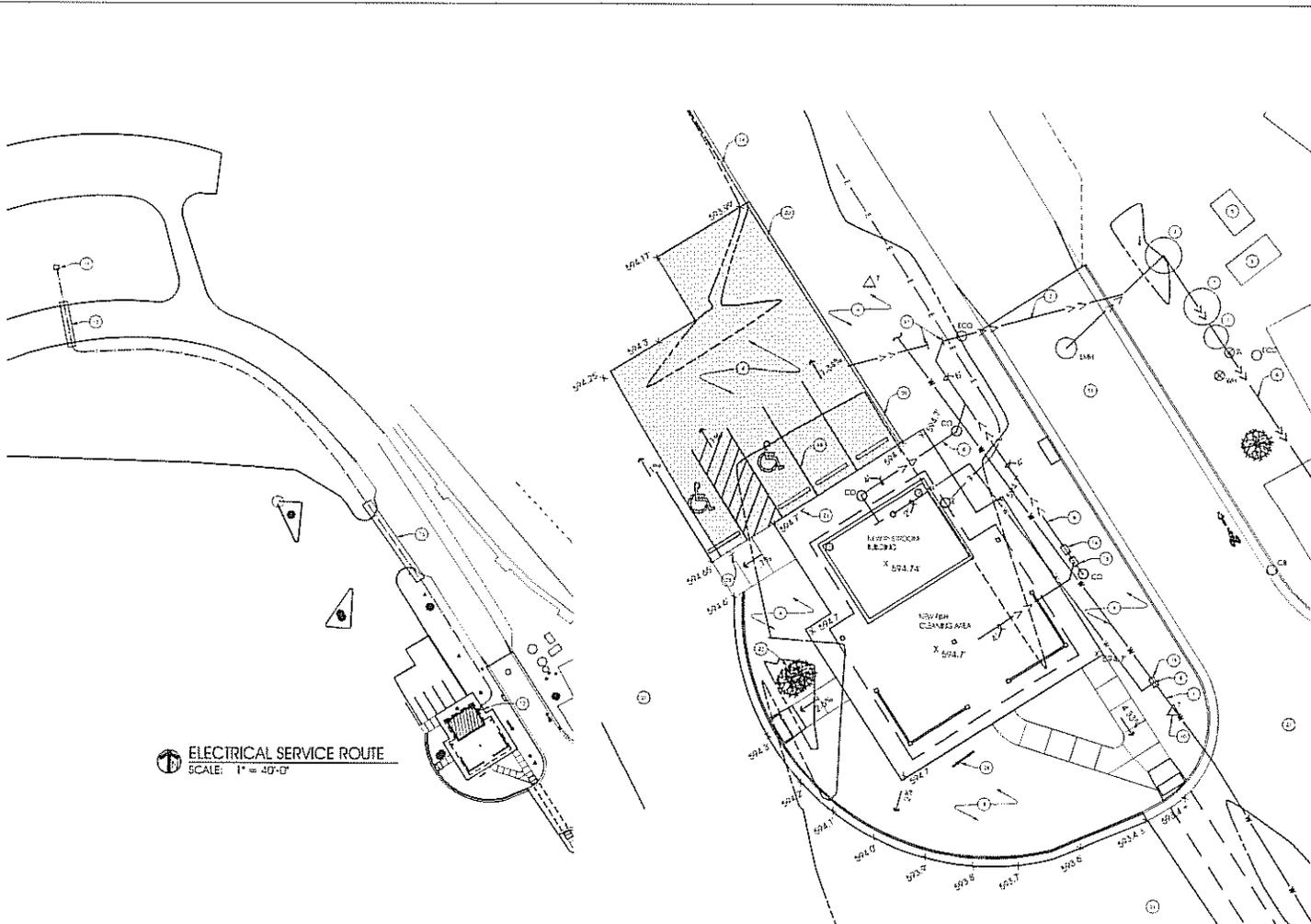
**SITE PLAN
NEW WORK**

DATE: MAY 2017

SCALE: AS NOTED

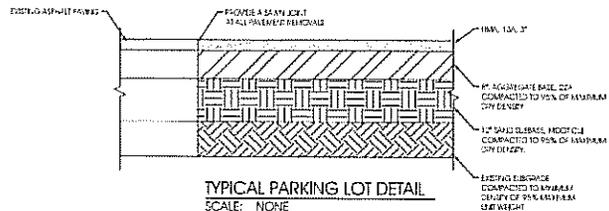
11-0580

C1.1



ELECTRICAL SERVICE ROUTE
SCALE: 1" = 40'-0"

SITE UTILITIES & GRADING PLAN
SCALE: 1" = 10'-0"



TYPICAL PARKING LOT DETAIL
SCALE: NONE



CALL MISS DIG
1-800-482-7171 OR 811
FOR PROTECTION OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. MEMBERS WILL BE PROMPTLY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

SITE UTILITIES PLAN KEYNOTES

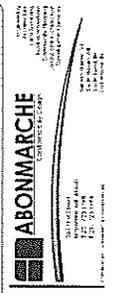
1. EXISTING 2" WATER MAIN DELEGATE TO IT, CONTRACTOR TO LOCATE REFERRED TO CONTACT NEW WATER SERVICE AT 2" MAIN, COST TO LOCATE SERVICE IS RESPONSIBLE TO COST OF PROJECT.
2. EXISTING 2" SANITARY SEWER LATERAL.
3. GRADE AREA DIFFERENTIALS FOR PARKING AREA, GRADE AS SHOWN BEFORE NEW ASPHALT PAVEMENT WHICH IS TO BE LAYED OVER EXISTING GRADE.
4. GRADE EXISTING CURB AREA AND ALL EXISTING AREAS WITHIN CONSTRUCTION SETBACKS ARE TO BE RECONSTRUCTED.
5. EXISTING GROUND AND CONTROL PANEL LOCATED.
6. EXISTING NOTICE MARK.
7. EXISTING LEFT STATION.
8. PROVIDE NEW SANITARY SEWER LEAD IN CLEANOUT TO THE EXISTING SEWER LATERAL.
9. PROVIDE NEW WATER SERVICE WITH EXISTING 2" WATER MAIN.
10. RELOCATED TELEPHONE PEDISTAL.
11. EXISTING TRANSFORMER.
12. NEW METER LOCATION.
13. CLEAR SIDE WALKER ROAD.
14. NEW FOUNDATION GRADE INTERCEPTOR AND EXTENSION COVER SET WITH NEW GRADE.
15. NEW WALKER INTERCEPTOR ACCESS COVER SET WITH NEW GRADE.
16. NEW WATER VALVE BOX COVER SET WITH NEW GRADE.
17. REMOVE EXISTING SEWER LATERAL BACK SHOT FROM NEW SEWER TRAP, CAP EXISTING LATERAL.
18. PROVIDE NEW 2" WATER SERVICE FOR PARKING.
19. EXISTING CURB TO REMAIN.
20. NEW 4" CONCRETE CURB.
21. EXISTING ASPHALT PAVING TO REMAIN.
22. EXISTING TRAILS TO REMAIN.
23. NEW ADA BIKING.
24. SIGN & FOLIAGE TO BE COVERED.

LEGEND

- ⊕ - TREE
- ⊙ - ELECTRICAL LOCATION
- ⊙ - SANITARY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - TELEPHONE PEDISTAL
- ⊙ - CATCH BASIN
- ⊙ - SEWER VALVE
- ⊙ - WATER HYDRANT
- ⊙ - EXISTING CLEAN OUT
- ⊙ - NEW CLEAN OUT
- ⊙ - FOUND FROM RECORD
- ⊙ - MANDISCAP
- ⊙ - SOIL BORING LOCATION

LINE TYPE LEGEND

- — — — — EXISTING WATER MAIN
- — — — — PROPOSED WATER SERVICE
- — — — — EXISTING SANITARY SEWER
- — — — — PROPOSED SANITARY SEWER LEAD
- — — — — BURIED ELECTRICAL
- — — — — BURIED TELEPHONE



**CITY OF MANISTEE
FISH CLEANING STATION
1ST STREET BEACH**

**SITE UTILITIES &
GRADING PLAN**

DATE: MAY 2012
SCALE:

DATE: 11-0580
NOTES:



Planning & Zoning
 City Hall
 70 Maple Street, P.O. Box 358,
 Manistee, MI 49660
 231.398.2806 (phone)
 231.723.1546 (fax)

Commercial Land Use Permit Application

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

Please Print

Level I Review: Additions and alterations to existing structures will be reviewed by the Zoning Administrator who shall reserve the right to forward it to the Site Plan Review Committee for approval. Level II Review: New construction shall be reviewed by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval.		
Property Information		
Address: 110 Lakeshore Drive		Parcel #: 51-310-400-00
Applicant Information		
Name of Owner or Lessee: City of Manistee		
Address: P.O. Box 358, 70 Maple Street, Manistee, MI 49660		
Phone #: 231.398.2805	Cell#:	e-mail: jrose@manisteemi.gov
Name of Contractor (if applicable): n/a		
Address:		
Phone #:	Cell#:	e-mail:
License Number:		Expiration Date:
Project Information		
Description of Project (include square feet): Construction of new Beach House. Previous Beach House was demolished in 2011.		
Area of Subject Property: 68 acres		Finished Height of Project: less than 35 ft.
Zoning Classification: R-1		Present/proposed Land Use: Park
What impacts will project have on City Services: None		
Authorization		
By signing the application the applicant is authorizing City Staff permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct. Further if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacted will be completed in a timely fashion.		
Signature: <u>M. Berch</u>		Date: <u>5/19/12</u>
<input type="checkbox"/> Fee (\$100.00 Level I or \$200.00 Level II) enclosed and Site Plan for project attached (permit cannot be issued without site plan)		
Office Use Only		
Fee: <input type="checkbox"/> \$100.00 Level I Review Fee: <input type="checkbox"/> \$200.00 Level II Review		Receipt #
Zoning District:	Notes:	
Signature: _____		Date: _____



1ST STREET BEACH PAVILION
 1/2" = 40'
 IF ANY DIMENSIONS DO NOT ADD UP TO TOTAL LENGTH OR WIDTH, ALL DIMENSIONS SHALL BE AS SHOWN.

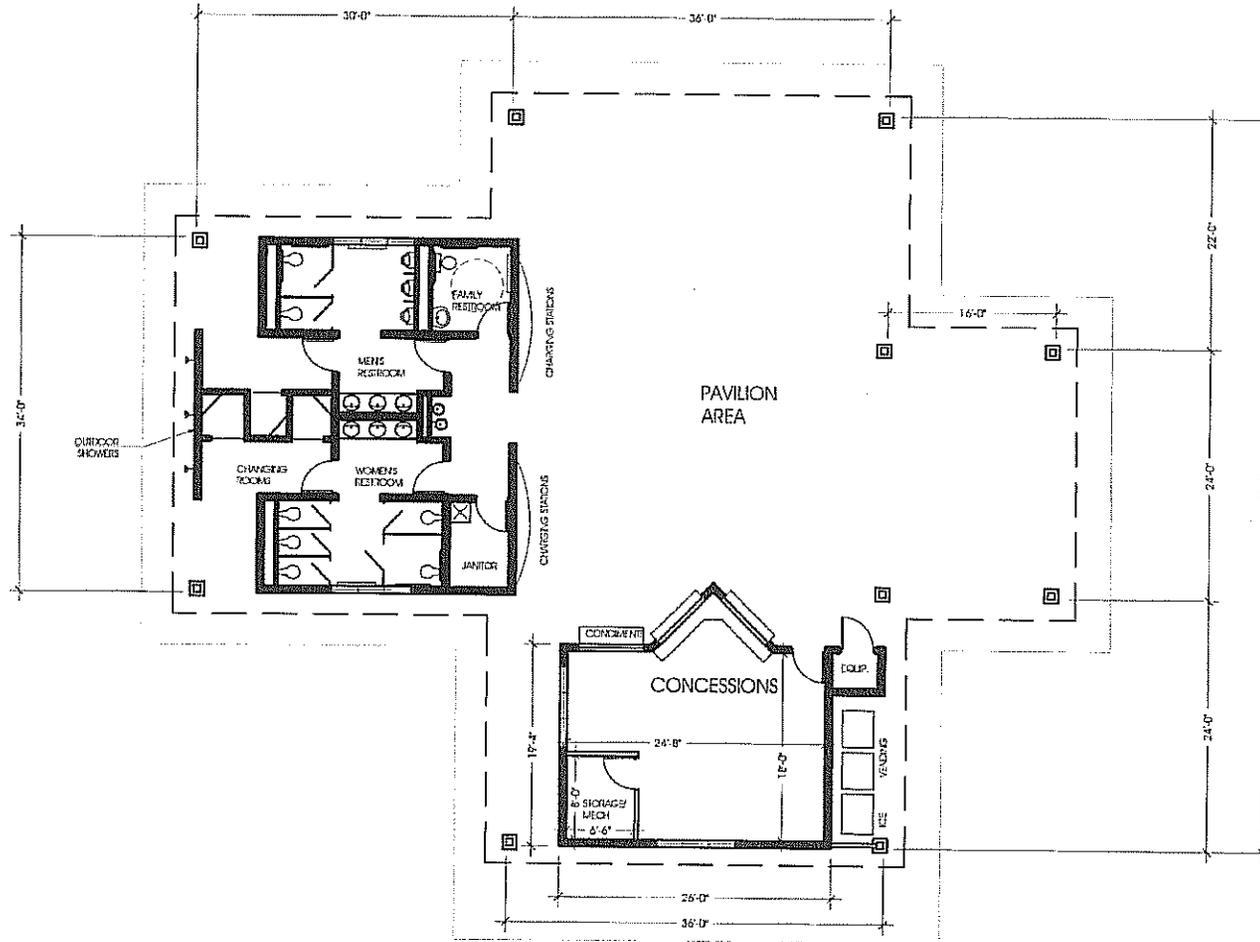
1ST STREET BEACH PAVILION



PROPOSED SITE PLAN
 SCALE: 1" = 40'



DATE: _____ ACI JOB #: _____ SHEET: _____
 COPYRIGHT 2011 - ABONMARCHÉ CONSULTANTS, INC.



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

MAIN PAVILION AREA: 1850 SQ. FT.
NORTH COVERED PORCH: 384 SQ. FT.
RESTROOM BUILDING: 850 SQ. FT.
CONCESSIONS BUILDING: 562 SQ. FT.



**CITY OF MANISTEE
1ST STREET BEACH
NEW PAVILION**

PROJECT: _____

PRELIMINARY FLOOR PLAN

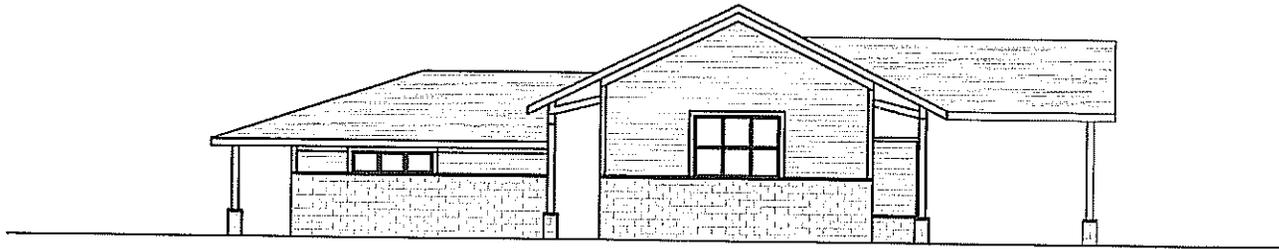
DATE: _____

4-3-2012

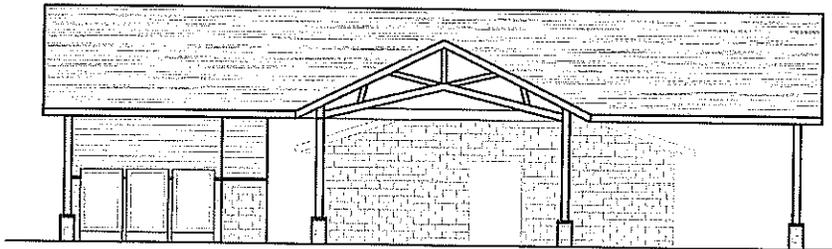
SCALE: _____

DATE: _____

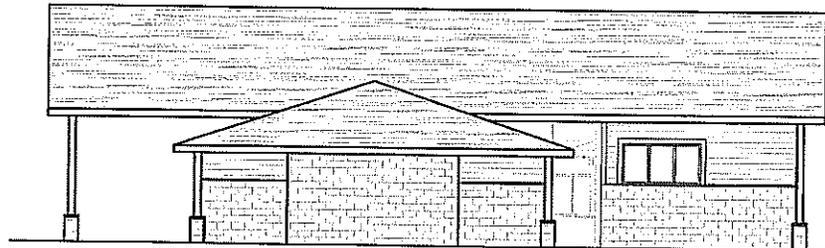
MADE COPIES & PROVIDED TO ALL PARTIES INVOLVED IN THE PROJECT FOR REVIEW & COMMENT FOR ANY CHANGES.



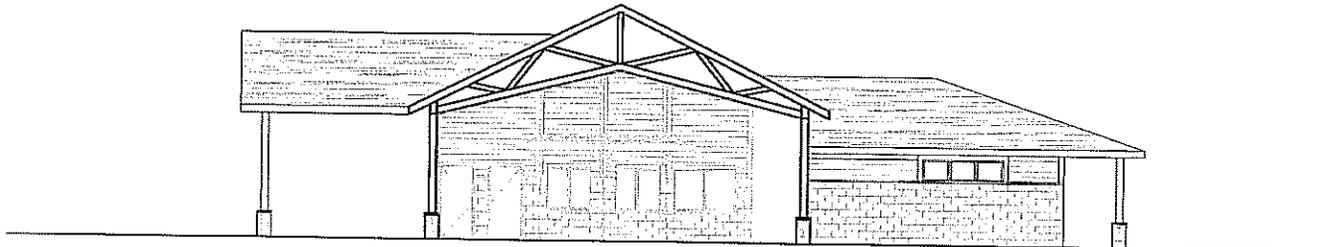
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



CITY OF MANISTEE BEACH
1ST STREET BEACH
NEW PAVILION

PRELIMINARY FLOOR PLAN

DESIGNED BY	
DATE	4-13-2013
SCALE	
PROJECT NO.	
DATE	
SCALE	
PROJECT NO.	
DATE	
SCALE	