

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 3, 2008

A Meeting of the Manistee City Planning Commission was held on Thursday, July 3, 2008 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Chairman Yoder

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Ben Bifoss, Dave Crockett, Ray Fortier, Tony Slawinski, Roger Yoder

Members Absent: Eric Gustad (excused), Harlo Haines (excused), Taylor Roberts, Youth Observer (excused)

Others: Russell & Debra Edenburn, Dennis Dunlap (Linden Court Development), Michael Wood (Bayview Condominiums of Manistee Owners Association), Jan Burger (41 Arthur Street), Jack Rutherford (33 Arthur Street), Carmelle Sohn (43 Arthur Street), Kathy Burger (41 Arthur Street), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Tony Slawinski that the Agenda be approved as prepared.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Bifoss, Albee, Crockett, Slawinski, Fortier, Yoder

No: None

APPROVAL OF MINUTES:

Planning Commission Meeting of June 5, 2008

MOTION by Tony Slawinski, seconded by Linda Albee that the minutes of the June 5, 2008 Planning Commission Meeting be approved.

With a roll call vote this motion passed 7 to 0.

Yes: Barry, Bifoss, Albee, Crockett, Slawinski, Fortier, Yoder

No: None

PUBLIC HEARING:

A request has been received from Russell Edenburn for a Special Use Permit for a Recycling Transfer Station at 32 Arthur Street. During the June 5, 2008 meeting the City of Manistee Planning Commission determined that a Recycling Transfer Station is a Use Similar to uses permitted as a Special Land Use (Warehouse, Public). A Warehouse, Public is a Special Use in the C-1 Regional Commercial Zoning District.

Chairman Yoder opened the Public Hearing and asked the applicant to explain the request.

Russell Edenburn - Mr. Edenburn described the request. They are asking for a Recycling Transfer Station at 32 Arthur Street. This location provides a drive-thru drop off where attendants would remove the recycling from the vehicles and load into boxes. These boxes would be transferred to a truck that would take the recycling to their Recycling Center out on M - 55 for processing. They would only accept plastic, tin, cardboard, paper, newspaper, magazines and dry cell batteries.

They would be open from 8:00 a.m. till 4:00 pm. With one or two days a week with evening hours until 8:00 p.m. and open a half day on Saturdays. They will be using the existing lighting that is in place at the building. They hope to install a camera to deter after hours drop off. The facility will be staffed with either one or two attendants depending on the need. They will have signage that indicates hours of operation when they are opened or closed. They will only accept clean items. They have no rodents, vermin or odor problems at their Recycling Center at M - 55.

Commissioner Albee asked what type of trucks they use and what type of truck will be used at the Arthur Street site?

Mr. Edenburn said that they now use semi truck trailers for hauling recycling. He is locating and wants to purchase a 10 ton enclosed truck for use at this site. The truck would be loaded and the items taken to the facility at M - 55, emptied and dropped back off. The vehicle will be painted white and have their company's information on the outside. They will not have the large trailers at the Arthur Street facility.

Commissioner Albee asked how they will educate the community about the program and what types of items they will collect.

Mr. Edenburn said that they will have flyers at the facility to hand out to people dropping off items and plan to advertise heavily. If items are not cleaned they will not be accepted.

Commissioner Albee asked how long was their lease?

Mr. Edenburn said that the lease would be for either six months or a year for a trial basis. They are making no changes to the property. There is no cost to the people who wish to drop off recyclables. They want to do this on a trial basis to see if it works. This is a staffed location not a drop off container facility.

Commissioner Bifoss asked what are the advantages about this site?

Mr. Edenburn said that it is a good location for a trial basis and the cost for leasing is good.

Commissioner Albee asked about their other facility and if they have tried recycling there.

Mr. Edenburn responded said that the other facility is too far from town and with the cost of gas no one wants to drive out that far to recycle. They wanted to find a location in town that people could use and try recycling instead of dumping everything in the landfill. This is free -vs- people being taxed for services. If recycling is mandatory it is paid through taxes. This will also provide jobs in the community.

Chairman Yoder asked City Staff for their report.

Jon Rose, Community Development Director - Mr. Rose noted that the site plan that was submitted is incomplete. The Site Plan should have included the dumpster location and the location where they propose to park the trucks/trailers for transportation to their facility out on M - 55.

Chairman Yoder opened the hearing for public comments.

Dennis Dunlap, Linden Court Development - Mr. Dunlap is the developer of Bayview Condominiums and has submitted a letter in opposition of the request. This is a poor choice in planning, land use, economic potential in condominium development. Mr. Dunlap's personal standpoint is that he worked in solid land use and the land fill is responsible under their license with the city for recycling. Mr. Dunlap feels processing not warehousing is the appropriate definition of the use. Mr. Dunlap has been to facilities in the past and even with good intentions problems developed. This site is too close to residential, recreational and restaurants and will have a negative impact on adjoining properties.

Chairman Yoder asked if there is recycling available.

Jon Rose said that either people can pay for curb side recycling or there is a drop off container at the City Garage. These drop off containers are part of the contract the City has with Allied Waste. They are not manned and he does not know the success of the program.

Michael Wood, Bayview Condominiums of Manistee Owners Association - Mr. Woods commends Mr. Edenburn for his efforts. Mr. Wood is familiar with recycling when he worked for Ford and consulted at Dow Chemical. Putting a facility across from dwellings with a combined value of approximately 3 million dollars and pay between \$6,000 and \$7,000 a year to maintain their site is not reasonable. Mr. Wood expressed his concern about the unintended consequences. Ford had to stop employees from using their recycling because they did not clean the items property. Traffic is a concern, more trucks will create more

congestion. Their condominiums are becoming permanent dwellings as their owners are choosing to retire here. If this test works they will expand their faculty. As an owner in the area he feels that he is part of the test and is opposed to the request.

Jan Burger, 41 Arthur Street - Ms. Burger bought her unit 10 years ago. She enjoys everything about the town. She does not want to see a recycling transfer station across the street from her home. What happens if it works and gets bigger? Will they fence the facility in? What happens then? There already is a problem with people dumping their trash at Arthur Street Boat Launch. Will more happen if this facility is there? She expressed concerns about traffic and increased number of trucks. Recently she visited the City of Warren Collection Center. This was in an industrial park, fenced in and not near any residents. No big bins and not one to see what is being dumped. Not everyone is going to clean their items. This site is not well lit and she does not want additional lights in the back of her condo. There is no night sky at this location now. She pays twice the amount of taxes this facility will pay. She is concerned about the short term - long term impacts. Edenburn's are doing this for the money. She wants to live here and does not want to see a sight that is not pretty.

Chairman Yoder asked the residents if there was problems with the car wash at this site. They responded that the noise from the facility was bad.

Jack Rutherford, 33 Arthur Street - Mr. Rutherford is getting ready to move into his unit full time. Mr. Rutherford is very concerned about the proposed use. Will the one or two people working there be able to check each item that is dropped off before the people leave? There may be clean items on top and dirty items on the bottom. It is impossible to check every item. There are other areas in the City that are better suited for this use. Bayview Condominiums pay over \$120,000 in taxes per year and if you add the taxes from the Joslin Cove Condominiums (once completed) down the street you are talking about ½ million dollars. Mr. Edenburn's intentions are good but are they enforceable? This is a dangerous situation and there are other places to go. MCC collects paper and we already have curbside recycling available. You cannot prevent paper from blowing on strong windy days. Consider what we have and find another location for this facility.

Carmelle Sohn, 43 Arthur Street - Ms. Sohn has lived at Bayview Condominiums for approximately five years and wants to retire here. The Planning Commission should consider this street a back corridor to the City and should be looking at beautifying the impression of our town. Need to look at what should go in that location good - vs - bad. The use should be available not something you needed to add. Ms. Sohn recently went to a recycling event downstate that was staffed with volunteers. She came later in the day and event with all the volunteers there was paper and stuff blowing all over the place. Does not believe that because the location is staffed there will not be problems.

Kathy Burger, 41 Arthur Street - Ms. Burger says she pays high taxes and that no one wants a Recycling Center in their back yard. The proposed plan does not seem to be organized and she sees potential problems. She is very concerned.

Russell Edenburn - Mr. Edenburn noted the amount of traffic that goes through the area to the Casino is greater than what his facility will bring. They are only going to have one truck at the site that transfers the recycling to their facility out at M - 55. This is not Detroit. Mr. Edenburn has lived here his entire life and respects the people who have moved up here. It is mandatory in most communities downstate to recycle. They have chosen to live here and pay the big tax dollars but the other residents pay taxes also.

Carmelle Sohn, 43 Arthur Street - Ms. Sohn is an avid recycler and downstate the facilities are on the edge of the communities not on a main street or in a neighborhood. How would you feel if it was across the street from your home?

Debra Edenburn - Ms. Edenburn spoke of the amount of product their facility is keeping out of the landfill. They transport the cardboard to PCA and other paper up to the UP. There is all types of traffic going through on U.S. 31.

Correspondence

Correspondence received in response to the request. Jon Rose gave a synopsis of the letters that were received where the person who submitted the letter had not already spoken to the commission. All copies of the letters will be attached to the meeting minutes

Michael Wood, President Bayview Condominiums of Manistee - letter opposed

Stephanie Wood, 53 Arthur Street - letter opposed

Jack Rutherford, Board Member, Owners Association, Bayview Condominiums - letter opposed

Galen & Pamela Hull, 59 Arthur Street - letter opposed

Tom & Linda Monnich, Bayview Condominiums - letter opposed

Dan & Gale Zielinski, 35 Arthur Street - letter opposed

Hank Hull, 51 Arthur Street - letter opposed

Jan Burger, 41 Arthur Street - letter opposed

Sage & Robert Roy, 55 Arthur Street - letter opposed

Ketha Beckstrom, 45 Arthur Street - letter opposed

Larry Sweebe, President, Mancino's of Manistee - letter opposed

David & Lisa Sweebe, 65 Arthur Street - letter opposed

Reginald Asplet, 294 First Avenue - letter in support

Linden Court Development, Dennis Dunlap (Bayview Condominiums) - letter opposed

Chairman Yoder asked if there were any additional Public Comments? There being no further comments the Public Hearing was closed at 7:50 p.m.

NEW BUSINESS:

Russell Edenburn, 32 Arthur Street - Special Use Permit

A public hearing was held earlier in response to the request from Russell Edenburn for a Special Use Permit for a Recycling Transfer Station at 32 Arthur Street.

Commissioner Bifoss said that Recycling is a good thing. But recycling is not what is before the Planning Commission.

Commissioner Albee is in agreement with Commissioner Bifoss. The goal is to have comprehensive recycling in Manistee. But where that should be needs to be determined.

MOTION by Ray Fortier, seconded by Linda Albee to table the request from Russell Edenburn for a Special Use Permit - Recycling Transfer Station at 32 Arthur Street until the August 7, 2008 meeting to allow commissioners time to review all of the letters that have been submitted and to allow the applicant to complete the Site Plan.

Discussion after the motion

Commissioner Crockett said that he had reviewed the property and supports recycling. He visited the Edenburn Site out on M - 55 and it is a clean site, good operation, employees people and there is no odors at the site. Commissioner Crockett encouraged the other members to go to the site and see for themselves. There were no critters, no smell and no blowing paper. The commission needs to listen to the residents and needs to make sure that the Recycling Transfer Station is in the right location. The Commission can put conditions on the request and needs time to review both views that were expressed during the Public Hearing.

Commissioner Slawinski said that he needed more time to study the request.

Commissioner Bifoss said he did not believe the request is consistent with the Master Plan.

With a roll call vote this motion passed 7 to 0.

Yes: Bifoss, Barry, Slawinski, Albee, Crockett, Fortier, Yoder
No: None

City Marina Building, 480 River Street - Renovation

Commissioner Bifoss declared a conflict of interest.

The City of Manistee is proposing to renovate the City Marina Building at 480 River Street. The renovation of the building does not change the footprint, just the elevation of the building. The proposed change does not exceed the 50 foot height limitation in the C-3 Central Business District.

It was noted that the building is located in the Pine Street right-of-way and that the street needs to be vacated.

MOTION by Ray Fortier, seconded by Linda Albee approve the Renovation of the City Marina Building, 480 River Street as submitted on plans prepared by Abonmarche dated 6-23-08.

With a roll call vote this motion passed 6 to 0 with Commissioner Bifoss Abstaining.

Yes: Albee, Slawinski, Crockett, Barry, Fortier, Yoder
No: None

Presentation on proposed Relocation of Rail Road

Ben Bifoss, Abonmarche gave a presentation on the proposed relocation of the rail road.

OLD BUSINESS:

None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

None

STAFF REPORT:

Memo's from Williams and Works will be discussed at the August Meeting.

MEMBERS DISCUSSION:

None

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Linda Albee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:15 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Stephanie M. Wood
53 Arthur Street
Manistee, MI 49660
June 24, 2008

Mr. Jon Rose
Community Development
City of Manistee
P. O. Box 358
Manistee, MI 49660

Dear Mr. Rose:

This letter is in regard to the Special Use Permit for a Recycling Transfer Station at 32 N. Arthur Street, Manistee (Reference your notification memo of June 17, 2008).

I strongly object to this Special Use Permit and urge complete rejection to its issuance in any form. My reasons for objection are many; some examples are:

- Will reduce the value of my home—who would possibly want to live directly across the street from a waste handling facility?
- Will further create traffic congestion on a U. S. highway presently known as over-crowded and with a high rate of accidents.
- Such transfer stations notoriously have appearance and noxious odor problems; they draw many forms of insects; they draw rodents; and sometimes have or emit toxic substances.
- Adding a transfer station within the City limits is totally inconsistent with the City and our neighborhood goals of appearance improvement to attract tourists and enhanced overall appeal of our city.

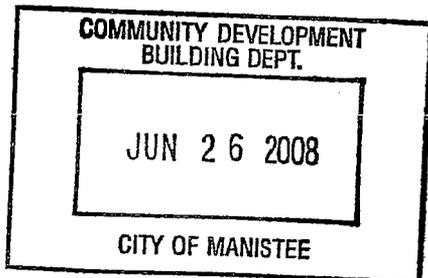
This type of Special Use Permit sets a lower level for development of this lakeshore area and a new low for image and use expectations.

In conclusion, I will feel betrayed if the City issues a Special Use Permit for a waste facility across from my home—with attendant health, value, and traffic risks.

Very truly yours,



Stephanie M. Wood
Property #51-51-142-011-00



Bayview Condominiums of Manistee
Michael R. Wood
10130 N. Centerline Rd.
Bitely, MI 49309

Mr. Jon Rose
Community Development
City of Manistee
P. O. Box 358
Manistee, MI 49660

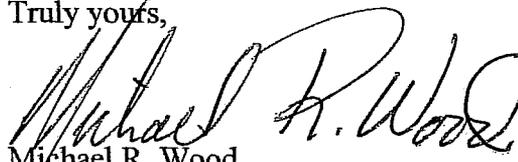
Dear Mr. Rose:

As president of the Bayview Condominiums of Manistee Owners Association, a Michigan LLC Corporation, this letter is to urge you, the City, to completely reject the Special Use Permit referenced in your June 17 memo, i.e., a Permit for a Recycling Transfer Station at 32 N. Arthur Street.

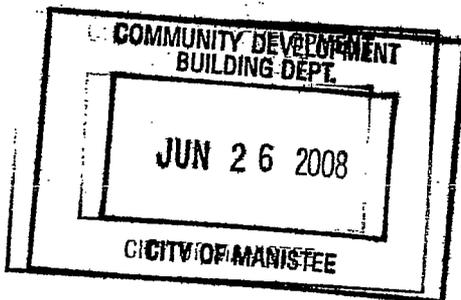
Such a waste processing facility is totally inappropriate for our neighborhood and is a complete opposite of the thousands of dollars each year that our Association spends to improve the beauty and image of Manistee Lake shoreline and the value of our properties. If this Permit Application is approved, our property value will drop dramatically, and the owners will be left with properties across from a waste site, including attendant traffic congestion, rodents, bugs, smells, and bad appearance.

Please do not approve this Permit.

Truly yours,



Michael R. Wood
President, Owners Association



Bayview Condominiums of Manistee
Jack Rutherford
303 7th Street
Manistee, MI 49660

Mr. Jon Rose
Community Development
City of Manistee
P.O. Box 358
Manistee, MI 49660

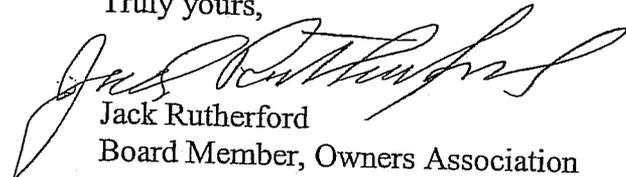
Dear Mr. Rose;

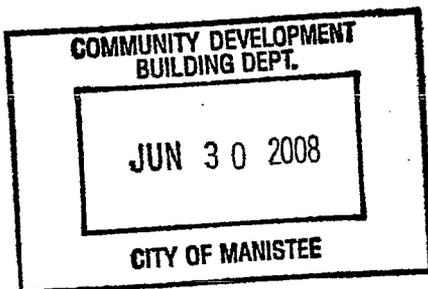
As a board member of the Bayview Condominiums of Manistee Owners Association, a Michigan LLC Corporation, I strongly urge you, the City of Manistee, to completely reject the Special Use Permit referenced in your June 17th memo, i.e., a Permit for a Recycling Transfer Station at 32 N. Arthur Street.

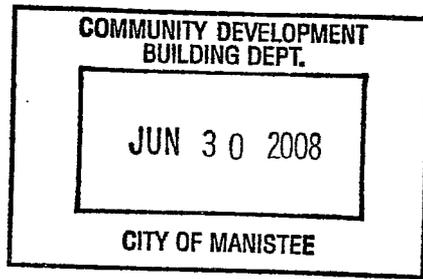
Such a waste processing facility is totally inappropriate for our neighborhood and is a complete contradiction of the thousands of dollars each year that our association spends to improve the beauty and image of Manistee Lake shoreline and the value of our properties. If this permit application is approved, our property values will drop dramatically, and the owners will be left with properties across from a waste site, as well as attendant traffic congestion, rodents, bugs, smells, and bad appearance.

Please do not approve this Permit.

Truly yours,


Jack Rutherford
Board Member, Owners Association





Galen & Pamela Hull
59 Arthur Street
Manistee MI 49660
June 27, 2008

Mr. Jon Rose
Community Development
City of Manistee
PO Box 358
Manistee MI 49660

Dear Mr. Rose

We are writing in response the notice we received regarding the Special Use Permit for a Recycling Transfer Station at 32 N. Arthur Street Manistee.

Immediately upon receiving this note our hearts sank. The mere possibility this could happen makes us question our decision to relocate to this wonderful city. Thank goodness we at least have an opportunity to express our feelings and very strong disapproval of this permit being approved.

We did much investigation before moving to Manistee as our business allows us to live anywhere within a 500 mile radius of Manistee. One very important item that swayed our decision was that Manistee seemed to very committed to sound planning and zoning decisions. In short we felt that there was no-way planners would allow a Waste Recycling Transfer Station in an area that is plainly marketed for tourism and condominiums.

Why do we oppose, to name but a few:

- Negative impact on our property values. Please show us where a Recycling Transfer Station has increased property values.
- Smell, recycling is handling of waste....even clean waste smells.
- Congestion, it's already bad enough in this area, trucks entering/leaving the site would be very dangerous, accidents will happen, just a matter of when and how severe.
- Appearance, while there may be efforts to hide the appearance we have never seen an attractive Recycling Transfer Station.
- Rodents, even clean recycled waste has enough residue to attract rodents. There will be an increase in rodents of many kinds, raccoons, rats, mice, opossums etc etc...oh and what about the sea gulls. We all know we don't need additional reasons for sea gulls to congregate.
- Pollution, what about runoff, there will be problems here, as well.

This list goes on and on.

We agree Transfer/Recycling of Waste is a necessary part of our world. However this type of business has no business being located in this area.

It pains us to say this but if this permit is granted we will relocate. Maybe not tomorrow but it is just a matter of time until we leave.

We understand we are only one family but if the planners allow this, it will be painfully clear to us that the "quality of life" we came to enjoy here in Manistee is really not a top priority for city planners.

We thank you for this opportunity to voice our concerns and consider ourselves fortunate to live in such a wonderful place.

We are confident the decision makers will deny this request unconditionally.

Respectfully

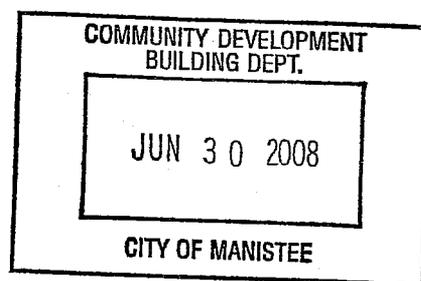
Galen I. Hull



Pamela G. Hull



June 24, 2008



Dear Mr. Rose

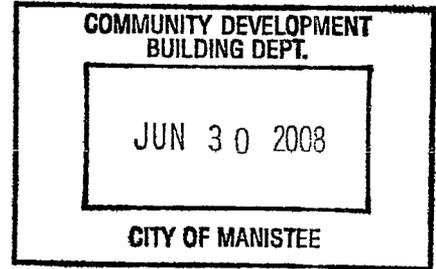
My Wife and I own a Condo at Bayview across from the proposed Recycling Transfer Station. We would like to go on record that we oppose this project and would ask that this be moved to a location that would not bring down the City of Manistee or any other Neighborhoods. The City right now is undergoing very difficult times and to put this in an area such as across from a Public launch and several Restaurants would be counter productive. Thank You

Tom and Linda Monnich

Linda Monnich

Dan and Gale Zielinski
35 Arthur Street
Manistee, MI 49660
June 26, 2008

Mr. Jon Rose
Community Development
City of Manistee
P.O. Box 358
Manistee, MI 49660



Dear Mr. Rose:

This letter is in regard to the Special Use Permit for a Recycling Transfer Station at 32 N. Arthur Street, Manistee (Reference your notification memo of June 17, 2008).

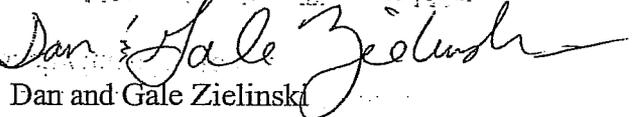
I strongly object to this Special Use Permit. I urge complete rejection to its issuance in any form. Some of my reasons are listed below:

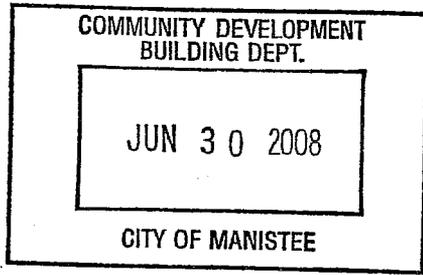
- Prior to purchasing property in Manistee, we did a lot of research on many cities and towns in northern Michigan. Based upon the city's plans for improvements and beautification, to draw in business as well as tourism, we made the decision to invest in Manistee. Placing a transfer station in town seems to be the complete opposite direction from what the city intended to do.
- This is on a U.S. highway where people enter and leave the city. This could be the 1st and last impression that visitors have of Manistee. Is this really the image that our city wants to portray to our guests?
- This area is surrounded by restaurants, hotels, personal residents, and parks with public access to the lake. The city is also spending money to improve access to Manistee Lake. Why would we put a transfer station near this area? All it will do is drive property values down, and drive people out of the area.
- Such transfer stations have appearance and noxious odor problems; they draw many forms of insects; they draw rodents; and sometimes have or emit toxic substances not to mention the proximity to the lake. How can we, in good consciences, permit actions that could further contaminate our lake and damage our eco-system?

This type of Special Use Permit does not promote improved development of the Manistee lakeshore area and in no way beautifies or makes it desirable to be in the area.

In conclusion, with the health concerns, property value, and not to mention the appearance this facility will have being across from my home, I can only sum up my feelings for this issue with one word, **unacceptable**.

Sincerely,


Dan and Gale Zielinski



Hank E. Hull
51 Arthur Street
Manistee MI 49660
June 27, 2008

Mr. Jon Rose
Community Development
City of Manistee
PO Box 358
Manistee MI 49660

Dear Mr. Rose

I am writing to voice my opinion against the proposed Special Use Permit for a Recycling Transfer Station at 32 N. Arthur Street Manistee.

I *strongly* oppose issuance of this special use permit.

My reasons against are many and include:

Devaluation of my condo, odor problems, traffic congestion problems, an eyesore, environmental problems with runoff.

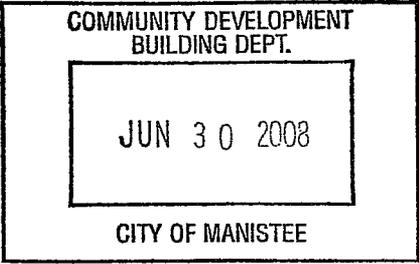
I did not purchase my condo to live near a Recycling Transfer Station nor in my wildest dreams did I think the P&Z folks would consider such a permit for this type of business, locating in this area.

Surely there are better places to locate this type of business, such as an industrial park of some sort.

Thank you for the opportunity to voice my concerns and please make the right decision by denying this Special Use Permit. Let's keep Manistee a great place to live where quality of life is first and foremost.

Yours Truly
Hank E. Hull

A handwritten signature in cursive script that reads "Hank E. Hull".



Manistee City Planning Commission
PO Box 358
Manistee, MI 49660-0358

June 26, 2008

Attn: Jon Rose, Community Development
Re: Special Use Permit Recycling – 32 Arthur Street

Dear Commissioners:

I bought my home across the street ten years ago, for the peace and quiet of the lake and lake living. I am hoping to retire there and enjoy the treasures of this quiet town. The last thing I ever would want is a transfer recycling center across the street from my home.

Sir, I pay very high taxes for this home as it is a second home for me and I don't receive a homestead credit. I've paid my taxes every year for ten years and wish my property value not to go down due to this type of activity.

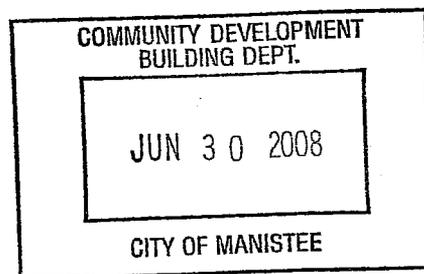
I strongly urge you and all commissioners to do what ever is necessary to turn this request down. It's for the betterment of the city, street and neighborhood.

Thank you very much,

A handwritten signature in cursive script that reads "Jan W. Burger".

Jan W. Burger
41 Arthur Street
Manistee, MI
(810) 499 5132

Sage and Robert Roy
55 Arthur St
Manistee, MI 49660
989-798-0298



Mr. Jon Rose
Community Development
City of Manistee
PO Box 358
Manistee, MI 48660

Dear Mr. Rose:

We are writing in response to the notice we received regarding a Special Use Permit for a recycling transfer station at 32 Arthur St, Manistee.

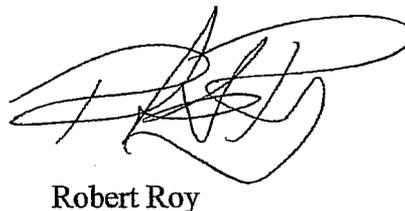
We vehemently object to the issuance of this permit. We live directly across the street and placing a waste transfer facility in this location would decrease our property values dramatically. We can't imagine anyone, including us, would want to live across from such a facility, which are notorious for appearance and odor problems.

We purchased property in Manistee because of the efforts of the city to preserve the beauty of the lakeshore. Adding a transfer station on the main thoroughfare is completely inappropriate and inconsistent with these efforts.

We strongly urge you to reject this permit.

Sincerely,


Sage Roy


Robert Roy

Ketha J. Beckstrom
45 Arthur St.
Manistee, MI 49660

June 23, 2008

Mr. Jon R. Rose
Community Development
City of Manistee
PO BOX 358
Manistee, MI 49660

Dear Sir:

I received your letter dated June 17, 2008 regarding the hearing on the special use permit at 32 Arthur ST. - "Recycling Transfer Station."

I like most of my friends and neighbors who live close to 32 Arthur ST. will be unable to attend the meeting as it is scheduled for the evening of July third. I find it incredible that you would schedule a meeting on such an important topic on the eve of the fourth of July. I wonder aloud how many politicians in city hall would like to have primary night on July the third, some how I doubt we shall see that any time soon.

As it relates to the recycling transfer station, I have some questions I would like answers:

Is a DEQ permit required, and if so will there be a hearing held by the DEQ?

Will there be on-going plans for smell and vermin mitigation?

Will there be a requirement that dumpsters be inside, and or be covered at all times?

Given this is now the second location choice for the transfer station is there a third or fourth location better suited for such an operation?

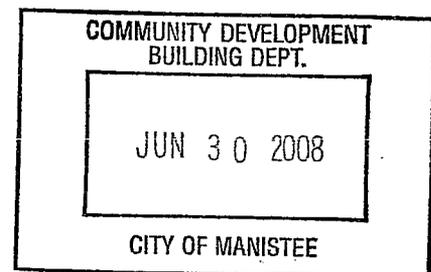
I believe in the recycling process, it is a must in today's world, and I have done it for several years. To the best of my knowledge I do not suffer from NIMBY-IT IS, but I believe there must be a much better location for a recycling transfer station, maybe not next to a restaurant or the lake. I do hope more thought is put into the location of the transfer station then was put into the date of the hearing.

As a tax payer I do look forward to your reply to my letter, I am anxious to review your answers.

Sincerely,

Ketha J. Beckstrom

Ketha Beckstrom
45 Arthur St
Manistee, MI 49660



MANCINO OF MANISTEE

July 1, 2008

City of Manistee

ATTN: Jon Rose

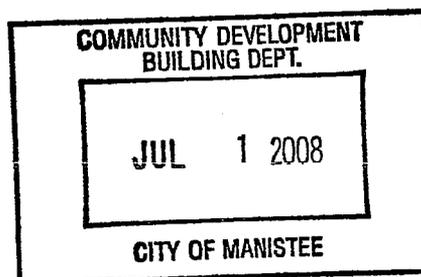
Planning Commission

RE: 32 Arthur Street Recycle Petition

Dear Mr. Rose

Please be advised that Mancino's Manistee strongly objects to the application petition requested for 32 Arthur Street for a recycle station.


Larry Sweebe, President



David & Lisa Sweebe
65 Arthur Street
Manistee, MI. 49660
July 2, 2008

Community Development
City of Manistee

ATTN: Mr. Jon Rose

RE: 32 Arthur Street Recycling Transfer Station

Dear Mr. Rose

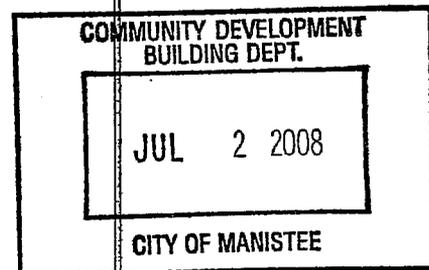
We are residents of the Bayview Condominiums. We strongly oppose the Special Use Permit for such a recycling transfer station. Our major concerns are that it will reduce the value of our property and be a large eye sore along US-31.

We have driven past the site on Highway-55 and noticed all the loose debris and feel that this recycling transfer station will resemble nothing more than an unattractive dump site.

Sincerely,

Mr. & Mrs. David Sweebe

Mr. & Mrs. David Sweebe



July 2, 2008

Planning Commission
ATT: Denise Blakeslee
Community Development Office
City Hall
PO Box 358
70 Maple St.
Manistee, MI 49660

Dear Members of the Planning Commission,

This letter is in regards to the request of Russell Edenburn for a Special Use Permit for a Transfer Recycling Station on Arthur St.

My family supports Mr. Edenburn's request for several reasons. Mr. Edenburn is committed to employing the chronically unemployed and disabled population in this recycling business. I am sure the Planning Commission is familiar with the recycling facility operated by Community Mental Health in the Industrial Park, 100 South Glocheski Drive, Manistee, MI prior to Mastech Inc. purchasing the property. The recycling operation was a clean, presentable site of which the community was proud. The CMH recycling business also employed the County's disabled population in it's operation.

The benefit of a recycling operation in terms of the environment is obvious and should not need to be defended by me or any party.

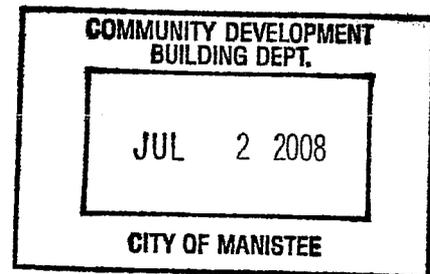
I am certain the Planning Commission is able to address the community's concerns regarding the cleanliness of the Arthur St. recycling operation within the parameters of the Special Use Permit.

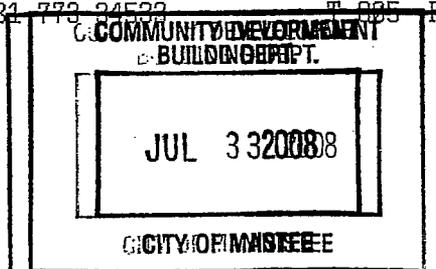
I would ask that this letter be read aloud at the Public Hearing on Thursday evening, as I will not be able to attend the meeting.

Thank you for your consideration.



Reginald Asplet
294 1st Ave.
Manistee, MI 49660





4/3

Mr. Jon Rose
Director, Planning
City of Manistee

VIA FAX @ 231-723-1546

Dear Mr. Rose:

I am writing to express my opposition to the transfer station proposed to be constructed at the former car wash @ 32 Arthur Street (US 31.)

We are the owners of the following properties

- 61 Arthur Street
- 63 Arthur Street
- 67 Arthur Street
- 69 Arthur Street
- 71 Arthur Street
- 73 Arthur Street
- 75 Arthur Street
- 91 Arthur Street

and as you know, we are the developers of Bayview Condominium Project located across the street from the car-wash. When we proposed & then constructed this development, which is the first residential development on Manistee, we took a risk, in partnership with the City, that people would find the development attractive. I say in partnership, because the City reviewed and approved our land use & site plan thru their processes.

So far 15 people have embraced the idea

4/3

that Bayview is a great place for a primary or vacation home.

The approval to construct a Transfer Station at this location would have a high negative impact on Bayview and our ability to develop additional units. Transfer Stations process garbage - carried by garbage trucks, which leak leachate, cause dust and debris, spill hydraulic fluids and are the source of odors. Can you imagine the smell from fish offal & the impact on residences & businesses in the area?

Our development will eventually create 8-10 million dollars of new value in the City. This is "easy money" for the City as practically no load is put on the City infrastructure or services by the development. Schools will get the tax dollars, but will get no new students. This a great deal, but the Transfer Station puts this at risk.

A Transfer Station at this location makes no sense from several perspectives. From a land use sense, the existing uses are - recreational, residential & commercial (primarily restaurants). A Transfer Station is a processing plant and belongs in an industrial zone or industrial park, of which the City has plenty of room to accommodate in their existing industrial parks. It does not belong on Artaur Street.

3/3

From a planning perspective, a transfer station at this location also makes little sense. US-31 is the major throughfare thru Manistee and likely millions of people pass thru on this route each year. Is a Transfer Station with its blowing papers, odors and other negatives, the impression that the City of Manistee wants to have imprinted on each person that passes by this facility?

I hope not and ask that you reject this proposal.

Sincerely:

Linden Court Development Inc.

Kevin W. Henley

