

MANISTEE CITY PLANNING COMMISSION
SITE PLAN REVIEW SUB-COMMITTEE
70 MAPLE STREET
MANISTEE, MI 49660

MEETING MINUTES

MAY 3, 2001

A meeting of the Site Plan Review Sub-Committee of the Manistee City Planning Commission was held on Thursday, May 3, 2001 at 6:45 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, Phil Picardat

MEMBERS ABSENT: John Serocki

OTHERS PRESENT: Jon Rose (Community Development), Denise Mikula (City Staff)

Meeting was open at 6:55 p.m. by Ray Fortier

CITIZEN QUESTIONS AND CONCERNS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Century Terrace - Entry Addition

Jon Rose presented a request from Kendra Thompson, Architect for a Site Plan Review for a front entry addition to the Century Terrace building at 237 Sixth Avenue. This addition would provide covered access to the building and an area for bus pickup/drop off. Review of the propose plan shows that all of the requirements of the Zoning Ordinance are met except for an 18 foot encroachment into the front-yard set-back. A variance would be required from the Zoning Board of Appeals.

MOTION by Phil Picardat, seconded by Ray Fortier that the request from Century Terrace for an addition be approved pending a variance from the Zoning Board of Appeals for the encroachment into the front yard. Motion passed unanimously.

OTHER COMMUNICATIONS:

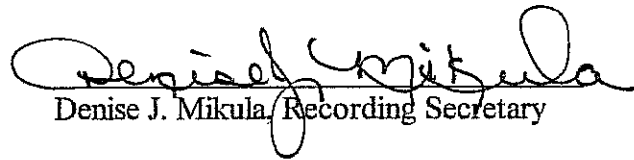
None

ADJOURNMENT:

MOTION by Phil Picardat, seconded by Ray Fortier that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 7:01 p.m.

SITE PLAN REVIEW SUB-COMMITTEE
MANISTEE PLANNING COMMISSION


Denise J. Mikula, Recording Secretary

Receipt # _____

Application for Site Plan Review & Land Use Permit

Location of Project: CENTURY TERRACE APARTMENTS

Parcel Code #: 211-100-01

Name & Address of Applicant: KENDRA C. THOMPSON ARCHITECTS, P.C.
304 OAK ST.
MANISTEE, MI 49660

Phone Numbers: Work 231-723-4195 Home _____

Name & Address of Owner if different: MANISTEE HOUSING COMMISSION
237 SIXTH AVENUE

Phone Numbers: Work 231-723-6201 Home _____

Brief description of work to be done: NEW ENTRY PROJECT

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$250.00)

* MARK NIESEN
HAS PLANS FOR
THIS PROJECT

SITE PLAN REVIEW

NAME: Century Terrace Apartments
 237 Sixth Avenue
 Manistee, MI 49660

PROPOSED USE: Sr. Housing
 ZONING DISTRICT: R-5

PARCEL CODE: 51-51-211-106-01

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	5,000 sq. ft.	>5,000 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	> 60 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	58 ft.	40 ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SIDE YARD	10 ft.	>10 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	10 ft.	> 10 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	50 ft.	> 50 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	12 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	Meets requirements		<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	800 sq. ft.	> 800 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER: This request would require a variance from the Zoning Board of Appeals for a reduction in the front-yard set-back from 58 ft. to 40 ft.

REVIEWED BY: Mark W. Niesen
 Mark W. Niesen/Building Inspector

DATE: 5-3-01

