

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 1, 2006

A Meeting of the Manistee City Planning Commission was held on Thursday, June 1, 2006 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ben Bifoss, Tamara Buswinka, Dave Crockett, Greg Ferguson, Ray Fortier, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Maureen Barry, Vacancy

OTHERS: Mark Chmura (308 River Street), Michael Moran (Onekama), Mark Reenders (Mark Reenders Construction, Inc), Bob Fenstermacher, (238 Fifth Avenue), Ken Borenitsch (394 River Street & 601 Birch Street), Dan Hahn (234 Fifth Avenue), Ted Doty (112 Ford Street), Reggie Asplet (house on Freemont, Ford and First Avenue), Robert Johnson (241 Fifth Avenue), Dave Badalamente (222 Third Street), Sam Joseph (124 Ford Street), Tony DeVect (West Coast LLC), Lee Trucks (453 Second Street), Bob Brooks (352 Lakeshore Road), Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

Meeting was opened at 7:00 p.m. by Chairman Yoder.

PUBLIC HEARING:

Mark & Christina Chmura - Special Use Permit/Marina, 308 River Street.

A Public Hearing has been scheduled in response to the request from Mark & Christina Chmura for a Special Use Permit for an 8 slip Marina at 308 River Street.

Mark Chmura, 308 River Street - Mr. Chmura explained the request and detailed his plans for handling fish waste. He wants to run a top notch facility and this year they would use the fish cleaning facility at First Street and next year construct a fish cleaning station. Mr. Chmura sent the Planning Commission a letter regarding fish waste (attached).

Micheal Moran, Onekama - Mr. Moran has constructed and leased a dock from the City at the end of Division Street since 1995. The survey that Mr. Chmura has submitted indicates his dock is on Mr. Chmura's property. When the riverwalk was constructed Mr. Moran spoke to now retired City Employee Dale Picardat on where the dock should be constructed. With Mr. Picardat's recommended he used the contractor that the City was using for the riverwalk to install the dock. The dock was placed in the location that Mr. Picardat indicated it should be built and he was not aware that the dock was built on the adjoining property. Mr. Moran has a problem. Mr. Chmura's survey indicates his dock has been

constructed on Mr. Chmura's property. Mr. Moran relied on the placement of the dock from an employee of the City from whom he leases the property. He has been paying a lease for 10 years to the City for a dock that was supposed to have been placed on City property. Mr. Moran does not know what to do. He feels that this issue should be resolved before any permits are issued to anyone. Mr. Moran suggests that the City have the property surveyed or pay him for his dock.

There being no further discussion the Public Hearing was closed at 7:13 p.m.

Mark A. Reenders Construction, Inc. - Planned Unit Development, 429 Ford Street (former Washington School Property).

A Public Hearing was scheduled in response to a request from Mark A. Reenders Construction, Inc. for a Planned Unit Development at the former Washington School Property. The proposed PUD is for the construction of 33 units.

Mark Reenders, Mark A. Reenders Construction Inc., - Mr. Reenders brought with him new plans for the proposed PUD. Mr. Reenders said that the plans were redone to address concerns from the Fire Chief, City Engineer and concerns that the Planning Commission raised at the meeting on May 18, 2006. This plan shows a 6" water main from Third Avenue to Fifth Avenue, as recommended by the City Engineer. The sanitary sewer will be an 8" private line owned and maintained by the association. The Site layout shows 17 curb cuts, less than allowed in the R-2 district. They have addressed the units on the front and rear side of the building as recommended by the Fire Chief. They have provided access for the aerial fire truck for the 3 story units as recommended. The gates between units to the green space have been eliminated. They hope to preserve the limestone "Washington School" arch from the building and relocate it on the site. They have the staggered or stepped back some of the buildings to loose the wall effect. Each unit will have two off street parking spaces. City sidewalks will be installed on the streets in front of the development and thru the development. This plan meets the minimum set-back requirements, lot coverage requirements, minimum living area requirements, parking requirements, building width requirements. The height of units 15 thru 21 exceed the height requirements. Mr. Reenders showed the layout and floor plans for the units.

Bob Fenstermacher, 238 Fifth Avenue - Mr. Fenstermacher has lived in his home for 47 years. He made the following comments in regard to the development:

- The South Property line of the school property had a line of trees and limestone wall and fence that were installed by the Veterans Association. They had an agreement with the school that this was to be maintained. Does the developer plan to honor this agreement?
- They have problems with the sewer on Fifth Avenue and Short Street they are always being dug up. What effect will this project have on the sewer?
- Are the garages going to be two stall garages?
- If there are 4 people per condo that would be adding a lot of people to the neighborhood.
- What happens to the value of the adjoining properties. Will their taxes go up or down?
- Many in the neighborhood are on fixed income. They cannot afford higher taxes.

- Will they be able to limit the number of automobiles that the people in the association have?

Mr. Fenstermacher said that the plan looks reasonable but he would like any concerns addressed prior to approving anything.

Ken Borenitsch, 394 River Street & 601 Birch Street - Mr. Borenitsch said that this looks like a good project. It helps prevent sprawl, would increase the tax base and allows a short walk to the central business district.

Dan Hahn, 234 Fifth Avenue - Looks like a nice project. He asked when they would start and what the completion date would be. He expressed his concerns about a construction project in his back yard that would go on for 5 - 6 years. A piecemeal, build as you sell project, would be asking a lot of the neighborhood. Nice site plan, nicer than he expected it would benefit the neighborhood. Maybe the landscaping could be done first to provide a buffer to the adjoining properties.

Ted Doty, 112 Ford Street - Mr. Doty asked if this was a Planned Unit Development or Residential Development? Would they have an association when complete? Would this development increase taxes? What happens to the neighborhood? Mr. Doty spoke of the environmental concerns he has because the former Washington School is known to have asbestos, how will that be addressed, there is a large cost associated with removal. He said that there is even asbestos in the floor and ceiling tile. He would like the Planning Commission to require that the environmental concerns be addressed by the developer. Mr. Doty never went to Washington School but knows many people who did and they would hate to see the building torn down. The building is solid why remove it? Will the association maintain the property? There currently is high weeds and the lawn has not been mowed.

Reggie Asplet, home of Fremont and Ford Street and First Avenue - Mr. Asplet asked how this project fits with the neighborhood? There are no three story buildings in the neighborhood as proposed. Where will the staggered or stepped back buildings be located? How much space will be located between the sidewalk and garage? There does not appear to be any place for shrubbery.

Mark Reenders, Mark Reenders Construction Inc. - Mr. Reenders addressed concerns that were raised during the public hearing.

- ◆ The limestone wall and fence on the south property line. He asked if someone could show that on a deed or show the agreement. He said they would like to remove the chain link fence and plant evergreens.
- ◆ The sewer lines will be designed to the standards of the City's Engineer.
- ◆ The Condominium Documents will restrict the number of vehicles parked outside and around the units. Each unit has a one car garage and space for one car in the driveway. The units that are stepped further back may allow two vehicles in the driveway.
- ◆ The owners of the units will pay association fees that will cover the cost of maintenance for the facility and the grounds.
- ◆ They hope to start this fall and complete the project in two years.

- ◆ They are single family townhouse units in cluster buildings.
- ◆ They have hired TDS out of Traverse City to address the asbestos abatement. Most of the asbestos was removed when the school still owned the building. There are mercury thermostats and asbestos in the interior piping that will be abated. The DEQ requires a permit for abatement. They have hired a demolition contractor that also does abatement. This would be in addition to any local demolition permits required.
- ◆ They just realized that the grass has not been mowed when they went to the site today. They will have someone mow the lawn next week and they will continue maintenance.
- ◆ The three story units are located on Third Avenue.
- ◆ Ford Street and Short Street have the units that are stepped back. It appears that they are 30 to 40 feet from the front property line.
- ◆ Trees and shrubs will be installed between each driveway.

Robert Johnson, 241 Fifth Avenue - Mr. Johnson was in the Navy and has seen lots of condominium development turn into ghettos. There would be an influx of 200 people in their small neighborhood. There will be increase traffic, noise and possible gangs with this development. He does not like the proposed development.

Ted Doty, 112 Ford Street - What about alternate parking in the winter months. Is there room between the drives of the development for parking? He would like a copy of the Environmental study for Washington School.

Dave Badalamente, 222 Third Avenue - Mr. Badalamente is concerned about taxes. He has a rental and it is not homesteaded, how would this effect his taxes?

Sam Joseph, 124 Ford Street - Mr. Joseph asked for clarification on the phasing of the project.

Mark Reenders, Mark Reenders Construction, Inc. - Mr. Reenders explained the proposed phasing of the project.

Phase 1	Units 1 -6	Two Story Units
Phase 2	Units 7 - 14	Two Story Units
Phase 3	Units 15 - 21	Three Story Units
Phase 4	Units 22 - 33	Two Story Units

They hope to complete the project within two years.

They will deliver a copy of the Environmental Study that was done by TDS to the Community Development Department. The document is in a four inch binder. The floor tile does have asbestos as does some of the ceiling tile.

Correspondence

Chairman Yoder read a letter from Dave and Marie Fiebig in response to the request (attached).

There being no further discussion the Public Hearing was closed at 8:03 p.m.

APPROVAL OF MINUTES:

Planning Commission Meeting of May 18, 2006

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the May 18, 2006 Planning Commission Meeting be approved.

With a roll call vote this motion passed 6 to 0 with Greg Ferguson Abstaining.

Yes: Bifoss, Buswinka, Crockett, Fortier, Slawinski, Yoder
No: None

NEW BUSINESS:

Mark & Christina Chmura - Special Use Permit/Marina, 308 River Street.

A Public Hearing was held earlier in response to the request from Mark & Christina Chmura for a Special Use Permit for an 8 slip Marina at 308 River Street.

Jon Rose noted that the proposed dock is located outside of the platted lot. The Plat lacks a reference to the waters edge. He feels that this is a technicality at this point in time that clear title needs to be obtained. He spoke to the City Attorney who said that if the Planning Commission were to approve the request it should be conditioned upon obtaining a clear title and that the owner provide a new easement for the riverwalk. Mr. Rose said that Mr. Moran's allegation of trespass should not enter into the Planning Commissions determination on this request.

Planning Commission discussion included:

- ◆ Where is riparian interest line?
- ◆ The site plan is not ready for approval.
- ◆ Could a civil suit be involved in this issue?
- ◆ How do you delay the request until clear title is obtained?
- ◆ How long will it take to obtain clear title? Would it exceed the 60 day time limit within the ordinance to make a determination?
- ◆ The proposed fish cleaning station and signage should be included on the site plan.

MOTION by Ben Bifoss, seconded by Ray Fortier that the Planning Commission take action to deny the application but strongly encourage the applicant to return and resubmit an application that includes signage and a fish cleaning station once clear title is obtained.

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

Yes: Bifoss, Crockett, Slawinski, Buswinka, Ferguson, Fortier, Yoder
No: None

Mark Reenders Construction, Inc. - Planned Unit Development 429 Ford Street (former Washington School Property).

A Public Hearing was held earlier in response to a request from Mark A. Reenders Construction, Inc. For a Planned Unit Development at the former Washington School Property. The proposed PUD is for the construction of 33 units.

Discussion by the Planning Commission included:

- ▶ Planning Commission were given a new Site Plan this evening and have not reviewed it.
- ▶ Will there be lights in the courtyard? *There will be one light over the front door and a carriage light on the back of each unit. There will be no other lights.*
- ▶ What is the length of the driveways?
- ▶ How will sewer capacity be effected?
- ▶ What about the parking spaces on Ford Street?
- ▶ Density exceeds the 8 per acre.
- ▶ There is no grading plan.
- ▶ Would like to see more detailed landscaping.
- ▶ How should height be determined? Could it be determined for each phase?
- ▶ What plans are to be kept? *Keep all of the Nordlund Engineering and replace the new Bosma Architects and Associates Plans (Rev'd 6/1/06) and destroy the ones dated 5/4/06.*

MOTION by Tamra Buswinka, seconded by Dave Crockett that the Planning Commission postpone the request from Mark A. Reenders Construction, Inc. for a Planned Unit Development at 429 Ford Street until the next regularly scheduled Planning Commission Meeting (July 6, 2006) so that the Planning Commission may have time to review the plans submitted tonight and any additional material that needs to be submitted in order to answer the questions raised be submitted two weeks prior to the meeting.

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

Yes: Fortier, Buswinka, Bifoss, Yoder, Slawinski, Crockett, Ferguson
No: None

Manistee Commercial Historic District - Planning Commission review and recommendation.

In conjunction with the re-writing of the Zoning Ordinance Williams and Works has worked with the City to establish a Local Historic District. This Ordinance would allow buildings within the Manistee Commercial Historic District to be eligible for State Tax Credits. The Historic District Study Committee held a Public Hearing on May 17, 2006. The information from the Public Hearing will be included as

part of the final document. The next step in establishing a Local Historic District is for the Planning Commission to recommend to City Council the establishment of the District.

Ben Bifoss asked about the Public Hearing. Mr. Rose said that no negative input was received at the Public Hearing.

MOTION by Ray Fortier, seconded by Greg Ferguson that the City of Manistee recommend to City Council the establishment of the Manistee Commercial Historic District.

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

Yes: Bifoss, Ferguson, Fortier, Crockett, Buswinka, Yoder, Slawinski
No: None

UNFINISHED BUSINESS:

West Coast L.L.C., The Bay Condominiums - Planned Unit Development, U.S. 31 (former Joslin's Property).

The Planning Commission held a Public Hearing on May 4, 2006 in response to the request from West Coast LLC, The Bay Condominiums for a Planned Unit Development. The Planning Commission further reviewed the request during their Worksession on May 18, 2006.

Tony DeVect, West Coast LLC. - This was the first meeting that Mr. DeVect has attended, but has been kept apprised and has reviewed the team meeting minutes, Planning Commission minutes and progress of the project. The team did not address all of the concerns and he apologized for that. Without too many objections he would like to see this development happen. They have approached the project from all angles to leave the property much more enhanced for the public and the residents. They are business people and need to make a profit. What they have done to enhance the project include removing two units. They moved the unit and reduced the floor plan to meet the waterfront setback for the deck that they feel were not encroaching. They have tried to figure out how to increase the view corridors and still make the project feasible. They added park space and will remove a parking lot to create a spot for families to picnic. The buildings have architectural features that were done at a large expense. They added green fire access instead of paving the area at the south side of the development. They took the Fire Chief's suggestion and will run a foam pipe from the street to dockage at an additional cost. They are willing to do the MDOT Traffic Study, but he does not feel that should be a condition for approval. They are constructing a pre-treatment storm water basin and will allow MDOT to use it for storm water. They will construct a large lift station and are willing to draft a document with the City that would allow future developers to use. They have tried to be gentleman, they have done the best they can with the project. They hope that they have not hit an impasse, but they cannot shed anymore units and still develop the project. They heard the concern of the Planning Commission about utilizing local labor. They appreciated that suggestion and have made a condition of their contractor to prove that local labor has been given the opportunity to bid. They appreciate the standpoint of the Planing Commission and

have tried acknowledge and offer alternatives. This plan is the best they can offer and the meet the requirements of the ordinance. They respectfully ask that it be put to a vote and be given approval.

Discussion by the Planning Commission:

- How will garbage be handed? *Each unit will be responsible for their own garbage they will need to get containers for the garbage truck to pick up.*
- Concern about the circulation of vehicles within the development, how will the garbage trucks maneuver?
- Will there be Signage? *Yes, it is shown on the site plan.*
- Is there any way to increase the view corridors - such as lowering the height of some of the buildings? *They are asking approval for the plan submitted.*

MOTION by Ray Fortier, seconded by Greg Ferguson that the request from West Coast LLC, the Bay Condominiums for a Planned Unit Development as shown on the most recent plans be approved.

MOTION to amend the MOTION by Ben Bifoss, seconded by Greg Ferguson to include a condition to increase the view corridors.

MOTION to amend MOTION was DENIED 2 to 5 with voting as follows:

Yes: Buswinka, Bifoss
No: Slawinski, Yoder, Crockett, Ferguson, Fortier

MOTION that the request from West Coast LLC, the Bay Condominiums for a Planned Unit Development as shown on the most recent plans was approved 7 to 0 with voting as follows:

Yes: Fortier, Buswinka, Bifoss, Yoder, Slawinski, Crockett, Ferguson
No: None

OTHER COMMUNICATIONS:

MSU Extension is offering a training session on the Michigan Zoning Enabling Act of 2006 on Thursday, July 13, 2006. For the Planning Commissioners who have received their Citizen Planner Certification they can obtain CEU credit toward their Master Citizen Planner status. Members were asked to complete the registration form and return it to Denise for processing.

Chairman Yoder will be giving his Council Address on July 5, 2006. Planning Commissioners were encouraged to attend.

CITIZEN QUESTIONS AND CONCERNS:

Lee Trucks, 453 Second Street - Mr. Trucks rode his bike to the meeting and asked commissioners to remember to request the installation of bike racks in developments.

Bob Brooks, 352 Lakeshore Drive - Mr. Brooks had prepared a letter in response to the Sand Products Corporation for their request for a Phase 3 development on Man Made Lake. Mr. Brooks read highlights of the letter to the Planning Commission. Copy of letter attached.

WORK/STUDY SESSION:

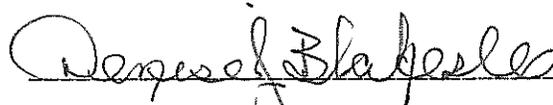
There is no worksession scheduled for June. Mr. Rose is still waiting to hear from Sand Products Corporation to see if they want to schedule a Site Inspection. The next regularly scheduled meeting of the Planning Commission will be on July 6, 2006.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by Dave Crockett that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 9:30 P.M.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

To the Manistee Planning Commission,

In regards of the new dock project on 308 River Street, we will do all we can to keep a clean and respected marina. Fish remains are a big problem in Manistee. Out of ten fish cleaning stations, Ship Watch Marina has the cleanest location with no fish smell, due to the freezing of fish remains directly after cleaning. This season we plan on taking fish to the city fish cleaning facility at the beach. Next year when we install a fish cleaning station, our station will be up to code and be ran in the same fashion as Ship Watch Marina. As pedestrians walk down the riverwalk, a new marina with beautiful boats is nothing but an attraction, but the bad smell of fish does not add to the attractiveness. We will have a fish free smelling environment at all costs. Next summer, we will make sure that everything is done to comply with all the regulations needed for this project to be successful. I highly recommend that board members stop by Ship Watch Marina any time this summer to witness the environment that will be present at our marina.

Thank You Capt. Mark

A handwritten signature in black ink, appearing to read "Mark", with a horizontal line underneath it.

Pier Pressure Charters

Dear Jon,

In response to your letter concerning the former Washington School Property (429 Ford Street), our basic Attitude is: Build them high, build them wide, build them large & expensive!

Sincerely,
51-51-211-101-12

Dave & Marie Fiebig

"...The blessing of the Lord be upon you...."

PSALM 129:8 KJV

Dave & Marie Fiebig

ROBERT C. BROOK, M.Div., Ed.D., Ph.D.
Licensed Psychologist

517-881-5566

May 30, 2006

Manistee City Planning Commission
70 Maple Street
Manistee, Michigan 49660.

Dear Chairman Yoder and Planning Committee Members,

Sand Products contends that the approval of Special Use Permit Phase 3 of their PUD will "contribute to the tax base (and) increase values of surrounding properties". They offer no data and provide no explanation for their opinion.

I have sought the opinion of property appraisers, realtors and attorneys to understand the potential tax consequences if the Commission approves the application. While there is not a 100% agreement, there is consensus that Lakeshore 1 property values would be adversely affected if the special permit is granted and the developer builds houses as is proposed. They advise the Lakeshore property owners that the proposed buildings in phase 3 will alter the amenities of our property and consequently the property values.

The following is a description of some of the amenities that will be affected.

The loss of the views of Lake Michigan and the visual expanse because of the buildings is a significant loss of amenity and will adversely affect property values

Another amenity that will be significantly altered is the loss of the night sky. The beauty of the darkness will be lost to household lights, security lights, garage door lights, street lights and car head lights. The car traffic will be hard to regulate and every car that travels the new road will eventually turn around. Instead of the darkness of night we will be affected by head lights shining into our living and bed room windows.

Instead of quiet, which is an important amenity, we will hear traffic, voices, and possibly lawn mowers. All the sounds of living on the dune will be amplified because they travel over the waters of Man Made Lake. It is common for to hear the playful voices of the midnight swimmers just as if they were in our living rooms but we have learned to live with it because we know it will end within a few hours. The noises of permanent dwellers will never go away.

Instead of watching the sand dune as it shifts and moves and changes we will see parked cars, boats and other recreational vehicles. We will see the clutter of every day living rather than the beauty we have become accustomed to and had purchased.

There is no doubt that the Lakeshore condominiums will be adversely affected if the special permit is approved. When amenities of property owners are adversely affected and values fall it is not uncommon for owners to seek and achieve tax adjustment.

I have no doubt that we will be successful in our effort to seek redress for the loss of our amenities if phase 3 is approved. The implication for the City of Manistee is that the future property tax gained from the new construction has to be balanced against the potential loss of revenue from a reduction in Lakeshore taxes. Sand Products states the new construction "will contribute to the tax base" but our position is that the "contribution" will be smaller than implied if not a deficit for the City.

I provide the following data to illustrate the argument. The tax data were collected from public sources and rounded off for ease of presentation. I calculated the average tax revenue for the Dunes Drive properties to be \$17,000 per unit. Assuming the new houses in phase 3 are equal to those on Dunes Drive and lacking any better estimate I used \$17,000 as the expected revenue from the new construction. Phase 3 would likely generate \$68,000 of new revenue for the City (4units X \$17,000=\$68,000).

The City revenue from Lakeshore averages \$11,000 per unit or \$220,000 annually (20 units X \$11,000=\$220,000). If Lakeshore taxes were reduced by 20% or 25% because of the loss of amenities it would reduce the City tax revenue by \$44,000 or \$55,000 respectively. Thus, the \$68,000 revenue from phase 3 would be reduced. The actual income to the City would be \$24,000 or \$13,000, respectively (\$68,000-\$44,000=\$24,000 or \$68,000-\$55,000=\$13,000).

If the number of new buildings in phase 3 were reduced from 4 to 2 the tax revenue differences become even more dramatic. Taking the same \$17,000 X 2 units = \$34,000 of new revenue for the City. Using the same Lakeshore adjustments from the previous illustration, the new revenue for the City would be zero or a deficit.
($\begin{matrix} \$44,000 \\ 34K \end{matrix} - \$44,000 = 0$, $\begin{matrix} \$44,000 \\ (-10K) \end{matrix} - \$55,000 = \text{minus } \$15,000$)
(= \$21, K)

The above illustrations are for Lakeshore only. The Brook Harbor Condominium Association would also be disadvantaged and suffer a loss of amenities if phase 3 is approved and construction was to happen. Brook Harbor would likely also seek redress and if successful that would further reduce any tax advantage associated with phase 3.

We all agree that the City of Manistee needs new revenue to maintain our quality of community life but the approval of phase 3 will not achieve that goal. Rather it will cause upheaval without appreciable gains to off set the losses.

Sincerely,



Robert Brook, Ph.D.

Enclosures

352 LAKESHORE MANISTEE

Manistee Appraisal Service Inc.
1121 Parkdale Avenue
P.O. Box 501
Manistee, MI 49660

May 26, 2006

Robert Brook, PhD
325 Lakeshore Drive
Manistee, MI 49660

Re: Lakeshore 1 condominium community

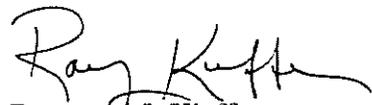
Dear Dr. Brook,

Per your request, I have reviewed Sand Products Corporation application and response to questions regarding the impact of their project, west of man made lake, on the community. The specific area of interest is located on land filled by the city east of Lake Michigan public beach and the west side of man made lake.

I have walked the beach and around man made lake on several occasions. I visited the site during the high water period of the late 80s and also recently. I have appraised many of the condominium properties in Lakeshore #1, located along Lakeshore drive.

In response to the question of the proposed use causing an adverse affect on the health, safety or enjoyment of persons residing or working in the neighborhood, I would offer the following. It is my opinion that this phase of the project would have an adverse affect on the neighboring property owners. I would also be of the opinion that this phase of the project would have an adverse affect on the public who regularly use man made lake and the public beach. The area is regarded by many as scenic and a beautiful place to observe our natural surroundings. Increased density of population on this sensitive area, along with the necessary infrastructure to support development, would have a detrimental effect on public enjoyment of the neighborhood and a diminished property value of neighboring property owners.

Respectfully submitted,



Raymond J. Kieffer
State Certified Appraiser
Manistee appraisal Service