

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF AUGUST 6, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, August 6, 1998 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1.
    - 2.
  - B. Site Plan Reviews:
    - 1. Louise Greenaway - Lot Split
    - 2. United Methodist Church
    - 3.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (7/9/98)
  - B. New Business:
    - 1.
    - 2.
  - C. Unfinished Business:
    - 1. Harbor Village - modifications and site plans
    - 2.
    - 3.
  - D. Other Communications:
    - 1.
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, Community Development Officer  
Lori Donnan, Administrative Assistant  
Kurt Schindler, County Planner  
Jack Dinsen, Manistee Township Zoning Board  
Don Alfred, Filer Charter Township Planning Commission  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardslee, Assessor

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon Rose  
Community Development Officer

DATE: July 31, 1998

RE: Meeting Thursday, August 6, 1998

The August Planning Commission Meeting will be held on Thursday, August 6, 1998.

We have received a request for a lot split from Louise Greenaway, 803 Cherry Street parcel code #51-51-352-701-09 (Golfmoor Sub Lots 4 & 5). Mrs. Greenaway is requesting to split the existing parcel into two parcels. The parcel with the house would have 108' of frontage on Cherry Street. The second parcel which is vacant land and would have 100' of frontage on Cherry Street. This request complies with the requirements of the Zoning Ordinance. A copy of Mrs. Greenaway's request is enclosed.

Last fall the United Methodist Church requested and was granted a special use permit to demolish a house and construct additional parking lot. The original request included keeping the existing garage for storage. The owners have decided to demolish the existing garage and build new. A site plan is enclosed.

After the July 9, 1998 meeting Dale Picardat dropped off a letter withdrawing his request of vacating street right-of-way. A copy of his letter is enclosed.

A copy of a letter from Mr. Bifoss to Jim Mrozinski, President, Onekama Marina regarding the Cedar Street Marina is enclosed for your information.

If you have any questions, please call me at 723-2558. We will see you at the meeting!

:djm

cc: City Council

Jon R. Rose,  
Community Development Officer  
City of Manistee  
P.O. Box 358  
70 Maple Street  
Manistee, MI 49660

9 July 98

JUL 10 1998

Dear Jon:

In follow-up to our discussion of Tuesday 7 July, I am writing to seek a change to the dimensions of Lots 4 and 5 of the Golfmoor subdivision to the City of Manistee. As shown on the attached land survey, Lot 5 has 58' of frontage along Cherry St, and Lot 4 (on which is situated the home of Louise Greenaway, owner of both Lots 4 and 5) has 150' of frontage along the same street. Both lots are 150' deep.

The proposed change would be to divide Lot 4 at a point 108' south

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9 July '98

of the concrete marker at the south-east corner of the Cherry Street / 5th Street intersection, and

② combine the additional 50' of frontage with Lot 5.

This would result in Lot 4 being 100' by 150', and Lot 5 being 100' by 150'. I have indicated the approximate position of the proposed new boundary line, and of the current location of the house on Lot 4.

Please present this to the City of Minister Planning Commission for review at their next meeting (scheduled for the first Thursday in August), and, given approval, to the City Council for their earliest consideration.

Please inform me or Louise Greenaway at our respective addresses. Also, do

9 July 98  
let us know if any further information is  
needed to assist the Commission or the  
Council to come to a speedy approval.

Thank you for your assistance.

Sincerely - 

Edwin J. DesCamp

1120 Spring St., Suite 1403

Seattle, WA 98104

(206) 622-9894

I, Louise Greenaway, have asked  
my son-in-law, E. J. DesCamp, to  
prepare this letter for the division  
of Lots 4 and 5 as above described.

Sincerely  
Louise Greenaway  
803 Cherry Street,  
Monette, Mi 49660

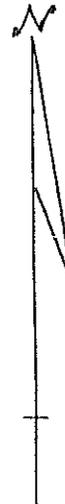
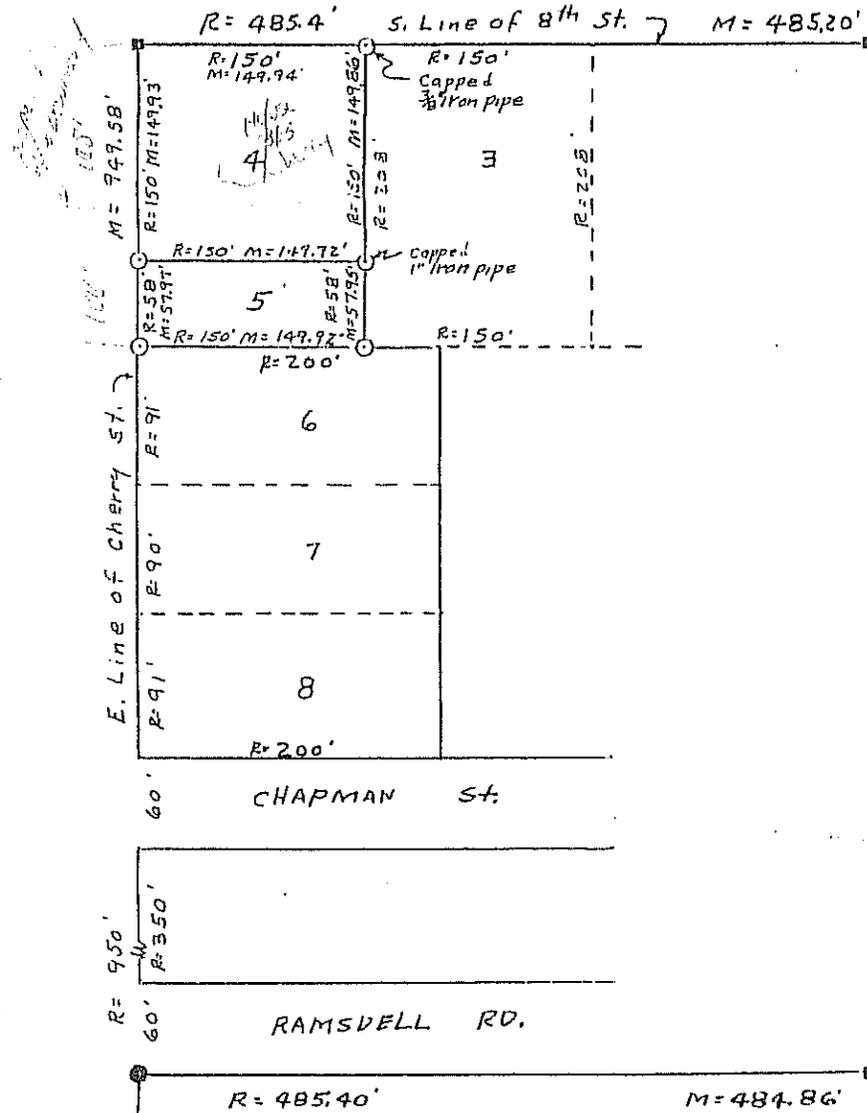
Phone 723-2881

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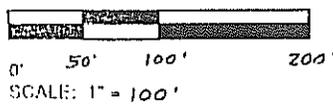
RECORDABLE COPY

# Certificate of Survey

SHOWING LOTS 4 and 5 OF GOLFOOR SUBDIVISION TO THE CITY OF MANISTEE, MICHIGAN.



● = End Iron pipe  
 ■ = End Conc. Mon.  
 ○ = Set Capped Re-Bar  
 R = Recorded M = Measured



I, Anthony M. Slawinski, hereby certify that I have surveyed and mapped the above described parcel(s) of land in accordance with Act 132, P.A. 1970, and that the error of closure was no greater than 1:5000. The basis for bearings is:

SURVEYED FOR: Louise Greenaway 803 Cherry Street Manistee, Michigan 49660	SURVEYED BY: <u>Anthony M. Slawinski</u> Anthony M. Slawinski Registered Land Surveyor # 13597 384 Seventh Street Manistee, Michigan 49660 Telephone (616) 723-2992	FIELD: AMS LS OFFICE: AMS SMS CHKD: AMS DATE: 9-16-93
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**SITE PLAN REVIEW**

NAME: United Methodist Church

PROPOSED USE: Storage (Church)  
 ZONING DISTRICT: R-4

PARCEL CODE: 51-51-574-702-09

USE IS:  Permitted  
 Special  
 Not Permitted

**BULK REGULATIONS**

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	6000 Sq.ft.	15250 sq.ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	125 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	>25 ft.	X	<input type="checkbox"/>
SIDE YARD	3 ft.	3 ft.	X	<input type="checkbox"/>
REAR YARD	3 ft.	3 ft.	X	<input type="checkbox"/>
WATERFRONT	NA		X	<input type="checkbox"/>
HEIGHT:	14 ft.	<14 ft.	X	<input type="checkbox"/>
PARKING:	NA		X	<input type="checkbox"/>
BUILDING AREA:	NA		X	<input type="checkbox"/>

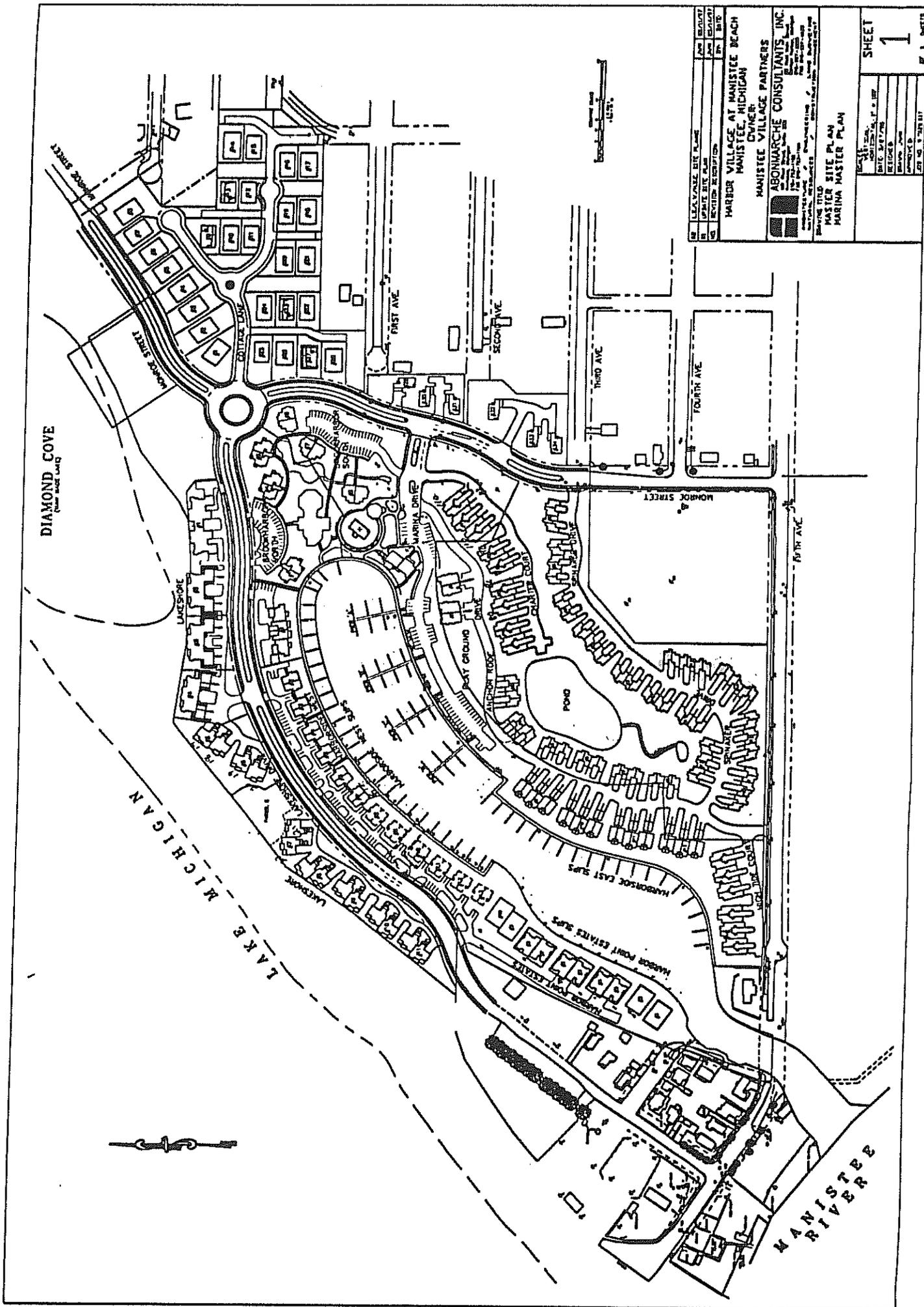
**SPECIAL DISTRICTS**

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

OTHER:

REVIEWED BY: Jon R. Lan

DATE: 7/30/98



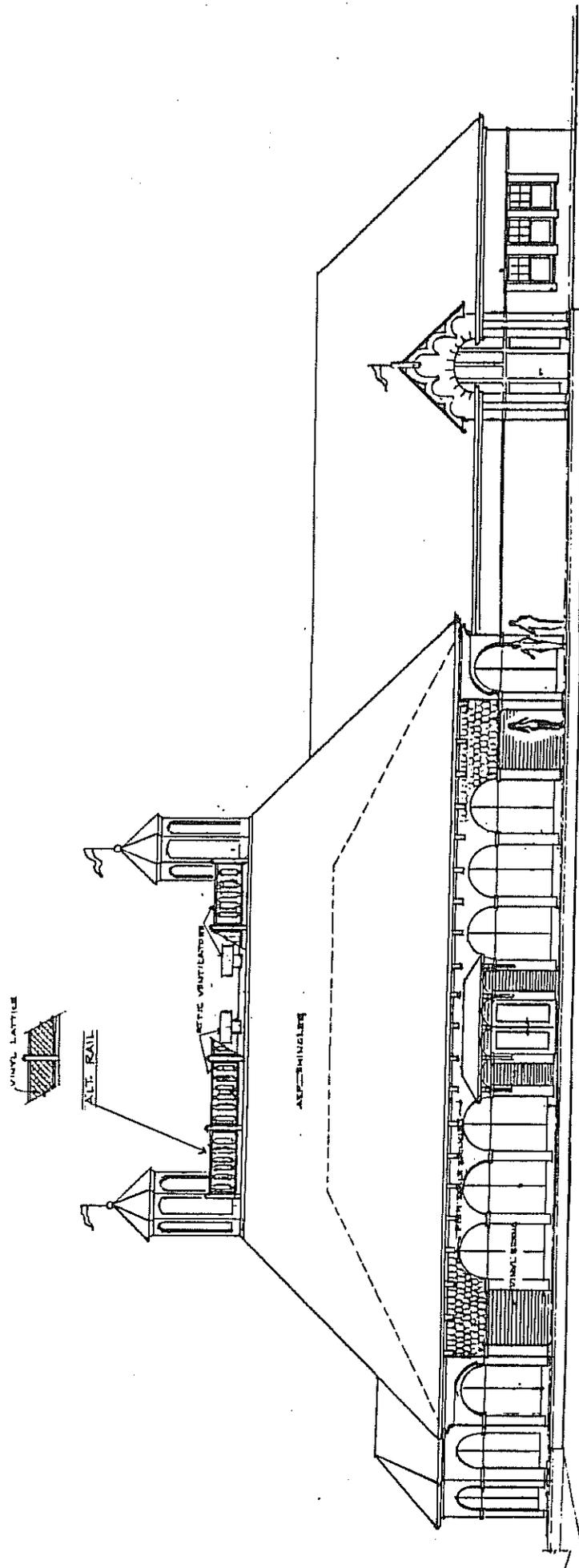
NO.	CLASSIFICATION	DATE	BY
1	PRELIMINARY	10/1/00	J.M.
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HARBOR VILLAGE AT MANISTEE BEACH  
 MANISTEE, MICHIGAN  
 MANISTEE VILLAGE PARTNERS  
 ABONMARCHÉ CONSULTANTS, INC.  
 10000 W. GRAND AVENUE  
 SUITE 100  
 MANISTEE, MI 49757  
 PHONE: 616-755-1111  
 FAX: 616-755-1112  
 WWW.ABONMARCHÉ.COM

PROJECT TITLE  
 MASTER SITE PLAN  
 MARINA MASTER PLAN

SHEET  
 1

OF 1 SHEETS



VINYL LATTICE

ALUM. RAIL

METAL VENTILATOR

ARCH FINISHING

SOUTH ELEVATION

1/8" = 1'-0"

9 July 1998

City Planning Commission  
City of Manistee  
70 Maple St.  
Manistee, Mi 49660

To: City Planning Commission  
Subject: Withdrawl of Vacating Street Right-of-Way

Please withdraw my request of 20 February 1998 for street vacating of Water Street at 546 and 550 First Street.

Sincerely,  
  
Dale L. Picardat



70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

616-723-2558  
FAX 616-723-1546

July 16, 1998

Jim Mrozinski, President  
Onekama Marine, Inc.  
P. O. Box 210  
Onekama, Michigan 49675

SUBJECT: Cedar Street Marina

Dear Jim:

During the discussion regarding the possibility of vacating a portion of Water Street, various property lines were reviewed and discussed. The Planning Commission noted that much of the current parking for the Cedar Street Marina is in the public right of way. While that does not create a particular problem at this time, any effort to enforce private parking rules on public property would be negatively viewed.

Please let me know when you wish to pursue your developments earlier noted. Your ongoing cooperation is appreciated. Thank you.

Sincerely,

CITY OF MANISTEE

R. Ben Bifoss, City Manager

RBB:cl

cc. Manistee City Planning Commission

## **List of attachments that replace the reports on the Agenda**

7/21/98	City Council Agenda
7/21/98	Charter Township of Filer Planning Commission Agenda and minutes Public Hearing on Proposed Oil & Gas Amendments
7/21/98	Charter Township of Filer Planning Commission Agenda and minutes
8/4/98	City Council Agenda

# **Minutes of the Charter Township of Filer Planning Commission Public Hearing On Proposed Oil and Gas Amendments July 21, 1998**

Members present: Cliff Adamski, Joe Adamski, Jennifer Williams, Beryl Amburgey, Don Alfred , Shirley Ball, Ken Sielski

Others in attendance: Terese Hughes, James Olson, Duane Marquand, Dr. James Skifstad, Jim Andersen, Chuck Gossett

The meeting was called to order at 6:30 PM

The purpose of the public hearing is to take public comment from the public and this body. Comments are taken verbally as well as in writing.

Acknowledgement into these minutes is the receipt of one written comment for this body in this public hearing. A letter dated July 6, 1998 from J.G.Skifstad was presented to members of this body.

Chairman Amburgey asked Attorney Olson about the basis for the 600 feet and 1300 feet setbacks as identified in Article 86 Section L Item 11.a and 11.b. Much discussion was held on this matter. It was stated that the setbacks had been greater but were reduced to correspond with available data. Comments came around to the fact that this body will set and maintain setbacks in an effort to maintain the value of existing properties.

Attorney Olson stated that this body has three options. Those options are: 1.) Leave the document as is. 2.) Continue discussion and forward to County Planning with a report to follow showing the history of the development of these distances. 3.) Amend in the future.

Duane Marquand stated that the distances are possibly contained within the Daines and Moore or ESI studies.

The Public Hearing was closed at 7:32 PM.

Don Alfred, Secretary

JUL 20 1998

## **AGENDA**

### **CHARTER TOWNSHIP OF FILER PLANNING COMMISSION**

#### **PUBLIC HEARING ON PROPOSED OIL AND GAS**

#### **AMMENDMENTS**

**6:30 PM, JULY 21, 1998**

1. Call to order. 6:30 PM
2. Period for comment from public and Commission members.
3. Adjournment

JUL 20 1998

## AGENDA

### CHARTER TOWNSHIP OF FILER PLANNING COMMISSION

JULY 21, 1998

1. Call to order.
2. Action on June 16, 1998 minutes.
3. Action on public hearing issue.
4. Period for comment from public and Commission members.
5. Reports:
  - a. Zoning Administrator
  - b. Board of appeals meetings
  - c. Manistee County Planning Commission meeting agenda
  - d. City of Manistee Planning Commission meeting agenda
6. Unfinished business:
  - a. Cellular Tower Ordinance
8. New Business:
9. Adjournment

# **Minutes of the Charter Township of Filer Planning Commission July 21, 1998**

Members present: Cliff Adamski, Joe Adamski, Jennifer Williams, Beryl Amburgey, Don Alfred , Shirley Ball, Ken Sielski

Others in attendance: Terese Hughes, James Olson, Duane Marquand, Dr. James Skifstad, Jim Andersen, Chuck Gossett

The meeting was called to order at 7:34 PM

A motion was made by J. Adamski to approve the minutes of the public hearing on the proposed "Cellular Tower Ordinance" on June 16,1998. Seconded by Jennifer Williams with unanimous support.

A motion was made by C. Adamski with a second by J. Adamski to approve the minutes of the public hearing on the proposed "Repair and Maintenance Amendments". Unanimous support.

A motion was made by C. Adamski with a second by Jennifer Williams to approve the minutes of the June 16,1998 regular meeting of this body. Unanimous support.

Next comes action on the earlier public hearing. A motion was made by C. Adamski with a second by D. Alfred to approve the "Oil and Gas Amendments" as is and to forward to the County Planning Commission. A roll call vote was held that gave unanimous support.

During the period for public comment, J. Skifstad asked if he could obtain a copy of the minutes of the joint meeting between this body and the City of Manistee Planning Commission. He was provided a copy.

Next comes reports. The Zoning Administrator issued 12 permits during the previous month. It was noted that there had been a ZBA meeting regarding construction of a 250' tower by X-Star Management. A permit was granted. Minutes of this hearing will be available at this bodies next meeting.

The County Planning Commission will be reviewing this Township's proposed Cellular Tower Ordinance at it's next meeting.

Nothing of interest to this body was noted at the most recent City of Manistee Planning Commission meeting.

In unfinished business, a motion was made by Ken Sielski with a second by Shirley Ball to approve the proposed "Cellular Ordinance" as is and forward it to the County Planning Commission. A roll call vote was held that gave unanimous support.

There is no new business to report.

At 8:35 PM, a motion was made by C. Adamski with a second by Ken Sielski to adjourn.

Don Alfred, Secretary