

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF JULY 9, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, July 9, 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. Fab-Lite
 - 2. William & Connie Slade - Lot Split
 - 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 (6/4/98)
 - B. New Business:
 - 1.
 - 2.
 - C. Unfinished Business:
 - 1. Dale Picardat - Street Vacation
 - 2. Harbor Village - PUD minor modifications
 - 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

TO: Planning Commission Members

FROM: Jon Rose 
Community Development Officer

DATE: July 2, 1998

RE: Meeting Thursday, July 9, 1998

The July Planning Commission Meeting will be held on Thursday, July 9, 1998.

We have received a request for a Site Plan Review from Fab-Lite. The request is for a 14 x 28 foot three sided slanted roofed rain and snow cover similar to a carport. See enclosed application. Review of the proposed structure shows that all the requirements of the Zoning Ordinance are met.

William & Connie Slade owned parcel #51-51-770-710-01 (First Reitz Park Add Lots 84 & 85) and parcel # 51-51-770-710-05 (First Reitz Park Add Lots 86 & W 1/2 Lot 87). Mr. & Mrs. Slade would like to split the east 9.54 feet of Lot 85 (51-51-770-710-01) and combine it with parcel #51-51-770-705-05. Enclosed is a letter and survey showing their request.

The request from Picardat & Larson to vacate the portion of Water Street north of 546 & 550 First Street was tabled until the July Meeting. Plans have been received from Jim Mrozynski of Onekama Marine and are enclosed for your review. A copy of *SPD 6 Manistee River South Bank* from the Master Plan that includes 546 & 550 First Street is enclosed along with a survey that shows a buildable parcel that would be created by the vacation of Water Street behind 546 & 550 Water Street.

Manistee Village Partners will be presenting some proposed minor modifications to the PUD for Harbor Village. Under discussion will be a new configuration for the south four cottages between Second and Third Avenues. They also wish to discuss a change in allocation of the number of units between Harborside East and Lakeview. This is the area around the proposed pond.

MVP will also be making a request for approval of lot splits and combinations for the second half of the Dunes Subdivision. Some of you may recall the first half of the Dunes Subdivision had lot splits and combinations approved about six years ago.

Just a reminder* Roger Yoder will be giving his Council Address on the Planning Commission at the July 7, 1998 City Council Meeting.**

Have a safe and happy holiday. If you have any questions please call us at 723-2558. See you at the meeting!

:djm

MANISTEE CITY PLANNING COMMISSION ANNUAL REPORT

July 7, 1998

The past year was a busy period for the Planning Commission. Since July of 1997 the Commission was in session on 18 occasions, held 13 public hearings, reviewed 26 site plans, worked on five Zoning Ordinance Amendments and made one endorsement. In addition to their regular activities members also represent the Commission at other Civic Committees and Associations; including the DDA, Zoning Board of Appeals, Historic Overlay Design Review Committee, Joint City Ordinance Committee, Historic District Ordinance Rewrite Committee, and Bike Paths. Members of the Commission also attended training sessions conducted by the Michigan Society of Planning Officials.

The remainder of this report will be limited to summarizing the most significant items.

PUBLIC HEARINGS AND SPECIAL USE PERMITS

The Zoning Ordinance requires that the Planning Commission hold a public hearing for all special use permits, street vacation requests and Zoning Ordinance revisions. The Planning Commission evaluates public input obtained at the hearing, reviews the associated site plan, and makes a recommendation to the Council based on compliance with Zoning Ordinance requirements. In some cases, the Commission includes special conditions in the permit. Some of the Special use permits approved during this period were:

Ed & Patricia Kiefer - 5 Room Victorian Hotel & Tea Room

Fisherman's Center/Solberg Marina - 4 unit Campground

Bayview Condominiums

Evangelical Covenant Church

ZONING ORDINANCE AMENDMENTS

Zoning Map Changes

Add Residential as a Special Use in C-3

Add Lumber Yards as a Special Use in R-5

Delete Access Drive language in C-1 & Add Curb Cut Limitations to C-1

Add Standards for Communications Towers

This past year has also seen a new revised copy of the Zoning Ordinance that has been printed and distributed and includes all the changes since the June 1995 update including the new Sign Ordinance.

SITE PLAN REVIEWS

Commission site plan review is required for non-residential construction, and lot split/combinations. Site plans reviewed during this period included:

Various site plans associated with lot splits and combinations.

Northwestern Savings Bank & Trust

Oak Grove International

J. B. Publication

Mancino's

David Weed

Lighthouse Brewing Company

Sadler Machine Tool

Manistee Benzie Community Mental Health

Evangelical Covenant Church

Dr. Brad Powers

Various projects at Harbor Village

ENDORSEMENTS:

Manistee County Sportsplex

MASTER PLAN

This next year begins the process of updating the City of Manistee Master Plan. To begin this process we have held joint worksessions with the Manistee Township Zoning Board and Filer Charter Township Planning Commission. Both of these meetings have opened up the lines of communication with our neighboring communities and will help us begin the process of updating our Master Plan.

NEW MEMBERS:

We have three new members since our last report. Ray Fortier & Cyndy Fuller joined the Planning Commission in November of 1997. Bob Hornkohl became a member in March 1998. At this time we do not have any vacancies on the Committee.

SITE PLAN REVIEW

NAME: Fab-Lite Inc.
330 Washington Street
Manistee, MI 49660

PROPOSED USE: Industrial
ZONING DISTRICT: I-1

PARCEL CODE: 51-51-155-002-00

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	12,000 sq. ft.	>12,000 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	120 ft.	962 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	190 ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	235 ft.	X	<input type="checkbox"/>
REAR YARD	10 ft.	>200 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	11 ft.	X	<input type="checkbox"/>
PARKING:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	<input type="checkbox"/>	<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: 
Jen R. Rose/Community Development Officer

DATE: 6/22/98

*Application for
Site Plan Review & Land Use Permit*

Location of Project: 330 Washington Street, Manistee, MI 49660

Parcel Code #: 51-51-155-002-00

Name & Address of Applicant: Fab-Lite Inc.
330 Washington Street
Manistee, MI 49660

Phone Numbers: Work (616) 723-9700 Home _____

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: construction of a three sided
slanted roofed rain and snow cover similar to a carport. (see
additional statement as to use)

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 detailed Site Plan, as spelled out in Section 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, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

Pa 1-12-95
...



Fab-Life

June 18, 1998

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

Dear Mr. Rose:

The purpose of this structure is to facilitate storage and retrieval of palletized liquid and solid materials used in the ongoing operations of Fab-Life.

All of these materials are subject to outside storage requirements (i.e. secondary containment exceeding 110% of the volume of the largest vessel) and will, when under the rain and snow cover, continue to be subject to these requirements.

Sincerely,

Jeffrey J. Veryser
Manufacturing/Plant Engineer

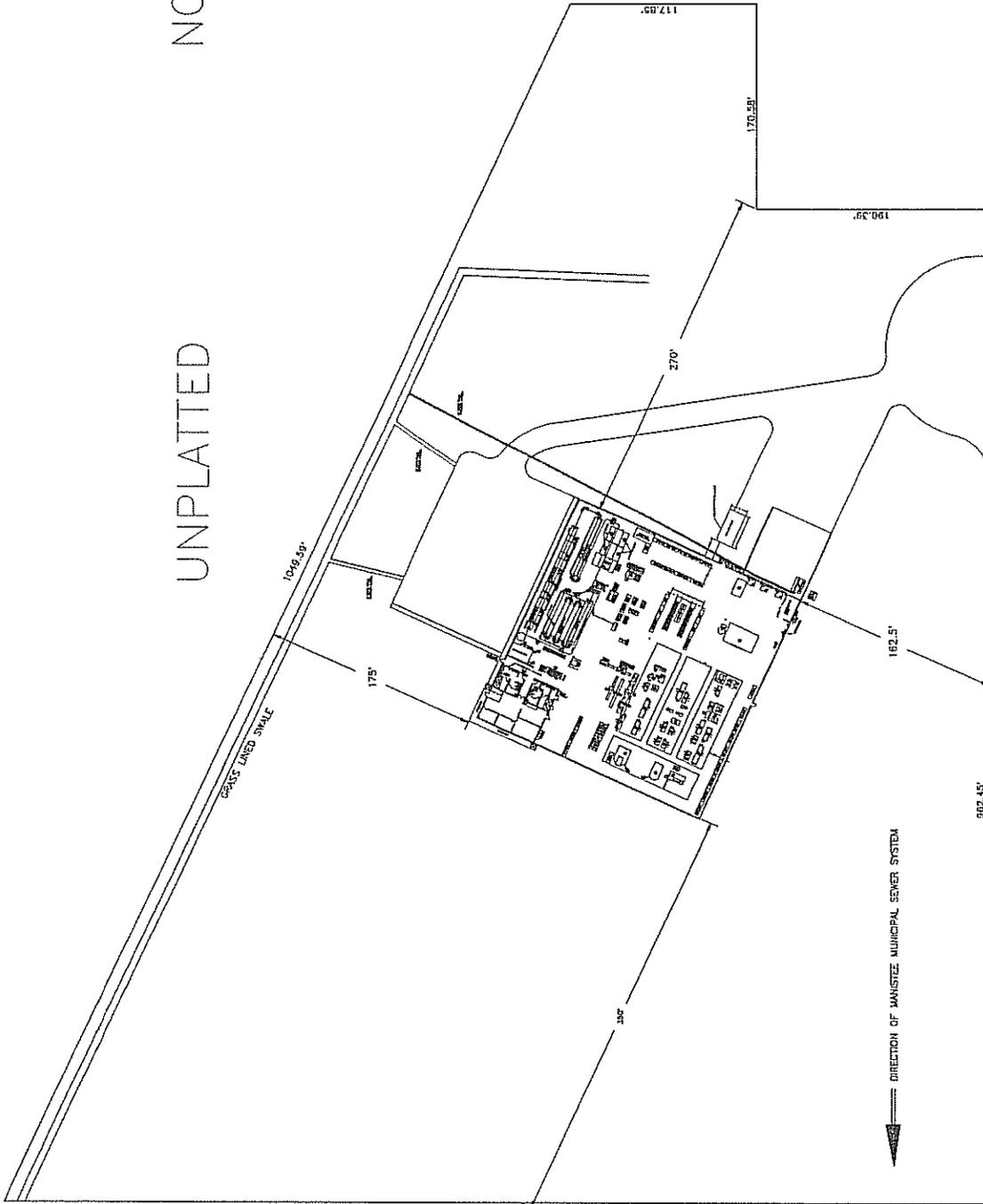
/tmj

Enclosures

NORTH

UNPLATTED

UNPLATTED



Fab-Life	
DATE: 5/13/97	BY: J. WERTNER
PROJECT: FAB-LIFE PROPERTY	SCALE: 1" = 100'
DATE: 5/13/97	BY: J. WERTNER
PROJECT: FAB-LIFE PROPERTY	SCALE: 1" = 100'

INDUSTRIAL PARK
UNENCLOSED LOTS

844.20'

86 Washington Street
Manistee, MI 49660
June 24, 1998

City of Manistee
Community Development Office

Dear Mr. Rose:

We are requesting a lot split for lot 84, 85, 86 and the west half of lot 87, First Riety Addition to the City of Manistee, Manistee County, Michigan. 51-51-770-710-01

Copy of survey is attached, along with a drawing of parcel "A" & "B".

The existing home on parcel "A" is 17 feet from the lot line of Parcel "B".

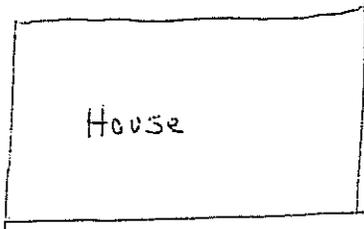
Thank you for your consideration.

Sincerely,
Connie Glade
William Glade

Forest Ave

90'

84.19



17'

Parcel "A"

Parcel "B"

125'

125'

Park Place

Alley

CERTIFICATE OF SURVEY

Date: 8-24-1995

No. 199433

Map of survey for: WILLIAM SLADE

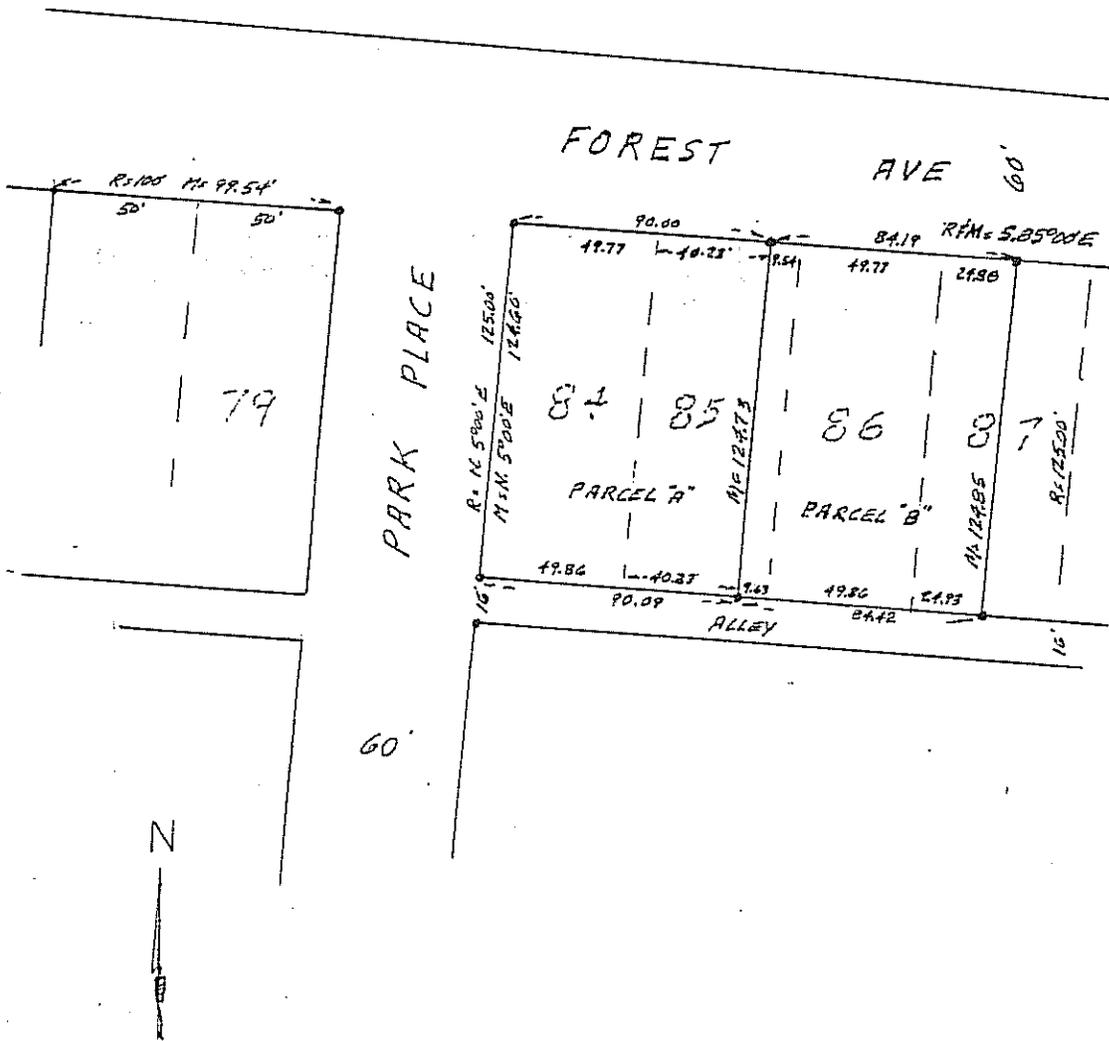
DESCRIPTION : LOTS 84, 85, 86 AND THE WEST HALF OF LOT 87, FIRST RIETZ ADDITION TO THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

PARCEL "A"

LOT 84 AND THE WEST 40.23 FEET OF LOT 85, FIRST REITZ ADDITION TO THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

PARCEL "B"

LOT 85 EXCEPT THE WEST 40.23 FEET, LOT 86, AND THE WEST HALF OF LOT 87, FIRST REITZ ADDITION TO THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED 8-21-1995, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000⁺, AND THAT ALL OF THE REQUIREMENTS OF P. A. 132 1970 BEEN COMPLIED WITH.

- LEGEND**
- ⊙ - IRON STAKE
 - x-x - FENCE LINE
 - R - RECORDED DIMENSION
 - D - DEED DIMENSION
 - M - MEASURED DIMENSION
 - C - CENTER LINE
 - ⊖ - WOOD STAKE

This survey was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, assessments or differences in description.



GORDON L. BONNEY
5239 S. EDEN LK. RD.
CUSTER, MI 49405

BY *Gordon L. Bonney*
Registered Land Surveyor
#12016
Ph. 757-9264

9 July 1998

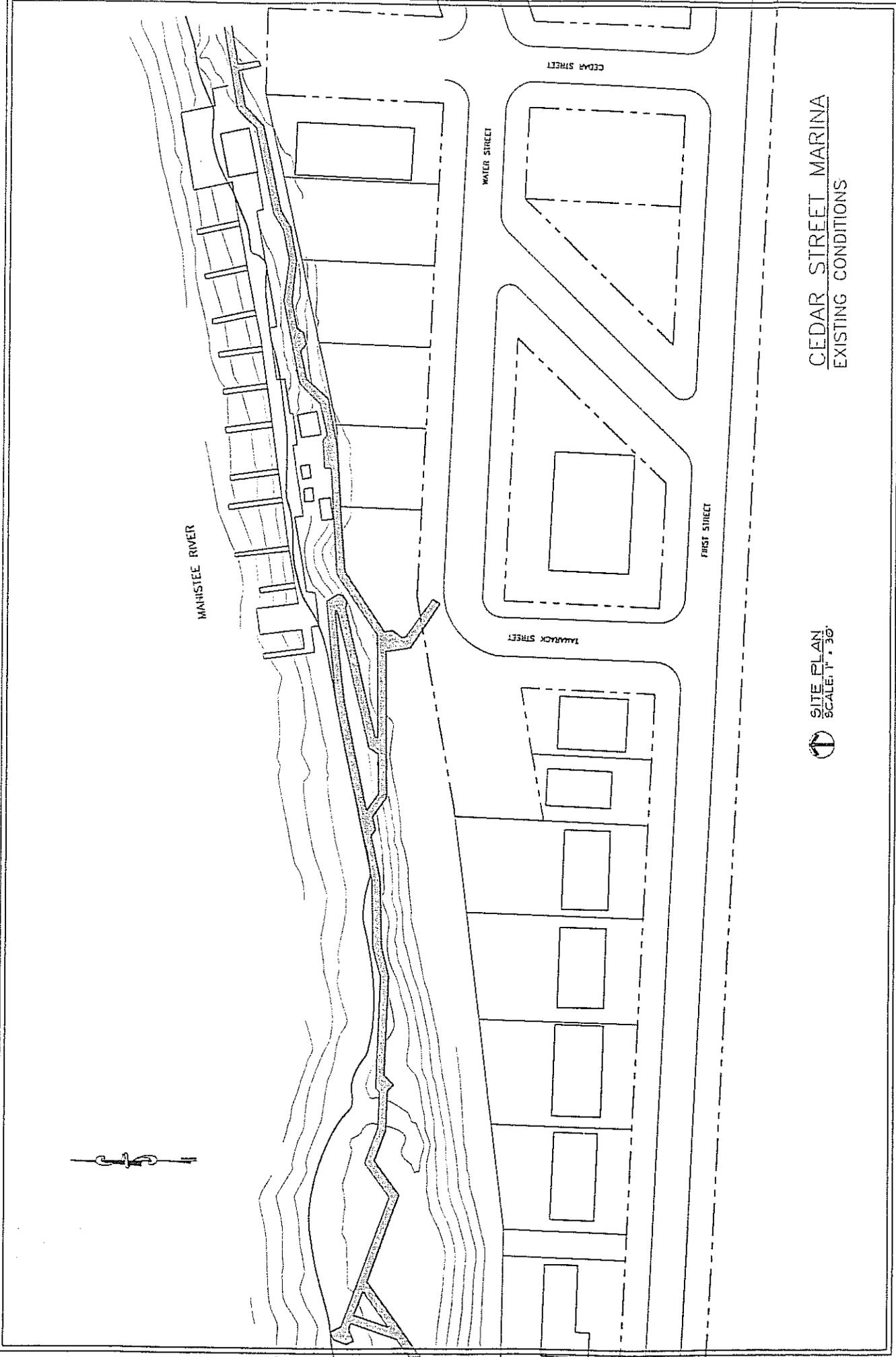
City Planning Commission
City of Manistee
70 Maple St.
Manistee, Mi 49660

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.

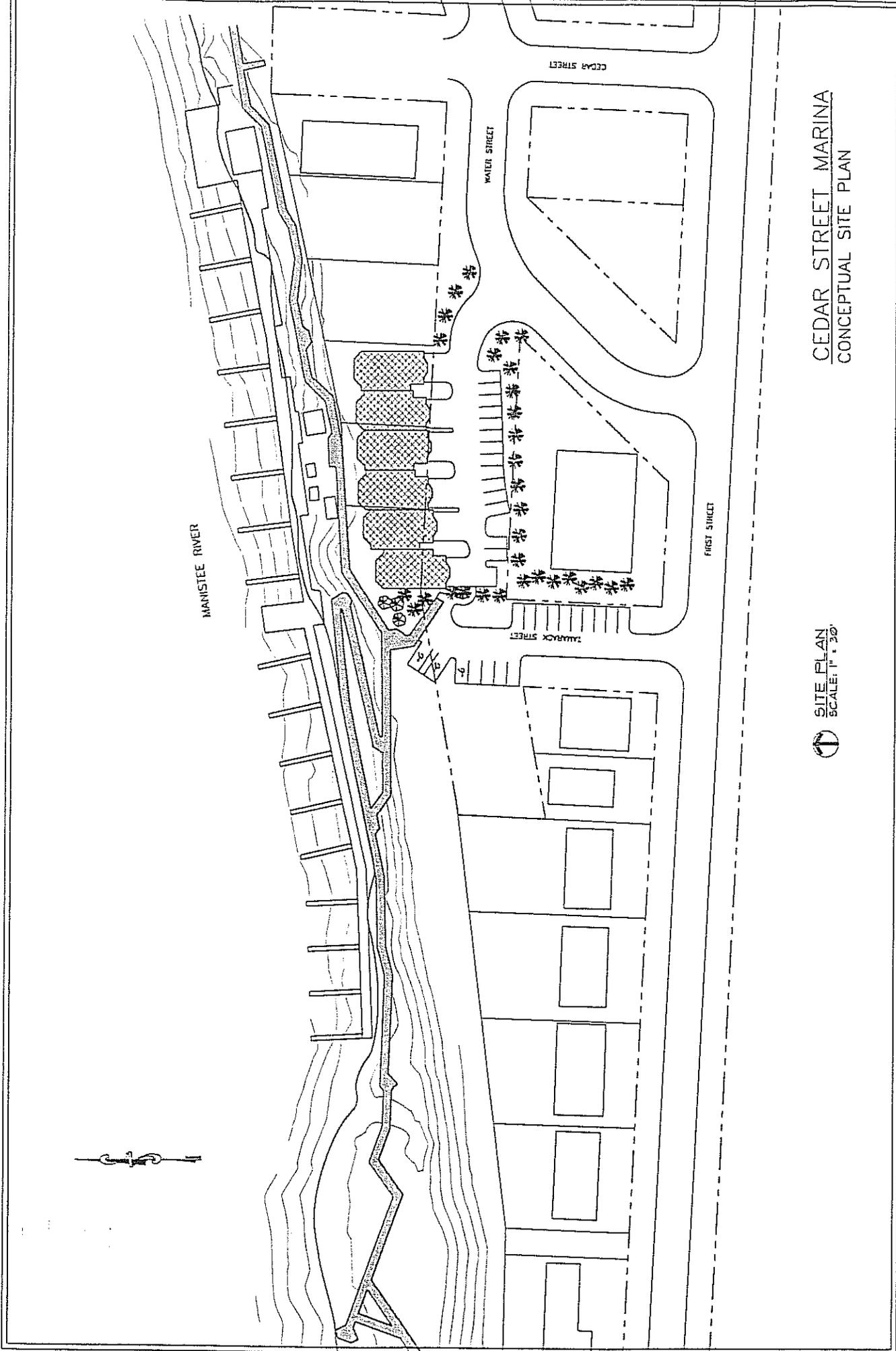
Sincerely,

Dale L. Picardat



CEDAR STREET MARINA
EXISTING CONDITIONS

SITE PLAN
SCALE: 1" = 30'



CEDAR STREET MARINA
CONCEPTUAL SITE PLAN

 SITE PLAN
SCALE: 1" = 30'

General Discussion:

High Rise Development. Manistee has two high rise elderly housing projects and one townhouse condominium project and all three are located along the north bank of the river in this Special Planning District. This planning district would be an appropriate area in which to relax the city's height restrictions to accommodate additional high rise apartments. A high rise apartment near the west end of Fifth Ave would have beautiful views of Lake Michigan.

Townhouse Development. The new townhouse condominium project with dock facilities located along the river is an appropriate use of the river frontage in this district and additional such projects should be encouraged.

Geriatrics Center. The industrial enterprise located between the two elderly apartment complexes will eventually have to be relocated. This site would make an ideal location for a geriatrics center to serve the elderly of the area.

Linear Park. The river frontage should be made accessible to the public by expanding the linear park idea to include the north riverbank. The park should be continuous from Lake Michigan to Manistee Lake constituting a large, integrated walking loop through the center of Manistee.

Large Land Development. The property between the river and Fifth Avenue, (at the west end of this district), is a large vacant undeveloped parcel of land that needs to be studied in detail. The site can support a major development effort that could include most of the land uses listed above.

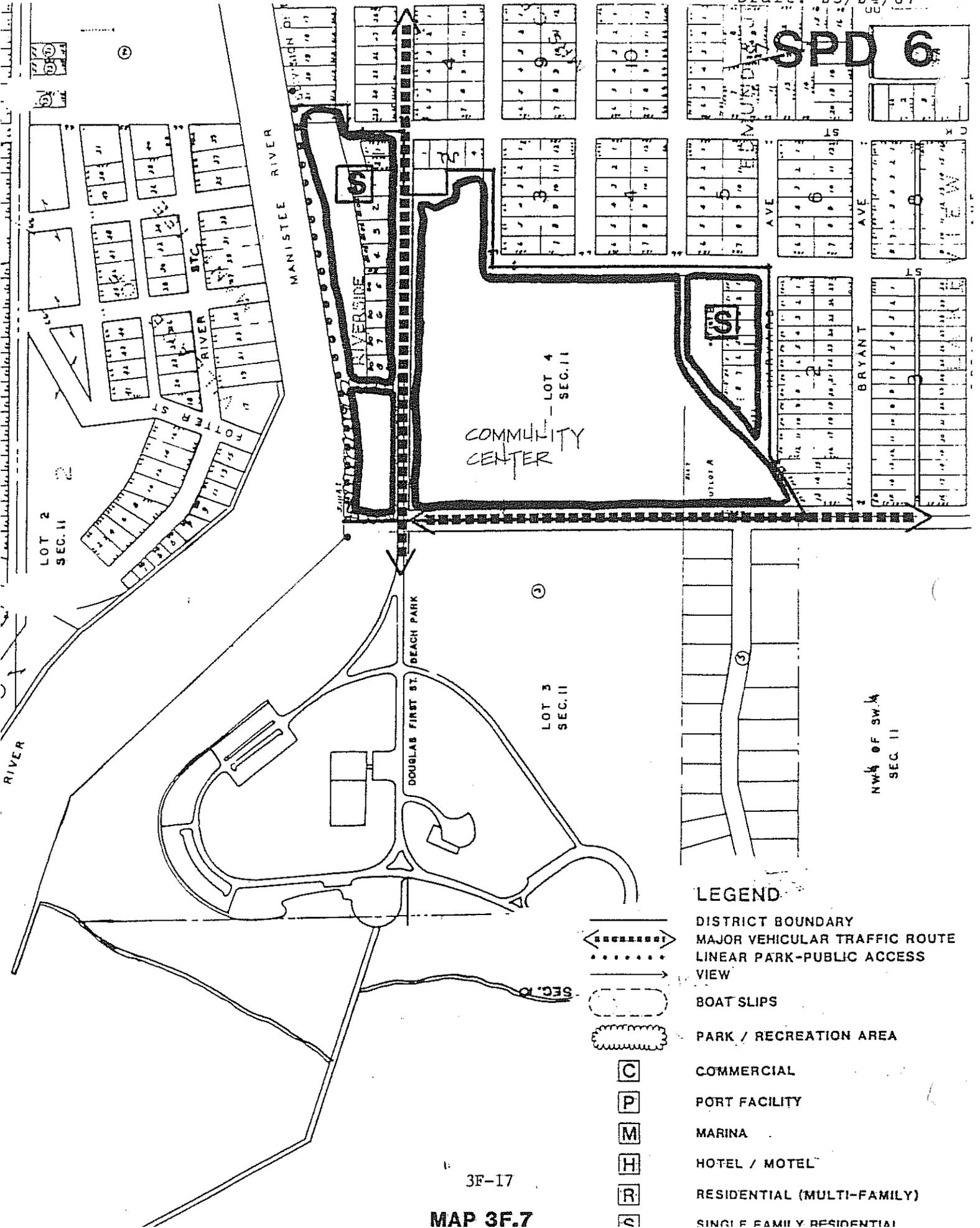
Restaurant. Since one primary focus of the Manistee Development Plan is to bring about a revitalized economy through tourism and second home development, there should be a good future market for a fine destination restaurant in the community. The river frontage near the harbor entrance would be an ideal location for such a restaurant.

SPD 6

* MANISTEE RIVER SOUTH BANK

Location: This district is roughly described as the land between Cherry and from Harvard to the river. The Michigan National Guard Armory can be either included or excluded from this district and a decision on how to treat the Armory property may hinge on the plans that are developed for the adjacent property.

SPD 6



LEGEND

-  DISTRICT BOUNDARY
-  MAJOR VEHICULAR TRAFFIC ROUTE
-  LINEAR PARK-PUBLIC ACCESS
-  VIEW
-  BOAT SLIPS
-  PARK / RECREATION AREA
-  COMMERCIAL
-  PORT FACILITY
-  MARINA
-  HOTEL / MOTEL
-  RESIDENTIAL (MULTI-FAMILY)
- SINGLE FAMILY RESIDENTIAL

3F-17

MAP 3F.7

Recommended Uses:

- A. Existing Housing to Remain
- B. Linear Park at Rivers Edge
- C. East of 1st Street: Recreation Center
 - * Fitness/Nature Trails
 - * Community Pool Facility
 - * Play/Sports Fields
- D. YMCA Type Facility associated with Armory

General Discussion:

This district was established in order to express an interest on the part of the Planning Commission to study the potential of the undeveloped area of this district in more detail than the Master Development Plan allows.

This district has river frontage but for the most part the frontage is in private ownership with single family housing. The river frontage in this district is experiencing severe river bank erosion. This area could benefit by a linear park development at the riverfront that would address the erosion problem.

Unlike the other SPD's the water frontage was not the primary concern when the decision was made to establish this district. The vacant undeveloped land in this district appeared as a desirable site on the Special Planned Residential Map developed through the suitability analysis described in previous sections of this document.

There have been proposed developments for this site which most recently included multi-family housing. However, the necessary zoning of the property was not granted and the project was abandoned.

Small But Challenging. The vacant property in SPD 5 presents a sensitive planning problem for which a solution could prove to be an interesting challenge considering the various concerns involved. There are too many diverse and potentially conflicting land uses converging on one area and any proposal for developing the vacant land will therefore be controversial to one or more of the persons associated with those uses. To the west is a low density single family area which is itself wedged between two recreational areas; the golf course and the City beach front park. The City park is an active recreational area with beaches, boat ramp, tennis courts, and lighted soft ball diamonds, (which create traffic and noise typical to that of such recreational developments). To the north is the single family area on the riverfront with river-bank erosion problems. To the south and east is additional single family housing on a bluff with some of the best long views of Lake Michigan within the City. In the middle is located the armory and the intersection of two major streets, First and Cherry, (in retrospect, the decision to locate the Armory in this area way probably ill advised and would not

occurred if planned today since the State of Michigan started selecting sites for new armories in rural settings which are more appropriate for this type of structure).

The Planning Commission and planning team took up the challenge of SPD 5 by attempting to assign a specific land use to the vacant land that would not further complicate the conflict that already exists in the area. The number of recommended uses above is indicative of the difficulty of dealing with this vacant land and points up the necessity of additional planning work.

Developing a successful plan for this area must revolve around a use which will take advantage of the current developments in the area. Integrating the Armory and active recreational activities into a comprehensive recreational and health fitness center similar to a YMCA may be the most successfully way to develop the vacant land.

SPD 7
LAKE MICHIGAN SOUTH HIGH BANKS

Location: This district includes the high clay bluff on Lake Michigan from the golf course to the south city limits.

Recommended Uses:

- A. Estate Type Attached Housing with Lake View
- B. Middle Range Low Density Housing without View

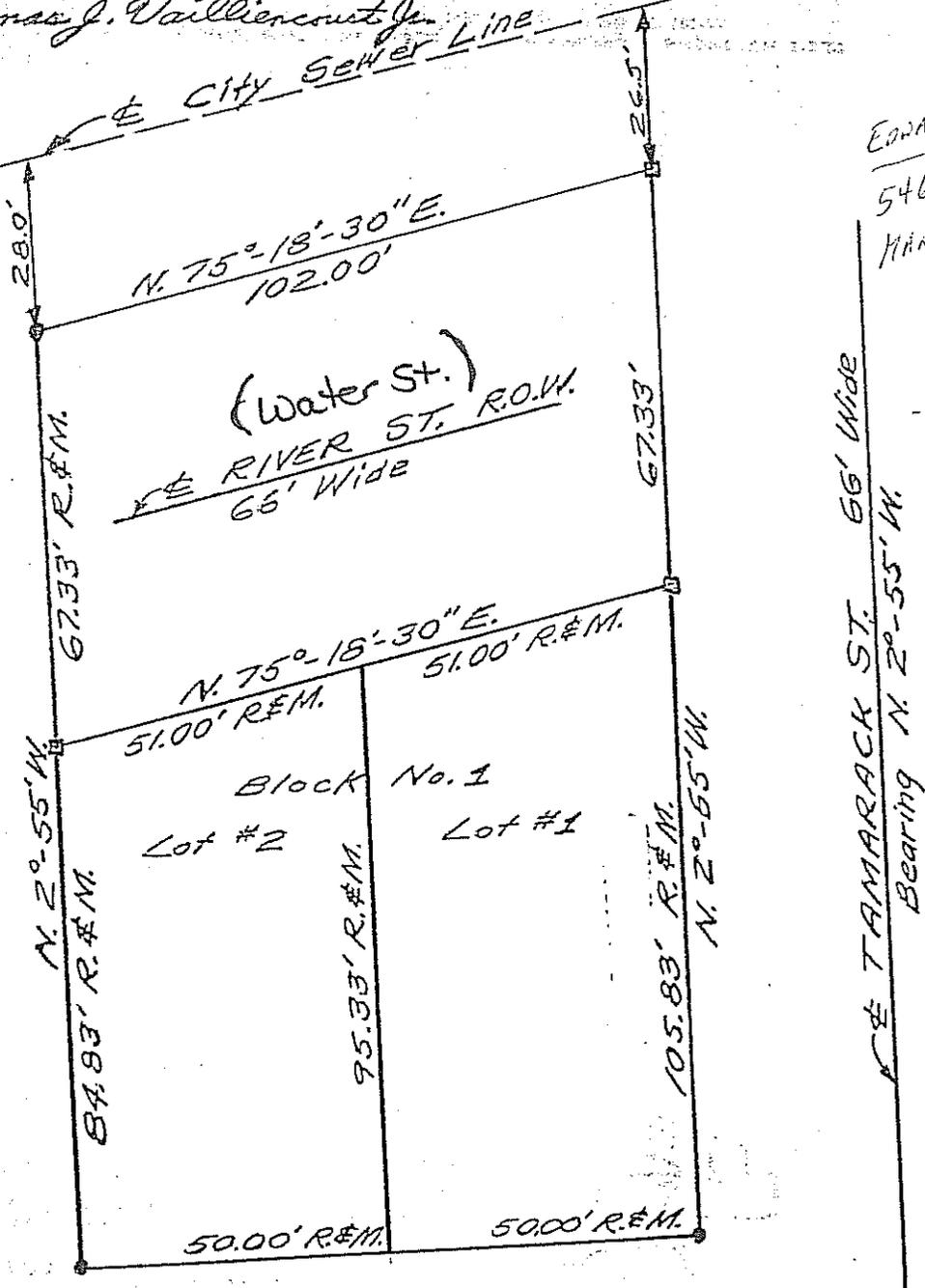
General Discussion:

The land in this district is well suited for low density single family and could have been so designated on the land use map. However, the Lake Michigan frontage which is abundant in the City of Manistee, is a scarce commodity in Western Michigan communities and requires the special planning consideration contemplated for these areas.

Condominiums. This undeveloped land is ideal for a high-end condominium development which is distinctly different than the other condominium sites discussed in this section. There is demand in Western Michigan for second home and retirement home developments. The problem for Manistee is to become the in place to be; the new undiscovered opportunity for which buyers of the new and unique are looking. When this market is attracted to Manistee it will be necessary to offer a variety of housing opportunities.

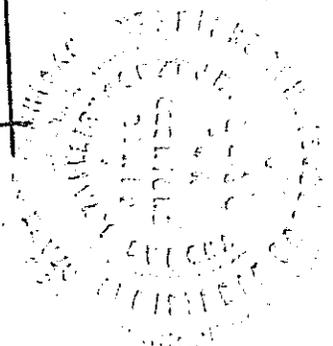
SURVEY OF River Street Right of Way North of Block No. 1
 in Edmund & John Canfield's Addition to the Village (now City)
 of Manistee, Michigan on April 27, 1957.
 By Thomas J. Vaillencourt Jr. Reg. C.E. #9292
 535 Maple St.; Manistee, Michigan
 Thomas J. Vaillencourt Jr. Line

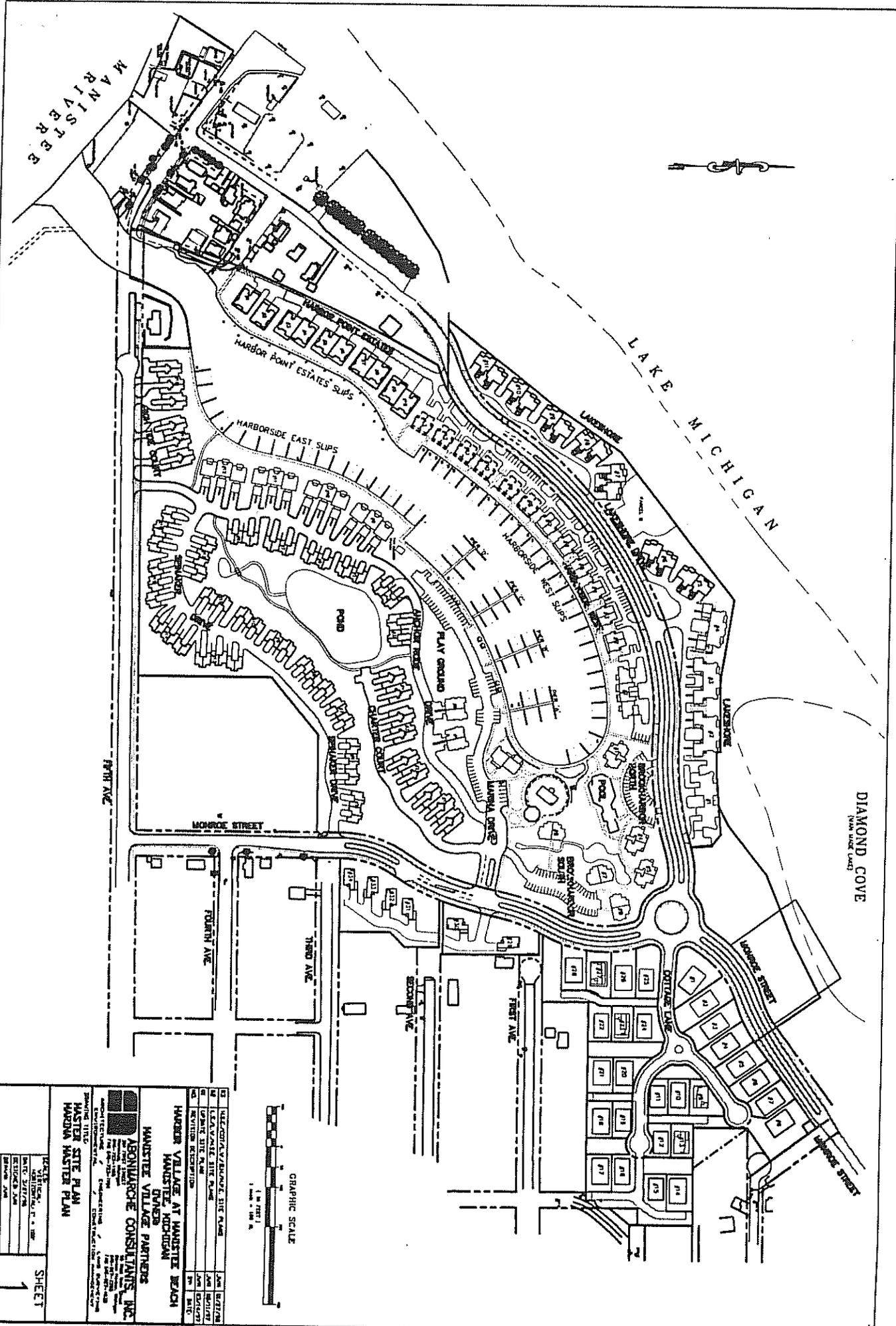
EDWARD J. BURNS
 546 FIRST ST
 MANISTEE



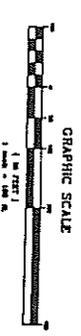
66' Wide
 FIRST ST.
 Bearing N. 87°-00' E.

- = Original Permanent Monuments
- = Stake & P.K. Nail placed.





DIAMOND COVE
(FROM HARBOUR LANE)



NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY MASTER SITE PLAN	10/15/03	J. J. HARRIS
02	REVISIONS TO MASTER SITE PLAN	11/10/03	J. J. HARRIS
03	FINAL MASTER SITE PLAN	12/15/03	J. J. HARRIS

HARBOR VILLAGE AT HARBOR POINT BEACH
HARBOR VILLAGE HARBOR POINT BEACH
HARBOR VILLAGE PARTNERS

ABONVARCHÉ CONSULTANTS, INC.
 10000 BAYVIEW AVENUE, SUITE 1000
 BAYVIEW, MICHIGAN 48104
 TEL: 313.487.1000
 FAX: 313.487.1001
 WWW.ABONVARCHÉ.COM

Project No. 03-001
 Drawing Title: MASTER SITE PLAN
 Harbor Point Master Plan

DATE: 12/15/03	SHEET
SCALE: AS SHOWN	
BY: J. J. HARRIS	1
CHECKED BY: J. J. HARRIS	
DATE: 12/15/03	OF 1 SHEET
SCALE: AS SHOWN	

BROOKHARBOR SOUTH

#28

#6

FIRST

MARINA DRIVE

#29

#30

#1

#1

#2

SECOND AVE.

#31

#32

#33

COURT

#34

#6

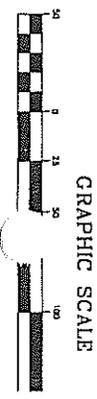
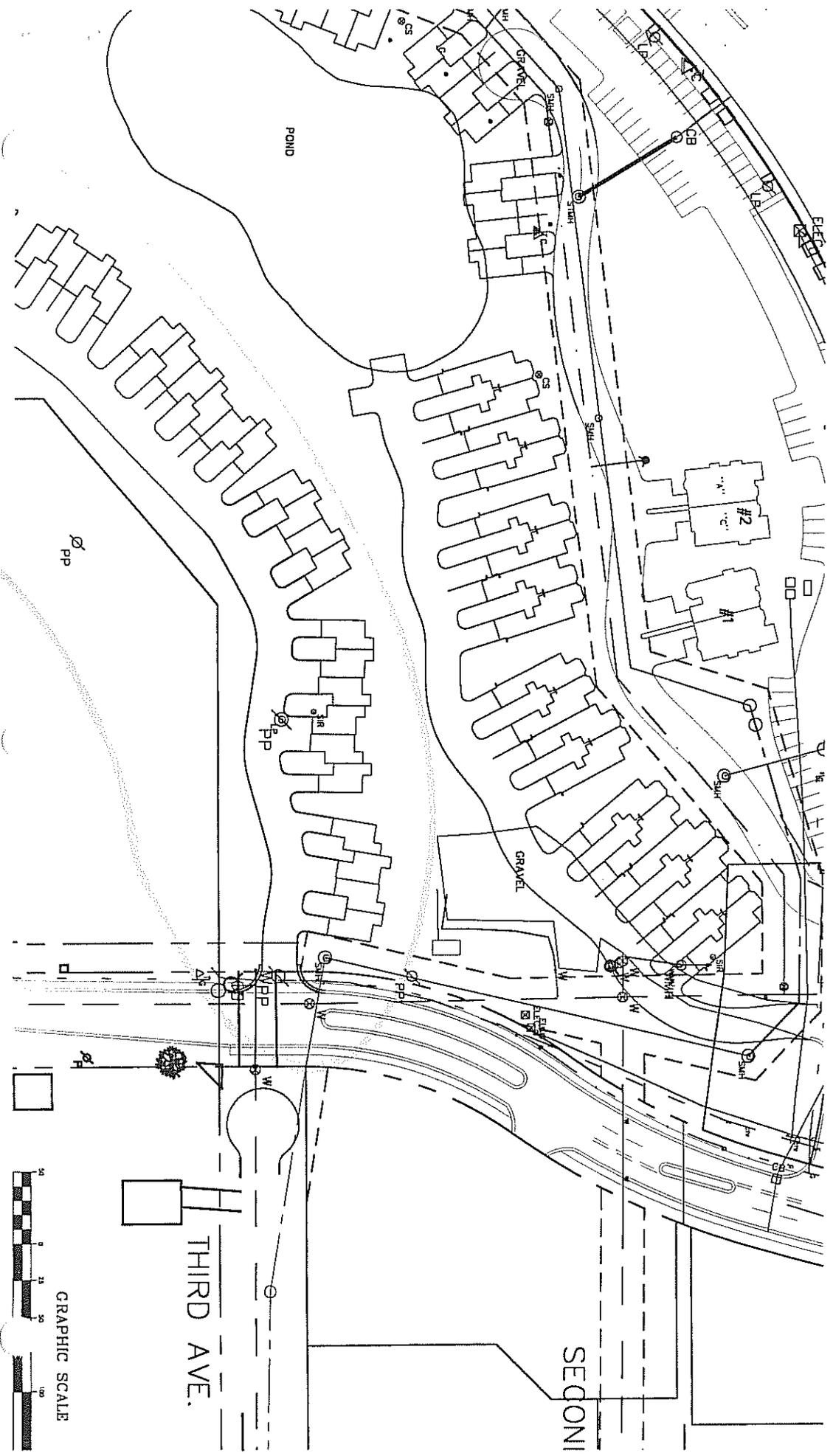
#5

SPINAKE DRIVE

THIRD AVE.

MONROE STREET

FOURTH AVE.

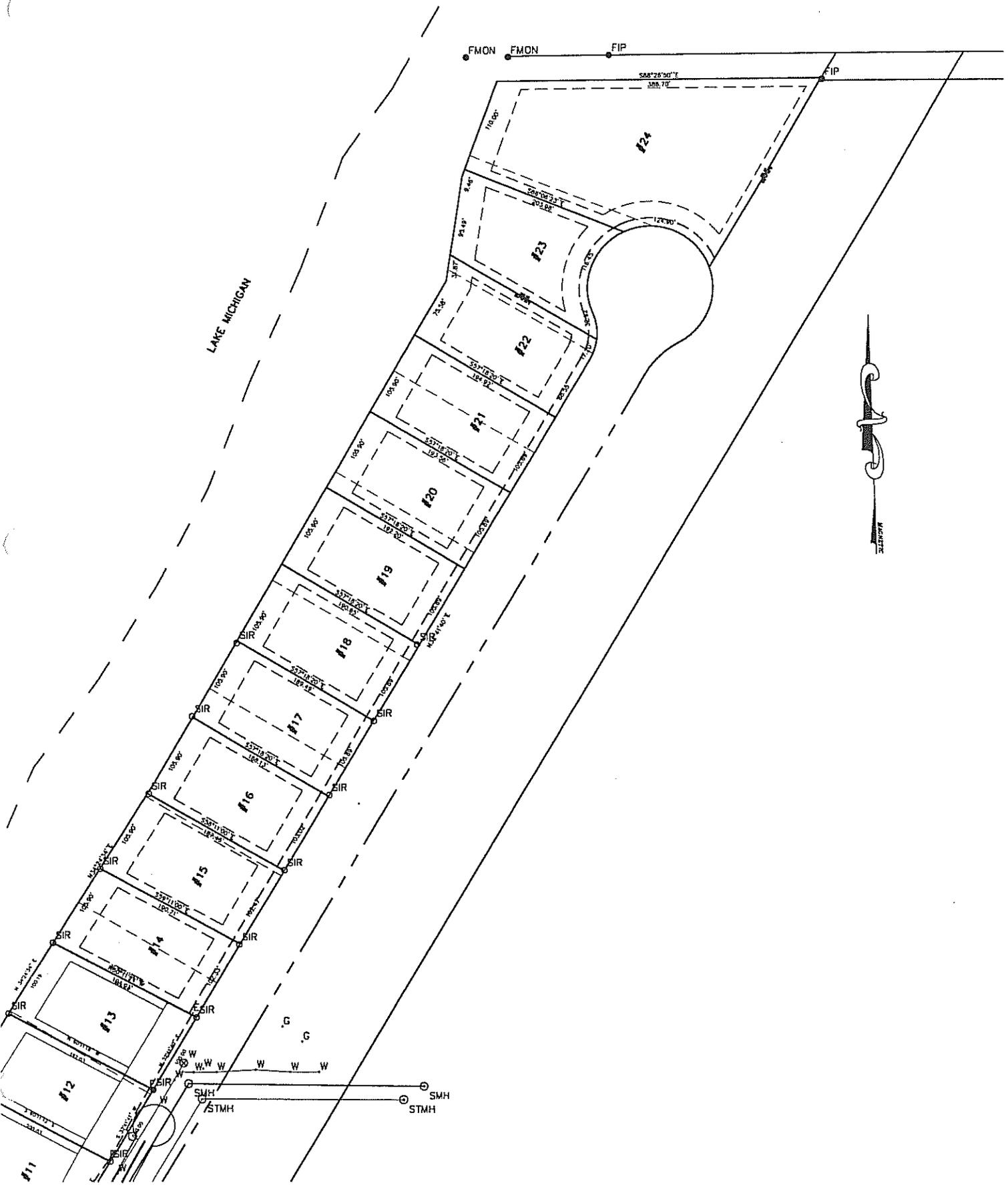


THIRD AVE.

SECOND

LAKE MICHIGAN

FMON FMON FIP FIP





City of Manistee

POLICE DEPARTMENT

616-723-2533

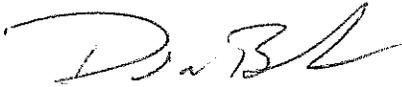
70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

July 7, 1998

Manistee Planning Commission
City of Manistee
Manistee Michigan 49660

Dear: Members of the Commission

With regards to the proposed Harbor Village cottage additions numbered 31,32,33,and 34. I had the occasion to meet with Mr. Rose concerning this proposed development. It is my opinion that the placement of yield signs where the driveway crosses the sidewalk would provide sufficient traffic control measures to ensure the safety of any pedestrian traffic in the area.



Sincerely, David M Bachman C.O.P.

List of attachments that replace the reports on the Agenda

- 5/6/98 - D.D.A. Minutes
- 6/11/98 - Zoning Board of Appeals Minutes
- 6/16/98 - City Council Agenda
- 6/16/98 - Charter Township of Filer Planning Commission
 - Agenda - Public Hearing
 - Agenda - Meeting
- 7/7/98 - City Council Agenda

AGENDA

CHARTER TOWNSHIP OF FILER PLANNING COMMISSION

PUBLIC HEARING ON PROPOSED AMMENDMENTS

JUNE 16, 1998

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

AGENDA

CHARTER TOWNSHIP OF FILER PLANNING COMMISSION

JUNE 16, 1998

1. Call to order.
2. Action on May 19, and May 21, 1998 minutes.
3. Presentation by Kevin Ruthven of WVXM Radio.
4. Consideration of proposed Cellular Tower and Repair and Maintenance Ammendments.
5. Period for comment from public and Commission members.
6. Reports:
 - a. Zoning Administrator
 - b. Board of appeals meetings
 - c. Manistee County Planning Commission meeting agenda
 - d. City of Manistee Planning Commission meeting agenda
7. Unfinished business:
 - a. Zoning ordinance revisions per James Olson recommendations
8. New Business:
9. Adjournment