

# MANISTEE CITY PLANNING COMMISSION

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

MEETING OF MARCH 4, 1999

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, March 4, 1999 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. Ray Kieffer - Lot Split M.C.C. & Seng Properties LLC
    - 2. Harbor Village - Storage & Maintenance Building
    - 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 (2/4/99)
  - B. New Business:
    - 1.
    - 2.
  - C. Unfinished Business:
    - 1.
    - 2.
  - 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  
Kurt Schindler, County Planner  
Jack Dinsen, Manistee Township Zoning Board  
Don Alfred, Filer Charter Township Planning Commission  
Manistee News Advocate  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardslee, Assessor

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development Officer

DATE: February 26, 1999

RE: Planning Commission Worksession

The March Planning Commission Meeting is scheduled for Thursday, March 5, 1999 at 7:00 p.m. in the Council Chambers.

First item on the agenda is a request from Ray Kieffer, Coldwell Banker Manistee for a Lot Split. Mr. Kieffer is selling a portion of land owned by the Diocese of Gaylord (Manistee Catholic Central Property) to Seng Properties LLC. A copy of the request is enclosed.

Second item on the agenda is a request from Harbor Village for a Site Plan Review for a storage and maintenance building. A copy of the request is enclosed.

If anyone is unable to attend the meeting please call me at 723-2558. See you there!

JRR:djm

cc: City Council

FEB 24 1998

*COLDWELL BANKER MANISTEE*

1121 Parkdale Avenue P.O. Box 501

Manistee, Michigan 49660

616-723-3555

February 23, 1999

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

Re: Parcel Split

Dear Sir,

I am in the process of selling a portion of land owned by the Diocese of Gaylord, a part of Manistee Catholic Central property on the South border of the City. The school is selling to Seng Properties L.L.C., approximately 14.71 acres more or less, from the total parcel which is in 701 tax exempt class at the present time.

I have enclosed a copy of the survey showing the property to be conveyed or split from the parent parcel. I have also enclosed a copy of the legal description. The legal and the survey also indicate a parcel identified as parcel #2 along with the legal for that site. I believe all of the land to be conveyed is included on one tax ID number for Diocese of Gaylord although parcel #2 does not appear to be connected to the parent parcel.

The sale property is vacant and the intention is to prepare the land for future commercial development.

Thank you for your assistance in this matter.

Sincerely,



Ray Kieffer

Coldwell Banker Manistee

Office 723-3555 Home 889-3354 Voice 620-8773

From  
Hollmeyer  
232-34 (S. Va.)

From  
PC

127th ST.

From  
Hollmeyer  
232-34

to  
State Hwy

150-08

125-10

150-11

150-13

150-15

150-17

300-05

300-08

300-05

300-08

300-05

300-08

300-05

300-08

300-05

300-08

425-10

450-05

450-15

425-10

425-10

425-10

425-10

425-10

425-10

MANISTEE  
LAKE

MANISTEE  
LAKE

CITY OF MANISTEE  
SECTION 13  
39-1-78

MAP  
227-1000 ACRES ADD

MAP  
420 LAKE WINDMILL BLK  
441 ON HERBERT'S N.A. 34 SUBDIVISION  
401 MAP OF GARDEN HILL  
422 LAKEVIEW ADDITION TO GARDEN HILL

PAGE TWO CONT. RIVN  
SECTION 13  
39-1-78  
UNPLATTED 1988

MANISTEE COUNTY ENGINEER  
127th Street  
Manistee, Michigan 49756

The boundary lines shown  
are not to be interpreted

March 4  
info by 23<sup>th</sup> or 24<sup>th</sup>

## *Application for Site Plan Review & Land Use Permit*

Location of Project: Harbor Village at Manistee  
beach

Parcel Code #: \_\_\_\_\_

Name & Address of Applicant: Manistee Village Partners  
100 Marina Dr  
Manistee, MI 49660

Phone Numbers: Work 723-0070 Home \_\_\_\_\_

Name & Address of Owner if different: \_\_\_\_\_

Phone Numbers: Work \_\_\_\_\_ Home \_\_\_\_\_

Brief description of work to be done: Construction of a  
Storage and Maintenance Building

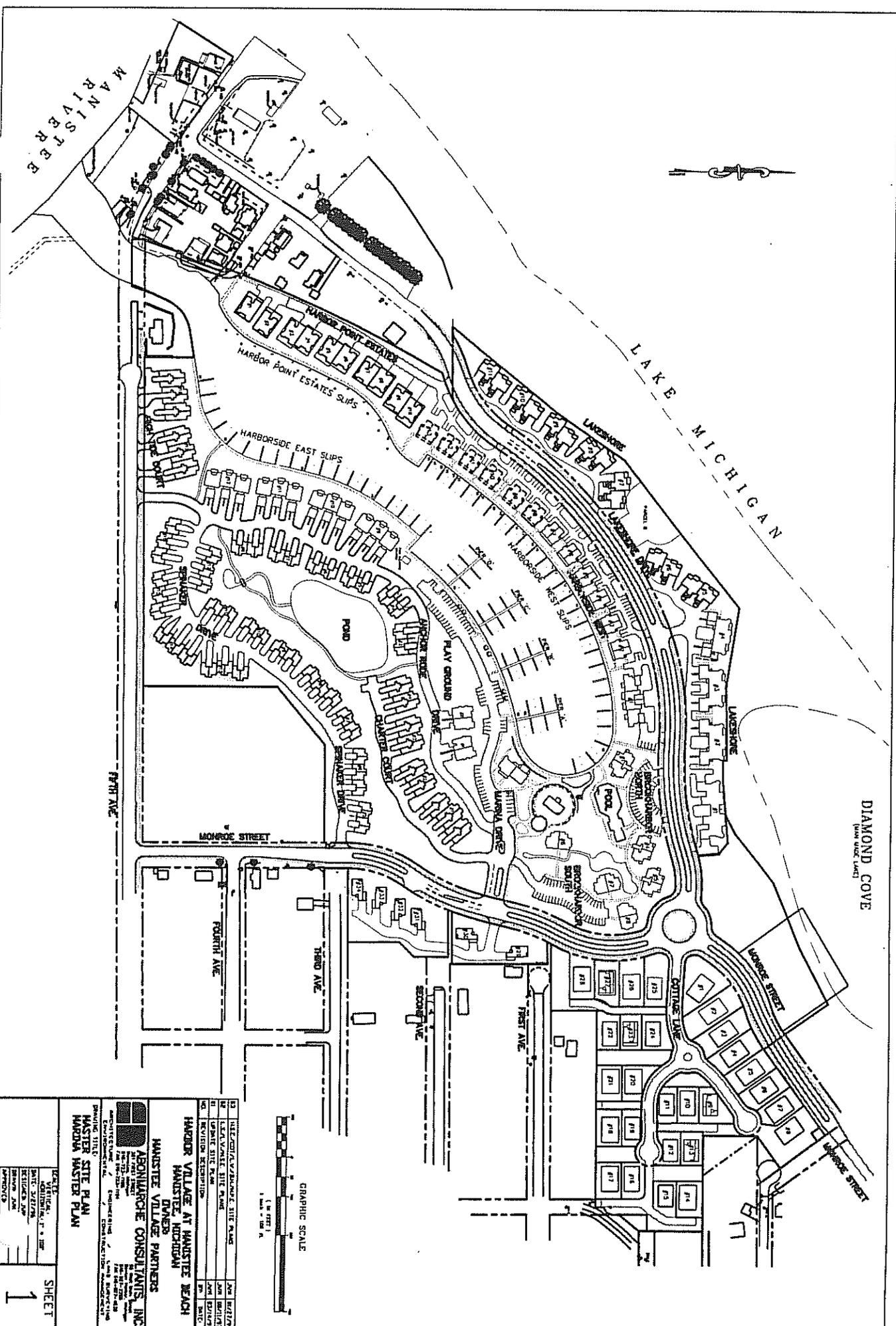
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

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, (616) 723-2558.

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

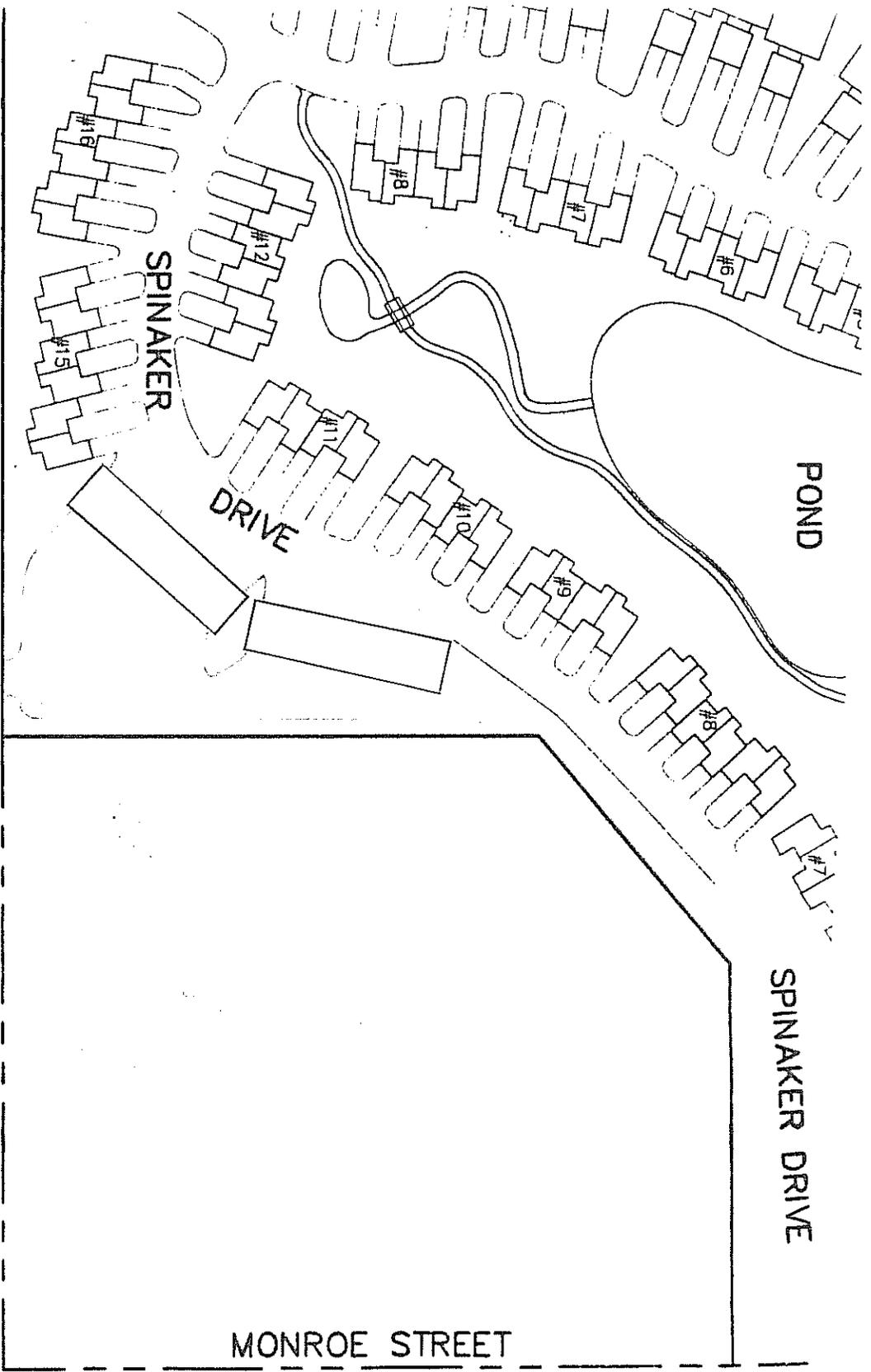


DIAMOND COVE  
(SEE SHEET 1487)

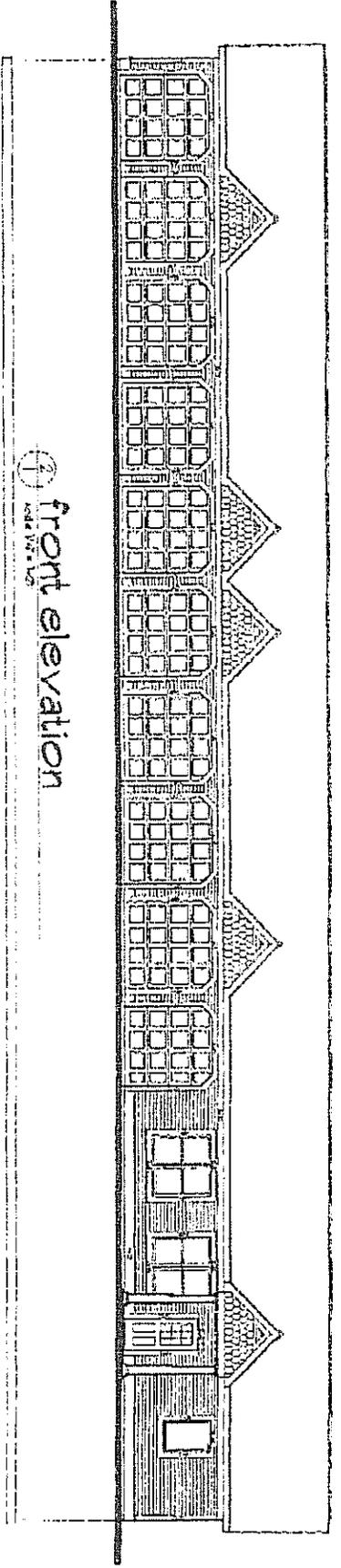
<b>DESIGNER:</b> ANIC ZEVIK ARCHITECTS, INC. 1000 W. WASHINGTON MANISTEE, MI 49661		<b>DATE:</b> 10/1/01
<b>CLIENT:</b> HARBOR VILLAGE PARTNERS 1000 W. WASHINGTON MANISTEE, MI 49661		
<b>PROJECT:</b> HARBOR VILLAGE AT MANISTEE BEACH MANISTEE, MICHIGAN		<b>SHEET:</b> 1 OF 1 SHEETS
<b>SCALE:</b> 1" = 100'		

**REVISIONS:**  
 01 INITIAL VARIANCE SITE PLAN  
 02 LAYOUT VARIANCE SITE PLAN  
 03 UPDATE SITE PLAN  
 04 REVISOR REVISIONS  
 05 JPM/BJE/STW  
 06 JPM/BJE/STW  
 07 JPM/BJE/STW  
 08 JPM/BJE/STW  
 09 JPM/BJE/STW  
 10 JPM/BJE/STW

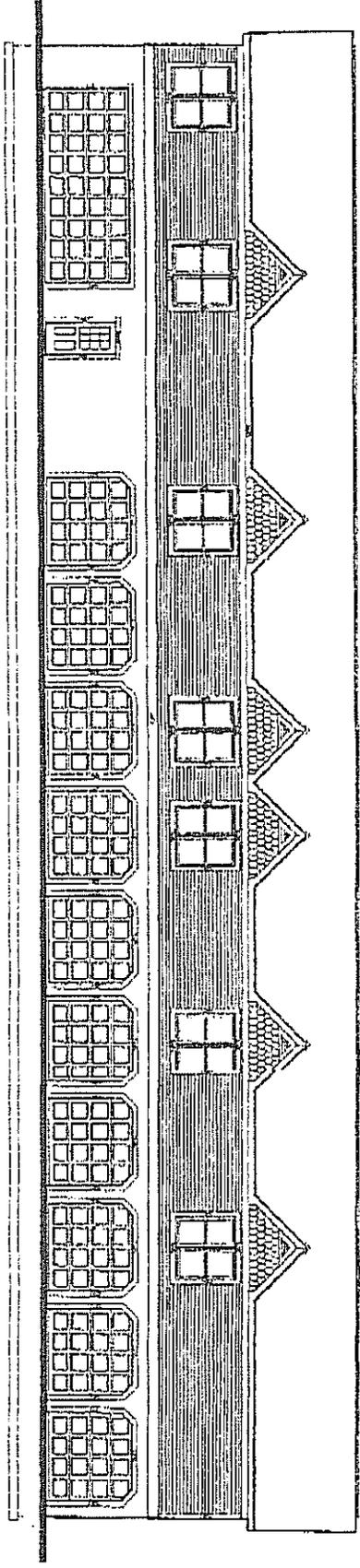
**LEGEND:**  
 HARBOR VILLAGE PARTNERS  
 ANIC ZEVIK ARCHITECTS, INC.  
 1000 W. WASHINGTON  
 MANISTEE, MI 49661  
 TEL: 231.755.1111  
 FAX: 231.755.1112  
 WWW: ANICZEVIK.COM



FIFTH AVE.

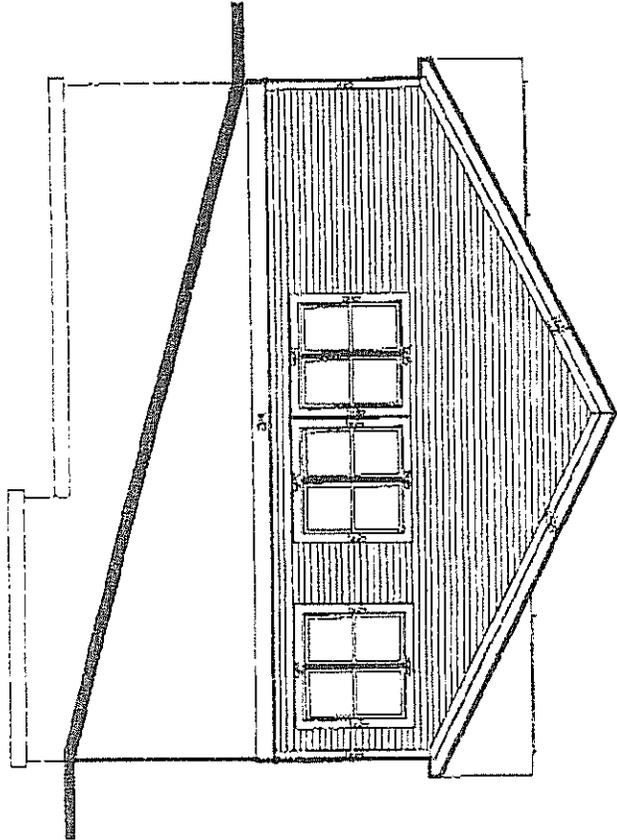


① front elevation

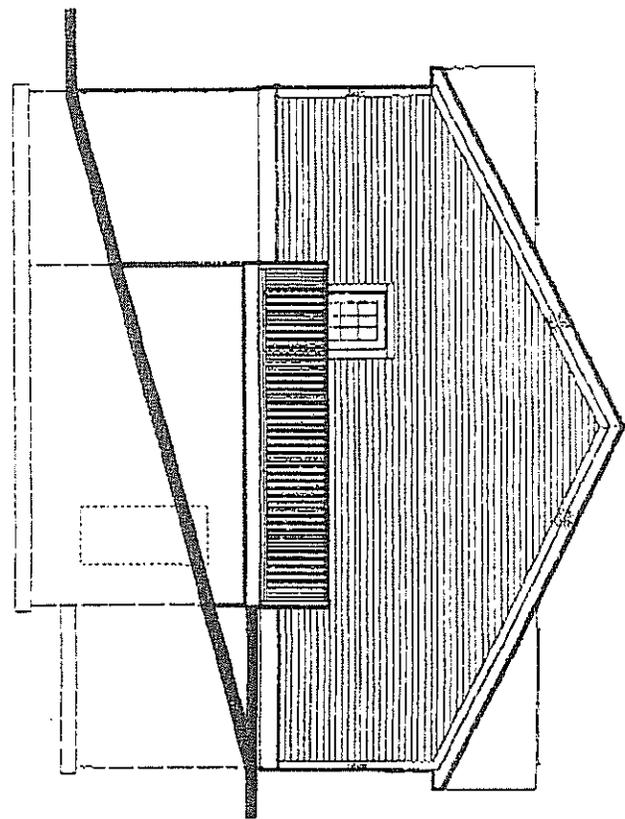


② rear elevation

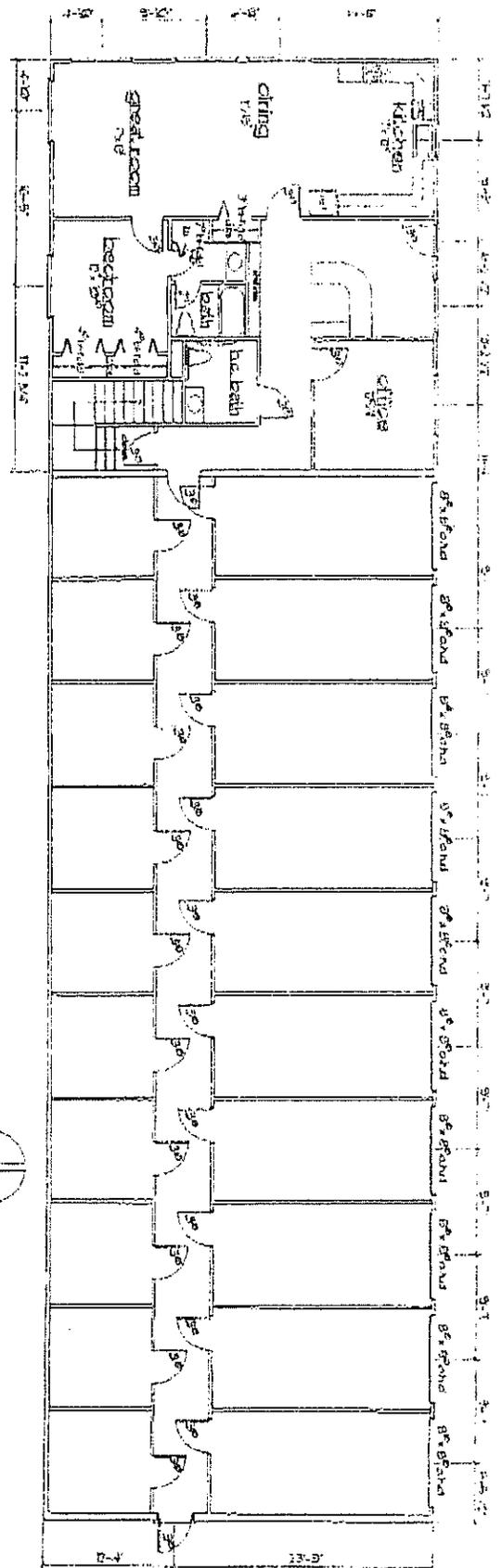
option 1



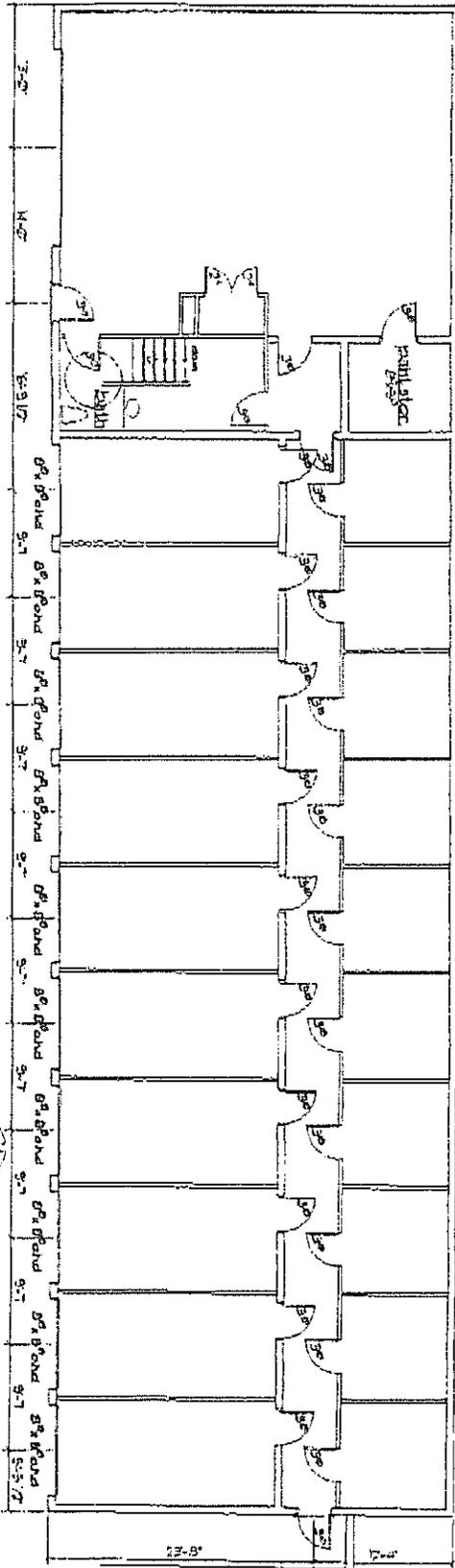
②  
①  
right elevation  
scale 1/4" = 1'-0"



②  
①  
left elevation  
scale 1/4" = 1'-0"



main level floor plan



lower level floor plan