

MANISTEE CITY PLANNING COMMISSION

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

MEETING OF APRIL 1, 1999

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, April 1, 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. Dr. Shrink - Special Use Permit
 - 2. Manistee County - Alley Vacation
 - 3. Manistee County - Special Use Permit
 - 4. Abonmarche Realty Partners of Manistee - Special Use Permit
 - 5.
 - B. Site Plan Reviews:
 - 1. Abonmarche Realty Partners of Manistee - 361 & 363 First Street
 - 2. Dr. Shrink - Site Plan Review/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 (3/4/99)
 - B. New Business:
 - 1.
 - 2.
 - C. Unfinished Business:
 - 1. Dr. Shrink - Special Use Permit
 - 2. Manistee County - Alley Vacation
 - 3. Manistee County - Special Use Permit
 - 4. Abonmarche Realty Partners of Manistee - Special Use Permit
 - 5.
 - 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
County Planning Department
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

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Officer

DATE: March 26, 1999

RE: Planning Commission Meeting

The April Planning Commission Meeting is scheduled for Thursday, April 1, 1999 at 7:00 p.m. in the Council Chambers.

We have four public hearings on the Agenda. The first is a Special Use Permit request from Dr. Shrink, Mike Stenberg. Mr. Stenberg would like to purchase lot 18 in the Industrial Park for a wholesale distribution center with offices. A copy of the request is enclosed for your review.

Second is a request for an Alley Vacation from Kendra Thompson Architect. Kendra is representing Manistee County. Due to a shortage of space plans are to expand the County Courthouse Building. An addition would be built immediately adjacent to the alley. The County has purchased the red house located next to the courthouse and the plan is to remove the building to provide parking. A copy of the letter of request is enclosed for your review.

Third is a request from Kendra Thompson Architect on behalf of the County for a Special Use Permit to expand the Courthouse and Parking lot in R-4 Zoning District. Enclosed is a copy of the Special Use Permit Application.

Fourth is a Special Use Permit request from Abonmarche Realty Partners of Manistee. Abonmarche operates a Professional Consulting Service at 361 First Street. They have purchased the building at 363 First Street and would like to expand their offices to include that building. A copy of the request is enclosed for your review.

We have one Site Plan Review for Abonmarche Realty Partners for the proposed expansion of their offices. A copy of the request is enclosed for your review.

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

JRR:djm

cc: City Council

SPECIAL USE PERMIT APPLICATION

DR. SHRINK, INC. - MIKE STENBERG
Applicant
621 PINE ST.
Address
MANISTEE, MI 49660
City, State, Zip Code
Phone Numbers (Work) 723-2685
(Home) 723-2685

FOR OFFICE USE ONLY:
Case number _____
Date Received 3/5/99
Fee Received 150.00
Receipt Number 2611
Hearing Date 4-1-99
Action Taken _____
Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$150.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: CONSTRUCT A WAREHOUSE WITH OFFICES

II. PROPERTY INFORMATION:

- A. Address of Property: _____
Tax Roll Parcel Code Number: 51-51- 155-001-00
- B. List all deed restrictions - cite Liber & Page where found and attach: Restrictions Covenants
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. City of Manistee
- D. Zoning District: I-1
- E. Present use of the property: EMPTY
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached)
- G. Is a Property survey attached? Yes No.
- H. Estimated completion date of construction (if applicable): JULY 1999

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time WE ARE A GROWING COMPANY AND NEED TO CONSTRUCT A LARGER FACILITY FOR OUR DISTRIBUTION BUSINESS. IT IS EXTREMELY LOW IMPACT - NO NOISE, VERY LITTLE TRAFFIC, NOTHING STORED OUTSIDE OF THE BUILDING. WE WILL HAVE NO RETAIL CUSTOMERS.
- B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)
1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
 3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

- A. An Application for Special Use shall include:
1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
 2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community,*
 - b. *Is the use consistent with the intent and purpose of the Land Use District,*
 - c. *Is the use compatible with adjacent land uses,*
 - d. *Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and*
 - e. *Does the use comply with all applicable regulations of this Ordinance.*
 - f. *Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.*

3. Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc.

B. In Addition, the applicant may be required to furnish:

1. Elevations on all buildings, including accessory buildings.
2. An Environmental assessment.
3. Evidence of having received or having an agreement for concurrent approval for any other necessary permits required prior to a construction code permit.
4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties.

V. CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature (s) of Applicant (s):

Richard E. Steubing

Dated

3/5/99

By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

Receipt # 21024
Fee \$150.00

kendra c. thompson architects, p.c.
304 oak street
manistee, michigan
616.723.4195

01 March 1999

Mr. Jon R. Rose
Community Development Director
City of Manistee
70 Maple Street
Manistee, MI 49660

RE: MANISTEE COUNTY BUILDING
415 Third Street
Manistee, MI 49660

JOB NO: 9507fia

Dear Jon:

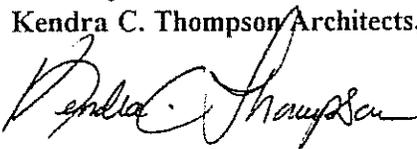
The purpose of this letter is to hereby request the vacation of the eastern portion of the alley between Third and Fourth Streets, extending from Maple to Oak Streets.

Current capital improvement projects require the flexibility to develop the County Building without the restrictions of the said alley. Since the County has recently acquired the only remaining residence on this block, the alley now only services the County Building and The First Congregational Church. It is anticipated that the removal of the remaining residence will allow for further parking development with access from Fourth Street. An ongoing joint parking agreement between the County and First Congregational Church exists which has proven beneficial to both entities.

The requested vacation would extend westerly to a point where access around the Church and parking areas will be maintained, as well as, maintaining all underground public utilities extending down the alley from the west.

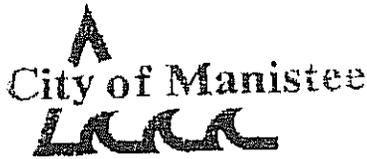
Enclosed you will find a sketch indicating the proposed alley vacation. Please schedule the necessary action required to address this vacation request as soon as possible. Should you have any questions, feel free to call me.

Sincerely,
Kendra C. Thompson Architects, P.C.



Kendra C. Thompson

cc: T. Kaminski, Manistee County Administrator; File.



Planning Commission

SPECIAL USE PERMIT APPLICATION

Kendra C. Thompson Architects, P.c.
 Applicant
304 Oak Street
 Address
Manistee, Michigan 49660
 City, State, Zip Code
 Phone Numbers (Work) 616.723.4195
 (Home) _____

FOR OFFICE USE ONLY:

Case number _____
 Date Received 3.3.99
 Fee Received 150.00
 Receipt Number 2629
 Hearing Date 4.1.99
 Action Taken _____
 Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$150.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose:
To allow for additions of approx. 24 ft. x 100 ft. and 20 ft. x 24 ft.
to an existing public administration building and associated parking
lot improvements (Manistee County Building.)

II. PROPERTY INFORMATION:

- A. Address of Property: 415 Third Street
 Tax Roll Parcel Code Number: 51-51- 374-723-01, 374-724-08,
374-724-09 and 374-724-10
- B. List all deed restrictions - cite Liber & Page where found and attach: _____
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. County of Manistee
415 Third Street
Manistee, Michigan 49660
- D. Zoning District: R-4, residential
- E. Present use of the property: Public administration
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
- G. Is a Property survey attached? Yes No.
- H. Estimated completion date of construction (if applicable): Spring 2000

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

- A. State specifically the reason for this Special Use Permit request at this time _____
Proposed additions are minor in scope of overall existing facility which is public administration. Proposed main entrance modifications and parking area modifications will provide for better site usage and more clearly defined entry points.
- B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)
1. The relationship of the Special Use Permit conditions (Article 86, Section 8610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
 2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
 3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

- A. An Application for Special Use shall include:
1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
 2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community,*
 - b. *Is the use consistent with the intent and purpose of the Land Use District,*
 - c. *Is the use compatible with adjacent land uses,*
 - d. *Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and*
 - e. *Does the use comply with all applicable regulations of this Ordinance.*
 - f. *Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.*

- 3. Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc.

B. In Addition, the applicant may be required to furnish:

- 1. Elevations on all buildings, including accessory buildings.
- 2. An Environmental assessment.
- 3. Evidence of having received or having an agreement for concurrent approval for any other necessary permits required prior to a construction code permit.
- 4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties.

V. CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature (s) of Applicant (s):


 Kendra C. Thompson
 Kendra C. Thompson Architects, P.C.
 304 Oak Street
 Manistee, Michigan 49660
 616.723.4195

Dated 02 March 1999

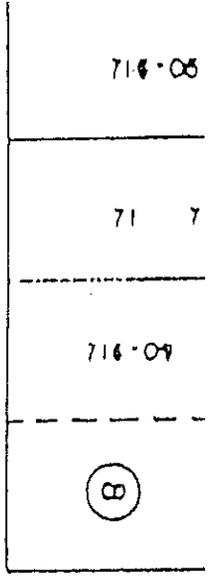
By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

STATEMENT OF JUSTIFICATION AND SUPPORTING INFORMATION

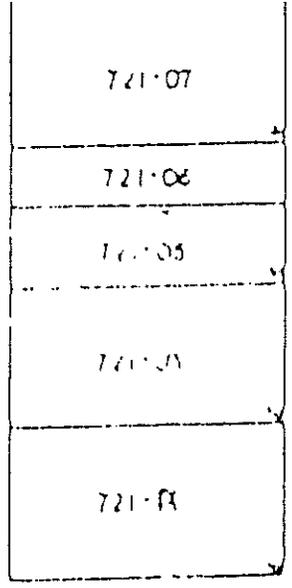
MANISTEE COUNTY BUILDING
415 Third Street
Manistee, MI 49660

The following justification and support information is in reference to the requested action:

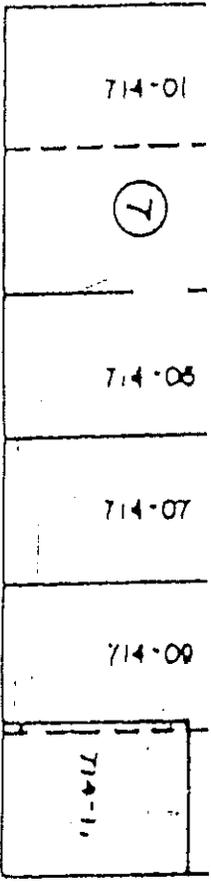
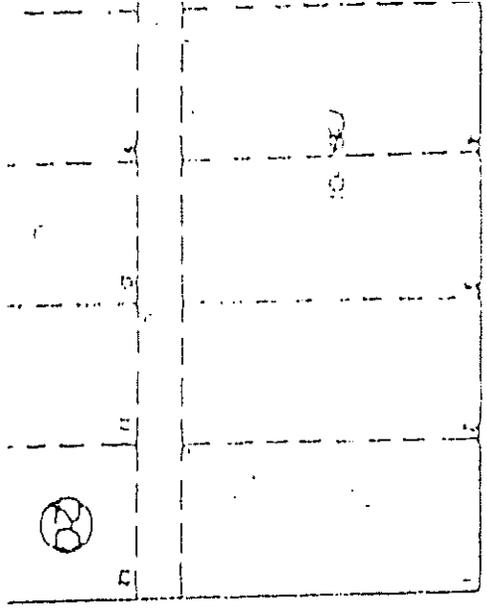
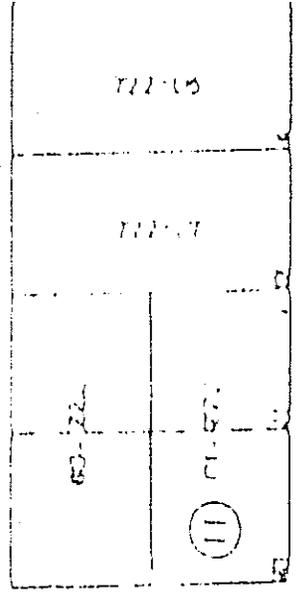
1. The Special Use Permit request for an addition to the existing County Building and parking modifications would allow for the continued use of the site as Public Administration.
2. The main entry modifications and addition will provide for an enlarged single point of entry and egress. This enlarged main lobby area will allow a better separation of more public departments (i.e. Clerk, Reg. of Deeds, Treasurer, Equalization, Planning and Administration) while establishing security to court related functions. The proposed main entrance will be developed so as to be more pronounced, therefore helping to eliminate the confusion of entry points which currently exists.
3. The parking modifications will occur as a result of the recent acquisition of the residential property adjacent to the County Building. Upon removal of the residence, new parking will be incorporated with the existing parking in this area. This will allow for the majority of parking to occur in this south parking area, thus reducing the current street parking.
4. The proposed addition to the former FIA area of the County Building will be similar in design as the existing building. No noticeable impact is predicted.
5. Existing properties to the east are currently public administration and business uses. No additional impact on the neighborhood is anticipated.
6. No adverse effects of the health, safety or welfare of the community will occur as a result of the proposed project.
7. Existing public services and facilities are capable of accommodating the proposed project.



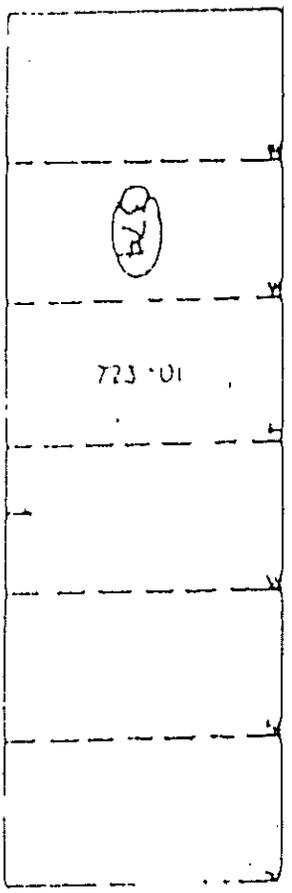
THIRD



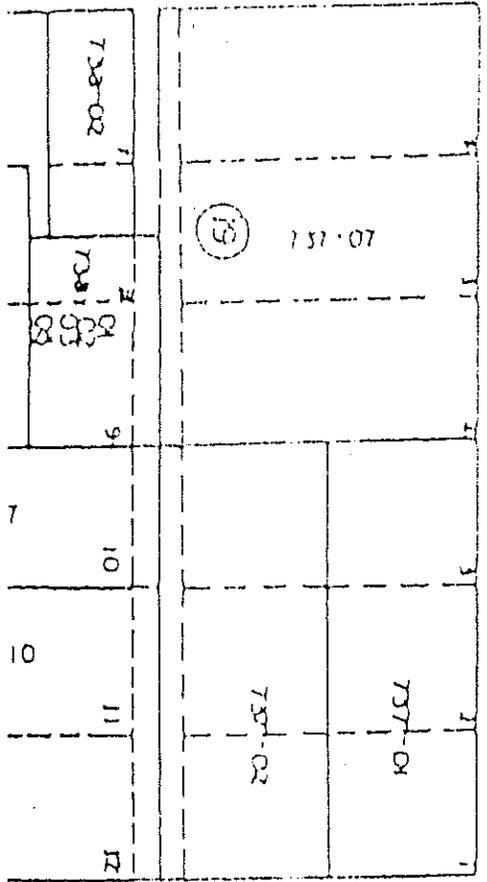
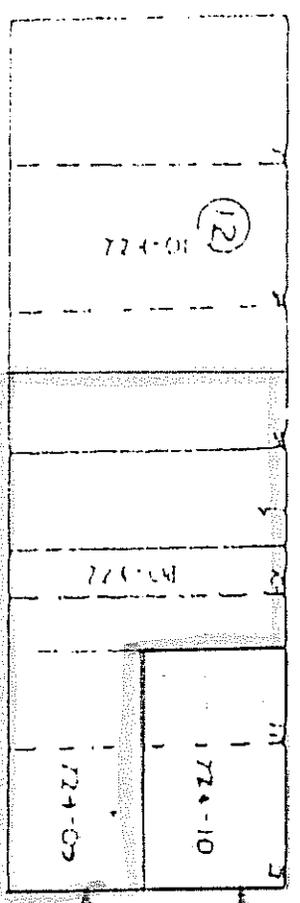
FOURTH



THIRD



FOURTH



MAPLE

AREAS OF
REPAIRS
REPAIRS
REPAIRS



SPECIAL USE PERMIT APPLICATION

Abonmarche Realty Partners of Manistee, LLL
 Applicant
95 West Main Street
 Address
Benton Harbor, MI 49023
 City, State, Zip Code
 Phone Numbers (Work) 616-723-1198
 (Home) _____

FOR OFFICE USE ONLY:

Case number _____
 Date Received _____
 Fee Received 3-19-99
 Receipt Number # 2649
 Hearing Date 4-1-99
 Action Taken _____
 Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$150.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: Location of an Engineering, Architectural, Surveying, and Environmental Firm.

II. PROPERTY INFORMATION:

- A. Address of Property: 361 & 363 First Street
 Tax Roll Parcel Code Number: 51-51- 574-703-07 and 574-703-08
- B. List all deed restrictions - cite Liber & Page where found and attach: None Identified
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Abonmarche Consultants, Inc. (Tenant)
- D. Zoning District: R4
- E. Present use of the property: 361 - Engineering, Architectural, Surveying, and Environmental Firm under Special Use granted Nov. 5, 1996. 363 First Street vacant - previously a residential rental.
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
- G. Is a Property survey attached? Yes No.
- H. Estimated completion date of construction (if applicable): August 1, 1999

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time SEE ATTACHED

B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)

1. The relationship of the Special Use Permit conditions (Article 36, Section 3610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

A. An Application for Special Use shall include:

1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 3609 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community,*
 - b. *Is the use consistent with the intent and purpose of the Land Use District,*
 - c. *Is the use compatible with adjacent land uses,*
 - d. *Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and*
 - e. *Does the use comply with all applicable regulations of this Ordinance.*
 - f. *Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.*

3. Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc.

B. In Addition, the applicant may be required to furnish:

1. Elevations on all buildings, including accessory buildings.
2. An Environmental assessment.
3. Evidence of having received or having an agreement for concurrent approval for any other necessary permits required prior to a construction code permit.
4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties.

V. CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature (s) of Applicant (s):

Jeffrey W. Mitchell, PARTNER
ABONMARCHE REALTY PARTNERS OF MANISTEE, LLC.

Dated

3/17/99

By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

Application for Special Use Permit

III. Statement of Justification for Requested Action

A. Reason for Request

On November 5, 1996, a special use permit was issued to allow Architecture, Engineering, Land Surveying, Environmental and Construction Services at 361 First Street. Since that time the building owners have also purchased the building at 363 First Street to provide additional office space. The buildings are proposed to be connected by a short walkway. Both structures will allow for Barrier Free Access, relocation of the conference room to the first floor, the addition of a break room, expanded file and archival space, increased individual employee workspaces, and expanded on-site parking. The proposed expansion will assist in providing an improved work environment while allowing for future growth. Th project will also enhance the aesthetic appearance of both properties.

B. Statement of Support

1. The consulting services provided include both onsite and offsite activities. Onsite activities include business conducted through drafting, computers, and over the phone. All onsite activities will be conducted within the existing structure. Offsite activities include surveying, construction projects and developments.

The intended use will not impact the health, safety, and welfare of the community; is consistent with the intent and purpose of the Land Use District; is compatible with adjacent land uses; will not result in an increase of public services and facilities; complies with all applicable regulations of the Zoning Ordinance; and will comply with all specific standards of Section 1601 et seq. And Section 1001 et seq. of the Zoning Ordinance.

2. The current Manistee County Development Plan states on Page 3A-8 under High Density Residential Recommendations, "Quasi-commercial uses should also be encouraged, especially those considered as lower traffic generator such as professional services."
3. The use will not adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood, and

will not be detrimental to public welfare or injurious to property or improvements in the neighborhood. The property at 363 First Street will be improved by residing the building and removing the existing garage, which is currently in a severe state of disrepair.

The site has adequate space to allow for up to eleven parking spaces. The existing garage will be removed and parking areas will be created similar to the rental units to the west. The consultant currently employs nine full time employees, five of whom generally conduct the majority of their duties off-site. The nature of the business produces very low levels of client traffic, as most client meetings are conducted off-site. It should be noted that access is available from both First Street and an alley to the south.

The proposed Special Use is allowed by Section 4603.D, and Section 1604 of the Manistee Zoning Ordinance. The intended use would not significantly impact adjacent property owners with regards to increased noise levels or high traffic volumes. The business conducted is very professional in nature. The proposed building is located on First Street along the northern limit of the High Density Residential District and is adjacent to the DDA District (C4).

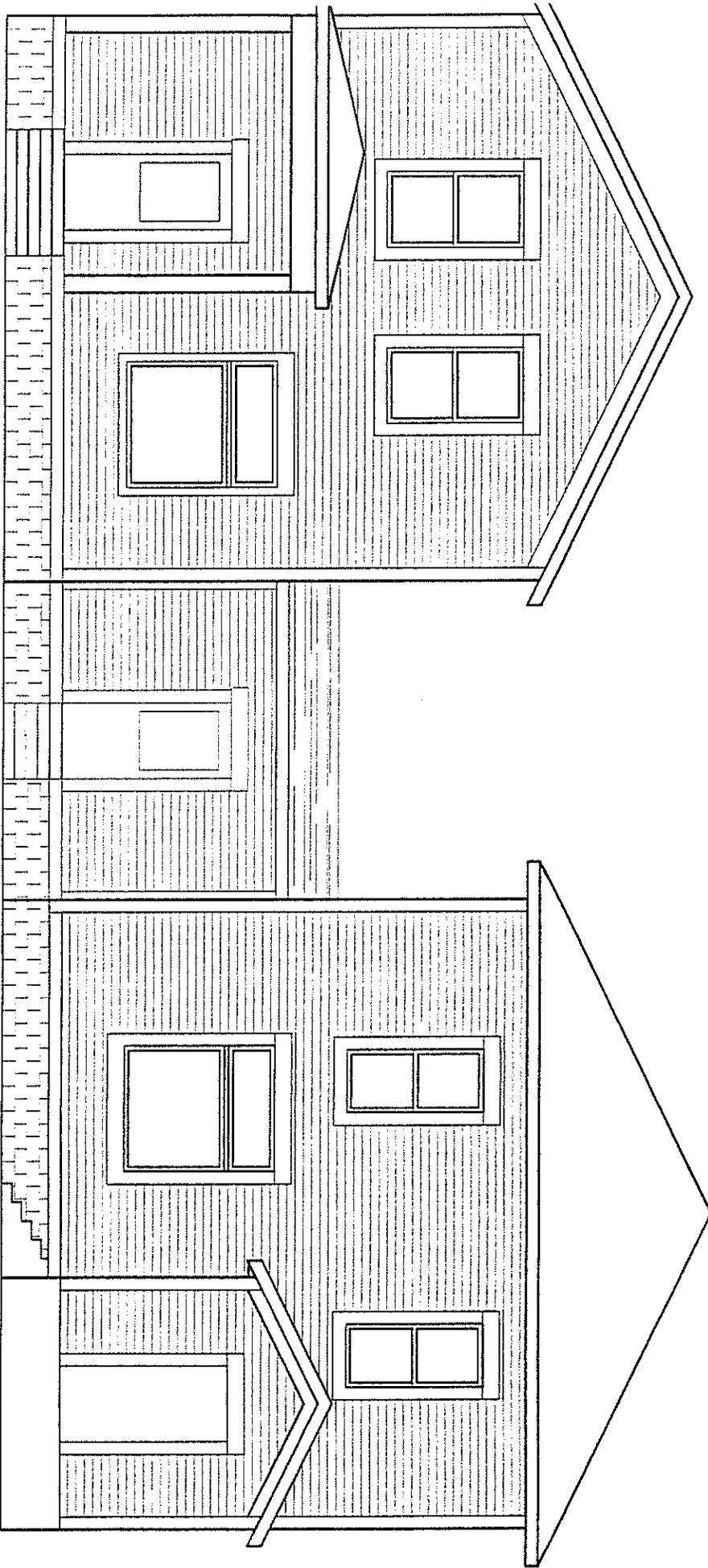
IV. Information Required in Application

A.

1. See attached site plan
2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
 - A. This use is reasonable and designed to protect the health, safety and welfare of the community.
 - B. The proposed use is consistent with the intent and purpose of the Land Use District.
 - C. The proposed use is compatible with adjacent land uses.
 - D. The proposed use is designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity.
 - E. The proposed use does comply with all applicable regulations of this Ordinance.

F. Section 1604

- a. The buildings front on First Street.
- b. The business will be contained within the building with the exterior alterations consisting of the proposed building connection, re-roofing, residing and other maintenance items.
- c. The site allows for adequate off-street parking.
- d. The business is a consulting firm, which conducts professional design services on-site with the majority of the business being conducted off-site. Customer traffic is limited as the majority of client meetings are completed off-site.
- e. A single-family residence is located east of the site and the barrier fence requirement was waived in the 1996 Special Use Permit due to zero setback lines. A multi-unit apartment building is located to the west. This property line also contains a zero setback, however a line of existing trees creates a natural buffer between the parking areas.



ELEVATION
 SCALE: 1/4" = 1'-0"



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

SPECIAL USE PERMIT

This SPECIAL USE PERMIT, herein after referred to as the permit, is granted pursuant to the authority granted in Article 86: Special uses, of the Manistee City Zoning Ordinance, effective May 1, 1990.

Name of Permit Holder: **Great Lakes Real Estate**

Mailing Address: **297 Sixth Avenue
Manistee, MI 49660**

Telephone Number: **398-0111**

Name of Property Owner: **Timothy Bladzik**

Mailing Address: **361 First Street
Manistee, MI 49660**

Description of Property affected by Special Use Permit: **TYSON & CO. ADD E 1/2 OF LOT 4 BLOCK 2**

Tax Parcel Number: **51-51-574-703-07**

Address of Property: **361 First Street**

Legal Description of Property: **TYSON & CO. ADD E 1/2 OF LOT 4 BLOCK 2**

Description of Special Use Granted, as Permitted in Article#16 , Section #1604. **Special Uses In Residential Districts Use Standards.**

For a Consulting office that provides architecture, engineering, surveying and environmental service to be located in the R-4 Zoning District.

SIC Code Number ****871 Engineering, Architectural and Surveying Services

PERMIT CONDITIONS AND REQUIREMENTS:

This permit is issued, subject to the following conditions and/or requirements ad contained in Article 88 et. seq.

CONDITIONS:

1. The permit includes the placement of a sign.
2. The permit waives the requirements of a barrier fence.

TRANSFER OF PERMIT

This permit is transferable only in accordance with Article 86, Section 8614 of the ordinance.

EXPIRATION OF PERMIT (as per Article 86 Section 8616):

This permit shall be valid for as long as the approved cause continues in accordance with the terms and conditions of the approved permit. This permit will expire on the occurrence of one or more of the following conditions:

- A. If replaced or superseded by a subsequent Special Use Permit.
- B. If the applicant request the rescinding of the permit.
- C. If the use is abandon, moved or vacated for a period of one (1) year. Notice of the expiration shall be given to the property owner in writing.

VIOLATIONS OF PERMIT (see Article 86 Section 8617):

Any violation of the terms, conditions or limitations of this permit shall be cause for revocation or suspension of the permit by City Council.

CERTIFICATION OF PERMIT

The above SPECIAL USE PERMIT was granted by the Manistee City Planning Commission on October 17, 1996 pursuant to the requirements of the Manistee City Zoning Ordinance. This permit shall become effective upon issuance of this permit AND the signed acknowledgment and receipt from the permit holder.

DATE OF ISSUANCE: November 5, 1996

WITNESS:

Denise J. Michala

Roger Yoder
Roger Yoder, Chairman

Cynthia J. Lohorech

Jon R. Rose
Jon R. Rose, Code Administrator

ACKNOWLEDGMENT & RECEIPT OF PERMIT

I (we) the undersign do hereby certify that I am (we are) the person(s) listed above as the special use permit holders of their authorized legal representative.

I (we) do further certify that I (we) have read, understand and agree to comply with all of the requirements and conditions of this permit, as listed above and in the Manistee City Zoning Ordinance.

DATE SIGNED: 11-18-96

WITNESS:

Denise J. Michala

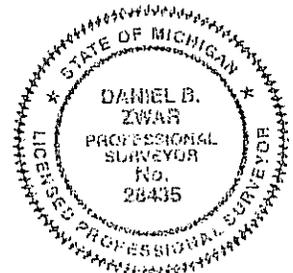
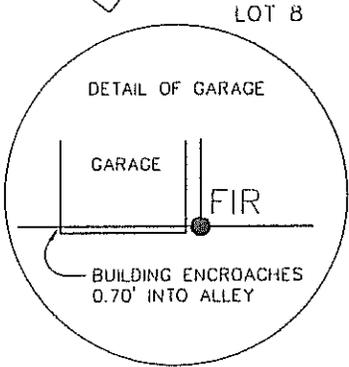
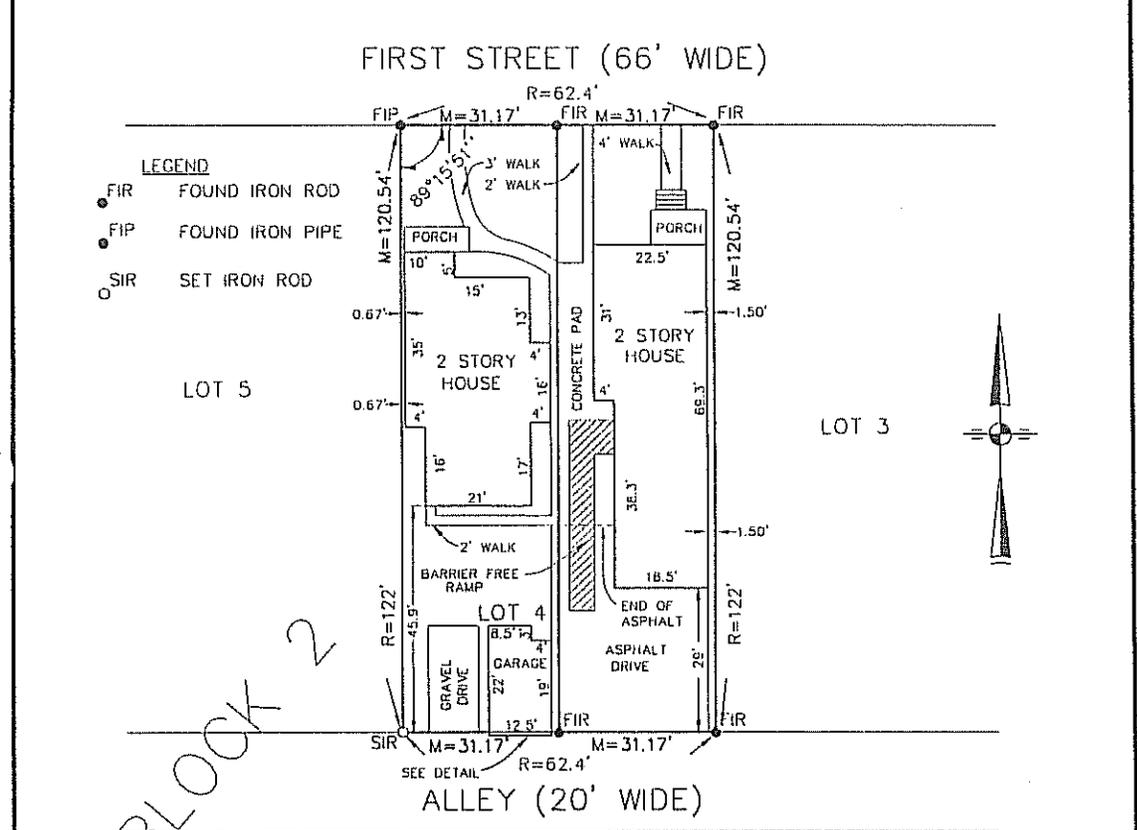
Paul Jones

(Please print or type name below each signature and list title if signing as legal representative.)

CERTIFICATE OF SURVEY

I, DANIEL B. ZWAR, LICENSED PROFESSIONAL SURVEYOR NO. 28435 IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND

THE EAST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, AND THE WEST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY, OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



Daniel B. Zwar
 DANIEL B. ZWAR
 LICENSED PROFESSIONAL SURVEYOR No. 28435
 ABONMARCHE CONSULTANTS, INC.

Nov 17, 1998
 DATE OF CERTIFICATE

PLAT OF SURVEY FOR:
 ABONMARCHE
 REALITY PARTNERS
 OF MANISTEE L.L.C.

ABONMARCHE CONSULTANTS, INC.
 361 First Street Manistee, Michigan 49660 616-723-1198 FAX: 616-723-1194
 95 West Main Street Benton Harbor, Michigan 49022 616-927-2295 FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: NOVEMBER 13, 1998 DRAWN BY: PGB
 SCALE: 1" = 30' SEC. - T. 21N R. 17W

JOB NO. 5598

SITE PLAN REVIEW

NAME: Abonmarche Realty Partners
 Of Manistee
 95 West Main Street
 Benton Harbor, MI 49023

PROPOSED USE: Office
 ZONING DISTRICT: R-4

PARCEL CODE: 51-51-574-703-07
 51-51-574-703-08

USE IS: Permitted
 Special
 Not Permitted

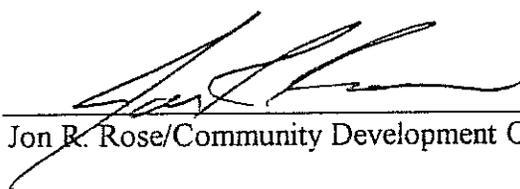
BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	6,000 sq. ft.	7,564 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	62 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	16 ft.	existing	
SIDE YARD	10 ft.	.67 ft. 1.5 ft.	existing	
REAR YARD	10 ft./ 3 ft. alley	29 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	X	<input type="checkbox"/>
PARKING:	10	11	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	1,000 sq. ft.	1,936 sq. ft.	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. Rose/Community Development Officer

DATE: March 25, 1999

Receipt # 2693

Application for Site Plan Review & Land Use Permit

Location of Project: 361 and 363 First Street

Parcel Code #: 51-51-574-703-07 and 51-51-574-703-08

Name & Address of Applicant: Abonmarche Realty Partners of Manistee, LLL
95 West Main Street, Benton Harbor, MI 49022

Phone Numbers: Work 616-723-1198 Home _____

Name & Address of Owner if different: Same As Applicant

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construction of a walkway to connect two
existing structures and expansion of parking area.

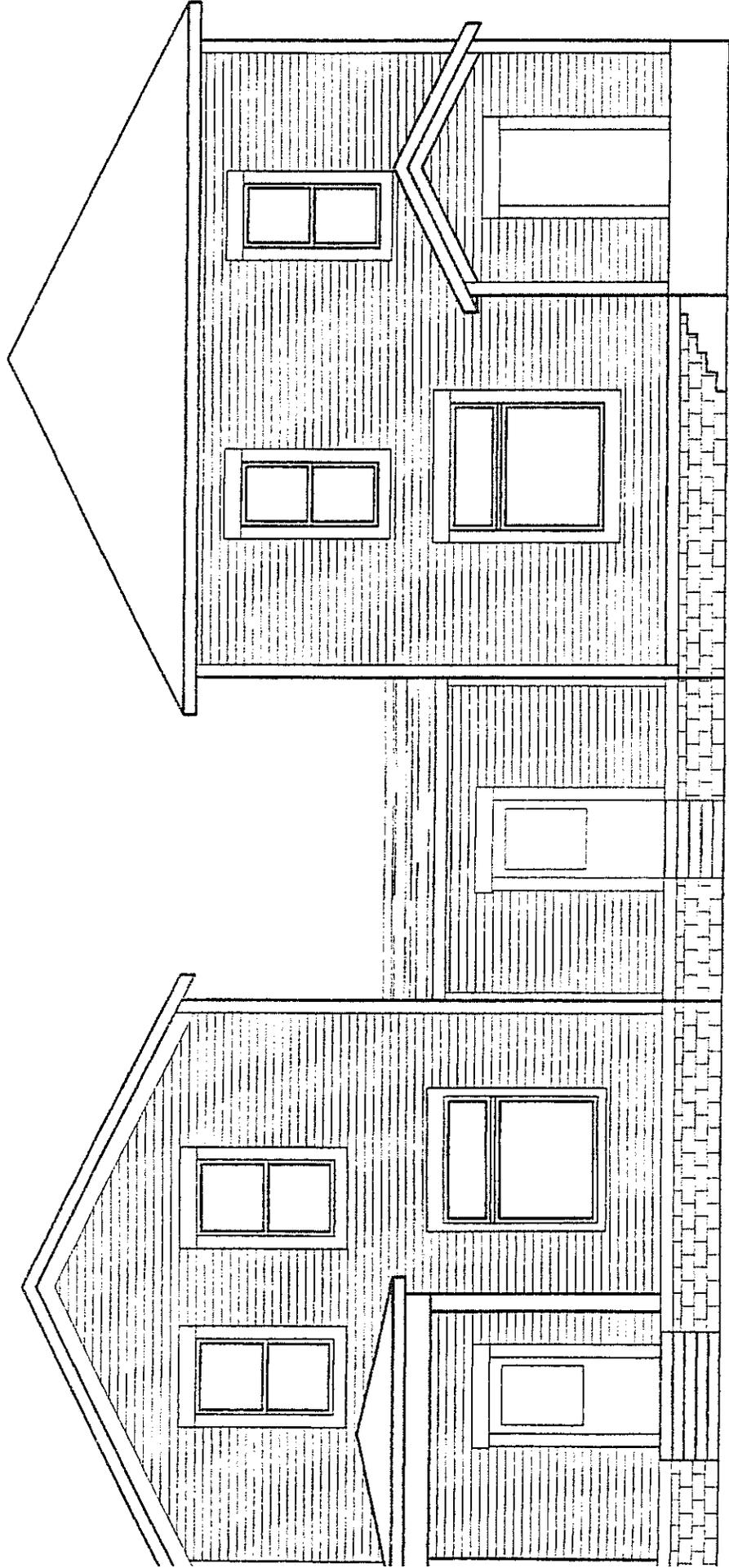
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

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. Attach copy of: Site Plan

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.

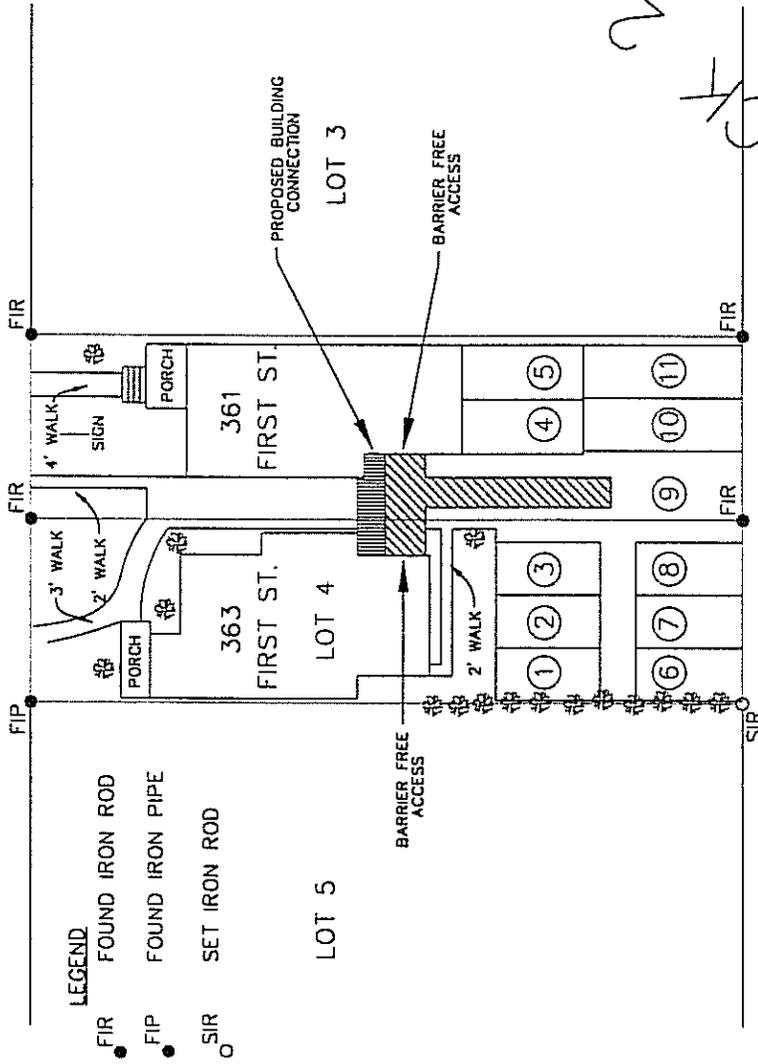
Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)



ELEVATION
 SCALE: 1/4" = 1'-0"

THE EAST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, AND THE WEST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY, OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

FIRST STREET (66' WIDE)



LEGEND

- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- SIR SET IRON ROD

NO.	REVISION DESCRIPTION	BY	DATE
OWNER: ARONMARCHÉ REALTY PARTNERS OF MANISTEE, LLC 95 WEST MAIN ST. BENTON HARBOR, MICHIGAN			
DRAWING TITLE: 361 & 363 FIRST ST. MANISTEE, MI BUILDING CONNECTION & IMPROVEMENTS			
SHEET 1			



March 25, 1999

Jon Rose
COMMUNITY DEVELOPMENT OFFICER
City of Manistee
P.O. Box 358
70 Maple Street
Manistee, MI 49660

RE: SPECIAL USE PERMIT APPLICATION
LAND USE PERMIT APPLICATION

Dear Mr. Rose:

The properties at 361 and 363 First Street are currently owned by Abonmarche Realty Partners of Manistee, LLC. A Special Use Permit has previously been granted for 361 First Street for occupancy by a Professional Consulting Firm, with Abonmarche Consultants, Inc. being the current tenants. The property owners are seeking approval of a Special Use Permit to allow a Professional Consulting Firm to occupy 363 First Street.

In the event the Special Use is permitted, a Land Use Permit is also being sought to allow for the connection of the two buildings by a wood framed walkway. Expansion of the current parking is also being requested. The existing garage, (which is not usable, nor structurally sound) would be removed. The double stacking of vehicles would be appropriate in this application, as the majority of the staff's vehicles remain parked throughout the workday. An additional part of our request is to allow the two parcels to be combined. Abonmarche will provide a new legal description and certificate of survey for recordation.

Should you have any questions or required additional information, please feel free to contact our office.

Sincerely,

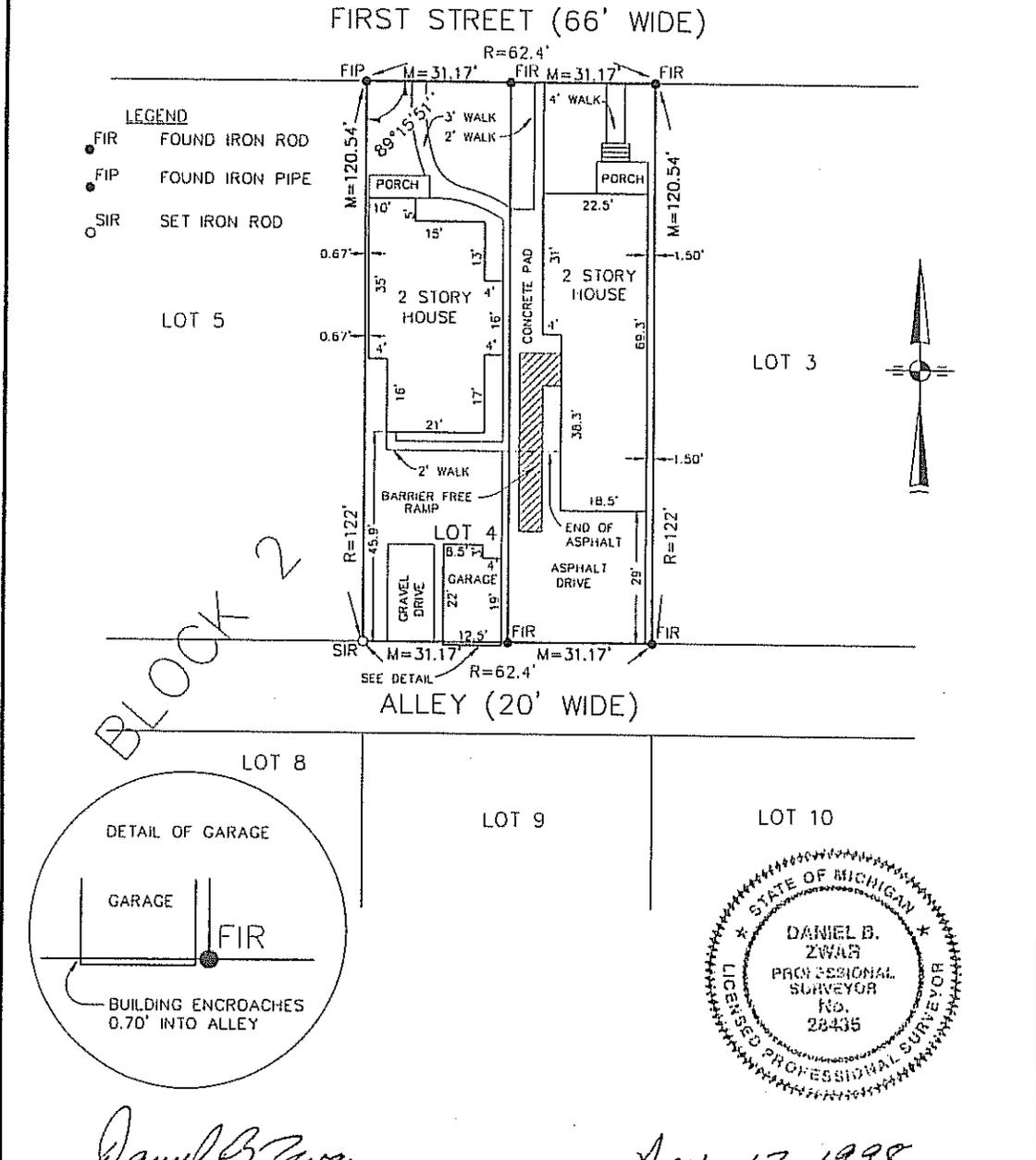
ABONMARCHE REALTY PARTNERS OF MANISTEE, LLC

Jeffrey W. Mikula
Partner

CERTIFICATE OF SURVEY

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SITE PLAN REVIEW

NAME: Dr. Shrink
Mike Stenberg
Lot 18 Industrial Park

PROPOSED USE: Warehouse/Office
ZONING DISTRICT: I-1

PARCEL CODE: 51-51-155-001-00
Part of

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	12,000 sq. ft.	2.7 acres	X	<input type="checkbox"/>
STREET FRONTAGE:	120 ft.	300 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	25 ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	>10 ft.	X	<input type="checkbox"/>
REAR YARD	10 ft.	>10 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	21 ft.	X	<input type="checkbox"/>
PARKING:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	4,000 sq. ft.	11,400 sq. ft.	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. Rose/Community Development Officer

DATE: March 31, 1999

