

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, September 7, 2000
7:00 p.m. - Council Chambers, City Hall

AGENDA

- I Roll Call

- II Public Hearing
 - None

- III Citizen Questions, Concerns and Consideration

- IV Approval of Minutes from Last Meeting (8/3/00)

- V Unfinished Business
 - None

- VI New Business
 - 1. Manistee Area Public Schools/Evangelical Covenant Church - Lot Split
 - 2. John Minelli - Lot Split
 - 3. Tim Simonis - Site Plan Review

- VII Other Communications

- VIII Work/Study Session

- IX. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development
County Planning Department
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Charter Township of Filer Planning Commission
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor
Mark Niesen, Building Inspector

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose
Community Development

DATE: September 1, 2000

RE: Planning Commission Meeting September 7, 2000

Our next Planning Commission Meeting will be Thursday, September 7, 2000 in the Council Chambers at City Hall. Items on the Agenda are:

1. Manistee Area Public Schools/Evangelical Covenant Church - Lot Split. MAPS has acquired the south 33 feet of property from the Evangelical Covenant Church for right-of-way for Twelfth Street. Lot Split approval is needed from the Planning Commission. A copy of the request is enclosed.
2. John Minelli - Lot Split. John Minelli owns part of Lot 10, Lot 11 and Lot 12 Block 5 Ramsdell & Benedicts North Addition on Washington Street. Mr. Minelli has requested to split Lot 12 from parcel # 51-51-270-715-01. There are two structures located on Lots 10 and 11. Lot 12 is vacant property that will be sold to Harold's Hair Loft for parking. A copy of the request is enclosed.
3. Tim Simonis - Site Plan Review. Tim Simonis would like to construct an automated car wash on parcel # 51-51-672-708-03 (vacant property) between Cypress Street and U.S. 31. and Tenth and Eleventh Streets. - Due to problems with the copy machine this will be handed out at the meeting.

If you are unable to make the meeting please call Denise at 723-2558. See you there!!

cc: City Council

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development

DATE: July 26, 2000

RE: Manistee Area Public Schools/Evangelical Covenant Church - Lot Split

Manistee Area Public Schools has purchased property from the Evangelical Covenant Church of Manistee for Twelfth Street right-of-way. A lot split is required for the south 33 feet of the Church property. A copy of the survey is enclosed.

JRR:djm

SKETCH OF DESCRIPTION

PROPERTY I.D. # = 51-51-311-475-07 (PARENT PARCEL)
 PROPERTY OWNER = EVANGELICAL COVENANT CHURCH OF MANISTEE

PROPOSED PROPERTY DESCRIPTIONS:

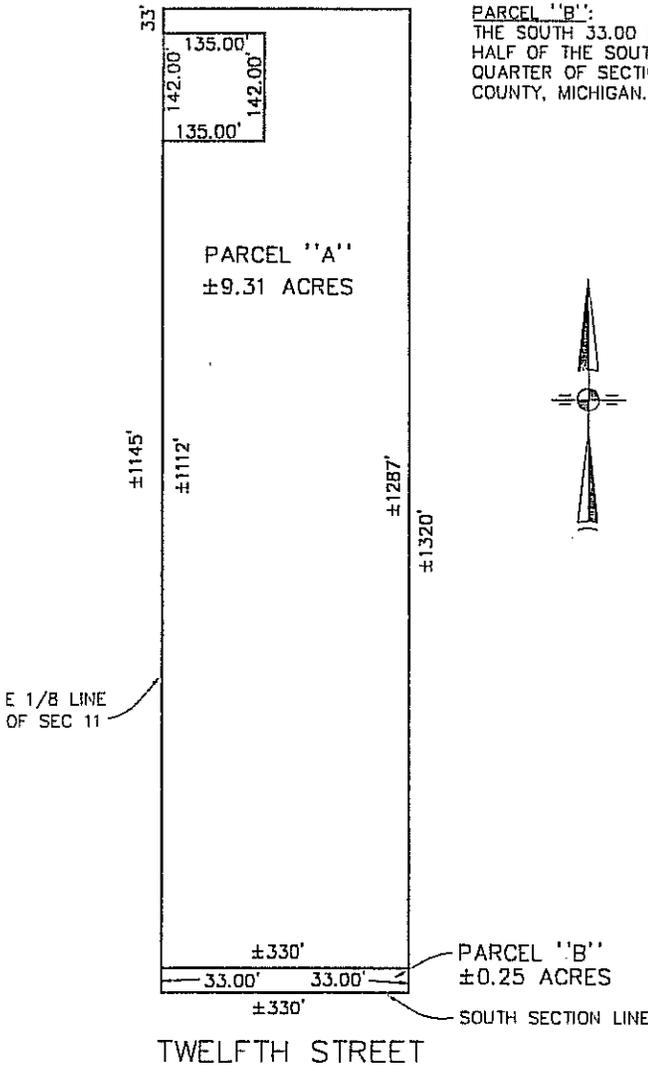
PARCEL "A"

THE WEST HALF (W1/2) OF WEST HALF (W1/2) OF SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 WEST, EXCEPTING THE SOUTH 33.00 FEET THEREOF, ALSO EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 0°11'30" EAST 1322.51 FEET TO THE SOUTH 1/8 CORNER ON EAST LINE OF SAID SECTION 11; THENCE SOUTH 89°59' WEST 1319.66 FEET TO THE C 1/8 CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 11; THENCE SOUTH 0°18' WEST 33.00 FEET ALONG THE EAST 1/8 LINE OF SAID SECTION 11 FOR A POB; THENCE NORTH 89°59' EAST 135.00 FEET; THENCE SOUTH 0°18' WEST 142.00 FEET THENCE SOUTH 89°59' WEST 135.00 FEET; THENCE NORTH 0°18' EAST 142.00 FEET TO THE POB.

±330'

PARCEL "B"

THE SOUTH 33.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



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

Dec 22, 1999
 DATE

DESCRIPTION PREPARED FOR:

 CITY
 OF
 MANISTEE

ABONMARCHE CONSULTANTS, INC.
 361 First Street
 Manistee, Michigan 49660
 231-723-1198
 FAX: 231-723-1194

95 West Main Street
 Benton Harbor, Michigan 49022
 616-927-2295
 FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: DECEMBER 15, 1999 DRAWN BY: PGB
 SCALE: 1" = 200' SEC. 11 T. 21N. R. 17W.

JOB NO. 99-1372

J.L. MINELLI & ASSOCIATES

HOTEL/MOTEL & COMMERCIAL BROKERS

5505 INDIAN TRAIL
FRANKFORT, MI 49635

PHONE: 231-352-4318 • 800-718-0080

FAX: 231-352-5377

August 24, 2000

Jon Rose
Community Development, City of Manistee
P.O. Box 358
70 Maple St.
Manistee, Mi. 49660

Dear Jon,

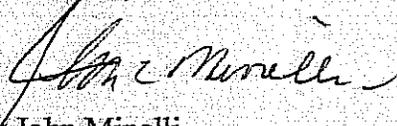
As per your requirements I am submitting a copy of the survey recently completed by Jenama Land Survey which includes the parcel number 12 which we would like to split off for sale.

Harold Colton has made us an offer on the property which we would like to consider after we receive approval of the Planning Commission and City Council. Harold wishes to use the lot for additional parking which he needs for his clients at Harolds Hair Loft across the street from Lot 12.

Please submit this request to the Planning Commission for their review and consideration during your meeting of September 7 and advise me of the decision.

Thank you for your attention to this matter.

Sincerely,



John Minelli

MEMO FOR FILE

FROM: Jon R. Rose 
Community Development

DATE: August 28, 2000

RE: Lot Split Request from John Minelli

I spoke with John Minelli regarding his proposed lots split of Lot #12 Block 5 Ramsdell & Benedicts North Addition. I told him that in order to approve the lot split we needed verification that the garage on Lot #11 met the required set-backs. He assured me that the garage on Lot #11 was 12 to 15 feet away from the lot line.

JRR:djm

CITY OF MANISTEE

27 FEB-2000

PARCEL NUMBER : 51 51 270 715 01
 COUNTY : Manistee 201
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO 30
 PROPERTY LOCATION: NEIGHBORHOOD: WASH ST.
 MINELLI JOHN L & MARY L ZONED: CD4
 5560 GORIVAN ROAD
 FRANKFORT MI 49635
 NAILING ADDRESS(S):
 MINELLI JOHN L & MARY L
 5560 GORIVAN ROAD
 FRANKFORT MI 49635

SALES INFORMATION

GRANTEE	DATE	INSTR	LIBR	PAGE	SALE PRICE

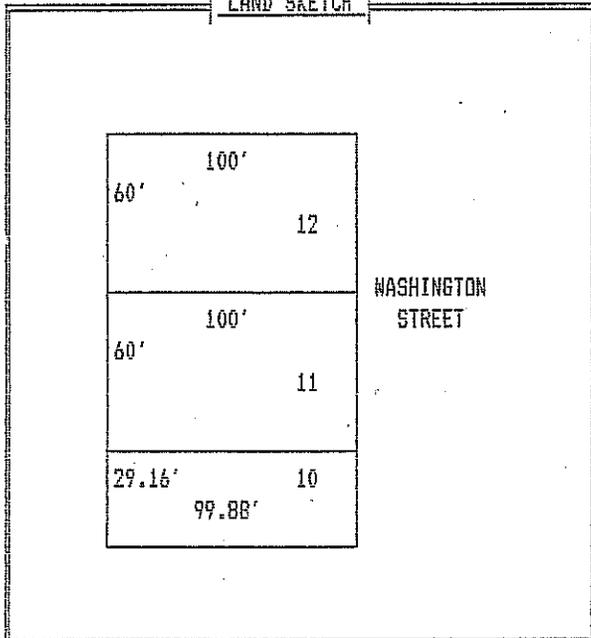
DESCRIPTION	DATE	AMOUNT

YEAR	TRUE CASH VALUE		CODE	HMST	ASSESSMENT	EQUALIZED	TAXABLE
	LAND	BUILDINGS					
1999	22,374	52,610	C	0	37,500	37,500	33,554
1998	22,374	52,610	C	0	37,500	37,500	33,026
1997	22,374	52,094	C	0	37,200	37,200	32,158
1996	17,600	69,361	D	0	32,400	32,400	32,279

EXAMINED BY: JB
 EXAMINE DATE: 12-09-96
 INTERVIEWED:
 PROPERTY CLASS: Commercial

Improved, Platted
 Level
 Curb, Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Wat

LAND SKETCH



SIZE	LAND COMPUTATIONS		RATE	VALUE
	FACTOR	DESCRIPTION		
149.16	1.00	149.16*100	150	22,374

LAND IMPROVEMENTS Sf/Lf/Ea Rate DeorCost

DESCRIPTION:
 RAMSDALL & BENEDICTS NORTH ADDITION N 29.16 FT LOT
 10 & ALL OF LOTS 11 & 12. BLOCK 5. P.ADDR. 110,
 110 1/2 WASHINGTON ST. [(SALE(73) 800 1320 0409

2000 FINAL VALUES:			
PROPERTY BASE VALUE :	22,374	TOTAL TRUE CASH VALUE:	74,984
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT:	37,500
TRUE CASH VALUE :	22,374	ASSESSMENT OVERRIDE:	
LAND IMPROVEMENT BASE:	0	CLASS FACTOR APPLIED:	1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:	
DEPRECIATION :	NA	STC/MTT ASSESSMENT:	
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT:	37,500
NBHD LAND FACTOR :	NA	EQUALIZATION FACTOR:	1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE:	37,500
BLDGS TOTAL TRUE CASH:	52,610	CAPPED VALUE:	34,191
TRANSFER:			
HOMESTEAD PERCENT:	0%	TOTAL TAXABLE VALUE:	34,191

270-715-01

CERTIFICATE OF SURVEY
LOT 12, BLOCK 5, RAMSDALL BENEDICT'S
NORTH ADDITION TO THE CITY OF MANISTEE
MANISTEE COUNTY, MICHIGAN.

THIRD AVENUE 64'

N89°32'42"E

(200'-R)
199.48'-M

(496'-R)
496.84'-M

(496'-R)
497.08'-M

497.33'-M
(496'-R)

SHORT STREET 66'

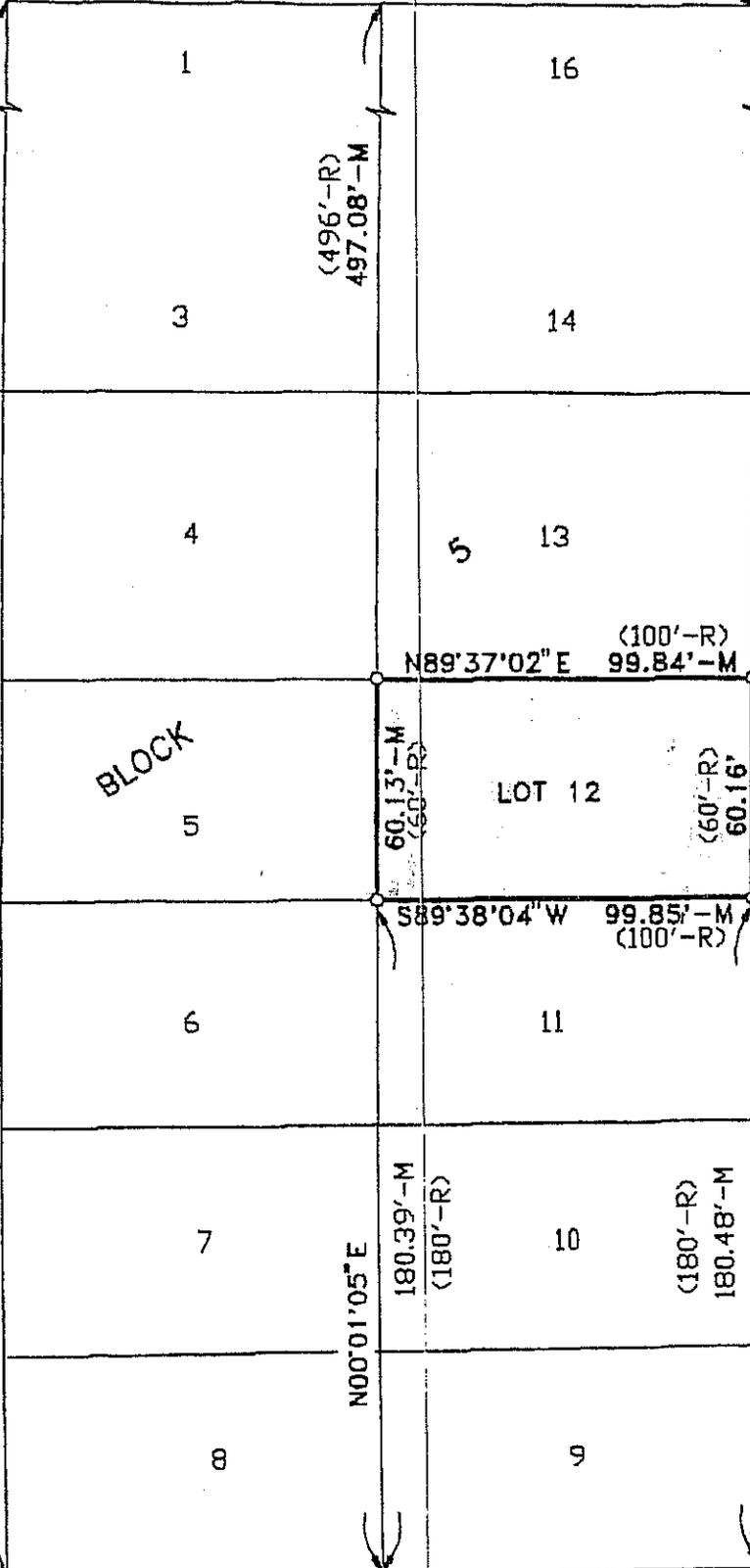
N00°02'23"E

N00°01'05"E

180.39'-M
(180'-R)

(180'-R)
180.48'-M

SOUTH



N89°37'02"E (100'-R)
99.84'-M

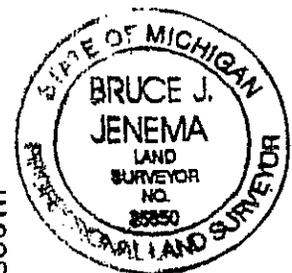
60.13'-M
(60'-R)

LOT 12

(60'-R)
60.16'

S89°38'04"W 99.85'-M
(100'-R)

WASHINGTON STREET 66'



*Application for
Site Plan Review & Land Use Permit*

Location of Project: Intersection of 10th and Cypress, refer to attached location map.

Parcel Code #: 51-51-672-708.03

Name & Address of Applicant: Tim Simonis

1246 Sunnyside Drive

Cadillac, MI 49601

Phone Numbers: Work 231-775-7641 Home 231-775-7641

Name & Address of Owner if different: Simonis Enterprises, Inc.

1246 Sunnyside Drive

Cadillac, MI 49601

Phone Numbers: Work 231-775-7641 Home 231-775-7641

Brief description of work to be done: New car wash facility with 3 bays, vending and mechanical room. Asphalt driveway with two curb cuts. Planning connection to municipal sanitary sewer, storm sewer, city water.

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)

SITE PLAN REVIEW

NAME: Simonis Enterprises Inc. PROPOSED USE: Car Wash
 1246 Sunnyside Drive ZONING DISTRICT: C-1
 Cadillac, MI 49601

PARCEL CODE: 51-51-672-708-03 USE IS: Permitted
 Vacant Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING		PROPOSED IN PLAN	COMPLIANCE	
				YES	NO
PARCEL SIZE:	20,000 sq.ft.		40,000 + sq.ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET WIDTH:	120 ft.		120 + ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS					
FRONT YARD	30 ft.		30+ ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	10 ft.		12 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	20 ft.		20 + ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a		n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.		Less than 30 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	1 parking space per 2 employees		?	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER: **Does not comply with Section 5004.D.3.a & Section 5004.D.3.b (dumpster)**
Does not comply with Section 1041.A Driveway and Curb Cuts
Recommend moving entrance to south half of Tenth Street

REVIEWED BY: Jon R. Rose DATE: August 31, 2000
 Jon R. Rose/Community Development

- C. *Buildings or structures* in the I-2 Lakefront Industrial zoning district may be *erected or altered* to a height of 60 feet, provided: a fire lane shall be provide to within 20 feet of the *building or structure*. Said fire lane shall be paved and shall have a minimum width of 20 feet.

Any *building or structure* or part thereof may be *erected or altered* to any height if approved by the *Appeals Board*, pursuant to its power to grant variances or the *Commission* in connection with a *Special Use Permit* application approval. This Section does not apply to radio, television antenna systems.

[Annotation: This Section was amended to change the word "may" to "shall", effective April 17, 1992.]

[Annotation: This Section was changed by amendment, effective, March 2, 1999.]

1050. Access to Public Streets

In every Land Use District every *use, building or structure* established after the effective date of this Ordinance shall be located on a *parcel* which abuts a public road or a private road or *easement* which provides access to a public road, such private road or *easement* being at least 66 feet in *width* unless a lesser *width* was duly established of record prior to the effective date of this Ordinance, provided that private *easements* in all cases shall be at least 20 feet in *width*.

1051. Driveway and Curb Cuts

- A. In Commercial and Industrial Districts only, as listed in Section 1801 driveway entrances and exits to a *parcel* of land shall comply with the following standards unless superseded by State or Federal statute or rule:
1. The location of a driveway curb cut to any *street* shall be:
 - a. Fifty (50) feet from an intersection of any two streets, except for parcels wider than one hundred (100) feet, which shall have driveways at least sixty (60) feet from an intersection, or
 - b. Thirty (30) feet from another driveway, regardless which side of the *street* the driveway is located on, as measured along a line drawn parallel to the centerline of the *street*, or, directly across the *street* from another driveway. Except for parcels wider than one hundred (100) feet, which shall have driveways at least fifty (50) feet from another driveway, or
 - c. Two driveways on adjacent parcels are both next to the *parcel* boundary between the adjacent parcels and share the same drive entrance to the *street* shall be allowed to have zero distance between them, but shall comply with required distances from intersections and other driveways in this section.
 2. The distance from the nearest *parking space* in the *parcel* to the *street* edge shall be 40 feet, or 10 feet from the *street right-of-way* line, whichever is

- greater.
3. The *width* of the driveway shall be between 10 and 20 feet wide for an exit only or entrance only driveway and for a *dwelling* and *duplex*; and between 20 and 35 feet wide for an exit and entrance driveway, except for a *dwelling* and *duplex*.
- B. At no time shall a curb cut be permitted onto a city-owned off *street* right of way unless a driveway is being developed on the fronting *parcel*. In residential districts, a permitted curb cut on a primary city *street* shall not be closer than fifty (50) from an intersection of any two streets. If the permitted curb cut is on a secondary *street*, then it shall be no closer than thirty feet from an intersection. Paving of city-owned off *street* right of way may only occur in the area of a permitted curb cut, unless otherwise authorized by the *City Council*. For those areas where there are no curb and gutters, the requirements of this section shall still apply and be administered as if the curb and gutters were present.
- [Annotation: This section changed by amendment effective June 24, 1994]
- C. The *Appeals Board* may grant variances to the above, or the *Commission* may approve a site plan that does not comply with the above if the following conditions are met, after consultation with the *City Chief of Police*:
1. The *parcel* is nonconforming under this Ordinance and adjacent parcels can not be purchased by the applicant to enlarge his *parcel* or the *parcel* has less than 60 feet of *street* frontage.
 2. An attempt to jointly *use* an adjacent driveway had been made and was not successful.
 3. The distances between the new driveway from *street* intersections and other driveways is the greatest possible, or, directly across the *street* from another driveway.
 4. The driveway connects with a minor *street* rather than a major *street* or highway, as shown on the city's certification maps of city streets, when there is a choice.
- [Annotation: Public Act 51 of 1951, as amended, being MCL 247.651 et. seq.]
5. The distance between the *street* edge and first *parking space* is the maximum possible.

1052. Private Street

Every *private street* which provides or may provide access to and from a public *street* for three (3) or more *dwelling* units or principal *buildings* on separately owned parcels shall meet the following conditions:

- A. Be constructed in a good and workmanlike manner within the *right-of-way* which is established by duly recorded conveyance and which is not less than sixty-six (66) feet in *width*.
- B. Be constructed so as to sufficiently control storm water runoff and permit effective storm water drainage by such means as two foot deep ditches

square feet per each living unit.

- B. Parcel Width - The minimum *parcel width* shall be one hundred twenty (120) feet and it shall front on highway U.S.-31.

[Annotation: This subsection changed by amendment, effective April 17, 1992.]

C. Yard and Setback Requirements

- 1. The following requirements shall apply to every *parcel, building or structure*.
 - a. The *Rear Yard*, at the opposite side of the lot from highway U.S.-31: The minimum *setback* shall not be less than twenty (20) feet.
 - b. The *Front Yard*, contiguous to the highway U.S.-31 *right-of-way*: The minimum *setback* shall not be less than thirty (30) feet from front *property line*, or sixty three (63) feet from centerline of highway U.S.-31, whichever is greater.
 - c. All other (side) yards: The minimum *setback* shall not be less than ten (10) feet;
- 2. When a proposed *commercial establishment use* is contiguous to a *dwelling or duplex*, a *buffer area* measured from the *parcel* boundary on which the *dwelling or duplex* is located shall be maintained which includes one of the following, at the *Commission's* consent:
 - a. fifty (50) feet from the *parcel* boundary on which the *dwelling or duplex* is located, or
 - b. a berm four (4) feet or more high, or
 - c. a solid wall four (4) feet or more high.
 - d. a proportionate combination of the above.

- D. In addition to Site Plan requirements in Section 9401 of this Ordinance, a site plan in this District for a commercial enterprise along highway U.S.-31 shall also show and/or comply with the following:

- 1. Existing drives and curb cuts onto U.S.-31 shall be removed and new access must be from a cross street or alley unless an exception is granted by the Planning Commission.
- 2. Parking shall comply with Section 1054 of this Ordinance and, in addition, shall meet the following standards:
 - a. Parking shall not be allowed within the *front yard* setback.
- 3. Loading and solid waste storage areas shall be located in the side or rear of the *commercial establishment*.
 - a. Solid waste container(s) shall be screened from all four (4) sides with an opaque *fence* or wall with a gate(s) at least as high as the tallest solid waste container. The *fence, wall, and/or gate* shall be constructed of material which is compatible with the architectural materials used in the site.
 - b. The location of the solid waste container(s) shall be adjacent to a *building*, unless specifically waived by the *Commission*.
 - c. Loading/unloading docks and areas (including solid waste containers) shall be situated so that trucks loading and unloading do not park in parking lot areas.
- 4. *Yard, median, and all grounds* areas shall be maintained and shall meet the following standards:
 - a. The *front yard* setback area:
 - (1) shall be a landscaped lawn and shrub area. The *Commission* may require manicured lawn covered berm, *fences, walls, and other screening* and the same shall be provided and maintained as a condition of the establishment and continued maintenance of any *use* to which they are appurtenant.
 - (2) The *City* may require walkways for pedestrian and non-motorized vehicles.
 - b. All utilities (electric, gas, water, sewer, cable television, and other similar



SITE PLAN REVIEW

NAME: Manistee Catholic Central
1200 US 31 South
Manistee, MI 49660

PROPOSED USE: School
ZONING DISTRICT: C-1

PARCEL CODE: 51-51-713-125-04

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	20,000 sq. ft.	20,000 + sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET WIDTH:	120 ft.	120+ ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	30 ft.	30+ ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	10 ft.	28 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	20 ft.	20 + ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	aprox. 21 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:		adequate parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:		3,200 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

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

OTHER:

REVIEWED BY: Mark W. Niesen
Mark W. Niesen/Building Inspector

DATE: September 6, 2000

Receipt # _____

Application for Site Plan Review & Land Use Permit

Location of Project: 1200 US-31 South

Parcel Code #: 51-51-713-125-04

Name & Address of Applicant: Gary R. Schwaiger
1761 Surfsdie Drive
Manistee, Michigan 49660

Phone Numbers: Work 723-9958 or 620-8494 Home 723-8692

Name & Address of Owner if different: Manistee Catholic Central A.K.A.
Diocese of Gaylord

Phone Numbers: Work 723-2529 Home N/A

Brief description of work to be done: Construct a 40' x 80' garage/storage
building. 2x6 Side wall construction on a concrete foundation with
4/12 shingled roof.

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, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$250.00)

September 5, 2000

Gary R. Schwaiger
C/O Manistee Catholic Central Schools
1200 US-31 South
Manistee, Michigan 49660

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

Dear Mr. Rose and City of Manistee Planning Commission,

Manistee Catholic Central is proposing to build a 40' x 80' garage/storage building. The building is needed for storage and possible weight room since the main building is too small due to increase student enrollment. The proposed building would have a poured monolithic concrete foundation, 2x6 exterior stud walls with 14 feet height, 4/12 pitch trussed roof with composition shingle. The exterior would be sided with Texture 111 or equivalent. Also, proposed would be one or two overhead garage doors with 1 or 2 service doors plus electrical service for lighting. The future may bring a small finished office area for the Harvest (Autumn Fling).

Enclosed is Application for Site Plan Review and Land Use Permit.

If you have any questions, please address your concerns to: Gary R. Schwaiger at 1761 Surfside Drive, Manistee, Michigan 49660 (231) 723-9958.

Sincerely,



Gary R. Schwaiger
Enclosures

MANISTEE COUNTY GOVERNMENT

* * * * * PROPERTY DESCRIPTIONS * * * * *

PAGE 1

51-51-713-125-04

OWNER:

COONEY PATRICK R
 BISHOP ROMAN CATHOLIC
 DIOCESE OF GAYLORD
 1665 WEST M-32
 GAYLORD MI 49735

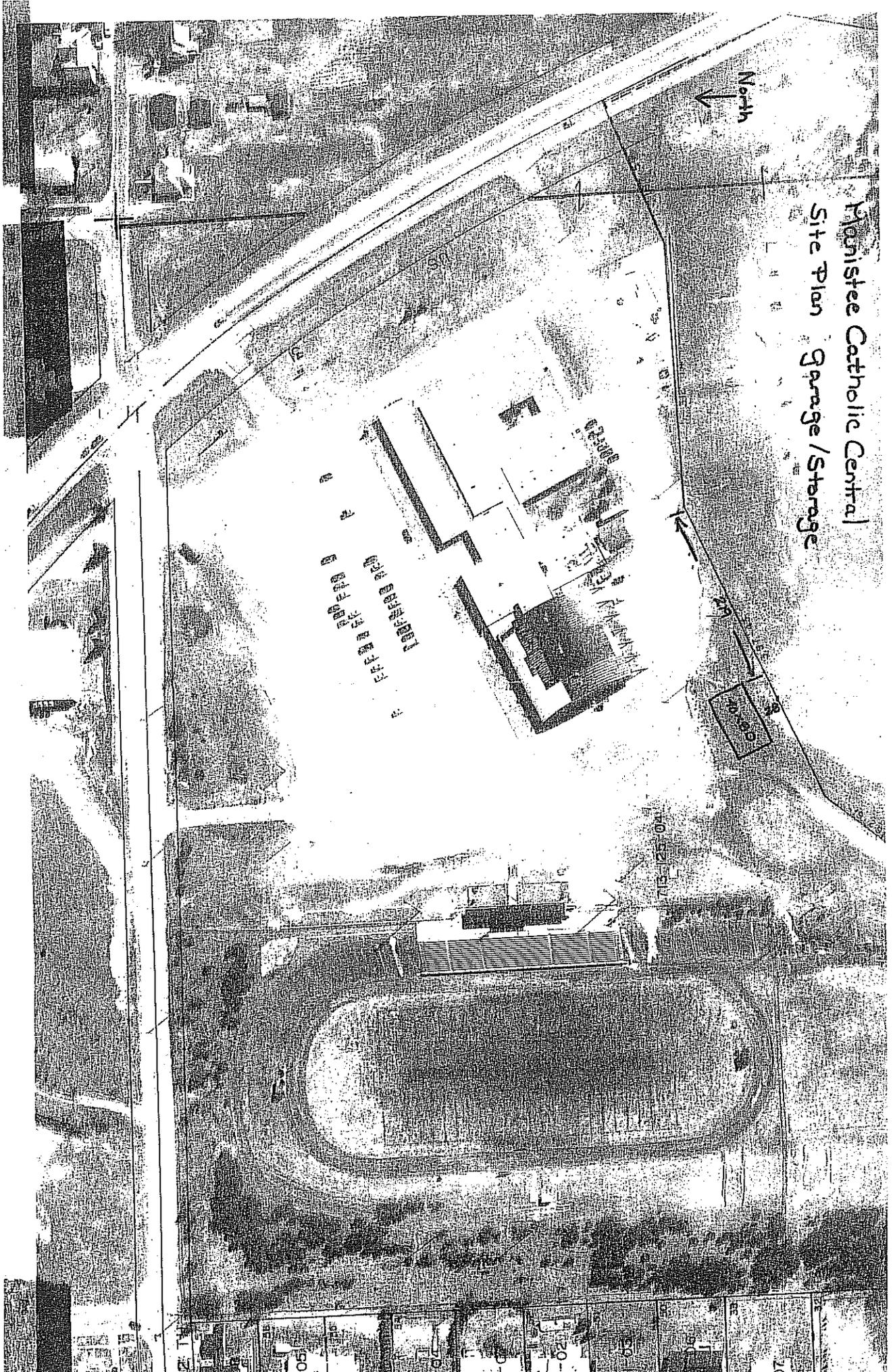
CITY OF: MANISTEE
 SCHOOL DIST: 30
 CLASS: 701
 ASSESSED: 0
 2000 SEV: 0
 TAXABLE VAL: 0
 HOMESTEAD EXEMPTION: 0 ½

DESCRIPTION:

NW 1/4 NE 1/4 LYING S & W OF C/L OF US31 & NE 1/4 NW 1/4,
 1/4, EXC COM INT W R/W LI US-31 & S LI OF SD NW 1/4 NE 1/4
 FOR POB, W 240 FT, TH N 10 DEG 35 MIN 43 SEC E 30 FT M/L, TH
 E TO W R/W LI US-31, TH SE'LY TO POB, ALSO EXC PT NE 1/4
 NW 1/4 & PT NW 1/4 SE 1/4, COM AT N 1/4 COR OF SD SEC, TH S
 1374.6 FT TO SE'COR OF NE 1/4 NW 1/4 & POB, TH N 88 DEG 42
 MIN 10 SEC W 842.43 FT, TH N 396.15 FT, TH N 38 DEG 01 MIN
 38 SEC E 162.61 FT, TH N 67 DEG 07 MIN 50 SEC E 387.43 FT,
 TH N 89 DEG 17 MIN 37 SEC E 312.14 FT, TH N 67 DEG 07 MIN
 50 SEC E 194.54 FT TO C/L OF US-31, TH ALG C/L S 22 DEG 52
 MIN 06 SEC E 237.69 FT TO W'LY LI OF FORMER RR R/W, TH ALG
 CRV TO LEFT 365.74 FT (CHRD BEARS & DIST S 10 DEG 29 MIN 04
 SEC W 364.81 FT, TH N 86 DEG 38 MIN 01 SEC W 3.06 FT, TH ALG
 CRV TO RIGHT 114.4 FT, (CHRD BEARS & DIST S 06 DEG 24 MIN 08
 SEC W 114.34 FT), TH S 09 DEG 23 MIN 58 SEC W 80.89 FT TO S
 LI OF NW 1/4 NE 1/4, TH N 88 DEG 42 MIN 10 SEC W 99.03 FT TO
 POB, ALSO EXC PT NW 1/4 NE 1/4, COM AT N 1/4 COR OF SD SEC,
 TH S 1374.6 FT TO SW COR OF NW 1/4 NE 1/4, TH N 88 DEG 12
 MIN 19 SEC E 200.81 FT, TH ALG E'LY LI OF FORMER RR R/W N
 09 DEG 23 MIN 58 SEC E 30 FT TO POB, TH CON'T ALG R/W N 09
 DEG 23 MIN 58 SEC E 31.78 FT, TH ALG CRV TO LEFT 124.83 FT
 (CHRD BEARS & DIST N 06 DEG 24 MIN 24 SEC E 124.78 FT) TH
 S 86 DEG 38 MIN 01 SEC E 3.06 FT, TH ALG CRV TO RIGHT 216.9
 FT (CHRD BEARS & DIST N 07 DEG 54 MIN 27 SEC E 216.68 FT)
 TO C/L OF HWY, TH S 22 DEG 52 MIN 06 SEC E 394.36 FT, TH S
 88 DEG 12 MIN 19 SEC W 205.35 FT TO POB & EXC R/W OF RECORD
 23.47 A*M/L. SEC 13 T21N R17W. _____ P.ADDR: 1200 US-31.
 [[SALE(91) 3545 0470

Menistee Catholic Central Site Plan Garage/Storage

North





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

231-723-2558
FAX 231-723-1546

September 7, 2000

Don Alfred, Secretary
Charter Township of Filer Planning Commission
1039 Twelfth Street
Manistee, MI 49660

Dear Mr. Alfred:

I am in receipt of your letter of August 21, 2000. I appreciate the close working relationship that exists between the Charter Township of Filer Planning Commission and the City of Manistee Planning Commission. I hope and expect this relationship will continue.

The City of Manistee Planning Commission addresses issues as directed by the City Council. The City Planning Commission has no authority for providing services or entering into agreements on behalf of the City. However we can recommend such policies as we deem to be in the communities best interest.

We expect to continue to recommend that City Council adopt a two-tiered program for providing sewer service to Filer Township. This program would provide service on a wholesale basis where such service would not place the City at a competitive disadvantage. Service to other areas would continue to have some form of equalizer such as the current payment in lieu of taxes.

We are encouraged by the meetings between the Township and City Utility Committee. Your Planning Commission's support of these meetings will help develop a mutually beneficial sewer service agreement.

We anticipate meeting with your Planning Commission later this fall to continue working on this and other issues of mutual concern.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

Roger Yoder
Chairman

RY:dm

cc: Jennifer Williams, Chair, Charter Township of Filer Planning Commission
Jim Espvik, Supervisor, Charter Township of Filer
R. Ben Bifoss, City Manager, City of Manistee
City Council, City of Manistee

SEP 05 2000

**Don Alfred, Secretary
Charter Township of Filer
Planning Commission
1039 12th St.
Manistee, Michigan 49660**

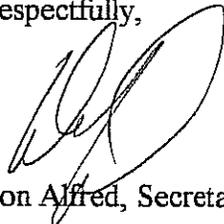
August 21, 2000

**Mr. Roger Yoder, Chairman
City of Manistee Planning Commission
70 Maple St.
Manistee, Michigan 49660**

Dear Mr. Yoder,

At our August 15, 2000 meeting, The Charter Township of Filer Planning Commission Chair asked that I forward a letter to you. The purpose of this correspondence is to acknowledge the offer of The City of Manistee to provide sewer service on a wholesale basis to The Charter Township of Filer.

Respectfully,



Don Alfred, Secretary