

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, November 2, 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
  - 1. Planning Commission Meeting (10/5/00)
  - 2. Site Plan Review Committee Meeting (10/24/00)
  
- V Unfinished Business
  - None
  
- VI New Business
  - 1. Manistee Area Public School / John and Jean Soltes - Parcel Split
  - 2. Hollander Development Corporation - Site Plan Review
  - 3.
  - 4.
  
- 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

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: October 27, 2000

RE: Planning Commission Meeting November 2, 2000

Our next Planning Commission Meeting will be Thursday, November 2, 2000 in the Council Chambers at City Hall. Items on the Agenda are:

1. Manistee Area Public Schools / John & Jean Soltes - Parcel Split. Manistee Area Public Schools has purchased the south 33 feet of parcel 51-51-311-475-09 from John & Jean Soltes. This property will be used for Twelfth Street right-of-way. A copy of the survey is enclosed.
2. Hollander Development Corporation - Site Plan Review. Hollander Development Corporation is developing a new 49 unit apartment community for senior citizens south of Care Center Drive and west of Maywood. The buildings will be constructed in the Charter Township of Filer and will require their approval. The parking area is located in the City Limits and requires the approval of the Planning Commission. Review of the proposed plan shows that the requirements of the Zoning Ordinance have been met. A copy of the request is enclosed. A detailed handout will be available at the meeting.

The Site Plan Review Sub-Committee met on October 24, 2000 to review a site plan from Manistee Golf and Country Club. We will need approval of the minutes from this meeting by the Site Plan Review Committee.

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

cc: City Council

## MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development

DATE: October 27, 2000

RE: Manistee Area Public Schools / John & Jean Soltes - Parcel Split

Manistee Area Public Schools has purchased the south 33 feet of parcel 51-51-311-475-09 owned by John & Jean Soltes. This property will be for Twelfth Street right-of-way. A copy of the survey is enclosed.

JRR:djm

# SKETCH OF DESCRIPTION

PROPERTY I.D. # = 51-51-311-475-09 (PARENT PARCEL)  
 PROPERTY OWNER = JOHN O. & JEAN M. SOLTES

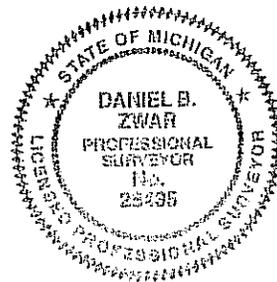
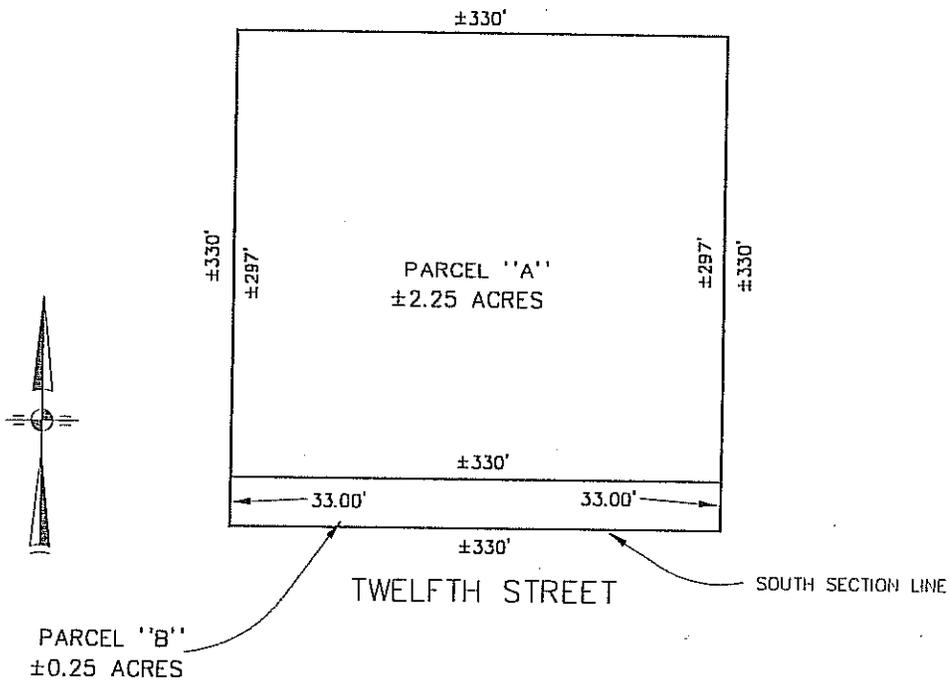
**PROPOSED PROPERTY DESCRIPTIONS:**

**PARCEL "A"**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 WEST, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, EXCEPTING THE SOUTH 33.00 FEET THEREOF.

**PARCEL "B"**

THE SOUTH 33.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 WEST, 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	 <b>ABONMARCHE CONSULTANTS, INC.</b> 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" = 100'	SEC. 11 T. 21N. R. 17W.	

JOB NO. 99-1372

Receipt # 4664

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

Location of Project: SOUTH OF CARE CENTER DRIVE BETWEEN  
US -31 AND MAYWOOD STREET

Parcel Code #: 51-51-713-125-02

Name & Address of Applicant: JOSEPH HOLLANDER  
1822 W. MILHAM, SUITE 1-C  
PORTAGE, MI 49024-1267

Phone Numbers: Work (616) 388-4677 Home (616) 342-4672

Name & Address of Owner if different: WESTWOOD GROUP, 900 THIRD STREET, SUITE 204,  
MUSKEGON, MI 49440

Phone Numbers: Work (231) 722-9999 Home

Brief description of work to be done: DEVELOPMENT OF A NEW 49-UNIT APARTMENT  
COMMUNITY FOR SENIOR CITIZENS.

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)

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose  
Community Development

DATE: October 27, 2000

RE: Hollander Development Corporation - Site Plan Review

Hollander Development Corporation is developing a new 49 unit apartment community for senior citizens south of Care Center Drive between Maywood and U.S. 31. The structures will be constructed in the Charter Township of Filer and are out of our jurisdiction. The parking area for the complex is located within the City Limits and will need approval from the Planning Commission.

Review of the proposed plan shows that the parking lot meets City requirements in terms of curb cuts, drive widths, and parking space sizes. The parking lot is an accessory use and as such permitted by the R-5 Zoning District. This site plan meets the requirements of the City of Manistee Zoning Ordinance and approval is recommended.

A copy of the request is enclosed for your review.

JRR:djm



**SITE PLAN REVIEW**

NAME: Paul Adamski - A Storage Inn  
74 Arthur Street  
Manistee, MI 49660

PROPOSED USE: Mini-Storage  
ZONING DISTRICT: C-1

PARCEL CODE: 51-51-101-275-03

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.	X	<input type="checkbox"/>
STREET WIDTH:	120 ft.	120 + ft.	X	<input type="checkbox"/>
<b>SETBACKS</b>				
FRONT YARD	30 ft.	30 + ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	100 + ft.	X	<input type="checkbox"/>
REAR YARD	20 ft.	100 + ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	X	<input type="checkbox"/>
HEIGHT:	17 ft.	16 ft.	X	<input type="checkbox"/>
PARKING:			X	<input type="checkbox"/>
BUILDING AREA:			X	<input type="checkbox"/>

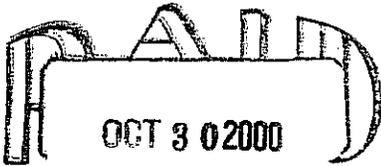
**SPECIAL DISTRICTS**

	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: Mark W. Niesen  
Mark W. Niesen/Building & Zoning

DATE: October 30, 2000



Receipt # 4708

*Keneth J. Obregon*  
**Application for  
Site Plan Review & Land Use Permit**

Location of Project: 74 ARTHUR ST

Parcel Code #: 51-51-101-275-03

Name & Address of Applicant: Paul Adamski A-STORAGE TWR  
74 ARTHUR ST

Manistee MI 49660  
Phone Numbers: Work 723-9362 Home 723-9362

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

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

Brief description of work to be done: CONSTRUCT 30 X 120  
Storage Bld.

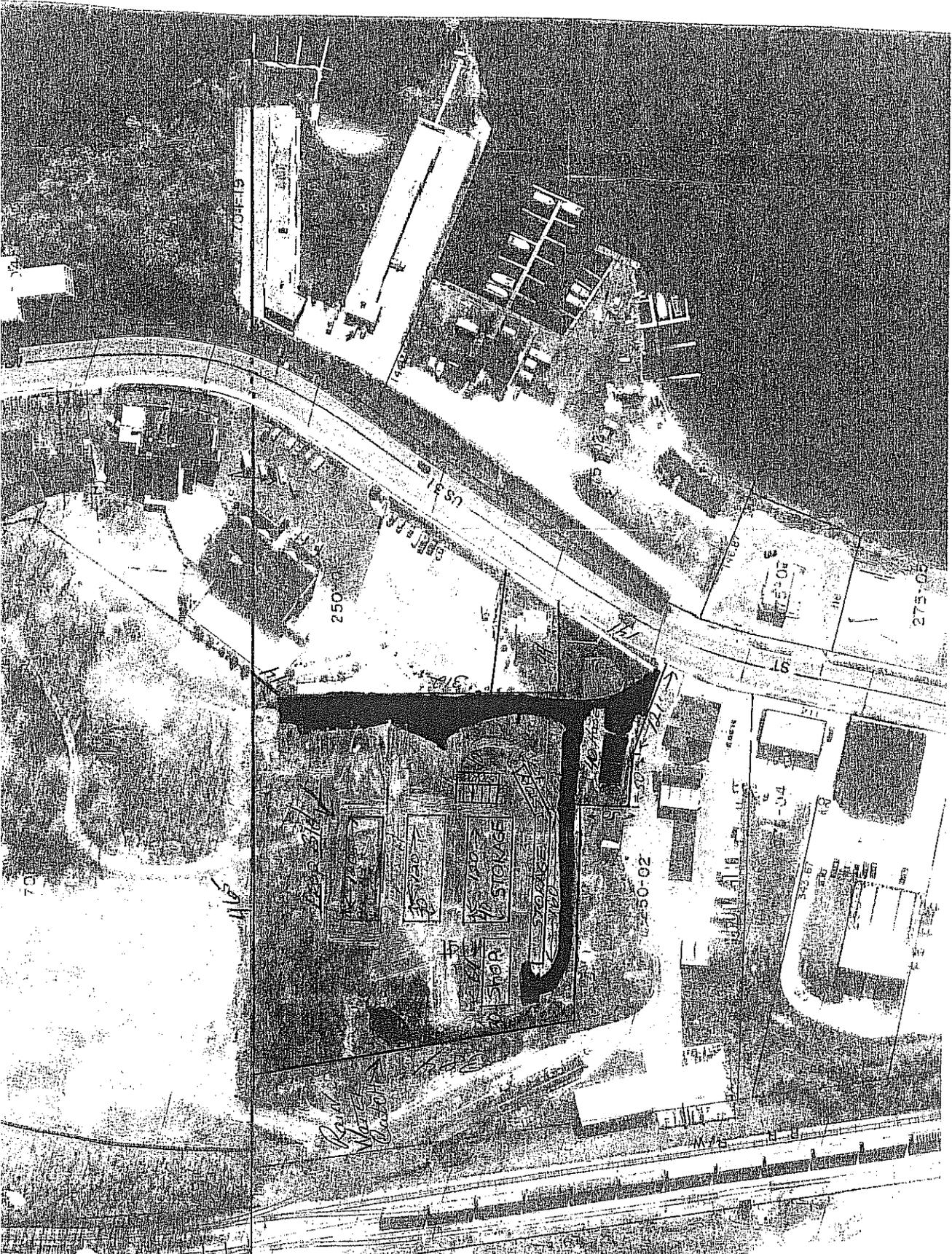
Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

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

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



**SITE PLAN REVIEW**

NAME: Rich Robinson  
Great Lakes Auto Glass  
719 Kosciusko Street  
Manistee, MI 49660

PROPOSED USE: Auto Glass Business  
ZONING DISTRICT: TR

PARCEL CODE: 51-51-748-716-09

USE IS:  Permitted  
 Special  
 Not Permitted

**BULK REGULATIONS**

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	5,000 sq. ft.	8,660 sq. ft.	X	<input type="checkbox"/>
STREET WIDTH:	60 ft.	62.4 ft.	X	<input type="checkbox"/>
<b>SETBACKS</b>				
FRONT YARD	25 ft.	Pre-existing	X	<input type="checkbox"/>
SIDE YARD	10 ft.	10'7" / 21'	X	<input type="checkbox"/>
REAR YARD	10 ft.	62.2 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	X	<input type="checkbox"/>
HEIGHT:	30 ft.	less than 30 ft.	X	<input type="checkbox"/>
PARKING:	7	>7	X	<input type="checkbox"/>
BUILDING AREA:	800 ft.	2,160 ft.	X	<input type="checkbox"/>

**SPECIAL DISTRICTS**

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

OTHER:

REVIEWED BY: \_\_\_\_\_  
Jon R. Rose/Community Development

DATE: November 2, 2000

Receipt # 420

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

Location of Project: 719 Kosciusko

Parcel Code #: 5151 748 716 09

Name & Address of Applicant: Great Lakes Auto Glass  
719 Kosciusko Manistee

Phone Numbers: Work 231 757 0497 Home 231 462 3148

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

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

Brief description of work to be done: Build Garage

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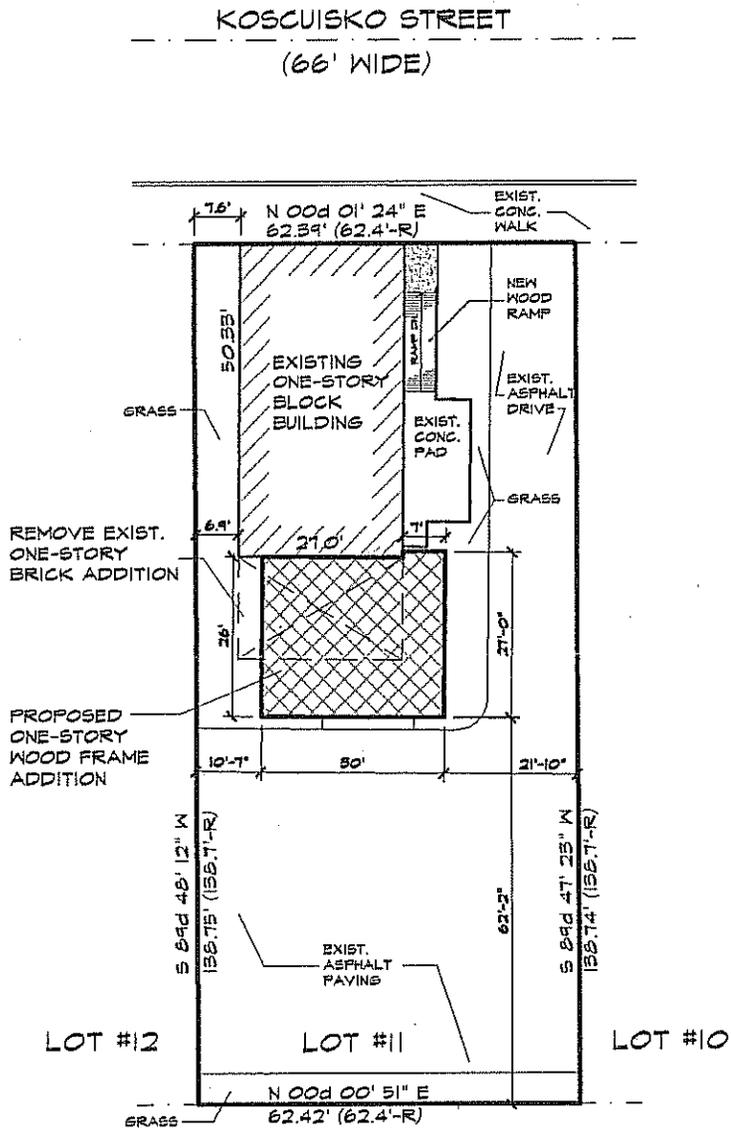
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City of Manistee  
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For Questions call Jon Rose, (231) 723-2558.

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

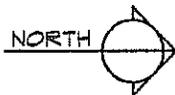
LOT 11, BLOCK 10, FREELAND ADDITION TO THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN



ZONING - R5  
SETBACKS  
SIDE - 10'  
REAR - 10'

**PLOT PLAN**

SCALE: 1" = 20'-0"



BUILDING AREA	
EXISTING	1359 SF
NEW	810 SF
TOTAL	2169 SF

**Kendra C. Thompson Architects, P.C.**  
201 9th Street, Manistee, MI 49759  
(231) 752-1182

Proposed Addition to:  
**GREAT LAKES AUTO GLASS**  
719 Koscuisko Street  
Manistee, Michigan

GRAPHIC PLAN	CHECKED KST
DATE	
BY	
SCALE	AS NOTED
JOB NO.	KY-2014
DIST.	
SP-1	



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

231-723-2558  
FAX 231-723-1546

November 7, 2000

Ms. Vanessa Buhs  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

RE: Neighborhood Preservation Program

Dear Ms. Buhs:

At their meeting of November 2, 2000 the City of Manistee Planning Commission unanimously endorsed the MSHDA Neighborhood Preservation Program Grant. The Planning Commission recognizes the need for neighborhood improvements which include housing rehabilitation, street lighting and sidewalks for the target area.

The Planning Commission is pleased to endorse the proposed improvements to Duffy Park/Mucha Field. This park is in need of improvements including a public restroom, updating of playground equipment, additional soccer fields, basketball courts and improvements to the baseball diamond. This is a neighborhood park which provides recreational opportunities for not only the neighborhood but the entire community.

The City of Manistee Planning Commission gives its wholehearted support of the proposed Neighborhood Preservation Program for this area of the community and appreciates any assistance that can be provided for these much needed improvements.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

  
Roger Yoder  
Chairman

:djm

# MANISTEE COUNTY Transportation, Inc.

DIAL-A-RIDE  
180 Memorial Drive  
Manistee, Michigan 49660  
Administration Phone: 616-723-6561  
Ride Information: 616-723-6525  
Fax: 616-723-1664

October 24, 2000

Vanessa Buhs  
City of Manistee  
70 Maple  
Manistee, MI 49660

**RE: Neighborhood Preservation Program**

Dear Vanessa:

Manistee County Transportation, Inc. (MCTI) recognizes the need in our area for the Neighborhood Preservation Program. The targeted area includes Duffy Park, as well as the MCTI offices. In renovating these areas many more families will be able to access recreational activities. Furthermore, the targeted area is a gateway to our community and everyone will benefit from improved housing, enhanced parks and upgraded infrastructure.

MCTI is committed to improving this area, as is shown by the \$650,000 of capital improvements that we are currently working on, and that should be completed by summer, 2001.

MCTI strongly endorses the Neighborhood Preservation Program for this area of Manistee, and supports and appreciates the efforts involved in this major task.

Sincerely,



Richard Strevey  
General Manager

**MEMO**

**To: Roger Yoder**

**From: Vanessa Buhs, City of Manistee**

**RE: Support letter for Mucha Field/Duffy Park & Neighborhood Preservation Program**

**The City of Manistee is applying for a Neighborhood Preservation Program Grant through MSHDA. The amount is for \$500,000 and includes, Housing rehabilitation, demolition of abandoned buildings, and public improvements, such as, park improvements and street lighting and sidewalks. The area includes; Duffy Park, all the President streets, and Memorial Park Drive.**

**We are also applying separately to foundations and State funded agencies for park improvements alone. Therefore, the letter needs to address support for the NPP, along with specifying the need for the park improvements, i.e., public restrooms, playground equipment, increased soccer fields, basketball courts, and baseball diamond.**



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

616-723-2558  
FAX 616-723-1546

July 22, 1999

John Rozga Sr., Chairman  
Manistee City Parks Commission  
162 Quincy Street  
Manistee, MI 49660

Dear Mr. Rozga:

The Manistee City Planning Commission reviewed the proposed development north of Shorty Mucha Field at a Special Meeting on July 22, 1999. At the meeting the Planning Commission granted conceptual endorsement for the development of Soccer Fields, Parking Lot, Playground area and other development on the property immediately north of Shorty Mucha Field/Duffy Park.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

Roger Yoder  
Chairman

RY:djm