

**MANISTEE CITY PLANNING COMMISSION**  
70 Maple Street, Manistee, Michigan 49660  
Meeting of Thursday November 4, 2004  
7:00 p.m. - Manistee Middle School - Library, 550 Maple Street

**AGENDA**

- I Roll Call
- II Public Hearing
  - 1. Deborah Pienta-Ziehm & Joseph Pienta, 147 Thirteenth Street - Amend Special Use Permit (Mini Storage Facility)
  - 2. Mukesh Patel, 378 River Street - Special Use Permit (Adaptive Re-Use for Multiple Family Dwellings)
- III Approval of Minutes
  - Planning Commission Meeting (10/6/04)
- IV New Business
  - 1. Deborah Pienta-Ziehm & Joseph Pienta, 147 Thirteenth Street - Amend Special Use Permit (Mini Storage Facility)
  - 2. Mukesh Patel, 378 River Street - Special Use Permit (Adaptive Re-Use for Multiple Family Dwellings)
  - 3. Schedule Meeting/Worksession Dates/Times 2005
  - 4. Re-schedule Starting Time for November Worksession
  - 5. Schedule December Worksession
- V Unfinished Business
  - None
- VI Other Communications
  - 1.
- VII Citizen Questions, Concerns and Consideration  
(Public Comment Procedures on the Reverse Side)
- VIII Work/Study Session
  - 1.
  - 2.
- IX. Adjournment

## Public Comment Procedures

The City of Manistee Planning Commission welcomes public comment in support of its decision-making process. To assure an orderly, fair and balanced process, the Planning Commission asks that participants at all public hearings and during the Public Comment portion of the meeting observe the following rule of procedure:

1. The Chairperson will recognize each speaker. When a speaker has the floor, he/she is not to be interrupted unless time has expired. Persons speaking without being recognized shall be out of order.
2. Each speaker shall state their name and address for the record and may present written comments for the record.
3. Speakers shall address all comments and questions to the Planning Commission.
4. Unless waived by the Planning Commission for a specific meeting or a specific speaker, public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be designated who may request that more than five (5) minutes be permitted for the collective comments of the group as presented by that speaker.
5. The Chairperson may request that repetitive comments be limited or abbreviated in the interest of saving time and allowing others to speak.
6. The Chairperson may establish additional rules of procedure for particular hearings as he/she determines appropriate.
7. Normal civil discourse and decorum is expected at all times. Applause, shouting, outbursts, demonstrations, name-calling or other provocative speech or behavior is not helpful to the decision-making process and may result in removal from the hearing or an adjournment.

Thank you for your interest in the work of the City of Manistee Planning Commission and for your cooperation with these rules of procedure.

# MEMORANDUM

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**TO:** Planning Commissioners

**FROM:** Denise Blakeslee   
Administrative Assistant - Community Development Department

**DATE:** October 28, 2004

**RE:** November Meeting

The November Planning Commission Meeting will be held Thursday, November 4, 2004 at 7:00 p.m. in the Middle School Library. Packets are being forwarded to you early because I will be out of the office until Monday, November 1, 2004.

We have the following Items on the Agenda:

1. Deborah Pienta-Ziehm & Joseph Pienta, 147 Thirteenth Street - Amend Speical Use Permit (Mini Storage Facility). Deborah Pienta Ziehm & Joseph Pienta own the Mini Storage Facility at 147 Thirteenth Street. They applied for and received a Zoning Amendment and Special Use Permit for this facility in 2001. During the presentation by Mr. Pienta he stated that the property would be enclosed with a chainlink fence that would be locked at night. The Planning Commission used Mr. Pienta's presentation as a basis to recommend issuance of the permit. Ms. Pienta-Ziehm and Mr. Pienta are requesting an amendment to their Special Use Permit to exclude the installation of a fence at their facility.

*A copy of a Memo from Jon Rose is included with the request giving background information on the proposed amendment.*

2. Mukesh Patel, 378 River Street - Special Use Permit (Adaptive Re-Use for Multiple Family Dwellings). Mukesh Patel owns the Manistee Inn and Marina at 378 River Street. Mr. Patel is requesting an Adaptive Re-Use for Multiple Family Dwellings Special Use Permit. If granted this permit would allow the construction of a two story addition and conversion of the building into 15 condominium units with storefronts along River Street.

*A copy of a Memo from Jon Rose is included with the request.*

3. Schedule Meeting/Worksession Dates/Times for 2005. During the October Meeting members were given a proposed schedule for the 2005 Planning Commission Meetings and Worksessions. These dates are scheduled in advance so that a notice can be placed in the Newspaper. Meetings are held at 7:00 p.m. under the guidelines of the Planning Commission By-Laws. Members



discussed holding the worksessions at an earlier starting time to allow sufficient time to work on the Zoning Ordinance Re-write.

At this time the City of Manistee Planning Commission can take action to: *establish the 2005 Planning Commission Meetings to begin at 7:00 p.m. as proposed on the attached schedule.*

At this time the City of Manistee Planning Commission can take action to: *establish the 2005 Planning Commission Worksession to begin at \_\_\_\_ p.m. as proposed on the attached schedule.*

4. Re-schedule Starting Time of November Worksession. Members discussed at the October worksession changing the time of the November worksession.

At this time the Planning Commission can take action to: *change the starting time of the November Worksession from 7:00 p.m. to 6:00 p.m.*

5. Schedule December Worksession. Traditionally the Planning Commission does not hold a Worksession in December due to the holidays. During the October Worksession it was the consensus of the members in attendance to schedule a Worksession for December 9, 2004 at 6:00 p.m. to continue the Re-Write process.

At this time the Planning Commission can take action to: *schedule a Worksession for Thursday, December 9, 2004 at 6:00 p.m. in the Middle School Library.*

If you are unable to attend the meeting **please call** me at 723-2558.

:djb



# MEMO

TO: Planning Commissioners

FROM: Jon R. Rose   
Community Development Director

DATE: October 14, 2004

RE: Special Use Permit Amendment/Pienta

Enclosed is a copy of an amendment to a Special Use Permit that was issued to Joseph & Deborah Pienta in 2001. This is regarding an issue that has been brought up on several occasions by Planning Commissioners (where is the fence?) who served on the board when this Special Use Permit was issued.

A letter was sent to the Pientas regarding the installation of the fence. Mr. Pienta came into the office to explain why the fence had not been constructed. The discussion has resulted in their application for a special Use Permit amendment that the Planning Commission not require a fence at their facility.

Background information on this request is as follows:

During the meeting (Minutes from June 7, 200, page 2) Mr. Pienta stated that the property would be enclosed with a chainlink fence that would be locked at night. The Planning Commission used Mr. Pienta's presentation as a basis to recommend issuance of the permit.

The Planning Commission placed three conditions on the permit. These conditions are as follows:

1. The hours of operation being limited to 8:00 a.m. to 8:00 p.m.
2. All drives shall be asphalted.
3. Lighting will be limited to the hours of operation.

NOTE: Section 1612.B (Mini/Self Storage Facility Special Use Standards reads "Each unit in facility shall be accessible by the owner or tenant on an unlimited basis." When the Planning Commission placed the first condition "The hours of operation being limited to 8:00 a.m. to 8:00 p.m." this standard was overridden.

Issues relating to the Pientas amendment request are:

- ▶ The property has three front yards. Under Section 1040 Fences "...Fences located in the front yard of a parcel shall not exceed four (4) feet in height..."

- ▶ Mr. Pienta stated that snowplowing and maneuverability would be inhibited by construction of a fence.
- ▶ Article 29: Transition District, Section 2904.E reads:
  - E. When a proposed non-residential *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:
    1. Twenty-five (25) feet from the *parcel* boundary on which the *dwelling* or *duplex* is located, or
    2. A berm four (4) feet or more high, or
    3. A solid wall four (4) feet or more high.

The Planning Commission must determine if a four foot fence should be constructed on the three front yards of this facility.

If the Planning Commission determines that the fence is not required, how should the Planning Commission propose to satisfy the original requirement for limiting the hours of operation?

The Planning Commission must determine if Section 2904.E which requires that a solid wall (fence) four (4) feet or more high be constructed on the portion of the facility adjacent to residential properties should be waived or enforced.

Is Mr. Pienta's argument that the fence would inhibit snowplowing and maneuverability grounds for the Planning Commission to waive fencing requirements for this facility?

Because there are so many issues relating to this request, the Planning Commission draft language for a motion could be any of the following:

At this time the Planing Commission could take action to: *recommend approval of the request from Deborah Pienta-Ziehm and Joseph Pienta to amend the Special Use Permit for the Mini Storage Facility at 148 Thirteenth Street to remove any requirements for fencing of the facility.*

At this time the Planning Commission could take action to: *recommend denial of request from Deborah Peinta-Ziehm and Joseph Pienta to amend the Special Use Permit for the Mini Storage Facility at 148 Thirteenth Street and fencing will be installed within \_\_\_ days.*

At this time the Planing Commission could take action to: *recommend approval of the request from Deborah Pienta-Ziehm and Joseph Pienta to amend the Special Use Permit for the Mini Storage Facility at 148 Thirteenth Street to remove any requirements for fencing of the facility with the following conditions:*

1. \_\_\_\_\_
  2. \_\_\_\_\_
- etc.

MANISTEE CITY PLANNING COMMISSION  
70 MAPLE STREET  
MANISTEE, MI 49660

MEETING MINUTES

JUNE 7, 2001

A meeting of the Manistee City Planning Commission was held on Thursday, June 7, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Bob Davis, Greg Ferguson, Ray Fortier, David Kelley, Phil Picardat, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: John Serocki and Brad Williams

OTHERS PRESENT: William & Connie Slade, Joe Pienta, Debra Pienta, Dwayne Fisher, Vanessa Buhs (Renaissance West), Mr. & Mrs. William Cole (20 Cottage Lane), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:00 p.m. by Chairman Roger Yoder.

PUBLIC HEARING:

William & Connie Slade - Zoning Amendment

William & Connie Slade are requesting a Zoning Amendment for parcel #51-51-448-727-01 (Filer and Smith's Addition North 100 feet of Lots 1 and 2 Block 15 Southwest corner Hancock and Clay Streets). Mr. & Mrs. Slade are requesting that the parcel be changed from C-2 Commercial to R-4 Residential. This property is the north 100 feet of the parking lot of what is commonly known as the School House Store.

Mr. Slade said that they would like to build a couple of single family homes on this property that is currently a parking lot.

There being no further discussion the Public Hearing closed at 7:04 p.m.

Deborah & Joseph Pienta - Zoning Amendment (Mini Storage)

Deborah & Joseph Pienta are requesting a Zoning Amendment to the Transition District. The requested action would provide for *Mini Storage* as an additional Special Use in the Transition District.

Joseph Pienta said that they would like to take a vacant half a block located on a truck route and provide a needed service. They would provide mini storage not warehousing. You would be able to store a car or small boat, they would only have a 10 foot sidewall. There would be no outside storage. The property would be enclosed with a chainlink fence that would be locked at night.

Jon Rose stated that Section 1612.B (Mini/Self Storage Facility Special Use Standards) reads "Each unit in facility shall be accessible by the owner or tenant on an unlimited basis."

There being no further discussion the Public Hearing closed at 7:09 p.m.

Deborah & Joseph Pienta - Zoning Amendment (Front-Yard Set-Back)

Deborah & Joseph Pienta are requesting a reduction in the front-yard set-back in the Transition District. The request is to reduce the front-yard set-back from 25 feet from front property line or 58 feet from the center line of the street to *21 feet from front property line or 54 feet from the center line of the street* whichever is greater.

Jon Rose said that Staff review of the Transition District shows that a majority of the front yard set backs in the district are less than the required 25/58 feet. If the Planning Commission were to decide to reduce the front yard set back in the district staff would recommend that they consider 20 feet from the front property line or 53 feet from the centerline of the street whichever is greater.

If the Planning Commission does not grant the request to reduce the front yard set back Ms. & Mr. Pienta would still have the opportunity to request a variance from the Zoning Board of Appeals or to change their site plan to meet the requirements of the Zoning Ordinance.

Mr. Pienta said that they want to provide enough room to maneuver around the facility without difficulties for the tenants and the extra four feet they requested would provide that needed space.

There being no further discussion the Public Hearing closed at 7:16 p.m.

Deborah & Joseph Pienta - Special Use Permit.

If a Zoning Amendment were to be granted to Deborah L. & Joseph A. Pienta to add Mini Storage as a Special Use in the Transition District and an Amendment were granted for a reduction in the front-yard set-back in the Transition District. Mr. & Ms. Pienta would like a Special Use Permit for Mini Storage Facility to be located on the vacant property west of Main Street between Thirteenth and Fourteenth Streets.

This Special Use could only be granted if the following items were to happen:

1. The request for a Zoning Amendment were approved to allow Mini Storage as a Special Use in the Transition District

2. The request for a Zoning Amendment were approved that would reduce the front-yard set-back to 21 feet or less.

or

The Site Plan were changed to meet the front-yard set-back required in the current ordinance.

or

In the event an Amendment to the front yard set-back were not approved Mr. & Ms. Pienta could request a variance from the Zoning Board of Appeal to reduce the front-yard set-back to 21 feet from the front property line.

Chairman Yoder read a letter from Bruce and Melissa Jerome, 1208 Main Street who are opposed to the storage facility.

Mr. Pienta said that this project would have less impact than a proposed Warehouse facility that was requested for the site several years ago.

There being no further discussion the Public Hearing closed at 7:20 p.m.

#### CITIZEN QUESTIONS AND CONCERNS:

None

#### APPROVAL OF MINUTES:

##### Planning Commission Meeting Minutes. May 3, 2001

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the May 3, 2001 Planning Commission be approved. Motion passed unanimously.

##### Site Plan Review Committee Meeting Minutes. May 3, 2001

MOTION by Ray Fortier, seconded by Phil Picardat that the minutes of the May 3, 2001 Site Plan Review Committee be approve. Motion passed unanimously.

## UNFINISHED BUSINESS:

None

## NEW BUSINESS:

### William & Connie Slade - Zoning Amendment

A Public Hearing was held earlier in response to a request from William & Connie Slade for a Zoning Amendment for parcel #51-51-448-727-01 (Filer and Smith's Addition North 100 feet of Lots 1 and 2 Block 15 Southwest corner Hancock and Clay Streets). Mr. & Mrs. Slade are requesting that the parcel be changed from C-2 Commercial to R-4 Residential. This property is the north 100 feet of the parking lot of what is commonly known as the School House Store.

Roger Yoder read a memo from Mark Niesen stating he had received a phone call from George Cashmore, 10 Clay Street who is opposed to the request to re-zone the property.

Ray Fortier said that he supports building single family homes and feels this would be a good use of the property.

MOTION by Ray Fortier, seconded by Bob Davis that the request from William & Connie Slade to change the Zoning of Parcel #51-51-448-727-01 from C-2 Commercial to R-4 Residential be approved. Motion approved unanimously.

### Deborah & Joseph Pienta - Zoning Amendment (Mini Storage)

A Public Hearing was held earlier in response to a request from Deborah & Joseph Pienta to add *Mini Storage* as a Special Use in the Transition District.

The Planning Commission discussed how this is the only site with this amount of vacant property within the Transition District. Mini Store as a Special Use would require approval from the Planning Commission and allows conditions to be placed on the permit.

The Planning Commission discussed the requirements of Section 1612.B that states "Each unit in facility shall be accessible by the owner or tenant on an unlimited basis." Mr. Pienta would like to limit the hours of operation due to security purposes. If the facility were not allowed to be fenced and locked it would encourage vandalism.

MOTION by Ray Fortier, seconded by Greg Ferguson that the request from Deborah & Joseph Pienta to add *Mini Storage* as a Special Use in the Transition District be approved. Motion passed unanimously.

MOTION by Ray Fortier, seconded by Greg Ferguson to amend Section 1612.B of the City of Manistee Zoning Ordinance to read "Each unit shall be accessible by the tenant during hours approved by the Planning Commission." Motion passed unanimously.

Deborah & Joseph Pienta - Zoning Amendment (Front-Yard Set-Back)

A Public Hearing was held earlier in response to a request from Deborah & Joseph Pienta for a reduction in the front-yard set-back in the Transition District. The request is to reduce the front-yard set-back from 25 feet or 58 feet from the center line of the street to *21 feet or 54 feet from the center line of the street* whichever is greater.

Greg Ferguson asked Mr. Pienta if a larger reduction in the set-back would benefit their request for a Mini Storage Facility. Mr. Pienta said that the reduction to a 21 foot set-back would meet all of their needs.

MOTION by Greg Ferguson, seconded by Phil Picardat that the request from Deborah & Joseph Pienta to reduce the front-yard set-back in the Transition District be approved to read: The minimum setback shall not be less than 20 feet from front property line, or 53 feet from the centerline of the street, whichever is greater. Motion passed unanimously.

Deborah & Joseph Pienta - Special Use Permit.

A Public Hearing was held earlier in response to a request from Deborah L. & Joseph A. Pienta. Mr. & Ms. Pienta would like a Special Use Permit to construct a Mini Storage Facility to be located on the vacant property west of Main Street between Thirteenth and Fourteenth Streets.

Planning Commission discussed the proximity to adjoining residential properties, lighting and hours of operation.

Mr. & Ms. Pienta were informed that this request will require the combination of all three parcels into one parcel for assessing purposes.

MOTION by Ray Fortier, seconded by Phil Picardat that the request from Deborah & Joseph Pienta for a Special Use Permit to allow Mini Storage on the vacant property west of Main Street between Thirteenth & Fourteenth Streets Parcel Code # 51-51-764-706-01, 07 & 08 be approved with the hours of operation being limited to 8:00 a.m. to 8:00 p.m., all drives shall be asphalted, and lighting will be limited to the hours of operation. Motion passed unanimously.

William & Connie Slade - Parcel Split.

William & Connie Slade are requesting a Parcel Split for the property that they have requested to be re-zoned residential. They would like to split parcel code #51-51-448-727-01 into two separate residential lots. Each lot would measure 64 feet by 100 feet. Review of the request shows that the parcels would meet the requirements of the zoning ordinance if the split were approved.

MOTION by Ray Fortier, seconded by Bob Davis that the request from William & Connie Slade to split parcel code #51-51-448-727-01 into two lots each measuring 64' x 100' be forwarded to City Council for approval. Motion passed unanimously.

City owned Property-Grove Street

The City of Manistee has received notice from the Michigan State Housing Development Authority for a grant award in the amount of \$111,100 under the Office of Community Development's HOME grant program. This grant will be used to provide the initial capital to build up to three new low income homes. The City owns property on Grove Street could provide building sites for these homes.

Vanessa Buhs is administering the MSHDA program. Ms. Buhs gave background information regarding the program, the area that the program encompasses, and the improvements to Duffy Park.

Greg Ferguson asked if the lots on Grove Street would be better served for upscale homes similar to the ones on Dunes Drive.

MOTION by Bob Davis, seconded by Ray Fortier that the Planning Commission make a recommendation to City Council that the City owned property on Grove Street be used to provide building sites for new low income homes that will be constructed in conjunction with the grant received from the Michigan State Housing Authority. Motion passed with voting as follows:

Yes - Bob Davis, Ray Fortier, David Kelley, Phil Picardat, Tony Slawinski, and Roger Yoder

No - Greg Ferguson

Motion Passed.

City of Manistee - Lot Split Request

The City of Manistee owns Parcel #51-51-144-708-01. This vacant property is located on the north side of Grove Street between Ford Street and Duffy Street. A grant has been awarded from the Michigan State Housing Development Authority for the construction of low income homes. If the Planning Commission

recommends the use of this property for the grant program the property would need to be split into building sites.

City Staff has reviewed parcel #51-51-144-708-01 and determined that the property could be divided into six building parcels that would meet the requirements of the R-4 Zoning District.

MOTION by Bob Davis, seconded by Ray Fortier that the Planning Commission recommend to City Council the split of Parcel #51-51-144-708-01 into six parcels. Motion passed unanimously.

Intermediate School, 225 Ninth Street - Bus Lane

The Intermediate School District has purchased the Lincoln School Building, 225 Ninth Street. The ISD would like to construct a bus lane on the north side of the building.

Planning Commission reviewed the proposed bus lane.

MOTION by Greg Ferguson, seconded by David Kelley that the Planning Commission approve the plan by the Intermediate School District to install a bus lane on the north side of their building at 225 Ninth Street. Motion passed unanimously.

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**OTHER COMMUNICATIONS:**

Jon Rose mentioned the rededication of the Coast Guard Station in Manistee. The next meeting of the Planning Commission will be on July 12<sup>th</sup> due to the holiday. Also Chairman Yoder will be giving his annual address to City Council on July 3<sup>rd</sup> and would appreciate the support of Planning Commission members who wish to attend.

**WORKSESSION:**

None

**ADJOURNMENT:**

MOTION by Phil Picardat, seconded by Tony Slawinski that the meeting be adjourned.

Meeting adjourned at 8:25 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Recording Secretary





# SPECIAL USE PERMIT APPLICATION

Deborah L. Pienta Ziehm  
 Applicant JOSEPH A. PIANTA  
POST OFFICE BOX 121  
 Address MANISTEE, MI 49660  
 City, State, Zip Code Joe 723-8318  
Deb 645-8732  
 Phone Numbers (Work)  
Joe 723-4885  
 (Home) Deb 398-9111

FOR OFFICE USE ONLY:

Case number PC-2004-08  
 Date Received 10.13.04  
 Fee Received 250.00  
 Receipt Number 7089  
 Hearing Date 11-4-04  
 Action Taken \_\_\_\_\_  
 Expiration Date of Permit \_\_\_\_\_

FEE FOR SPECIAL USE PERMIT \$250.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: To change the voluntary  
chain link fencing of site to unfenced to allow for snowplowing and  
better maneuverability.

II. PROPERTY INFORMATION:

- A. Address of Property: 147 13th ST  
 Tax Roll Parcel Code Number: 51-51- 76470601
- B. List all deed restrictions - cite Liber & Page where found and attach: see attached copy of Special Use Permit
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. \_\_\_\_\_
- D. Zoning District: \_\_\_\_\_
- E. Present use of the property: Mini/Self Storage Facility
- 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): \_\_\_\_\_

**III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:**

A. State specifically the reason for this Special Use Permit request at this time Snow plowing  
would (15) impossible if chain link fence is installed

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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:

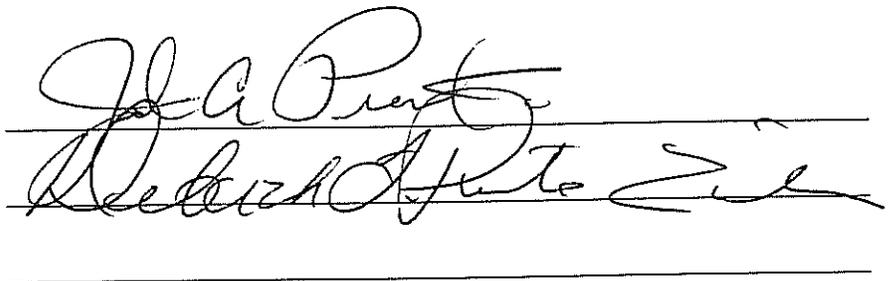
1. Elevations on all buildings, including accessory buildings.
2. An Environmental assessment.
3. Evidence of having received or having an agreement for concurrent approval for any other necessary permits required prior to a construction code permit.
4. Measures which will be undertaken to control soil 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.

The undersigned, by signing the Application, agrees to pay any and all fees incurred by the City or the Planning Commission, associated with the Application or the processing of the Application, in addition to the minimum \$250.00 base fee, including but not limited to: fees and costs of special consultants, engineers, planners, attorneys; air & water quality technicians and consultants, economists and/or financial analysis. The Application shall not be deemed complete nor will it be processed without such costs being fully paid for or provided for in advance.

Signature (s) of Applicant (s):



Dated \_\_\_\_\_

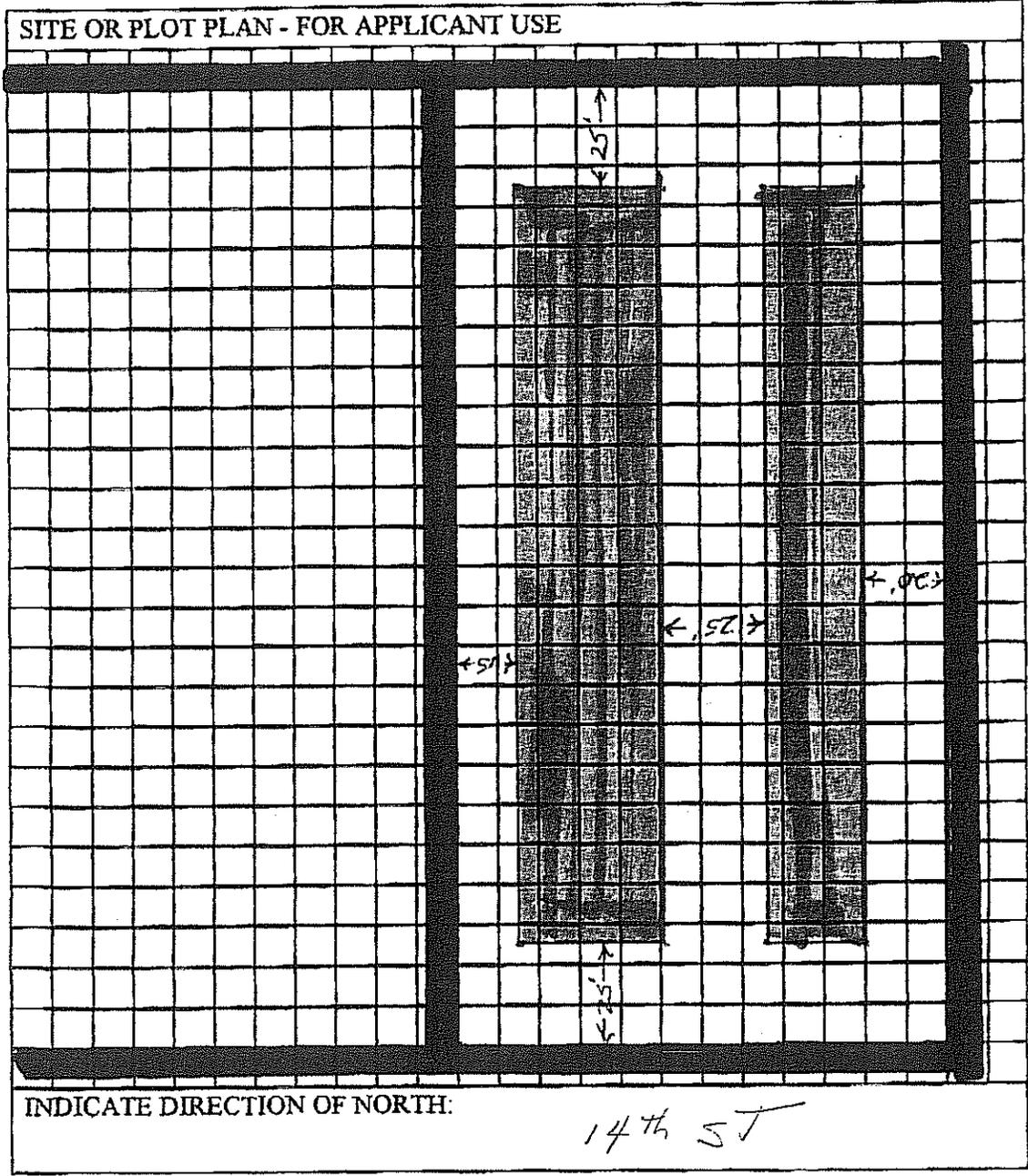
By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

4/04



COPY

13th ST



MAIN ST

14th ST

11



5-22-2001

231.723-2558  
FAX 231.723-1546

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

# Petition for Zoning Amendment

**COPY**

### FOR OFFICE USE ONLY:

Applicant DEBORAH L. PIENTA AND  
JOSEPH A. PIENTA  
 Address POST OFFICE BOX 121  
MANISTEE, MI 49660

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City, State, Zip Code \_\_\_\_\_

Phone Numbers (Work) 231-723-8318  
 (Home) 231-723-4885

Case number \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Fee Received \_\_\_\_\_  
 Receipt Number \_\_\_\_\_  
 Hearing Date \_\_\_\_\_

**FEE \$250.00**

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

### I. ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

- A. Text Amendment: Amend Article 29 Section 2903 to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) Add Mini Storage To Article 29 Section 2903 AS A SPECIAL USE. ALLOW FOR Reduction IN setback ON MAIN ST. TO CONFORM WITH ALL neighboring Building. (21 feet from sidewalk)
- B. Re-zone from \_\_\_\_\_ to \_\_\_\_\_ the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) \_\_\_\_\_

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last \_\_\_\_\_ years. If a previous appeal, re-zoning or special use permit was made, state the action requested: \_\_\_\_\_

Decision:  approved  denied

II.

PROPERTY INFORMATION:

COPY

A. Legal Description of Property affected: Lots 1, 2, 3, 4 of Blk 6  
MAXWELL TOWN ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
LIBER 2-A OF PLATS Page 1

Tax Roll Parcel Code Number: 51-51-764-706-01  
51-51-704-706-07  
51-51-704-706-08

Address of Property: VACANT

B. List all deed restrictions - cite Liber & Page where found and attach: NONE

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. NONE

D. This area is  un-platted,  platted,  will be platted.  
If platted, name of plat MAXWELL TOWN

E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

F. Present use of the property is: VACANT

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Amendment request at this time This property is currently  
VACANT with industrial view to the east and residential to the west,  
The development will act as a buffer between them. Also this complex  
will buffer the industrial sounds from residential

B. If the Amendment is a propose re-zoning, please answer the following questions.  
1. Will this re-zoning be in conformance with all adopted development plans of the City of  
Manistee?  yes  no and Manistee County?  yes  no

COPY

- 2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

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- 3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?

Buffer them from Industrial Activity. Site will be fenced (Chain Link, so as to keep customers on the site. Storage unit will be open posted hours thus activity will be limited to specific times. Area will be supervised when open. Driveway access will be thru center of fence on North and South sides

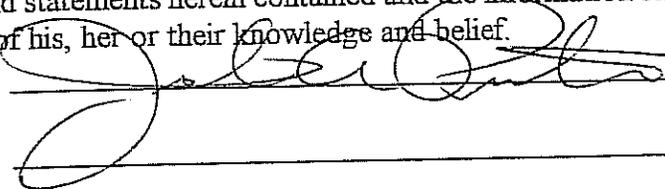
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IV. AFFIDAVIT

The undersigned affirms that he/she or they is (are) the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):




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Dated 5-22-2001

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

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

COPY

**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: Joseph and Deborah Pienta

Mailing Address: P.O. Box 121  
Manistee, MI 49660

Telephone Number: 231.723-8318

\*\*\*\*\*

Name of Property Owner: Joseph and Deborah Pienta

Mailing Address: P.O. Box 121  
Manistee, MI 49660

Telephone Number: 231.723-8318

\*\*\*\*\*

Description of Property affected by Special Use Permit:

Tax Parcel Number: 51-51-764-706-01, 51-51-764-706-07, 51-51-764-706-08

Address of Property: vacant property west of Main Street between Thirteenth and Fourteenth Streets

\*\*\*\*\*

Description of Special Use Granted, as Permitted in Article # 29, Section # 2903.I: Mini/Self Storage Facility (for Special Use Standards, see Section 1612)

\*\*\*\*\*

**PERMIT CONDITIONS AND REQUIREMENTS:**

This permit is issued, subject to the following conditions and/or requirements as contained in Article 16, Section 1612:

- CONDITIONS
1. The hours of operation being limited to 8:00 a.m. to 8:00 p.m.
  2. All drives shall be asphalted.
  3. Lighting will be limited to the hours of operation.

**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**

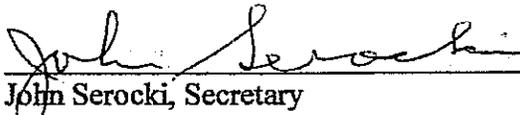
The above SPECIAL USE PERMIT was granted by the Manistee City Planning Commission on **September 1, 1994**, pursuant to the requirements of the Manistee City Zoning Ordinance. This permit shall become effective upon issuance of this permit AND the signed acknowledgment and receipt from the permit holder.

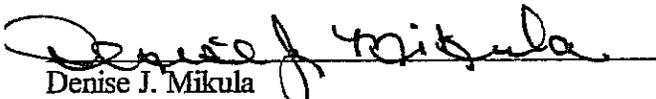
**COPY**

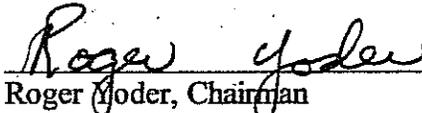
DATE OF ISSUANCE: \_\_\_\_\_

WITNESS:

  
\_\_\_\_\_  
Jon R. Rose

  
\_\_\_\_\_  
John Serocki, Secretary

  
\_\_\_\_\_  
Denise J. Mikula

  
\_\_\_\_\_  
Roger Joder, Chairman

\*\*\*\*\*

**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: 8-7-2001

WITNESS:

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

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

# MEMO

TO: Planning Commissioners

FROM: Jon R. Rose   
Community Development Director

DATE: October 22, 2004

RE: Mukesh Patel, Special Use Permit Request

Enclosed is a request from Mukesh Patel, 378 River Street for an Adaptive Re-Use for Multiple Family Dwellings, Special Use Permit. Mr. Patel has been working with the Community Development Department to meet all of the requirements necessary to make this application.

First Mr. Patel received conceptual approval from the Historic Overlay Review Committee for the proposed work on the exterior of the building. (He will return for final approval after color and material selection.)

Next Mr Patel received a variance from the Zoning Board of Appeals for a variance to allow the installation of the balconies on the North of the Building (Riverside). Also the Zoning Board of Appeals made an interpretation to the definition of Building Envelope. With this interpretation Mr. Patel would be allowed up to 18 Condominium Units, based on parcel area.

Mr. Patel has submitted an application for 15 condominium Units and store frontage on River Street. Review of the application shows that Mr. Patel meets the requirements of Section 1616 Adaptive Re-Use for Multiple Family Dwellings.

The proposal does not meet the 40' height limitation. However, the Planning Commission can approve any height under a Special Use Permit. Considerations should include compatibility with adjacent buildings.

If there are any conditions that the Planning Commission determines should be included in the request they will need to be included in the recommendation.

At this time the Planning Commission could take action to: *recommend denial of the request from Mukesh Patel, 378 River Street for an Adaptive Re-Use for Multiple Family Dwellings Special Use Permit.*

At this time the Planning Commission could take action to: *recommend approval of the request from Mukesh Patel, 378 River Street for an Adaptive Re-Use for Multiple Family Dwellings Special Use Permit with the following condition(s):*

1. *Height shall be limited to \_\_\_ feet.*
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- etc.*





# SPECIAL USE PERMIT APPLICATION

Applicant MUKESH Patel  
5 Valewood Ct  
 Address Streamwood, IL 60107  
 City, State, Zip Code  
 Phone Numbers (Work) 630.540.0061  
 Cell (Home) 224.622.6544

FOR OFFICE USE ONLY:

Case number PC-2004-09  
 Date Received 10/15/04  
 Fee Received \$250.00  
 Receipt Number 7115  
 Hearing Date 11-4-04  
 Action Taken \_\_\_\_\_  
 Expiration Date of Permit \_\_\_\_\_

FEE FOR SPECIAL USE PERMIT \$250.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: See Attachment.

II. PROPERTY INFORMATION:

A. Address of Property: 378 River St.  
 Tax Roll Parcel Code Number: 51-51- 452-702-01

B. List all deed restrictions - cite Liber & Page where found and attach: None

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Shreenivas Motel, Inc.  
378 River St., Manistee, MI

D. Zoning District: C-4

E. Present use of the property: Mixed use Motel / River Street Commercial

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 2007

**III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:**

A. State specifically the reason for this Special Use Permit request at this time See Attachment

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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.

The undersigned, by signing the Application, agrees to pay any and all fees incurred by the City or the Planning Commission, associated with the Application or the processing of the Application, in addition to the minimum \$250.00 base fee, including but not limited to: fees and costs of special consultants, engineers, planners, attorneys, air & water quality technicians and consultants, economists and/or financial analysis. The Application shall not be deemed complete nor will it be processed without such costs being fully paid for or provided for in advance.

Signature (s) of Applicant (s):

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated 10/5/04

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

Attachment to Special Use Permit Application

Submitted by: Mukesh Patel

Project: 378 River St

Date: October 12, 2004

**Project Overview:**

The proposed project involves the adaptive re-use of the existing structure located at 378 River Street, known as the Manistee Inn and Marina under section 1616 of the zoning ordinance.

The building is to be completely renovated, interior and exterior and converted **from** a mixed use; commercial storefront and 25 unit motel **to** a mixed use; including commercial storefronts and 15 condominium units. The renovation includes the addition of one full and one partial story above to the existing 1 story structure.

The two (2) commercial storefront units occupy 3200 square feet along River Street and provide glassed entries and display windows that occupy over 50% of the street level facade.

The condominium development provides residential units on all four (4) levels:

Level 0; Existing, River Walk.	4 units, 3 river view, 1 garden
Level 1; Existing; River Street:	3 units, all river view
Level 2; New Full 2 <sup>nd</sup> Floor :	6 units, 3 river view, 3 street side
Level 3; New Partial 3 <sup>rd</sup> & Roof Garden:	2 units, city view

The minimum livable area provided in any condominium unit is 1000 square feet.

In addition to two condominium units, the remaining areas on the roof garden level are occupied by a glass enclosed river view room and open roof gardens, along both river view and River Street sides, available as public spaces for the use of all condominium residents and their guests.

The condominium development will be accessed through separate and secure entrances located on both the upper and lower parking deck levels. The renovations will meet the accessibility requirements of the Michigan Building Code (MBC) and all levels will be accessible via a new larger elevator.

The exterior of the building will be stripped of existing finish materials and replaced with a facade of brick veneer and cast stone details. Fenestrations are double-hung windows and French doors. Colors and style will compliment the historic district.

The visual mass of the proposed renovated building will be more in scale with that of the surrounding historic structures. The proposed building will project 34 feet to the parapet and 44.8 feet overall above River Street. The overall height determined in accordance with the zoning ordinance is: 50.5 feet.

The building will be constructed of noncombustible materials, MBC Type II and equipped throughout with an automatic sprinkler system designed in accordance with NFPA 13 and MBC chapter 9.

The 15 existing marina boat docking slips will be refurbished and included as part of condominium ownership, one per unit.

Attachment to Special Use Permit Application

Submitted by: Mukesh Patel

Project: 378 River St

Date: October 12, 2004

Development parking will be provided by the existing 40 onsite spaces 10 of which are committed to the City for general business district parking. The remaining 30 spaces will be allocated at the rate of 2 spaces for each condominium unit.

**I. Action Requested:**

*A Special Use Permit is hereby requested for the following purpose:*

Permit adaptive reuse for Multiple Family Dwellings of the property located at 378 River St. including 3 river view units on the River St level, 3 river view units on the River Walk level and 1 garden unit on the River Walk level. (Article 1616)

Permit an overall building height of 50.5 feet. (40 feet allowed per Section 1042)

**II. Property Information**

A. *Address of Property:* 378 River Street

*Tax Roll Parcel Code Number:* 51-51-452-702-01

B. *List all deed restrictions-cite Liber & Page where found and attach:*

None

C. *Names and addresses of all persons, firms or corporations having a legal or equitable interest in the land:*

Shreenivas Motel, Inc

378 River St

Manistee, MI

D. *Zoning District:* C-4

E. *Present use of Property:* Mixed use: Motel and street side commercial

F. *Attach a Site Plan:* Included

G. *Is a parcel survey attached?* No

H. *Estimated completion date of construction:* Spring 2007

Attachment to Special Use Permit Application

Submitted by: Mukesh Patel

Project: 378 River St

Date: October 12, 2004

### **III. Statement of Justification for Requested Action:**

#### *A. State specifically the reason for this Special Use Permit request at this time:*

The adaptive re-use of the existing structure known as Manistee Inn and Marina involves the renovation of all existing spaces and the addition of two (2) additional stories to allow 2 River Street commercial storefronts and 15 residential condominium units, 9 with Manistee River views, to be constructed on the site.

The 6 river view condominium units included on the River Walk and River street levels allow optimal utilization of the location for a residential development while still providing 3200 square feet of River Street commercial space that could be configured as one large space or two smaller retail, office or business spaces.

The addition of a full second story above street level includes 6 condominiums, 3 river view and 3 street view. The addition of a partial third story above street level includes 2 city view condominium units and a condominium room with river views available for the use of all residents and their guests. The remainder of the roof level is patio with street and river overlook.

#### *B. Statement of support for the request:*

The proposed project serves to enhance the contribution that 378 River Street provides to Downtown Manistee. The condominium development will reduce the load on public services and facilities by converting the existing 25 transient Motel rooms to 15 permanent residences and converting the 15 leased boat docking slips to condominium owned.

The building's new residents, being less transient, are more likely to spend time patronizing the downtown businesses. And a less transient population is more familiar and stable resulting in an increase in community safety and welfare.

The proposed project provides commercial River Street storefront space shared with residential space resulting in no adverse impact on adjacent properties.

The project moves forward the Manistee Master Plan's long term goal for greater utilization of the upper floors along River Street to include residential uses.

The project supports the "Cool Cities Initiative" by providing housing in City Center areas with increased density to reduce urban sprawl and promote greater utilization of the downtown.

The increased building height provides a River Street facade of 34 feet compared to 34 feet for the adjacent building to the east and 35 feet for the adjacent building to the west on the north side of the River Street. The overall height of 44.8 feet above River Street compares to 45 feet to the top of the cornice and 48 feet to the top of the railing on the building immediately south across River street.

Attachment to Special Use Permit Application  
Submitted by: Mukesh Patel  
Project: 378 River St  
Date: October 12, 2004

#### IV. Information Required in Application

##### 1616. Adaptive Reuse for Multiple Family Dwellings

A. Ground floor, on River Street committed to Retail, Office or Service uses.

B. Regulations and Conditions

- i. Per the Historic Overlay Review Committee, the existing building was constructed in 1962 and therefore has no historical significance. The proposed exterior design and finishes will be complimentary to the historic buildings in the overlay district. Approval of final design and finishes to be approved by Historic Overlay Review Committee.
- ii. The condominium bylaws and/or building leases will specifically address the types of permitted uses for the commercial River Street storefronts. Occupancies **not permitted** will include restaurants not including coffee shops, bars, fast food outlets, or similar facilities that cater to the public and operate with late night hours.
- iii. The building design for the street front commercial space will provide a minimum of 50% glass display windows to enhance sidewalk retailing.
- iv. The existing 40 parking spaces divided between the two levels of the parking deck provides 10 municipal spaces dedicated to the city and 30 spaces, 2 per condominium unit.
- v. 15 dwelling units complies with the requirement for only one dwelling unit for each 1500 square foot of building envelope per the Section 1616 Ordinance Interpretation granted by ZBA, September 15, 2004.
- vi. The minimum livable space for all condominium units is 1000 square feet.
- vii. All condominium units are accessed through separate and secure entrances located on each level of the parking deck



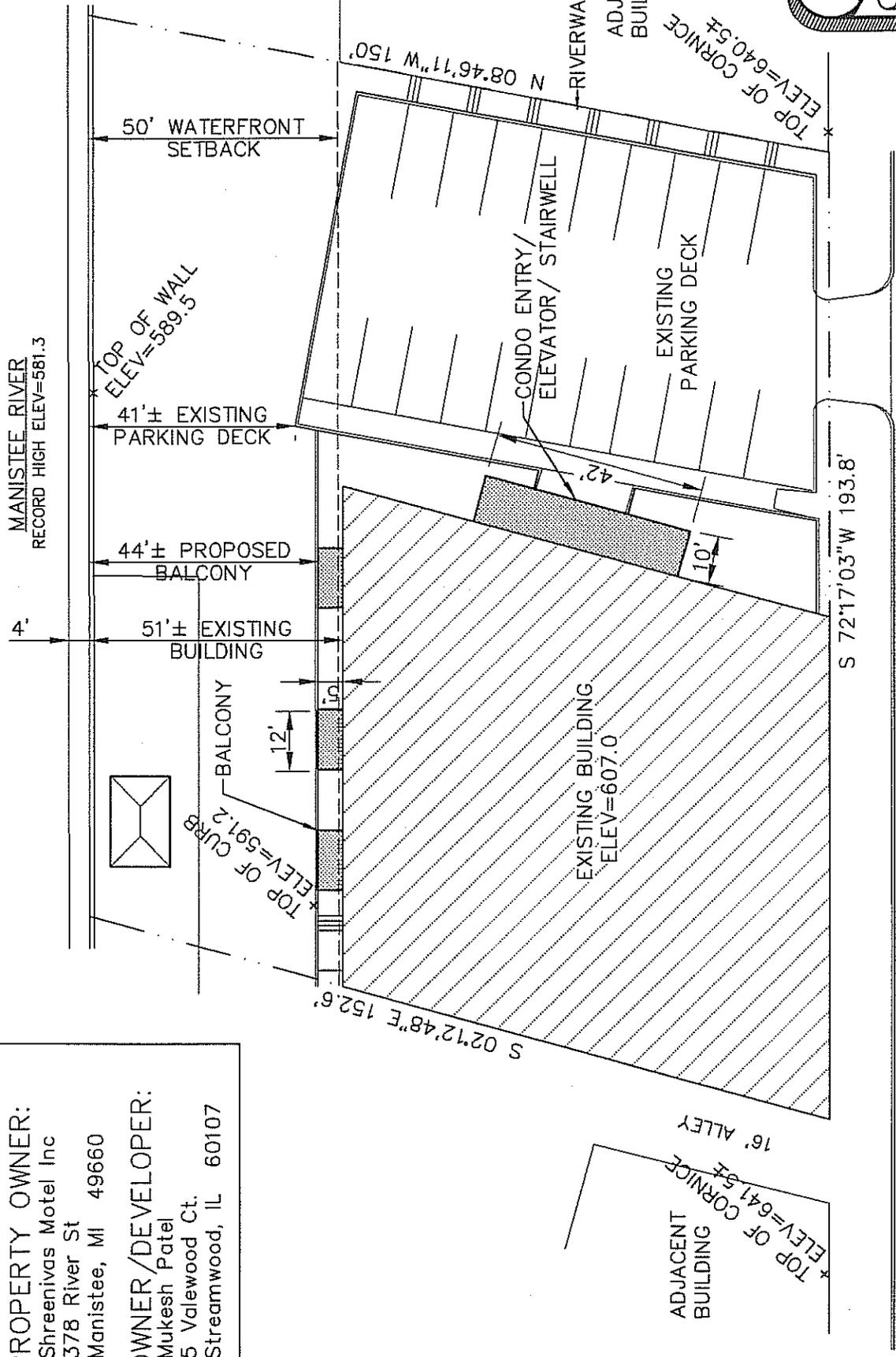
**PROPERTY OWNER:**  
 Shreenivas Motel Inc  
 378 River St  
 Manistee, MI 49660

**OWNER/DEVELOPER:**  
 Mukesh Patel  
 5 Valewood Ct.  
 Streamwood, IL 60107



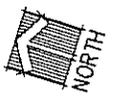
**precell**  
 engineering  
 design  
 8995 W. Kelly Rd.  
 Lake City, MI 49651  
 231.839.3989

DATE:	04.10.12
PROJECT:	04016
SHEET:	C1.0



**LEGEND**

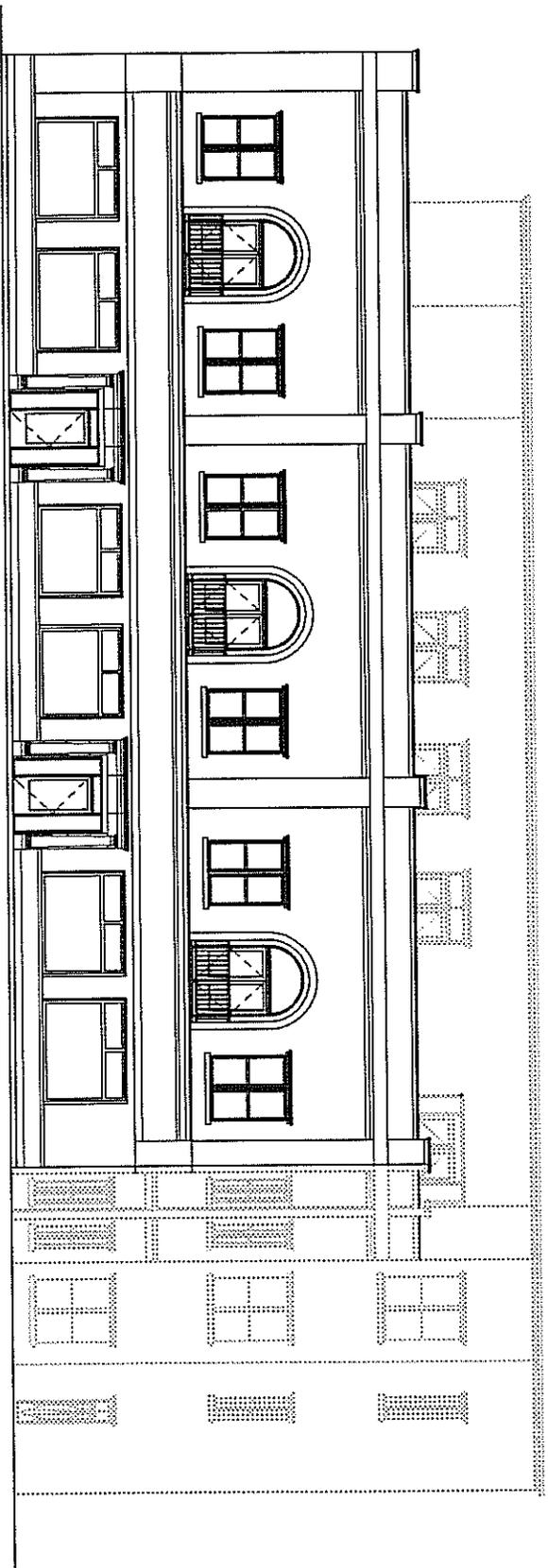
	EXISTING
	PROPOSED



**SITE PLAN**  
 SCALE: 1"=30'-0"

C/L RIVER ST  
 ELEV=606.8

MANISTEE INN & MARINA CONDOMINIUM CONVERSION  
 378 RIVER ST., MANISTEE, MI



RIVER STREET ELEVATION

MANISTEE INN & MARINA CONDOMINIUM CONVERSION  
378 RIVER ST., MANISTEE, MI



8995 W. Kelly Rd.  
Lake City, MI 49651  
231.839.3969

DATE: 04.10.12

PROJECT: 04016

SHEET: A 2.0



RIVERWALK ELEVATION



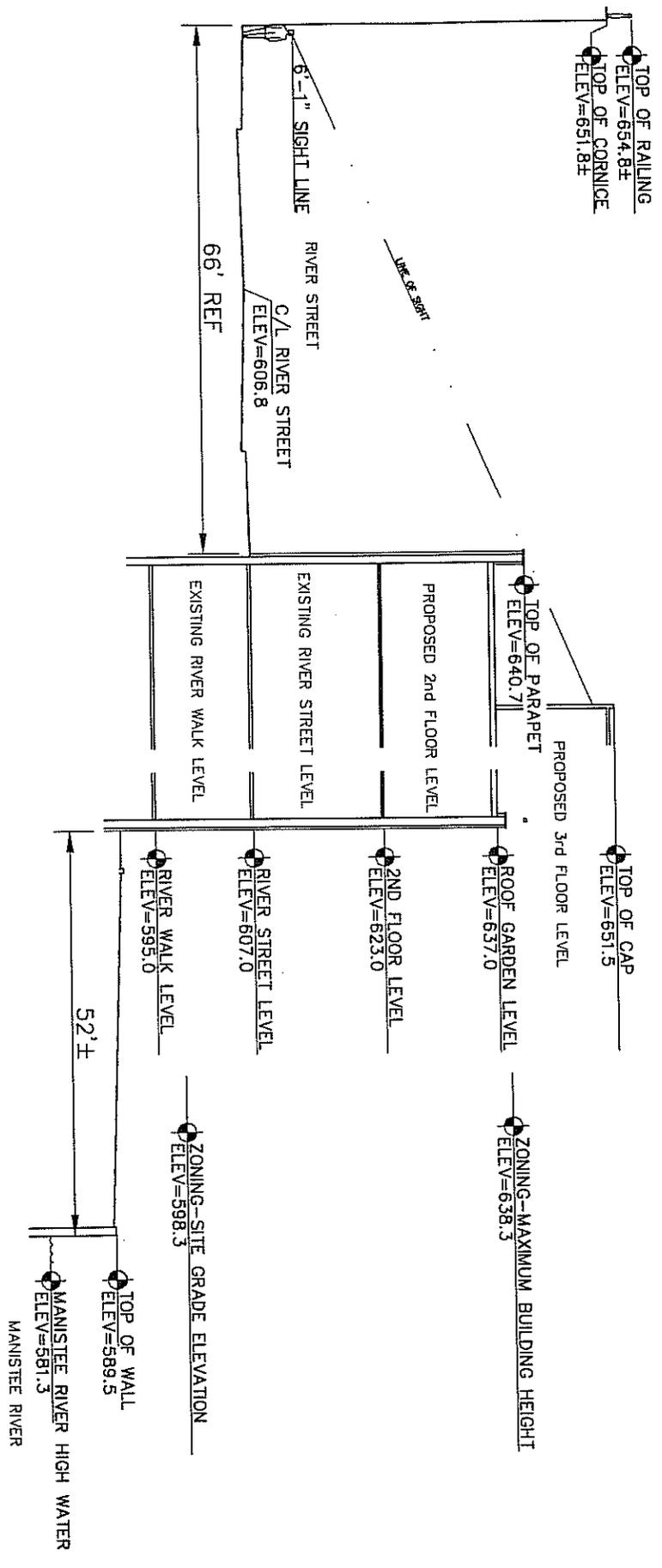
pressell  
engineering  
design  
8995 W. Kelly Rd.  
Lake City, MI 49651  
231.839.3969

DATE: 04.10.12

PROJECT: 04016

SHEET: A 2.0

MANISTEE INN & MARINA CONDOMINIUM CONVERSION  
378 RIVER ST., MANISTEE, MI



# SITE CROSS SECTION

SCALE: 1"=20'

**PROPERTY OWNER:**  
 Shreenivas Motel Inc  
 378 River St  
 Manistee, MI 49660

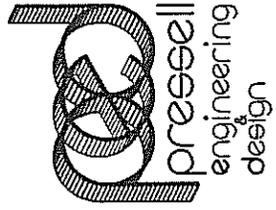
**OWNER/DEVELOPER:**  
 Mukesh Patel  
 5 Volewood Ct.  
 Streamwood, IL 60107



**precell**  
 design  
 engineering

8995 W. Kelly Rd.  
 Lake City, MI 49651  
 231.839.3969

DATE:	04.10.12
PROJECT:	04016
SHEET:	C 1.1



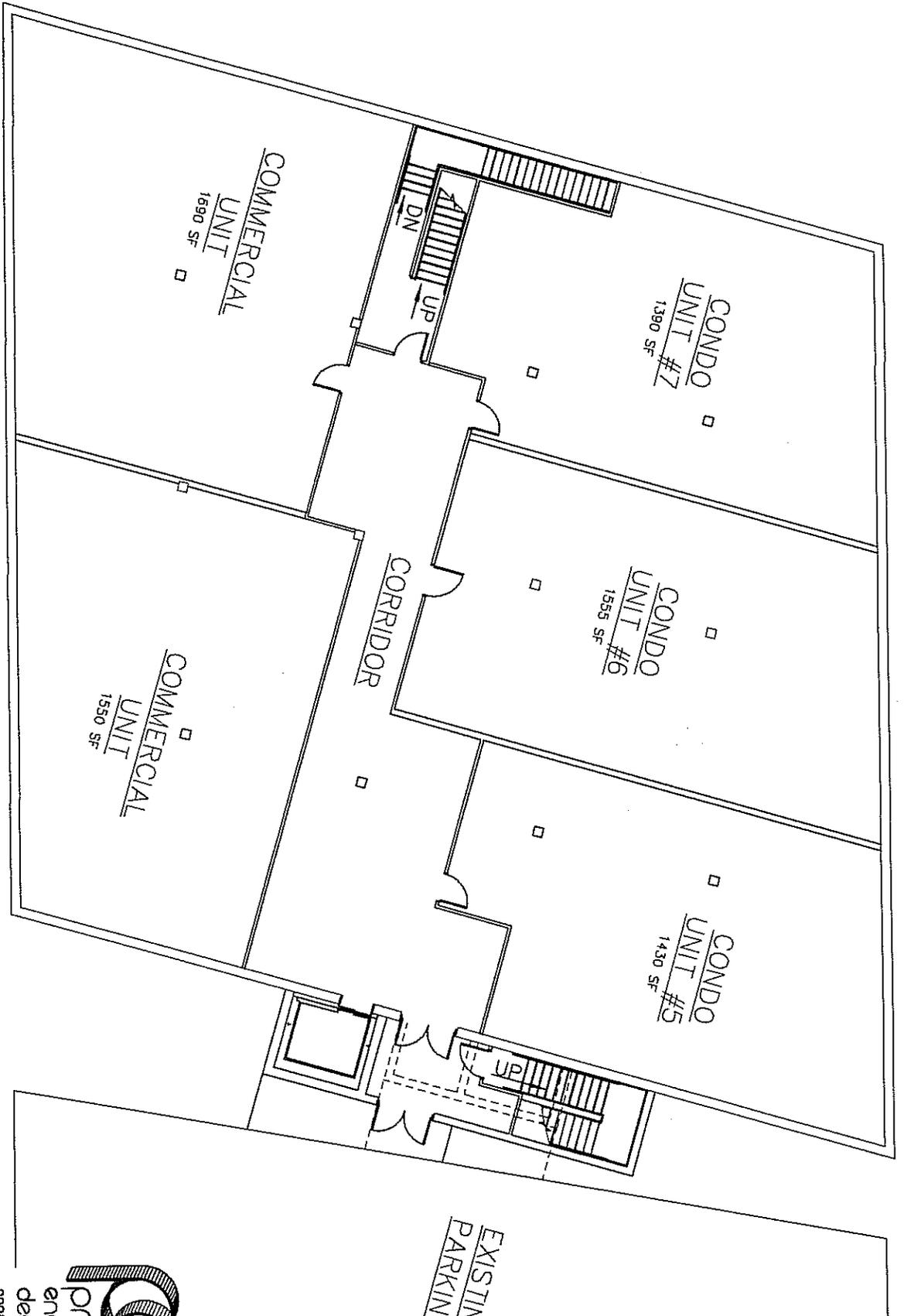
8995 W. Kelly Rd.  
Lake City, MI 49651  
231.839.9969

DATE:	04.10.12
PROJECT:	04016
SHEET:	FPO

# RIVER WALK LEVEL PLAN

SCALE: 1/16"=1'-0" CONCEPT PROPOSAL

MANISTEE MOTEL & MARINA CONDOMINIUM CONVERSION  
378 RIVER STREET, MANISTEE, MI



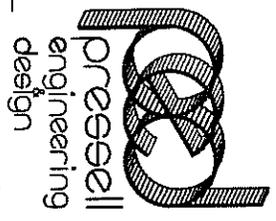
# RIVER STREET LEVEL PLAN

SCALE: 1/16" = 1'-0"

CONCEPT PROPOSAL

MANISTEE MOTEL & MARINA CONDOMINIUM CONVERSION  
 378 RIVER STREET, MANISTEE, MI

EXISTING  
 PARKING



8995 W. Kelly Rd.  
 Lake City, MI 49651  
 231.838.3869

DATE: 04.10.12

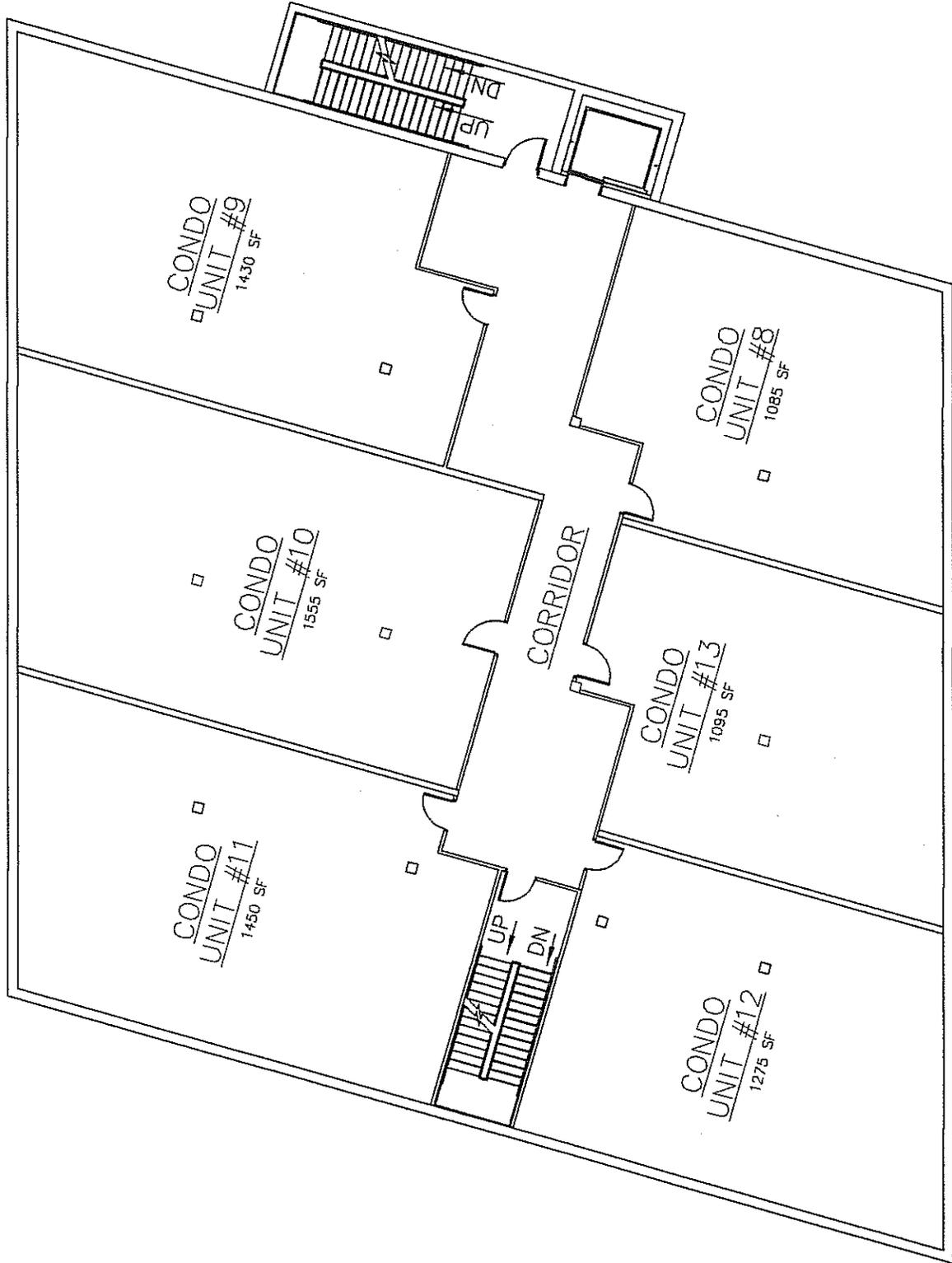
PROJECT: 04016

SHEET: FP1



8995 W. Kelly Rd.  
Lake City, MI 49651  
231.838.3969

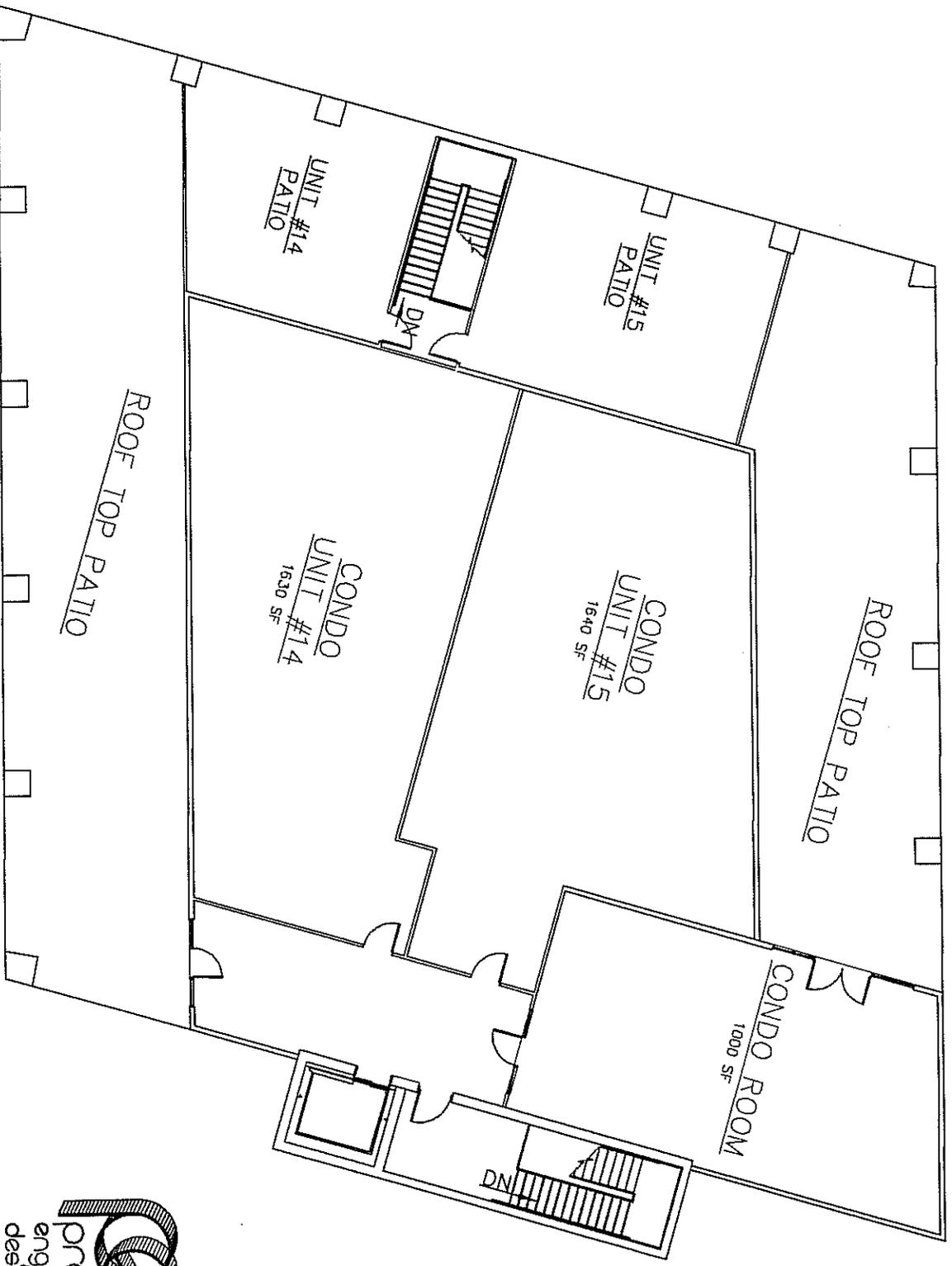
DATE:	04.10.12
PROJECT:	04016
SHEET:	FP2



# UPPER LEVEL PLAN

SCALE: 1/16" = 1'-0"      CONCEPT PROPOSAL

MANISTEE MOTEL & MARINA CONDOMINIUM CONVERSION  
378 RIVER STREET, MANISTEE, MI



# ROOF LEVEL PLAN

SCALE: 1/16" = 1'-0"      CONCEPT PROPOSAL

MANISTEE MOTEL & MARINA CONDOMINIUM CONVERSION  
 378 RIVER STREET, MANISTEE, MI



8995 W. Kelly Rd.  
 Lake City, MI, 49651  
 231.839.3969

DATE: 04.10.12

PROJECT: 04016

SHEET: FP3

**CITY OF MANISTEE  
PLANNING COMMISSION  
MEETING/WORKSESSION DATES  
2005**

**Meeting Dates**

January 6, 2005

February 3, 2005

March 3, 2005

April 7, 2005

May 5, 2005

June 2, 2005

July 7, 2005

August 4, 2005

September 1, 2005

October 6, 2005

November 3, 2005

December 1, 2005

**Worksession Dates**

January 20, 2005

February 17, 2005

March 17, 2005

April 21, 2005

May 19, 2005 (Annual Bus Tour)

No Worksession

No Worksession

No Worksession

September 15, 2005

October 20, 2005

November 17, 2005

No Worksession

