

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, March 1, 2007
7:00 p.m. -Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission could take action to approve the March 1, 2007 Agenda.

IV Approval of Minutes

At this time Planning Commission could take action to approve the February 1, 2007 meeting Minutes.

V Public Hearing

VI New Business

Parcel Split Request (George A. Keson and Kimberly Fischer) - Parcel #51-51-355-7-05-15. A request has been received from George A. Keson and Kimberly Fischer to Split Lot 18 (1030 Maple Street) from Parcel #51-51-355-705-15 and be assigned a new Parcel Code number. The remaining two vacant Lots (Lot 16 & 17) on Oak Street would remain as Parcel #51-51-355-705-15.

At this time the Planning Commission could make a recommendation to City Council on the request from George A. Keson and Kimberly Fischer for a parcel split.

VII Old Business

- a) Planning Commission Review of Draft Zoning Amendments. The Planning Commission discussed proposed Amendments to the Zoning Ordinance during their Worksession on March 15, 2007. Staff has prepared three draft amendments for the Planning Commission to review.

At this time the Planning Commission will review the draft Zoning Amendments.

- b) Exercise for Master Plan Review The Master Plan Review Committee has been working on reviewing and updating the Master Plan. One of the items within the Master Plan is to identify areas (not a single non-conformity) with land uses that are not consistent with the uses provided for in the Zoning District.

At this time the Planning Commission will discuss areas with land uses that are not consistent with the uses provided for in the Zoning District.

VIII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

X Staff Reports

At this time the Chair will ask Staff for their report.

XI Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XII Adjournment



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee *DB*
DATE: February 22, 2007
RE: March 1, 2007 Meeting

Commissioners, enclosed is your packet for the March 1, 2007 Meeting. The following items are on the Agenda:

Parcel Split Request (George A. Keson and Kimberly Fischer) - Parcel #51-51-355-7-05-15. A request has been received from George A. Keson and Kimberly Fischer to Split Lot 18 (1030 Maple Street) from Parcel #51-51-355-705-15 and be assigned a new Parcel Code number. The remaining two vacant Lots (Lot 16 & 17) on Oak Street would remain as Parcel #51-51-355-705-15.

At this time the Planning Commission could make a recommendation to City Council on the request from George A. Keson and Kimberly Fischer for a parcel split.

Planning Commission Review of Draft Zoning Amendments. The Planning Commission discussed proposed Amendments to the Zoning Ordinance during their Worksession on March 15, 2007. Staff has prepared three draft amendments for the Planning Commission to review.

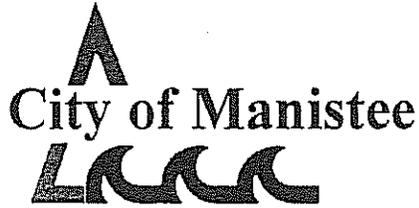
At this time the Planning Commission will review the draft Zoning Amendments.

Exercise for Master Plan Review The Master Plan Review Committee has been working on reviewing and updating the Master Plan. One of the items within the Master Plan is to identify areas (not a single non-conformity) with land uses that are not consistent with the uses provided for in the Zoning District.

At this time the Planning Commission will discuss areas with land uses that are not consistent with the uses provided for in the Zoning District.

If you are unable to attend the meeting please call me at 398-2805.

:djb



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www.ci.manistee.mi.us

MEMORANDUM

TO: Planning Commissioners

FROM:  Jon R. Rose
Community Development Director

DATE: February 15, 2007

RE: Parcel Split - George Keson and Kimberly Fischer

Commissioners, we have received a request from George Keson and Kimberly Fischer for a parcel split. Mr. Keson has sold the home (1030 Maple Street) located on Lot 18 of Block 3 in Hart & Robinson's Addition to Kimberly Fischer. Mr. Keson wants to retain Lot 16 and Lot 17 in Hart & Robinson's Addition (vacant property) located on Oak Street.

Staff review of the request shows that Lot 18 will meet the requirements of the R-2 Residential Zoning District if it were split from parcel #51-51-355-705-15. The remaining parcel consisting of two lots on Oak Street also meets all requirements of the Zoning Ordinance. With the requirements of the Zoning Ordinance being met the Planning Commission could recommend City Council approve the request.

If you have any questions regarding this issue please call me at 398-2805.

JRR:djb

Gockerman, Wilson, Saylor & Hesslin, P.C.

Bruce C. Gockerman*
Richard M. Wilson, Jr.
George V. Saylor, III
Daniel D. Hesslin
Noah S. Joseph
Kathryn E. Glancy

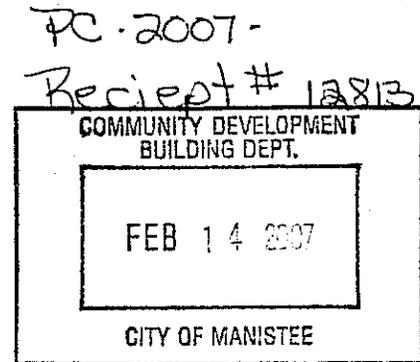
Attorneys at Law
414 Water Street, P.O. Box 537
Manistee, Michigan 49660
(231) 723-8333 • (231) 723-3322
FAX: (231) 723-3888
e-mail: gwsh@gwsh.com
<http://www.gwsh.com>

Grand Rapids Office:
124 East Fulton Street
Grand Rapids, MI 49546
(616) 458-3994
FAX: (616) 458-2410

*admitted in Illinois

February 12, 2007

Mr. Jon R. Rose
Community Development Director
70 Maple Street
P. O. Box 358
Manistee, MI 49660



Re: Parcel Split Request - Identification Number 51-51-355-705-15
Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Three (3), Hart
and Robinson's Addition to the City of Manistee, Manistee County, Michigan

Dear Mr. Rose:

Pursuant to your letter of January 3, 2007, and, in accordance with our recent conference, I am enclosing the following documents, relative to the above entitled Parcel Split Request, to-wit:

- a. Request to Split Parcel of Real Estate, described above, executed by the interested parties;
- b. Photocopy of Maple Street view of residence located at 1030 Maple Street, Manistee, Michigan, being Lot Eighteen (18), Block Three (3), of Hart and Robinson's Addition to the City of Manistee, Michigan;
- c. Sketch of all structures, including building set backs, streets, street names and lot dimensions of property, in which and surrounding which Parcel Identification Number 51-51-355-705-15 is located;
- d. Copy of part of the recorded Plat of Hart and Robinson's Addition to the City of Manistee which shows the location of Lots Sixteen (16), Seventeen (17) and Eighteen (18) of Block Three (3) of Hart and Robinson's Addition to the City of Manistee, Michigan;
- e. Copy of that part of Plat of Hart and Robinson's Addition which shows the location of Lots Sixteen (16), Seventeen (17) and Eighteen (18) of Block Three (3) to which is affixed the Parcel Identification Number that has been heretofore assigned to the above lots and the Parcel Identification Numbers heretofore assigned to adjoining lots in the Plat;
- f. Copy of Manistee County Parcel Information for 2006 Assessment Year; and

Mr. Jon R. Rose
Community Development Director
February 12, 2007
Page 2

- g. Check in the amount of \$50.00 representing the application fee of the within parcel split request.

If any additional documents or if any additional information is required to process the within request, please advise at your convenience.

Thank you for your assistance in this matter.

Very truly yours,

GOCKERMAN, WILSON, SAYLOR & HESSLIN, P.C.



Daniel D. Hesslin

DDH/lms

Enclosures

H:\Data2_N\DDHU-Q\Keson\Rose 1-31-07.doc

Request to Split a Parcel

Name and Address of Applicant: George A. Keson, 11130 Morton Road, Manistee, MI 49660

Signature: George A. Keson
George A. Keson

Dated: February 2, 2007

Phone Numbers: Home (231) 723-4149; Work (231) 846-6505

Name and Address of other parties who have an interest: Kimberly Fischer, 1030 Maple Street, Manistee, MI 49660

Signature: Kimberly J. Fischer
Kimberly Fischer

Dated: February 12, 2007

Phone Numbers: Home (231) 510-6220 (cell)

Parcel Identification Numbers for all parcels involved: 51-51-355-705-15

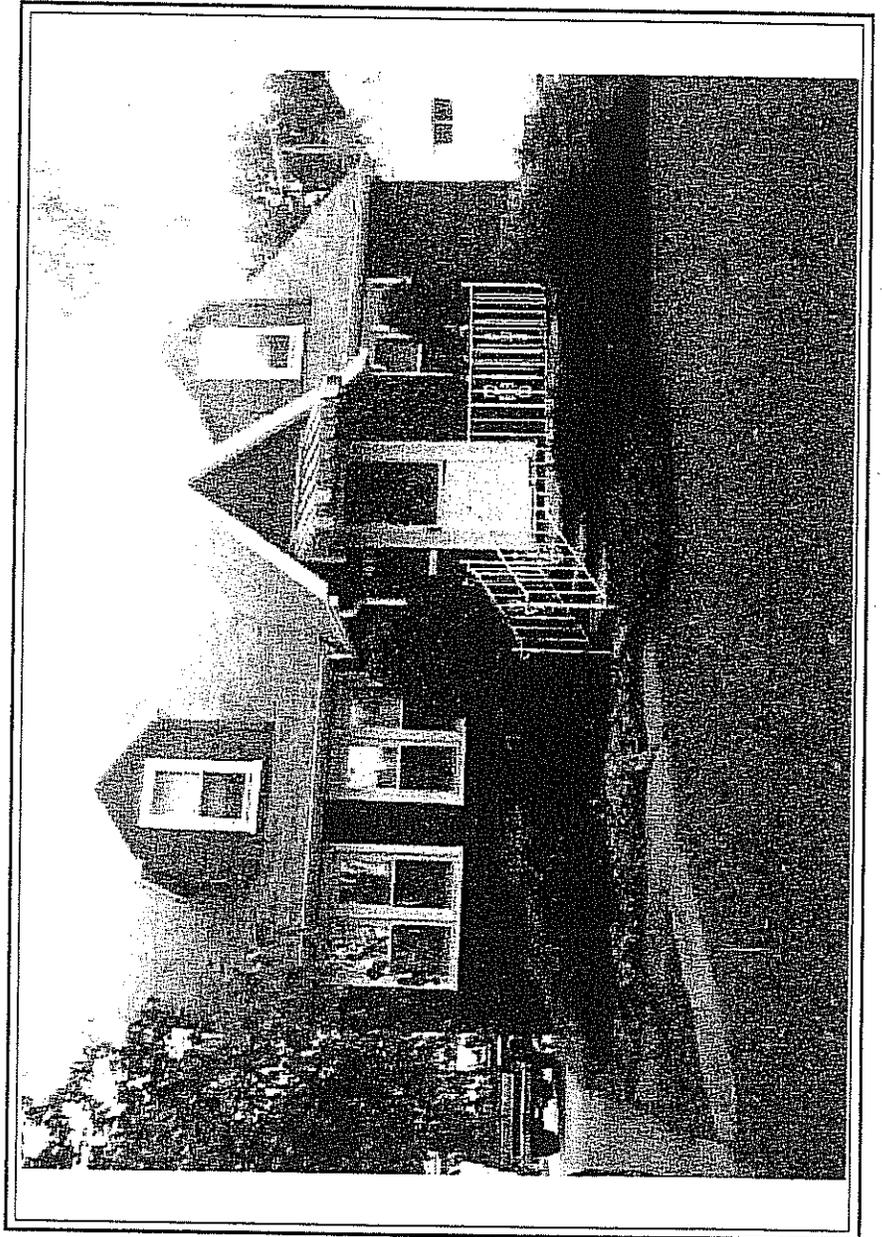
Reason for Request: The Manistee County Probate Court, File No. 04-144-DE in the Estate of Mary B. Keson, Deceased, on April 18, 2006, to finalize distribution of assets in this estate, assigned to George A. Keson and Michael G. Keson, sons of Mary B. Keson, to each an undivided one-half (1/2) interest in Lot Sixteen (16), Lot Seventeen (17), and Lot Eighteen (18), Block Three (3), of Hart and Robinson's Addition to the City of Manistee, Manistee County, Michigan, and, thereafter, George A. Keson and Charlene Keson, husband and wife, and Michael G. Keson and Cynthia Keson, husband and wife, conveyed to Kimberly Fischer, a woman, Lot Eighteen (18), of Block Three (3), (upon which Lot Eighteen (18) the house and residence of Mary B. Keson, at 1030 Maple Street was located), and, George A. Keson and Michael G. Keson retained title to Lot Sixteen (16) and Lot Seventeen (17), Block Three (3), which lots are unimproved lots and are located on Oak Street in Hart and Robinson's Addition. Thereafter, Michael G. Keson and Cynthia Keson, husband and wife, and George A. Keson and Charlene Keson, husband and wife, conveyed their undivided interests in Lot Sixteen (16) and Lot Seventeen (17), Block Three (3), of Hart and Robinson's Addition to George A. Keson and Charlene Keson, husband and wife, in order to create a survivorship tenancy in George A. Keson and Charlene Keson, husband and wife. Lot Sixteen (16), Lot Seventeen (17) and Lot Eighteen (18), Block Three (3) of Hart and Robinson's Addition are presently described as Parcel Number 51-51-355-705-15 and the within request is made to split Lot Eighteen (18), Block Three (3), of Hart and Robinson's Addition from Parcel Number 51-51-355-705-15 and a new parcel Number be assigned to Lot Eighteen (18), Block Three (3) of Hart and Robinson's Addition and Lot Sixteen (16) and Lot Seventeen (17), Block Three (3) of Hart and Robinson's Addition remain as Parcel Number 51-51-355-705-15.

Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.

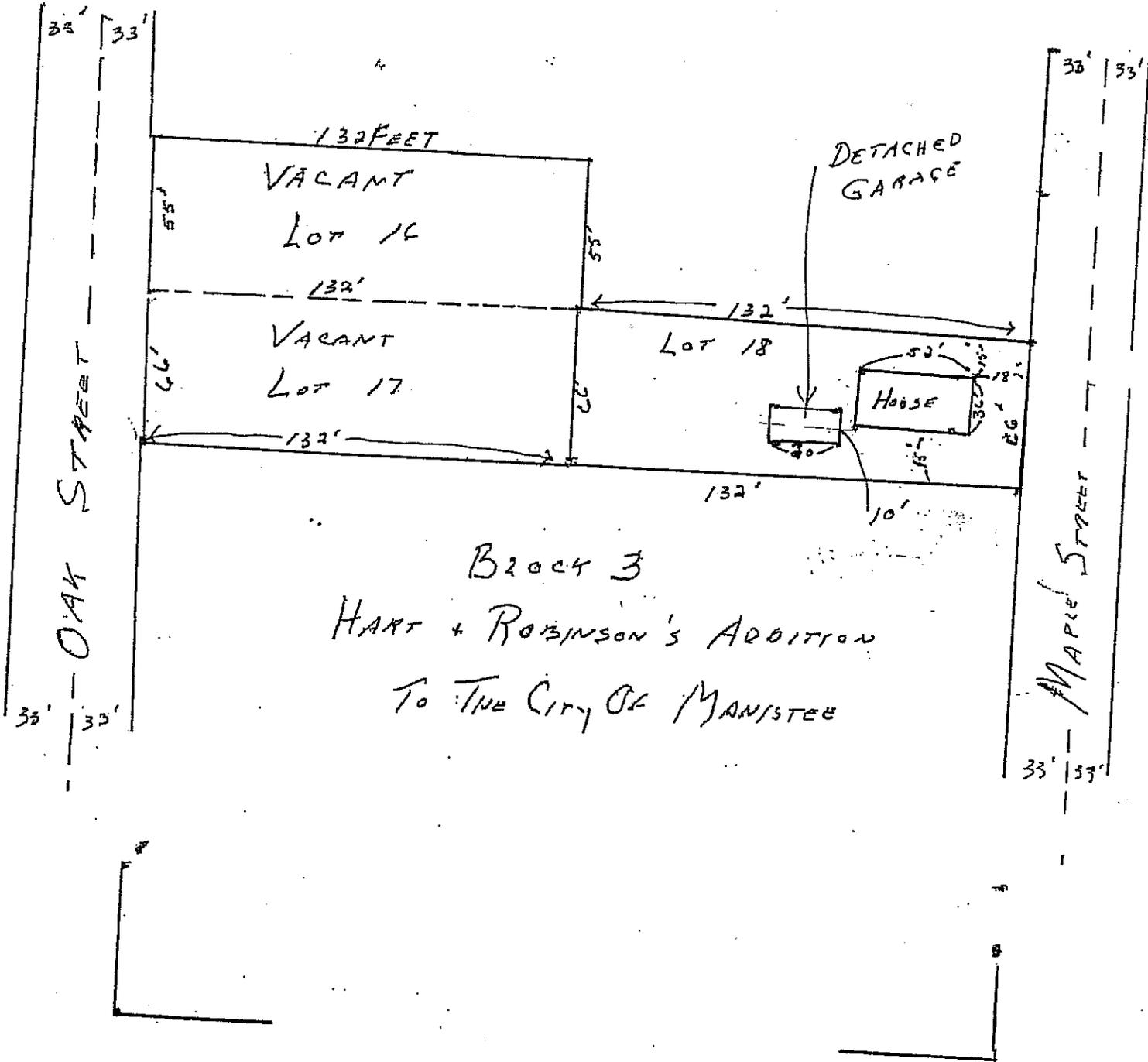
Fee: \$50.00 for first split + \$25.00 for each additional split.

Receipt # _____

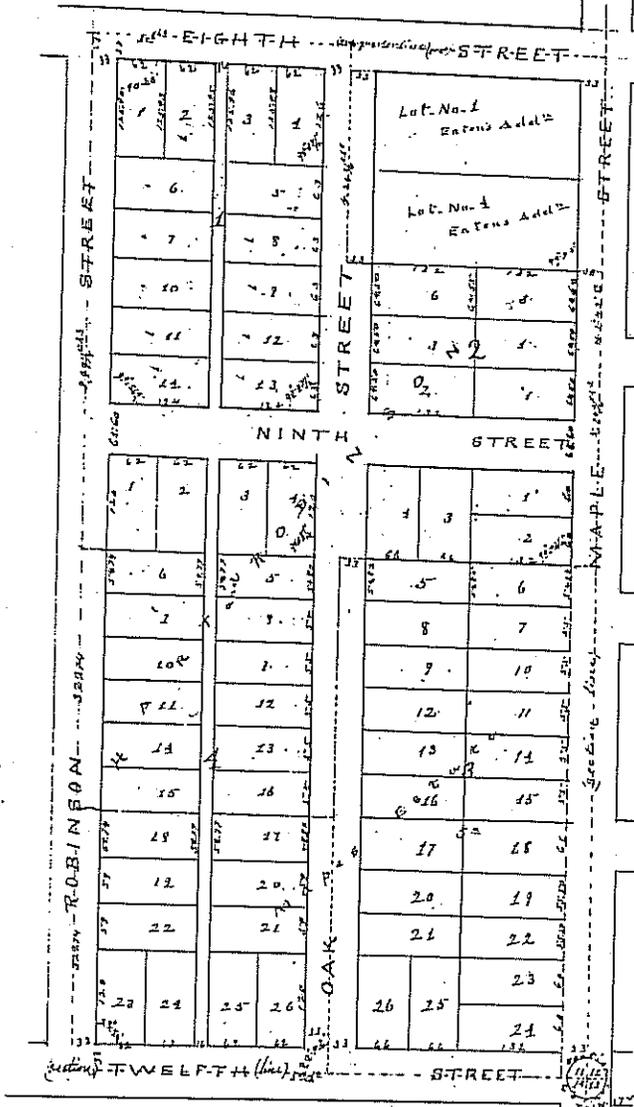
1030 MAPLE STREET
MANISTEE, MICHIGAN



NINTH STREET



TWELFTH STREET



Know all men by these presents, that we Ben A. Hart, Mattie Hart, Nelson S. Robinson also Lucy M. Hapfen, Edward Hapfen, Eliza C. Hapfen, George M. Hapfen, Joseph J. Hapfen and Samuel S. Hapfen of the City of Manistee State of Michigan, proprietors of the lands herein after described, have employed Merrill S. Cook, a surveyor of said Manistee, City to make in accordance with laws, this within Map and Plat to be called and known as **HART & ROBINSON'S ADDITION** to the City of MANISTEE, which map and plat contains the following described pieces or parcels of land, to wit: The southeast quarter of the southeast quarter of the southeast quarter of section eleven (11), Town 27 N. R. 15 W. except that fourth of said section also known as the southeast corner of description designated on the within map and plat as lot 16, and fourth of section 11 in the Village (City) of Manistee. The foregoing description comprising lots 1 to 26, and 30 of said section 11, as herein provided. Also the southeast quarter of the southeast quarter of the southeast quarter of section 11, Town 27 N. R. 15 W. the several blocks distinguished by large figures, and the center thereof are numbered from 1 to 4 inclusive. The size of the respective lots also middle of street etc. are indicated by small figures representing feet, unless otherwise expressed. All bearings laid out on said map and plat are hereby declared to be the public to be used only on public highways. For testimony whereof, we have set our hands and seals and caused the same to be signed and sealed by the said Merrill S. Cook, on this the 9th day of June A.D. 1883.

- Ben A. Hart
- Mattie Hart
- Nelson S. Robinson
- Lucy M. Hapfen
- Edward Hapfen
- Eliza C. Hapfen
- George M. Hapfen
- Joseph J. Hapfen
- Samuel S. Hapfen
- Merrill S. Cook

State of Michigan
County of Manistee
On this the 9th day of June A.D. 1883, before me, Notary Public, in and for the County of Manistee, personally appeared the following named persons to wit: Ben A. Hart, Mattie Hart, Nelson S. Robinson also Lucy M. Hapfen, Edward Hapfen, Eliza C. Hapfen, George M. Hapfen, Joseph J. Hapfen and Samuel S. Hapfen, and Merrill S. Cook known by me to be the persons who executed the foregoing instrument and severally acknowledged the same to be their free act and deed.

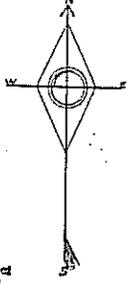
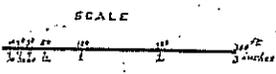
State of Michigan
County of Manistee
I, John P. Baxter, Register of Deeds for the County of Manistee, and Merrill S. Cook, sworn registered members of the map and plat known as **HART & ROBINSON'S ADDITION** to the City of MANISTEE, do hereby certify that we have carefully compared the within map and plat with the original map and plat of **HART & ROBINSON'S ADDITION** of the City of MANISTEE, also with the duplicate copy of same now on file in this Office on page 37, and that the original plat shows on this sheet in entire conformity with the correct and of the original said map and plat.

Witness my hand and seal this 27th day of July A.D. 1883.

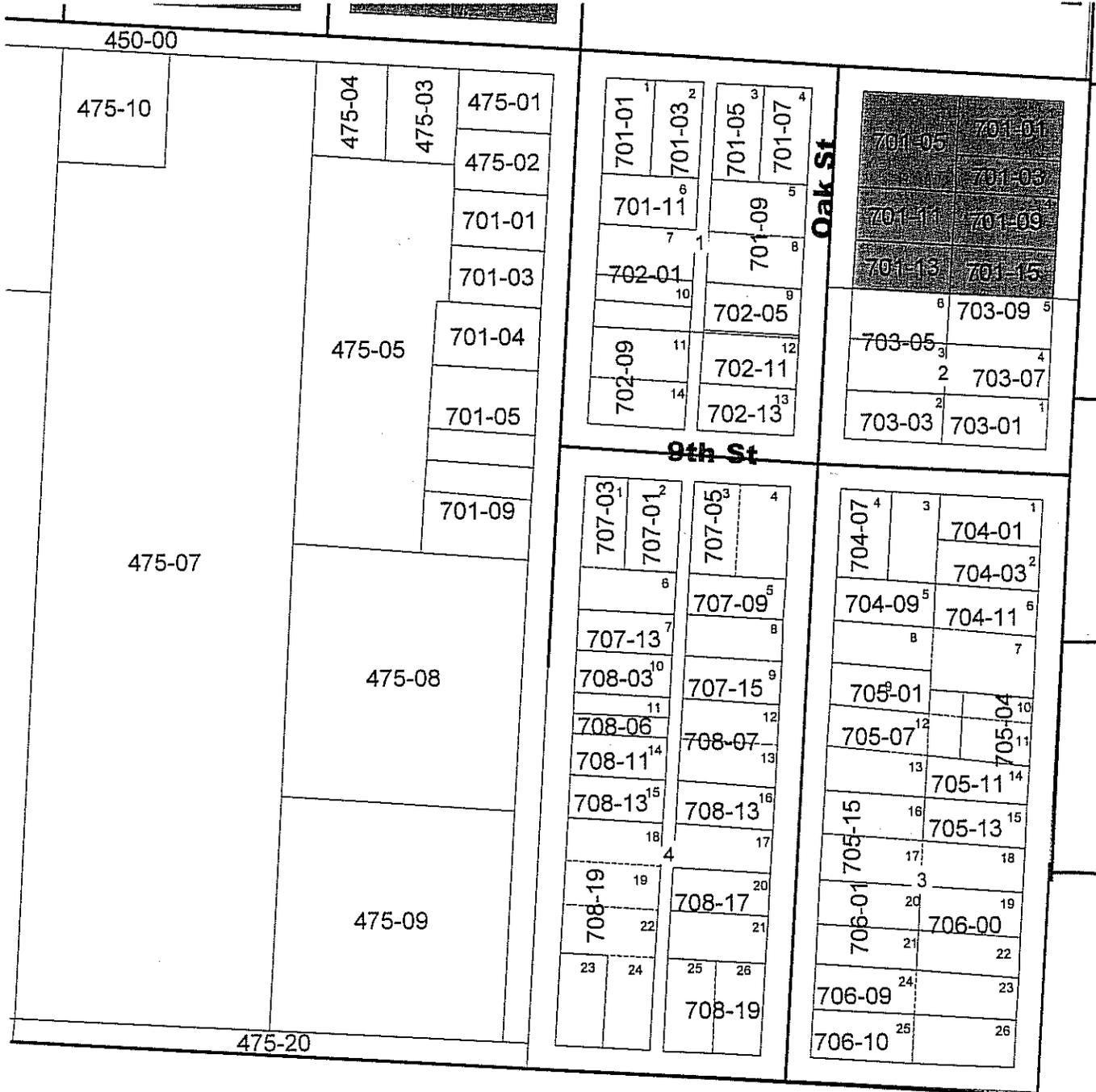
J. P. Baxter, Register
Merrill S. Cook, Surveyor

**HART & ROBINSON'S
ADDITION
TO THE CITY OF
MANISTEE**

RECEIVED AND FILED
In Auditor General's Office
October 27, 1883.
H. R. [Signature]
Dep. Aud. Genl.



STATE of MICHIGAN,
Manistee County,
Register of Deeds Office.
Recorded for Record this 20 day of
JULY A. D. 1883.
Watch, A. M. and recorded in Volume
[Blank] Plate, on page [Blank].
[Signature]



Subdivisions

-  346 EB Eatons Add
-  371 G.W. Robinson's Addition
-  372 Swanson's Sub

1 inch equals 200 feet
 6/1/05



New CC

Parcel Number 515135570515



Close This Window

Manistee County Parcel Information for 2006 Assessment Year
Manistee (City of), Manistee County

Owner Name(s): KESON MICHAEL G KESON GEORGE A

Owner Address: 11200 MORTON RD
MANISTEE MI 49660

Parcel Address: 1030 MAPLE ST

Property Information

Property Class: 401 - RESIDENTIAL IMPROVED

School District: 30 - MANISTEE

Current Homestead %: 100%

Current Qualified Ag. Exemption %: 0%

Current Year Assessed Value: \$60,600

Current Year SEV: \$60,600

Current Year Taxable Value: \$29,902

Previous Year Assessed Value: \$59,800

Previous Year Taxable Value: \$28,947

Tax Roll Description

HART + ROBINSONS ADD LOTS 16, 17 + 18 BLOCK 3 _____P.ADDR: 1030 MAPLE ST

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MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: February 23, 2007
RE: Draft Ordinances

Commissioners, attached are Draft Ordinance Amendments as we discussed at the February 15, 2007 Worksession. Two items need clarification before these ordinances would be ready for a public hearing.

- ▶ Riverfront/Water front signage. Language reflects that the building would be allowed a minimum of 25 square feet of signage on the riverwalk/water front portion of their building. This is similar to the language that allows a minimum of 50 square feet of signage on the front of the building. Do we want these signs to be lit if they are not attached to the building?
- ▶ 50 foot limitation for a wall sign in the Historic Commercial District. We did not review the beginning of the condition that limits all other buildings outside of the Historic District to 32 square feet for a single sign. Examples of buildings with greater than 32 square feet would be Wahr Hardware and Home Furniture signage.

:djb

**AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED “MANISTEE CITY ZONING ORDINANCE”
WHICH WAS ADOPTED FEBRUARY 21, 2006,**

To Amend the Manistee City Zoning Ordinance
Article 21: Signs
Section 2102, General Standards
Subsection A. Computations
Item 7, Area of Signs
ADD Sub Items c

DRAFT

Section 2108 Use Type 3, Commercial and Office
ADD Signage for Riverwalk/Water front

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 21 Signs - Section 2102 General Standards, Subsection A. Computations, Item 7, Area of Signs, be amended by ADDING Sub Item c as follows:

c. For Use Type 3, as provided in Section 2108, in the C-2, C-3 and WF districts with water frontage, wall, ground, projecting, window and marquee signs shall be permitted and the maximum cumulative sign area permitted expressed in square feet shall not be more than .75 times the principal building width, measured from corner to corner, facing the public right-of-way, or twenty-five (25) square feet, which ever is greater.

1. The maximum width of any wall sign shall not exceed ninety (90) percent of the width fo the wall to which the sign is attached and shall not project higher than the roofline of the structure to which it is attached.
2. Projecting signs shall be limited to one per parcel and no greater than sixteen (16) square feet in area.

2. Amend Section 2018 Use Type 3, Commercial and Office by a section to the chart that read as follows:

Zoning Districts	Permitted Sign Types	No. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
C2, C-3 & WF	Wall, Ground, Projecting*, Window, Marquee	n/a	.75 x of principal building width per Section 2102,A,7,c	External	

And make appropriate edits to index and chart provisions as necessary

3. CONFLICTING ORDINANCES: that any and all ordinances of City of Manistee which may conflict with the provisions of this ordinance as amended, be and are hereby rescinded.

4. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

Cynthia A. Fuller, Mayor

Dated

ATTEST:

Michelle Wright

Dated

City Clerk/Deputy Treasure

**AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED “MANISTEE CITY ZONING ORDINANCE”
WHICH WAS ADOPTED FEBRUARY 21, 2006,**

**To Amend the Manistee City Zoning Ordinance
Article 21: Signs
Section 2108 Use Type 3, Commercial and Office
DELETE from Conditions
50 foot limitation for a wall sign in the Historic Commercial District**

DRAFT

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 21 Signs - Section 2108 Use Type 3, Commercial and Office 2 by amending the chart as follows:

Zoning Districts	Permitted Sign Types	No. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
C-1, C-2, C-3 & W-F (not fronting US-31)	Wall, Ground, Projecting*, Window, Marquee	n/a	1.5 x of principal building width per Section 2102, A, 7, b	Either	No single sign shall be greater than thirty-two (32) square feet, except in the C-3 district when the property is within the Manistee Historic Commercial District, a wall sign shall be no greater than fifty (50) square feet in area. Ground mount signs shall be limited to one per parcel. Internally lit signs shall be prohibited in the Manistee Historic Commercial District.

And make appropriate edits to index and chart provisions as necessary

2. **CONFLICTING ORDINANCES:** that any and all ordinances of City of Manistee which may conflict with the provisions of this ordinance as amended, be and are hereby rescinded.

3. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

Cynthia A. Fuller, Mayor Dated

ATTEST:

Michelle Wright Dated
City Clerk/Deputy Treasure



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MEMORANDUM

TO: Planning Commissioners

FROM:  Jon R. Rose
Community Development Director

DATE: February 19, 2007

RE: Exercise for Master Plan Review

Commissioners, the Master Plan Review Committee has been working on reviewing and updating the Master Plan. At the last meeting we decided that there was an exercise that the whole Planning Commission could help with.

One of the items within the Master Plan is to identify areas (not a single non-conformity) with land uses that are not consistent with the uses provided for in the Zoning District. We will discuss these areas during the March 1, 2007 Meeting

JRR:djb

Denise Blakeslee

From: Jon Rose
Sent: Monday, February 26, 2007 1:36 PM
To: David Yarnell
Cc: Denise Blakeslee
Subject: RE: a lot for habitat

Dave,

It is too late to get on the agenda for the meeting on the first. I will try to see if they would be willing to amend the agenda that night.

Jon

Jon Rose
Community Development Director
City of Manistee
P.O. Box 358
70 Maple Street
Manistee, MI 49660
Phone (231)398-2805
Fax (231)723-1546
jrose@ci.manistee.mi.us
www.ci.manistee.mi.us

From: David Yarnell [<mailto:dyarnell@charter.net>]
Sent: Monday, February 26, 2007 8:51 AM
To: Jon Rose
Subject: a lot for habitat

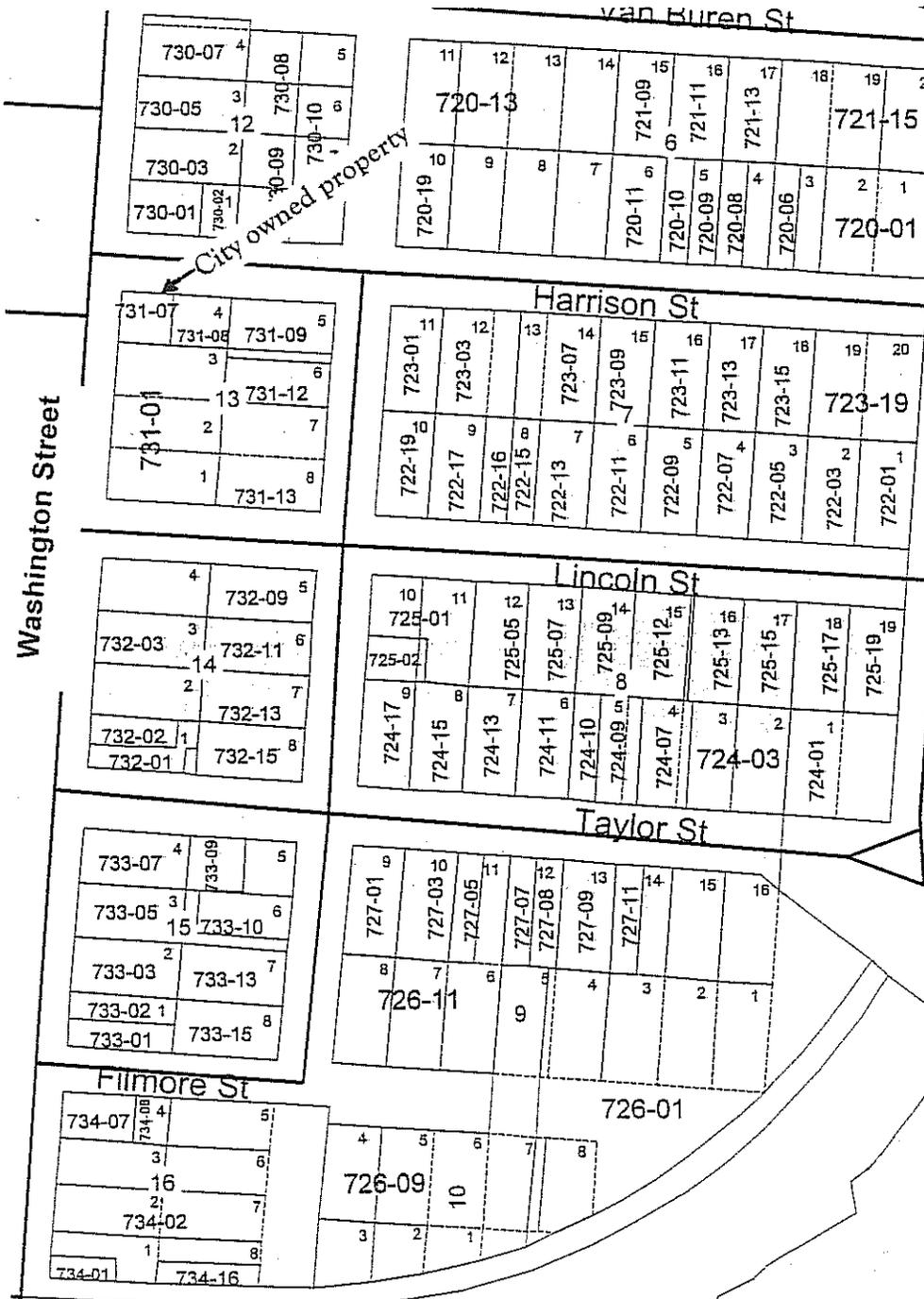
Hi, Jon,

Mitch contacted me and said he thinks the city just might be agreeable to selling the lot on the corner of Harrison and Washington to Habitat. Can we take this before the planning commission this week? I guess we need some special permitting, too.

Thanks!
Dave



City of Manistee
 Sec 1 SW 1/4
 51-51-101
 51-51-146
 51-51-448
 51-51-474

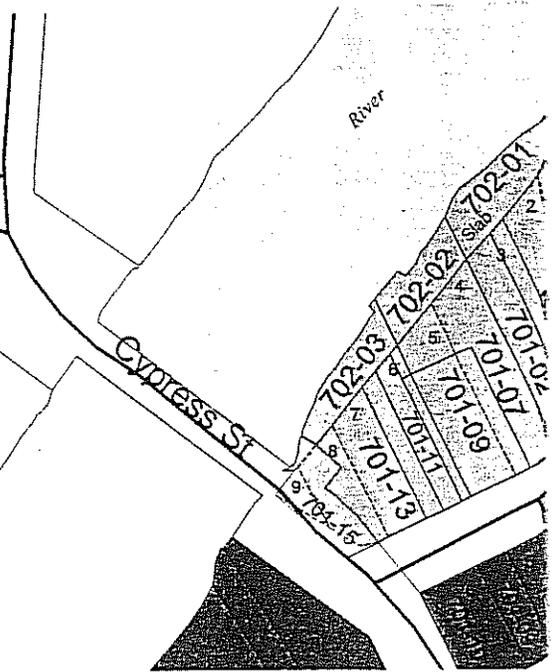


2/26/07

Inquiry from Habitat for Humanity
 City owned property on the Corner of
 Washington and Harrison Street
 Parcel Code #51-51-146-731-07

Lot dimension 58' x 60'
 Staff review of the site shows that this is
 a
 Non-Conforming Parcel.

If no other property could be acquired
 this parcel could have a home
 constructed
 on it and still meet the set-backs



Subdivisions

-  146_Amended_Englemann's_Add
-  448_Filer_&_Smith's_Addition
-  474_M.S._Tyson_&_Co._New_Addition

1 inch equals 200 feet
 6/1/05

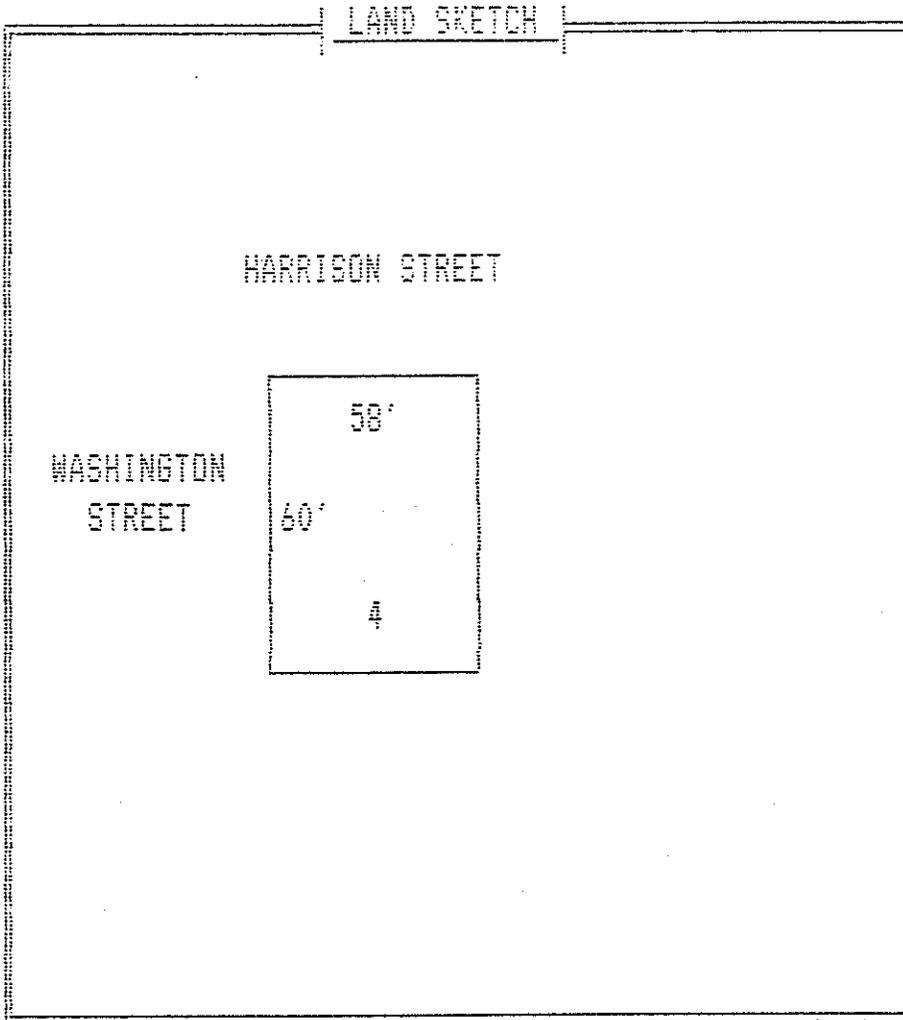


70 MAPLE ST
 MANISTEE MI 49660

P. ADDR:

EXAMINED BY:
 EXAMINE DATE:
 INTERVIEWED:
 PROPERTY CLASS: Exempt

LAND SKETCH



YEAR	TRUE CASH VALUE		COD
	LAND	BUILDINGS	
2002	0	0	C
2001	0	0	C
2000	6,300	4,360	C
1999	6,300	4,360	C

Improved, Platted
 Level

Curb, Electric, Gas, Paved Road,

LAND COMPUTATIONS

SIZE	FACTOR	DESCRIPTION

LAND IMPROVEMENTS

ADJUSTMENTS or Enhancing/Detracti
 LOT SIZE: 60x58

DESCRIPTION:

AMENDED MAP OF ENGELMANNS ADDITION W 58 FT OF LOT 4
 BLOCK 13 P. ADDR: 169 WASHINGTON ST. [[SALE(B0)
 100 1390 0625 (B2) 6413 0626, 80 4427 0125 (93)
 5000 000, 1535 0211 80 4670 0263 (00) 3734 0932,
 3738 0993

2003 FINAL VALUES:
 PROPERTY BASE VALUE : ()
 NEIGHBORHOOD FACTOR: 1.00
 TRUE CASH VALUE : ()
 LAND IMPROVEMENT BASE: ()
 COST NEW MULTIPLIER: NI

Garber/Magmer - Parcel Split

Parcel #51-51-144-704-01 is owned by Betty Magmer. Mrs. Magmer would like to split the west half of the property as shown on the attached survey to sell to Jack & Patricia Garber. Mr. & Mrs. Garber would like to construct a new home on this property. Staff review of the request shows that the requirements of the Zoning Ordinance have been met.

Mr. Garber was out of town on work related business, Denise Blakeslee presented the request to the members of the Planning Commission.

MOTION by Ray Fortier, seconded by Greg Ferguson that the request from Garber/Magmer, to split Parcel #51-51-144-704-01 into two parcels as shown on the attached survey. Motion approved with Tony Slawinski abstaining.

City Owned Property, Washington and Harrison Streets.

The City of Manistee demolished an unsafe building on the corner of Washington and Harrison Streets (parcel code #51-51-146-731-07) located in the C-4 Zoning District and acquired the property after paying costs associated with the demolition. An inquiry has been made to the City regarding the possibility of selling this property. The Planning Commission reviews City property and makes a recommendation to City Council regarding the best use for vacant City owned property. Members of the Planning Commission are asked what is the best use of this property (remain a vacant lot, place the property on the market for sale, or determine if another use is the best use for this property).

Motion by Greg Ferguson, seconded by Phil Picardat that the recommendation be forwarded to City Council regarding the City owned property parcel code #51-51-146-731-07 be placed on the market for sale. Motion passed unanimously.

Pail Face L.L.C., 217 Arthur Street - Site Plan Review

A Site Plan Review has been performed on the proposed motel that would be constructed where the existing car wash is located at 217 Arthur Street. The Site Plan Review shows that two items do not meet the requirements of the Zoning Ordinance. The items that do not meet the Zoning Ordinance are:

1. Height - the C-3 Commercial Zoning District has a height restriction of 30 feet. The proposed height of the motel is 38 feet 6 inches.
2. Front Yard Set-back - the C-3 Commercial Zoning District has a minimum front yard set-back of not less than 30 feet from the front property line or, 63 feet from the centerline of the street, whichever is greater. The proposed set-back is 20 feet from the front property line.

The other requirements of the Zoning Ordinance have been met.