

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, May 3, 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 Planing Commission can take action to approve the May 3, 2007 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the April 5, 2007 meeting Minutes.

V Public Hearing

None

VI New Business

Oleson's Food Stores, 160 Memorial Drive - A request has been received from Oleson's Food Stores, 160 Memorial Drive for Site Plan Review. Oleson's is requesting a Land Use Permit for two proposed additions to their store.

At this time the Planning Commission can take action on the request from Olesons' Food Stores, 160 Memorial Drive for a Land Use Permit for two proposed additions to their store as shown on Plan prepared by Gourdie Fraser Job No. 07075.

VII Old Business

None

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
DATE: April 26, 2007 *DB*
RE: May 3, 2007 Planning Commission Meeting.

Commissioners, enclosed is your packet for the May 3, 2007 Planning Commission Meeting. We have one item on the Agenda:

Oleson's Food Stores, 160 Memorial Drive - A request has been received from Oleson's Food Stores, 160 Memorial Drive for Site Plan Review. Oleson's is requesting a Land Use Permit for two proposed additions to their store.

Background on the request is as follows:

- ▶ Oleson's submitted their application on April 16th. Review of the application and site plan showed that there were items that needed correction.
- ▶ The applicant was faxed our review and the engineers review on April 17, 2007.
- ▶ Jon Rose spoke to the applicant on April 17th and April 19th regarding the needed corrections. The applicant assured him that the revised plans would be received by April 26th to be mailed in your packets.
- ▶ Jon is out of town from April 20th thru April 30th and was not able to review the revised plans prior to mailing.
- ▶ Enclosed is the first review of the request and the revised plans.

When Jon returns he will review the revised plans and make his report to the Planning Commission at the meeting.

Would the members of the Ordinance Re-write Committee and Master Plan Review Committee bring their calendars with them so we can schedule meetings for May.

See you Thursday. Please call if you are unable to attend!

:djb

Land Use Permit Application

Detailed Site Plan - Fee \$20.00

One copy of the completed application form for site plan review which shall contain at a minimum the following information (a narrative attachment is recommended in addition to the application form to sufficiently address all of the following items):

1. Name, address and signature of applicant and property owner:

Name: GDO INVESTMENTS

Address: 3860 N. Lonic Lake Rd. Suite A TRAVERSE CITY MI 4968

Daytime Phone Number: 231-590-6510

2. Legal description, property parcel number and street address of the subject parcel of property:

Legal description: See Attached Plan

Address of Project: 160 Memorial Drive Parcel Code # 51-51-146-726-01, 51-51-146-726-02, 51-51-146-726-11, 51-51-146-727-09, 51-51-146-727-11

3. Area of the subject parcel of property stated in acres, or if less than one (1) acre, in square feet.

4.07 ACRES INCLUDING VACATED FILMORE STREET

4. Present zoning classification on parcel and on adjacent parcels: C-3 CENTRAL BUSINESS DISTRICT

5. Present and proposed land use: Commercial RETAIL

6. Applicant's statement of the expected effect on emergency service requirements, schools, storm water systems, automobile and truck circulation patterns and local traffic volume. See Attached

7. A description of the proposed development and the land use proposed. A proposed building addition for grocery storage, restrooms, vendor receiving, and new coolers.

Finished Height of Project: 15'-4" , match existing building height.

By signing the application the applicant is authorizing City Staff permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct. Further if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

Signature: Jack S. Smith

Date: 4/23/07

OFFICE USE ONLY			
Zoning District: <u>C3</u>	Set Back Requirements: _____	Height <u>50'</u>	Front <u>0'</u>
Date of Application: <u>4/16/07</u>	Water Front <u>N/A</u>	Rear <u>10'</u>	Side <u>4'</u>
Fee/Receipt #: <u>\$20.00</u>	Notes: _____	Date: _____	
Approval: _____			

Site Plan Information required in Application:

- A. Detailed Site Plan. A detailed site plan shall be required for all uses other than those that may submit a basic site plan. Detailed site plan shall include twelve (12) copies of all required information, one 11x 17 size copy of request and and twenty-five (25) copies of any documents rendered in color. It shall be prepared by an Engineer, Architect, Landscape Architect or Planner licensed to work in Michigan and shall include and illustrate at a minimum the following information:
1. A scale drawing of the site and proposed development thereon, including the date, name, address and professional seal of the preparer. In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
 2. The scale of the drawing and north arrow.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
 3. A vicinity map illustrating the property in relation to the surrounding street system.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
 4. Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.
 Included
 Waived by 3 [Planning Commission reserves the right to require the information at a later date]
 5. Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
 6. Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
 7. Setback lines and their dimensions.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
 8. Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
 Included
 Waived by R [Planning Commission reserves the right to require the information at a later date,

9. Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
 Included
 Waived by P [Planning Commission reserves the right to require the information at a later date]
10. Project phasing, if applicable.
 N/A Included - NO PHASING PROPOSED
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
11. Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
12. Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
13. Curb-cuts and driveways on adjacent properties.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
14. Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
15. Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
16. Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
 Included
 Waived by P [Planning Commission reserves the right to require the information at a later date]
17. Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]

18. Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21.
 N/A Included - None Proposed
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
19. A lighting plan in conformance with Section 525.
 N/A Included None proposed
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
20. A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
 N/A Included - None proposed
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
21. If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
 Included
 Waived by N/A [Planning Commission reserves the right to require the information at a later date]
22. Any additional material information necessary to consider the impact of the project upon adjacent property and the general public as may be requested by the Zoning Administrator or the Planning Commission.
 Included
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
23. Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
 N/A Included None required
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
24. Special Groundwater Protection shall be subject to Section 2203.D.24
 Included
 Waived by R [Planning Commission reserves the right to require the information at a later date]

The Zoning Administrator may, with the approval of the Planning Commission, waive the submission of materials outlined in this Section if such materials are determined to be not applicable to the proposed Special Use or relevant to the consideration of the Planning Commission.

For further information contact: Planning and Zoning
 City of Manistee
 70 Maple Street, P.O. Box 358
 Manistee, MI 49660

(231) 398-2805

(231) 723-1546 - FAX

(Printed March 2006)

Oleson's Food Stores – Manistee Store Addition

Statement of Expected Effect

Property Description 160 Memorial Drive, Manistee, Michigan

Property Developer Oleson's Food Stores

Section 2203 of the City of Manistee Zoning Ordinance details the application procedures for site plan review. Section 2203.B.6 specifically requires the submission of a written statement of the expected effect on emergency service requirements, schools, storm water systems, automobile and truck circulation patterns and local traffic volume.

The following written statement is provided in accordance with and to satisfy the requirements of Section 2203.B.6 of the City of Manistee Zoning Ordinance.

SITE LOCATION

The subject parcel is located at 160 Memorial Drive in the City of Manistee, Michigan. The parcel is 4.07 acres in size.

PROPOSED USE

An Oleson's Food Store, a Family Dollar store, and a vacant commercial unit presently occupy the site. Access to the site is provided by way of Jefferson Street, Taylor Street and Memorial Drive. The Memorial Drive access is the predominant site access and is presently open and uncontrolled.

The intent of this application is to construct an addition to the existing Oleson's store. The addition would measure approximately 99 feet long and 50 feet deep (the depth actually varies from 47.7 feet to 53.6 feet as shown on the accompanying site plan). The additional floor space would accommodate bathroom facilities, office facilities, and storage space for the food store.

EXPECTED EFFECT

A. Emergency Service Requirements

The small increase in overall building size will have no substantial impact on the use or the intensity of the use on this site. Emergency services, typically referred to as ambulance, police and fire services, will therefore not be impacted by the proposed food store addition.

Due to the improved site access arrangements proposed, traffic movements from and onto Memorial Drive will be better controlled and safer than currently exists. These improvements may have a marginal positive impact on demand for accident response services, but such improvement will not be significant enough to influence the review of this application.

B. Schools

The proposed addition is for commercial food store purposes. No residential units are proposed and no school-aged children will reside on the site. There will therefore be no impact upon the school system.

C. Storm Water Systems

The area on which the proposed addition will be located is presently asphalted. The construction of a commercial structure over this area will not increase storm water flows on or from the site. The proposed addition will therefore have no impact on the storm water systems of the City.

D. Automobile Circulation Patterns

Automobile traffic currently accesses the site from Jefferson Street, Taylor Street and Memorial Drive. The Jefferson Street and Taylor Street accesses will remain unaffected by the proposed site changes.

The Memorial Drive frontage is currently open and uncontrolled. As part of the site work, curbing along Memorial Drive will be installed, directing all traffic to two controlled points of access onto the site. This control of traffic movements and turning movements onto and from Memorial Drive will improve traffic safety.

E. Truck Circulation Patterns

Truck access to the Oleson's store is presently provided at the rear (west side) of the building. The proposed addition will be located in this area, moving truck access further to the west on the site. Aside from this on site movement, however, truck access over the parcel and to the parcel from the surrounding street network will remain unchanged.

F. Local Traffic Volume

From a traffic volume perspective, the additional space proposed will not substantially impact the operations of the food store. Traffic volumes may increase marginally due to improved store service and selection, but will not otherwise impact upon the site or surrounding street network. There is no indication that Memorial Drive, Taylor Street and the balance of the public road system surrounding the site cannot accommodate a marginal increase in traffic.

CONCLUSION

The application establishes that the project will not result in any detrimental impact on the identified standards or the general health, safety or welfare of the City of Manistee.

Staff/Site Plan Review for: Oleson's Food Stores - *Legal Name on property is G.D.O. Investments*
3860 N. Long Lake Road, Suite A
Traverse City, MI 49685

Address/Parcel Code#: 160 Memorial Drive/51-51-145-726-01 *Application does not have correct Parcel Code # on application and does not include all three parcels shown on Site Plan (51-51-146-726-01, 51-51-146-726-09, 51-51-146-726-11) application should be changed to reflect all parcels.*

Zoning District: C-3 Central Business District

Proposed Use: Commercial Retail - Grocery Store

	Requirements	Proposed	Compliance
Minimum Lot Area:	2,500 sq. ft.	4.07 acres	X yes <input type="checkbox"/> no
Minimum Lot Width:	25 ft	> 25 ft	X yes <input type="checkbox"/> no
Max. Building Height:	4 stories, or 50 ft	15' 4"	X yes <input type="checkbox"/> no
Maximum Lot Coverage:	100%	< 100%	X yes <input type="checkbox"/> no
Front Yard Set Back:	0 ft	> 0 ft	X yes <input type="checkbox"/> no
<u>Side Yard Set Back:</u>	<u>0 or 4 ft (each side)</u>	<u>2' to 2'8"</u>	<input checked="" type="checkbox"/> yes <input checked="" type="checkbox"/> no
Rear Yard Set Back:	6 ft	> 6ft	X yes <input type="checkbox"/> no
Waterfront Set Back	20 ft	n/a	<input type="checkbox"/> yes <input type="checkbox"/> no
<u>Parking Requirements:</u>	<u>0</u>	<u>See note</u>	<input checked="" type="checkbox"/> yes <input checked="" type="checkbox"/> no
Signage:	No change in signage	n/a	<input type="checkbox"/> yes <input type="checkbox"/> no

Landscaping Requirements - subject to Section 531:

Outdoor Lighting Requirements - subject to Section 525:

U.S. 31 Corridor Overlay District Requirements - subject to Article 19:

NOTES: Plan submitted on 4/16/07 Job No. 07075 prepared by Gourdie Fraser shows that the side yard set-back on the proposed addition would result in a 2' / 2' 8" side yard set-back (addition closest to Taylor Street). The Zoning Ordinance requires "Where a building is not proposed to be sited on the side lot line, a minimum yard of four (4) feet shall be provided".

Review of the site plan shows that the proposed parking spaces are located within the City right-of-way along Memorial Drive. A Licence Agreement will need to be executed between the City of Manistee and Oleson's Food Stores to allow parking in the right-of-way. The spaces shown on the plan do not meet the minimum size requirement of 9' x 18'. Please note that six (6) barrier free parking spaces are required.

In order to expedite the review process a copy was forwarded to the City Engineer, DPW, Police Department and Fire Department for their review and comments noting that corrections are required. Reviews will be forwarded as soon as they are received.

Zoning Reviewed and Approved by: Does not meet the requirements of the Ordinance - Returned to applicant for correction.



April 17, 2007

City of Manistee
70 Maple Street
P.O. Box 358
Manistee, Michigan 49660-0358

Attention: Mr. Jon Rose

RE: Oleson's Access Management
Memorial Drive, City of Manistee

Dear Jon:

This letter is in response to the site plan submitted to you by Gourdie-Fraser regarding drive entrance and site changes at the existing Oleson's Market site on Memorial Drive in the City of Manistee. The following items were submitted to me for review: one full size copy (24" x 36") of the proposed site plan consisting of six sheets dated April 13, 2007 (plot stamp date) bearing the sheet numbers 1.1, 1.2, 2.1, 3.1, 3.2, and 4.1.

In general, I was asked to review the proposed changes within the Memorial Drive ROW and to take drainage and parking into consideration. From this review, I offer the following comments:

- The plan shows new asphalt along the store side of the curb. I am assuming there will be a need for a ribbon of new asphalt on the road side as well. Pouring curb, while using the existing asphalt in place of a formed edge of metal, should not be permitted.
- The new curb and gutter will allow for vehicles to occupy some of the ROW by parking in this area. This would be a good opportunity to have the parking surface removed from the ROW to prevent parking in this location. Parking in the ROW could pose a liability issue should an accident occur involving a stationary vehicle that is allowed to park in the ROW. Other factors, such as snow removal (from Memorial Drive) and utility work restoration costs are also a concern when allowing the ROW to be occupied by adjacent property owners.
- Through discussions with Jon Rose, it appears that drainage offsite will remain the same volume as existing and no additional drainage will be directed to the adjacent properties or ROW. Drainage along Memorial Drive will remain the same; however, the plans show a low-point in the grades near Station 3+40 on both the Oleson's property side and the Memorial Drive side. This needs to be adjusted to provide positive drainage to the storm water system.
- The curb cuts located at Stations 2+25 and 4+80 should be removed. This will keep the site water on the site as long as possible before allowing it to run in the gutter serving Memorial Drive. Doing so will allow water from the site to enter the Memorial Drive gutter pan at Stations 1+40 (into the catch basin) and 4+00.

Wade Trim, Inc.
241 East State Street
Traverse City, MI 49684

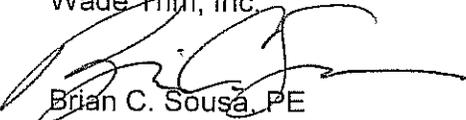
231.947.7400
800.968.6660
231.946.1000 fax
www.wadetrim.com

- I would like to pose the thought of moving the eastern entrance to the southwest, lining up the center of the entrance with the center of the building facade. Doing so would provide better access to the site and provide more distance between the southwest curb island and the building. This will allow more room for emergency vehicles to navigate the site in the event of an emergency. Moving the entrance in this fashion will also allow the traffic merging from US-31 onto Memorial Drive more time to slow down before an intersection is encountered. With either of the east entrance locations, based on the merging traffic speed and the sight distance (due to parked vehicles in the ROW), some verification will need to be completed to make sure there is not a conflict with the east entrance location and traffic heading southwest on Memorial Drive. I realize this location may match what is currently used, and this may be fine; however, it should be investigated as a permitted curb cut becomes somewhat permanent.
- The parking spaces, as shown on the plan, indicate a 9' x 15' parking stall size. The City requires a minimum of 9' x 18'. Increasing the stall size will then pose a problem with drive lane clearances for vehicles navigating the site.
- The paving detail on Sheet 4.1 indicates a 6" aggregate base depth or "match existing whichever is greater." The approaches should have a minimum of 8" of aggregate base (preferably 10") due to the loading vehicles apply when entering a site.
- The plans do not indicate what will be done as far as traffic maintenance during the work on Memorial Drive. The engineer and owner should work with the DPW to provide a safe environment for pedestrians, vehicular traffic and workers. As part of the construction, the contractor should provide all necessary traffic maintenance items needed.
- MDOT has been planning on some type of adjustment or elimination of the intersection of Memorial Drive and US-31. The design engineer should contact the local MDOT TSC to discuss any current design/plan for that intersection. It may or may not impact the site design, but it is worth a telephone call.

Again, the concept of providing access management to the site is a long-needed issue, and it is great to see the owner striving toward this safety measure. If you have any questions or need additional information, please call at your earliest convenience.

Sincerely,

Wade Trim, Inc.



Brian C. Sousa, PE
City Engineer

BCS:lkd

MAN 1063-06C-003

P:\Man1063\06C\003\Admin-support\Correspondence\MAN Olasons Access Mgmt Revised.doc

Enclosures

cc: Mr. Mitch Deisch
Mr. Jack Garber

MEMO TO: Denise Blakeslee, Planning and Zoning
FROM: Sid Scrimger, Fire Chief 
DATE: April 19, 2007
SUBJECT: Oleson's food Stores

I have reviewed the plans for Oleson's Foods (job no. 07075) prepared by Gourdie Fraser. I do not see any reason for objection by the fire department but would make the following comments.

The driveway entrance located nearest the main entrance to the building is located in such a way that a fire truck entering from the east and parking on the south side of the building might need to execute a difficult pair of turns. There does appear to be sufficient room to do this. However, if that entrance were moved 15 to 20 feet to the west, the angle of approach for a fire truck would be improved dramatically. If this could be done without causing other problems I would suggest it.

The building addition does not show enough detail to verify that the fire suppression system will be expanded and redesigned to offer protection to this area. I assume that this will be the case but would require it at any rate.

April 24, 2007

City of Manistee
70 Maple Street
P.O. Box 358
Manistee MI 49660-0358

PH 231.946.5874

FAX 231.946.3703

www.gourdiefraser.com

Attention: Mr. Jon Rose, Z.A.

RE: Oleson's Food Store
Land Use Permit Application
Site Plan Review

Dear Jon,

This letter is in response to your comments and the comments of the City Engineer's review letter dated April 17, 2007 of the proposed improvements shown on our site plans submitted on April 13, 2007. Gourdie Fraser Inc. and GDO Investments Inc. understand the importance of providing a safe environment for the residents, their shoppers and vendors supplying products to the area.

In general, we were looking for some guidelines within the areas of the Ordinance that you waved due to existing site conditions. The City's Engineer came up with the added direction we were looking for. The following comments address those suggestions as well as the comments from your own review of the Site Plans.

City Engineer's Comments:

1. We have added a new ribbon of asphalt to allow for form boards on the face of the curbing adjacent to Memorial Drive.
2. The owners wish to initiate a License Agreement with the City of Manistee to allow parking within the right-of-way of Memorial Drive behind the new curbing.
3. The grading plan showed a low area on or about Station 3+40. We have corrected the grade to allow for positive drainage.
4. The City's Engineer suggest that we retain water on the site as long as possible and that he would like us to remove two curb cuts allowing water onto Memorial Drive. The current condition allows for no retention and water sheet drains into the gutter from the site at a relatively slow rate of velocity. We would like to keep the curb cuts that are shown in the design to keep the velocity of the water as low as possible. We think that reducing the two curb cuts possibly may increase the velocity of the water through the remaining curb cuts, thus possibly making for an unsafe condition. We will honor the City's desire on this matter.

5. We have run several turning radius scenarios through the proposed and suggested relocation conditions to determine the safety and effectiveness of emergency access vehicles through the eastern entrance. There was no apparent benefit to either location so we made the adjustments recommended by the Fire Department and City Engineer.
6. The parking spaces were revised to meet the current requirements of the Ordinance. Most areas already had enough room for the spaces and drive lanes but were not properly striped. The plan has been changed and the parking spaces will be striped to meet the current requirements.
7. We have added the increased aggregate base for the approaches in the details.
8. We have added language to the Plan Set that the Owner will be responsible to safely sign and manage the traffic and pedestrian control at his site.
9. The proposed improvements do not affect that area of the site. The owner does not wish to delay his project at this time to discuss in further detail the possibility that the Government may or may not at some point issue Federal Funds to improve the intersection of Memorial Drive and U.S.-31. The owner is not objectionable to MDOT, jointly with the City of Manistee, commencing with their own plans to improve the intersection.

Zoning Administrator's comments:

1. The property owners name was changed to GDO Investments on the application.
2. The typo in the parcel ID #'s are corrected on the application.
3. The distance to the property line adjacent to the proposed 12-foot addition was only 1'-4", not 2'-8" as stated in your letter. The new plans call for the expansion of the store to the property line to meet the intent of the zero set-back of the side yard requirement in the City's Zoning Ordinance.
4. The owners wish to initiate a License Agreement with the City of Manistee to allow parking within the right-of-way of Memorial Drive behind the new curbing. Also the parking space sizes were changed to meet the Zoning requirements.

City of Manistee
April 24, 2007
Page 3

Again, we have taken great strides to reduce the safety concerns of the public and address the access management on the site. If you have any questions or need additional information, please call at your earliest convenience.

Sincerely,

GOURDIE FRASER INC.

A handwritten signature in black ink, appearing to read "Michael J. Rademaker", with a long horizontal flourish extending to the right.

Michael J. Rademaker
Project Manager

T:\Projects\07075\Documents\Communication\Cityof Manistee.doc
Enclosures:

CC: Mr. Jack Smith

PLANS PREPARED FOR: OLESON'S FOOD STORES MANISTEE STORE ADDITION

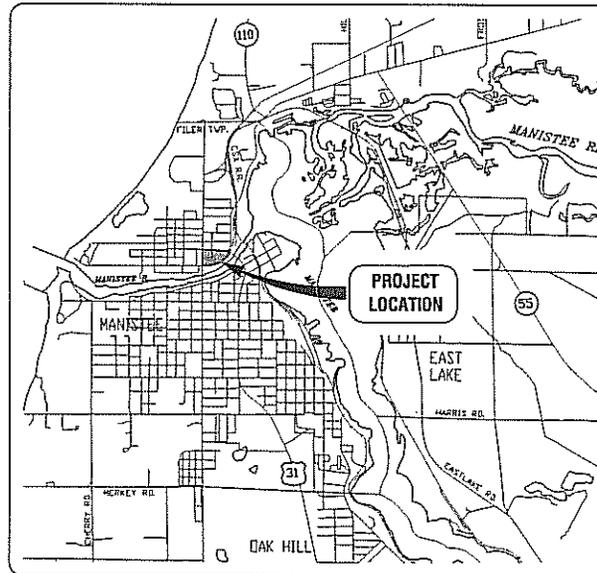
CLIENT / AGENCY

GDO INVESTMENTS
3860 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49684
231.947.6091

ENGINEER

gf Gourdie-Fraser

GOURDIE-FRASER
123 WEST FRONT STREET
TRAVERSE CITY, MICHIGAN 49684
1.800.900.5874



LOCATION MAP

CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN
SCALE: 1" = 2000'

PUBLIC AGENCIES AND UTILITIES

PUBLIC AGENCIES

CITY OF MANISTEE
Telephone: 231.723.2559

CITY OF MANISTEE D.P.W.
Telephone: 231.723.7131

MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.)
Telephone: 231.775.3487 (Cadillac-TSC)

CONSUMERS ENERGY
Telephone: 1-800-805-0490

DTE ENERGY
Telephone: 231.592.3244

SUPERIOR ENERGY
Telephone: 231.762.2520

UTILITY AGENCIES

CHARTER COMMUNICATIONS
Telephone: 231.723-7639

AT&T MICHIGAN
Telephone: 1-800-515-7272



SHEET INDEX

- 1.1 COVER SHEET
- 1.2 NOTE SHEET
- 2.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- 3.1 SITE PLAN
- 3.2 GRADING AND DRAINAGE PLAN
- 4.1 CONSTRUCTION DETAILS



B. Kladder
4/24/07



EMERGENCY SERVICES

EMERGENCY CALLS
911

EMERGENCY AMBULANCE SERVICE
911

POLICE AGENCIES
EMERGENCY SERVICE: 911
City of Manistee: Telephone: 231.723.2533
Manistee County Sheriff: Telephone: 231.723.8393

FIRE DEPARTMENTS
EMERGENCY SERVICE: 911
City of Manistee: Telephone: 231.723-1549

MISS DIG
Telephone: 1.800.402.7171

OLESON'S FOOD STORES: MANISTEE STORE ADDITION

These documents are prepared in accordance with the contractual terms and conditions for this project.

SHEET
07075

OF 1
1.1

GENERAL NOTES

- SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE VICINITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL OBTAIN ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION. PROVIDE PROPER PROTECTION UNDER ANY UNDERGROUND UTILITY STRUCTURE AND, IF NECESSARY, PROVIDE TEMPORARY BRACING OR USE A BENCH BOX TO MAINTAIN THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARNESSES FROM DAMAGE ALL UTILITIES, WHETHER PRIVATE OR PUBLICLY OWNED, ABOVE OR BELOW EXCAVATED SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, CABLES AND WATER LINES, IF KNOWN AND SHOWN ON THE PLANS, THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CONTRACTOR NOR THE ENGINEER SHALL BE RESPONSIBLE FOR ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND OBTAIN THEIR PERMISSION BEFORE ANY WORK IS DONE AND REQUEST THAT THEY STAKE OUT THE LOCATION OF THE UTILITIES IN QUESTION. THE CONTRACTOR SHALL COMPENSATE THE RELOCATION OF ANY UTILITIES WITHIN THE UTILITY PROPERTY. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS CONCERNING THE PLANNING AND USE OF SAFEGUARDS, SAFETY SERVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 348 (1974), THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF THREE FEET WORKING SPACE EXCLUDING SANDWALTS, BENCHES, AND HORNINGS FROM TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. SIGNERS WILL NOT BE HOLDENLY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- EXISTING PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT TO ANY WALLS/BOSS OVERHEADS DURING CONSTRUCTION AND SHALL NOT INTERFERE WITH MAINT. SERVICE. ALL DISTURBED WALLS/BOSS SHALL BE PLACED IN ORIGINAL LOCATION AND AT AN ELEVATION DETERMINED BY THE POSTAL SERVICE.
- LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL RESTORE ALL LAWN, LANDSCAPE PLANTINGS, SEWERALDS, CONCRETE SLABS, ETC., AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY. CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANY PRIOR TO ANY DISPLACEMENT OF UTILITY POLE OR ANCHORING SYSTEM.
- CONTRACTOR SHALL NOTIFY THE CITY OF MANISTEE OF A MINIMUM OF 3 DAYS PRIOR TO BEGINNING WORK ON MANISTEE DRIVE.

SOIL EROSION AND STORM WATER CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 348 AS INDICATED WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES. THE CONTRACTOR SHALL PROTECT THE ADJACENT AREA FROM ACCELERATED EROSION AND CONSTRUCTION FROM RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, AS DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
- INSTALLATION AND MAINTENANCE OF TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED TO BE NECESSARY BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER, THEY SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR FOR THE PROJECT. IF NOT PLACED IN 24 HOURS OR LESS, ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES ARE INSTALLED AND APPROVED BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER.
- ALL DISTURBED NON-HARD SURFACE AREAS TO BE STABILIZED WITH TOPSOIL, SEEDS, FERTILIZER AND MULCH. DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH NOT LESS THAN FOUR (4) INCHES. STRIPS BETWEEN 1 ON 3 AND 1 ON 2 SHALL BE SODDED AND STAKED OR RESEED WITH MAJON SEAMLESS.
- IF REQUESTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, A WATER TRAIL SHALL BE KEPT ON STANDBY ON SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE WATER TRAIL SHALL BE LINED AS DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER TO CONTROL WORK EROSION.
- ALL STORM DRAINAGE PIPE SHALL BE CORRUGATED GALVANIZED STEEL PIPE, 18" OR APPROVED EQUAL.

CONSTRUCTION SEQUENCE NOTES

- INSTALL SILT FENCE.
- ROUGH GRADE THE SITE.
- TOPSOIL, SEED AND MASH SLOPES OUTSIDE OF ROADWAY.
- GRADE AND COMPACT SUB-BASE FOR PARKING AREAS.
- GRADE AND COMPACT AGGREGATE BASE FOR PARKING AREAS.
- PAVE LEVELING COURSE OF ASPHALT INCLUDING FIRST COURSE OF BITUMINOUS CURB.
- PAVE WEARING COURSE OF ASPHALT INCLUDING SECOND COURSE OF BITUMINOUS CURB.
- REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES.
- A MINIMUM OF THE (2) FEET OF COVER FROM FINISHED EXCAVATIONS SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.
- ALL DRAINAGE PIPES THAT CURVE AT GROUND SURFACE SHALL INCLUDE END SECTIONS.
- EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS NECESSARY, ALL DRAINAGE CONCRETE DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL REMOVE OR CHANGE TO BE REMOVED ALL SEDIMENT OR SOILS THAT HAVE BEEN DEPOSITED, WASHED ONTO OR TRACKED OFF ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS AT THE END OF EACH WORKING DAY OR AFTER EACH RAIN EVENT ON NON-WORK DAYS.
- ALL REMOVED TOPSOIL WILL BE REDEPOSITED WITHIN THE PROJECT AREA. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA AS DIRECTED BY THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL REPAIR ALL WALLS/BOSS AND EXCAVATION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

PLAN LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	-----	-----
SEWER MAIN	-----	-----
STORM SEWER	-----	-----
SANITARY FORCE MAIN	-----	-----
PROPERTY LINE	-----	-----
BOUNDARY OF WAY	-----	-----
SECTION LINE	-----	-----
CONDUITS	-----	-----
GAS MAIN	-----	-----
UNDERGROUND ELECTRIC	-----	-----
OVERHEAD ELECTRIC	-----	-----
FIBER OPTIC	-----	-----
CABLE TELEVISION	-----	-----
OVERHEAD TELEPHONE	-----	-----
UNDERGROUND TELEPHONE	-----	-----
FENCE	-----	-----
MESH FENCE	-----	-----
TRAIL LINE	-----	-----
EDGE OF WATER	-----	-----
SILT FENCE	-----	-----
SANITARY MANHOLE (48")	○	●
STORM MANHOLE (48")	○	●
CATCH BASIN (36")	○	●
RIDGE	-----	-----
GATE VALVE	○	●
FIRE HYDRANT ASSEMBLY	○	●
POLL, POWER OR ELECTRIC	○	●
STORM	○	●
DRENCH MAIN (24")	○	●
1/2" UTILITY STORM	○	●
PROPERTY CORNER	○	●
CURB STOP & BICE	○	●
WATER SERVICE LEAD	○	●
SANITARY SERVICE LEAD	○	●
FIRE HYDRANT REMAINDER	○	●
VALVE NUMBER	○	●
TEST PIT	○	●

GO Gourdie-Fraser
Architects | Engineers | Planners

PROJECT NO. 2024-001
 DATE: 10/20/2024
 SHEET NO. 07075
 125 N. MAIN ST.
 TOWN OF MANISTEE, MI 49755

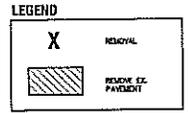
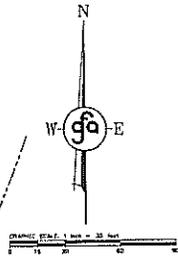
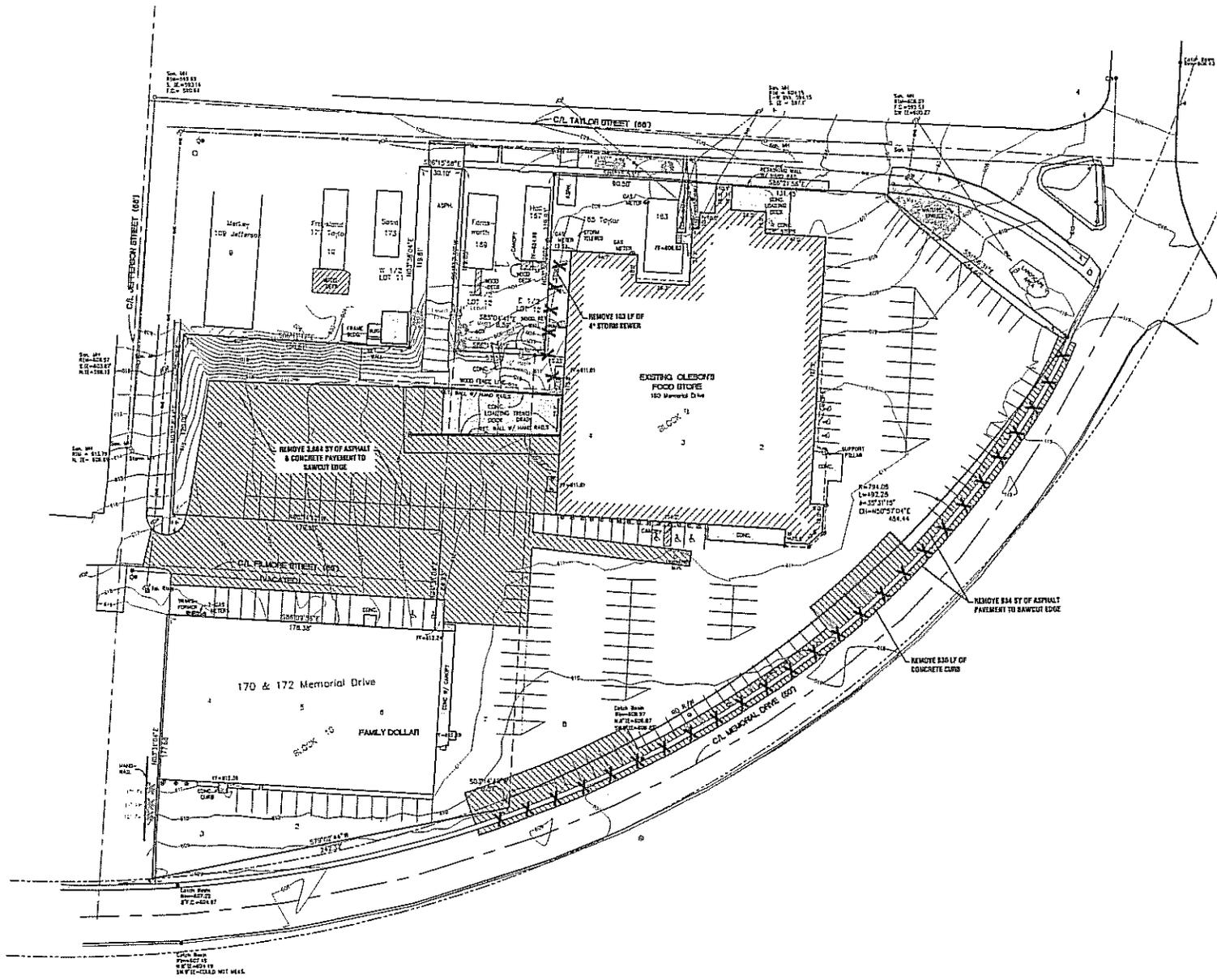
**OLESON'S FOOD STORES
 MANISTEE STORE ADDITION
 NOTES**

SECTION 1, TOWN 21 NORTH RANGE 17 WEST
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

DATE: 10/20/2024
 SCALE: AS SHOWN
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO. 2024-001

07075
 1.2

These documents are prepared in accordance with the contractual terms and conditions for this project.



gfo Gourdie-Fraser
 Municipal Development Engineers

PR 07048.001
 02.21.14.1723
 www.gourdiefraser.com
 1775 Grand Ave.
 Lansing, MI 48906

NO.	DATE	DESCRIPTION
1	02.21.14	ISSUED FOR PERMITS
2	03.10.14	ISSUED FOR PERMITS
3	03.10.14	ISSUED FOR PERMITS
4	03.10.14	ISSUED FOR PERMITS
5	03.10.14	ISSUED FOR PERMITS
6	03.10.14	ISSUED FOR PERMITS
7	03.10.14	ISSUED FOR PERMITS
8	03.10.14	ISSUED FOR PERMITS
9	03.10.14	ISSUED FOR PERMITS
10	03.10.14	ISSUED FOR PERMITS

**OLESON'S FOOD STORES
 MANISTEE STORE ADDITION
 EXISTING CONDITIONS AND REMOVAL PLAN
 SECTION 1, TOWN 24 NORTH RANGE 11 WEST
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN**

07075
 2.1

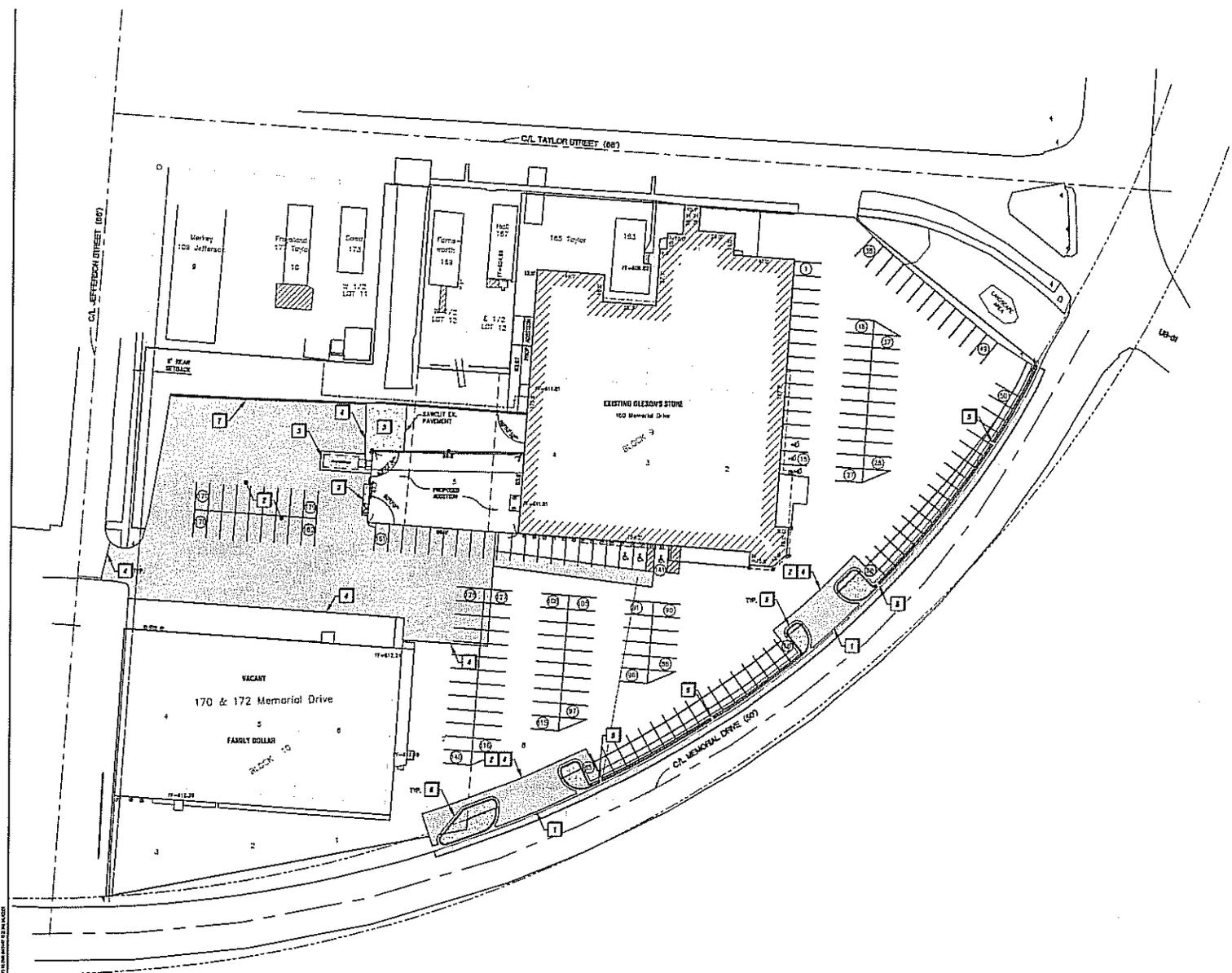
These documents are prepared in accordance with the contractual terms and conditions for this project.



NO.	DATE	BY	DESCRIPTION
1	02/20/20	GF	PRELIMINARY PLAN
2	02/20/20	GF	FINAL PLAN
3	02/20/20	GF	REVISIONS
4	02/20/20	GF	REVISIONS
5	02/20/20	GF	REVISIONS
6	02/20/20	GF	REVISIONS
7	02/20/20	GF	REVISIONS
8	02/20/20	GF	REVISIONS
9	02/20/20	GF	REVISIONS
10	02/20/20	GF	REVISIONS
11	02/20/20	GF	REVISIONS
12	02/20/20	GF	REVISIONS
13	02/20/20	GF	REVISIONS
14	02/20/20	GF	REVISIONS
15	02/20/20	GF	REVISIONS
16	02/20/20	GF	REVISIONS
17	02/20/20	GF	REVISIONS
18	02/20/20	GF	REVISIONS
19	02/20/20	GF	REVISIONS
20	02/20/20	GF	REVISIONS

These documents are prepared in accordance with the contractual terms and conditions for this project.

**OLESON'S FOOD STORES
MANISTEE STORE ADDITION
SITE PLAN**
SECTION 3, TOWN 24 NORTH, RANGE 11 WEST
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN



LEGEND

[Symbol]	EXISTING BITUMINOUS PAVEMENT
[Symbol]	PROPOSED BITUMINOUS PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB & GUTTER

CONSTRUCTION NOTES

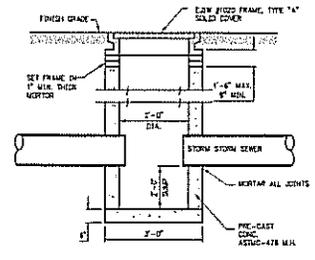
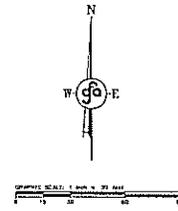
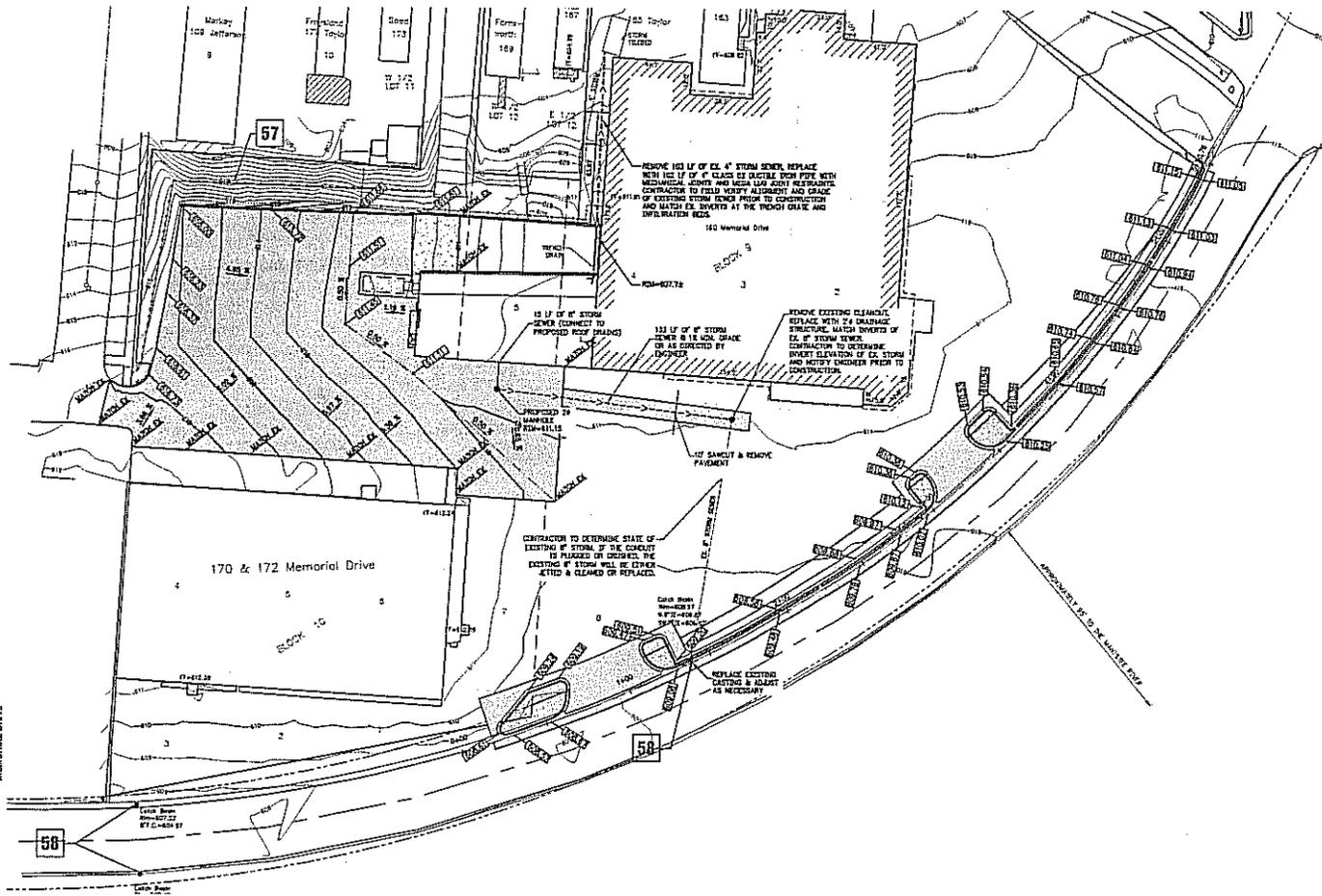
- 1 FOOT DETAIL: IN DRIVEWAY OPENING (SEE DETAIL 1 ON SHEET 4.1)
- 2 ASPHALT PAVEMENT (SEE DETAIL 2 ON SHEET 4.1)
- 3 CONCRETE PAVEMENT (SEE DETAIL 3 ON SHEET 4.1)
- 4 BUILT UP JOINT (SEE DETAIL 4 ON SHEET 4.1)
- 5 BACK TO BACK CURB DETAIL (SEE DETAIL 5 ON SHEET 4.1)
- 6 CURB DETAIL (SEE DETAIL 6 ON SHEET 4.1)
- 7 SIF CURB 1 (SEE DETAIL 7 ON SHEET 4.1)

SITE DATA

PROPERTY OWNER: OLESON'S FOOD STORES P.O. BOX 72 MANISTEE CITY, MI 49661	PARCEL ADDRESS: 170 MEMORIAL DRIVE MANISTEE, MICHIGAN 49661
PARCEL ZONING: C-3 CENTRAL BUSINESS DISTRICT	
PARCEL NO.:	31-01-114-170-01
TOTAL SITE AREA:	4.51 ACRES

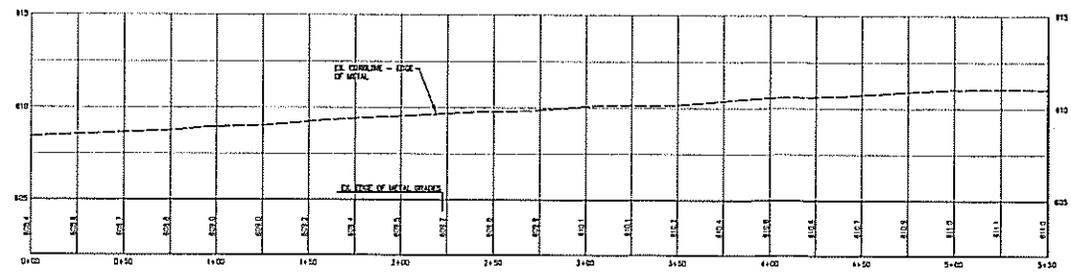
YARD SETBACKS

	REQUIRED	PROPOSED
FRONT	25'	25'
SIDE	5'	5'
REAR	5'	5'
BACKYARD	25'	N/A



2 FT. DIA. STORM MANHOLE DETAIL
NO SCALE

MEMORIAL DRIVE CURB PROFILE
SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=2'



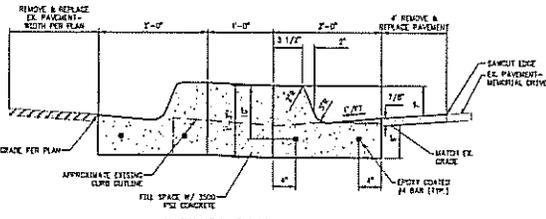
NOTE:
1. CONTRACTOR/OWNER TO PROVIDE TRAFFIC CONTROL ALONG MEMORIAL DRIVE DURING CONSTRUCTION FOR FOOT TRAFFIC SAFETY DETAIL AND PLAN MESSAGES.

58	REPLACE EXISTING MANHOLE	PROTECT EXISTING MANHOLE FROM ACCUMULATION DEBRIS FROM CONSTRUCTION ACTIVITIES
57	REMOVE EXISTING MANHOLE	REMOVE EXISTING MANHOLE AND REPAIR AS NECESSARY TO MAINTAIN PROPER DRAINAGE

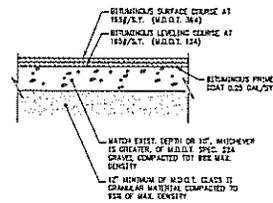
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2	1	07/15/20	ISSUED FOR CONSTRUCTION
3	1	07/15/20	ISSUED FOR CONSTRUCTION
4	1	07/15/20	ISSUED FOR CONSTRUCTION
5	1	07/15/20	ISSUED FOR CONSTRUCTION
6	1	07/15/20	ISSUED FOR CONSTRUCTION
7	1	07/15/20	ISSUED FOR CONSTRUCTION
8	1	07/15/20	ISSUED FOR CONSTRUCTION
9	1	07/15/20	ISSUED FOR CONSTRUCTION
10	1	07/15/20	ISSUED FOR CONSTRUCTION

**OLESON'S FOOD STORES
MANISTEE STORE ADDITION**
GRADING, DRAINAGE, AND SOIL EROSION CONTROL PLAN
SECTION 1, TOWN 22 NORTH, RANGE 17 WEST
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

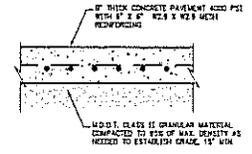
These documents are prepared in accordance with the contractual terms and conditions for this project.



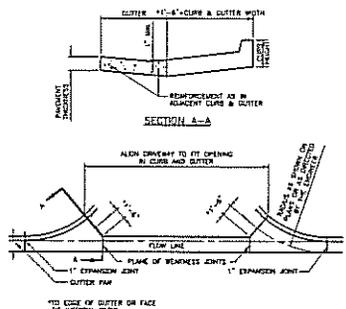
1
4.1
BACK TO BACK CURB DETAIL
(MODIFIED M.D.O.T. TYPE C4)
NO SCALE



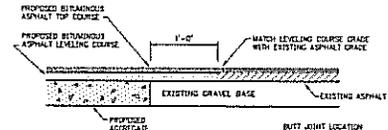
2
4.1
PAVING DETAIL
NO SCALE



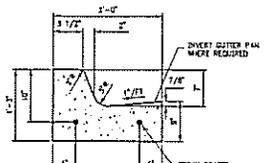
3
4.1
PAVING DETAIL - CONCRETE
NO SCALE



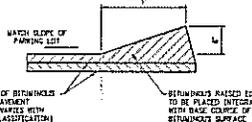
4
4.1
M.D.O.T. TYPE M DRIVEWAY OPENING
NO SCALE



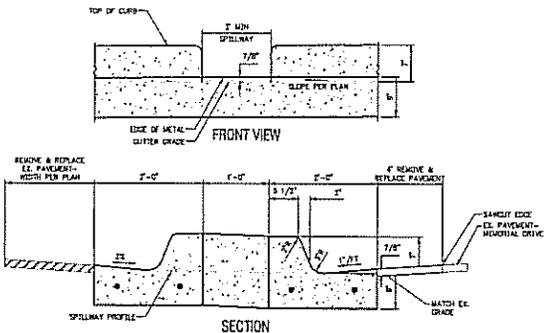
5
4.1
BUTT JOINT DETAIL
NO SCALE



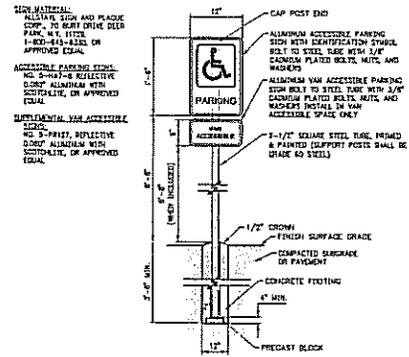
6
4.1
CURB DETAIL
(MODIFIED M.D.O.T. TYPE C4)
NO SCALE



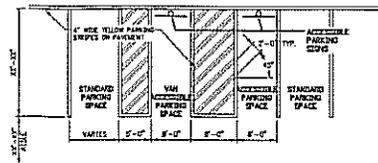
7
4.1
BITUMINOUS RAISED EDGE DETAIL
NO SCALE



8
4.1
CURB SPILLWAY DETAIL
NO SCALE



9
4.1
BARRIER FREE PARKING SIGN DETAIL
NO SCALE



10
4.1
LAYOUT FOR STANDARD AND ACCESSIBLE PARKING SPACES
NO SCALE

NO.	REV.	DATE	DESCRIPTION
1	1	21/11/2023	ISSUED FOR PERMIT
2	1	21/11/2023	ISSUED FOR PERMIT
3	1	21/11/2023	ISSUED FOR PERMIT
4	1	21/11/2023	ISSUED FOR PERMIT
5	1	21/11/2023	ISSUED FOR PERMIT
6	1	21/11/2023	ISSUED FOR PERMIT
7	1	21/11/2023	ISSUED FOR PERMIT
8	1	21/11/2023	ISSUED FOR PERMIT
9	1	21/11/2023	ISSUED FOR PERMIT
10	1	21/11/2023	ISSUED FOR PERMIT
11	1	21/11/2023	ISSUED FOR PERMIT

These documents are prepared in accordance with the contractual terms and conditions for this project.

Mark A. Reenders Construction, Inc.

City of Manistee
P.O. Box 358
Manistee, MI 49660

April 30, 2006

Dear Denise Blakeslee; Planning & Zoning,

It has come to my attention that it is time for the City of Manistee to re-visit your Master Plan. I would like to request that your committee look at sites such as the old Washington School Property at 500 Washington. This property has 3.04 acres and can be developed for only 24 units per letter dated August 4, 2006 from Jon Rose.

The following is some history on your Planning Commission meetings and public hearings from spring and summer of 2006 regarding the Washington School Site;

At the May 4, 2006 Planning Commission meeting it was voted on to bring our site plan to a public hearing for June 1, 2006. On June 1st the public hearing was held but no action was taken. On July 6th it was voted on by a 8-0 vote to consider our project a Planned Unit Development special use permit with 33 units (we had started with 47 units) we were to return for the August 2006 meeting for final adjustments on some recommendations. At the August 3, 2006 Planning Commission meeting the development was turned down because Jon Rose said they could not look at it as a P.U.D because it was less than a 5 acre site and could not be considered for a P.U.D. Where did the 5 acre requirement come from? (see attached letter dated August 4, 2006) It was approved as a P.U.D. at the July 6, 2006 meeting! As you can see we had already reduced our units down to 30 per the planning commission's recommendation. There are not many areas in the City of Manistee that are more than 5 acres! Therefore we would like to request that the City look at this piece of property as you re-visit your

Master Plan and make exceptions to sites like the Washington School Property. If this property could fall under a P.U.D. (as was voted on in the July 6, 2006 meeting) It could be developed into 40 affordable row homes as we originally presented or a 40 bed adult foster care home or even a 40 bed assisted living for the elderly. In the minutes of the August 3, 2006 Planning Commission meeting it stated that this should be a future discussion (P.U.D's for sites under 5 acres) by the Master Plan review sub-committee to amend the ordinance to allow sites such as this to be considered as a P.U.D. special use permit.

Please find enclosed meeting minutes of May 4, 2006, July 6, 2006, August 3, 2006 and a letter dated August 4, 2006. As you probably already know, the majority of the neighbors were in favor of this development (refer to page #7 of the August 3 meeting) Neighbors stood up for this project even after it was denied.

Please keep me informed on all the committee meeting dates so that I can attend.

Sincerely,



Mark Reenders
President
Mark A. Reenders Construction, Inc.
New Traditions Investments, L.L.C.



P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

**PLANNING, ZONING &
COMMUNITY DEV.**
231.398.2805

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

CLERK/TREASURER
231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

August 4, 2006

Mark Reenders Construction, Inc.
16776 Warner Street
Grand Haven, MI 49417

VIA FAX #616-846-7694

Dear Mr. Reenders:

The City of Manistee Planning Commission denied your request for a Planned Unit Development at 500 Washington Street (former Washington School property) at their meeting on August 3, 2006. Enclosed is a draft copy of the minutes for your files.

This motion to deny was based on the fact that the Site Plan did not meet the maximum density requirements of the Master Plan. Section 1802 of the City of Manistee Zoning Ordinance provides standards that the Planning Commission must follow to approve a Special Use Permit Application (including Planned Unit Developments). Requirement A.1 of the standards states that *"The Special Use shall be consistent with the adopted City of Manistee Master Plan."*

The Master Plan limits your development site to 24 units as stated in my Memo dated July 27, 2006 that was mailed to you the same time the Planning Commission were sent their packets. Your site plan for the project showed 30 units, 6 more than allowed under the Master Plan. For clarification the Bay Condominiums PUD project was located in the Waterfront District. Your project is located in the R-2 Residential District. These two Zoning Districts have different density Standards.

In response to your questions, I can find no reference to time frame for an appeal to Circuit Court. If you have any questions, please call me at 231.398-2805.

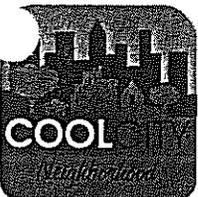
Sincerely,

Jon R. Rose
Community Development Director

JRR:djb

Enclosures

cc: Bruce Gockerman, City Attorney
Planning Commissioners



Harbor Village - Site Plan Review (10 Condominium Units).

Due to a conflict Ben Bifoss abstained from discussion on this request.

Jeff Mikula and Cyndy Fuller explained the request from Harbor Village for a Site Plan for 10 Condominium Units. This development is located in the Lakewick Area. The request is for a lesser number of units than allowed in the area where the existing storage/maintenance facility is located. The developer plans to demolish the existing structure to construct these units. The layout of the buildings and driveways were explained and the area will have a neighborhood appearance.

MOTION by Tony Slawinski, seconded by Dave Crockett that the request from Harbor Village for Site Plan Approval for a 10 Condominium units in the Lakewick Area be approved.

With a roll call vote this motion passed 6 to 0 with Ben Bifoss abstaining.

- Yes: Crockett, Slawinski, Buswinka, Ferguson, Barry and Fortier
- No: None

Mark A. Reenders Construction Inc. Special Use Permit for Planned Unit Development.

Mark Reenders from Mark A. Reenders Construction Inc. presented a proposal for a Planned Unit Development on the former Washington School property. The project will consist of two phases with a total of 33 units. The developer will save some of the existing trees on the site but will remove the pine trees along Ford Street. Due to the topography of the site the units in phase one will be three stories in height while the units in phase two will be two stories.

Discussion included:

- Wall of buildings
- * ■ Storm Water control
- * ■ Different parking
- * ■ Does the development fit with the neighborhood

MOTION by Maureen Barry, seconded by Greg Ferguson that a Public Hearing be scheduled for June 1, 2006 in response to the request from Mark A. Reenders Construction Inc. for a Special Use Permit for a Planned Unit Development.

With a roll call vote this motion passed 7 to 0.

- Donation of property as park - what are the terms of Parks Commission?
- Yes: Crockett, Barry, Buswinka, Ferguson, Bifoss, Fortier, Slawinski
- No: None

NEW BUSINESS:

Fred MacDonald, 305 Cypress Street - Driveway Permit.

Fred MacDonald has submitted an application for a Driveway Permit at 305 Cypress Street. This is a very narrow lot and the proposed driveway has a zero setback on the south property line and a two foot setback on the north property line. The Zoning Ordinance allows the Planning Commission the option to approve a driveway that does not comply with the ordinance.

Mr. MacDonald explained that this parcel does not have access to the alley and currently they have to park their vehicle on Third Street. If the turnaround were located in the rear it they would need to remove another tree and a part of a deck would have to be removed.

Jon Rose recommends the reduction on the north property line to two (2) feet but does not recommend the zero setback on the south property line. Mr. Rose feels that the three (3) foot setback should be maintained.

MOTION by Ben Bifoss, seconded by Greg Ferguson to approve the request from Alfred MacDonald, 305 Cypress Street to install a driveway as submitted on the site plan but the driveway must maintain the required three (3) foot setback on the south property line in accordance with the Zoning Administrators recommendation.

With a roll call vote this motion passed 7 to 1.

Yes: Bifoss, Haines, Buswinkle, Ferguson, Barry, Fortier, Yoder
No: Crockett

UNFINISHED BUSINESS:

Mark A. Reenders Construction, Inc. - Special Use Permit/PUD, 500 Ford Street (former Washington School property).

A Public Hearing was held at the June Planning Commission meeting regarding a request from Mark A. Reenders Construction for a Planned Unit Development that would allow the construction of a 33 unit condominium project. Mr. Reenders has submitted a new site which the Planning Commission will review.

Mr. Reenders said that this site plan was prepared to address comments from the Planning Commission that were made at the June Meeting. Some items on the new plan that he highlighted were as follows:

- ▶ No lighting in landscaped areas. Only lighting will be on the buildings (garages, front and rear entries) as required in the building code.
- ▶ Sewer mains have been adjusted to meet the requirements from Wade Trim (May 23, 2006 Memo).
- ▶ Eliminated driveways on Ford Street, now accessed from Church Avenue. Reconfigured driveways to allow on street parking.
- ▶ Moved buildings back on Ford Street, they will be at the same grade that the Washington School Building was built upon.
- ▶ Reduced the height of the three story building.

Mr. Reenders spoke of the Memo that Jon Rose had prepared for the members and the memo from the Fire Chief. Mr. Reenders disagrees with some of the comments/concerns from the Fire Chief and cited other properties. Chairman Yoder explained that Mr. Reenders would need to speak with the Fire Chief about his concerns, in addition to having to meet Zoning requirements the development would have to meet any safety concerns of the Fire Department for Planning Commission to approve.

Planning Commissioners discussed traffic circulation and stacking of vehicles, Density still exceeds Master Plan requirements, Deadline for deliberation is July 30, 2006. .

Mr. Reenders and the Planning Commission agreed to a 30 day extension (August 29, 2006) for the Planning Commission to take action on the request.

The Planning Commission discussed the definition of a Planned Unit Development and if this project would qualify as a Planned Unit Development under the new Zoning Ordinance.

MOTION by Greg Ferguson, seconded by Ray Fortier that the application from Mark A. Reenders Construction, Inc for a Special Use Permit at 500 Ford Street (former Washington School property) for a 33 unit condominium development be considered a Planned Unit Development (PUD) application.

With a roll call vote this motion passed 8 to 0.

Yes: Barry Buswinka, Ferguson, Fortier, Bifoss, Crockett, Yoder, Haines

No: None

Sand Products Corporation - Planned Unit Development Amendment (Phase 3)

Commissioner Haines will recuse himself from discussion on the Sand Products Corporation request at this time pending clarification of potential conflict. Commissioner Bifoss left his seat due to a conflict of interest.

The Planning Commission will continue their deliberation on the request from Sand Products Corporation for a Planned Unit Development Amendment Phase 3 at their September 7, 2006 meeting.

Commissioner Buswinka recommended some conditions if the Planning Commission were to consider approval of the request including:

- The applicant receive MDEQ Permit Approval
- Limit height to 20 feet
- Open Space must be placed in a restrictive covenant that it shall remain open space and no future development would be allowed.
- Public Access would be put into a legal agreement.
- Colors of building would be specified so that it is harmonious with the environment.
- Exterior lights for buildings would be limited to one light per building and illumination levels would be kept at a minimum.
- Landscaping would be required to remain natural
- No gating of the private drive
- Developer employ the most current and sophisticated engineering techniques in the development of the site, homes and installation of utilities as to prevent issues jeopardizing the public health safety and welfare.
- In the event that the dune were to ever breach in the future Sand Products Corporation would be responsible for the cost of remediation.

Chairman Yoder called for a five minute recess.

Commissioner Bifoss entered the meeting. Mr. Bifoss is abstaining from any deliberation on the request from Sand Products Corporation due to a conflict of interest.

Mark A. Reenders Construction, Inc. - Special Use Permit/PUD, 500 Ford Street (former Washington School property).

Mr. Reenders submitted an amended Site Plan for the Commissioners to review that was mailed to the Commission in their packets last week. This evening Mr. Reenders submitted another Site Plan for review that addressed concerns from the Fire Chief. One of the changes from the Plan submitted at the July meeting was a decrease in density from 33 units to 30 units.

Mark A. Reenders (Mark A. Reenders Construction, Inc.) - spoke of the new plan and how the buildings were moved forward to address the concerns from the Fire Chief. Mr. Reenders commented on the density concerns and said that the Planning Commission would need to approve his PUD because they approved the PUD for Bay Condominiums for 40 units.

Ray Fortier

Sid Scrimger, Fire Chief said that the change in the plan would provide the access necessary for the fire department in the case of an emergency while allowing parking on Ford Street.

Jon Rose, Community Development Director - Mr. Rose said that the Bay Condominiums is located in the Waterfront Zoning District which allows 17 units per acre. Mr. Reenders project is located in the R-2 Zoning District which allows 8 units per acre. This parcel is less than 5 acres and is only allowed 24 units under the Master Plan.

Chairman Yoder read a Memo from Jon Rose dated July 27, 2006 which noted the density issue. Mr. Reenders was forwarded a copy of the Memo the same time it was sent to the Commissioners. (attached).

MOTION by Ben Bifoss, seconded by Ray Fortier that since the Planning Commission does not have the legal ability to approve the site plan the application be denied.

Discussion by the members included:

The site plan is not consistent with the adopted Master Plan and this would be jeopardizing the validity of the Master Plan and Zoning Ordinance by approving the request.

* Should the Master Plan density standards be amended, that would need to be a future discussion by the Master Plan Review Sub-Committee.

With a roll call vote this motion passed 7 to 1 with Tony Slawinski abstaining.

Yes: Yoder, Barry, Crockett, Haines, Buswilek, Fortier, Bifoss
No: Ferguson

Update 2006 Sub-Committee Appointments. Sub-Committee Appointments are made during the January Meeting every year. Since January 2006 we have three new members on the Planning Commission. Chairman Yoder will update the 2006 Sub-Committee Appointments.

Chairman Yoder made the following Sub-Committee Appointments for 2006:

Historic Overlay/Site Plan Review Committee:

Barbara Buswilek
Dave Crockett
Tony Slawinski
Harlo Haines - Alternate

Joint City Ordinance Review Committee (Executive Committee):

Maureen Barry
Ray Fortier

Roger Yoder

Bob Ooten, 34 Brookharbor - Mr. Ooten is a Civil Engineer and he expressed his concerns about the layout of the sanitary sewer and associated costs if it were not a gravity main. Would this effect the proposed road layout?

Bob Strohs, 332 Lakeshore Drive - Mr. Strohs asked the Commission to consider the lake level report he prepared while making their decision.

Rosemary Thompson, 3868 Canterbury Road - Asked about the proposed public access and expressed concerns about the proposed development.

* Dan Hahn, 234 Fifth Avenue - Mr. Hahn spoke in favor of the Mark A. Reenders request.

Carole Lindberg, 27 Cottage Lane - Asked how many parking spaces are currently available to the public around Man Made Lake and how many are proposed under the plan. Spoke of the topography of the site and asked about a map and spoke of crosion.

Cathy Knechtges, 1310 Cornell Street - Expressed disappointment that approval had already been given for Phase 1 & Phase 2 at Man Made Lake. Would like to see area remain as it presently is.

Dick Lindberg, 27 Cottage Lane - Asked why the Fire Chief was not involved in the review of the Site Plan for Man Made Lake area. Spoke of the road elevations and concerns about the proposed development.

Chuck Canestraight, Sand Products Corporation - Mr. Canestraight wanted to clarify that the berm is not a critical dune, spoke of the DRC High Risk Erosion approval process, spoke of agreements that are in place, spoke of sophisticated engineering practices that can be used for sewer lines. Sand Products Corporation has afforded public use of their property for these past years. Property sales should be between City Council and Sand Products not a consideration of the Planning Commission.

Bob Brooks, 352 Lakeshore Drive - Mr. Brooks spoke of the proposed development at Man Made Lake and asked the Planning Commission if they have the best possible project to make a decision.

Ronnie Call, St. Joe, Michigan - Mr. Call grew up in Manistee and spoke of the history of the Man Made Lake area, concerns about Lake Michigan currents and erosion.

WORK/STUDY SESSION:

No Worksession is scheduled for August. The next Meeting of the Planning Commission will be on Thursday, September 7, 2006.



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WASTEWATER PLANT
50 Ninth St.
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May 4, 2007

Mark A. Reenders Construction, Inc.
16776 Warner Street
Grand Haven, MI 49417

Dear Mr. Reenders:

The City of Manistee Planning Commissioners received a copy of your letter dated April 30, 2006 at their May 4, 2007 Meeting. No subcommittee meetings have been scheduled at this time.

We will notify you by mail when the Master Plan Rewrite Committee schedule their next meeting.

Sincerely,

CITY OF MANISTEE

Denise J. Blakeslee
Planning & Zoning

:djb

