

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, October 4, 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 October 4, 2007 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the September 6, 2007 meeting Minutes.

V Public Hearing

Good Shepherd Lutheran Church - A hearing has been scheduled to allow input from the Public in response to the request from Good Shepherd Lutheran Church for a Special Use Permit. The Special Use Permit is for the construction of a parking lot (Section 902.B - Accessory use to permitted special use).

The Applicant will make their presentation followed by the Chair inviting public comment.

VI New Business

Good Shepherd Lutheran Church - A request has been received from Good Shepherd Lutheran Church for a Special Use Permit for the construction of an off site(Section 902.B - Accessory use to permitted special use).

At this time the Planning Commission could adopt a resolution to (approve/deny/approve with conditions) the Special Use Permit request for for the construction of a parking lot (Section 902.B - Accessory use to permitted special use).

Meeting/Worksession Dates 2008. A schedule of tentative Meeting and Worksession Dates has been prepared for 2008 for the Planning Commission to review.

At this time the Planning Commission could take action to schedule their meeting dates for 2008.

VII Old Business

None

VIII Public Comments and Communications

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

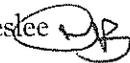
At this time the Chair will ask members of the Planning Commission if they have any items to discuss.

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: September 27, 2007
RE: October Planning Commission Meeting

Commissioners, enclosed is the information for the October Planning Commission Meeting. We have the following items on the Agenda::

- ▶ **Good Shepherd Lutheran Church** - A Public hearing has been scheduled in response to the request from Good Shepherd Lutheran Church for a Special Use Permit. The Special Use Permit is for the construction of a parking lot (Section 902.B - Accessory use to permitted special use).

Draft resolutions of Approval/Denial have been prepared for this request.

- ▶ **Meeting/Worksession Dates 2008.** Enclosed is schedule of tentative Meeting and Worksession Dates 2008. If everyone is comfortable with these dates I can prepare the ad and reserve the Council Chambers.

If you are unable to attend please call me at 398-2805. See you Thursday!

:djb



MEMORANDUM

TO: Planning Commissioners
FROM: Jon R. Rose,  Community Development Director
DATE: September 24, 2007
RE: Good Shepherd Lutheran Church - Special Use Permit

Commissioners, following is a copy of a request from Good Shepherd Lutheran Church for a Special Use Permit for the construction of a parking lot. The Church is located in the R-2 Residential Zoning District and is a Place of Public Assembly, Large. They currently have parking adjacent to the church on the same parcel and across the street on Magill Street.

They recently purchased a vacant piece of property on the corner of Sixth and Cypress (U.S. 31) and want to construct an additional parking lot for their facility (Section 902.B - Accessory use to permitted special use).

The information that is included in your packets on this request include the following:

- ▶ The original application that was received on September 5, 2007.
- ▶ Letter dated September 12, 2007 to the applicant that includes the review from the City Engineer, Department of Public Works Director and an 11x17 of the original site plan (22 parking spaces)
- ▶ Letter from the applicant dated September 22, 2007, letter from their engineer and revised site plan (18 parking spaces).
- ▶ 24 x 36 Revised Site Plan. While your copies of the plans are not sealed we have sealed plans in the office and did not require that they seal all of the plans they submitted.
- ▶ Staff Report

The letter from the applicant (9/22/07) adds a request for signage for the parking lot.

Review of the revised plans shows that the concerns from both the City Engineer and Department of Public Works Director have been addressed.

JRR:djb



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

STAFF REPORT

Commissioners, as required under Section 1805.1 Accessory Uses, Related to Uses Permitted as the Zoning Administrator for the City of Manistee we are making the following recommendation to the Planning Commission for the request for the construction of an off site parking lot for Good Shepherd Lutheran Church.

Impact on the neighborhood in the potential generation of traffic - The proposed parking lot would provide 18 additional off street parking spaces when attendance at the church is at its peak. Access to the parking lot is on Sixth Street approximately 30 feet from U.S. 31. This parcel is currently vacant and adjacent to the highway. It is expected that this parking lot would reduce traffic generation in the neighborhood.

Impact on congestion - This would reduce congestion on the Magill Street neighborhood and while being located adjacent to the highway would create little congestion to the neighborhood on Sixth Street.

Impact on noise - The parking lot is adjacent to U.S. 31 and the noise of vehicles going to and from the parking lot would not create any significant increase in noise.

Impact on odors - Same impact on odors as regular traffic on U.S. 31 currently has.

Impact on dust - The parking lot will be paved and the area around it will be landscaped. This will be an improvement over a vacant lot.

Impact on litter - A maintained parking lot should have less litter than a vacant lot with an absentee owner.

The proposed parking facility fronts on U.S. 31 on an existing vacant lot. This property is zoned R-2 Residential and is located on a Key Street. This property is more suited towards a commercial use than a residential use. The construction of an overflow parking lot would have less impact on the neighborhood than a commercial establishment.

JRR:djb

SECTION 1805 ACCESSORY USES, RELATED TO USES PERMITTED

- A. **Definition.** A use naturally and normally incidental to, and subordinate to, and devoted exclusively to, the principal use of the land or buildings.
- B. **Regulations and Conditions.**
1. A determination of whether a proposed accessory Special Use is related to uses permitted shall be made by the Planning Commission upon the recommendation of the Zoning Administrator. In preparing such a recommendation, the Zoning Administrator shall evaluate the proposed use in terms of the potential generation of traffic, congestion, noise, odors, dust, litter, and similar impacts. In addition, the proposed use shall be evaluated to determine the degree to which it may support or conflict with other uses permitted.
 2. For purposes of interpreting Accessory Uses Related to Uses Permitted;
 - a. A use may be regarded as incidental or insubstantial if the viability of the principal use is not dependent in any significant way on the accessory use.
 - b. To be commonly associated with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
 3. An accessory use shall not generate any effects on neighboring properties, including, but not limited to, noise, parking, traffic, glare, or dust, greater than or more burdensome than such impacts from the main use on the property.
 4. Where an Accessory Use Related to Uses Permitted is proposed, and regulations are contained in this Ordinance for said use, those regulations shall be met; provided, the Planning Commission may impose additional conditions on approval, to protect the health, well being, safety, and economy of the City and its residents



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



September 12, 2007

Good Shepherd Lutheran Church
P.O. Box 157
Manistee, MI 49660

RE: Site Plan Review

Good Morning!

We have completed the initial review of the site plan included with your request for a Special Use Permit to construct an off site parking lot for Good Shepherd Lutheran Church (Section 902.B - Accessory use to permitted special use). Please see the enclosed review from both the City Engineer and the Department of Public Works Director.

A Public Hearing will be held at the October 4, 2007 Planning Commission Meeting. Any plan revisions or written comments you may wish to make must be received in the office no later than Tuesday, September 25, 2007 to be included in the Planning Commission Packets.

If revisions to the or comments are not submitted until the Planning Commission meeting the Planning Commission may delay making a decision so that there is sufficient time for staff and the Commission to review the new site plan. If you have any questions, please call me at 231.398-2805.

Sincerely,

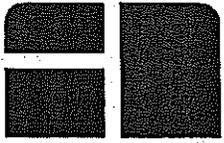
CITY OF MANISTEE

Jon R. Rose
Community Development Director

JRR:djb

Enclosures

cc: Thomas Bastion
Butch Strait, Elmer's



ABONMARCHE

Confidence By Design

ENGINEERS
ARCHITECTS
PLANNERS
SURVEYORS

361 First Street
Manistee, MI 49660
T 231.723.1198
F 231.723.1194
www.abonmarche.com

BENTON HARBOR,
MI
SOUTH HAVEN, MI
SOUTH BEND, IN
FORT WAYNE, IN

MEMORANDUM

DATE: September 11, 2007

TO: Jon Rose, Community Development Director
City of Manistee

FROM: Jeffrey W. Mikula *JWM*

RE: Good Shepard Lutheran Church
22 Additional Parking Spaces

Abonmarche has reviewed the site plan drawing of the proposed parking lot against portions of the City of Manistee Zoning Ordinance, pertaining to the engineering aspects of the project.

Section 511.F.

This section requires that all driveways be paved to the Right of Way. The site plan indicates pavement up to the platted alley. We would recommend that the paved surface extent into the traveled portion of the alley.

Section 1904.J.

The existing north curb cut, which has been shown for removal acts currently, as a sidewalk ramp for the crosswalk on US-31. When the curb cut is removed, a new sidewalk ramp should be constructed to line up with the crosswalk. Portions of the sidewalk north and south of this curb cut may need to be removed to establish proper barrier free grades.

Section 2203.D.13.

Curb cuts and driveways are not shown as required in this section.

Section 2203.D.17.

Soil Erosion and sediment control measures are not shown as required in this section.

Additional observations and comments are as follows:

Item #1 – The existing sidewalks will be required to have a minimum thickness of 6" , at the alley and curb cut on Sixth Street.

Item #2 – The throat width of both curb cuts should measure a minimum of 24 ft in width. The alley is platted at 16.5 Ft (as shown on the plans); therefore the additional width would need to be placed on the Church property. This would be similar to how Northwestern Bank was constructed on First and US-31.

Item #3 – The 5 ft radii shown on the entrance to the alley are not sufficient and should be increased to a minimum of 10 ft radii.

Item #4 – The retention basins should be designed to store the calculated runoff and should not be sized to include infiltration. The calculations provided are not based on actual absorption rates of the soils found on site. These basins will typically silt up and reduce the filtration ability of the soils over time. The capacity of the basin should be increased.

Denise Blakeslee

From: Jon Rose
Sent: Friday, September 07, 2007 12:51 PM
To: Jack Garber
Cc: Denise Blakeslee
Subject: RE: Good Shepherd Lutheran Church Parking Lot

Thanks Jack

—Original Message—

From: Jack Garber
Sent: Fri 9/7/2007 12:11 PM
To: Jon Rose (jrose@ci.manistee.mi.us)
Subject: Good Shepherd Lutheran Church Parking Lot

Jon, here is a few suggestions for the new proposed parking lot.

1. Alley has to be paved from sidewalk to end of there lot.
2. Sidewalk walk should be 6 inches thick where they drive on.
3. Leave crosswalk handicap for school crossing.

Jon, Jeff said he would look into this project. I think everything else looks OK, but these are the only ones I could come up with on a shot notice. I'll be on Vacation next week till the 18th. jack.

SPECIAL USE PERMIT APPLICATION

Good Shepherd Lutheran Church
 Applicant
521 Cypress St PO Box 157
 Address
Manistee MI 49660
 City, State, Zip Code
 Phone Numbers (Work) 231 723 7161
 (Home) 231 723 8884

FOR OFFICE USE ONLY:

Case number PC-2007-12
 Date Received 9-5-07
 Fee Received \$250.00
 Receipt Number 14285
 Hearing Date 10-4-07
 Action Taken _____
 Expiration Date of Permit _____

BASE FEE FOR SPECIAL USE PERMIT
\$250.00

A Special Use application shall be submitted and processed according to the following procedures:

A. **Submission of Application.** Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the payment of a fee and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. An application shall be submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission by the Zoning Administrator within thirty (30) days of the submission of a complete application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in compliance with this Ordinance, shall be returned to the applicant. No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full.

B. **Data Required.** Twelve (12) copies of an application for a Special Use permit shall be presented to the Zoning Administrator and accompanied by the following documents and information.

1. A complete Special Use permit application including the following information:

a. Name and address of applicant and owner(s): THOMAS J. BASTION, 4999 White Pine Dr., Manistee, MI 49660

b. Legal description, property parcel number, and street address of the subject parcel of land: The W 24.5 ft of lot 9 & 10, Block 1, Hopkins Bros. Addition, 603 Cypress St. 51 51 656 702 08

c. Area of the subject parcel of land stated in acres, or if less than one (1) acre, in square feet 10410

d. Present zoning classification of the parcel: R-2 Medium Density Residential

e. Present and proposed land use: VACANT: PARKING LOT

- f. A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
 Attached
 - g. Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.
 Attached
 - h. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.
 Attached
 - i. A statement and other evidence or proof by the applicant of present and future compliance with the standards required for approval in this Article and other standards imposed by this Ordinance affecting the special use under consideration.
 Attached
2. A complete Site Plan containing all the applicable data required by **Article 22, Site Plans**.
 3. Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in **Section 1802**.
 4. Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by **Section 2203, E, 2**, an environmental assessment as required by **Section 2203, E, 1**, a market study as required by **Section 2203, E, 3**, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.
 5. 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.
- C. **Special Use review procedures.** An application for Special Use Approval shall be processed in accordance with **Section 1801.C**.
- D. **Issuance of a Special Use permit.** Special Use Permits shall be issued in accordance with **Section 1801.D**.
- E. **Appeals.** No decision or condition related to a Special Use application shall appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.
- F. **Duration of Approval.** The Special Use permit shall become effective upon Planning Commission approval and in accordance with **Section 1801.F**.

- G. **Amendments.** Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in accordance with Section 2208 may be made to an existing Special Use permit with the approval of the Zoning Administrator.
- H. **Transfers.** Transfers shall be handled in accordance with Section 1801.H.
- I. **Expiration.** A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:
1. If replaced or superseded by a subsequent permitted use or Special Use permit.
 2. If the applicant requests the rescinding of the Special Use permit.
 3. If a condition of approval included stipulation to expire the Special Use permit by a certain date.
 4. If the use is abandoned, moved or vacated for a period of one year.
- J. **Violations.** Violations shall be handled in accordance with Section 1801.J.

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion.

The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27.

Signature (s) of Applicant (s): *Thomas J. Bastian for Good Shepherd*

Dated 8-31-07

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

yes no Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits, or deferments for this proposed project.

If yes, explain: Tax exempt

Site Plan Information required in Application:

Project Name: Good Shepherd

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 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 R [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]

Project Name: Good Shepherd

9. Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
 Included
 Waived by R [Planning Commission reserves the right to require the information at a later date]
10. Project phasing, if applicable. NA
 Included
 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. NA
 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. < 2'
 Included
 Waived by _____ [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]

Project Name: Good Shepherd

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.
 Included NA
 Waived by _____ [Planning Commission reserves the right to require the information at a later date]
19. A lighting plan in conformance with Section 525.
 Included NA
 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.
 Included
 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 R [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 properties 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.
 Included M DOT permit
 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.

(Printed August 2006)

August 26, 2007

Manistee Planning Commission
Jon Rose, Community Development Director
70 Maple St.
Manistee, Michigan 49660

RE: Proposed Good Shepherd Lutheran Church Parking Lot

Mr. Rose:

This letter is pursuant to obtaining a Special Use Permit and follows the format established by the Special Use Permit Application. Please also find reference material, statements by Elmer's Construction Engineering and Good Shepherd Congregational Meeting.

B. 1. a. through e. on page 1 of the application.

B. 1. f. The Cypress & 6th St. location provides 20 parking spaces, which while not contiguous to the existing church property is similar to a Magill St. parking lot which receives considerable use on many Sunday / Festival Services. No other similar properties are currently available. Studies show that church growth is limited when either pew capacity or parking is at an 80% usage on a regular basis. Because this location is the furthest from a church entrance it is expected it's usage may be less than our other parking lots on a regular Sunday.

B. 1. g. Little if any effect is expected on any of the infrastructure provided by the city. Usage of the proposed parking facility is generally at non peak times, easing any potential congestion. Entrances and exits are not on US 31 (Cypress) but on 6th St. and the alley to the south. Neither of these accesses are utilized by other Good Shepherd parking facilities.

B. 1. h. The letter attached by Elmer's addresses a current flooding condition which will be eliminated by the use of basins to retain run off water regardless of it's source.

B. 1. i. The proposed landscaping improves the visual appeal, reduces potential for flooding, and provides a six day per week parking opportunity for our neighbors.

Good Shepherd Lutheran Church;
Thomas J. Bastion, VP Council



Michigan Department of Transportation
2205 (03/07)

INDIVIDUAL APPLICATION AND PERMIT FOR USE OF STATE TRUNKLINE RIGHT OF WAY

Information required by P.A. 368 of 1925, P.A. 200 of 1969 and P.A. 51 of 1951 to authorize permitted activities.

MDOT Forms at: <http://mdotwas1.mdot.stat.mi.us/public/webforms/>

This permit is incomplete without "General Conditions and Supplemental Specifications."

PRINT IN INK OR TYPE.

MDOT USE ONLY	
PERMIT NO. 5/1011-0023-07-0109	
ISSUE DATE 8-16-07	EXPIRATION DATE 8-16-08
FEE \$	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> EXEMPT <input type="checkbox"/> Billable
DEPT. BOND NO.	BOND AMOUNT \$

R. Smith

APPLICANT NAME Good Shepherd Church			CONTRACTOR NAME (Individual, Company, etc.) Ron Brown & Sons Inc		
MAILING ADDRESS PO Box 157			MAILING ADDRESS PO Box 254		
CITY Manistee	STATE MI	ZIP CODE 49660	CITY Bear Lake	STATE MI	ZIP CODE 49614
CONTACT'S NAME Thomas Bastion 231		PHONE NO. (734) 8884	CONTACT'S NAME Scott Brown		PHONE NO. (734) 864 2775
EMAIL ADDRESS TJB123@dishmail.net		CELL PHONE NO. ()	EMAIL ADDRESS Gary Brown charter.net		CELL PHONE NO. (800) 968 2275

REQUEST: I do hereby make application for a permit to use the right of way of the following state trunkline highway.

STATE ROUTE US 31	CITY OR TOWNSHIP MANISTEE	COUNTY MANISTEE	SECTION 12	TOWN T 2 1 N	RANGE R 1 7 W
NEAREST INTERSECTION (Check One) 20 <input checked="" type="checkbox"/> Feet <input type="checkbox"/> Miles	NEAREST INTERSECTION 6TH STREET	COUNTY MANISTEE	SECTION 12	TOWN T 2 1 N	RANGE R 1 7 W
SIDE OF ROAD (Select all applicable) <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input checked="" type="checkbox"/> EAST <input type="checkbox"/> WEST			DIRECTION FROM WORKSITE TO NEAREST INTERSECTION ON THE STATE ROUTE <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
PROPOSED START DATE October 21, 2007	PROPOSED COMPLETION DATE October 26, 2007	PLANS ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

PURPOSE (Description of work activities)

DRIVEWAY REMOVAL

REQUISITION NO. (If applicable)	WORK ORDER NO. (If applicable)	JOB NO. (If applicable)
---------------------------------	--------------------------------	-------------------------

I certify that I accept the following:

- All permit and application fee are NONREFUNDABLE based on P.A. 561 of 2002.
- I am the legal owner of this property, the owner's authorized representative, or have statutory authority to work within the right-of-way.
- Commencement of work set forth in the permit application constitutes acceptance of the permit as issued.
- Failure to object within ten (10) days to the permit as issued constitutes acceptance of permit as issued.
- If this permit is accepted by either of the above methods, I will comply with the provisions of the permit.

APPLICATION/AUTHORIZED AGENT	NAME and TITLE (Please Print or Type) Thomas J. Bastion V.P. of GSLC	DATE 8-
If Authorized Agent - I hereby certify that I am acting as an authorized agent on behalf of the named applicant. Certificate of agency attached.	SIGNATURE <i>Thomas J. Bastion</i>	FEDERAL TAX I.D. 38-190-7774

MDOT USE ONLY - DO NOT WRITE BELOW THIS LINE

CONTROL SECTION	TRUNKLINE	WORK TYPE CODE	WORK METHOD	MILEPOINT FROM	MILEPOINT TO	LOCATION
51011	US-31	99	0	4.60	4.60	<input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> L <input type="checkbox"/> M <input type="checkbox"/> N <input type="checkbox"/> O <input type="checkbox"/> P <input type="checkbox"/> Q <input type="checkbox"/> R <input type="checkbox"/> S <input type="checkbox"/> T <input type="checkbox"/> U <input type="checkbox"/> V <input type="checkbox"/> W <input type="checkbox"/> X <input type="checkbox"/> Y <input type="checkbox"/> Z

ENVIRONMENTAL ASSESSMENT <input checked="" type="checkbox"/> CATEGORICAL EXCLUSION <input type="checkbox"/> OTHER (Describe (See form 2242))	ENDANGERED SPECIES ASSESSMENT NEEDED <input type="checkbox"/> YES (See form 2006) <input checked="" type="checkbox"/> NO
---	---

INSPECTION TYPE <input checked="" type="checkbox"/> DEPARTMENT <input type="checkbox"/> MAINT AGENCY <input type="checkbox"/> OTHER	INSPECTION BY Manistee CKE	PHONE NO.	INSPECTION STATUS <input checked="" type="checkbox"/> ROUTINE <input type="checkbox"/> BILLABLE
--	-------------------------------	-----------	--

SURETY TYPE <input checked="" type="checkbox"/> EXEMPT <input type="checkbox"/> CASH <input type="checkbox"/> RESOLUTION	BOND <input type="checkbox"/> INDEMNIFICATION	CREDIT LETTER <input type="checkbox"/> RETAINER LETTER	LIABILITY INSURANCE <input type="checkbox"/> SELF-INSURED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT
---	--	---	---

REVIEWED BY	INT.	DATE	RECOMMENDED FOR ISSUANCE
Const. & Techno.			NAME: Russell Smith TITLE: DATE: 8-15-07
Maintenance			
Traffic & Safety			APPROVED FOR MICHIGAN DEPARTMENT OF TRANSPORTATION BY
Resource Specialist			UTILITIES PERMITS ENGINEER or REGIONAL SUPV ENGINEER DATE: 8-15-07
Design			
Maint. Agency			WORK ACCEPTED BY (Signature) DATE:
Permits			

THE ATTACHMENTS AND SPECIAL CONDITIONS MARKED BELOW ARE A PART OF THIS PERMIT ATTACHMENTS

- Special Conditions for Underground Construction (Form 2205C).
- Special Conditions for Seismic Explorations (Form 2251).
- Special Conditions for Discharge of Treated Effluent (Form 2252).
- Special Conditions for Monitoring Wells (Form 2253).
- Special Conditions for Transverse Crossings (Form 2254).
- Special Conditions for Excavating in Contaminated Site Closure Areas (Form 2257).
- Special Conditions for Contaminated Site Closure (Form 2259).
- Special Conditions for Alternate Environmental Cleanup Methods (Form 2475).
- Bore and Jack Special Provision (GP-1, DD- _____, JP- _____).
- Utility Cuts, Trenches and Pavement Replacement (PA - 01).
- Permit Plan for Rural and Urban Residential Driveways (PA-09).
- Commercial Driveway, (PA -) - _____
- Traffic Control Details: M 0240a
- OTHER: _____
- OTHER: _____
- OTHER: _____

SPECIAL CONDITIONS

- The Department of Transportation does not, by issuance of this permit, assume any liability claims or maintenance costs resulting from the removal of 2 driver facility placed by this permit. The Department reserves the right to require removal of all or any portion of this facility as needed for highway maintenance or construction purposes without replacement or reimbursement of any costs incurred by the permitted or other party. The permitted will defend, indemnify and hold harmless the Department for any claims whatsoever resulting from the construction or the removal of the removal of 2 driver authorized by this permit.
- All disturbed areas within the right of way shall be top-soiled, seeded and mulched to match existing areas per current MDOT standards and specifications.
- Upon completion of the work, the permitted shall furnish the Department with a set of as-built construction plans covered by this permit.
- Approval of City of Maricopa of how alley curbing is handled at furthest south drive.
- Existing drive curb will be removed totally with new curb replacing.

TEAM



CONSTRUCTION ENGINEERING

3600 Rennie School Rd.
P.O. Box 6150
Traverse City, MI 49696-6150
Phone (231) 943-3443
Fax (231) 943-5599
www.teamelmers.com

July 24, 2007

Manistee Planning Commission
Jon Rose Community Development Director
70 Maple St.
Manistee, MI 49660

RE: Good Shepherd Lutheran Church Addition Parking

Mr. Rose:

We were contracted by the Good Shepherd church to prepare a site plan for the 22 additional parking spaces at 603 Cypress Ave. Scott Jozwiak met with you on July 17, 2007 to review the site plan.

I corrected the items that were deficient on the site plan and changed the drainage calculations to a 100 yr. storm event. The basins toward US 31 are sized to handle the event for that part of the parking lot. The east side of the parking lot is deficient in sizing by 243 cubic feet. The soils in that area are very permeable. The calculations for the basin draining are on the site plan and show that with the infiltration and basin volume there should not be a flooding issue. The property currently floods under the existing fence on the east side of the property. By building the basins in the locations shown on the site plan this will be eliminated. The basins could be sized to meet the 100 yr storm by removing the trees on the east side of the property. These trees are healthy and by current standards an asset to the property. The parking lot is designed to keep all existing trees on the property. The soils are Plainfield Sand with a saturated hydraulic conductivity of 92 μm per second. The drainage calculations are on the site plan.

The basins are designed to be mowed and to have plants in them. The landscaping design was done by Landscaping by Schafer of Bear Lake.

The majority of use will be Sunday mornings. Most people will park as close to the church as possible, making this a last resort parking lot. Mr. Bastion mentioned that some people have been parking on the side streets on Sunday mornings. This additional parking lot will relieve the congestion on the side streets, making them safer for the community.

Sincerely,
ELMER'S CONSTRUCTION ENGINEERING

A handwritten signature in black ink, appearing to read "Butch Strait", is written over a white background.

Butch Strait
Project Engineer

September 22, 2007

Manistee Planning Commission
Jon Rose, Community Development Director
70 Maple St..
Manistee, Michigan 49660

Re: Proposed Good Shepherd Lutheran Church Parking Lot

Mr. Rose

This letter is in response to your invitation to comment or revise the plan for the above project. Upon review of the City Engineer's comments and the City Works Manager's similar comments I am submitting a revised plan and drawings.

General Plan Revisions

The revised plan provides 18 parking places, a "hammer head" turn around, increased retention basin capacity, a single entrance and exit to Sixth St. The plan also includes an ADA compliant ramp for the cross walk on the east side of Cypress St.

New Sign Request

A sign designating this property as a parking lot for Good Shepherd Lutheran Church is requested to be placed 30 to 50 ft. south of the north property line and beginning 4 ½ ft. east of the west property line. extending appx. 3 ft. to the east. The sign is to be two sided, facing north and south, of durable aluminum material, mounted on 2 steel posts. This sign to be fully compliant with the applicable provisions of Article 21, Manistee Zoning ordinance. Proposed placement is well outside of the clear visibility area.

Please include this letter and the revised plan "Good Shepherd Lutheran Church 18 Additional Parking Spaces" in the Council packets for the October 4, meeting.

Thanks Jon: Tom Bastion, Pres. Good Shepherd Council

TEAM



CONSTRUCTION ENGINEERING

3600 Rennie School Rd.
P.O. Box 6150
Traverse City, MI 49696-6150
Phone (231) 943-3443
Fax (231) 943-5599
www.teamelmers.com

September 20, 2007

Good Shepherd Lutheran Church
Tom Bastion
521 Cypress Ave.
Manistee, MI 49660

**RE: Addition Parking lot at 603 Cypress Ave.
Job # 379186**

Mr. Bastion:

Please find enclosed 12 (twelve) 24 x 36 copies of the site plan, 3 (three) 17 x 11 copies, and 3 (three) 24 x 36 sealed copies. The concerns outlined in the letters from the city planner and the city engineer have been addressed with this new site plan.

The handicap ramp is designed to tie into the existing sidewalk at the joints where the demolition of the entrance meets it. The sidewalk could be changed to be at the maximum slope for the ramp but would be more work to form up the new sidewalk. The existing sidewalk will probably be damaged in the removal of the concrete entrance and would need to be replaced.

The basins have been recalculated and I have taken the area of the parking area that will empty into the basin as the required volume. The basins are sized to handle the 100 Yr. storm event. Please note that basin # 3 has 1 on 3 slopes to meet the required volume. The other basins are 1 on 4 side slopes.

The entrance from 6th street was widened to 24' at the sidewalk. This is not a requirement by the ordinance but a recommendation from the city engineer. The extra width had to be added on the east side of the entrance in order to meet the 30' setback from the intersection of US 31 and 6th st. The parking lot could not be shifted to have the entrance symmetrical with the parking because of the retention basin volume requirement for basin # 3.

The alley entrance has been eliminated and the parking has been reduced to eighteen (18) parking places.

If you have questions feel free to contact me at 231-943-5579.

Sincerely,
ELMER'S CONSTRUCTION ENGINEERING

Butch Strait
Project Engineer

City of Manistee
Planning Commission Resolution of Approval
Special Use Permit, Case Number PC-2007-12
Good Shepherd Lutheran Church

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 4, 2007, the following resolution was adopted pertaining to Amending the Special Use Permit for a Special Use Permit to construct an off site parking lot for Good Shepherd Lutheran Church (Section 902.B - Accessory use to permitted special use) as shown on Site Plan Job No: 379183 Prepared by Team Elmer's, Revised 9-20-07.

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, on September 5, 2007 a request for a Special Use Permit was received from Good Shepherd Lutheran Church to construct a parking lot (Section 902.B - Accessory use to permitted special use), and

WHEREAS, an Accessory use to permitted special use is provided for as a Special Use under the R-2 Medium Density Residential Zoning District, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 4, 2007, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, and will be operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.

4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
 5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
 6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
 7. The Special Use meets the intent and purpose of the Zoning Ordinance; is related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.
- B. Resolved, that the Planning Commission has reached the following determination regarding Regulations and Conditions of Accessory Uses, Related to Uses Permitted (Section 1805.B)
1. The Accessory uses is related to a use permitted (Place of Public Assembly, Large):
 2. It will not cause adverse generation of traffic, congestion, noise, odors, dust, litter, and similar impacts.
 3. The proposed Special Use will not unreasonably conflict with other uses permitted in the district.

BE IT FURTHER RESOLVED, that the Special Use Permit for Good Shepherd Lutheran Church for a Special Use Permit to construct an off site parking lot (Section 902.B - Accessory use to permitted special use) as shown on Site Plan Job No: 379183 Prepared by Team Elmer's, Revised 9-20-07. be hereby approved, subject to the following conditions in accordance with Section 1802.B

1. _____

2. _____

3.

4.

5.

CITY OF MANISTEE PLANNING COMMISSION:

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION:

CARRIED

NOT CARRIED

CERTIFICATION:

I, Maureen Barry , Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 4, 2007

Maureen Barry, Secretary

City of Manistee
Planning Commission Resolution of Denial
Special Use Permit, Case Number PC-2007-12
Good Shepherd Lutheran Church

At a regularly scheduled meeting of the City of Manistee Planning Commission held on October 4, 2007, the following resolution was adopted pertaining to Amending the Special Use Permit for a Special Use Permit to construct an off site parking lot for Good Shepherd Lutheran Church (Section 902.B - Accessory use to permitted special use) as shown on Site Plan Job No: 379183 Prepared by Team Elmer's, Revised 9-20-07.

Planning Commissioner _____ moved, supported by Planning Commissioner _____, the adoption of the following resolution.

WHEREAS, on September 5, 2007 a request for a Special Use Permit was received from Good Shepherd Lutheran Church to construct an off site parking lot (Section 902.B - Accessory use to permitted special use), and

WHEREAS, an Accessory use to permitted special use is provided for as a Special Use under the R-2 Medium Density Residential Zoning District, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on October 4, 2007, and

WHEREAS, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

A. Findings of Fact - Special Use Permit Standards: Pursuant to Section 1802.A (General Review Standards) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:

1. _____

2. _____

3. _____

4. _____

5. _____

IT IS THEREFORE FURTHER RESOLVED, that the Special Use Permit for Good Shepherd Lutheran Church for a Special Use Permit to construct an off site parking lot (Section 902.B - Accessory use to permitted special use) as shown on Site Plan Job No: 379183 Prepared by Team Elmer's, Revised 9-20-07. be hereby denied for the reasons set forth in this resolution.

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION:

CARRIED

NOT CARRIED

CERTIFICATION:

I, Maureen Barry, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of October 4, 2007.

Maureen Barry, Secretary

Planning Commission Meeting - Worksession
Dates/Times
2008

MEETINGS

January 3, 2008

February 7, 2008

March 6, 2008

April 3, 2008

May 1, 2008

June 5, 2008

July 3, 2008

August 7, 2008

September 4, 2008

October 2, 2008

November 6, 2008

December 4, 2008

WORKSESSIONS

January 17, 2008

February 21, 2008

March 20, 2008

April 17, 2008

May 15, 2008

No Worksession

No Worksession

No Worksession

September 18, 2008

October 16, 2008

November 20, 2008

No Worksession

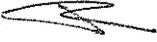
Meetings and Worksessions will be held at 7:00 p.m. in the Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.



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

MEMORANDUM

TO: Planning Commissioners

FROM: Jon R. Rose 
Community Development Director

DATE: October 4, 2007

RE: October Worksession

Commissioners, attached is a letter and flyer for a Small Town Design Initiative for Manistee Lake Area. This program will be on Thursday, October 18, 2007 from 7:00 p.m. till 9:00 p.m. Our October Worksession is scheduled for that evening also.

I am recommending that the Planning Commission cancel the October Worksession so they can attend the a Small Town Design Initiative for Manistee Lake Area program.

JRR:djb

Envision Manistee Lake



Small Town Design Initiative for Manistee Lake Area

DESIGN YOUR COMMUNITY!

MSU Small Town Designs for Manistee Lake Area

WHAT: This is a process to develop design concepts for Manistee Lake and the surrounding area. It will start with an open public forum on September 6, 2007 that will be led by Warren Rauhe, Director of Michigan State University's Small Town Design Initiative.

WHY: Manistee Lake and its deep water port is one of the most important assets in our community for future use and development. Possible rail relocation provides opportunities for new industrial, commercial, and recreational developments. The purpose of this meeting is to gather public input about design images for the Manistee Lake area.

WHEN AND WHERE

**Thursday, October 18, 2007
7 P.M. to 9 P.M.**

**At First Baptist Church in Manistee
1201 Lakeshore Rd.**

For more information, contact: Manistee Economic Development Office • 11 Cypress Street • Manistee, Michigan 49660
231-723-4325 • bkeson@manistee.com



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546

MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: October 2, 2007
RE: Special Use Permits/Key Street Segments

Commissioners, after the September Worksession I have been working on changing the list of Special Uses at the beginning of each Zoning District to reflect Key Street Segments. I have moved the list of Special Uses that require Key Street Segments to the end of the list in alphabetical order.

By changing this list the following issues were noted:

- ▶ R-1 Low Density Residential has no streets that front on Key Street Segments.
- ▶ R-3 High Density Residential Place of Public Assembly - Small shown on the table as required to front on a Key Street Segment, but Section 1868.2 (Place of Public Assembly Small) does not require Key Street frontage.
- ▶ C-1 Regional Commercial - All parcel have frontage on Key Street Segments. Review Map.
- ▶ C-2 Neighborhood Commercial District - majority of parcels front on Key Street. Review Map.
- ▶ C-3 Central Business District - Should River Street be a Key Street. Review Map.
- ▶ L-1 Light Industrial - Review Map.

Sports and Recreation Club Section 1880.B.2 requires that *any such facilities serving alcoholic beverages shall front on and be accessed from a key street segment, as defined herein.*

:djb

Effective March 27, 2006
As Amended thru May 29, 2007

ARTICLE EIGHT
R-1 LOW DENSITY RESIDENTIAL

ARTICLE EIGHT

R-1 – LOW DENSITY RESIDENTIAL DISTRICT

SECTION 800 PURPOSE AND INTENT

It is the intent of this District to establish and protect residential areas consisting primarily of low density, single-family neighborhoods designed and maintained promote an attractive, healthy and stable living environment for families, singles and the elderly. In portions of the district near Lake Michigan, this district is intended to protect the Lake Michigan shoreline environment while enabling sustainable enjoyment of this unique feature of the community.

PERMITTED USES*

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Dwelling, Single Unit
- ◆ Home Occupation, Minor subject to Section 1847, B, 1
- ◆ Outdoor Recreation, Park
- ◆ Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Use similar to uses permitted by right, subject to Section 530

* If located outside the Wellhead Protection Overlay

SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory use to permitted special use
- ◆ Adaptive Reuse
- ◆ Bed & Breakfast
- ◆ Day Care, Group (7-12 children)
- ◆ Duplex
- ◆ Golf Course
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Marina
- ◆ Mixed Use Development
- ◆ Planned Unit Development
- ◆ Sports and Recreation Club
- ◆ Use similar to permitted special use

*Special Use Requires Key Street Frontage

- ◆ Gallery or Museum *
- ◆ Places of Public Assembly, Small *

ADDITIONAL STANDARDS

- ◆ Site Plan requirements subject to Section 2203
- ◆ Vehicular Parking Space, Access and Lighting requirements subject to Section 514.
- ◆ Landscaping requirements subject to Section 531
- ◆ Signage requirements subject to Article 21
- ◆ Outdoor Lighting requirements, subject to Section 525

Effective March 27, 2006
As Amended thru May 29, 2007

ARTICLE NINE
R-2 MEDIUM DENSITY RESIDENTIAL

ARTICLE NINE

R-2 – MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 900 PURPOSE AND INTENT

It is the intent of this District to establish and protect residential areas consisting primarily of medium density, single-family neighborhoods and multi-family communities designed and maintained promote an attractive, walkable, healthy and stable living environment for families, singles and the elderly. The R-2 District, while primarily residential in character, will incorporate some retail and personal service land uses to enhance and strengthen neighborhood life and promote a cohesive and complete community. All portions of the R-2 District shall be served with public water and wastewater services.

PERMITTED USES*

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Duplex
- ◆ Dwelling, Single Unit
- ◆ Home Occupation, Minor subject to Section 1847, B, 1
- ◆ Outdoor Recreation, Park
- ◆ Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Use similar to uses permitted by right, subject to Section 530

* If located outside the Wellhead Protection Overlay

SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory use to permitted special use
- ◆ Adaptive Reuse
- ◆ Adult Foster Care Facility
- ◆ Bed & Breakfast
- ◆ Day Care, Group (7-12 children)
- ◆ Dwelling, Accessory

SPECIAL USES (cont'd)

- ◆ Dwelling, Multiple Unit
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Marina
- ◆ Mixed-Use Development
- ◆ Personal Service Establishment
- ◆ Planned Unit Development
- ◆ Use similar to permitted special use

* Special Use Requires Key Street Frontage

- ◆ Convenience Store, w/o fuel pumps*
- ◆ Eating and Drinking Establishment *
- ◆ Education Facility *
- ◆ Gallery or Museum *
- ◆ Hotel *
- ◆ Medical or Dental Office *
- ◆ Mortuary *
- ◆ Nursing Home or Convalescent Home *
- ◆ Places of Public Assembly, Large & Small *
- ◆ Professional Office *
- ◆ Professional Service Establishment *
- ◆ Retail Business *
- ◆ Studio for Performing and Graphic Arts *

Effective March 27, 2006
As Amended thru May 29, 2007

ARTICLE TEN
R-3 HIGH DENSITY RESIDENTIAL

ARTICLE TEN

R-3 – HIGH DENSITY RESIDENTIAL DISTRICT

SECTION 1000 PURPOSE AND INTENT

It is the intent of this District to establish and protect urban residential areas consisting primarily of one and two-family, and multi-family communities designed and maintained promote an attractive, walkable, healthy and convenient living environment primarily for singles, couples, the elderly and seasonal residents. The R-3 District, will incorporate convenience retail and services as well as dining and entertainment for residents and visitors. All portions of the R-3 District shall be served with public water and wastewater services.

PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Day Care, Group (7-12 children)
- ◆ Duplex
- ◆ Dwelling, Single Unit
- ◆ Home Occupation, Minor subject to Section 1847, B, 1
- ◆ Outdoor Recreation, Park
- ◆ Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Use similar to uses permitted by right, subject to Section 530

SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory use to permitted special use
- ◆ Adaptive Reuse
- ◆ Adult Foster Care Facility
- ◆ Bed & Breakfast
- ◆ Communication Tower
- ◆ Contractor's Facility
- ◆ Day Care, Commercial

SPECIAL USES (cont'd)

- ◆ Dwelling, Accessory
- ◆ Dwelling, Multiple Unit
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Hotel
- ◆ Marina
- ◆ Mixed-Use Development
- ◆ Personal Service Establishment
- ◆ Planned Unit Development
- ◆ Use similar to permitted special use
- ◆ Wind Energy Conversion Systems

*Special Use Requires Key Street Frontage

- ◆ Convenience Store, without fuel pumps *
- ◆ Eating and Drinking Establishment *
- ◆ Education Facility *
- ◆ Financial Institution *
- ◆ Gallery or Museum *
- ◆ Medical or Dental Office *
- ◆ Mini/Self-Storage Facility *
- ◆ Mortuary *
- ◆ Nursing Home or Convalescent Home *
- ◆ Places of Public Assembly, Large & Small *
- ◆ Professional Office *
- ◆ Professional Service Establishment *
- ◆ Retail Business *
- ◆ Studio for Performing and Graphic Arts *

Effective March 27, 2006
As Amended thru May 29, 2007

**ARTICLE TWELVE
W-F WATERFRONT DISTRICT**

ARTICLE TWELVE W-F -- WATERFRONT DISTRICT

SECTION 1200 PURPOSE AND INTENT

It is the intent of this District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Manistee Lake shoreline. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The W-F District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment and recreational, service and industrial uses.

PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Duplex
- ◆ Dwelling, Single unit
- ◆ Gallery or Museum
- ◆ Home Occupation, Minor subject to Section 1847, B, 1
- ◆ Outdoor Recreation, Park
- ◆ Personal Service Establishment
- ◆ Places of Public Assembly, Small
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Shipping Facility
- ◆ Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Uses similar to uses permitted by right, subject to Section 530.

SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory uses to a permitted special use

SPECIAL USES (CONT'D)

- ◆ Adaptive Reuse
- ◆ Assembly Operation
- ◆ Bed & Breakfast
- ◆ Communication Tower
- ◆ Convenience Store, w/o fuel pumps
- ◆ Day Care, Commercial and Group
- ◆ Dwelling - Multiple unit
- ◆ Eating and Drinking Establishment
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Hotels
- ◆ Marina
- ◆ Mixed-Use Development
- ◆ Parking Facility, Public
- ◆ Planned Unit Development
- ◆ Studio for performing and graphic arts
- ◆ Uses similar to permitted special use
- ◆ Warehouse, Public

*Special Use Requires Key Street Frontage

- ◆ Financial Institution *
- ◆ Motels *
- ◆ Places of Public Assembly, Large *
- ◆ Sports and Recreation Club *
- ◆ Theater *

Effective March 27, 2006

ARTICLE THIRTEEN
C-1 REGIONAL COMMERCIAL DISTRICT

ARTICLE THIRTEEN

C-1 – REGIONAL COMMERCIAL DISTRICT

SECTION 1300 PURPOSE AND INTENT

It is the intent of this District to provide areas for commercial uses intended to serve the larger community and the traveling public in the vicinity of highway U.S.-31 and to promote the economic development of the City in conformity with the Manistee City Master Plan, while establishing standards for curb cut location, pedestrian facilities, parking and shared parking, loading/unloading area, landscaping, and building form intended to mitigate the negative impacts of lineal development along highway U.S.-31; and potential conflicts with nearby residential districts.

PERMITTED USES

- ◆ Accessory buildings
- ◆ Accessory uses related to uses permitted by right
- ◆ Animal Grooming
- ◆ Automobile Repair Facility
- ◆ Convenience Store w/o fuel pumps
- ◆ Eating and Drinking Establishment
- ◆ Financial Institution
- ◆ Gallery or Museum
- ◆ Hotel
- ◆ Medical or Dental Office
- ◆ Motel
- ◆ Outdoor Recreation, Park
- ◆ Personal Service Establishment
- ◆ Place of Public Assembly, Small
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Sports and Recreation Club
- ◆ Studio for Performing and Graphic Arts
- ◆ Subdivision, Plat or Condo (permitted uses)
- ◆ Theater
- ◆ Urgent Care Facility
- ◆ Uses similar to uses permitted by right, subject to Section 530.
- ◆ Veterinary Clinic
- ◆ Wholesale Facility

SPECIAL USES

- ◆ Accessory uses related to special uses
- ◆ Adaptive Reuse
- ◆ Billboard
- ◆ Car Wash
- ◆ Communication Tower
- ◆ Contractor's Facility
- ◆ Convenience Store w/ fuel pumps
- ◆ Day Care, Commercial or Group
- ◆ Drive-through Establishment
- ◆ Dwelling - Multiple Unit
- ◆ Gasoline Station
- ◆ Laundry and Dry Cleaning Establishment
- ◆ Mini/Self Storage Facility
- ◆ Mine, Sand and Gravel
- ◆ Mixed Use Development
- ◆ Nursing or Convalescent Home
- ◆ Parking Facility, Public
- ◆ Planned Unit Development
- ◆ Sexually Oriented Business
- ◆ Tattoo Parlor
- ◆ Uses similar to permitted special uses
- ◆ Warehouse, Public
- *Special Use Requires Key Street Frontage
- ◆ Greenhouse or Nursery *
- ◆ Mortuary *
- ◆ Outdoor Sales Facility *
- ◆ Places of Public Assembly, Large *

Effective March 27, 2006

**ARTICLE FOURTEEN
C-2 NEIGHBORHOOD COMMERCIAL DISTRICT**

ARTICLE FOURTEEN

C-2 – NEIGHBORHOOD COMMERCIAL DISTRICT

SECTION 1400 PURPOSE AND INTENT

It is the intent of this District to provide areas for commercial and mixed uses intended to serve nearby residential neighborhood and the larger Manistee community, while establishing standards to manage traffic and parking, operational impacts, parking and shared parking, loading/unloading area, landscaping, and building form intended to compliment existing commercial nodes and surrounding residential uses.

PERMITTED USES
<ul style="list-style-type: none"> ◆ Accessory buildings with floor area less than or equal to the footprint of the principal structure ◆ Accessory uses related to uses permitted by right ◆ Convenience Store w/o fuel pumps ◆ Day Care, Group ◆ Financial Institution ◆ Gallery or Museum ◆ Home Occupation, Minor, subject to Section 1847, B, 1 ◆ Medical or Dental Office ◆ Outdoor Recreation, Park ◆ Personal Service Establishment ◆ Place of Public Assembly, Small ◆ Professional Office ◆ Professional Service Establishment ◆ Retail Business ◆ Studio for Performing and Graphic Arts ◆ Subdivision, Plat or Condo (of permitted uses) ◆ Uses similar to uses permitted by right subject to Section 530.

SPECIAL USES
<ul style="list-style-type: none"> ◆ Accessory buildings with floor area greater than the footprint of the principal structure ◆ Accessory uses related to special uses ◆ Adaptive Reuse

SPECIAL USES (cont'd)
<ul style="list-style-type: none"> ◆ Animal Grooming ◆ Automobile Repair Facility ◆ Car Wash ◆ Contractor's Facility ◆ Convenience Store w/ fuel pumps ◆ Day Care, Commercial ◆ Drive-through Establishment ◆ Duplex ◆ Dwelling - Multiple unit ◆ Dwelling - Single Unit ◆ Eating and Drinking Establishment ◆ Educational Facility ◆ Home Based Business ◆ Home Occupation, Major ◆ Marina ◆ Mixed-Use Development ◆ Nursing Home or Convalescent Home ◆ Planned Unit Development ◆ Uses similar to permitted special uses ◆ Veterinary Clinic
<p>*Special Use Requires Key Street Frontage</p> <ul style="list-style-type: none"> ◆ Laundry and Dry Cleaning Establishment * ◆ Mortuary * ◆ Outdoor Sales Facility * ◆ Place of Public Assembly, Large * ◆ Sports and Recreation Club * ◆ Theater *

Effective March 27, 2006

ARTICLE FIFTEEN
C-3 CENTRAL BUSINESS DISTRICT

ARTICLE FIFTEEN

C-3 – CENTRAL BUSINESS DISTRICT

SECTION 1500 PURPOSE AND INTENT

It is the intent of this District to protect and strengthen the commercial core of the City of Manistee as a regional and specialty shopping, service and entertainment area; to encourage a broad range of compatible retail, service, entertainment and residential uses formed vibrant, walkable and attractive districts in concert with the objectives of the Master Plan and Downtown Development Authority Plan; while establishing standards to manage traffic and parking, operational impacts, parking and shared parking, loading/unloading area, landscaping, and building form intended to compliment existing commercial uses and surrounding residential neighborhoods.

PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> ◆ Accessory buildings with floor area less than or equal to the footprint of the principal structure ◆ Accessory uses related to uses permitted by right ◆ Convenience Store w/o fuel pumps ◆ Dwelling, Upper Story Accessory, subject to Section 1504 ◆ Eating and Drinking Establishment ◆ Financial Institution ◆ Gallery or Museum ◆ Home Occupation, Minor, subject to Section 1847, B, 1. ◆ Hotel ◆ Medical or Dental Office ◆ Outdoor Recreation, Park ◆ Personal Service Establishment ◆ Place of Public Assembly, Small ◆ Professional Office ◆ Professional Service Establishment ◆ Retail Business ◆ Studio for Performing and Graphic Arts ◆ Subdivision, Plat or Condo (of permitted uses) ◆ Theater ◆ Uses similar to uses permitted by right, subject to Section 530. 	<ul style="list-style-type: none"> ◆ Accessory buildings with floor area greater than the footprint of the principal structure ◆ Accessory uses related to special uses ◆ Adaptive Reuse ◆ Bed & Breakfast ◆ Contractor's Facility ◆ Drive-through Establishment ◆ Duplex ◆ Dwelling, Multiple unit ◆ Home Occupation, Major ◆ Laundry and Dry Cleaning Establishment ◆ Marina ◆ Mixed Use Development ◆ Parking Facility, Public ◆ Planned Unit Development ◆ Uses similar to permitted special uses <p style="margin-top: 10px;">*Special Use Requires Key Street Frontage</p> <ul style="list-style-type: none"> ◆ Place of Public Assembly, Large* ◆ Sports and Recreation Club*

Effective March 27, 2006

**ARTICLE SIXTEEN
L-I LIGHT INDUSTRIAL DISTRICT**

ARTICLE SIXTEEN L-I -- LIGHT INDUSTRIAL

SECTION 1600 PURPOSE AND INTENT

It is the intent of this District to protect adjacent residential areas from the negative effects of the Industrial District by using this District as a transition by providing a buffer while allowing industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City's Master Plan.

PERMITTED USES

- ◆ Accessory buildings
- ◆ Accessory uses related to uses permitted by right
- ◆ Assembly Operation
- ◆ Automobile Repair Facility
- ◆ Financial Institution
- ◆ Greenhouse and Nursery
- ◆ Laundry and Dry Cleaning Establishment
- ◆ Mini/Self-Storage Facility
- ◆ Outdoor Recreation, Park
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Research, Testing and Laboratory
- ◆ Subdivision, Plat or Condo (of permitted uses)
- ◆ Uses similar to uses permitted by right, subject to Section 530.
- ◆ Veterinary Clinic
- ◆ Warehouse, Public
- ◆ Wholesale Facility

SPECIAL USES

- ◆ Accessory uses related to special uses
 - ◆ Cemetery
 - ◆ Communication Tower
 - ◆ Contractor's Facility
 - ◆ Convenience Store, w/o fuel pumps
 - ◆ Day Care, Commercial
 - ◆ Eating and Drinking Establishment
 - ◆ Educational Facility
 - ◆ Hotel
 - ◆ Mine, Sand and Gravel
 - ◆ Planned Unit Development
 - ◆ Processing and Manufacturing
 - ◆ Uses similar to permitted special uses
 - ◆ Wells, Extraction
 - ◆ Wind Energy Conversion System
- *Requires Key Street Frontage
- ◆ Place of Public Assembly, Large*
 - ◆ Sports and Recreation Club*
 - ◆ Theater*