

MANISTEE CITY
ZONING BOARD OF APPEALS

Meeting of July 19, 2018
5:30 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 Zoning Board of Appeals can take action to approve the July 19, 2018, 2018 Agenda.

IV APPROVAL OF MINUTES

At this time Zoning Board of Appeals can take action to approve the April 5, 2018 meeting Minutes.

V PUBLIC HEARING

ZBA-2018-02 Skiera Family Revocable Trust, Variance to Parcel Width, Parcel Area and Living Area Requirements

A request has been received from Skiera Family Revocable Trust for the following variances:

- Reduce the parcel width requirement from 80 feet to 62.34 feet
- Reduce the parcel area requirement for four residential units from 21,000 square feet to 7,650 square feet,
- Reduce the living area requirement of 960 square feet for Apartment #1 to 912 square feet
- Reduce the living area requirement of 960 square feet for Apartment #3 to 660 square

All four variance are needed to allow the applicant to apply for a Special Use Permit for Dwelling, Multiple Unit (four units).

At this time the Chair will open the public hearing

The Applicant shall be asked to present their case to the Zoning Board of Appeals.

City Staff and any Consultants serving the City will present their reports

The Hearing will be opened for Public Comments

The Public Hearing will be closed.

VI BUSINESS SESSION:

Action on Pending Cases

ZBA-2018-02 Skiera Family Revocable Trust, Variance to Parcel Width, Parcel Area and Living Area Requirements

A public hearing was held earlier in response to the request from Skiera Family Revocable Trust for the following variances:

- Reduce the parcel width requirement from 80 feet to 62.34 feet
- Reduce the parcel area requirement for four residential units from 21,000 square feet to 7,650 square feet
- Reduce the living area requirement of 960 square feet for Apartment #1 to 912 square feet
- Reduce the living area requirement of 960 square feet for Apartment #3 to 660 square

All four variance are needed to allow the applicant to apply for a Special Use Permit for Dwelling, Multiple Unit (four units).

At this this time the Zoning Board of Appeals will take action to approve/deny/approve with conditions the request from Skiera Family Revocable Trust for the following variances:

- Reduce the parcel width requirement from 80 feet to 62.34 feet
- Reduce the parcel area requirement for four residential units from 21,000 square feet to 7,650 square feet
- Reduce the living area requirement of 960 square feet for Apartment #1 to 912 square feet
- Reduce the living area requirement of 960 square feet for Apartment #3 to 660 square

Old Business

Other Business of the Appeals Board

Misc.

VII PUBLIC COMMENTS AND COMMUNICATIONS

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

VIII ADJOURNMENT



Memorandum

TO: ZBA Members

FROM: Denise Blakeslee, Planning & Zoning Director

DATE: June 25, 2018, 2018

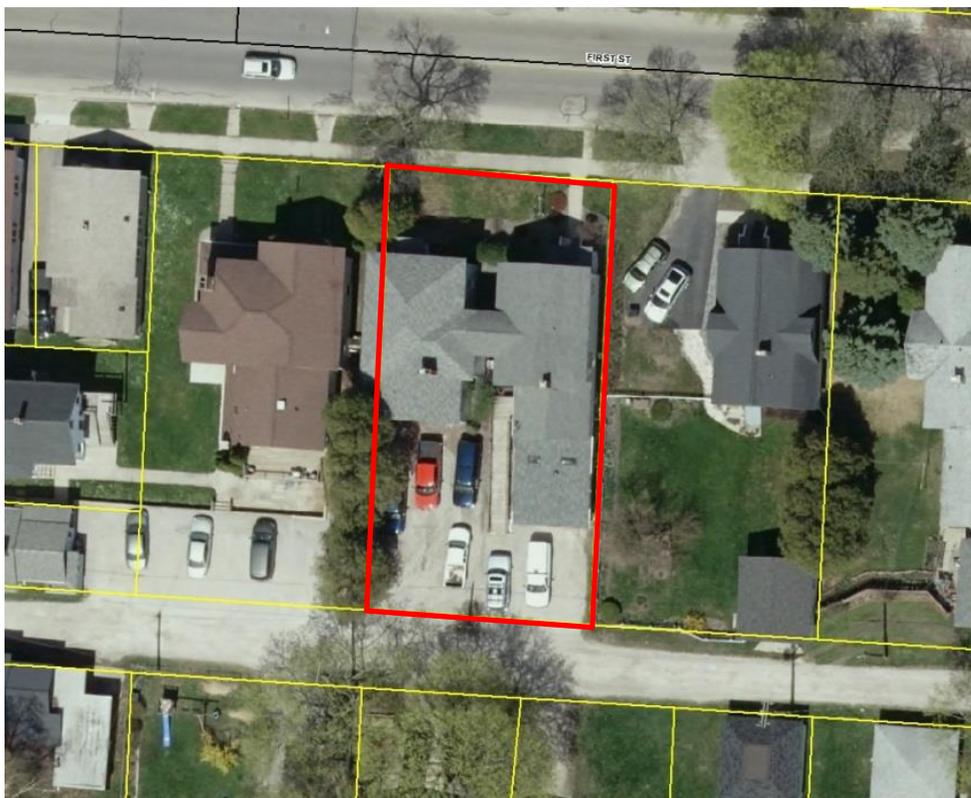
RE: ZBA Meeting July 19, 2018

Denise Blakeslee
Planning & Zoning Director
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Members, we have scheduled a meeting for **Thursday, July 19, 2018** at 5:30 pm in the Council Chambers in response to a request from Skiera Family Revocable Trust for the following variances:

- Reduce the parcel width requirement from 80 feet to 62.34 feet
- Reduce the parcel area requirement for four residential units from 21,000 square feet to 7,650 square feet
- Reduce the living area requirement of 960 square feet for Apartment #1 to 912 square feet
- Reduce the living area requirement of 960 square feet for Apartment #3 to 660 square feet

All four variance are needed to allow the applicant to apply for a Special Use Permit for Dwelling, Multiple Unit (four units).



Mr. Skiera has a purchase agreement on the property at 361 and 363 River Street where the Abonmarche offices are located contingent upon obtaining the variances needed to apply for a Special Use Permit for four apartments. The background on the property is:

In 1996 the property was zoned R-2 under the old zoning Ordinance when Abonmarche made the request for a Special Use Permit to convert the home at 361 First Street into a professional office. The home was located on the east half of the lot. The Planning Commission approved the request and Special Use Permit was issued.

In 1999 Abonmarche came back to the Planning Commission with a request to amend their Special Use Permit to add the home at 363 First Street to the permit and join the two buildings together. The Planning Commission approved the request and the site plan for the Special Use Permit to be issued and the properties were combined into one parcel

In 2006 the new Zoning Ordinance was adopted and the requirements for street frontage, parcel area, were increased for commercial uses. The living area was reduced.

1996/1999 Zoning – R-4	2006-2018 Zoning – R2	361-363 First Street
Street Frontage – 60 ft.	Street Frontage – (Commercial/Apt) 80 ft	Street Frontage – 62.34 ft.
Parcel Area – 6,000 sq. ft.	Parcel Area (4 Apartments) 21,000 sq. ft.	Parcel Area – 7,650 sq. ft.
Living Area – 1,000 sq. ft.	Living area – 960 sq. ft.	Apt 1 - 912 sq. ft.
Living Area – 1,000 sq. ft.	Living area – 960 sq. ft.	Apt 2 – 1,024 sq. ft. (in compliance)
Living Area – 1,000 sq. ft.	Living area – 960 sq. ft.	Apt 3 – 660 sq. ft.
Living Area – 1,000 sq. ft.	Living area – 960 sq. ft.	Apt 4 – 1,024 sq. ft. (in compliance)

A copy of the request, Special Use Permit applications and Planning Commission meeting minutes from 1996 and 1999 relating to the request are enclosed.

You will notice that when ZBA member Duane Jones worked for Great Lakes Real Estate, he represented Abonmarche to obtain the first Special Use Permit in 1996. I asked City Attorney George Saylor if there would be any issue with member Jones to participate in the request from Mr. Skiera. Attorney Saylor said neither CP-10, nor the statute, ordinance and Bylaws of the ZBA would prevent Mr. Jones from participating and voting on a variance request submitted regarding the Abonmarche property.

If you are unable to attend the meeting please call me at 398.2805.

MANISTEE CITY ZONING BOARD OF APPEALS

City Hall, 70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 5, 2018

A meeting of the Manistee City Zoning Board of Appeals was held on April 5, 2018 at 6:30 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Denis Johnson (alternate) Duane Jones, John Perschbacher

MEMBER ABSENT: Mark Hoffman, Marlene McBride, Glenn Zaring

OTHERS: Denise Blakeslee (Planning & Zoning Director)

The meeting was called to order at 6:34 p.m. by Chairman Perschbacher

APPROVAL OF AGENDA:

MOTION by Duane Jones, seconded by Denis Johnson to approve the April 5, 2018 meeting Agenda.

With a voice vote this MOTION PASSED

APPROVAL OF MINUTES:

MOTION by Denis Johnson, seconded by Duane Jones to approve the March 22, 2018 Zoning Board of Appeals Meeting Minutes.

3 - Yes Jones, Johnson, Perschbacher
0 - No None

With a roll call vote this MOTION PASSED

PUBLIC HEARING:

None

BUSINESS SESSION:

Old Business:

None

Other Business of the Appeals Board:

Members of the Zoning Board of Appeals will be attended the Planning Commission Meeting at 7 pm to view a webinar.

QUESTIONS, CONCERNS OF CITIZENS IN ATTENDANCE:

None

ADJOURNMENT:

There being no further business meeting MOTION by Denis Johnson, seconded by Duane Jones the meeting be adjourned.

Meeting adjourned at 6:36 p.m.

Respectfully Submitted

Denise J. Blakeslee, Recording Secretary



Zoning Board of Appeals/Planning & Zoning
 City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2806 (phone)
 231.723.1546 (fax)

Request for Appeal
 City of Manistee Zoning Board of Appeals
 Please Print

Submission of Application		
After receipt of a complete application a public will be scheduled. You will receive written notice from the City indicating the date and time. You or your representative should be present at the hearing to explain your request to the Board and to answer any questions that they may have. After the hearing, the Board of Appeals will make a decision to approve, approve with conditions, or deny your request. You will receive written notice of their decision. Each application shall be accompanied by the payment of a fee \$500.00 in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application.		
Applicant Information		
Name of Owner: SKIERA FAMILY REVOCABLE TRUST		
Address: P O BOX 403, MANISTEE, MICHIGAN 49660-0403		
Phone #: 231-510-3071	Cell#:	e-mail:
Name of Agent (if applicable): DENNIS R. SKIERA, TRUSTEE		
Address: 1453 MAPLE ROAD, P O BOX 403, MANISTEE, MICHIGAN 49660-0403		
Phone #: 231-510-3071	Cell#:	e-mail:
Property Information		
Address: 361 and 363 First Street		Parcel # 51-51-574-703-07
Present/proposed Land Use: R-2 OFFICE SERVICE/FOUR UNIT APARTMENT COMPLEX		
Names and addresses of all persons, firms or corporations having a legal or equitable interest in the land: PRESENTLY OWNED BY ABONMARCHE, AMCL, LLC, BENION HARBOR, MICHIGAN UNDER PURCHASE AGREEMENT TO SKIERA FAMILY REVOCABLE TRUST, MANISTEE, MICHIGAN		
List of Deed Restrictions (cite Liber & Page) and attach additional sheets if necessary: NONE		
Has a previous appeal been made with respect to this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If a previous appeal, re-zoning or special use permit application was made state the date, nature of action requested and the decision: ABONMARCHE REQUESTED CHANGE FROM RESIDENTIAL TO OFFICE SERVICE ON OR ABOUT 1999.		
Detailed Narrative of Request		
State exactly what is intended to be done, on or with the property that necessitates a variance from the Zoning Board of Appeals. TO CHANGE PRESENT OFFICE SERVICE USE BY ABONMARCHE SURVEYORS BACK TO MULTI FAMILY RESIDENTIAL, CREATING TWO UNITS IN EACH BUILDING. THE PARKING LOT ON THE SOUTHERLY BOUNDRY WILL BE COMBINED WITH OUR PRESENT PAVED LOT OF (7) ADDING (6) ADDITIONAL SPACES USING NOW UNUSED BUFFER.		
THE GARAGE AND HANDICAP RAMP WILL BE REMOVED TO ACCOMODATE PARKING UPGRADES. A ROW OF CEDAR TREES WILL BE REMOVED BETWEEN OUR EAST BOUNDRY AND ABONMARCH'S WEST BOUNDRY.		

PAID

Page 1 of 4
 JUN 22 2018

Edward Bradford
 CITY TREASURER

Detailed Request and Justification			
	Identify each requested variance	Required by Zoning	Requested by Appellant
	Front Yard Set Back LIVING AREA	From 960 REQUIRED	To
	Side Yard Set Back APT #1	From 960	To 912
	Side Yard Set Back APT #2	From 960	To 1,024
	Rear Yard Set Back APT #3	From 960	To 660
	Waterfront Set Back APT #4	From 960	To 1,024
	Height LOT WIDTH	From 80'	To 62.34'
	Lot Coverage LOT AREA	From 21,000	To 7,650
	Off Street Parking PAVED	From NON EXISTENT	To 6 ADDITIONAL
	Other: OUR ADJACENT LOT 7	From 6	To 6
Please Mark all characteristics of your property which require the granting of a variance			
<input checked="" type="checkbox"/>	Too Narrow ABONMARCHE HAS	Explain: ALWAYS HAD A PARKING PROBLEM. THE LOT	
<input checked="" type="checkbox"/>	Too Small IS SAND AND THE	Explain: GARAGE AND HANDICAP RAMP INTERFERE WITH	
	Too Shallow SNOW REMOVAL.	Explain:	
	Elevation (height)	Explain:	
	Slope	Explain:	
	Shape	Explain:	
	Soil	Explain:	
<input checked="" type="checkbox"/>	Other: Living Area	Explain:	
Specific Variance			
The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that all of the Basic Conditions and any one (1) of the Specific Conditions set forth herein can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.			
Basic Conditions - The Board shall find that a variance request meets all of the following conditions.			
1.	The requested variance is not contrary to the public interest or to the intent and purpose of this Ordinance.		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: CHANGING THE USE TO RESIDENTIAL IS IN KEEPING WITH THE NEIGHBORHOOD TREND OF MIXED USE: RESIDENTIAL/OFFICE SERVICE/COMMERCIAL/FAITH BASED/SALES/PUBLIC LIBRARY/RAMSDALL THEATRE/DRIVE IN RESTAURANT & ICE CREAM TAKE OUT			
2.	The requested variance does not establish a use that is not permitted by right or by a special use permit in the zoning district.		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: WE CURRENTLY OWN (5) RENTAL BUILDINGS IMMEDIATELY WEST OF THIS PROPERTY, ONE OF WHICH IS A FOUR UNIT ADJACENT TO THIS PROPERTY. ONE IS A THREE UNIT AND THREE ARE SINGLE FAMILY, STAND ALONE UNITS.			
3.	The requested variance does not create an adverse effect upon properties in the immediate vicinity or in the district.		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: WE CURRENTLY HAVE (7) PAVED PARKING SPACES ALONG THE ALLEY ON THE SOUTHERLY BOUNDARY. BY COMBINING THIS PROPERTY (62.34') WITH (10') OF OUR UNUSED PROPERTY, AN ADDITIONAL (6) PARKING SPACES WILL BE ADDED.			
4.	The requested variance is not of a recurrent nature to require a change in the Zoning Ordinance.		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: THIS WILL ENHANCE THE NEIGHBORHOOD, PROVIDE NEEDED AFFORDABLE HOUSING, REDUCE COMMERCIAL TRAFFIC AND WOULD BE PERMANENT. WE HAVE OWNED OUR PROPERTIES STARTING IN 1971 UNTIL THE PRESENT TIME.			
5.	The requested variance is for property under the control of the applicant		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: WE HAVE AN ACCEPTED OFFER TO PURCHASE THIS PROPERTY. SEE ATTACHED			
6.	The requested variance was not self-created by the applicant or property owner.		<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: ABONMARCHE PURCHASED THE TWO RESIDENTIAL BUILDINGS IN 1999 AND JOINED THEM TOGETHER CREATING AN OFFICE SERVICE BUILDING. WE INTEND TO CHANGE IT BACK.			

7. There is not an alternative that would allow the improvement to the property without the requested variance.	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: FINANCIALLY SPEAKING, IT IS ABSOLUTELY NECESSARY TO CREATE THE POTENTIAL REVENUE TO MAINTAIN THE PROPERTY AND PAY THE REAL ESTATE TAXES. THIS PROPERTY HAS BEEN ON THE MARKET FOR MONTHS WITHOUT ANY INTEREST. IT IS AN OBSOLETE ITEM.	
8. The requested variance is the minimum amount necessary to still permit the reasonable use of the land.	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: THERE WILL BE LITTLE NOTICEABLE DIFFERENCE TO THE FRONT OF THE PROPERTY. THE REAR PARKING AREA WILL BE VASTLY IMPROVED. THE PROPERTY WILL PROVIDE NEEDED AFFORDABLE HOUSING AND IT WILL BECOME PART OF OUR ALREADY LARGE INVESTMENT.	
Special Conditions - When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:	
Are there practical difficulties with the property that prevents full compliance with the requirements of the ordinance? [Practical difficulties are evaluated in terms of the use of the parcel. Neither the fact the appellant could incur additional costs to achieve full compliance or receive additional income with less than full compliance are to be considered]	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: IT WAS CONVERTED TO OFFICES. WE INTEND TO CONVERT BACK TO RESIDENTIAL	
Is there an exceptional or extraordinary circumstance or physical condition (narrowness, shallowness, shape or topography) of the property or to the proposed use that does not apply to other properties or uses in the same zoning district?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: CONVERTED TO OFFICES UNDER PREVIOUS ORDINANCE	
Is the requested variance for a right possessed by other properties in the same zoning district?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Justification: MULTI FAMILY IS A SPECIAL USE IN R-2 DISTRICT	
Site Plan Requirements	
The applicant is responsible to provide a survey and legal description (unless waived by the Zoning Administrator) as follows: SURVEY ATTACHED - SITE PLAN ATTACHED - PURCHASE AGREEMENT ATTACHED	
	The property, identified by parcel lines and location and size
	The scale, north point.
	Natural features such as woodlots, waterbodies, wetlands, high risk erosion areas, slopes over 25%, beach, sand dunes, drainage and similar features.
	The location of proposed and main and accessory buildings, existing structures, fences on the site, the height of all buildings, square footage of floor space and set-backs.
	The proposed driveway, if any.
	If the parcel is a result of a parcel split resulting after the adoption of this ordinance, then the required site plan shall show all structures and buildings, drawn to scale, that are located on the adjacent property.
	Location dimensions of existing and proposed man-made features such as buildings, structures, utility easements, water, storm sewer and sanitary sewer lines, storm water drainage and retention lines.
	Surface and subsurface storm water drainage and retention systems for paved, roof, and other impermeable surfaces on the site
	Neighboring driveways, and other vehicular circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and identification of service lanes and service parking
	Any proposed alterations to the topography and other natural features shall be indicated.
	Any proposed location of connections to existing utilities and proposed extensions thereof.
	A description of the proposed development
	A vicinity map showing the location of the site in relation to the surrounding street system.

Rules – The following rules shall be applied in the granting of variances

The Board may specify, in writing, such conditions regarding the character, location, and other features that will in its judgment, secure the objectives and purposes of this Ordinance. The breach of any such condition shall automatically invalidate the permit granted.

Each variance granted under the provisions of this Ordinance shall become null and void unless: The construction authorized by such variance has received a City zoning permit within one (1) year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the granting of the variance, unless an extension of time has been granted by the Zoning Board of Appeals.

No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid. For such newly discovered evidence to be considered, an applicant shall submit a detailed description of such evidence to the Zoning Administrator who shall place it on the agenda of the Zoning Board of Appeals along with a report and recommendation on the nature of such newly discovered evidence and whether it may have been pertinent to the decision of the Zoning Board of Appeals. If the Zoning Board of Appeals determines that the newly discovered evidence would have been pertinent to its decision, it shall direct the Zoning Administrator to accept a new application for the previously denied variance. An application considered under the terms of this subparagraph shall be considered a new application and shall be subject to all hearing, notice and fee requirements of this Ordinance.

Authorization

AFFIDAVIT:

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief. By signing this affidavit permission is given for Zoning Board of Appeals Members to make a site inspection if necessary.

Signature: *Dennis J. Skiera* Date: 6-22-18

Signature: _____ Date: _____

Fee of \$500.00 enclosed and Site Plan for project attached (request cannot be issued without site plan)

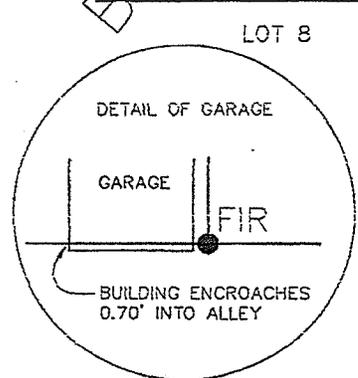
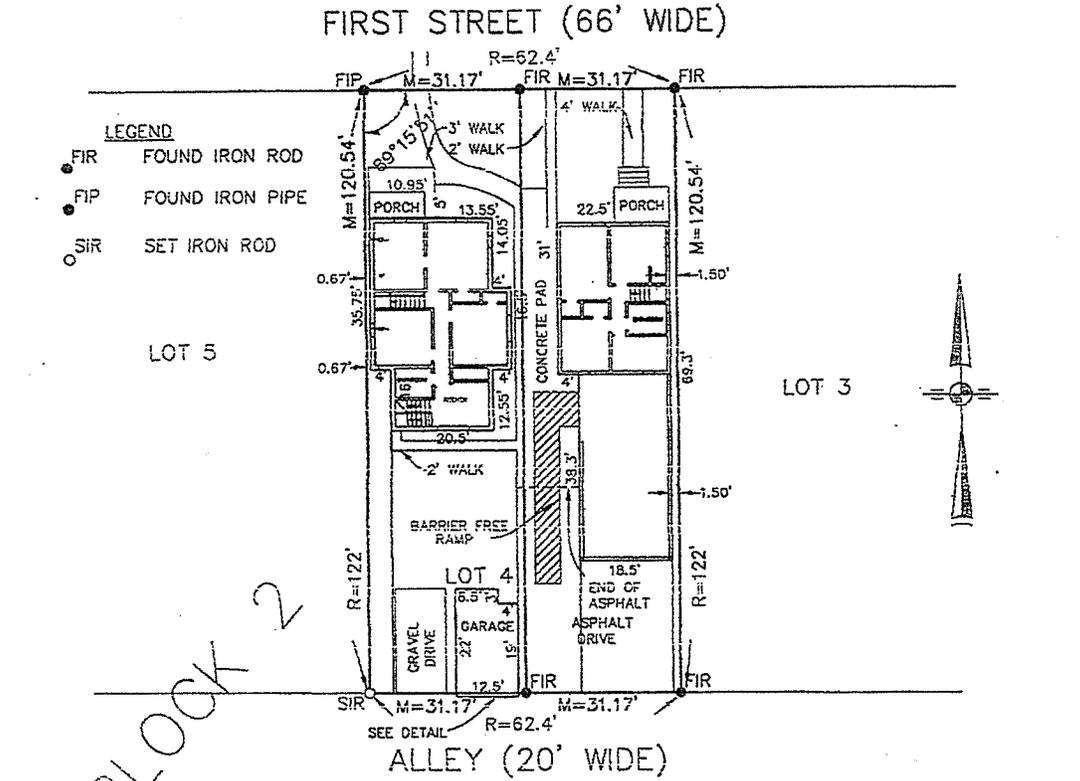
Office Use Only

Fee: <input type="checkbox"/> \$500.00	Receipt # <u>160336</u>
Date Received:	Hearing Date: ZBA-

CERTIFICATE OF SURVEY

I, DANIEL B. ZWAR, LICENSED PROFESSIONAL SURVEYOR NO. 28435 IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND

THE EAST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, AND THE WEST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY, OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



DANIEL B. ZWAR
LICENSED PROFESSIONAL SURVEYOR No. 28435
ABONMARCHE CONSULTANTS, INC.

DATE OF CERTIFICATE

PLAT OF SURVEY FOR:

ABONMARCHE
REALITY PARTNERS
OF MANISTEE L.L.C.

	ABONMARCHE CONSULTANTS, INC. 361 First Street Manistee, Michigan 49660 616-723-1198 FAX: 616-723-1194		95 West Main Street Benton Harbor, Michigan 49022 616-927-2295 FAX: 616-927-4659	
	ARCHITECTS ENVIRONMENTAL	ENGINEERS CONSTRUCTION MANAGEMENT	LAND SURVEYORS CONSTRUCTION MANAGEMENT	

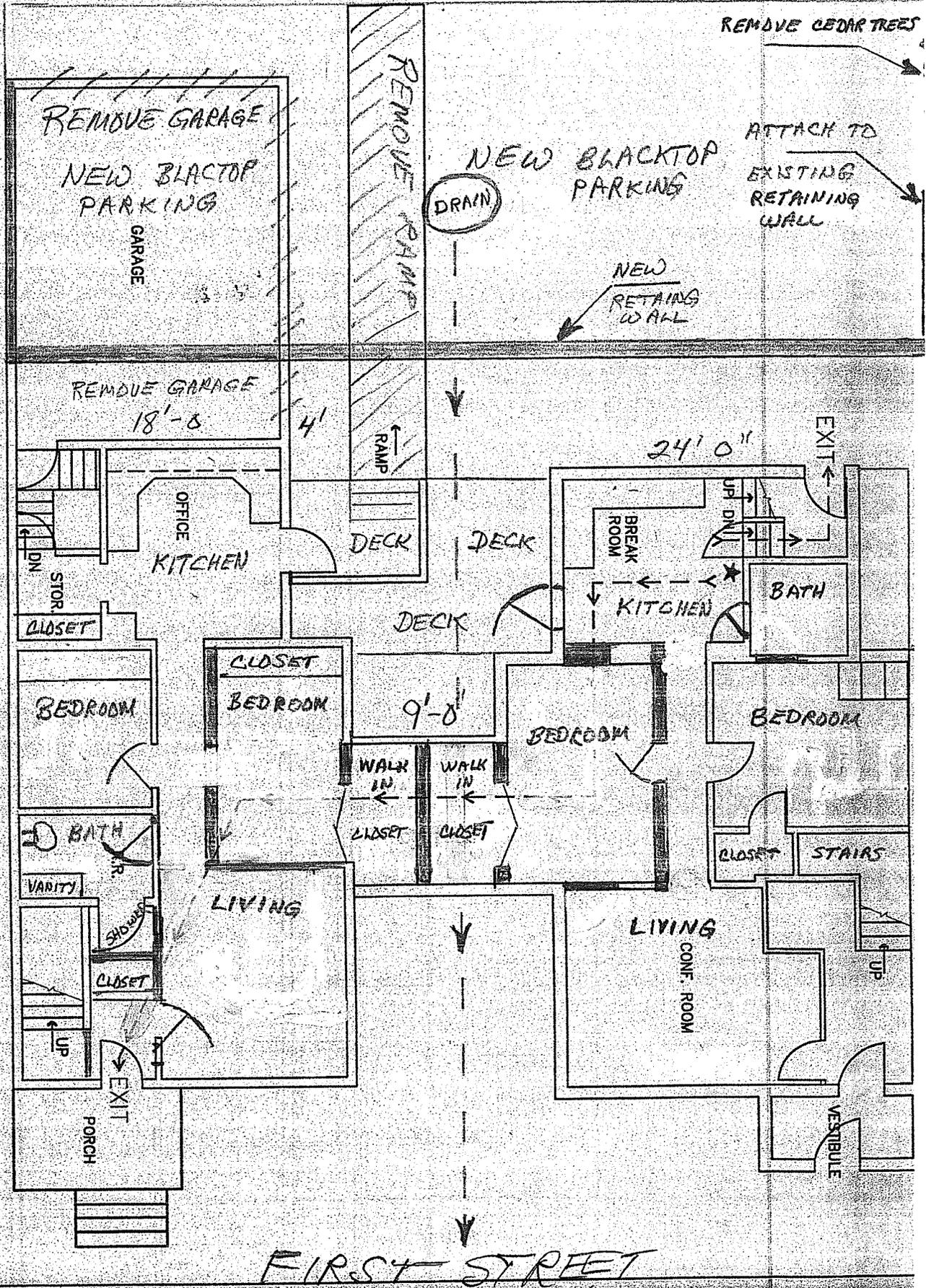
DATE: FEBRUARY 18, 1999	DRAWN BY: PGB/REV. MBS
SCALE: 1" = 30'	SEC. - T.21N R.17W

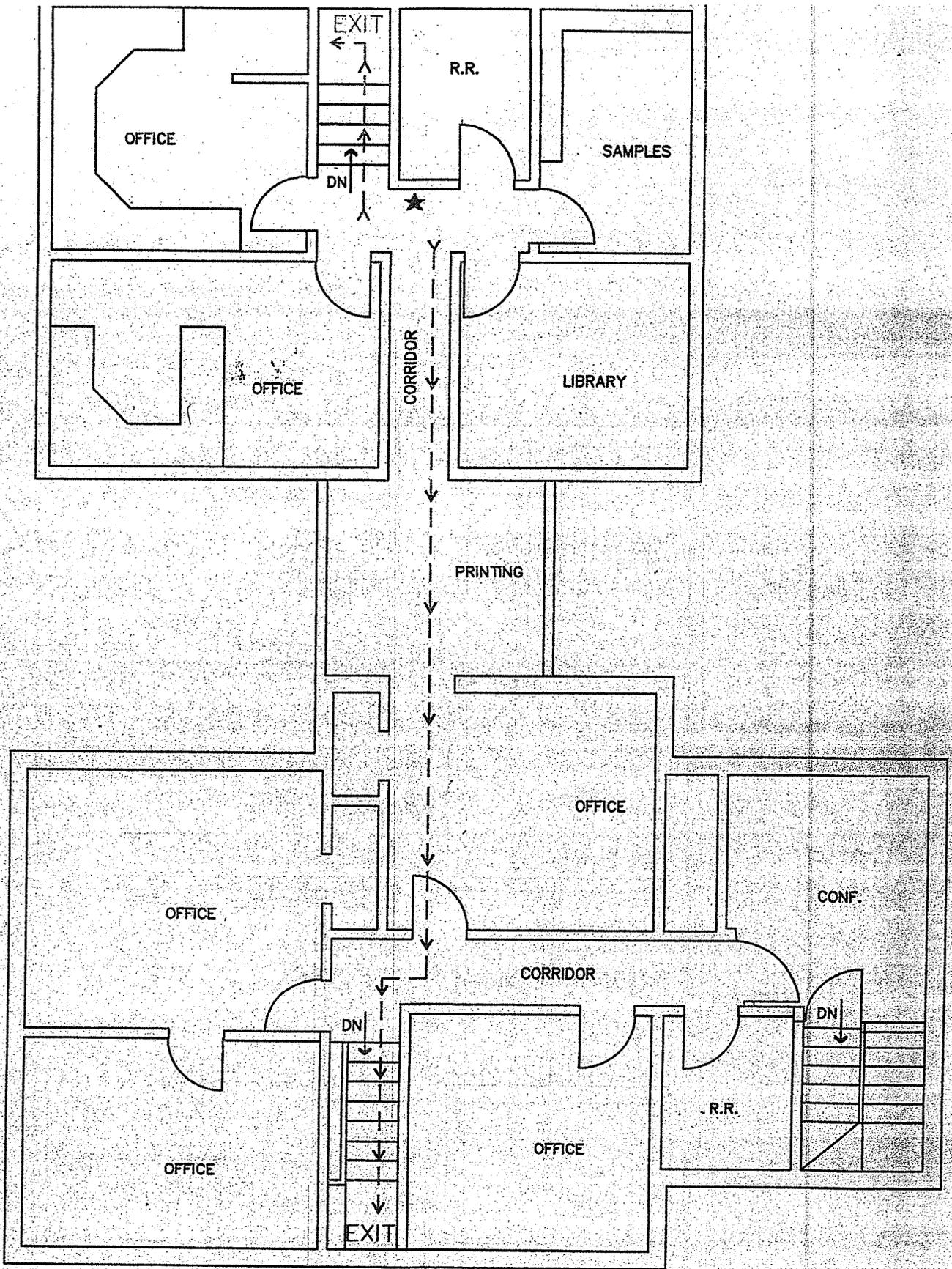
JOB NO. 5598

72' TO EXISTING BLACKTOP 365 1ST

REMOVE CEDAR TREES

18'-8"
18'-0"





FIRST STREET

UPSTAIRS - SOUTH TO ALLEY

WEST

EMERGENCY EXIT PLAN

361 FIRST ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-574-703-07



Item 1 of 2 0 Images / 2 Sketches

Property Owner: AMCL LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 3
 - Total Sq.Ft.: 4,317
- > Assessed Value: \$81,200 | Taxable Value: \$81,200
- > Property Tax information found

Owner and Taxpayer Information

Owner	AMCL LLC 95 W MAIN ST BENTON HARBOR, MI 49023	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2017

Property Class	201 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$81,200
UNITS	No Data to Display	Taxable Value	\$81,200
USER NUM IDX	0	State Equalized Value	\$81,200
TOTAL SQ FT	Not Available	Date of Last Name Change	10/20/2010
FRCL ACTION	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
IND DEV DIST	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$82,900	\$82,900	\$82,900
2015	\$84,600	\$84,600	\$84,600
2014	\$85,700	\$85,700	\$85,700

Land Information

Zoning Code	Not Available	Total Acres	0.175
Land Value	\$9,400	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2000-RIVER ST-WEST AND ARTHUR GEN COM	Mortgage Code	No Data to Display
Lot Dimensions/Comments	62.34*122	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	62.34 ft	122.00 ft
Total Frontage: 62.34 ft		Average Depth: 122.00 ft

Legal Description

TYSON & CO ADD LOT 4 BLOCK 2. ___ P.ADDR: 361 1ST ST ST [(SALE(86) 3477 0424, 425 (87) 199 1499 0278 (91) 372 1551 0133 (94) 420 1594 0083 (97) 542 1644 0125 (98) 3678

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreeage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/29/2010	\$0.00	QC	ABONMARCHE REALTY	ARP GLOBAL HOLDINGS LLC	QUIT CLAIM DEED	2010R004913
03/09/1999	\$39,000.00	WD		ABONMARCHE REALTY PARTN	WARRANTY DEED	697/555
01/17/1997	\$54,250.00	WD		SCHULTS RONALD E.	WARRANTY DEED	644/125
06/01/1994	\$42,000.00	WD		BLADZIK TIMOTHY	LAND CONTRACT	594/83
11/01/1991	\$37,250.00	WD		MORREN CONSTRUCTION	WARRANTY DEED	551/133

Building Information - 3885.00 sq ft Office Buildings (Commercial)

Floor Area	3,885 sq ft	Estimated TCV	\$153,925
Occupancy	Office Buildings	Class	D
Stories Above Ground	2	Average Story Height	12 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	<i>Not Available</i>	Year Remodeled	2001
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	67%	Functional Percent Good	90%
Economic Percent Good	100%	Effective Age	16 yrs

Building Information - 432.00 sq ft Garages - Residential (Commercial)

Floor Area	432 sq ft	Estimated TCV	\$3,966
Occupancy	Garages - Residential	Class	D,Pole
Stories Above Ground	1	Average Story Height	0 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	<i>Not Available</i>	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	67%	Functional Percent Good	90%
Economic Percent Good	100%	Effective Age	16 yrs

Building Information - 0.00 sq ft Office Buildings (Commercial)

Floor Area	0 sq ft	Estimated TCV	\$0
Occupancy	Office Buildings	Class	D
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	<i>Not Available</i>	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	67%	Functional Percent Good	90%
Economic Percent Good	100%	Effective Age	16 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Desc. of Bldg/Section: CAL 156: OFFICE Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0						
Class: D Floor Area: 3,885 Gross Bldg Area: 4,317 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 73.65
	High	Above Ave.	Ave.	X	Low			
** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1943 Ave. Perimeter Has Elevators:		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 7.90 100% Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50 Adjusted Square Foot Cost for Upper Floors = 80.05						
Depr. Table : 2.5% Effective Age : 16 Physical %Good: 67 Func. %Good : 90 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Storage Heat: No Heating or Cooling		2 Stories Average Height per Story: 12 Ave. Floor Area: 1,943 Perimeter: 0 Refined Square Foot Cost for Upper Floors: 80.05					
Year Built 2001 Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.000 Perim. Multiplier: 1.000 County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 109.669					
Overall Bldg Height	* Sprinkler Info * Area: Type: Average		Total Floor Area: 3,885 Base Cost New of Upper Floors = 426,062					
Comments: **10% FUNC OB--LACK OF ELEVATOR, UPPER LEVEL OFFICES		Reproduction/Replacement Cost = 426,062 Total Depreciated Cost = 256,915 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/90 /100/60.3						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

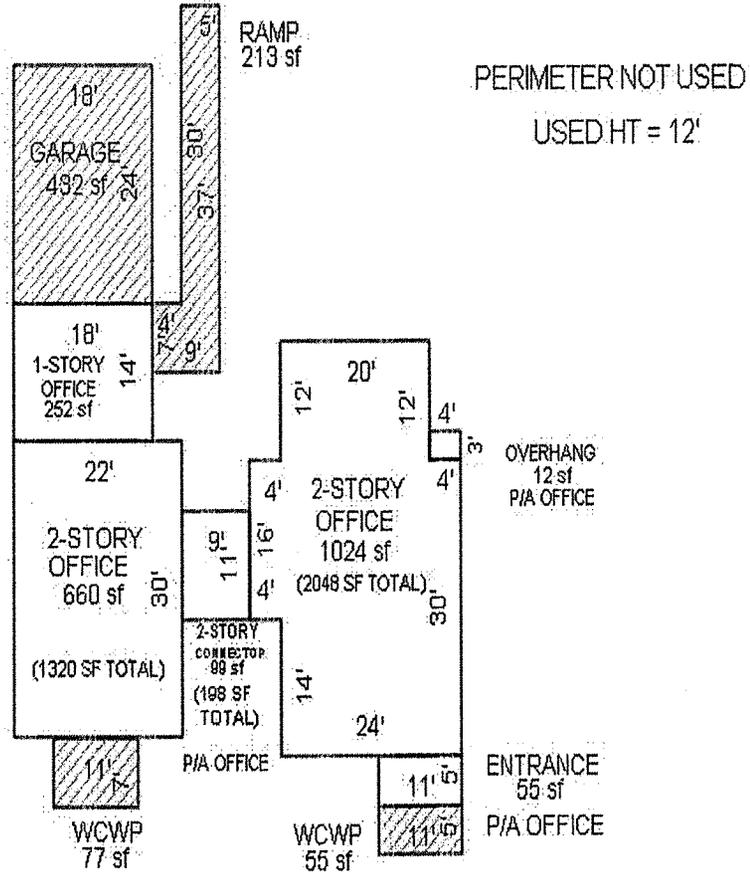
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metallic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas				Thickness	
		Oil		Coal Stoker		Bsmnt Insul.	
				Hand Fired Boiler			
(6) Ceiling:				(14) Roof Cover:			

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 60: GARAGE Calculator Occupancy: Residential Garage				<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Average Percent Adj: +0																							
Class: D,Siding Floor Area: 432 Gross Bldg Area: 4,317 Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 21.85		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 21.85																
High	Above Ave.	Ave.	X	Low																							
Depr. Table : 2.5% Effective Age : 16 Physical %Good: 67 Func. %Good : 90 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 432 Ave. Perimeter Has Elevators:		1 Stories Average Height per Story: 0 Average Height per Story: 0 Refined Square Foot Cost for Upper Floors: 21.85		Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.000 Height per Story Multiplier: 1.000																					
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 29.929		Total Floor Area: 432 Base Cost New of Upper Floors = 12,929 Lin. Ft. of Wall: 0 Wall Rate: 88.71 Common wall deduction = 0																					
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Reproduction/Replacement Cost = 12,929		Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/90 /100/60.3 Total Depreciated Cost = 7,796																					
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost DEDUCT FOR COMMON WALL 64.75 -18 1.37 1.00 60 -958		ECF (2000-RIVER ST-WEST AND ARTHUR GEN COM)0.580 => TCV of Bldg: 2 = 3,966 Replacement Cost/Floor Area= 26.23 Est. TCV/Floor Area= 9.18																					
* Sprinkler Info * Area: Type: Average																											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																					
(2) Foundation:		(8) Plumbing:		Outlets:																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input checked="" type="checkbox"/> Poured Conc.</td> <td style="width:10%;"><input type="checkbox"/> Brick/Stone</td> <td style="width:10%;"><input type="checkbox"/> Block</td> </tr> </table>		<input checked="" type="checkbox"/> Poured Conc.	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Few Average</td> </tr> <tr> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> </table>		Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical												
<input checked="" type="checkbox"/> Poured Conc.	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Block																									
Many Above Ave.	Average Typical	Few None																									
Few Average	Few Average																										
Many Unfinished Typical	Many Unfinished Typical																										
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td style="width:10%;">3-Piece Baths</td> <td style="width:10%;">Wash Bowls</td> </tr> <tr> <td style="width:10%;">2-Piece Baths</td> <td style="width:10%;">Water Heaters</td> </tr> <tr> <td style="width:10%;">Shower Stalls</td> <td style="width:10%;">Wash Fountains</td> </tr> <tr> <td style="width:10%;">Toilets</td> <td style="width:10%;">Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Incandescent</td> </tr> <tr> <td style="width:10%;">Rigid Conduit</td> <td style="width:10%;">Fluorescent</td> </tr> <tr> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Mercury</td> </tr> <tr> <td style="width:10%;">Non-Metallic</td> <td style="width:10%;">Sodium Vapor</td> </tr> <tr> <td style="width:10%;">Bus Duct</td> <td style="width:10%;">Transformer</td> </tr> </table>		Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metallic	Sodium Vapor	Bus Duct	Transformer	(40) Exterior Wall:	
Total Fixtures	Urinals																										
3-Piece Baths	Wash Bowls																										
2-Piece Baths	Water Heaters																										
Shower Stalls	Wash Fountains																										
Toilets	Water Softeners																										
Flex Conduit	Incandescent																										
Rigid Conduit	Fluorescent																										
Armored Cable	Mercury																										
Non-Metallic	Sodium Vapor																										
Bus Duct	Transformer																										
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																		
Thickness	Bsmnt Insul.																										
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:																							
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler																					
Gas Oil	Coal Stoker	Hand Fired Boiler																									
(6) Ceiling:																											

*** Information herein deemed reliable but not guaranteed***

BASEMENT UNDER ALL OFFICE AREAS
1936 SF

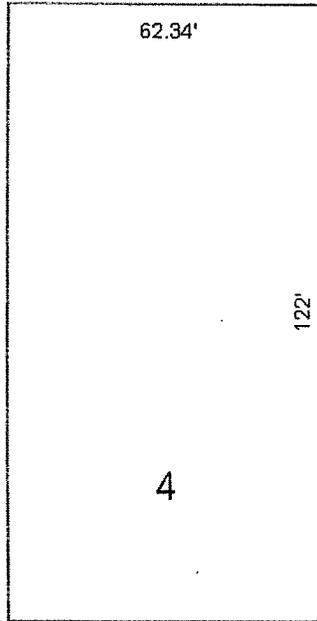


Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Image/Sketch for Parcel: 51-574-703-07

FIRST STREET



ALLEY

Sketch by Apex Medina™

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2018 BS&A Software, Inc.

CITY OF MANISTEE
Michigan

APPLICATION for SPECIAL USE PERMIT

DUANE JONES, Great Lakes Real Estate
APPLICANT
297 Sixth Ave.
ADDRESS
Manistee, MI 49660
CITY, STATE & ZIP CODE
TELEPHONE NUMBERS - (HOME) _____
(WORK) 398-0111

FOR OFFICE USE ONLY
PERMIT NUMBER _____
DATE RECEIVED _____
TAX PARCEL NUMBER _____
FEE RECEIVED & DATE _____
RECEIPT NUMBER _____
ACTION
REFERRED TO PLANNING COMMISSION _____
DATE OF PUBLIC HEARING _____
ACTION TAKEN APPROVED DENIED
DATE OF ACTION _____
EXPIRATION DATE OF PERMIT _____

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANT FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLIN OUT THIS FORM. IF POSSIBLE, PLEASE CALL 616-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN 'II' PROPERTY INFORMATION' (BELOW) WHICH IS LOCATED IN THE R4 ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) Location of an engineering, architectural, surveying, and environmental consulting firm

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS / HAS NOT) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST _____ YEARS. IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: _____, DATE _____, ACTION REQUESTED _____
DECISION: APPROVED DENIED

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED: East 1/2 of Lot 4, Block 2, Tyson & Company's Addition to the City of Manistee
TAX ROLL PARCEL PROCESS NUMBER 51-51-574-703-07
ADDRESS OF PROPERTY: 361 First Street, Manistee, MI 49660

(CONTINUED)

APPLICATION for SPECIAL USE PERMIT

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER & PAGE WHERE FOUND & ATTACH:

Researched at Manistee County Courthouse - None found

C. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

Current Owner: Timothy Bladzik

D. THIS AREA IS UNPLATTED, PLATTED, WILL BE PLATTED
IF PLATTED, NAME OF PLAT Tyson & Company's Addition

E. THE PRESENT USE OF THE PROPERTY IS Single Family Residential, Zoned as High Density Residential

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS)

G. IS A PROPERTY SURVEY ATTACHED? YES NO Partial Mortgage Survey

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): N/A

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME

See Attached

B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:

(ATTACH ADDITIONAL SHEETS)

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86, SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE?

2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE.

3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:

A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?

B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD?

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS ORDINANCE, A COPY OF WHICH IS ATTACHED.

2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.

3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING FEATURES SUCH AS GREENBELTS, FENCES, ETC.

IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:

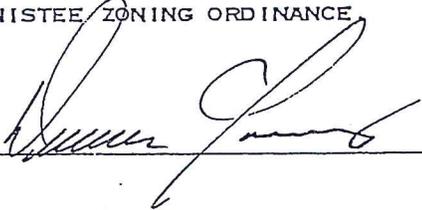
1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
2. AN ENVIRONMENTAL ASSESSMENT.
3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.

C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE/THEY IS/ARE THE OWNER, LESSEE, 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 CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENTS OF ARTICLE 86 OF THE CITY OF MANISTEE ZONING ORDINANCE.

SIGNATURE(S) OF APPLICANT(S)



DATED 10-3-96

Application for Special Use Permit

III. Statement of Justification for Requested Action

A. Reason for Request

A purchase agreement has been made subject to issuance of a Special Use Permit by a private partnership. The partnership is requesting a Special Use permit be granted to allow the execution of a long term lease to a local consulting firm. The consulting firm generally conducts professional services as they relate to architecture, engineering, surveying, and environmental.

B. Statement of Support

1. Article 86, Section 8609, General Standards for determining if a Special Use Permit is granted or not requires that a.) the use is reasonable and designed to protect the health, safety, and welfare of the community, b.) the use is consistent with the intent and purpose of the Land Use District, c.) the use is compatible with adjacent land uses, d.) the use is designed to insure that public services and facilities are capable of accommodating any increased load, e.) the use complies with all applicable regulations of the Zoning Ordinance, and f.) the use complies with all specific standards of Section 1601 et seq. and Section 1001 et seq. of the Zoning Ordinance.

The consulting services provided include both onsite and offsite activities. Onsite activities include business conducted through drafting, computers, and over the phone. All onsite activities will be conducted within the existing structure. However, an external handicap accessible ramp shall be constructed adjacent to the west entrance, this being the only major renovation outside of normal maintenance. Offsite activities include surveying and construction projects.

The intended use will not impact the health, safety, and welfare of the community, is consistent with the intent and purpose of the Land Use District, is compatible with adjacent land uses, will not result in an increase of public services and facilities, complies with all applicable regulations of the Zoning Ordinance, and will comply with all specific standards of Section 1601 et seq. and Section 1001 et seq. of the Zoning Ordinance.

2. The current Manistee County Development Plan states on Page 3A-8 under High Density Residential Recommendations, "Quasi-commercial uses should also be encouraged, especially those considered as lower traffic generators such as professional services."

3. The use will not adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood, and will not be detrimental to public welfare or injurious to property or improvements in the neighborhood.

The site currently allows for parking five to six vehicles including 2 within the existing garage. The consultant currently employs five full time employees, three of whom generally conduct business off site. The nature of the business produces very low levels of client traffic, currently in the area of 2-3 visits per week. It should be noted that access is available from both First St. and an alley.

The proposed Special Use is allowed by section 4603.D, and Section 1604 of the Manistee Zoning Ordinance. The intended use would not significantly impact adjacent property owners with regards to increased noise levels or high traffic volumes. The business conducted is very professional in nature. The proposed building is located on First St. along the northern limit of the High Density Residential District and is adjacent to the DDA District (C4).

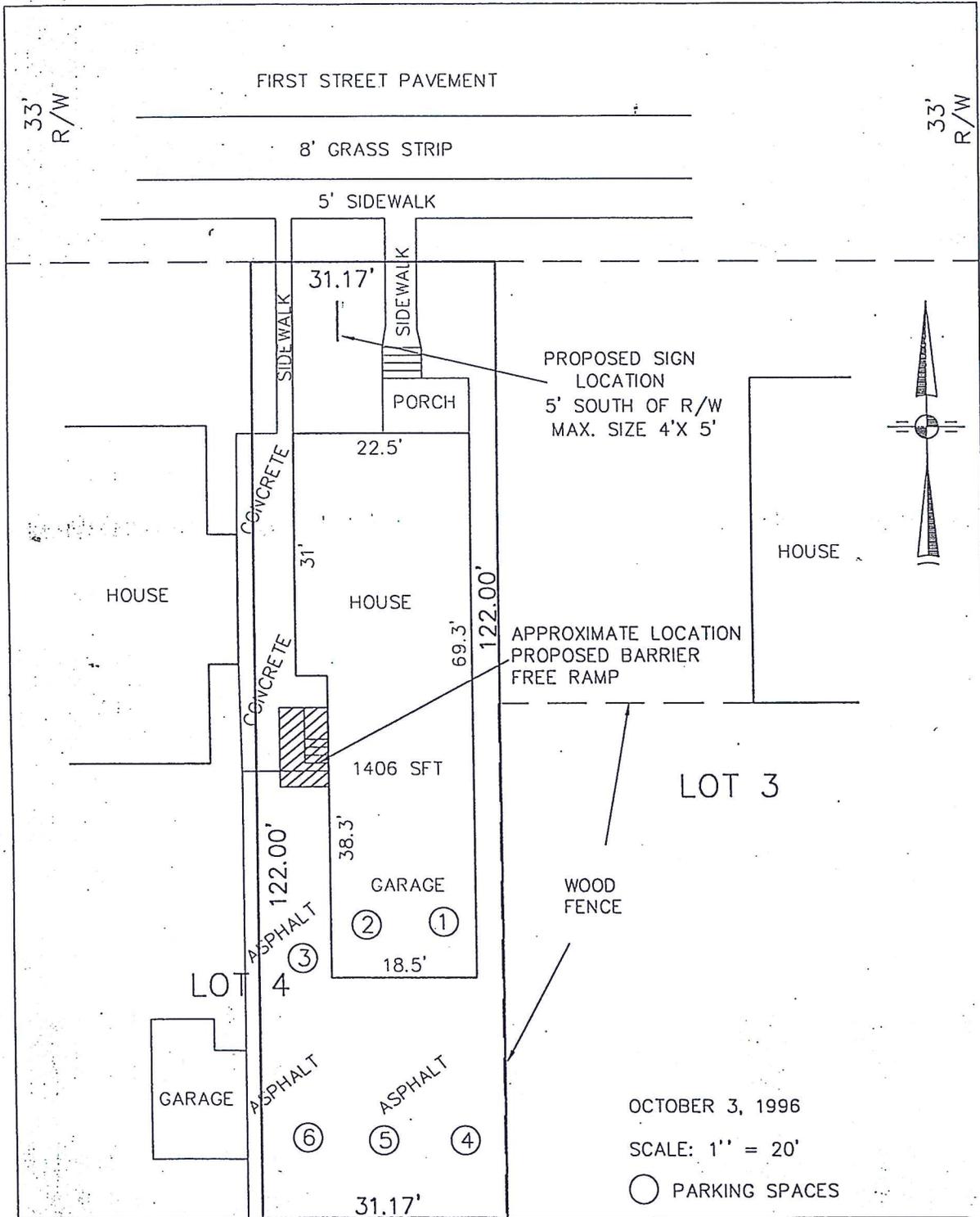
IV. Information Required in Application

A.

1. See attached site plan
2. The use will entail offices with minimal client traffic. Most work will be performed away from the site or over the telephone. There will be a slight increase of traffic between the hours of 8:00 A.M. and 5:00 P.M. corresponding with office hours. The use will be unobtrusive and will be protective of the health, safety, and welfare of the community.
3. Please refer to the site plan for the location of a proposed wheelchair accessible ramp.

EAST 1/2 OF LOT 4, BLOCK 2, MARK TYSON & COMPANY'S ADDITION TO THE VILLAGE, NOW CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

FIRST STREET (66' WIDE)

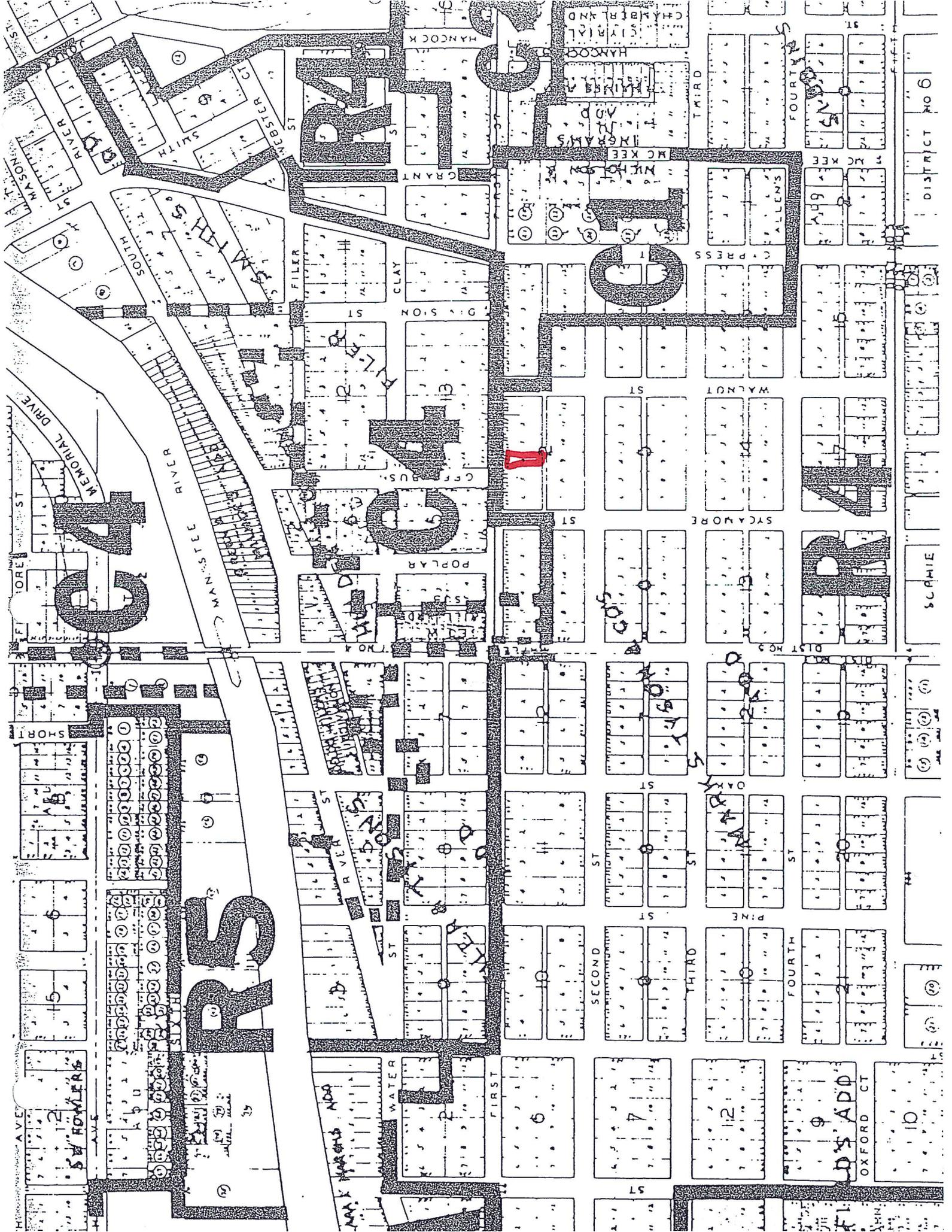


OCTOBER 3, 1996

SCALE: 1" = 20'

○ PARKING SPACES

20' ALLEY



GATERS

CATERS

PLAZA

WANNASTEEL RIVER

MEMORIAL DRIVE

THIRD
FOURTH
MAYNARD
WALNUT
SYCAMORE
DST NO 3
SCAMIE
DISTRICT NO 6
OXFORD CT
D'S ADD
WATER
RIVER ST
POPLAR
GOS
Y
Z
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

0
17009

ST
15-11
70

05
4
7-08
7

704-0

GREENBRIK
724-1
724-1
724-0
724-0

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

October 17, 1996

A Special Meeting of the Manistee City Planning Commission was held on October 17 1996 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Kristie Harless, Denis Johnson, John Lakos, John Serocki, Tony Slawinski

MEMBERS ABSENT: Richard Franckowiak, Roger Yoder

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Mikula (City Office)
Ray Fortier (City Council)
Jeff Mikula (Abonmarche)
Duane Jones (Great Lakes Real Estate)
Rob Keast, (Manistee News Advocate)
Dave Hoffman (Harbor Village)
Kip Winzeler (Harbor Village)
Chuck Owens
Dr. Stephen Peterson
Ed Kriskywicz

Meeting was opened at 7:01 p.m. by Vice-Chair, Denis Johnson.

PUBLIC HEARING:

Vice-Chair Johnson opened the public hearing at 7:02 p.m.

The public hearing was held relative to the issuance of a Special Use Permit to Great Lakes Real Estate. They are representing a consulting office that provides architectural, engineering, surveying and environmental services. They would like to locate their office in the R-4 Zoning District. Mr. Duane Jones presented the Special Use application to the Commission. Included in the presentation was a request for placement of a sign, and waiving the requirement of a barrier fence. After general discussion and no comments from citizens in attendance the public hearing was closed at 7:04 p.m.



Vice-Chair Johnson asked the Commission if they would like to decide on the request for a public hearing before the review of site plans since the Special Meeting was called for this matter. The Commission agreed.

It was moved by Fatke, supported by Lakos to recommend to the City Council that a Special Use Permit be issued to Great Lake Real Estate on behalf of their client for a Consulting Office in the R-4 Zoning District with the following conditions:

1. The permit includes the placement of a sign.
2. The permit waives the requirement of a barrier fence.

The motion carried with Slawinski abstaining.

SITE PLAN REVIEWS:

Jon Rose presented a proposed site plan for an addition to the Oleson’s Food Store. The addition includes a new entry, two restrooms and adding fire suppression to the building. This addition meets all of the current set-back requirements. Following general discussion by the Commission members it was moved by Harless, supported by Slawinski that the Site Plan for Oleson’s Food Store addition be approved. The motion was unanimously approved.

Jon Rose presented a proposed Site Plan for Dr. Stephen Peterson for renovations to the building located at 113 Cypress Street. Dr. Peterson would like to renovate the former Dairy Depot building into a dental office. Mr. Rose gave a history on a previous appeal that was held for the site. The Site Plan Review revealed a non-conforming parcel size for the property. The Commission discussed the issue and agreed that this would not be a factor because of it being a pre-existing condition. The proposed plan includes four parking spaces in the front yard. Dr. Peterson expressed his desire to keep these spaces because of the turnover in appointments. Dr. Peterson has a large turnover after school and the appointments are scheduled for every 15 minutes. After discussion it was agreed that he would be allowed to retain the four parking spaces. Mr. Rose discussed the access drive to the property. The site plan includes the construction of a sign. It was moved by Slawinski, supported by Serocki to approve the site plan with the condition that the access drive easement be provided to the City. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

Mr. Dave Hoffman, Harbor Village brought in a proposal for a Pole Barn that would be placed within the PUD of Harbor Village. This proposed building is temporary and will be removed after five years. Mr. Hoffman met with members, Yoder, Lakos and Slawinski and they walked the site and discussed the need to clean up the area on Fifth Avenue. This area is fenced in and contains various fencing and an accumulation of construction materials. Vice-Chair Johnson asked the Commission if they felt the issue needed to be considered as a Minor Modification to the PUD or would need to be addressed as a Public Hearing. After discussion it was moved by Lakos, with support by Fatke that the issue should be addressed as a Minor Modification to the PUD.



SPECIAL USE PERMIT APPLICATION

Abonmarche Realty Partners of Manistee, LLC
Applicant
95 West Main Street
Address
Benton Harbor, MI 49022
City, State, Zip Code
Phone Numbers (Work) 616-723-1198
(Home) _____

FOR OFFICE USE ONLY:

Case number _____
Date Received _____
Fee Received 3-19-99
Receipt Number # 2649
Hearing Date 4-1-99
Action Taken _____
Expiration Date of Permit _____

FEE FOR SPECIAL USE PERMIT \$150.00

I. ACTION REQUESTED:

A Special Use Permit is hereby requested for the following purpose: Location of an Engineering, Architectural, Surveying, and Environmental Firm.

II. PROPERTY INFORMATION:

- A. Address of Property: 361 & 363 First Street
Tax Roll Parcel Code Number: 51-51- 574-703-07 and 574-703-08
- B. List all deed restrictions - cite Liber & Page where found and attach: None Identified
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. Abonmarche Consultants, Inc. (Tenant)
- D. Zoning District: R4
- E. Present use of the property: 361 - Engineering, Architectural, Surveying, and Environmental Firm under Special Use granted Nov. 5, 1996. 363 First Street vacant - previously a residential rental.
- F. Attach a Site Plan which meets the requirements of the Special Use Permit Ordinance (see attached).
- G. Is a Property survey attached? Yes No.
- H. Estimated completion date of construction (if applicable): August 1, 1999

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Special Use Permit request at this time SEE ATTACHMENT

B. Statement of support for the request. Please justify your request for a Special Use Permit below. The justification should address the following concerns: (Attach additional sheets if necessary)

1. The relationship of the Special Use Permit conditions (Article 36, Section 3610 and if applicable, Article 16) to the particular Special Use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to the development plans of Manistee County and the City of Manistee.
3. Impacts of the adjacent property and neighborhood. Indicate what impacts of the proposed use on the adjacent property are anticipated and what steps will be taken to mitigate any negative impacts. Consider the following:
 - a. Will the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Will proposed use be detrimental to the public welfare or injurious to property in the neighborhood?

IV. INFORMATION REQUIRED IN APPLICATION:

A. An Application for Special Use shall include:

1. A detailed Site Plan, as spelled out in Section 9406 of this ordinance, a copy of which is attached.
2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 3609 (as follows).
 - a. *Is the use reasonable and designed to protect the health, safety and welfare of the community,*
 - b. *Is the use consistent with the intent and purpose of the Land Use District.*
 - c. *Is the use compatible with adjacent land uses,*
 - d. *Is the use designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity, and*
 - e. *Does the use comply with all applicable regulations of this Ordinance.*
 - f. *Does the use comply with all specific standards found in the respective Land Use District, Section 1601 et. seq., and Section 101 et. seq. of this Ordinance.*

3. Proposed location of any open spaces, landscaping and buffering features such as greenbelts, fences, etc.

B. In Addition, the applicant may be required to furnish:

1. Elevations on all buildings, including accessory buildings.
2. An Environmental assessment.
3. Evidence of having received or having an agreement for concurrent approval for any other necessary permits required prior to a construction code permit.
4. Measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties.

V. CERTIFICATION AND AFFIDAVIT:

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

Signature (s) of Applicant (s):

Stephen W. Mitchell, PARTNER
ABONMARCHE REALTY PARTNERS OF MANISTEE, LLC.

Dated

3/17/99

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

Application for Special Use Permit

III. Statement of Justification for Requested Action

A. Reason for Request

On November 5, 1996, a special use permit was issued to allow Architecture, Engineering, Land Surveying, Environmental and Construction Services at 361 First Street. Since that time the building owners have also purchased the building at 363 First Street to provide additional office space. The buildings are proposed to be connected by a short walkway. Both structures will allow for Barrier Free Access, relocation of the conference room to the first floor, the addition of a break room, expanded file and archival space, increased individual employee workspaces, and expanded on-site parking. The proposed expansion will assist in providing an improved work environment while allowing for future growth. Th project will also enhance the aesthetic appearance of both properties.

B. Statement of Support

1. The consulting services provided include both onsite and offsite activities. Onsite activities include business conducted through drafting, computers, and over the phone. All onsite activities will be conducted within the existing structure. Offsite activities include surveying, construction projects and developments.

The intended use will not impact the health, safety, and welfare of the community; is consistent with the intent and purpose of the Land Use District; is compatible with adjacent land uses; will not result in an increase of public services and facilities; complies with all applicable regulations of the Zoning Ordinance; and will comply with all specific standards of Section 1601 et seq. And Section 1001 et seq. of the Zoning Ordinance.

2. The current Manistee County Development Plan states on Page 3A-8 under High Density Residential Recommendations, "Quasi-commercial uses should also be encouraged, especially those considered as lower traffic generator such as professional services."
3. The use will not adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood, and

will not be detrimental to public welfare or injurious to property or improvements in the neighborhood. The property at 363 First Street will be improved by residing the building and removing the existing garage, which is currently in a severe state of disrepair.

The site has adequate space to allow for up to eleven parking spaces. The existing garage will be removed and parking areas will be created similar to the rental units to the west. The consultant currently employs nine full time employees, five of whom generally conduct the majority of their duties off-site. The nature of the business produces very low levels of client traffic, as most client meetings are conducted off-site. It should be noted that access is available from both First Street and an alley to the south.

The proposed Special Use is allowed by Section 4603.D, and Section 1604 of the Manistee Zoning Ordinance. The intended use would not significantly impact adjacent property owners with regards to increased noise levels or high traffic volumes. The business conducted is very professional in nature. The proposed building is located on First Street along the northern limit of the High Density Residential District and is adjacent to the DDA District (C4).

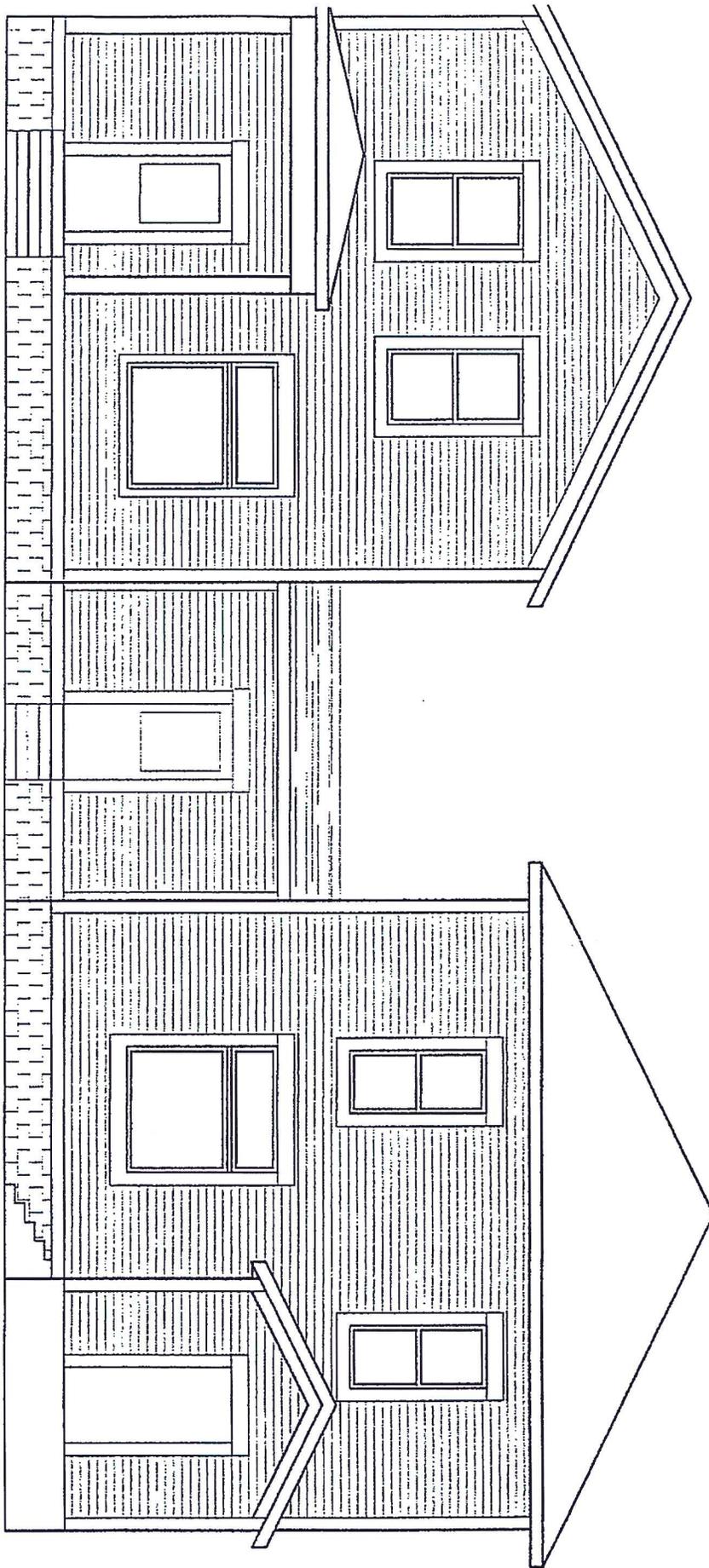
IV. Information Required in Application

A.

1. See attached site plan
2. A specific statement and supporting information regarding the required findings for the Special Use Permit, as stated in Section 8609 (as follows).
 - A. This use is reasonable and designed to protect the health, safety and welfare of the community.
 - B. The proposed use is consistent with the intent and purpose of the Land Use District.
 - C. The proposed use is compatible with adjacent land uses.
 - D. The proposed use is designed to insure that public services and facilities are capable of accommodating increased loads caused by the land use or activity.
 - E. The proposed use does comply with all applicable regulations of this Ordinance.

F. Section 1604

- a. The buildings front on First Street.
- b. The business will be contained within the building with the exterior alterations consisting of the proposed building connection, re-roofing, residing and other maintenance items.
- c. The site allows for adequate off-street parking.
- d. The business is a consulting firm, which conducts professional design services on-site with the majority of the business being conducted off-site. Customer traffic is limited as the majority of client meetings are completed off-site.
- e. A single-family residence is located east of the site and the barrier fence requirement was waived in the 1996 Special Use Permit due to zero setback lines. A multi-unit apartment building is located to the west. This property line also contains a zero setback, however a line of existing trees creates a natural buffer between the parking areas.



ELEVATION
 SCALE: 1/4" = 1'-0"

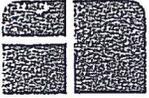
AV
 SHEET

NO. & DATE	REVISIONS

ELEVATIONS
ABONMARCHÉ CONSULTANTS, INC.
 361 First Street
 Marquette, Michigan 49850
 516-733-1188



ABONMARCHÉ CONSULTANTS, INC.
 361 First Street
 Marquette, Michigan 49850
 516-733-1188
 25 West Main Street
 Benton Harbor, MI 49023



March 25, 1999

Jon Rose
COMMUNITY DEVELOPMENT OFFICER
City of Manistee
P.O. Box 358
70 Maple Street
Manistee, MI 49660

RE: SPECIAL USE PERMIT APPLICATION
LAND USE PERMIT APPLICATION

Dear Mr. Rose:

The properties at 361 and 363 First Street are currently owned by Abonmarche Realty Partners of Manistee, LLC. A Special Use Permit has previously been granted for 361 First Street for occupancy by a Professional Consulting Firm, with Abonmarche Consultants, Inc. being the current tenants. The property owners are seeking approval of a Special Use Permit to allow a Professional Consulting Firm to occupy 363 First Street.

In the event the Special Use is permitted, a Land Use Permit is also being sought to allow for the connection of the two buildings by a wood framed walkway. Expansion of the current parking is also being requested. The existing garage, (which is not usable, nor structurally sound) would be removed. The double stacking of vehicles would be appropriate in this application, as the majority of the staff's vehicles remain parked throughout the workday. An additional part of our request is to allow the two parcels to be combined. Abonmarche will provide a new legal description and certificate of survey for recordation.

Should you have any questions or required additional information, please feel free to contact our office.

Sincerely,

ABONMARCHE REALTY PARTNERS OF MANISTEE, LLC

Jeffrey W. Mikula
Partner

SITE PLAN REVIEW

NAME: Abonmarche Realty Partners
 Of Manistee
 95 West Main Street
 Benton Harbor, MI 49023

PROPOSED USE: Office
 ZONING DISTRICT: R-4

PARCEL CODE: 51-51-574-703-07
 51-51-574-703-08

USE IS: Permitted
 Special
 Not Permitted

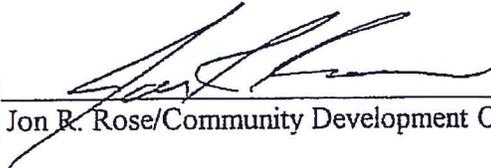
BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	6,000 sq. ft.	7,564 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	62 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	16 ft.	existing	
SIDE YARD	10 ft.	.67 ft. 1.5 ft.	existing	
REAR YARD	10 ft./ 3 ft. alley	29 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	X	<input type="checkbox"/>
PARKING:	10	11	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	1,000 sq. ft.	1,936 sq. ft.	X	<input type="checkbox"/>

SPECIAL DISTRICTS

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

OTHER:

REVIEWED BY: 
 Jon R. Rose/Community Development Officer

DATE: March 25, 1999

Receipt # 3693

Application for Site Plan Review & Land Use Permit

Location of Project: 361 and 363 First Street

Parcel Code #: 51-51-574-703-07 and 51-51-574-703-08

Name & Address of Applicant: Abonmarche Realty Partners of Manistee, LLC,
95 West Main Street, Benton Harbor, MI 49022

Phone Numbers: Work 616-723-1198 Home _____

Name & Address of Owner if different: Same As Applicant

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Construction of a walkway to connect two
existing structures and expansion of parking area.

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

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet. Attach copy of: Site Plan

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

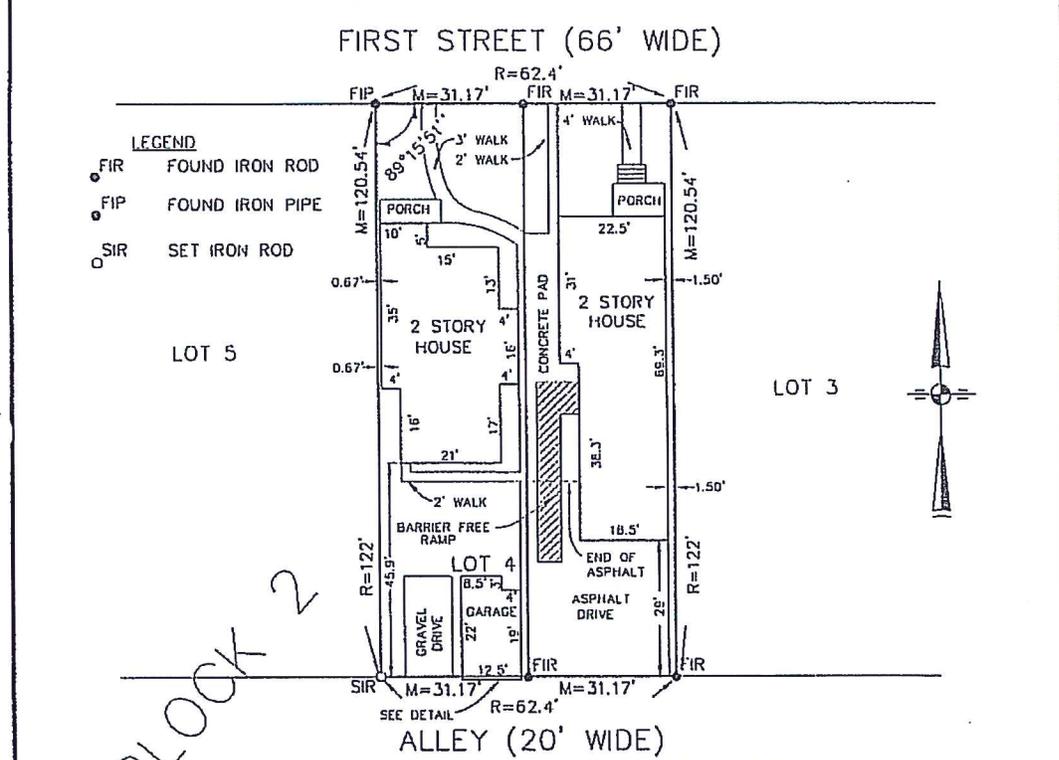
For Questions call Jon Rose, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

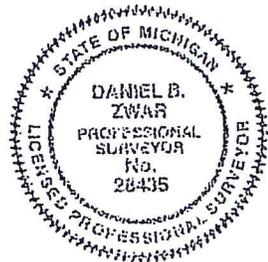
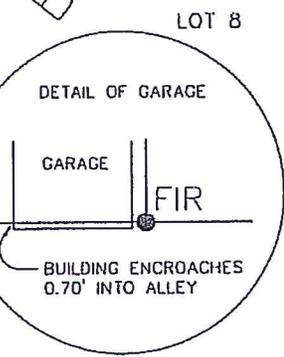
CERTIFICATE OF SURVEY

I, DANIEL B. ZWAR, LICENSED PROFESSIONAL SURVEYOR NO. 28435 IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND

THE EAST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, AND THE WEST HALF OF LOT 4, BLOCK 2 OF MARK TYSON AND COMPANY'S ADDITION TO THE VILLAGE, NOW CITY, OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



BLOCK 2



Daniel B. Zwar
 DANIEL B. ZWAR
 LICENSED PROFESSIONAL SURVEYOR No. 28435
 ABONMARCHÉ CONSULTANTS, INC.

Nov 17, 1998
 DATE OF CERTIFICATE

PLAT OF SURVEY FOR:

 ABONMARCHÉ
 REALTY PARTNERS
 OF MANISTEE L.L.C.

ABONMARCHÉ CONSULTANTS, INC.
 361 First Street
 Manistee, Michigan 49660
 616-723-1198
 FAX: 616-723-1194

95 West Main Street
 Benton Harbor, Michigan 49022
 616-927-2295
 FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: NOVEMBER 13, 1998 DRAWN BY: PGB
 SCALE: 1" = 30' SEC. - T. 21N R. 17W

COPYRIGHT 1994 - ABONMARCHÉ CONSULTANTS, INC.

JOB NO. 5598

Kendra Thompson - Special Use Permit

A Public Hearing for a request for a Special Use Permit for Kendra Thompson Architects representing Manistee County was opened at 7:37 p.m. Kendra Thompson is an Architect representing Manistee County and is applying for a Special Use Permit for Public Administration and Parking lot in the R-4 Zoning District.

There being no further discussion the public hearing for Kendra Thompson for a Special Use Permit for Manistee County closed at 7:38 p.m.

~~X~~ Abonmarche Realty Partners of Manistee - Special Use Permit

A Public Hearing for a Special Use Permit application from Abonmarche Realty Partners of Manistee opened at 7:39 p.m. Abonmarche operates a Professional Consulting Service at 361 First Street. Due to a growth in their business they have purchased the building at 363 First Street and would like to expand their offices to include that building. A Special Use Permit was granted in 1996 for the building at 361 First Street.

Mark Krauskopf is an Architect for Abonmarche and explained the old rundown garage located on the property would be removed. With the removal of the garage they would have 11 parking spaces for their office.

Mark Goodwin, 357 First Street is the neighbor to the east of the current office building on First Street and expressed concerns over water runoff, the condition of the alley and how snow would be removed in the winter.

There being no further discussion the Public Hearing portion of the meeting was closed at 7:49 p.m.

Since the Site Plan Review requests that are on the agenda are contingent on the requests for Special Use Permits Chairman Yoder entertained a motion to move Site Plan Review to after Unfinished Business on the agenda.

MOTION by John Lakos, seconded by Kristie Harless that the Site Plan Reviews on the Agenda be moved after Unfinished Business. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No concerns were expressed by citizens in attendance.

MOTION by Cyndy Fuller, seconded by Mike Fatke that the request for a Special Use permit for Manistee County to expand the Courthouse and Parking lot in R-4 Zoning District be approved with the requirement that all new exterior lights be arranged and installed so that direct illumination is shielded from direct view on any residential parcels and that existing exterior lighting be evaluated for compliance. Motion passed unanimously.

Abonmarche Realty Partners - Special Use Permit

A Public Hearing was held in response to a request from Abonmarche Realty Partners for a Special Use Permit to expand their offices to include the building at 363 First Street.

MOTION by Kristie Harless, seconded by John Lakos that the request from Abonmarche Realty Partners for a Special Use Permit be approved.

Cyndy Fuller proposed an amendment to the motion seconded by Ray Fortier to stipulate that in the process of construction Abonmarche is responsible to address any stormwater drainage problem, that may be created. The amendment was approved unanimously.

The original Motion by Kristie Harless, seconded by John Lakos is amended to read that the request from Abonmarche Realty Partners for a Special Use Permit be approved with the stipulation that in the process of construction Abonmarche is responsible to address any stormwater drainage problem that may be created. Motion passed unanimously.

SITE PLAN REVIEW:

Abonmarche Realty Partners

A request for a Site Plan Review has been received from Abonmarche Realty Partners. Abonmarche has requested a Special Use Permit to allow the expansion of their business to include 363 First Street. A Site Plan Review of the request shows that the requirements of the Zoning Ordinance has been met if 361 and 363 First Street were to be combined into one parcel. A letter requesting the combination of the properties is on file at City Hall.

MOTION by John Lakos, seconded by Cyndy Fuller that the Site Plan for Abonmarche Realty Partners be approved. Motion passed unanimously.

Dr. Shrink - Site Plan Review

A request for a Site Plan Review has been received from Dr. Shrink. Dr. Shrink has requested a Special Use Permit for a wholesale distribution center with offices. A site plan of the proposed