

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, October 4, 2018
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

Pledge of Allegiance

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the October 4, 2018 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the September 6, 2018 meeting Minutes.

V Public Hearing

PC-2018-09 Renee Cook, 461 Fifth Street – Special Use Permit for a Bed and Breakfast (6 rooms)

A Public Hearing has been scheduled in response to a request from Renee Cook, 461 Fifth Street for a Special Use Permit for a Bed and Breakfast (6 rooms).

At this time the Chair shall open the hearing.

The applicant shall present any comments and explanation of the case.

City staff shall present their report

The hearing will be opened for public comments

The hearing will be closed

VI Public Comment on Agenda Related items

VII New Business

PC-2018-09 Renee Cook, 461 Fifth Street – Special Use Permit for a Bed and Breakfast (6 rooms)

A Public Hearing was held earlier in response to a request from Renee Cook, 461 Fifth Street for a Special Use Permit for a Bed and Breakfast (6 rooms).

At this time the Planning Commission could adopt a resolution to approve/approve with

conditions/deny the request from Renee Cook, 461 Fifth Street for a Special Use Permit for a Bed and Breakfast (6 rooms) as submitted

Schedule Meeting dates for 2019

The Planning Commission generally holds their regular business meetings on the first Thursday of each month in the Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 7:00 p.m. Review of the 2019 calendar shows a conflict In July with the Independence Day Holiday which has been moved to the next week.

At this time the Planning Commission could take action to schedule their meeting dates for 2019.

VIII Old Business

Ranked list of Redevelopment Ready Sites and Other Nominations

Please review for accuracy the attached list of sites for the Redevelopment Ready Community Program the PC ranked at the previous meeting, for the to ensure accuracy. We can also add any additional sites that the commission would like considered to the bottom of the page in preparation for the Joint meeting and work-session in December.

IX Public Comments and Communications

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

X Correspondence

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

XI Staff Reports

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

XII Members Discussion

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

XIII Adjournment

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 6, 2018

A meeting of the Manistee City Planning Commission was held on Thursday, September 6, 2018 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Marlene McBride, Bob Slawinski, Michael Szymanski, Rochelle Thomas, Mark Wittlieff, Roger Yoder

Members Absent: Maureen Barry

Others: Thomas E Amor (12493 Hopkins Forest, Bear Lake), Lynda Beaton (256 Hughes St), Roger Zielinski (529 First St), Robert Carson (Planning & Zoning Director), Kelly McColl (Recording Secretary) and others.

APPROVAL OF AGENDA

Motion by Bob Slawinski, seconded by Michael Szymanski that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Szymanski, Slawinski, Yoder, Thomas, McBride, Wittlieff
No: None

APPROVAL OF MINUTES

Motion by Roger Yoder, seconded by Rochelle Thomas that the minutes of the August 2, 2018 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Yoder, Szymanski, Thomas, Slawinski, McBride, Wittlieff
No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

Redevelopment Sites

The Redevelopment Ready Communities program requires that an annual joint meeting be held between City Council and the Brownfield Redevelopment Authority, Downtown Development Authority, Historic District Commission, Planning Commission and Zoning Board of Appeals members. At the meeting redevelopment sites will be reviewed and the top sites will be selected for marketing. The Planning Commission and Staff worked on developing the list of sites for this year's annual joint meeting.

Each address on the list was discussed and reviewed by the Planning Commission, identifying the strengths and weaknesses of each location. The Planning Commission ranked the properties.

Staff suggested to the Planning Commission that they bring any additional sites that they feel should be considered, to the October or November meetings for discussion.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Lynda Beaton, 256 Hughes Street—she asked the Planning Commission to consider the locations that the Manistee County Chamber of Commerce and the Governor came up with in their joint development meeting which was held a few weeks ago. She would like to see the Planning Commission invite a representative from the Chamber to attend the joint meeting in December.

CORRESPONDENCE

None

STAFF REPORTS

Robert Carson, Planning & Zoning Director

Shared thank you, prepared by Denise Blakeslee: She thanked them for their service; she will miss them and will see them around the community.

MEMBERS DISCUSSION

Mark Wittlieff (and others) thanked Robert Carson for taking the Planning Commission on. Planning Commission and Roger Zielinski (529 First St) discussed blight and refuse issues.

The next regular meeting of the Planning Commission will be held on Thursday, October 4, 2018.

ADJOURNMENT

Motion by Bob Slawinski, seconded by Roger Yoder that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:32 pm

MANISTEE PLANNING COMMISSION

Kelly McColl, Recording Secretary

Memorandum



To: Planning Commissioners

FROM: Rob Carson, AICP, Manistee County Planning Director

DATE: September 26, 2018

RE: October 4th, 2018 Planning Commission Meeting

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

Commissioners, the next meeting of the Planning Commission will be on Thursday October 4th, 2018 at 7pm. I am working to make the transition from Denise's Tenure with the City a smooth one and appreciate everyone's patience with myself and Manistee County as we make the transition. Denise did a remarkable job for the City and has laid out a fluid process for working through the City's applications to the Planning Commission, ZBA and Historic District Commission. I hope to carry on as she did and ensure that the residents of the community are provided a smooth and unencumbered process for development activities.

We have a Public Hearing for a Special Use Permit and consideration of the permit by the Planning Commission at this month's meeting. We also have next year's meeting dates and times to approve and I have included a copy of the Planning Commission ranked Redevelopment Ready Sites for your information.

- **Special Use Permit:**

P-2018-09 Renee Cook, Fifth Street-Special Use Permit for a Bed and Breakfast (6 rooms)

Renee Cook has fully completed the application process meeting all requirements of the application. It should be noted that the applicant has identified that there are three (3) exits to the exterior of the principle structure exceeding the requirements of Section 1813 Item B.2.c. It is recommended if approval of the permit is considered, that as a condition of the permit, the Planning Commission move to outline that the permit specify that any dumpster on site meet the conditions of Section 1813 Item B.2.m. of the Ordinance; *"Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate and shall not be visible from lot lines. All dumpster enclosures shall be in accordance with Section 506 of this Zoning Ordinance."* This condition will prevent the need to amend the Special Use Permit, as the applicant is strictly using tidy totes at this time for the containment and disposal of garbage.

- **Meeting Dates & Times:**

Please see attached Memo Detailing 2019 Meeting Dates and Times

- **Ranked Redevelopment Ready Sites**

Please see attached ranked sheet



Memorandum

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

TO: Planning Commissioners
FROM: Rob Carson, A.I.C.P., Planning & Zoning Director
DATE: September 26th, 2018
RE: Renee' Cook, 461 Fifth St. B&B Project

Commissioners, we have received a request from Renee' Cook 461 Fifth Street for a Special Use Permit for a Bed and Breakfast Operation in the R-2 Zoning District as shown on Site Plan prepared by Spicer Group, File No. JD602. Changes to the site as displayed on the site plan consist of two expansions of the principle structure. One expansion is 630 square feet in area and the other is 910 square feet in area. A Carriage House is also proposed which is 900 square feet in area. All additions to the principle structure and the carriage house have a height which is less than the maximum allowed in the zoning district. The site plan also displays a gravel parking area and driveway. The number of required parking spaces for each room (six) is displayed on the site plan and the carriage house provides the additionally required (two) spaces for the owner/occupant. No changes to lighting, landscaping and signage at this time are being proposed and the site plan makes note that any additions or changes shall conform to the specific standards of the appropriate section of the zoning ordinance. It should be noted that the structure exceeds the number of required exits at (three). The applicant is proposing to use a tidy-tote for refuse, but it is recommended that the planning commission outline that if a dumpster is to be used on site that it conforms to the standards of **section 506** of the ordinance along with the specific standards **m.** of **Section 1813** Bed and Breakfast.

The Standards of Section 1813 are as follows:

SECTION 1813 BED AND BREAKFAST

- A. Definition.** An owner-occupied residential building wherein up to six (6) rooms or suites are offered, for compensation, as overnight lodging for transient guests and which may provide one or more meals per day for overnight guests only.
- B. Regulations and Conditions.** The applicant shall provide documentation acceptable to the Planning Commission that the proposed use shall meet the following standards:
1. **Basic Standards.** It is the intent to establish reasonable standards for Bed and Breakfast establishments to assure that:
 - a. The property is suitable for transient lodging facilities. In this connection, a Bed and Breakfast establishment shall meet the requirements of the City of Manistee Rental Property Code ([Chapter 1482](#) of the City of Manistee Codified Ordinances) and shall be subject to periodic inspections as provided in said code.
 - b. The use is not incompatible with other allowed uses in the vicinity.
 - c. The impact of the establishment is no greater than that of a private home with houseguests.
 - d. A bed and breakfast shall maintain a smoke detector in proper working order in every sleeping room and a fire extinguisher in proper working order on every floor in the immediate vicinity of the sleeping rooms.

- e. All signs shall be in accordance with [Article 21](#) of this Zoning Ordinance.
- f. All parking shall be in accordance with [Section 514](#) of this Zoning Ordinance.
- g. Landscaping and Buffering shall be provided in accordance with [Section 531](#) of this Zoning Ordinance.
- h. A Bed and Breakfast establishment shall be regulated under the terms of this Section 1813, and not as a home occupation.

[Annotation: C-2 was added to number of sleeping rooms (6) by Amendment Z10-02, effective 10/30/10]

[Annotation: Item h. which established the number of sleeping rooms in each zoning district was deleted by Amendment Z12-06; effective 10/27/12]

2. Specific Standards. The following requirements together with any other applicable requirements of this Ordinance shall be complied with:

- a. The minimum lot size shall be consistent with the District minimum for Single Family Dwellings.
- b. Parking; Two (2) for the use of the owner/occupant and one (1) off-street space per rental sleeping room. Parking shall be located within two hundred (200) feet of the building.
- c. The establishment shall have at least two (2) exits to the outdoors.
- d. The establishment shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
- e. The rooms utilized for sleeping shall be a part of the primary residential use and not specifically constructed for rental purposes. Provided, however, that carriage houses in existence as of the effective date of this section, and located on the same parcel as a Bed & Breakfast may be utilized for sleeping rooms, in accordance with this Section.
- f. The Bed and Breakfast shall not alter the residential character of the building or structure.
- g. The rental sleeping rooms shall have a minimum size of one hundred-twenty (120) square feet for one (1) or two (2) occupants with an additional fifty (50) square feet for each occupant to a maximum of four (4) occupants per room.
- h. Special Use approval shall not be granted if the essential character of the lot or structure in terms of traffic generation or appearance will be changed substantially.
- i. A site plan shall include a floor plan layout of the proposed structure drawn to a scale of not less than 1" = 8' that shows the specific layout of the proposed facility in accord with the provisions of this Zoning Ordinance.
- j. The permit holder shall secure and maintain all required state and local permits.
- k. No conference/meeting room facilities will be permitted.
- l. The Bed and Breakfast shall employ no more than three (3) persons in addition to the owners and their immediate family, including spouses, siblings and children.
- m. Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate and shall not be visible from lot lines. All dumpster enclosures shall be in accordance with [Section 506](#) of this Zoning Ordinance.

[Annotation: Changed to reflect Section 506 Dumpsters and Enclosures by Amendment Z17-05, effective 6/16/17]

No comments on the proposed special use permit or site plan have been received.

Draft resolutions to approve with conditions or deny the request are enclosed in your packets.



**NOTICE OF PUBLIC HEARING
City of Manistee Planning Commission**

The City of Manistee Planning Commission will hold a Public Hearing in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan to consider a request from:

NAME: Renee Cook
461 Fifth Street
Manistee, MI 49660

LOCATION
OF REQUEST: 461 Fifth Street

ACTION
REQUESTED: Special Use Permit for Bed and Breakfast (6 rooms)

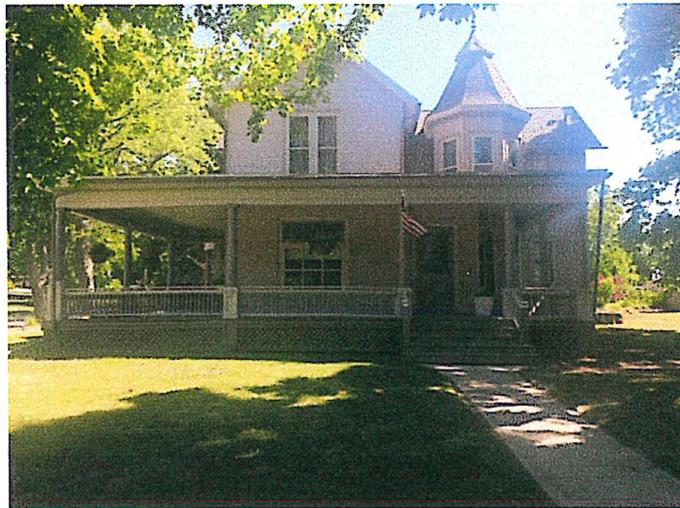
DATE/TIME
OF HEARING: Thursday, October 4, 2018 at 7 pm

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Rob Carson, AICP, County Planner, 415 Third Street, Manistee, MI 49660, (231) 398-2805.

A copy of the application is on the following pages

City of Manistee
Planning and Zoning Committee
70 Maple Street, Manistee, Mi. 49660

Special Use Permit Application



Renee'Cook

461 Fifth Street Project

Renee Cook | 461 Fifth Street | Bed and Breakfast



Renee Cook | 461 Fifth Street | Bed and Breakfast

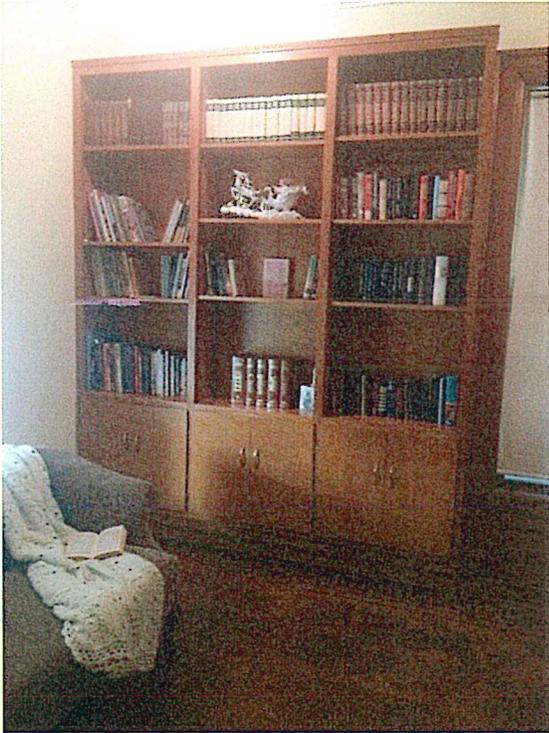
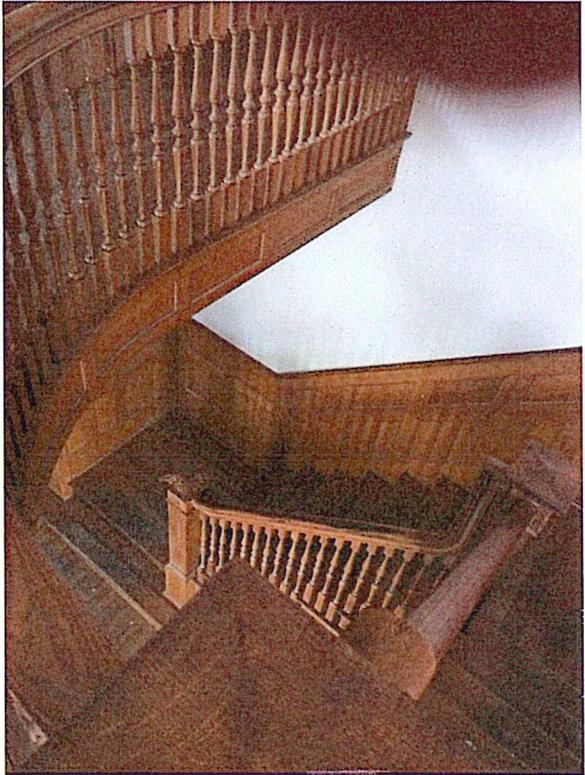


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461 Fifth Street.....A Love Story

My name is Renee Cook. I have come to Manistee in pursuit of a dream; to have my own business as an Inn Keeper and operate my own Bed and Breakfast.

Once I secured jobs here and in Ludington as a Dental Hygienist, I began my search for that perfect, enchanted property. My love for antiques, history and old home preservation paired perfectly with this adventure.

When I found 461 Fifth Street on Zillow the first time last year; I fell in love. Even in its horrendous state of disrepair, I made an offer. Several weeks after my accepted offer however, the owners chose not to honor our contract and sold the property to someone else. Heartbroken, I continued to look at other properties that could possibly serve as a B&B and thus be restored, utilized and preserved. But honestly, none could compare.

One year later, (as I always kept my eye on 5th street) she had come up for sale again. This time I moved quickly. Even at more than double my original offer ;I could not looser her again. Early on in my search I contacted Ms. Blakeslee to find out what I needed in a property and I was fairly certain Fifth Street had it all. My vision was clear—to me anyway.

The Salling home is truly one of Manistee's jewels and one that should be shared. Her architecture, woodwork and wooded lot are perfect setting and a true haven and respite; just as her original owner had intended. One can only imagine the business discussions that occurred in the library, or the amazing dinners that were served in the huge dining room or so many beautiful happy Christmases in the family room or the front parlor. You can almost envision the entourage of brides that sauntered down the massive carved oak staircase or the many summer gatherings on the expansive wrap around porch. This home exudes a simple elegance, enough so, that you feel as though you are somewhere special, but not so grand that you can't relax. It feels like home. Friends and family that have come to visit don't want to leave and can't wait to come back.

Due to her genius construction; outside noise is minimal except for the faint sound of the church clock that tolls on the hour. Guests report that they “slept like a rock”.

I make sure that family and friends wake to the smell of fresh coffee brewing and baking breakfast casserole wafting through the house. Many relax in the turret nook with a fresh cup of coffee and watch the sun come up before heading to the dining room for breakfast. Others prefer to relax in the front parlor as the rising sun sparkles through and illuminates the stained glass bay window with a rainbow light show. Some slip out to the porch to watch the quiet neighborhood slowly come to life. And yet others head to the library with their cup of “joe” to finish that last chapter before breakfast and heading out for the days activities.

As if being in this beautiful Victorian port city on our glorious Lake Michigan isn't enough to revive your soul; being able to experience the elegant atmosphere of the home of a past prominent citizen who loved and contributed so much to Manistees' history could only enrich ones stay. Mr. Salling was regarded as a “genial host” back in the day and I intend to continue this legacy by sharing his story and this property with all who come to visit. This is my dream.



Planning Commission/Planning & Zoning
 City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2805 (phone)
 231.723.1546 (fax)

Special Use Permit Application

A Detailed Site Plan is required for all Special Uses
 Please Print

Submission of Application	
<p><i>Applications must be submitted 30 days prior to the meeting for review for completeness.</i> Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the payment of a fee \$1,000.00 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.</p>	
Property Information	
Address: <u>461 Fifth Street</u>	Parcel # <u>51-311-400-012</u>
Applicant Information	
Name of Owner or Lessee: <u>RENKE' M. COOK</u>	
Address: <u>461 Fifth Street</u>	
Phone #:	Cell#: <u>517 614 8785</u> e-mail: <u>racprmc@gmail.com</u>
Name of Agent (if applicable):	
Address:	
Phone #:	Cell#: e-mail:
Data Required/Project Information	
Land Area: <u>25,904 sq. ft.</u>	Zoning Classification: <u>R-2</u>
Present/proposed Land Use: <u>Residential/Business as a Bed and Breakfast</u>	
Attach a Detailed Narrative for the following	
<input type="checkbox"/>	A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in Section 1802 .

Additional Information		
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.		
Special Use review procedures. An application for Special Use Approval shall be processed in accordance with Section 1801.C.		
Issuance of a Special Use permit. Special Use Permits shall be issued in accordance with Section 1801.D.		
Appeals. No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.		
Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and in accordance with Section 1801.F.		
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.		
Transfers. Transfers shall be handled in accordance with Section 1801.H.		
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: <ol style="list-style-type: none"> 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. 		
Violations. Violations shall be handled in accordance with Section 1801.J.		
Authorization		
CERTIFICATION AND AFFIDAVIT:		
The undersigned affirm(s) that he/she/they is/are the <input checked="" type="checkbox"/> owner, <input type="checkbox"/> leasee, <input type="checkbox"/> owner's representative, <input type="checkbox"/> 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: <u> <i>Maeve M. Cook</i> </u>	Date: <u> 8/2/18 </u>	
Signature: _____	Date: _____	
<i>If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.</i>		
<input checked="" type="checkbox"/> By checking this box permission is given for Planning Commission Members to make a site inspection if desired.		
<input type="checkbox"/> Yes <input type="checkbox"/> 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:		
Office Use Only		
Fee: <input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> \$ _____	Escrow Payment	Receipt # <u> 167334 </u>
Date Received: <u> 8-27-18 </u>	Hearing Date: _____	PC - _____

Detailed Narrative:

A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.

The proposed special use of 461 Fifth Street property is for the business of a Bed and Breakfast. This property is appropriate for such a use as it meets the criteria set forth by the city , ie. Lot size, adequate parking area, square footage of room sizes, adequate distance from a current operating B&B, favorable response from adjacent property owners (see Exhibit B). This is a good and practical use of this large historic home as it will no longer be vacant, it will generate revenue for its own preservation and that of the city economy (taxes), and the tourism industry. Most importantly it will be a part of the community again and shared with all. (ie., tours, a respite for travelers, friends and family).

Applicants statement of the expected effects of use on:

Emergency Services: The expected effect of 461 5th Street as a proposed B&B on local emergency services would be no more than that of a large private residence/family; if not less as all 6 bedrooms will not be filled/occupied every day of every week of every month.

Schools: The proposed B&B at 461 5th street will have no effect on schools except as an added field trip if a creative teacher wanted to bring a class through to enrich a lecture on 1875 architecture, or Manistee history, or something about the logging industry.....only

positives! I would gladly put together a presentation, tour, snack and activities for them.

Storm Waters: The proposed business will have no more of an effect on storm water than it has right now at present. The site plan and any renovation or addition will be engineered to address such concerns.

Sanitary Sewer/facilities: The proposed B&B at 461 Fifth Street will have no more of an effect on sewer facilities than that of a large private residence if not less as all 6 rooms will not be occupied every day of every week of every month.

Auto/Truck patterns: The proposed B&B at 461 5th Street will have no more of an effect on traffic volume than that of a private residence/large family.

Any addition material information necessary to consider the impact of the project upon:

Adjacent Properties: The impact of this project on adjacent properties is minimal if not positive. This property will now be occupied, maintained, utilized and preserved which will only increase surrounding property values.

General Public: The impact of this project on the general public is a positive one. This property is a piece of proud Manistee history that may now be shared with the public in the form of tours, lodging and any number of city or festival events.

Soil Erosion Control: All measures of this project regarding soil erosion prevention will be taken as any construction will be done in accordance to all proper grade and codes.

Shore Line Control: N/A

Excessive Noise: All measures of this project over concern of excessive noise will be taken as people will be coming to this address to sleep and relax. Neighborhood noise will be more of concern to this project as many late, loud celebrations go on throughout the summer weekends and holidays ie., Fourth of July...

Development of Surrounding Properties: The impact of this project on the development of surrounding properties will be null or positive. The restoration and utilization of this property would only support and encourage surrounding development and restoration. This business will suggest to others that the city is exhibiting growth and an increase in its economy.

Elevations of all Building/Access. Buildings: Elevations of all buildings and accessory buildings will not exceed existing building elevations or zoning codes.

Environmental Assessment: N/A

Exhibit A

(Bedroom sizes)

Bedroom A (first floor)	20'6" x 13'6" x 9'	273 sq. ft.
Bedroom B (second floor)	14'9" x 11'11" x 9'	180 sq. ft.
Bedroom C (second floor)	14'9" x 14'8" x 9'	225 sq. ft.
Bedroom D (second floor)	14'4" x 9'4" x 9' 20' x 9'4" x 9' after remodel	135 sq. ft. 180 sq. ft.
Bedroom E (second floor)	23'9" x 15'8" x 9'	384 sq. ft.
Bedroom F (second floor)	14'10" x 12'10" x 6'9" 14"10" x 20'10" x 8' after remodel	187 sq. ft. 300 sq.ft.

Exhibit B

Names, addresses of adjacent property owners and their comment of in favor or against this project.

<u>Name/address</u>	<u>yes/no</u>	<u>Signature</u>
----------------------------	----------------------	-------------------------

1.

2.

3.

4.

5.

6.

7.

8.

Ernest Nelson Salling

Ernest Nelson Salling was one of the many immigrants who came to Manistee in the 1860's because of the abundant opportunities to be found here. Salling was born in 1843 at Viborg, Denmark. At the age of 13 he left his school in his native country to work as a clerk in the mercantile establishment of a brother. Six years later he set forth to find a new life in the United States. After working briefly in New York, Detroit, and Chicago, Salling arrived in Manistee on April 3, 1863, and went to work as a laborer in Michael Engelmann's saw-mill. When the mill closed down in the fall, Salling was transferred to Engelmann's store, and the following year the young Dane was promoted to foreman at the mill, serving as such until 1868.

After only five years in the United States, Salling had saved enough money to begin investing in pine timber in partnership with Rasmus Hansen. For the rest of his life Ernest Nelson Salling was always active in several business ventures at a time. From 1868 until 1871 he was manager of the Engelmann vessel property consisting of five steamers carrying passengers and freight on Lake Michigan. In 1871, in partnership with Michael Engelmann, the sawmill of Waterman and Wing was purchased. The following year, Simeon Babcock joined the firm and lumber yards were opened in Chicago and Milwaukee.

On October 25, 1867, Salling was married to Marion L. Johnston, daughter of Mackinac Island lawyer. During the 1870's the family home on the corner of Pine and Fifth Street was built. In 1879 the home was described "as a frame structure two stories high, well and durably built, and furnished elegantly. The yard is beautifully laid out and the



The Salling family in 1896.

premises are neatly arranged. Mr. Salling studies simple elegance and comfort in building, and it is safe to say he has secured it. The building and premises are worth about \$10,000." Five children were born to the marriage of Marion Johnston and Ernest Nelson Salling. Marion Salling died in 1882 and two years later Salling married again, this time to Lotta A. Wheeler. Mr. Salling attended the Congregational Church in Manistee.

In 1879, Salling sold his interest in the lumbering firm to his partners and took an extended vacation to his native land. At about this same time, he entered the hardware business in

partnership with J.P. Krogen at a store at 407 River Street. After returning from Europe, a new firm was organized under the name of Salling, Hansen and Company. Salling managed the firm's operations in Manistee while Rasmus Hansen looked after the extensive mill operations at the village of Grayling. In addition, Salling privately owned extensive pine timber in the local area, in the Upper Peninsula, and in the future state of Washington.

A biographer in writing about Salling's life in 1890, said, "Mr. Salling is one of those men, who, coming to this country without friends or

capital, has made an honorable place for himself in the community where he has made his home. He has been a sober, industrious, and enterprising citizen, and has, while attaining for himself a place high among the successful business men of the State, won the respect and esteem of all. He is a man of few words, and known to the public life,

never by his words, but frequently by his deeds. He has done his fair share to uphold and prosper the business interest of the city, while socially he is regarded as a genial host and a refined, cultivated gentleman."

The majority of homes in Manistee differ from the Canfield and Wheeler homes in that they reached their final form after several enlargements and remodelings. Among these are many elegant homes of self-made men, who chose to expand and improve their existing home, rather than build a new one. Ernest Nelson Salling's home, which stands on the southwest corner of Fifth and Pine Streets, is one which evolved in this fashion.

Salling, a native of Denmark, came to America in 1862, and found his way to Manistee within a year. He found employment as a laborer for Michael Engelmann and within six years was beginning to branch out on his own. In the next forty years, with work in Manistee lumbering, Salling made himself a millionaire. We do not know the locations of Salling's first homes in Manistee. However, a small item in the Manistee Times for August 6, 1874, announces the start of construction of his last home at the above mentioned location. James W. Tennant was the master carpenter while Thomas Coquilard had charge of the masonry work.

In keeping with the modest nature of the home, no mention of it was given in the local papers when it was completed. However, on January 1st, 1879, the Times did provide the following description of the residence: "Mr. Salling's elegant home has one of the best locations in the city. Its elevated location affords a fine view of the Lake and an equally fine view of the city and surrounding country. The building is a frame structure two stories high, well and durably built, and furnished elegantly. The yard is beautifully laid out and the premises are neatly arranged. Mr. Salling studies simple elegance and comfort in building and it is safe to say he has secured it. The building and premises are worth about \$10,000."

Views of the Salling home on file at the Manistee County Historical

Museum indicate at least one, and perhaps several, changes were made to it between 1880 and 1899. In the final remodeling, the Victorian gingerbread was all removed, the home was made two story throughout, and an elegant entry was added along with a wrap-around porch.

In its final form, the Salling home could have been considered as elegant as any similarly sized residence in Manistee. It was unusual because of the extreme length with six rooms in a row on the main floor. These included, in order, a library, living room, the original entry hall, a dining room, a butler's

pantry, and the kitchen. An additional large room off the hall may originally have served as a parlor. The second floor includes five bedrooms and two bathrooms. An unusually large master bedroom has served as an upstairs library and a game room in the past.

Among the most outstanding features of the home is the two story north entry added in the reconstruction of the 1890's. It is highlighted by beautiful oak paneling and a carved oak staircase. Circular windows provide a well-lighted seating area on both floors.

Another feature found throughout

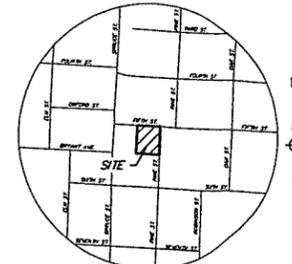
the home is the beautiful hardwood flooring. A border, at the perimeter of each room, is made up of inlaid local hardwoods, including cherry, maple, walnut, and oak. Surprisingly, the inlays differ in every room. Numerous fireplaces throughout the home also highlight local hardwoods. Finally, a custom built oak china cabinet fills the entire west wall of the dining room.

Ernest Nelson Salling died at his home on July 25, 1909, leaving an estate valued at nearly two million dollars. The home continued to be used by the Salling family for many years.

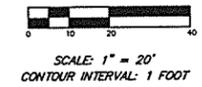


The Salling home as it appeared at the turn of the century

SECTION 11, T.21 N. - R.17 W.
CITY OF MANISTEE
MANISTEE COUNTY, MICHIGAN



LOCATION MAP
NOT TO SCALE



LEGEND

- | | |
|------------------------------|---------------------------|
| ○ - MANHOLE | ✱ - PINE |
| ⊙ - CATCHBASIN | ⊙ - BUSH |
| ⊠ - CURB CATCHBASIN | ⊙ - TREE |
| ⊕ - FIRE HYDRANT | ⊙ - TELEPHONE PEDESTAL |
| ⊕ - WATER VALVE | ⊙ - FOUND SURVEY CORNER |
| ⊕ - GAS VALVE | ⊙ - SET 3/4" IRON PIPE |
| ⊙ - TELEPHONE POLE | ⊙ - SET P.K. NAIL |
| ⊕ - POWER POLE | ⊙ - GUY ANCHOR AND POLE |
| ⊕ - POWER AND TELEPHONE POLE | ⊙ - NOT FIELD LOCATED |
| ⊕ - LIGHT POLE | ⊙ - CABLE TV PEDESTAL |
| ⊕ - MAIL BOX | ⊙ - ANTENNA |
| ⊕ - SIGN | ⊙ - SATELLITE DISH |
| ⊕ - FENCE | ⊙ - AIR CONDITIONING UNIT |
| ⊕ - SPRINKLER | ⊙ - SOIL BORING |
| ⊕ - RAILROAD SIGNAL | ⊙ - ELECTRICAL PEDESTAL |
| ⊕ - TRANSFORMER | ⊙ - BURIED CABLE LINES |
| ⊕ - BARRIER FREE PARKING | ⊙ - BURIED ELECTRIC LINES |
| ⊕ - BITUMINOUS SURFACE | ⊙ - GASMAINS |
| ⊕ - CONCRETE SURFACE | ⊙ - SANITARY SEWER LINES |
| ⊕ - CONCRETE CURB | ⊙ - STORM SEWER LINES |
| ⊕ - FENCE LINE | ⊙ - TELEPHONE LINES |
| ⊕ - OVERHEAD POWER LINES | ⊙ - WATERMAINS |
| ⊕ - TREE LINE | |
| ⊕ - STUMP | |

PARCEL DESCRIPTION

(PER TAX DESCRIPTION)
Commencing on the South line of 5th Street, 66 feet West of the Northwest Corner of Block 1, G. W. Robinson's Addition to the City of Manistee, Section 11, T.21 N.-R.17 W., City of Manistee, Manistee County, Michigan; thence South, 187.25 feet; thence West, 137.75 feet; thence North, 187.25 feet; thence East, 137.75 feet to the point of beginning.

FLOODPLAIN INFORMATION

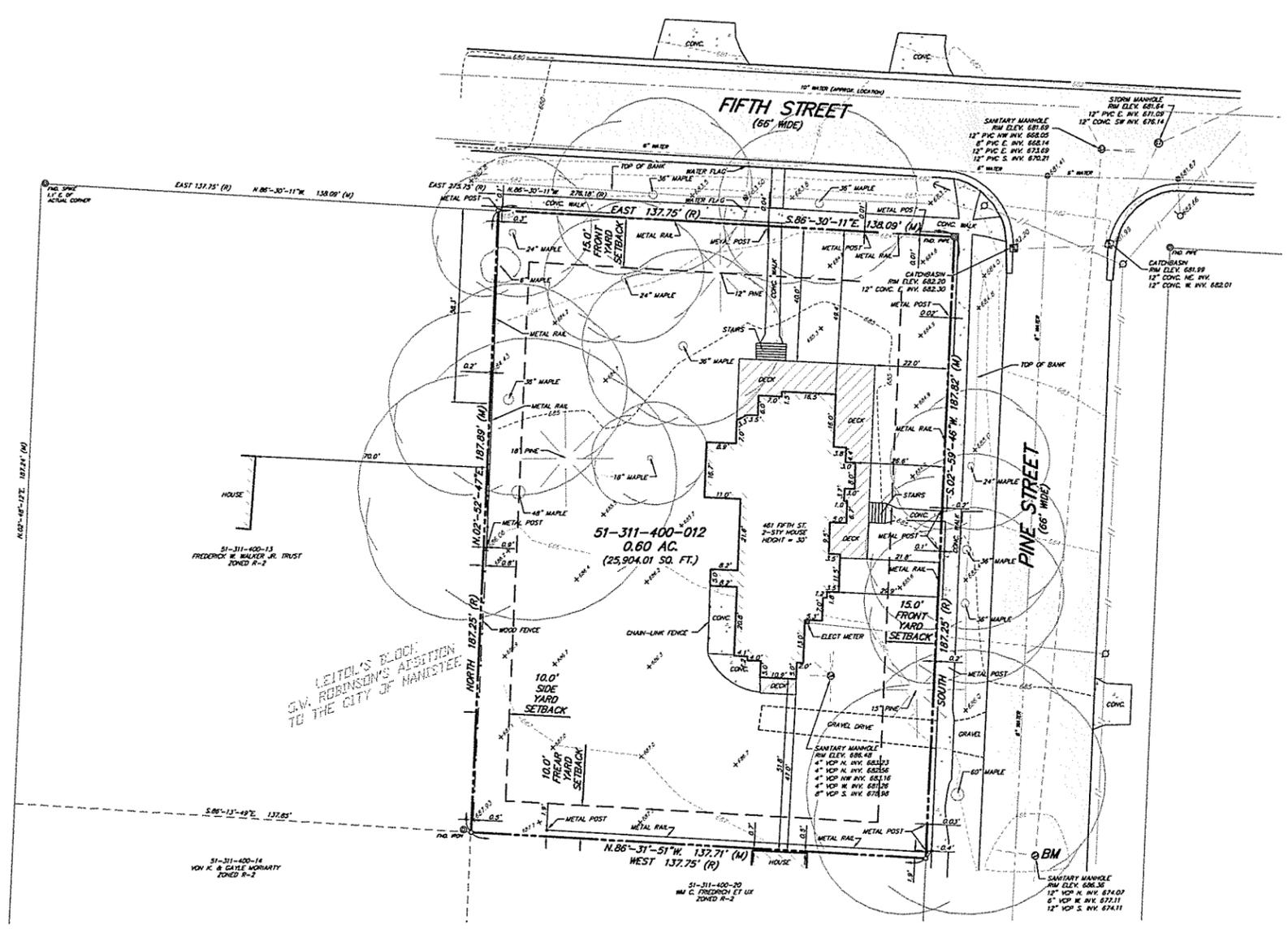
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANEL #260131-0002B, EFFECTIVE DATE OF MARCH 18, 1987, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

PARKING SPACES

THERE ARE CURRENTLY NO PARKING SPACES ON THE SUBJECT PARCEL.

BENCHMARKS

BENCHMARK - CENTER OF RIM OF SANITARY MANHOLE LYING IN PINE STREET, 33' EAST OF SOUTHEAST CORNER OF SUBJECT PARCEL. NAVD83 EL. 686.36



UTILITY NOTE

The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

ZONING

The subject property is zoned "R-2, Medium Density Residential".

BUILDING SETBACKS:

- Minimum Lot Area 6,000 sq. ft.
- Minimum Lot Width 60 ft.
- Front Yard Setback 15 ft.
- Side Yard Setback 10 ft.
- Rear Yard Setback 10 ft.
- Maximum Building Height or 2-1/2 Stories

For more Zoning Information see City of Manistee Zoning Ordinances.

I hereby certify that I have surveyed the parcel of land hereon shown and described.

Patrick G. Bentley
Professional Surveyor No. 47944

PREPARED BY:
PATRICK G. BENTLEY
PROFESSIONAL SURVEYOR NO. 47944
302 RIVER STREET
MANISTEE, MICHIGAN 49660
TEL. 231-794-5620
DRAWN BY: ALU
DATE: June 14, 2018
JOB NUMBER: 1260385G2018



BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY OF:

RENEE COOK
636 CENTER ST.
PORTLAND, MI 48875

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY OF:

PART OF G. W. ROBINSON'S ADDITION
OF SECTION 11, T.21 N.-R.17 W.,
CITY OF MANISTEE
MANISTEE COUNTY, MICHIGAN

Memorandum



To: Planning Commissioners

FROM: Rob Carson, AICP, Manistee County Planning Director

DATE: September 26, 2018

RE: Proposed Meeting Dates 2019

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

Commissioners, the Planning Commission generally holds their regular business meetings on the first Thursday of each month in the Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 7:00 p.m. Review of the 2019 calendar shows a conflict In July with the Independence Day Holiday which has been moved to the following week. Staff is proposing the following meeting dates for your consideration.

January 3, 2019	February 7, 2019	March 7, 2019	April 4, 2019
May 2, 2019	June 6, 2019	July 11, 2019*	August 1, 2019
September 5, 2019	October 3, 2019	November 7, 2019	December 5, 2019

*Changed due to holiday

