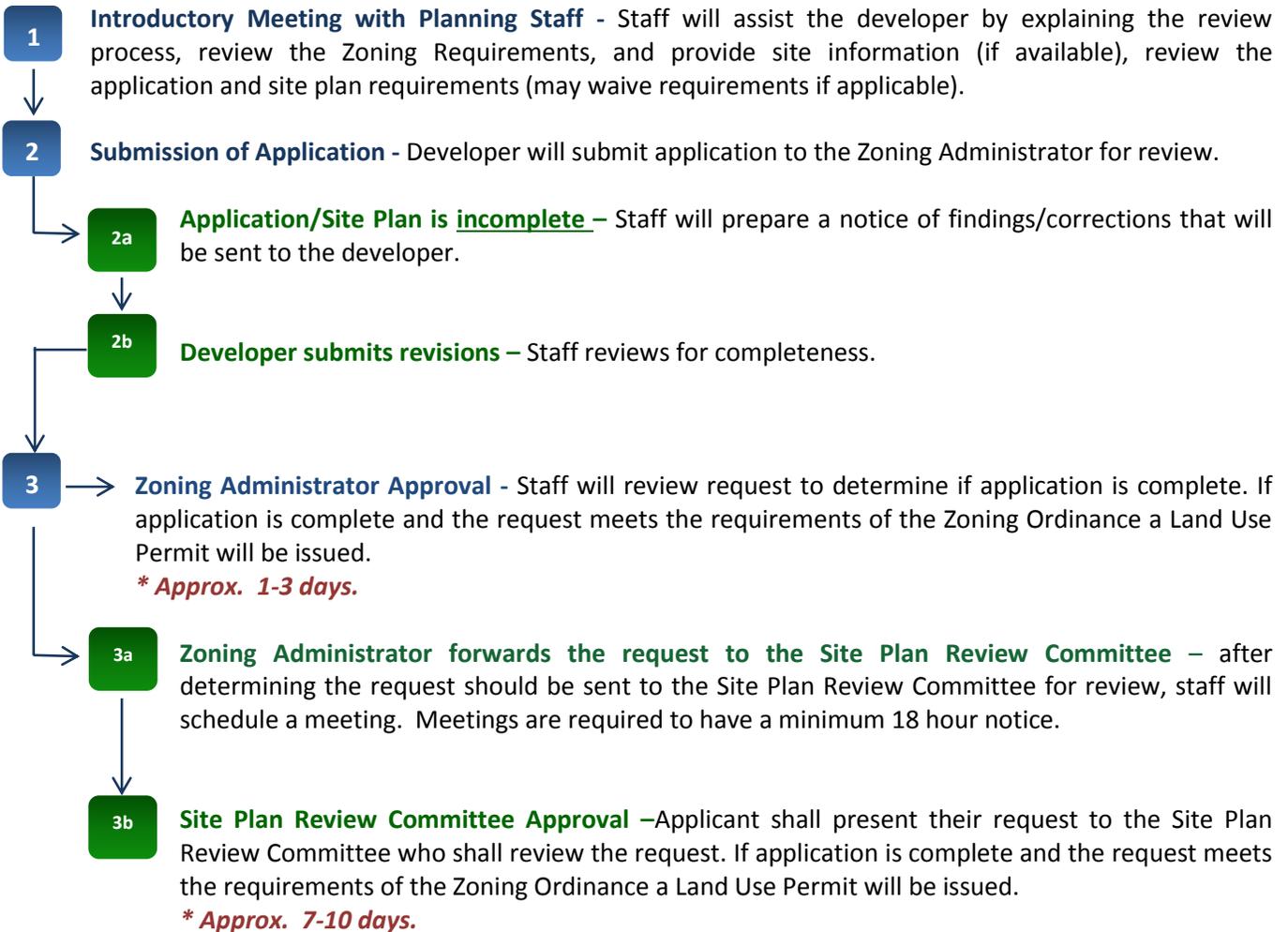




Site Plan Review Process for Commercial Projects A Step-By-Step Guide for Developers

The City of Manistee has three levels of review for Commercial Projects Level I for minor projects, Level II for Major Projects. Special Use Permits and Planned Unit Developments require a Public Hearing and review by the Planning Commission. This guide has been developed to assist with the process.

Level I Review – Additions and alterations to existing structures will be reviewed by the Zoning Administrator who shall reserve the right to forward it to the Site Plan Review Committee for approval



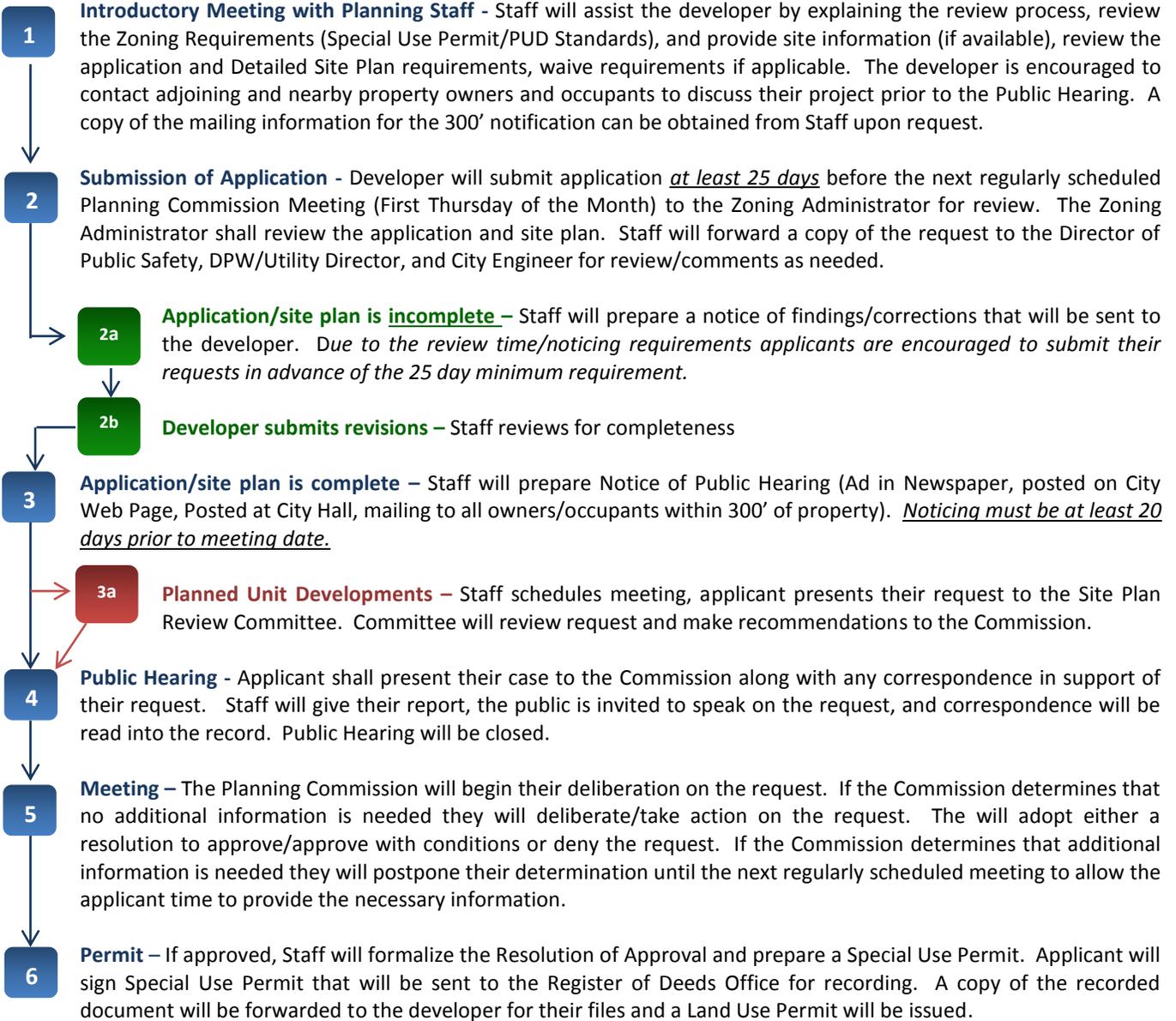
**Average time depending on Staff availability, complete application and/or Meeting Schedules*

Level II Review – New construction shall be reviewed by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval



**Average time depending on Staff availability, complete application and/or Meeting Schedules*

Detailed Site Plans – Special Use Permits and Planned Unit Developments – Detailed Site Plans shall be reviewed by the Planning Commission and require a Public Hearing



**Average time depending on Staff availability, complete application and Meeting Schedules approx. 30 – 60 days*

Manistee Commercial Historic District – If your project is located in the Historic District, Staff will work with you on completing the necessary applications/requests for your project. These requests can be done concurrent with your request for Site Plan Approval.