

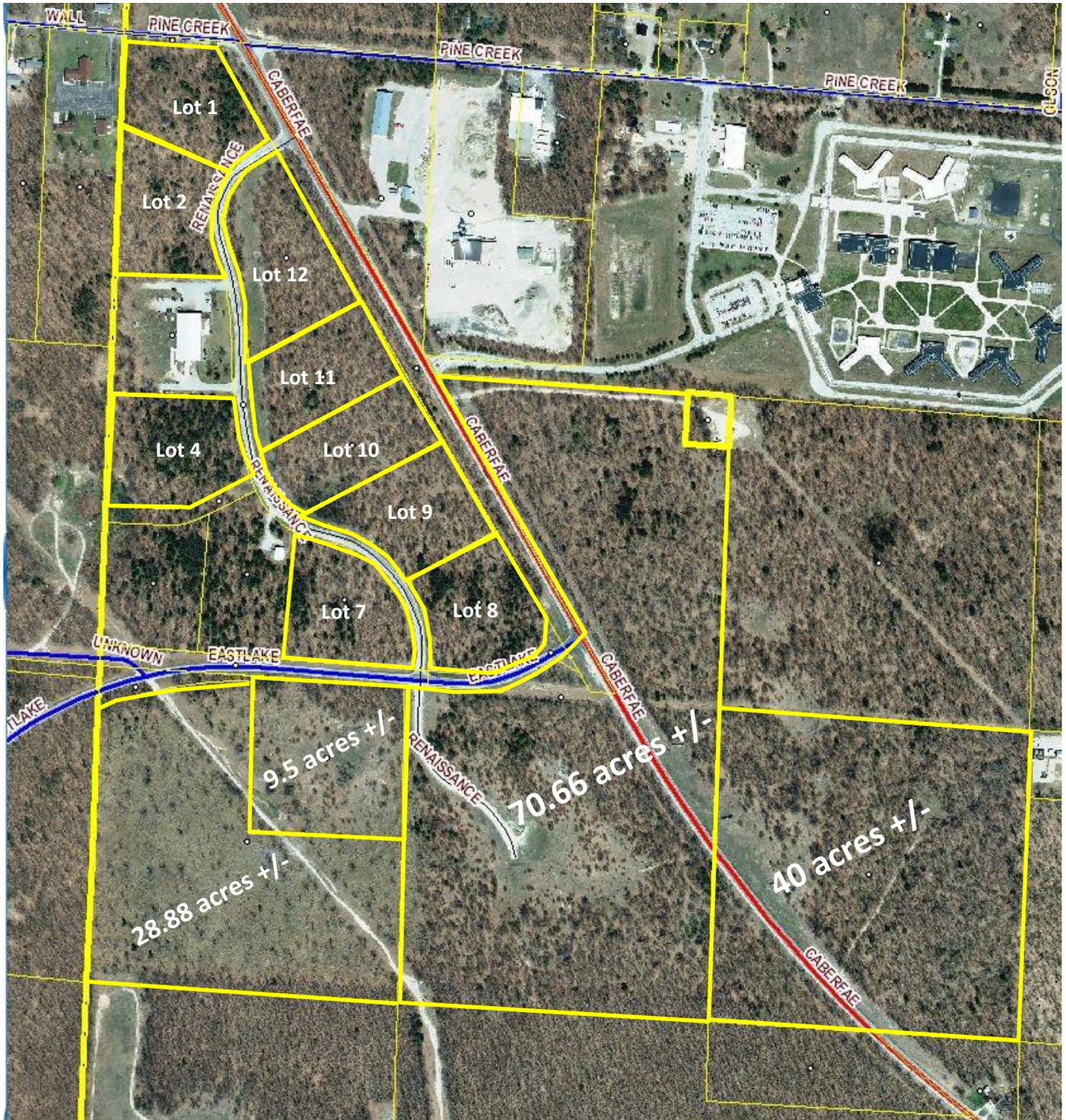
# Renaissance Park and Vacant Industrial Properties Available



**LOCATION:** M-55 in Manistee Township, East of the intersection of US-31 and M-55

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**UTILITIES:** Municipal Water and Sewer, Gas, Electric, Telephone



## vacant industrial park property

# Renaissance Park Lot 1

**Parcel Number**  
07-690-001-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
Development Corporation](#)

**Contact the City Manager if  
interested in development of this  
property**

**For additional information  
please contact**



70 Maple Street  
Manistee, MI 49660

**Thad Taylor**  
City Manager  
231.398.2801  
[ttaylor@manisteemi.gov](mailto:ttaylor@manisteemi.gov)

**Denise Blakeslee**  
Planning & Zoning Administrator  
231.398.2805  
[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)

### **Renaissance Park Industrial Property ready for development**



#### **Lot 1 Renaissance Park**

<b>Size</b>	5.28 Acres +/-
<b>Frontage</b>	Caberfae Hwy (M-55) Renaissance Drive

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 1

## vacant industrial park property

# Renaissance Park Lot 2

**Parcel Number**  
07-690-002-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
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### **Renaissance Park Industrial Property ready for development**



#### **Lot 2 Renaissance Park**

**Size** 5.29 Acres +/-  
**Frontage** Renaissance Drive

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 2

## vacant industrial park property

# Renaissance Park Lot 4

**Parcel Number**  
07-690-004-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
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### **Renaissance Park Industrial Property ready for development**



#### **Lot 4 Renaissance Park**

**Size** 5.87 Acres +/-  
**Frontage** Renaissance Drive

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

#### **UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 4

## vacant industrial park property

# Renaissance Park Lot 7

**Parcel Number**  
07-690-007-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
Development Corporation](#)

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### **Renaissance Park Industrial Property ready for development**



#### **Lot 7 Renaissance Park**

<b>Size</b>	5.38 Acres +/-
<b>Frontage</b>	Renaissance Drive Eastlake Road

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 7

## vacant industrial park property

# Renaissance Park Lot 8

**Parcel Number**  
07-690-008-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
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### **Renaissance Park Industrial Property ready for development**



#### **Lot 8 Renaissance Park**

<b>Size</b>	5.4 Acres +/-
<b>Frontage</b>	Renaissance Drive Eastlake Road Caberfae Hwy (M-55)

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 8

## vacant industrial park property

# Renaissance Park Lot 9

**Parcel Number**  
07-690-009-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
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### **Renaissance Park Industrial Property ready for development**



#### **Lot 9 Renaissance Park**

<b>Size</b>	5.32 Acres +/-
<b>Frontage</b>	Renaissance Drive Caberfae Hwy (M-55)

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 9

## vacant industrial park property

# Renaissance Park Lot 10

**Parcel Number**  
07-690-010-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
Development Corporation](#)

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### **Renaissance Park Industrial Property ready for development**



#### **Lot 10 Renaissance Park**

<b>Size</b>	5.22 Acres +/-
<b>Frontage</b>	Renaissance Drive Caberfae Hwy (M-55)

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 10

## vacant industrial park property

# Renaissance Park Lot 11

**Parcel Number**

07-690-011-00

**Current Owner**

City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**

Not available for this property

**Zoning Information**

[Contact Manistee Township](#)

**2017 S.E.V.**

Tax Exempt

**2017 Taxable Value**

Tax Exempt

**Potential Incentives**

[Michigan Economic  
Development Corporation](#)

**Contact the City Manager if  
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**Renaissance Park  
Industrial Property ready for development**



**Lot 11 Renaissance Park**

**Size** 5.22 Acres +/-  
**Frontage** Renaissance Drive  
Caberfae Hwy (M-55)

**LOCATION:** M-55 in Manistee Township, directly across from Elmer's Concrete Plant, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 11

## vacant industrial park property

# Renaissance Park Lot 12

**Parcel Number**  
07-690-012-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
Development Corporation](#)

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### **Renaissance Park Industrial Property ready for development**



#### **Lot 12 Renaissance Park**

<b>Size</b>	6.46 Acres +/-
<b>Frontage</b>	Renaissance Drive Caberfae Hwy (M-55)

**LOCATION:** M-55 in Manistee Township, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**ACREAGE AVAILABLE:** 61 Acres

**MINIMUM LOT SIZE:** 5 Acres

**FRONTAGE:** Varies

**UTILITIES:**

Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** Renaissance Park Subdivision Lot 12

**vacant industrial property**

# Vacant Industrial Property – Eastlake Rd

**Parcel Number**  
07-008-006-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic  
Development Corporation](#)

**Contact the City Manager if  
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property**

**For additional information  
please contact**



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**Industrial Property ready for development**



	<b>Vacant Property</b>
<b>Size</b>	9.5 Acres +/-
<b>Frontage</b>	Eastlake Road

**LOCATION:** M-55 in Manistee Township, adjacent to Renaissance Park, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**UTILITIES:**  
Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** NE 1/4 NW 1/4 SW 1/4 9.5 A\*M/L. SEC 8 T21N R16W

**vacant industrial property**

# Vacant Industrial Property – Eastlake Rd

**Parcel Number**  
07-008-007-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic Development Corporation](#)

**Contact the City Manager if interested in development of this property**

**For additional information please contact**



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**Industrial Property ready for development**



	<b>Vacant Property</b>
<b>Size</b>	28.88 Acres +/-
<b>Frontage</b>	Eastlake Road

**LOCATION:** M-55 in Manistee Township, adjacent to Renaissance Park, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

- UTILITIES:**
- Water and Sewer – City of Manistee
  - Gas – Michcon / DTE Energy
  - Electric – Consumers Energy
  - Telephone- SBC Ameritech

**Tax Roll Description:** NW 1/4 OF SW 1/4 EXC NE 1/4 OF NW 1/4 OF SW 1/4. ALSO EXC COM AT W 1/4 COR OF SD SEC FOR POB, TH S 1 DEG 33 MIN 06 SEC E 195.76 FT, TH ALG 3 DEG 36 MIN 13 SEC CRV TO RIGHT 674.77 FT (CHRD BEARS & DIST N 77 DEG 43 MIN 56 SEC E 669.72 FT), TH N 1 DEG 33 MIN 06 SEC E 40.42 FT, TH N 88 DEG 52 MIN 14 SEC W 658.76 FT TO POB. 28.88 A\*M/L SEC 8 T21N R16W

**vacant industrial property**

# Vacant Industrial Property – M-55

**Parcel Number**  
07-008-012-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
[Michigan Economic Development Corporation](#)

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**Industrial Property ready for development**



<b>Vacant Property</b>	
<b>Size</b>	40 Acres +/-
<b>Frontage</b>	Caberfae Hwy – M-22

**LOCATION:** M-55 in Manistee Township, near Renaissance Park, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**UTILITIES:**  
Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** NW 1/4 SE 1/4 SEC 8 T21N R16W. 40 A M/L

**vacant industrial property**

# Vacant Industrial Property – M-55

**Parcel Number**  
07-008-005-00

**Current Owner**  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

**Sale Information**  
Not available for this property

**Zoning Information**  
[Contact Manistee Township](#)

**2017 S.E.V.**  
Tax Exempt

**2017 Taxable Value**  
Tax Exempt

**Potential Incentives**  
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**Industrial Property ready for development**



<b>Vacant Property</b>	
<b>Size</b>	70.66 Acres +/-
<b>Frontage</b>	Caberfae Hwy – M-22 Eastlake Road Renaissance Drive

**LOCATION:** M-55 in Manistee Township, adjacent to Renaissance Park, east of the intersection of US-31 and M-55.

**ZONING:** Industrial (Manistee Township Zoning Ordinance)

**UTILITIES:**  
Water and Sewer – City of Manistee  
Gas – Michcon / DTE Energy  
Electric – Consumers Energy  
Telephone- SBC Ameritech

**Tax Roll Description:** SE 1/4 NW 1/4 LYING NE'LY OF M-55 R/W EXC 1 SQ ACRE IN NE COR OF SE 1/4 NW 1/4, ALSO NE 1/4 SW 1/4, EXC N 33 FT OF NE 1/4 SW 1/4 LYING W OF M-55 FOR TWP RD R/W. 70.66 A\*M/L SEC 8 T21N R16W.

# Zoning Information

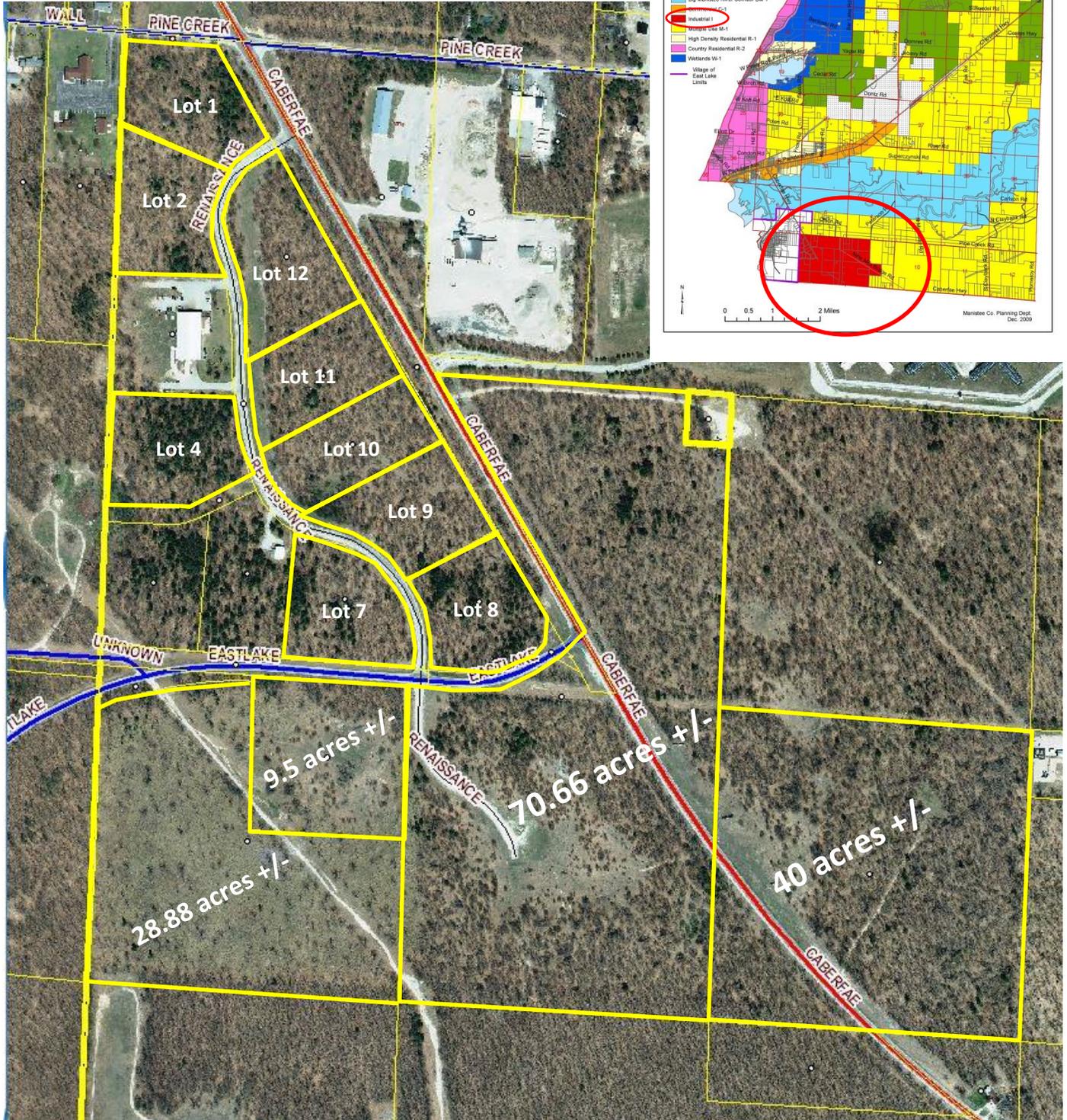
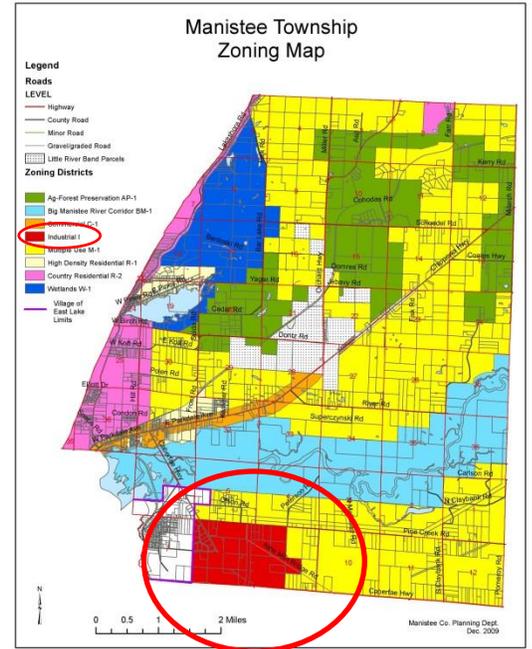
# Renaissance Park / Industrial Properties

## Zoning Information

Manistee Township Zoning – Zoned Industrial I



**Contact Information:**  
**Manistee Township Hall**  
**410 Holden Street**  
**Manistee, MI 49660**  
**Phone 231.723.6507**



# Manistee Township Zoning Map

## Legend

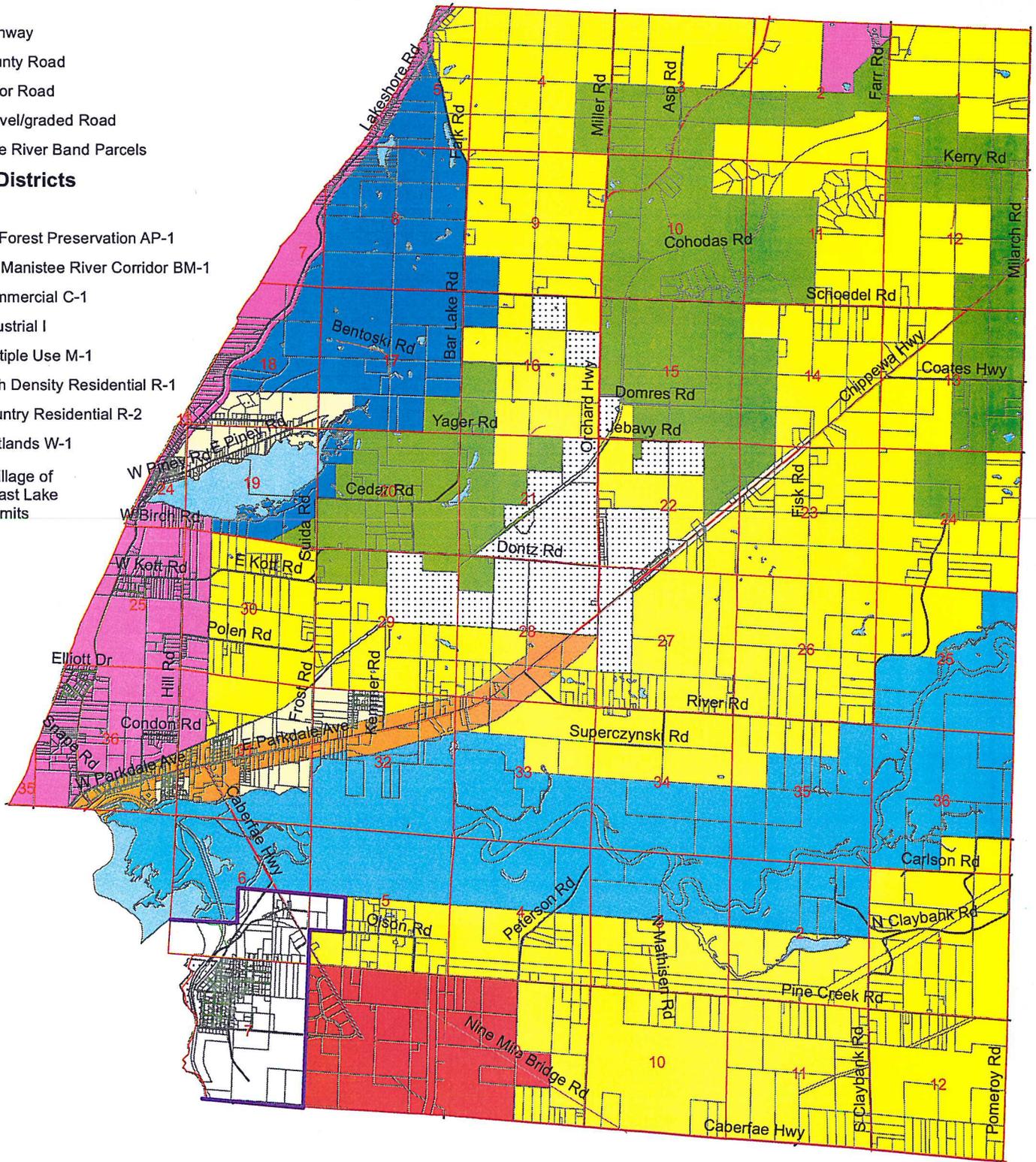
### Roads

### LEVEL

- Highway
- County Road
- Minor Road
- Gravel/graded Road
- Little River Band Parcels

### Zoning Districts

- Ag-Forest Preservation AP-1
- Big Manistee River Corridor BM-1
- Commercial C-1
- Industrial I
- Multiple Use M-1
- High Density Residential R-1
- Country Residential R-2
- Wetlands W-1
- Village of East Lake Limits



**ARTICLE 60  
INDUSTRIAL DISTRICT- I**

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**6001. Statement of Purpose.**

The Industrial District is composed of those areas of the Township whose principal use is or ought to be heavier types of manufacturing and other industrial uses. These uses may generate noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter in amounts unsuitable for certain areas of the Township. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been regulated as Special Land Uses or excluded.

**6002. Permitted Uses.**

No building or structure or part thereof shall be erected, altered, or used and no land shall be used except for one or more of the following uses. Outdoor storage shall be permitted only as allowed in Section 6003. of this Ordinance.

1. Automobile filling stations.
2. Automobile service facilities / repair garages.
3. Light manufacturing industrial uses which by the nature of the materials, equipment and processing utilized are to be considered clean, quiet, and free from objectionable or dangerous nuisance or hazard, including any of the following uses when conducted within a completely enclosed building.
  - a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts, such as condensers, transformers, crystal holders, and the like.
  - b. Central dry cleaning or laundry plants, cleaning, and dyeing works, and carpet or rug cleaning.
  - c. Laboratories, experimental or testing.
  - d. Machine or wrought iron shop.
  - e. Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), yarns, and paint not requiring a boiling process.
  - f. Manufacturing, compounding, processing, and packaging or treatment of bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, condiments, (except fish, sauerkraut, vinegar, and yeast).

- g. Manufacturing of and maintenance of electric and neon signs, billboards, commercial advertising structures, sheet (light) metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
  - h. Manufacturing of musical instruments, toys, novelties, rubber or metal stamps.
  - i. Manufacturing of pottery, figurines or similar ceramic products, using previously pulverized clay.
  - j. Public utility service yard or electrical receiving transforming station.
4. Municipal uses such as water treatment plants, public works garages, and all other municipal buildings and uses, excluding outdoor storage.
  5. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials.
  6. Printing, lithographic, blueprinting and similar uses.
  7. Research oriented and light industrial park uses.
  8. Retail lumber yards including incidental millwork.
  9. Stadium, athletic arena, or similar sports complex.
  10. Warehousing and material distribution centers, provided all products are enclosed within a building.
  11. Wholesale of goods, such as, but not limited to, pharmaceuticals, bakery, and dairy products, clothing, dry goods, hardware, household appliances, office and business machinery, industrial machines.
  12. Any other use which is determined by the Zoning Board of Appeals to be of the same general character as, and compatible with, the above permitted uses, but not specifically mentioned elsewhere in this Ordinance.
  13. Accessory buildings and uses customarily incidental to any of the above permitted uses.

### **6003. Special Land Uses.**

The following Special Land Uses shall be permitted subject to review and approval by the Planning Commission:

1. Auction Sales Establishments
2. Any use permitted in Section 6002. of this Ordinance, which also requires outdoor storage
3. Composting facilities
4. Contractor's equipment storage yards
5. Facilities for the exploration and production of oil, gas and other minerals, including but not limited to, central production facilities, sweetening plants, bulk storage facilities, exploration facilities and field services facilities.
6. Funnel Developments
7. Commercial WECS

8. Junk yards (licensed)
9. Accessory buildings and uses customarily incidental to any of the above special uses.

#### **6004. Regulations and Standards.**

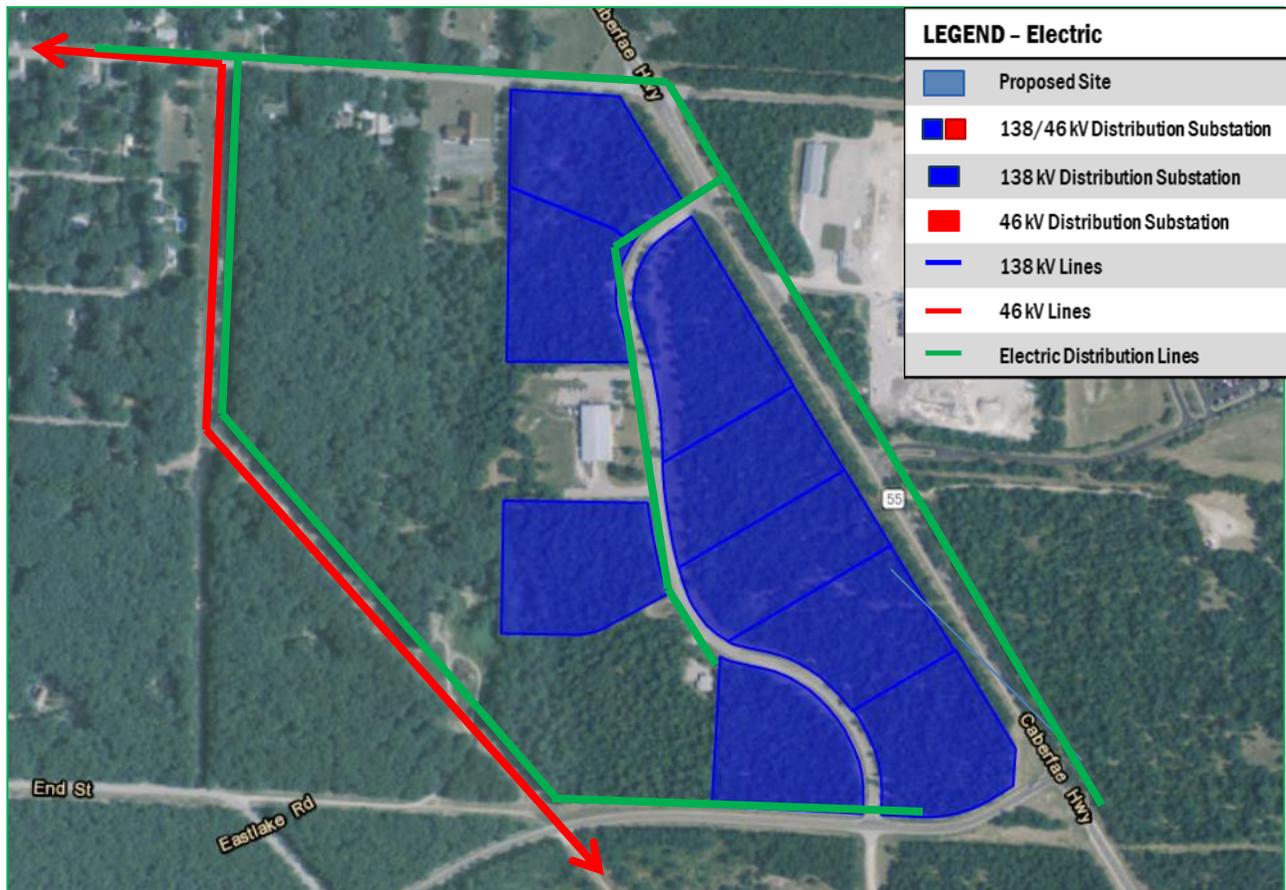
1. Minimum Parcel Size:
  - a. Three (3) acres if the use is connected to a public sanitary sewer system or an on site sewage system is used for the disposal of only human waste and not a part of the industrial process, and a minimum parcel width of 200 feet, or;
  - b. Five (5) acres if an on-site sewage system is used for anything more than human waste, and a minimum parcel width of 300 feet.
2. Minimum exterior structure width (narrowest dimension) - 20 feet.
3. Maximum building height – 75 feet, with Fire Department approved fire suppression system.
4. Minimum Setback Requirements including all structures and accessory buildings:
  - a. Front - 35 feet
  - b. Side - 20 feet
  - c. Rear - 35 feet
  - d. Corner lots - 35 feet both sides bordering a street
  - e. Setbacks shall have no structure, storage of equipment, materials, operations or similar occupation.
5. Minimum width between structures - 25 feet
6. Greenbelts on side and rear setback - 10 feet. As used here, greenbelt means an area within the parcel in which no structures, parking of vehicles, storage of equipment, materials or operations shall take place and if natural vegetation, including trees, exists shall be left in place in a healthy growing condition.
7. When a proposed use in this district is contiguous to any dwelling, or adjacent zoning district, the parcel owner of the proposed use shall establish one of the following buffers on his parcel adjacent to, and along the contiguous boundary of the parcel on which the dwelling is located:
  - 1) a buffer area of fifty (50) feet, or
  - 2) a berm four (4) feet, or more height, or
  - 3) any other engineered or natural structures as may be required by the Township to protect the integrity of neighboring properties.
8. If the boundary between the adjacent zoning district and this district is the centerline of a road, then the buffer shall not be required.

#### **6005. Site Plan Requirements.**

1. All permit applications shall include a site plan and a letter confirming that all conditions listed above shall be adhered to and are normally practiced by the very nature of the normal business practices of the proposed use, said letter to specifically address each of the conditions raised in this sub-section, to become a part of the application and a part of the conditions of the use permit; and further, if any of the above conditions are not adhered to, the permit shall be void.

# Utility Information

# Energy Profile – Manistee Township Manistee Renaissance Park



All existing facility locations are approximate and are not to be used for construction purposes. Always contact MISS DIG 811 before you dig.

## **Electric Site Benefits**

- **Distribution System**
  - Predicted reliability of up to 99.998%\*.
  - Distribution facilities existing in the industrial park
- **46 kV System**
  - Predicted reliability of up to 99.994%\*.
  - Close proximity to the 46 kV system that is approximately 0.75 miles away from this location.
  - Able to serve a range of possible electric demand with appropriate substation and minimal line construction.
- **138 kV System**
  - Predicted reliability of up to 99.997%\*.
  - The 138 kV system is approximately 2.6 miles away from this location.
  - Able to serve a wide range of possible electric demand with appropriate substation and line construction.

\*The predicted reliability percentage represents the estimated amount of time the facility is in service.

## **For additional information**

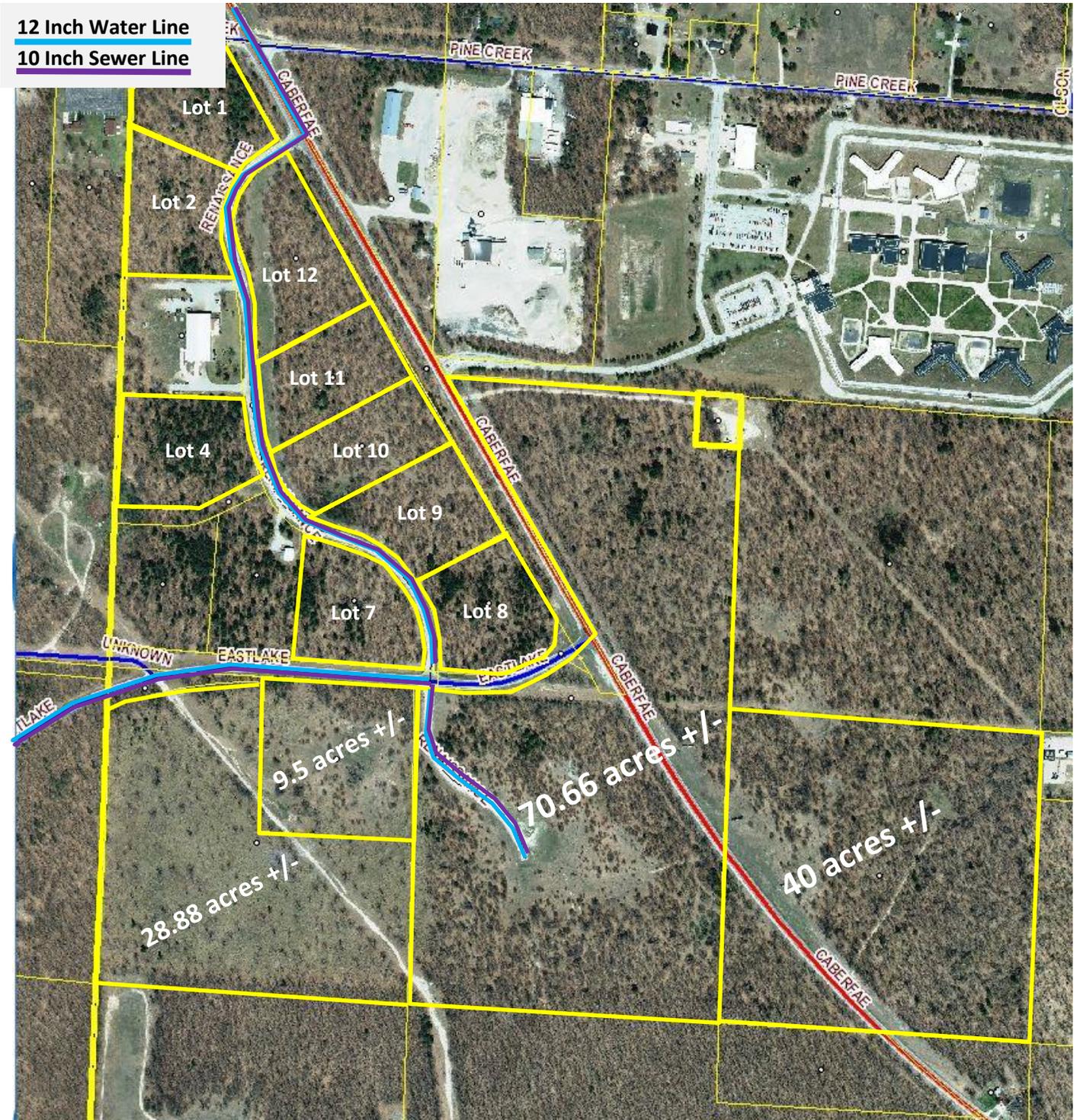
Michele Eaton, Economic Development Manager | 810-760-3497 | [michele.eaton@cmsenergy.com](mailto:michele.eaton@cmsenergy.com)

# Renaissance Park / Industrial Properties Municipal Water and Sewer Availability



Municipal water and sewer is available to Renaissance Park and adjoining vacant properties by the City of Manistee as shown below.

- 12" Water Main
- Remaining system capacity exceeds 1 mgd
- Static Pressure is 57 psi, residual pressure is 42 psi.
- 10" Gravity Sewer
- Remaining system capacity of 0.2 mgd



## Utility Contact Information:

DTE Energy – Gas  
Larry Bourke  
Construction Planning Coordinator  
231.592.3244 (work)  
231.349.2364 (mobile)  
[bourkel@dteenergy.com](mailto:bourkel@dteenergy.com)

City of Manistee – Water and Sewer  
Jeff Mikula  
DPW Director  
231.723.7132 (work)  
231.510.6050 (mobile)  
[jmikula@manisteemi.gov](mailto:jmikula@manisteemi.gov)

Consumers Energy – Electric  
Michele Eaton  
Economic Development Manager  
810.760.3497  
[michelle.eaton@cmsenergy.com](mailto:michelle.eaton@cmsenergy.com)

# Transportation Information



# Workforce Information

# Workforce Information:

## Population (2010 Census)

City of Manistee 6,226

Manistee County 24,733

## Educational Attainment

89.6% High School Graduate or Higher

23.4% Some College, No Degree

19.7% Bachelor's Degree or Higher

## Training Programs

West Shore Community College

300 N. Stiles Road

Scottville, MI 49454

*Established in 1967, the College offers a comprehensive general education curricula designed to meet the needs of students interested in occupational programs leading to immediate employment and students wishing to transfer to a senior institution. The College offers Associate of Applied Arts and Sciences Degrees, One-and Two-Year Certificates, and many custom-designed Associate of Arts and Associate of Sciences Degree Programs to meet transfer students' needs.*

*The College works closely with business and industry to provide a well-trained workforce in a variety of job skill areas and its role in job training has grown to the point that today WSCC offers or can custom design a training program to fit almost any need. Training can take place on campus or at a business site.*

*Because graduates enter a world dominated by technology, West Shore has the latest technology on campus for student use, from computers and computer programs to equipment in math, science, computer animation and simulation, machine tool technology, nursing, welding, and many others.*

Baker College of Cadillac

9600 E. 13th Street

Cadillac, MI 49601

*Since 1911, Baker College has been preparing people for successful careers. Today, we are the largest, independent, not-for-profit college in the State of Michigan—and one of the ten largest private colleges in the United States. Yet, each Baker College campus feels very personal and friendly, with small class sizes and individual attention.*

*Baker is a career college. We believe that going to college should lead you directly to a great career, and everything at Baker—from our programs to our facilities and support services—is guided by that belief.*