

AGENDA

HAYES TOWNSHIP, CHARLEVOIX COUNTY
PLANNING COMMISSION

September 17, 2024 7:00 pm

Hayes Township Hall

9195 Major Douglas Sloan Road

Charlevoix, Michigan 49720

ZOOM

<https://us02web.zoom.us/j/83601481092?pwd=bTRvd01yc2NtSHY5MXkrZDUx>

[VDMrZz09](#)

Meeting ID: 836 0148 1092

Passcode: 068828

+1 312 626 6799 US (Chicago)

1. Call To Order
2. Pledge of Allegiance
3. Review and Approval of Agenda
4. Declaration of Conflict of Interest, if any
5. Review and Approval of Draft Minutes- August 20, 2024
6. Public Comment
7. Report of Township Board Representative to the Planning Commission
8. Report of Zoning Board of Appeals Representative to the Planning Commission
9. Zoning Administrator Report
10. New Business
 - Shoreland Landscaping Plan review 08740 Boyne City Road
 - Review of Master Plan
11. Old Business
12. Set/Confirm Public Hearing Dates
13. Set/Confirm Date of Next Regular PC Meeting- October 15, 2024
14. Pubic Comment
15. Planning Commission and Staff Comment
16. Adjournment

Public Comment at Meetings of the Hayes Township Planning Commission

The Hayes Township Planning Commission values public input and offers an opportunity for the public to comment at its meetings. This affords the Planning Commission the opportunity to hear your views and remarks. If you speak, you should not expect to engage the Planning Commission members or any staff in discussion or debate.

Planning Commission Members will not respond to comments made during the Public Comment unless it becomes necessary to ask a clarifying question, correct a factual error, or to provide specific factual information.

Questions about Township matters are best directed to individual Board members or Township staff (Planner, Zoning Administrator, or Assessor) between meetings. Contact information is available on the township website at: hayestownshipmi.gov.

The availability of public comment is recognized by the Michigan Open Meetings Act. The Act provides that rules may be adopted for orderly comment from the public. To that end, the following rules have been established by the Planning Commission:

1. A person who wishes to speak during Public Comment will sign in and signify that they would like to speak on the form.
2. The person will begin by stating their name, spelling it out if requested.
3. The person addresses the Chairperson, or other person chairing the meeting, on behalf of the entire Planning Commission. Public comment is NOT to be addressed to individual Planning Commission members, to any township staff present, or to other members of the audience.
4. For the first Public Comment period, there is a three (3) minute time allotment for each speaker. The time limit may be extended by the Chairperson or majority of the Planning Commission members present. If a speaker uses less than three (3) minutes, they may not use the remaining time at that Public Comment. A speaker may speak only once at Public Comment. There is no provision for another audience member to 'donate' their three (3) minutes to another speaker. For the second Public Comment session speakers are limited to two (2) minute each.
5. A speaker will be out of order if the speaker disrupts the meeting, fails to be germane, speaks longer than the allotted time, uses vulgarities or makes a personal attack on a Planning Commission member or Township employee that is unrelated to the performance of that person's duties.
6. If a speaker is called out of order, that speaker will not be able to speak again at the same meeting except by special leave of the Planning Commission. If the speaker continues to disrupt the meeting or is disorderly, law enforcement will be called to remove the speaker.
7. The Chairperson, or other person chairing the meeting, will have the discretion to permit members to speak at times other than the times reserved for Public Comment.



Zoning Administrator Report

September 2024

Zoning Administrator work in progress report for the month of August includes the following:

- Updated zoning permit for a 25'x60' addition to an accessory building at 09025 Upper Bay Shore RD.
- Issued zoning permit for a 40'x60' Accessory Building at 11519 Stonebridge DR..
- Issued zoning permit for a 20'x40' Lean to addition on both sides of an existing pole barn at 9472 Maple Grove Road.
- Issued zoning permit for a New single family dwelling unit 42'x30' in condition the existing principle structure is removed at 10504 Burgess Road.
- Conducted several Inspections for Compliance.
- Received and reviewing zoning permit application for a 72''x60'' Free Standing Sign on US 31.
- Resolving a non-compliance complaint with landowner at 10283 Maple Grove Road.
- Resolving with assistance from Tip of the Mitt a non-compliant parcel on Susan Lake.
- Resolving a non-compliance nuisance complaint with landowner on Hyek Road, submitted a Special Use Permit Application, landowner withdrew application, is working to resolve complaint violation.
- Resolved violation on Seneca Ave
- Continuing to received updates towards compliance from landowner regarding non-compliance notice letter sent to 6099 Charlevoix Street.
- Received Shoreline Subcommittee Review and working with Tip of the Mitt for zoning permit application for a 30x30 Garage on Shrigley Road.
- Process received from land owner on Susan Shore Drive for violation of Nuisance Ordinance.

CALL TO ORDER: Chairperson Roy Griffiths called the meeting to order at 7:00 p.m.
Members present: CT Martin, Matt Cunningham, Roy Griffiths (Chair), Marilyn Morehead,
Carey Cuddeback, Mark Snyder, and Rex Greenslade
Also, present: April Hilton (Deputy Clerk/Recording Secretary), Ron VanZee (Zoning
Administrator)
Audience: Sherry Baker-McCary, Bill Conklin, Carol Umlor, Jim McMahon, Tim Boyko, and
Melvin Czechowski.

REVIEW AGENDA:

Ms. Morehead made a motion, supported by Mr. Cunningham, to approve the agenda as
presented.

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback, Rex Greenslade, Mark
Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES JULY 16TH, 2024 REGULAR MEETING

Mr. Greenslade made a motion, supported by Ms. Morehead, to approve the July 16th, 2024,
regular meeting minutes as corrected.

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback Rex Greenslade, Mark
Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

APPROVAL OF MINUTES AUGUST 8TH 2024 SPECIAL MEETING

Mr. Martin made a motion, supported by Ms. Morehead , to approve the August 8th 2024,
special meeting minutes as corrected.

Yeas: Matt Cunningham, Roy Griffiths, CT Martin, Carey Cuddeback Mark Snyder, Rex
Greenslade, and Marilyn Morehead.

Nays: none **Motion Carries**

PUBLIC COMMENTS: Public comments opened at 7:03pm.

Comments included:

- Stated about two years ago the advisory group was created, and as he recalled had the
purpose to look at zoning and future land use map from a residents perspective. He
believes he remembers there being a high number in attendance by the public giving

36 suggestions. Stated he would like the Planning Commission will listen to these
37 suggestions in their discussion.

- 38 - Stated they wanted to bring the discussion he believes happened at the end of 2022
39 regarding the future use proposed for the Reith Riley gravel pit in the master plan.
40 - Stated they want to stress the public comments are important at these meetings and
41 believe people in the community are upset due to the election results.
42 - Stated they support the previous comments regarding the Advisory Committee. Stated
43 they do not see the Planning Commission requesting public comments. Would like to
44 see the Advisory Committee notes in the website.
45 - Roy Griffiths stated the survey that was sent out is attached to the Master plan and a
46 public hearing was held at the time as well.

47 Public comments closed at 7:14pm

48 **REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:**

49 Next meeting September 9th, 2024, at 7:00pm.

50 **REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:**

51 N/A

52 **ZONING ADMINISTRATOR REPORT:**

53 Written report available at Hayes Township Hall.

54 **Old Business:**

55 **New Business:**

56 **REVIEW OF MASTER PLAN:**

57 Mark Snyder was tasked with Socioeconomic Characteristics section, in doing some preliminary
58 research recently he found 50% of the parcels in Hayes Township have Principle structure
59 exemption. He found 70% of parcels our non-homesteaded parcels in Hayes Township. Found a
60 substantial increase in home values from 2013 to 2023. Would like to consider the external
61 pressure and the impact it will have on the township for people looking to purchase property in
62 Hayes Township because it is becoming a desirable place to live. In 2013 an average amount of
63 days for a house to be listed on the market was 188 days, in 2023 the average was 87 days. Will
64 continue more research on this category. Stated he would like to see the Master Plan
65 implementing a plan for the future growth of Hayes Township. Not sure how or if its necessary
66 to stop or prevent the housing market force in Hayes Township. Planning Commission does not
67 want to see the Courts overturn the enforcement of local government.
68 Matt Cunningham researched the Transportation Section, There has not been many changes in
69 the Township regarding transportation, other than the Bike trail from Boyne City to Charlevoix,
70 potentially should discuss a trail head for the county has stated the trail head engineering will
71 be a Hayes Township responsibility. Will continue research with contacting MDOT.

Hayes Township Planning Commission
August 20th, 2024
Regular Meeting
Hayes Township Hall
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720

72 Carey Cuddeback and Rex Greenslade was tasked with researching the Existing Land Use
73 section, the county is in the process of printing the Township's new current zoning maps.
74 Received data from the Equalization department at the county showing the existing land uses.
75 Reviewed the minutes from the Advisory Committee and found all the discussion was on the
76 Future Land use not the Existing Land uses. Will continue working with Equalization and the
77 data to implement this information into a user friendly format by using the Parcel number to
78 pull up the parcels zoning and tax information.
79 Roy Griffiths is working on the introduction section, there is an abundance of historical content,
80 which he is weeding through to determine what is necessary to keep. However, stated it is
81 important during research to remember the fact the difference between year round residence
82 needs are different from what vacation home owners need.
83 CT Martin conducted research on the Natural Research Section, Natural Resource have not
84 changed very much, However finds the information in this section very vague. Would like to
85 add language regarding erosion and runoff for streams. Stated there is potential for ground
86 water contamination throughout the township and will work on implementing a map into the
87 Master Plan.
88 Marilyn Morehead research the Parks, Recreation and Community Facilities section, What she
89 found was in addition to the Parks and Rec Master plan update, the majority of this section is
90 descriptive. She believes a majority of the draw to this area for people is the outdoor recreation
91 opportunities and would like to organize this Master Plan section by activity. Will also expend
92 the description of what extremities are found at each Park. Believes these updates will make
93 this section user friendly and highlight each Parks best asset. Will consider the proposed change
94 of demographic in Hayes Township for the future improvement recommendations for the
95 Parks, Recreation and Community Facilities section.
96 Roy Griffiths stated the next step in the process would be to conduct a survey for public input.
97 Proposed Carey Cuddeback create an advisory group to create a survey and a distribution
98 process. Also, suggested to reach out to a professional consulting group for recommendations
99 to conducting a successful survey. Will need to determine, who is the targeted demographic for
100 the survey and a survey process that is manageable and affordable. Will research previous
101 surveys to determine what may or may not be relevant on a survey. Each member will use the
102 time before next meeting to create ideas and suggestion for the survey and distribution process
103 for the survey. Each member will also continue research on each of the Master Plan sections
104 they were assigned.
105

106 **SET/CONFIRM PUBLIC HEARING DATES:** None

107 **SET/CONFIRM DATE OF NEXT PC MEETING –SEPTEMBER 17TH, 2024.**

Next Planning Commission regular meeting will take place on September 17th, 2024, at 7:00 pm.

PUBLIC COMMENT:

Public Comment Opened at 8:28pm

Comments Included:

- Stated in their experience in Traverse City if there is influence is someones pocket book, is it best for Hayes Township. Believes the majority of Hayes Township Property Owners would prefer Hayes Township to stay Rural.
 - Stated they support the previous comment. Predict the survey will come back very similar to the previous survey.
 - Stated they were disappointed the previous survey was consider public input. Would like to see more public comment influence. Would like to see the Planning Commission consult a professional planner. Would like to know each Panning Commission members training history.
 - Stated the miller National Pipe line should be mentioned. Suggested the Boat launch be added to transportation. Hobby Farms may be a desire for Agricultural lots.
- Public Comment Closed at 8:40 pm

PLANNING COMMISSION COMMENT:

Mr. Snyder stated the emotions of people will need to be managed, because as time goes on people moving to the area may change the needs and wants within the Township. Managing Emotion, prospective and priorities is important when thinking into the future of the township. With having a family history and family investment it is important to him when speaking of the future for the Township.

Mr. Martin stated he is looking forward to reviewing the suggestion from the advisory committee.

Ms. Morehead stated she supports Mr. Martins statement. She believes it is important to keep larger parcels. Also, wanted to state that the member are only starting to discuss updated and changes nothing has been finalized so please be respectful through the process.

Mr. Greenslade stated there has been several false statements and claims regarding what has been finalized by the Panning Commission when in fact they only been discussing topics. Would like to make it clear the Planning Commission is not ignoring the Advisory Committee or public comments and is disappointed in the false accusations.

Mr. Griffiths stated this process is recommended by the State of Michigan. It is not the Planning Commissions fault the public did not attended the previous public hearing held for the last Master Plan update. The Planning Commission can not stop the increase of desire of tourism in the area and the forces of economic sand will continue to impact us.

08/23/24

Shoreland subcommittee Site visit report, Marilyn Morehead, Roy Griffiths, April Hilton, Ron VanZee

08740 Boyne City Rd, Charlevoix, MI 49720

This rather extensive project involving a shoreline restoration approved by EGLE and USACE includes removing an existing structure that is in the setback area, the construction of an earth sheltered boat storage building with a patio and deck, and comprehensive shoreland protection strip planting. Current vegetation is a weedy grass that is disturbed by the equipment being used in the shoreline restoration. The property slopes very gently from the road to a bluff that occurs some 100 feet from the OHWM. There is an existing access drive which will be relocated to the upland side of the new building.

The proposed shoreland protection strip features plantings of some 20 evergreen trees, shrubs and bushy plants backed up by a large area of native wildflowers and prairie grasses. Existing trees around the property will remain. Additional plantings of native wildflowers shrubs and trees will surround the new structure on the water side and provide an extra level of protection in the area at or about the 100-foot setback. The structure calls for one deck not to exceed 200 square feet attached to the new structure at the setback area.

Other existing dockage will remain with the area around included in the shoreland protection strip. A comprehensive plan with plantings identified accompany this report. This plan provides a significant improvement in the waterfront protection as desired in the ordinance and should result in significant shoreland protection.



zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

08740 Boyne City Road

2 messages

zoning hayestownshipmi <zoninghayestownshipmi@gmail.com> Wed, Sep 4, 2024 at 11:25 AM
To: Noah Jansen <noah@watershedcouncil.org>

Hello,
Attached is the site plan and pictures with the Shoreline Subcommittee report for parcel number 15-007-003-019-60 located on Lake Charlevoix. Please respond to this email with your recommendations.

Thank you!

2 attachments

 VanElslander Shoreline Plan (1).pdf 3310K

 20240904115549517.pdf 10124K

Noah Jansen <Noah@watershedcouncil.org> Wed, Sep 11, 2024 at 9:49 AM
To: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

I think the plan for the shoreland protection strip looks good overall! . My only request is that they swap out Russian sage for a native species, such as soapberry (*Shepherdia canadensis*), New Jersey tea (*Ceanothus americanus*), leadplant (*Amorpha canescens*), beebalm (*Monarda fistulosa*), native yarrow (*Achillea millefolium*), horse mint (*Monarda punctata*), or common spidenwort (*Tradescantia ohiensis*).

They should also know that sometimes the grasses don't establish themselves very well, especially if it is a dry summer, so be prepared to reseed the native prairie mix if necessary.



Noah Jansen

Restoration Manager

Tip of the Mitt Watershed Council

(231) 347-1181 x 1102

www.watershedcouncil.org



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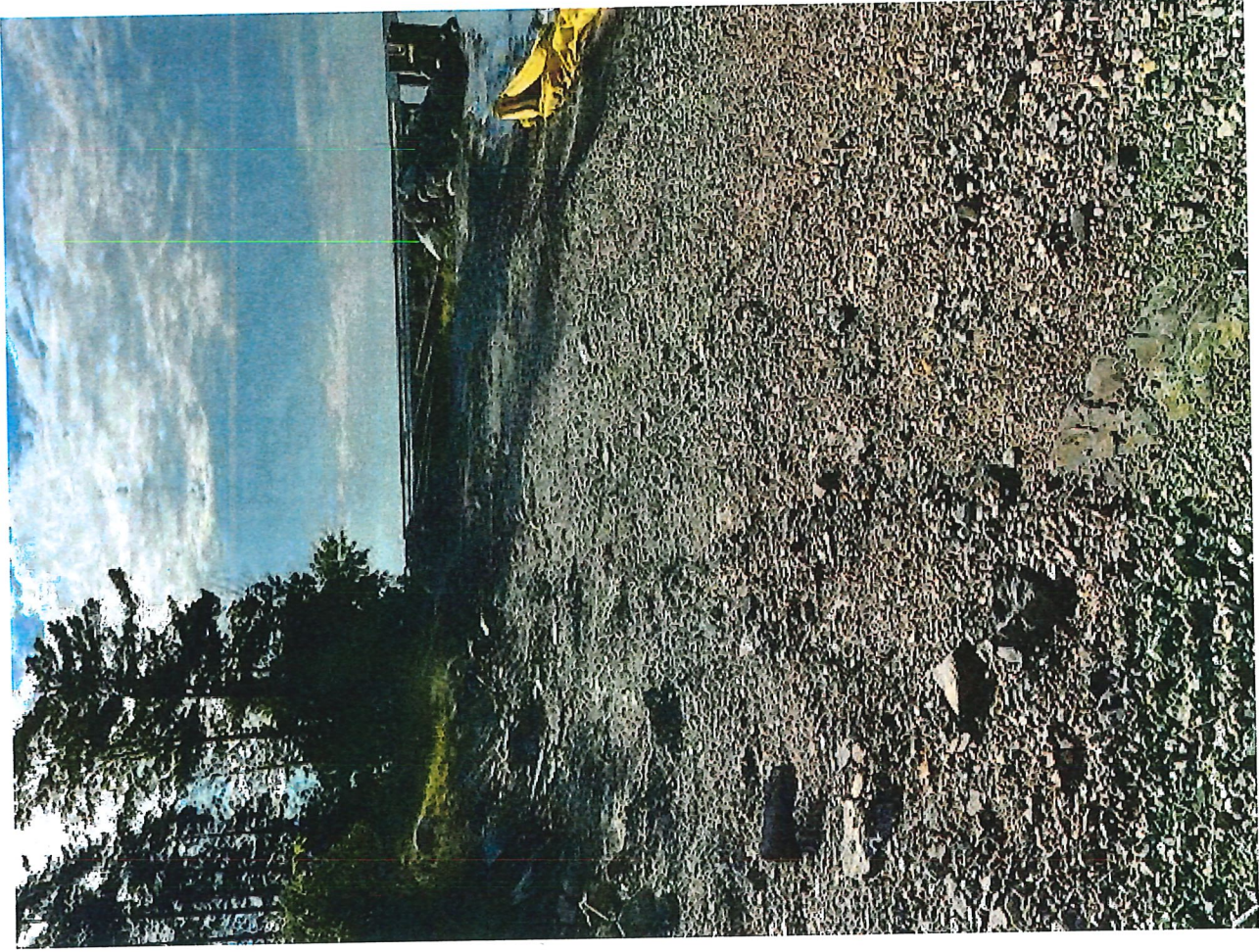




8/23/24, 10:22 AM

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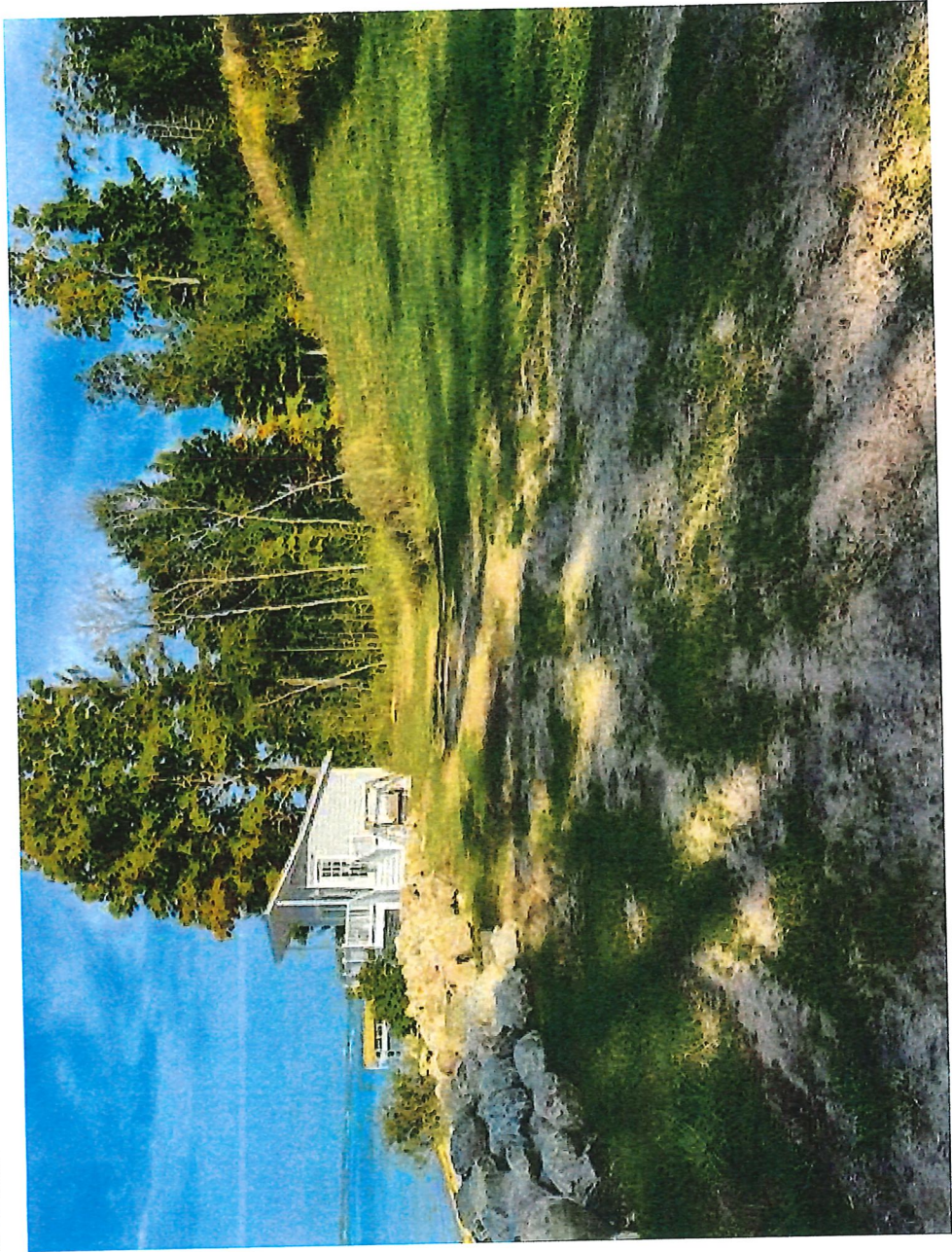


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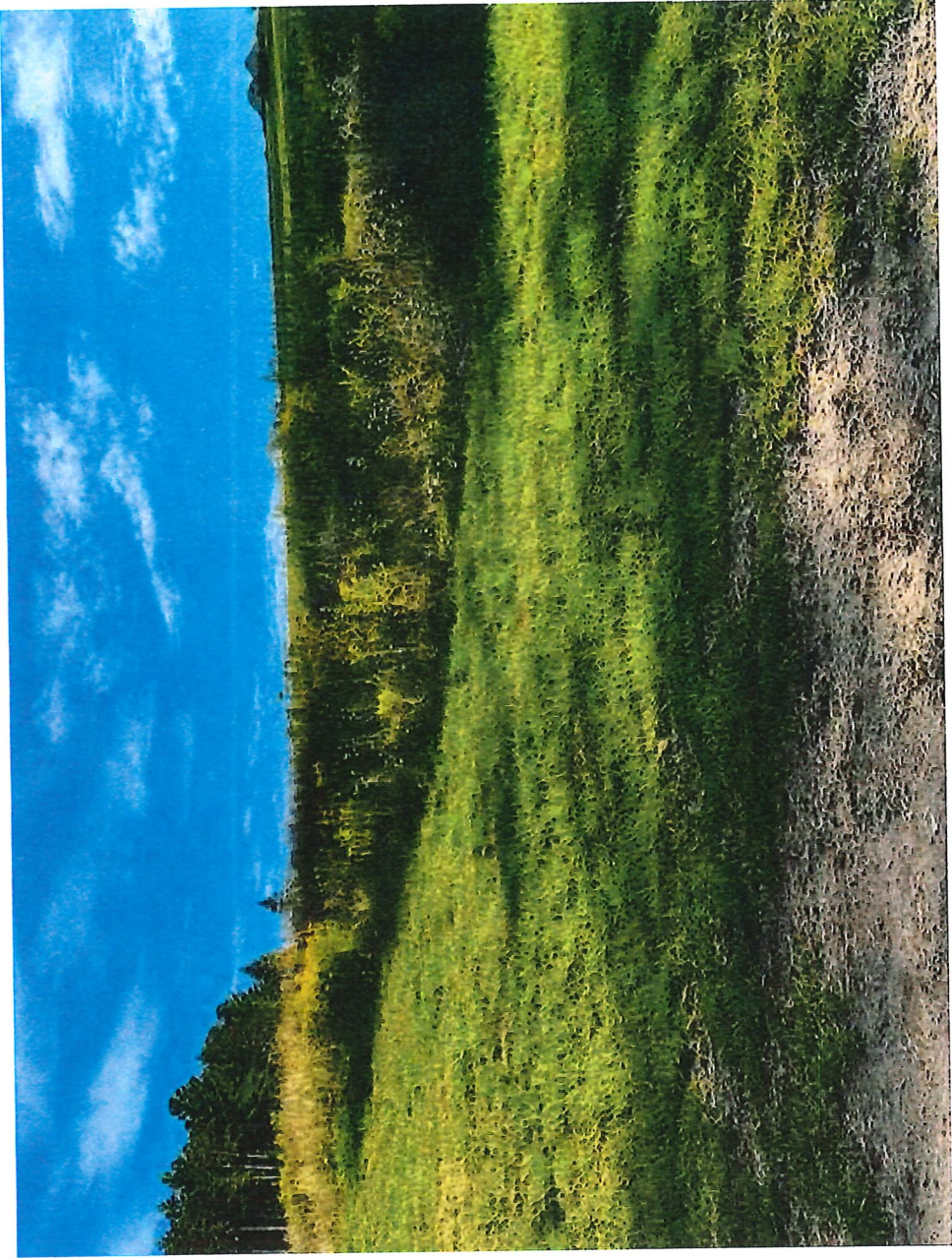
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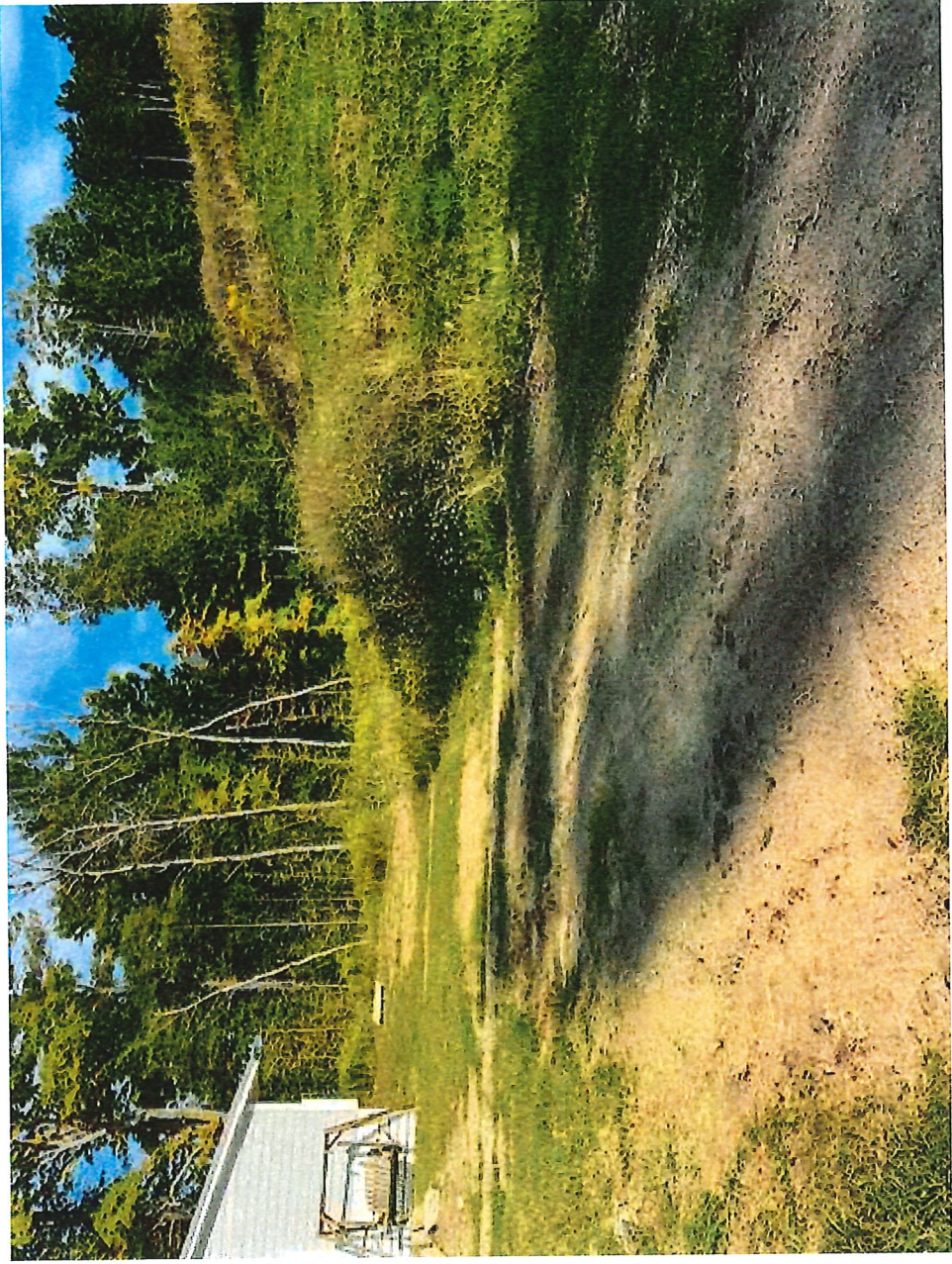


















HEALTH DEPARTMENT *of Northwest Michigan*

**** REVISED PERMIT ****

Health Department of Northwest Michigan Charlevoix
220 West Garfield
Charlevoix, MI 49720
(231) 547-6523

Permit Issued To:
David VanElslander
4561 Lake Shore Rd
Lexington, MI 48450

Mail Permit To:
Glenwood Custom Builders - Chess Ingram
226 E Mitchell St.
Petoskey, MI 49770

Permitted Location:	
Address:	08740 Boyne City Rd
County:	Charlevoix
Township:	Hayes Section: 3
Subdivision:	Lot:
Tax ID #:	15-007-003-019-60

Permit Number:	C24-114
Permit Type:	Septic and Well Permit
Permit Issued For:	Conventional System
Replacement or Repair:	No
Residential/Non-Residential:	Residential

Design Criteria	
Number of Bedrooms:	6
Gallons Per Day:	750
Soil Classification:	LS (Loamy Sand)
Seasonal High Water Table:	>98 inches

System Design Specifications						
Gallons						
Septic Tank 1500 (HOUSE) Proposed changes to permit must be approved prior to installation. Pump Chamber 1500 (STUDIO) Call our office at the number listed above if you have any questions regarding this permit.						
Design Type	Absorption Area	Size of Pipe	Number of Trenches	Length of Trenches	Width of Trenches	Max. Depth of Trench Bottom
Trench	1023 Sq. Ft.	4"	5	65 Feet	3 Feet	24"
						7.5 Feet

Permit Requirements/Conditions:
--

SEWAGE PERMIT CONDITIONS

1. Isolate all portions of the system a minimum of 50' from all water well(s).
2. All riser lids must be manufactured to weigh a minimum of 59# to prevent unauthorized access to septic tanks and pump chambers.
3. Contractor responsible for maintaining 10' from all property lines with any portion of the wastewater system.
4. Replacement drainfield area is identified directly NORTH of initial drainfield location. Drainfield replacement area should remain in a natural, undisturbed state, free of buildings, driveways, trees, etc.
5. Provide level area for drainfield by cutting and grading as needed
6. Wastewater system must remain uncovered for final inspection and approval.
7. See attached design specifications for pump chamber installation.
8. Pump and alarm must be on separate circuits.
9. Tracer wire shall be required for all forcemain installations greater than 300' from where sewage originates or where the drainfield is located on a separate property.
10. REVISED PERMIT - 8/15/2024
11. Install trenches parallel to the slope, using step trenches and a distribution box if necessary.
12. Permit for 5 BD home + 1 BD studio/earth shelter - sized at 165 SQ/FT per BD.
13. ST for studio/earth shelter to be 1500 gallon dual chamber ST - 1000 gallon ST + 500 gallon PC.
14. Submit architectural floor plans for each dwelling prior to DF/ST/PC installation.

ALL WELL PERMIT CONDITIONS

1. Owner responsible to obtain a safe bacteriological water sample prior to use. Sample bottles available at health department offices.
2. Well driller is required to submit a well record to the owner and the health department within 60 days of well completion.
3. Isolate the new well a minimum of 50' from any potential sources of contamination, including all portions of the septic system.
4. If an artesian flow is encountered the flow shall be contained within the permanent well casing as required. No flow shall

be allowed outside the casing without written deviation approval from this agency.

Issued by: Linda Smith,
EH Sanitarian

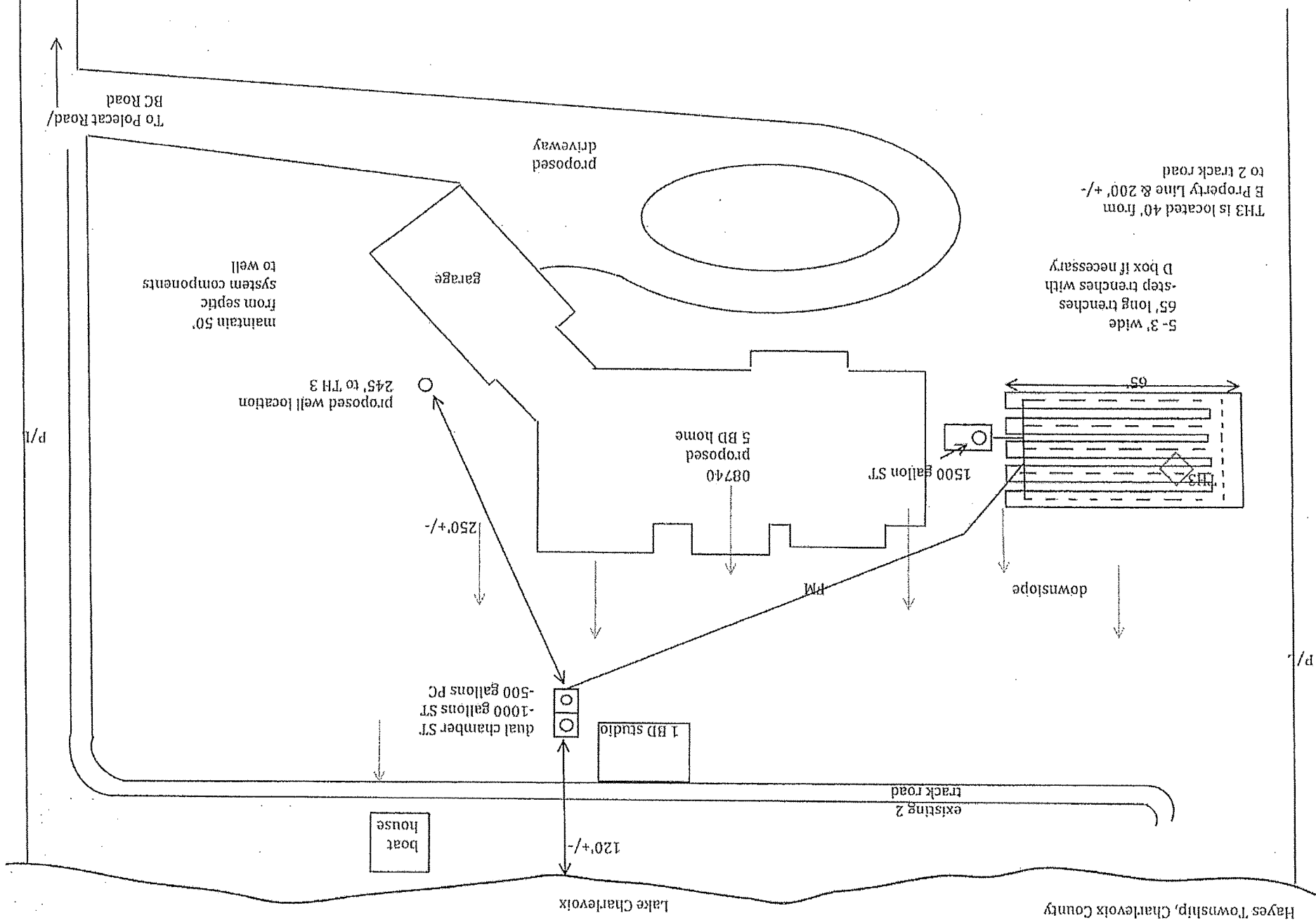
Date Issued: May 31, 2024
Permit Expires 2 years from date issued.

Site Plan Drawing Attached or on Reverse Side

Share your experience with us by visiting www.nwhealth.org and completing a client satisfaction survey.

15-007-003-019-60

Hayes Township, Charlevoix County

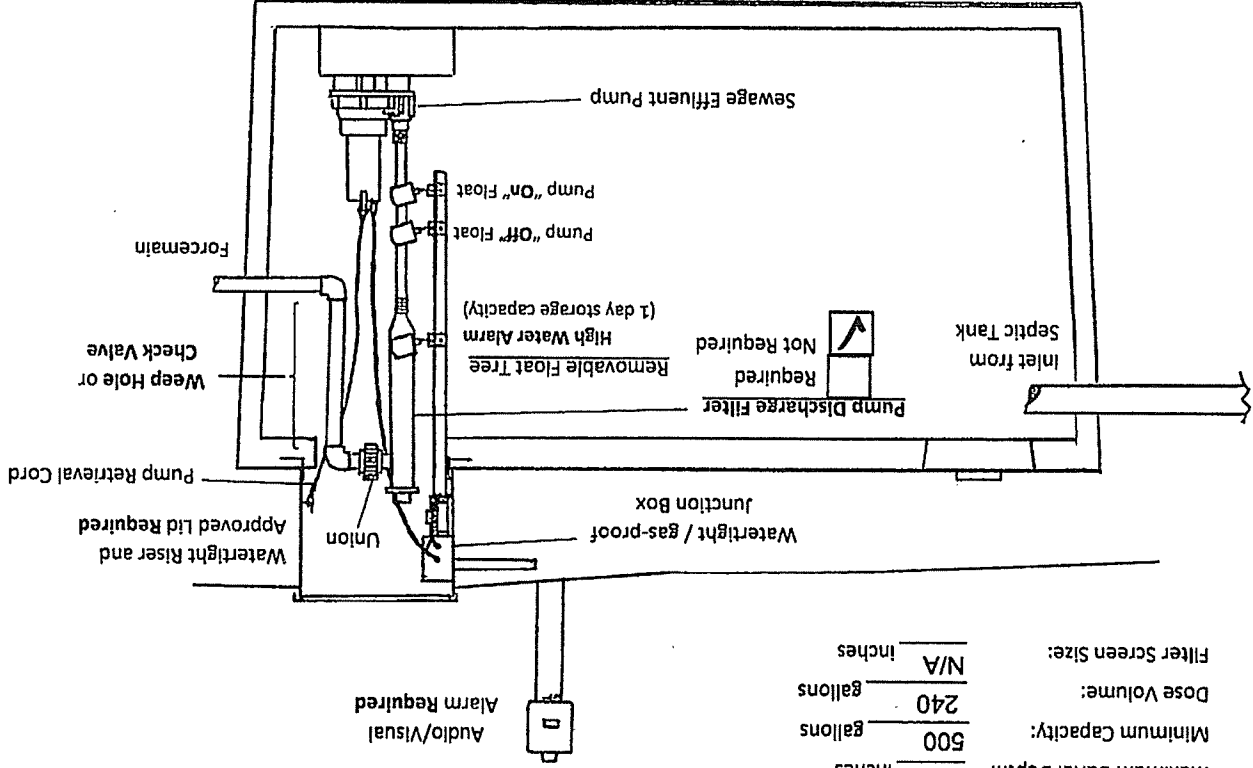




PUMP CHAMBER (cross-section) DIAGRAM

PERMIT NUMBER: C24-114

Pump Chamber Details:			
Maximum Burial Depth:	24	inches	
Minimum Capacity:	500	gallons	
Dose Volume:	240	gallons	
Filter Screen Size:	N/A	inches	



Compacting (Section 5-5)
The soil below a septic tank or pump chamber shall be compacted, leveled and free of stone or other material that could compromise the integrity of the tank bottom. Soils adjacent to the sidewalls of the tank shall be compacted using non-mechanical methods to prevent settling.

Watertight Construction (Section 5-2)
Pump chamber should be designed and installed to be watertight including; watertight seams, penetrations and access risers...

Buoyancy Considerations (Section 5-2)
In areas of high groundwater conditions, septic tank buoyancy calculations shall be provided to the Health Officer for review and necessary ballasting provided.

Electrical Approvals
All electrical installations should be done under permit and receive approval from the building department.

Confined Space Safety (29CFR, standard 1910.146)
Entering a Septic Tank or Pump Chamber is considered entering a confined space, as defined and regulated by the Occupational Safety and Health Administration (OSHA). To prevent the necessary entry into the pump chamber, all equipment should be installed to be easily removed without entering the tank.

PUMP CHAMBER DETAILS

Inlet from Septic Tank:

The inlet from the septic tank must be 4" Schedule 40 or SDR35. (Section 5-6)

Audio-Visual Alarm:

An audio-visual alarm must be provided. The alarm control box should be watertight, set on a post or other conspicuous location and connected through the septic tank riser to an electrical junction box (see below) by approved electrical conduit. (Section 5-7)

Watertight / Gas-resistant Junction Box:

A watertight junction box should be provided for all pumps, floats, and alarm controls and electrical connections. The junction box should be corrosion and gas resistant. The alarm and pump are required to be installed on separate electrical circuits.

Watertight Septic Tank Riser and Approved Lid:

Risers provide access to pump and pumping equipment and allow for proper septic tank maintenance. All septic tank risers should have a watertight connection to the septic tank and be equipped with a lid designed to prevent unauthorized access by meeting a minimum weight standard of **59 pounds** (ASTM 1227 70-C). (Sections 5-7 and 5-9)

Quick Connect Union:

A quick connect union should be provided for ease of pump removal and maintenance and to prevent the need to access the septic tank to remove the pump*. The union should be within arm's reach of the top of the access riser. (Section 5-7)

Removable Float Tree:

A removable float tree provides access to floats without entering the septic tank* (Section 5-7), and prevents floats from tangling and/or interfering with each other. Floats should include a high water alarm, pump-on / pump-off, low water-redundant off (optional) and should be positively secured to the float tree (ie. screws, zip ties).

Pump Retrieval Cord:

A cord of corrosion-resistant, durable material connected to the pump and secured within the inside of the septic tank riser shall be provided to allow for retrieval of pump without entering the septic tank*. (Section 5-7)

Sewage Effluent Pump:

Sewage effluent pumps should be elevated above the septic tank floor, by blocking, using suspended pump vaults or other means, to prevent pumping solids to final disposal and premature pump failure.

Pump Discharge Filter:

Pump discharge filters are required when pumping to a **low-pressure distribution (LPD) system**. The maximum discharge filter opening or screening size shall not exceed the maximum orifice size in the distribution network. Pump discharge filters are not required when pumping to 4" distribution systems. (Section 5-8)

Weep Hole or Check Valve:

A weep hole must be provided for force main lengths less than 100' to evacuate force main between pump cycles. Those force main lengths greater than 100' must utilize a check valve to prevent large volumes of back flow from short cycling the pump and encouraging premature pump failure.

Forcemain Construction:

Force mains shall be constructed of schedule 40 PVC, SDR 21 or equivalent. Tracer wire shall be required for all forcemain installations that go offsite or are greater than 300' in length. (Section 5-20)

** Entering a septic tank is considered entering a confined space as defined and regulated by the Occupational Safety and Health Administration (OSHA).*

All regulated electrical work requires an electrical permit through the Antrim, Charlevoix, Emmet and Otsego County Building Departments.

CHARLEVOIX COUNTY

Department of Building Safety
13513 Division St
Charlevoix, MI 49720
Phone: (231) 547-7236
Fax: (231) 547-7250

Soil Erosion

PERMIT

PERMIT: PS2024-0082

Issued: 08/15/2024
Expires: 09/14/2026

APPLICANT

ELSLANDER DAVID VAN
4561 LAKESHORE RD
LEXINGTON MI 48450

Phone:

OWNER

ELSLANDER DAVID VAN
4561 LAKESHORE RD
LEXINGTON MI 48450

Phone:

Fax:

JOB LOCATION: 8740 BOYNE CITY RD

CITY/TWP: HAYES

PROPERTY #: 15-007-003-019-60

Under the provision of Part 91, Soil Erosion & Sedimentation Control, Act 451 of the Public Acts of 1994, and the Charlevoix County Stormwater Ordinance, authority is hereby granted for:

Work Description: SHORELINE RESTORATION & LAKE FRONT STORGE BUILDING.

Project Priority: Soil Erosion

Responsible Party: ELSLANDER DAVID VAN

PERMIT CONDITIONS

- 1) The Permitted activity shall be completed in accordance with the approved plans and specifications, and the attached general and specific conditions.
- 2) This permit does not waive the necessity for obtaining all other federal, state or local permits.
- 3) Permittee shall notify the permitting agency within one week after completing the permitted activity of one week prior to the permit expiration date, whichever comes first.

REMARKS:

CEA Signature
Russell Smith

Permit Item

Work Type

Fax:

Fee Basis

Item Total

Administration Fee

Standard Item

1.00

\$5.00

Res - SF Dwelling up to 1 Acre

Standard Item

1.00

75.00

Res - Work Started Before Permit Issued

Standard Item

1.00

150.00

THIS PERMIT WILL NOT TAKE THE PLACE OF ANY PERMIT THAT MAY BE REQUIRED BY THE DEQ OR ARMY CORP. OF ENGINEERS. ISSUANCE OF THIS PERMIT WILL AUTHORIZE ACCESS FOR ONSITE INSPECTIONS BY THIS DEPARTMENT DURING REASONABLE HOURS.

Fee Total:

\$280.00

Amount Paid:

\$280.00

Balance Due:

\$0.00

POST THIS CARD SO IT IS VISIBLE FROM THE STREET.

Viewing Parcel Number: 007-003-019-60

Parcel Details

Assessing City/Township:	Hayes Township
Property Address:	8740 BOYNE CITY RD CHARLEVOIX, MI 49720
Owner Information:	ELSLANDER DAVID VAN 4561 LAKESHORE RD LEXINGTON, MI 48450
Property Class:	402 - Residential - Vacant
Taxable Status:	TAXABLE
School District:	15050 - Charlevoix
P.R.E. Percentage:	60%
P.R.E. Filing Date:	4/30/2022
Current SEV:	\$510,200
Current Taxable Value:	\$510,200
Prior Year SEV:	\$450,600
Prior Year Taxable Value:	\$450,600

Sales Information

Date	Document Type	Liber/Page	Sales Price
09/13/2023	WD	1387/993	Confidential
09/29/2020	WD	1275/868	\$1,600,000
01/09/2015	MLC	1084/615	\$700,000
01/09/2015	WD	1157/8	\$0

Tax Description

COM AT NW COR SEC 3 T33N R7W TH AL W LI SD SEC S00DEG49'15"W 221.99FT TO C/L OF BC/CX RD TH AL CHD OF A 1136.56FT RAD CURV TO RT S47DEG29'00"E 286.53FT TO A PT IN SD C/L TH AL SD C/L S40DEG14'30"E 1426.76FT TH S49DEG45'30"W 49.50FT TO SWLY LI SD RD FOR POB TH ELY AL SD RD LI ON ARC OF A CURV TO LFT 378.96FT (RAD OF SD CURV IS 788.94FT & CHD BEARS S54DEG00'09"E 375.33FT) TH CONT AL SD RD LI S67DEG45'48"E 86.89FT TH S53DEG47'45"W 950.44FT TO INTER TRAV LI AL N SH OF LAKE CHX TH AL SD TRAV LI N60DEG28'53"W 193.02FT TH LEAV SD SH N15DEG46'00"E (RECD AS N15DEG10'06"E) 676.94FT TH S60DEG00'00"E 218.59FT TH N45DEG00'00"E 251.12FT TO POB BEING PT OF NW FRAC 1/4 & A PT OF GOV LOTS 2&3 SEC 3-33-7 SPLIT ON 01/09/2015 FROM 007-003-019-10

Feature Info

Pin: 007-003-019-10

Address: 8740 BOWNE CITY RD

Parcel ID: 007-003-019-10

<http://online.levco.com/parcelinfo/charlevoixcountymn007-003-019-10>

CREATED WITH MANGO

(https://mangomap.com/?utm_source=mango&utm_medium=map&utm_campaign=map_legend)

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Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District: _____ Permit Number: _____ Office Use Only Fee: \$240 Date: 8-19-24

GENERAL INFORMATION

Property Owner Name(s) DAVID VANDELANDER

Mailing Address 4561 LAKE SHORE RD.

Telephone 586-206-0807 Cell: _____ EMAIL: dvan1963@icloud.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-003 - 019 - 60

Property Address 08740 Bayne City Rd.

PROPOSED USE OF PROPERTY

Type of Improvement(s) (describe) NEW LAKE ~~SHORE~~ SUNSET BUNKER
STRUCTURE & LAKE SHORE RENOVATION

New Construction ☒ Reconstruction _____ Addition _____ Sign _____
Dimensions of Proposed Structure 25 x 40 HEIGHT 9'

Contractor NORMAN GROUND LLC Other _____
Contractor Contact Information DAVID GROSSI
Construction Cost \$ EST- \$400,000 931-373-2807

PERMITS & REQUIRED DOCUMENTS (For Office Use Only)

Health Department _____ Soil Erosion _____ Road Commission _____
Site Plan Required. _____ Survey Required _____ Corps of Engineers _____ D.N.R. _____ EGLE _____
Shoreland Protection Plan _____ Fire Chief Inquiry _____

Proposed Property Line Setback for Building

Side 15' Front 25' Rear 25'

Owners Signature(s) David Vanlander

Owners Name (Printed) DAVID VANDELANDER

Zoning Administrator Signature _____ Date _____

VanElslander Residence

8740 Boyne City Road
Charlevoix, MI 49720

No.	Description	Date
01	Concept Master Plan	8/7/2024
02	Revised per Hayes Twp Planning Committee Review	8/22/2024
03	Revised per Hayes Twp Planning Committee Review	8/26/2024
04	Revised per Hayes Twp Top of the Mt. National Council	9/11/2024

Project No.	24004
Landscape Architect	DG
L1 Master Plan	

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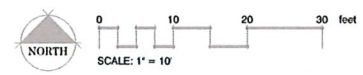


VanElslander Residence

8740 Boyne City Road
Charlevoix, MI 49720

No.	Description	Date
01	Concept Master Plan	8/7/2024
02	Revised per Hayes Twp. Board to permit review	8/22/2024
03	Revised per Hayes Twp. Board to permit review	8/28/2024
04	Provided per Hayes Twp. Tip of the Mts. Watershed Council	9/11/2024

Project No.	24004
Landscape Architect	DG
L2 Shoreline Plan	



Lake Charlevoix
 All-Time High Water Mark Elev. = 582.3
 Water's Edge on 7/1/2024
 Elev. = 579.72'

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Abies balsamea / Balsam Fir	14'-16' Ht.	6
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	10'-12' Ht.	11
	Pinus strobus / White Pine	16'-18' Ht.	42
SHRUBS			
	Arctostaphylos uva-ursi / Kinnikinnick	FLAT of 24	105
	Asclepias incarnata / Swamp Milkweed	1 gal.	20
	Asclepias tuberosa / Butterfly Milkweed	1 gal.	26
	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	3 gal.	29
	Eupatorium x 'Phantom' / Phantom Joe Pye Weed	1 gal.	12
	Juniperus horizontalis / Creeping Juniper	3 gal.	13
	Panicum virgatum 'Hot Rod' / Hot Rod Switch Grass	1 gal.	80
	Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac	3 gal.	11
	Rudbeckia fulgida sultivantii 'Goldsturn' / Goldsturn Coneflower	1 gal.	37
	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	65

TREES



Abies balsamea



Amelanchier x grandiflora 'Autumn Brilliance'



Pinus strobus

SHRUBS



Arctostaphylos uva-ursi



Asclepias incarnata



Asclepias tuberosa



Cornus sericea 'Kelsey'



Eupatorium maculatum 'Phantom'



Juniperus horizontalis



Panicum virgatum 'Hot Rod'



Rhus typhina 'Bailtiger'



Rudbeckia fulgida sultivantii 'Goldsturn'



Schizachyrium scoparium 'Standing Ovation'

VanElslander Residence

8740 Boyne City Road
Charlevoix, MI 49720

No.	Description	Date
01	Concept Master Plan	8/7/2024
02	Revised per Hayes Top Project Committee Review	8/22/2024
03	Revised per Hayes Top Project Committee Review	8/26/2024
04	Revised per Hayes Top Project Committee Review	9/11/2024

Project No.	24004
Landscape Architect	DG
L3 Shoreline Plant Schedule	