

Torch Lake Township PO Box 713 Eastport, MI 49627  
2355 N US 31, Kewadin MI 49648

Permit# 2019-20

**SPECIAL USE PERMIT APPLICATION - Fee \$450**

Permanent Application

**PROPERTY INFORMATION**

Parcel #: 05-14-795-023-10, 05-14-324-030-00

Property Address: 2786 N US 31, Kewadin, MI 49648

Waterfront: Torch Lake  GT Bay  None  ?

Zoning District: VB  VR  R-1  R-2  R-3  AG  C  M  Timber

**Description/Intent:**

have outdoor events (crafts, occasionally a performer) during the summer months

Signage: flag banners (2-3)

Parking: parking lots # 41-42 Crafts to park at Rick Pandell's lot

Lot width: 150' depth: 150' area: \_\_\_\_\_ Width thru bldg. core: \_\_\_\_\_

Setbacks from Prop. Line: front: 10' rear: 10' left: 20' right: 1'

Structure width: N/A depth: portable tents height: Building already exists  
Building exists already portable tents 10x10' front-35' rear-29' left-15' right-100'

Foundation: Full Basement  Partial Basement  Crawl  Slab

ATTACHED REQUIRED PLANS, DRAWINGS, QUESTIONS/RESPONSES AND SPECS FOR THE PROPOSED SPECIAL USE PER CHAPTER 17 SPECIAL USES AND CHAPTER 18.04 CHECK LIST FOR SITE PLAN REVIEW.

**APPLICANT INFORMATION**

Owner Name: Debbie Comber Dennis Schneider Phone: (231) 264-0343

Mailing Address: Po Box 571, Eastport Email: fudgegalore@yahoo

Application must be submitted with a drawing, showing the actual lines, angles and dimensions of the lot. Include exact size and location on the lot of all existing structures and uses. Review township zoning ordinances and attach all required information for Planning Commission review, see Chapter 17 Special Uses and Chapter 18.04 Check List for Site Plan Review. Contact zoning administrator if you need assistance. Permission granted to Torch Lake Township Officials of Antrim County, State of Michigan to enter the property subject to this application for purposes of inspection. The Planning Commission decision of approval or disapproval of a special use application shall not be appealable to the Torch Lake Township Zoning Board of Appeals.

Applicant/Agent: Debbie Comber Date: 5-7-19

**OFFICE USE ONLY**

Approved:  Denied:  Fee Paid: CR#10017 450.00 Permit#: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMENTS/CONDITIONS:**

CHAPTER XVII

SPECIAL USES

SECTION 17.01 - SPECIAL USES. The Planning Commission shall, after public hearing, have the power to grant special uses as specified, or having a similar nature, in the zone provisions of this Ordinance provided that the special use would not be detrimental or injurious to existing uses and the future development of any adjacent properties.

- A. Every application for a special use shall be accompanied by a development plan as specified in Section 18.04.

**Chapter 18 – Section 18.04:**

CHECK LIST FOR SITE PLAN REVIEW:

1. The application shall contain the following information:
  - a. The applicant's name, address and telephone number in full.  
*Debbie Comber, PO Box 571, Eastport (231) 264-0343*
  - b. Proof of property ownership, and whether there are any options on the property, or any liens against it.  
*No options, Mortgage-Alden Bank*
  - c. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.  
*attached*
  - d. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s).  
*Building owned by Andrea + Rick Randall, Debbie Comber  
PO Box 421 Eastport*
  - e. The address, parcel number and legal description of the property.  
*2786 N US 31 (see map attached) 05-14-304-030-00, 05-14-795-023 - 10  
Danni Schreide  
PO Box 571*
  - f. Name and address of the developer (if different from the applicant).  
*N/A*
  - g. Name and address of all registered professionals involved with the proposed project including the engineers, architects and surveyors. Plans shall contain the seal of a minimum of one of the registered professionals responsible for the preparation of the same.  
*N/A*
  - h. Project description, including the total number of structures, units, bedrooms, offices, total floor area, parking spaces, carports or garages, projections of employment levels for commercial and/or industrial uses, amount of recreation and open space, type of  
*see attached*

recreation facilities to be provided and related information as pertinent or otherwise required by this Ordinance.

*See attached*

- i. The total acreage of the project.  
*entire property is approx 1 Acre*
  - j. Project beginning and completion schedule (by phase if the entire project is to be divided into phases).  
*N/A Someday maybe a permanent gazebo*
  - k. Written narrative stating anticipated impacts on existing infrastructure (including traffic capacity of streets, schools and existing utilities), community facilities, and on the natural environment of the site and adjoining lands.  
*see attached*
  - \*l. The proposed Master Deed is to be included as a portion of the application package.  
*N/A*
2. The site plan maps shall be submitted with the application. The site plan maps shall consist of accurate drawings at a scale of 1"=100' or less, showing the site and all land within 150' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each set of site plan maps shall depict the following:
- a. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, monument locations as well as the location of current land uses, zoning classifications and existing structures on and uses of the subject parcel and adjoining parcels.  
*see attached + diagram*
  - b. Designation of all areas to be used for the outdoor storage, display or sale of equipment, materials, or merchandise.  
*see attached + diagram*
  - c. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains and wetlands, sand dunes and high risk erosion areas as regulated under the following state statutes as amended: Public Acts 245 of 1929, 245 of 1970, 346 of 1972, 222 of 1976, 203 of 1979; and Federal Codes as amended: Section 10 of the River and Harbor Act of 1899 and Section 404 of the Clean Water Act of 1972.  
*see diagram*
  - d. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building and typical elevation views of proposed structures.  
*N/A*
  - e. Proposed location of accessory structures, buildings and uses, including but not limited to all satellite dishes, antennas, flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air

conditioners, generators and similar equipment, and the method of screening, where applicable.

N/A

- f. Location of all existing public and private easements including road and utility right-of-way's on or abutting the property.

See diagram

- g. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes serving the development.

See diagram

- h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including type of material proposed to be used for surfacing), fire lanes and all lighting thereof. See diagram. lighting above sidewalk

- i. Location, size and characteristics of all loading and unloading areas.

See diagram

- j. Location and design of sidewalks, walkways, bicycle paths and areas for public use.

See diagram

- k. Location of water supply lines and/or wells, including shutoff valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connection points and treatment systems, including septic systems, if applicable.

N/A

- l. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, and telephone.

see

- m. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

N/A

- n. Location, size and specifications of all signs.

See diagram 8 sq ft

- o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.

one on pole looking over parking lot - 0' - on diagram  
cans in overhang above sidewalk; string lights to be added on overhang above sidewalk

- p. Location and type of fencing, walls, and other screening devices.

split rail - s + west side

- q. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the type and size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its general size and specific location.

N/A

- r. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.  
*currently 1 trash can - see diagram*
- s. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials or hazardous materials as well as any containment structures or clear zones required by government authorities.  
*N/A*
- t. Identification of any significant site amenities or unique natural features.  
*N/A*
- u. Identification of any significant views onto or from the site to or from adjoining properties.  
*N/A*
- v. North arrow, scale and date of original submittal and last revision.  
*11 / 2003*
- w. For facilities or uses where hazardous substances as defined by the Resource Conservation and Recovery Act are stored, used or generated, the following information shall be provided.  
*N/A*
- 1) Location and size of interior and exterior areas and structures to be used for storage, use, loading/unloading, recycling, or disposal of hazardous substances.
  - 2) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.
  - 3) Location of exterior drains, dry wells, catch basins, retention/detention areas and other facilities designed to collect, store or transport storm water. The point of discharge for all drains.
  - 4) Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.
  - 5) Copies of all Federal/State/County permits required.
- x. Location of fire hydrants, underground water storage tanks or other sources of water suitable and easily accessible for use in fighting fires.  
*N/A*
- y. Other information as deemed necessary by the Planning Commission to allow the Commission to determine whether the development will

be harmonious with the community and to insure the health, safety, and welfare of the community is protected including but not limited to the following:

1. Existing topographic elevations at two (2) foot intervals, proposed grades and direction of drainage flows.  
*basically flat*
2. The location and type of existing soils on the site and any certifications of borings.  
*N/A*
3. Location and type of significant existing vegetation to be retained as well as those proposed to be removed.  
*N/A*
4. Elevation drawings of buildings, signage and other structures.  
*All are existing, unchanged. N/A*

Questions:

a. Applicant – Sugar 'n Spice LLC, sole member- Debbie Comber, dba: 31 Scoops

e. 05-14-324-030-00 Beg at the NW cor of Lot 13, Blk 11 of the plat of the vill of Torch Lake, th N on the ext of the W line of said Blk 11, 129 ft, th SE 'Rly Para with the N line of said Blk 11, 155 ft 1/4s, the S para with E line of said Lot 13 129 ft, the nwly to Pob sec 24 T31N R9W

05-14-795-023-10 – Lot 13 Blk 11 plat of the vill of Torch Lake

h. Project Description – This is a request to have periodic craft shows where crafters can set up a portable 10' X 10' tent or just a table in locations noted on the attached map. Also a possible entertainer for a few hours during the day who will primarily be located in the area marked “gazebo” on the attached map. The gazebo is a portable 10' X 10' tent. Hopefully will be a permanent structure someday. The driveway on the east side of the building will temporarily be blocked off during the show. There are 34 parking spaces out front and approximately 7-8 out back. Rick Randall has graciously offered his property next to his home for parking for the craftors. There is one handicap bathroom inside the business for public use. There will be 2 employees with a possible additional 2 employees.

k. impacts – traffic is busy during this time, no additional traffic anticipated. No schools. Existing utilities are already being utilized during this busy time. No additional utilities other than perhaps some additional plugs plugged into the electric. The day park is already busy during this time and when it's full, it's full. The majority of this property is asphalt and building.

2a. Adjoining properties – 1. Clarence Walquist 05-14-795-024-00, 2748 N. US 31, Kewadin, MI Lots 10 and 11, Blk 11 plat of village of Torch Lake. VR - Residential

2. Clarence & Christine Szejback 05-14-324-031-00, 12355 Public Dock Rd, Kewadin, MI Com at NW cor of Blk 11, Village of Torch Lake, the ly alg N line of SD Blk 100 ft for POB; th N 129 ft, th ely parl to N line of BLK 11 210.2 ft, th S 91.70 ft, th due W to beg, exc the W 55 ft sect 24 T31 N R9W. VR – Residential

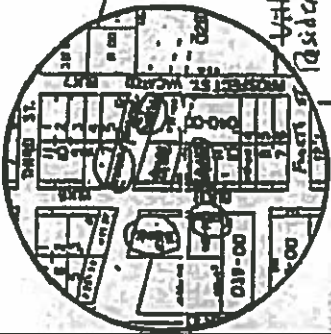
2b. No outdoor storage. Designation of possible tents for sale of merchandise (highlighted yellow on drawing).

05-09-19

Debbie Comber, Dennis Schneider, Audra Randall and Rick Randall are the owners of the property. Sugar 'n Spice, LLC is the owner of 31 Scoops of which Debbie Comber is the sole member.

Debbie Comber





Property Map Inset

Village Residential  
BUC

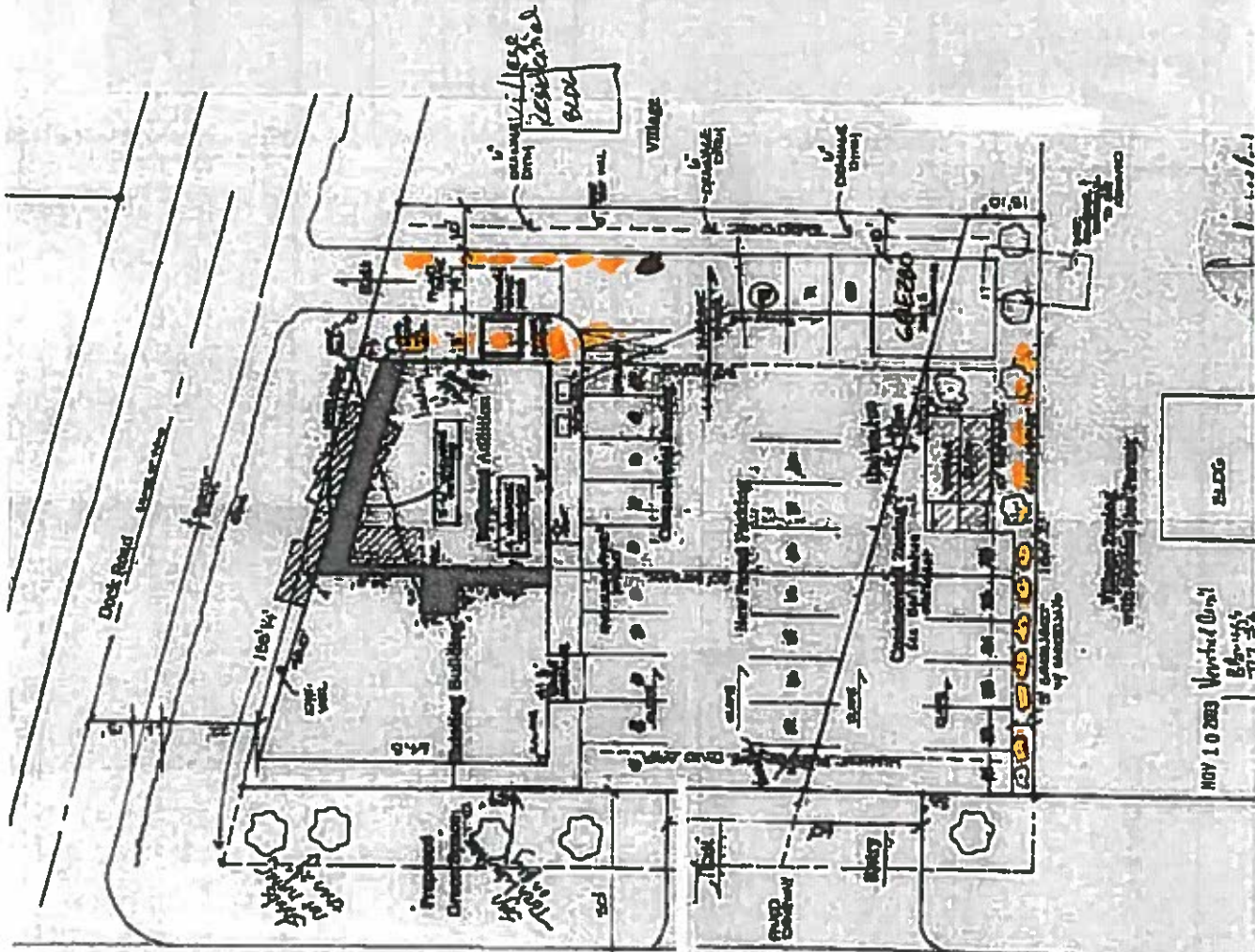
Village Zoning

Village Residential  
BUC

Hwy 10 Zone  
Permit # 05011-0062-03

Old site  
10 01/15  
Village Zoning  
Dr. Fisher

1/10/07  
2/1/07



Hwy 10 Zone  
Village Residential  
BUC

possible tents

31 Scoops  
2786 N US 31  
Kewadin, MI



Public Dock Rd

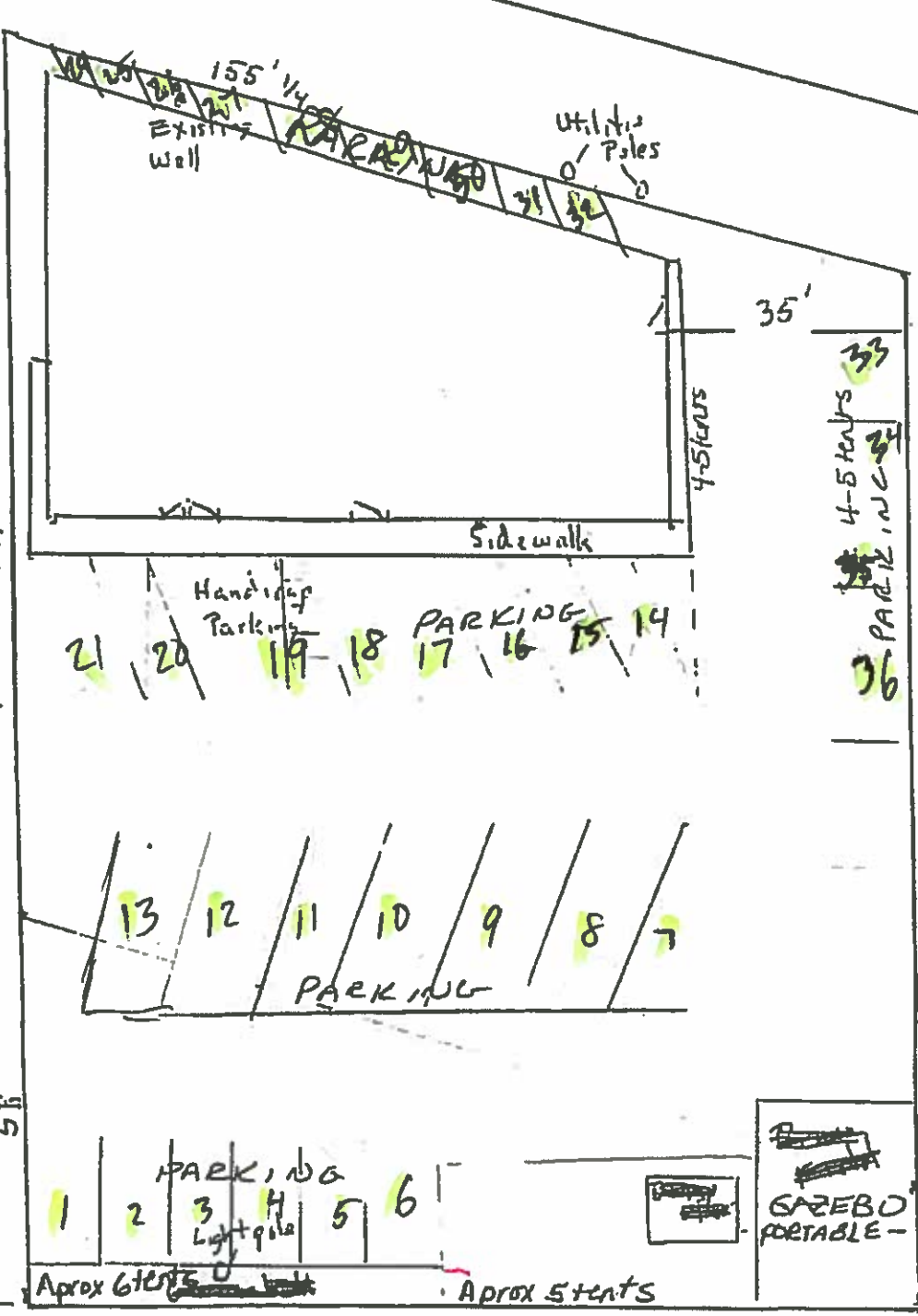
US 31

Spill out

Current sign 129

Paved Driveway

Restroom



10/12

TORCH LAKE TOWNSHIP

TAX CERTIFICATION  
TAX SUMMARY FOR CALENDAR YEAR 2018

School: 05035

Property #: 05-14-795-023-10

SITE ADDRESS:

RANDALL RICK & AUDRA M  
COMBER DEBORAH L-SCHNEIDER DENNIS R  
PO BOX 421  
EASTPORT MI 49627

TORCH LAKE TOWNSHIP  
SHARON SCHULTZ, TREASURER  
P.O. BOX 663  
EASTPORT MI 49627  
PHONE: 231-599-2036 EXT #107  
SEV 5,600  
AV 5,600  
TAXV 5,513

Mortgage Company of Record:  
NONE

Prop Type : RESIDENTIAL - VACANT  
PRE/MBT %: 0

Summer Tax Bill

TAX TYPE	TAX AMOUNT
COUNTY TAX	29.66
STATE EDUC. TAX	33.07
NON-PRE SCHL-CL	98.10
SINKING FUND-CL	2.46
SCHOOL DEBT-CL	0.88
SCHOOL OPER FC	0.00

TOTAL TAXES	164.17
ADMIN FEE	1.64
INTEREST	0.00
TOTAL BILL	165.81

SUMMER  
TOTAL PAID: 165.81  
DATE PAID : 09/14/2018

Winter Tax Bill

TAX TYPE	TAX AMOUNT
CO VOTED-COA	2.19
CO VOTED-MB	5.49
CO VOTED-E911 OP	2.74
CO VOTED-CON DST	0.54
CO VOTED-RECYCL	1.10
DIST LIBRARY-CL	2.48
TOWNSHIP TAX	5.41
SP ASMT-FIRE	5.51
SP ASMT-AMB	10.19
TWP VOTED-ROADS	2.70
ISD TAX-CHAR EM	1.09
ISD VOTE-CHAR EM	14.16
ISD ENH-CHAR EM	5.51

TOTAL TAXES	59.11
ADMIN FEE	0.43
INTEREST	0.00
TOTAL BILL	59.54

WINTER  
TOTAL PAID: 59.54  
DATE PAID : 02/14/2019

DESCRIPTION  
LOT 13 BLK 11 PLAT OF THE VILL OF TORCH LAKE.

Date Prepared: 05/13/2019

TORCH LAKE TOWNSHIP

Sharon Schultz, Treasurer  
2355 North U.S. 31 Hwy., P.O. Box 663  
Eastport, Michigan 49627-0663



TORCH LAKE TOWNSHIP

TAX CERTIFICATION  
TAX SUMMARY FOR CALENDAR YEAR 2018

School: 05035

Property #: 05-14-324-030-00

SITE ADDRESS:  
2786 N US 31

RANDALL RICK & AUDRA M  
COMBER DEBORAH L- SCHNEIDER DENNIS  
PO BOX 421  
EASTPORT MI 49627

TORCH LAKE TOWNSHIP  
SHARON SCHULTZ, TREASURER  
P.O. BOX 663  
EASTPORT MI 49627  
PHONE: 231-599-2036 EXT #107  
SEV 129,100  
AV 129,100  
TAXV 129,100

Mortgage Company of Record:  
NONE

Prop Type : COMMERCIAL - IMPROVED  
PRE/MBT #: 0

Summer Tax Bill

TAX TYPE	TAX AMOUNT
COUNTY TAX	694.76
STATE EDUC. TAX	774.60
NON-PRE SCHL-CL	2,297.37
SINKING FUND-CL	57.65
SCHOOL DEBT-CL	20.65
SCHOOL OPER FC	0.00

TOTAL TAXES	3,845.03
ADMIN FEE	38.45
INTEREST	0.00
TOTAL BILL	3,883.48

SUMMER

TOTAL PAID: 3,883.48  
DATE PAID : 09/14/2018

Winter Tax Bill

TAX TYPE	TAX AMOUNT
CO VOTED-COA	51.45
CO VOTED-MB	128.66
CO VOTED-E911 OP	64.33
CO VOTED-CON DST	12.85
CO VOTED-RECYCL	25.79
DIST LIBRARY-CL	58.09
TOWNSHIP TAX	126.80
SP ASMT-FIRE	129.10
SP ASMT-AMB	238.83
TWP VOTED-ROADS	63.40
ISD TAX-CHAR EM	25.67
ISD VOTE-CHAR EM	331.78
ISD ENH-CHAR EM	129.10

TOTAL TAXES	1,385.85
ADMIN FEE	10.17
INTEREST	0.00
TOTAL BILL	1,396.02

WINTER

TOTAL PAID: 1,396.02  
DATE PAID : 02/14/2019

DESCRIPTION

BEG AT NW COR OF LOT 13, BLK 11 OF THE PLAT OF THE  
VILL OF TORCH LAKE, TH N ON THE EXT OF THE W LINE  
OF SAID BLK 11, 129 FT, TH SE'RLY PARA WITH THE N  
\*\*\* BALANCE OF LEGAL DESCRIPTION ON FILE \*\*\*

Date Prepared: TORCH LAKE TOWNSHIP

Sharon Schultz, Treasurer  
2355 North U.S. 31 Hwy., P.O. Box 663  
Eastport, Michigan 49627-0663

*Sharon Schultz*