

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

Permit#  
ZP 2019-40

SPECIAL USE PERMIT APPLICATION - Fee \$450

**PROPERTY INFORMATION**

Parcel #: 05-14-324-038-01 (new 2020)  
Property Address: 2798 US-31 N, Kewadin, MI (Torch Village)

Waterfront: Torch Lake  GT Bay  None   
Zoning District: VB  VR  R-1  R-2  R-3  AG  C  M  Timber

Description/Intent:  
Request to use ENTIRE STRUCTURE AND PROPERTY AS A SEASONAL RENTAL FOR PERIODS LESS THAN ONE MONTH, SPRING, SUMMER, FALL.

Signage: NONE  
Parking: PARKING IN DRIVEWAY AND IN REAR YARD.

Lot width: 60' depth: 135.48' area: \_\_\_\_\_ Width thru bldg. core: \_\_\_\_\_

Setbacks from Prop. Line: front: 26' rear: 75' left: 13' right: 21'

Structure width: 26' depth: 35' height: 2 STORY

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: JOHN & MARGARET JENKINS Phone: 987-370-0214  
Mailing Address: Box 148, Gaylord, MI 49734 Email: PJJS@CHARTER.NET

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: John Jenkins Date: 8/2/19

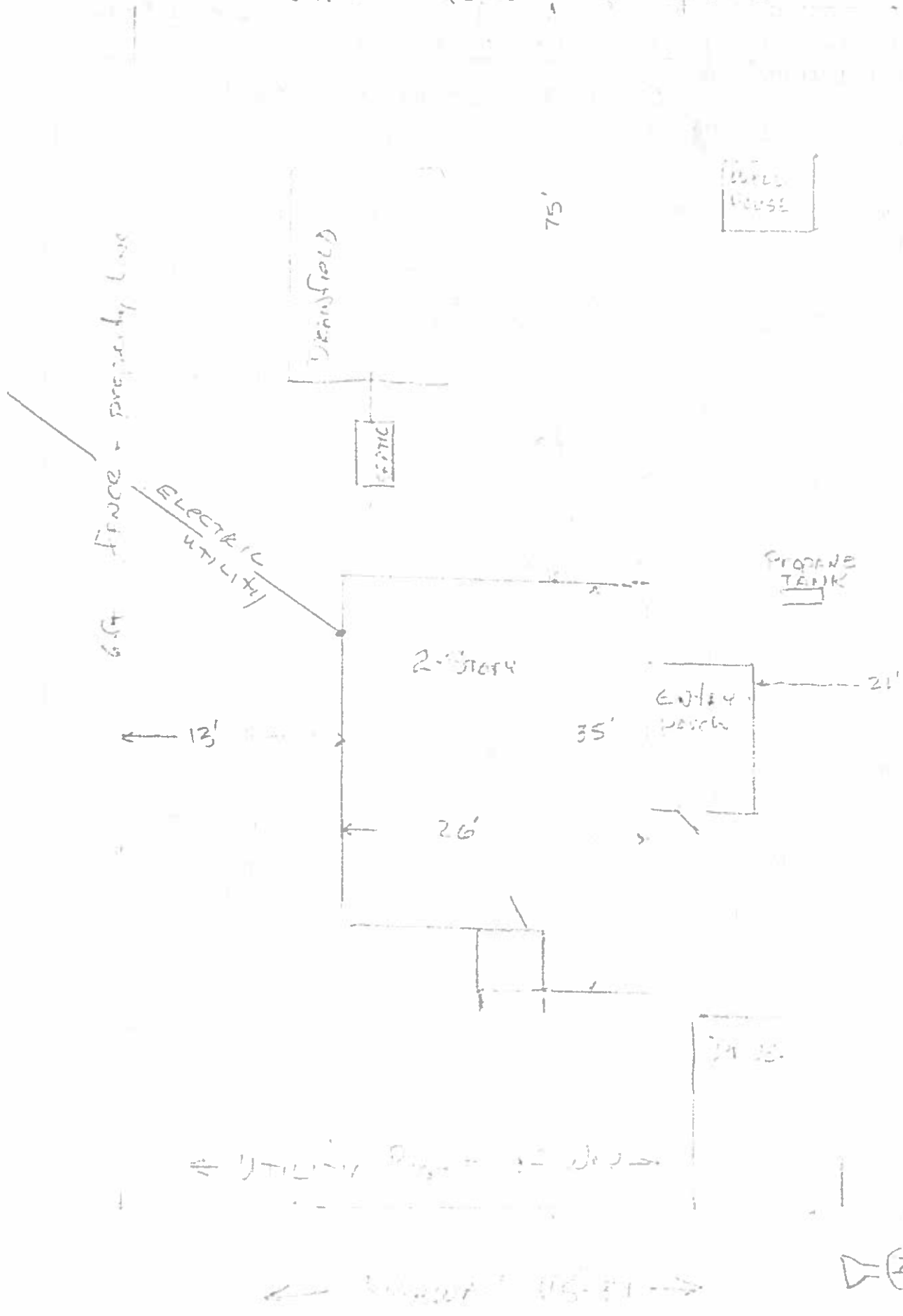
OFFICE USE ONLY

Approved:  Denied:  Fee Paid: 450.<sup>00</sup> Permit#: ZP 2019-40  
8-5-19 ck#1300

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

COMMENTS/CONDITIONS:

6F - fence - property line



Property line  
John Jones  
7/2/19

Both properties owned by  
John & Mary Catherine Williams

**From:** John <pjjj@charter.net>  
**Sent:** Monday, August 5, 2019 2:04 PM  
**To:** Deborah Graber  
**Subject:** Special Use: short term rental

Date: 8/5/19  
To: Planning Commission  
From: John & Pegi Jenkins  
Subject: special use permit

It is our request to make application to Torch Lake Township, seeking a permit for short term rental of our house in Torch Lake village.

Our extended family has been here in Torch Village since the 1930s, owning many different properties. We purchased an eyesore property on the corner of third Street and US 31 in 2001. We tore a building down and rehabilitated the remaining structure. We sold the property to friends and it remains in great condition today. We then purchased two residences at Traverse Bay Road and US 31 in Torch Village and have been remodeling both of these rundown structures.

We have sold our home in Gaylord, and now are spending the summer and fall here in Torch Village. With the help of local contractors we have rebuilt both houses, obtaining all necessary county permits.

Serval years ago, we tried long-term rentals, but it's really hard on the property and we are gone all winter. We eventually realized that this area really has a shortage of places for people on vacation to stay. There is a motel in Eastport, but then nothing until Charlevoix or Elk Rapids.

It would be our plan to rent to families for a minimum of five days to two weeks, no pets, no smoking. Our season would be May through October, and closed for the winter. We live right next-door, and do our own maintenance and cleaning.

Our rental house is used by our family and friends, so it is not rented full-time. We have had several village families use it in the past for housing when they were here for special events.

We will continue to invest time and finances into our property, making improvements in our village and what we look like to our friends , neighbors and other Torch Lake Township residents.

We respectfully request our planning commission to consider, and grant a special use permit.

Thank you

John & Pegi Jenkins  
2785 US31 N, Torch Village Mi

Sent from my iPhone



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

Permit#  
**ZP 2019-40**

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

**PROPERTY INFORMATION**

Parcel #: 05-14- (2771)  
Property Address: **2779 US-31 N, Kewadin, MI (Torch Village)**  
Waterfront: Torch Lake  GT Bay  None   
Zoning District: VB  VR  R-1  R-2  R-3  AG  C  M  Timber   
Description/Intent:  
Request to use ENTIRE STRUCTURE AND PROPERTY AS A SEASONAL RENTAL FREEDOM LAND USE

**OFFICIAL RECEIPT**

**TORCH LAKE TOWNSHIP  
ANTRIM COUNTY, MICHIGAN**

NO. **8891**

DATE **8-5-19**

RECEIVED FROM John Jenkins \$ 450.00  
Four fifty and 00/100 DOLLARS

FUND	ACCOUNT NO	AMOUNT
	ck#1300	450.00

IN PAYMENT FOR  
Special Use Permit  
Short term Rental

JOHN JENKINS  
MARGARET JENKINS  
420 E 2ND ST.  
GAYLORD, MI 49735

74-1001/724

1300

DATE 8/5/19

SIGNATURE

PAY TO THE ORDER OF Torch Lake Tow \$ 450.00  
Four Hundred fifty dollars DOLLARS



**CHEMICAL BANK.**  
ChemicalBankMI.com

**CHEM Plus**

MEMO permit fee

John Jenkins MP

⑆072410063⑆ 0610271665⑆ 1300

Approved:  Denied:  Fee Paid: 450.00 Permit#: ZP 2019-40  
Date: 8-5-19 ck#1300

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

COMMENTS/CONDITIONS:

To: Planning Commission, Torch Lake Township, Antrim County, Mi

From: John & Pegi ( Margaret ) Jenkins

Subject: Application for short Term Rental

The following information pertains to Chapter XVII, special uses, Chapter 18, sec 18.04 as to the check list for a Site Plan Review. In this document I will attempt to respond to any item that I have information on and pertains to this request. The number and letter of response is the same as the check list,

1-a The applicants are John and Margaret Jenkins, of 2785 US31 n, Kewadin, Mi (Torch Village), cell phones 989-370-0214 for John, and 989-370-4094 for Pegi.

b. Attached is a copy of the deed as recorded by the register of Deeds of Antrim County. There are no options on this property, and there is a mortgage with Chemical Bank of Gaylord. (attachment 1)

c. This document shall be signed certification that the above listed persons are the legal and registered owners of the property as documented on the deed.

d. n/a

e. The address is 2771 US31 n, Kewadin, Mi. Parcel no. 05-14-324-038-00. (attachment 2)

f. n/a

g. Purchased existing house in 2002. Believe this is n/a as well.

h. Small two story house, well maintained, two bedrooms downstairs, all one bedroom upstairs, two bathrooms. About 1300 sq ft. Two to four parking spaces as needed. No carport or garage. No employees as we do all the work ourselves as we live next door. It has a good size rear yard for picnic table and is completely fenced in with a 6 ft fence with several large shade trees.

i. I estimate it to be about ¼ acre or a little less.

j. n/a

k. I do not expect our guests to be much of an impact on anything, as it is not full time, mostly summer time, it is in a mixed business/residential area, schools will not be involved other than we pay school taxes. We are located on a main highway where traffic volume depends on the time of year. We have our own well and septic system, and standard utilities. The adjoining land is all private except for our, township park, and Nature preserve, which we respect and appreciate immensely. We are good neighbors and have been since 1998 when we bought our first property here in the Village. My wife's family has been here in Torch Village since the early thirties, and we have great respect for what we have here.

l. The master deed is on file at the Register of Deeds office, see item b above.

## 2. SITE PLAN MAP

- a. Attached please find a hand drawn map outlining where the house is on the lot and utilities, fence, etc. See (attachment 3) The house is located in Village residential based on the Zoning Administrators evaluation.
- b. n/a, none of these occur here.
- c. All of my property is flat. No water or wild habitat. I believe this section is n/a.
- d. The only building on the property is the house in this matter, as indicated on the site plan map. It is a two story house of typical construction in about 1955. There are no other sheds, garages or buildings on this lot. There is a roof over the well pit. See site plan map (item # 3) There are no plans for additional structures.
- e. None of the listed items are on this property.
- f. I am only familiar with the right of way in the front yard for utilities along US31. It is listed on the site plan map (item #3).
- g. n/a
- h. n/a
- i. n/a
- j. n/a
- k. n/a
- l. The electric utility comes from a community pole south west of the property. Location indicated on site plan map (item #3) The propane supply is north of the house as indicated on site plan map (#3) Cable tv is underground, and telephone line is eliminated.
- m. n/a
- n. n/a
- o. One small porch light in front, ceiling mounted for shielding. One entry porch light on side yard, inside of porch. One flood light on entry porch gable for back yard lighting when needed.
- p. I have a 6 ft wood fence between this house and my south and west neighbors. The house I live in is on the north side. US-31 is the front yard.
- q. I only plan on additional flower beds in the future.
- r. durable plastic trash containers are kept behind the side porch out of sight of the public. When full, trashed is pulled and kept in my garage until I take it to the Waste and recycle site at Central Lake. We recycle, and ask that our guests do as well.
- s. n/a.

t. I removed a large stump left behind by the county or state after cutting down a big dead tree, at the corner of Traverse Bay Rd and US31. I then installed a large flowering berm to beautify the area, as it seems to be the Village Center.

u. This property is very close to both Torch Lake and Lake Michigan so great views are very close.

v. Last revision when submitted.

w. n/a (other than Propane cylinder as indicated on site plan map (#3))

x. none

y. We have been in this community since the 60's, and property owners in the village since 1998. We have bought three properties that were very run down and almost unusable. We have invested time, money, and ourselves into making this a nicer place to live. We spend most of the spring, summer, fall here. We like it here. I tried renting our house by the month and year, but I didn't like it, and always making repairs. We go to Florida for the winter, so I usually close both houses up in November, and come back in April. There is also a shortage of places to stay in this area. There is a motel and cabins at Eastport, and nothing else from Charlevoix to Elk Rapids. There are several families already here in the Village that are very much in favor of having the ability to use our house for their extended families to visit. They support this request as well.

Thank you for considering our request.

John E Jenkins

Margaret (Pegi) Jenkins

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\_\_\_\_\_



1  
3  
D

STATE OF MICHIGAN  
Dept of Taxation  
Antrim County  
72144 7/12/2002



REAL ESTATE  
TRANSFER TAX  
\$90.75-C  
\$818.75-B  
\$15587

Liber 00620 Page 0352

HEM #1  
Pg 1

PATTY NIEPOTH

Antrim County  
Register of Deeds

7/12/2002 12:32:21

CERTIFICATION 7-18-02  
I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date to this instrument. This does not include taxes in the process of collection.

Sherry A. Corbett, Antrim County Treasurer

WARRANTY DEED

Recorded

20016344

KNOW ALL MEN BY THESE PRESENTS THAT: Lois Risteau, a single woman, of 2768 S. M-88, Bellaire, MI 49615 ("Grantor").

CONVEYS AND WARRANTS TO: John Jenkins and Margaret Jenkins, husband and wife, of 420 E. 2nd St., Gaylord, MI 49735 ("Grantees").

The following described premises situated in the Township of Torch Lake, County of Antrim, and State of Michigan:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

This deed is given for the sum of Eighty-Two Thousand Five Hundred And 00/100 (\$82,500.00) Dollars.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

The Grantor grants to the Grantee all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

Dated this 28th day of June, 2002.

*Lois Risteau*  
Lois Risteau

STATE OF MICHIGAN }  
COUNTY OF ANTRIM } ss.

The foregoing instrument was acknowledged before me this 28th day of June, 2002, by Lois Risteau, a single woman.

CHRISTIAN J KIEVIT, NOTARY PUBLIC  
GRAND TRAVERSE COUNTY, MICHIGAN  
ACTING IN ANTRIM COUNTY  
MY COMMISSION EXPIRES: 1/3/06

*Christian J. Kievit*  
Notary Public County, Michigan  
My commission expires:

Parcel #: 05-14-324-038-00

PREPARED BY AND RETURN TO:

MAIL TO GRANTEE AT:

Christian J. Kievit  
Attorney at Law  
414 East Front Street  
Traverse City, MI 49686

70950  
12

9/13

ITEM # 1  
Pg 2

Exhibit A

Commencing at a Point 131.60 feet South of the Southeast corner of Block 9, Village of Torch Lake for Point of Beginning; thence N74°W to a point due North of the Northwest corner of Lot 1, Block 10, if extended; thence South to the Southwest corner of Lot 2, Block 10; thence East to the Westerly right-of-way of Highway; thence North along said Highway to the Point of Beginning, being a part of Section 24, Town 31 North, Range 9 West.

Subject to and together with the following:

An easement for installation and maintenance of a water supply well and water supply transmission line being 15 feet in width, 7.50 feet each side of the following described center line; Commencing at the Southwest corner of Lot 2, Block 10, Plat of the Village of Torch Lake, a part of government Lots 1 and 4, Section 24, Town 31 North, Range 9 West; thence S89°28'18"E 7.50 feet along the south line of said Lot 2 to the Point of Beginning; thence N00°35'14"W 60.29 feet; thence N41°18'30"E 37.44 feet; thence N67°31'41"E 61.70 feet to the westerly wall of a building and the Point of Ending. Also, Commencing at the Southwest corner of Lot 2, Block 10, plat of the Village of Torch Lake, a part of Government Lots 1 and 4, Section 24, Town 31 North, Range 9 West; thence S89°28'18"E 7.50 feet along the south line of said Lot 2 to the Point of Beginning; thence S00°35'14"E 68.91 feet; thence S46°42'27"E 21.83 feet; thence S00°26'19"E 33.96 feet; thence S89°06'18"W 88.06 feet; thence S31°18'24"W 89.37 feet; thence S10°49'02"W 77.63 feet; thence S64°18'W 37.24 feet to a water supply well and the Point of Ending.

10/13

FILED 24 ✓

Antrim County

Parcel No. 05-14-324-038-00

Close This Window | <Previous | Permalink | Find Location on Map | 300 Foot Radial Search



### Antrim County Property Information

Jurisdiction: Torch Lake Township  
 Owner Name: JENKINS JOHN & MARGARET TRUST  
 Property Address: 2771 N US 31  
 KEWADIN, MI 49648  
 Mailing Address: 420 E 2ND ST  
 GAYLORD, MI 49735  
 Additional Address(es): 2785 N US 31

### Property Information

Current Taxable Value: \$71,416  
 Last Year's Taxable Value: \$69,743  
 School District: 05035  
 Current Assessment: \$81,500  
 Last Year's Assessment: \$76,500  
 Current S.E.V.: \$81,500  
 Last Year's S.E.V.: \$76,500  
 Current P.R.E.: 0%  
 Current Property Class: 401

### Tax Information

Taxable Year	Summer Tax Amount	Village Tax Amount	Township Tax Amount
2018	\$2,097.92	\$0.00	\$754.13
2017	\$2,051.44	\$0.00	\$645.79
2016	\$2,041.04	\$0.00	\$605.40

### Property Sale Information

Sale Date	Sale Amount	Liber and Page
10/15/2013	\$0.00	843/2620
6/28/2002	\$82,500.00	620-352
7/29/1997	\$0.00	467:462

### Legal Description

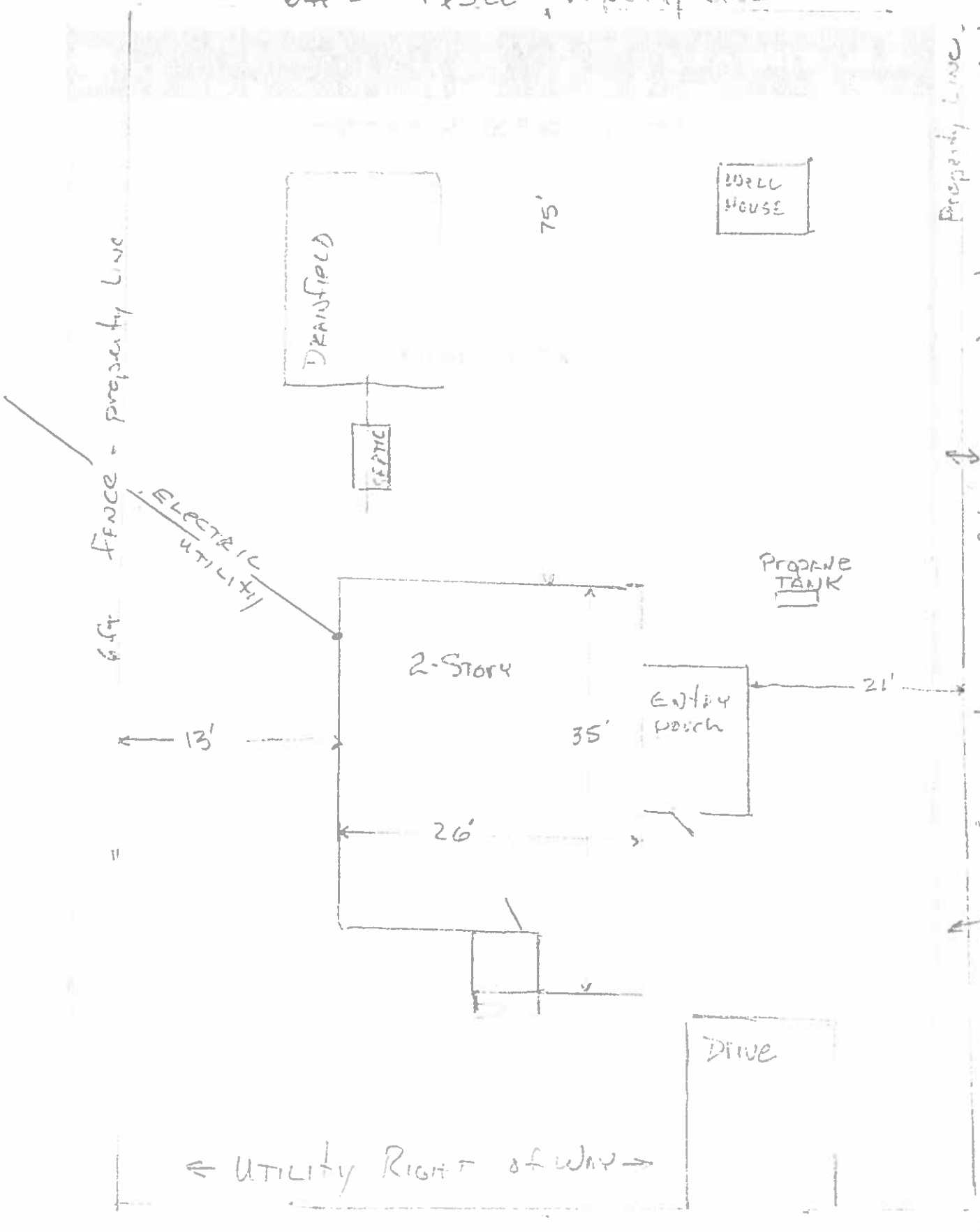
COM AT A PT 131.60 FT S OF SE COR OF BLK 9, VILL OF TORCH LAKE FOR POB, TH N 74 DEG W TO A PT DUE N OF NW COR OF LOT 1, BLK 10, IF EXTENDED, TH S TO SW COR OF LOT 2, BLK 10, TH E TO WLY R/W OF HWY, TH N ALG SD HWY TO POB SEC 24 T31N R9W

11/13

SITE PLAN MAP

Item #3

6ft - fence - property line



Property Line  
 7/3/19  
 John Jenkins  
 11/18

Both Properties owned by  
 John & Margaret Jenkins

12/13

*Support Center*

**zoningadmin@torchlaketownship.org**

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**From:** Lezlie Morrow <llmmorrow@gmail.com>  
**Sent:** Monday, August 5, 2019 4:51 PM  
**To:** Josh Vey  
**Subject:** Pegi and John Jenkins Short Term Rental

I am writing to the planning commission to verbalize my approval of Pegi and John Jenkins short term rental application. As most of you know, I was approved in April to do short term rentals at the old schoolhouse. Since my approval, the rental season has gone well and my guests have been very respectful of the home and of the area.

The guests that are staying at my home and that will be staying at the Jenkins home, tend to be guests that are in the area to see the beautiful Torch Lake that everyone speaks about, or to visit Lake Michigan. But also, since we are not located on the lakes themselves, they tend to be guests that are interested in the areas that are north and south of us. They visit the wineries, breweries, quaint towns, Traverse City and the Sand Dunes. My guests have thoroughly enjoyed exploring the areas around us that Northern Michigan has to offer. They also bring business to the locals.

By approving the short term rentals in our area, you are giving more opportunity for others to experience what we have to offer. They are not there to be disruptive or destructive in any way.

Sincerely,

Lezlie Morrow  
US 31 North

