

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

Permit#
ZP 2019-14

SPECIAL USE PERMIT APPLICATION - Fee \$450

PROPERTY INFORMATION

Parcel #: ~~05-14~~ 05-214-001-00

Property Address: 2084 US 31 S 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: PRIVATE WEDDINGS/EVENTS AT OUR BARN

Signage: (ATTACHED)

Parking: (ATTACHED)

Lot width: depth: area: 80 ACRES Width thru bldg. core: (SEE ATTACHED)

Setbacks from Prop. Line: front: 205' rear: 500'+ left: N: 85' right: 500'+

Structure width: 40' depth: 60' height: 30'

Foundation: Full Basement Partial Basement Crawl Slab NA

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: JERRY C. HUBBELL Phone: 231-883 8769

Mailing Address: BOX 738 ELK RAPIDS, MI 49629 Email: JERRYHUBBELL1@GMAIL.COM

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: Jerry C. Hubbell

Date: 4/24/19

OFFICE USE ONLY

Approved:

Denied:

OK 6729
Fee Paid: 450.-

Permit#:

Planning Commission: _____

Date: _____

COMMENTS/CONDITIONS:

June 23, 2018

Torch Lake Township Planning Commission

RE: Barn Special Use Permit

Dear Commission Members:

We are in the process of applying for a Special Use Permit for our barn.

After much research and investigating in the last two weeks, I realized several factors which are:

First, the Township does not have a place for our request in the ordinance.

Acme township in Grand Traverse County and Solon Township in Leelanau County have amended their ordinances in the Agriculture Zone. Their amendment was for Agri-Tourism section within the Agriculture Zone. I have enclosed both of their ordinances. I have also enclosed the Michigan Agricultural Tourism Advisory Commission Local Zoning Guidebook, which has a Model Zoning Ordinance Provisions example. Another enclosure is a newspaper article from the Cheboygan Daily Tribune referring to Agri-Tourism. Farm Bureau has a lot of info on it also.


Second, after going through the Site Plan review, I realized that section 2 will take me a little while to complete a final site plan review. I would ask the Planning Commission a favor in giving me until this fall to get that part completed.

It also will probably take some time for the amendment to be completed in the ordinance.

I have lived on the farm most of my life and grew up in the fruit industry. My son-in-law and his family maintain our farm. This industry has had a lot of highs and a lot of lows. Right now, there is no market for the maraschino cherries (Light Sweet cherries) and there is no home for them. We have hundreds of those trees on our farm, which are in full production that will have to be removed. My father stated many times that those varieties (light sweet cherries) were one of our mainstays and he was correct. My wife Toni and I will be turning the barn over to our children. The barn events will certainly will help them to make up for what has happened. They will need this to help them survive.

Thank you very much!!

Sincerely,


Jerry Hubbell

PRELIMINARY SITE PLAN REVIEW

Check List for Site Plan Review: For Special Use Permit in an Agriculture Zone

1.

a. Applicants names: Jerry Hubbell and Toni Hubbell

The Hubbell 45th Parallel Barn LLC

2084 US31 S. Kewadin, MI. 49648

Mailing address: P.O. Box 738

Elk Rapids, Mi. 49629

Telephone number: 231-883-8769

b. See attached deed and property tax statement

c. See attached ownership statement

d. None

e. The address is 2084 US31 S. Kewadin, MI. 49648

Parcel number is: 05-214-001-00

f. None

g. None

h. This is a one hundred old year barn that has been completely restored. We wish to use it from May- September for wedding receptions. The barn is 40 X 60 (2,400 sq. ft.) The capacity for the barn is about 165 maximim. We are anticipating about 6- 8 events per year. Each event usually starts about 4:30 PM and ends at 11:30 PM. Everyone is out by midnight. We do not have any running water or restrooms. The caterers bring everything needed in that area. The renters are required to have two porta potties, which are placed on a concrete pad on the westside of the barn. We have plenty of parking on the westside of the barn (angle parking). Please refer to the drawing attached.

i. Total acreage is the barn which is 40 X 60 feet and is .055 of an acre.

j. Not applicable

k. There is a drive to the barn off from US31. When guests leave the reception they have two ways to get back to US31. There should be no more than 40-50 cars.

1. Take the same drive that they entered on to property
2. Drive down a row of fruit trees north to Hjelte Rd. turn right to US31, which has a stop sign there.

L. Attached deed

Section 2

Map of area is attached.

This section will be completed in the fall. We have some items to be completed first.

Will submit the final Site Plan Review at that time.

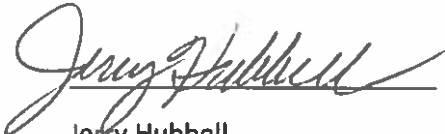
June 18, 2018


Torch Lake Township

Re: ownership statement

To Whom This May Concern,

We, Jerry Hubbell and Toni Hubbell are the owners of Property tax Id# 05-214-001-00. This is the location of the barn.


Jerry Hubbell


Toni Hubbell

please make corrections above. Thank you.

Please detach along perforation. Keep the bottom portion.

TORCH LAKE TOWNSHIP 2017 WINTER

Bill #: 00489

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>DECEMBER 29, 2017 & FEBRUARY 28, 2018 9AM - 5PM OR BY APPOINTMENT</p> <p>DROP BOX INSIDE TWP HALL DOOR 24/7 DOG LICENSE APPLICATION ON WEBSITE</p> <p>RECEIPTS WILL BE ISSUED TAX INFO OR CREDIT CARD PAYMENT-WEB 'TAX' LINK WWW.TORCHLAKETOWNSHIP.ORG</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: right;">This tax is due by: 02/14/2018</p> <p>Pay by mail to: TORCH LAKE TOWNSHIP SHARON SCHULTZ, TREASURER PO BOX 663 EASTPORT MI 49627 PHONE: 231-599-2036 EXT #107</p>																																										
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: HUBBELL JERRY C & TONI I P O BOX 738 ELK RAPIDS, MI 49629</p> <p style="text-align: right;">ELK RAPIDS SCHL DISTRICT</p> <p>Prop #: 05-14-214-001-00 School Code 05060 Prop Addr: 2084 S US 31 QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Legal Description: N 1/2 OF NE 1/4, EXC COM AT NE COR OF SEC 14, TH S 580 FT FOR POB TH W 300 FT, TH S 100 FT, TH E 300 FT, TH N TO POB SEC 14 T30N R9W</p> <p style="text-align: center; margin-top: 20px;">NOT RESPONSIBLE IF PAID ON WRONG DESCRIPTION CHECKS MUST CLEAR FOR RECEIPT TO BE VALID</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Taxable Value:</td> <td style="width:20%; text-align: right;">90,220</td> <td style="width:20%;"></td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">185,100</td> <td style="text-align: right;">Class: 101</td> </tr> <tr> <td>Assessed Value:</td> <td style="text-align: right;">185,100</td> <td></td> </tr> <tr> <td>PRE/MBT %:</td> <td style="text-align: right;">100.0000</td> <td style="text-align: right;">Mort Code: 10000</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center;">1 mill equals \$1.00 per \$1000 of Taxable Value.</p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>CO VOTED-COA</td><td style="text-align: right;">0.4000</td><td style="text-align: right;">36.08</td></tr> <tr><td>CO VOTED-MB</td><td style="text-align: right;">1.0000</td><td style="text-align: right;">90.22</td></tr> <tr><td>CO VOTED-E911 OP</td><td style="text-align: right;">0.5000</td><td style="text-align: right;">45.11</td></tr> <tr><td>CO VOTED-CON DST</td><td style="text-align: right;">0.1000</td><td style="text-align: right;">9.02</td></tr> <tr><td>CO VOTED-RECYCL</td><td style="text-align: right;">0.1838</td><td style="text-align: right;">16.58</td></tr> <tr><td>TOWNSHIP TAX</td><td style="text-align: right;">0.9924</td><td style="text-align: right;">89.53</td></tr> <tr><td>SP ASMT-FIRE</td><td style="text-align: right;">1.0000</td><td style="text-align: right;">90.22</td></tr> <tr><td>SP ASMT-AMB</td><td style="text-align: right;">1.4500</td><td style="text-align: right;">130.81</td></tr> <tr><td>TWP VOTED-ROADS</td><td style="text-align: right;">0.4962</td><td style="text-align: right;">44.76</td></tr> </tbody> </table>	Taxable Value:	90,220		State Equalized Value:	185,100	Class: 101	Assessed Value:	185,100		PRE/MBT %:	100.0000	Mort Code: 10000	DESCRIPTION	MILLAGE	AMOUNT	CO VOTED-COA	0.4000	36.08	CO VOTED-MB	1.0000	90.22	CO VOTED-E911 OP	0.5000	45.11	CO VOTED-CON DST	0.1000	9.02	CO VOTED-RECYCL	0.1838	16.58	TOWNSHIP TAX	0.9924	89.53	SP ASMT-FIRE	1.0000	90.22	SP ASMT-AMB	1.4500	130.81	TWP VOTED-ROADS	0.4962	44.76
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<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JANUARY 1 - DECEMBER 31 Twp/Vil/City: APRIL 1 - MARCH 31 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount</p>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"></td> <td style="width:20%; text-align: right;">Total Tax</td> <td style="width:20%; text-align: right;">6.12240</td> <td style="width:20%;"></td> </tr> <tr> <td></td> <td style="text-align: right;">Administration Fee</td> <td></td> <td style="text-align: right;">3.31</td> </tr> <tr> <td></td> <td style="text-align: right;">AMOUNT PAYABLE DECEMBER 1</td> <td></td> <td style="text-align: right;">555.64</td> </tr> <tr> <td></td> <td style="text-align: right;">PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">BALANCE DUE</td> <td></td> <td style="text-align: right;">555.64</td> </tr> </table>		Total Tax	6.12240			Administration Fee		3.31		AMOUNT PAYABLE DECEMBER 1		555.64		PREV. PAYMENTS				BALANCE DUE		555.64																						
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Instrument 20100006603 DR Liber Page 806 1962

20100006603
Filed for Record in
ANTRIM COUNTY MICHIGAN
PATTY HIEPOTH - 268
08-12-2010 At 09:37 am -
QUIT CLAIM 17:00
DR Liber 806 Page 1962 - 1963

18-224
18-198

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That Joseph R. Hubbell, a single man and Diana M. Altonen, individually and as Co-Trustees of the the Joseph R. Hubbell and Diana M. Altonen Trust No.1, dated January 23, 2004

whose address is P O Box 738, Elk Rapids, Michigan 49629

Quit Claim to Jerry C. Hubbell and Toni I. Hubbell, Co-Trustees of the Jerry C. and Toni I. Hubbell Revocable Trust

whose address is P O Box 738, Elk Rapids, Michigan 49629

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

The North one-half of the Northeast one-quarter of Section 14,
Town 30 North, Rangc 9 West

ALSO

The West one-half of the Southeast one-quarter of the Southwest
one-quarter of Section 11, Town 30 North, Range 9 West

ALSO

The West one-half (W1/2) of the northeast one-quarter (NE1/4) of the
Southwest one quarter (SW1/4), Section 11, Town 30 North, Range 9 West

for the full consideration of LESS THAN ONE HUNDRED AND NO/100 (\$100.00)
DOLLARS

This deed is exempt from County Transfer Tax under MCL 207.505(a) and from State
Transfer Tax under MCL 207.526(a)

This Deed is given to release any and all interest the undersigned may have in said property
including but limited to releasing the life estate reserved at Liber 720, Page 2714, Liber 720,
Page 2715 and Liber 720, Page 2716, Antrim County Records

Dated this 5 day of SEPT, 2008

Signed and Sealed:

Joseph R. Hubbell (L.S.)
Joseph R. Hubbell, individually and as
Co-Trustee

Diana M. Altonen (L.S.)
Diana M. Altonen, individually and as
Co-Trustee

Received
ANTRIM COUNTY MICHIGAN
08-12-2010 09:36 am
19-500

Instrument 20100006603 DR Liber Page 806 1763

State of Michigan }
County of ANTRIM }SS

The foregoing instrument was acknowledged before me this 3 day of SEPT, 2008 by Joseph R. Hubbell, individually and as Co-Trustee:

Brett C. Baldwin, Notary Public
State of Michigan, County of _____
My Comm. Exp.: _____
Acting in the County of _____

BRETT C. BALDWIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF ANTRIM
MY COMMISSION EXPIRES APR 8, 2018
ACTING IN COUNTY OF ANTRIM

The foregoing instrument was acknowledged before me this 3 day of SEPT, 2008 by Diana M. Altonen, individually and as Co-Trustee.

Brett C. Baldwin, Notary Public
State of Michigan, County of _____
My Comm. Exp.: _____
Acting in the County of _____

BRETT C. BALDWIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF ANTRIM
MY COMMISSION EXPIRES APR 8, 2018
ACTING IN COUNTY OF ANTRIM

Recording Fee \$17.00
County Transfer Tax -0-
State Transfer Tax -0-
Tax Parcel # 05-14-214-010-00 and
05-14-214-010-10
05-14-211-010-00
05-14-211-007-00

When recorded return to _____
Grantee
Send subsequent tax bills to _____
Grantee

(Legal descriptions provided by Grantors)

DRAFTED BY:

DERMAN & TURKELSON
William F. Derman, Jr.
(WITHOUT OPINION AS TO TITLE)
& WITHOUT OPINION AS TO DIVISION RIGHTS)
P.O. Box 517
Bellaire, Michigan 49615
231-533-8692

