

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

Permit#
2019-15

SPECIAL USE PERMIT APPLICATION - Fee \$450

PROPERTY INFORMATION

Parcel #: 05-14- TBD

Property Address: TBD, Erickson Rd, Kewadin, MI

Waterfront: Torch Lake GT Bay None

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

Description/Intent:

Construct 4 bed, 4 bath, 1-story residential home to operate as Bed & Breakfast. Also included is 24'x24' detached garage.

Signage: none planned

Parking: space for 8 vehicles outside and 2 inside garage

Lot width: 218' depth: 400' area: 87,200 Width thru bldg. core: 218'

Setbacks from Prop. Line: front: H-119' rear: H-143' left: H-140' right: H-20' H=HOUSE
G-75' G-208' G-174' G-20' G=GARAGE

Structure width: 26' H depth: 82' H height: 16' H
24' Garage 24' Garage 16' Garage

Foundation: Full Basement Partial Basement Crawl Slab
HOUSE GARAGE

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: Vernon & Tina Lalone Phone: 231-409-3310

Mailing Address: 13588 W. Erickson Rd, Kewadin Email: vlalone@aol.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: Verna D. Lalone Date: 4-22-19

OFFICE USE ONLY

Approved:

Denied:

Fee Paid: \$450

Permit#: paid 4/19/19 ok 2949

Planning Commission: _____

Date: _____

COMMENTS/CONDITIONS:

April 9, 2019

Deb Graber
Zoning Administrator
Torch Lake Township
2355 N. US 31
Kewadin, MI 496

Dear Deb:

Enclosed you will find the following items pertaining to our bed & breakfast (B&B) project on Erickson Road.

1. Check #2949 in amount of \$600.00, breakdown of \$150 for Zoning Permit and \$450 for Special Use Permit (including site plan) per schedule shown on the Township's website.
2. Application for Zoning Permit
3. Checklist for Site Plan Review
4. Quitclaim Deed on original 80 acre parcel includes 2 acres (Parcel "A"). We do not yet have separate deed on the 2 acre split.
5. Torch Lake Township statement reflecting no tax balance on this property.
6. Certificate of Survey (2 pages) as prepared by Farrier Surveying Inc. showing Parcel "A" where B&B is to be constructed. Page 2 provides description of Parcel "A", as well as remaining parcel from the 80-acre split.
7. Site Plan of 2-acre Parcel "A" reflecting details.
8. Main Floor Plan of 4-bedroom, single-story home to be constructed by Jay Merchant Builders, Inc.
9. 3-D rendering of home.

Upon review, please contact me with any questions or concerns. I look forward to hearing from you soon.

Sincerely,


Vernon D. LaLone

CHECK LIST FOR SITE PLAN REVIEW:

- 1.a. Applicant and Owner of Record The LaLone Family Trust dated 1/12/2017
Vernon D. and Tina M. LaLone
13588 W. Erickson Rd.
Kewadin, MI 49648
Cell: 231-409-3310
- 1.b. Proof of property ownership - No options or liens exist. See Quitclaim Deed and Statement from Torch Lake Township.
- 1.c. Signatures below are our statement that we are the owners of the property, acting on our own behalf. Address is same as applicant shown above.



Vernon D. LaLone

4-18-19
Date



Tina M. LaLone

4-18-19
Date

- 1.d. Applicant is owner of record.
- 1.e. Address of property: To be issued with parcel number per Amy Jenema in 2020
Parcel number: TBD per Amy Jenema in 2020

Legal description: Parcel "A" – see page 2 of 2 from Certificate of Survey provided by Dean Farrier. Land situated in the Township of Torch Lake, County of Antrim, State of Michigan – Part of the South ½ of the Southwest ¼ of Section 14, T30N-R9W described as beginning at the South ¼ corner of said Section 14; thence S89°39'53"W 218.00 feet along the South line of said Section 14; thence N00°39'15"W 400.00 feet; thence N89°39'53"E 218.00 feet parallel to said South section line to a point on the North and South ¼ line of said Section 19; thence S00°39'15"E 400.00 feet along said North and South ¼ line to the point of beginning. Containing 2.00 acres more or less. Subject to the right-of-way for Erickson Road and also subject to easements, reservations and restrictions of record.

- 1.f. Developer is same as applicant.

1.g. Surveyor Farrier Surveying Inc.
Dean Farrier
PO Box 998
244 S. Cedar St.
Kalkaska, MI 49646

Builder Jay Merchant Builders Inc.
8692 Cairn Hwy.
Elk Rapids, MI 49629

1.h. Project description

- I. Construct single-story house (2622 sq. ft) with two kitchens, four bedrooms, four bathrooms, two living rooms and one 16' x 10' screened-in porch to be operated as bed & breakfast (B&B). Home will be primary residence of Benjamin T. LaLone, joint owner and son of the applicants. Ben will assist in the management of the B&B, along with his father, Vernon D. LaLone.
- II. Included is 24'x24' detached pole building with 8' wall height (576 sq. ft). Proposed white side walls with black roof, concrete floor, one overhead door, one entry door and two windows.
- III. Proposed parking available includes space for 8 vehicles outside and two inside pole building.

1.i. Total acreage of the project = 2 acres as shown on site plan.

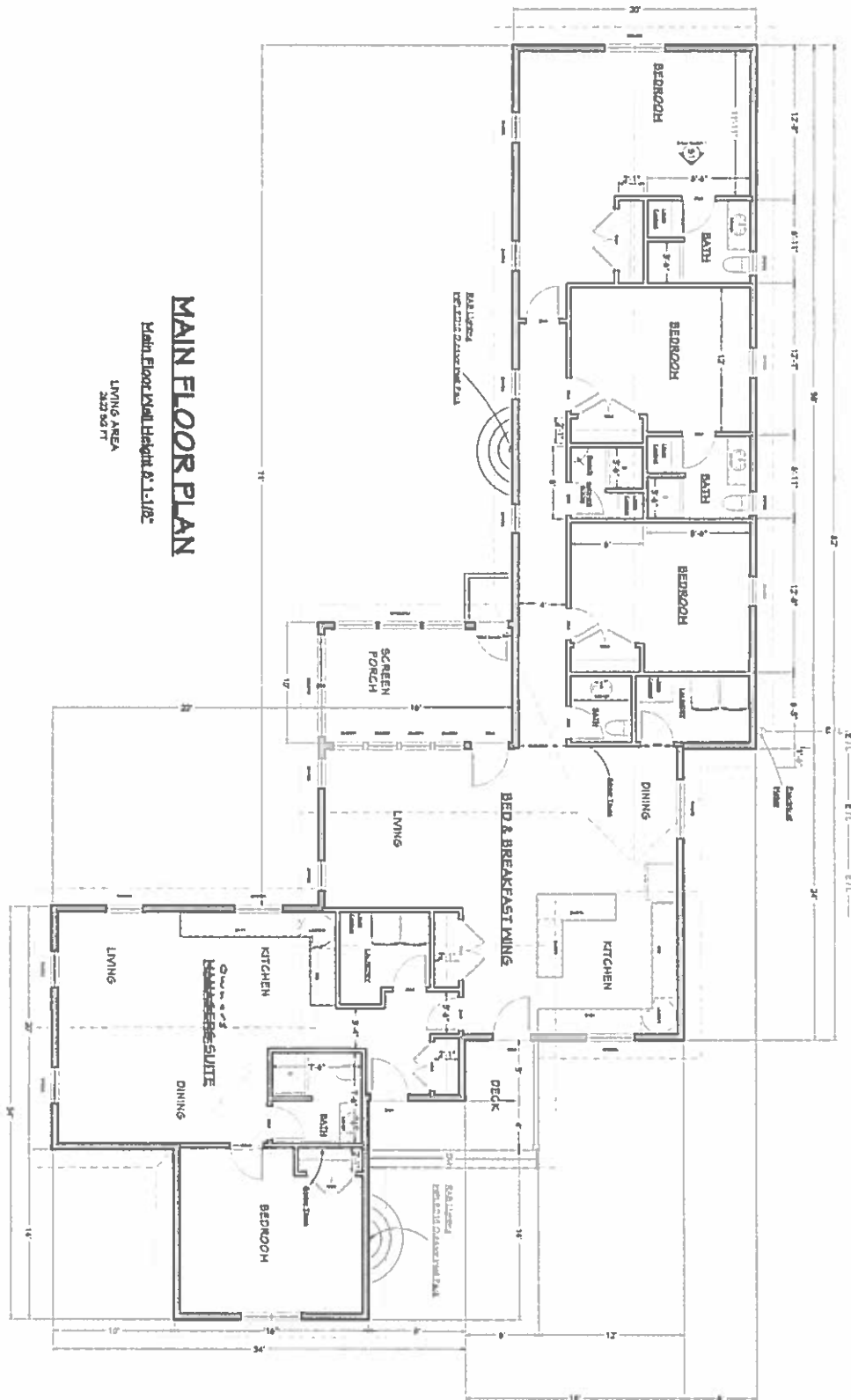
**1.j. Project to begin as soon as possible; July 1st preferred.
Project completion expect to be completed by 12/31/19; dependent on start date.**

1.k. Impact on existing infrastructure, community facilities and/or natural environment of the site and adjoining lands is expected to be minimal and no more than is considered normal for a newly-built 4-bedroom residential home.

1.l. Proposed Master Deed – Not applicable

- 2.a. Location of property lines, etc. as shown on site plan prepared by Farrier Surveying Inc. Currently open land planted with field crop; zoned agricultural with no existing structures on property. All adjoining parcels are zoned agricultural.
- 2.b. Not applicable
- 2.c. Not applicable
- 2.d. No existing buildings. Intend to construct new 1-story, 4 bedroom, 4 bathroom residential home to be operated as bed & breakfast, along with 2-car garage (24' w x 24' d x 16' H). Home will be 26' wide x 82' deep with height of 16'. See site plan and building plans for exact details.
- 2.e. Not applicable
- 2.f. No existing public or private easements on 2-acre parcel. Erickson Road abuts south line of property.
- 2.g. Site plan reflects new gravel driveway off Erickson Road. No new proposed streets, curb cuts etc. will serve this development.
- 2.h. No existing curbing, parking, etc. 2-acre parcel is currently open field. New gravel driveway to be excavated with parking space for 8 vehicles. RAB Lighting will be used at front of house to light entrance to home from parking area.
- 2.i. Not applicable – no loading/unloading areas.
- 2.j. Walkway will be inserted between garage and house; exact design yet to be determined. There will be no areas for public use.
- 2.k. See site plan prepared by Farrier Surveying Inc. showing water well, septic tank and septic field locations.
- 2.l. See site plan prepared by Farrier Surveying Inc. showing proposed utility route for electric service. No underground natural gas, cable TV or telephone lines planned.
- 2.m. Not applicable – no common open spaces, facilities or swimming pool.
- 2.n. Not applicable – Do not intend to construct any signage.
- 2.o. See page 4 of building plan "Main Floor Plan" for locations of two exterior lighting areas. Will use RAB Lighting, WPLED10 Outdoor Wall Pack.
- 2.p. Not applicable – no fencing, walls or other screening devices planned.
- 2.q. Currently land is open field with hay planted in area. Plan to plant and maintain a grass yard around home and garage area.

- 2.r. Intend to use curb-side trash pickup (American Waste); receptacle provided by service provider. The standard bin for residential home will be used and stored near side of garage.
- 2.s. No existing or proposed above- or below-ground storage facilities for any materials.
- 2.t. Not applicable – no unique amenities or natural features.
- 2.u. Not applicable – all views agricultural farm land.
- 2.v. See site plan as provided by Farrier Surveying Inc. dated 4/6/19. Scale is 1"=30'
- 2.w. #1 thru #5: Not applicable – no use of hazardous substances.
- 2.x. Not applicable – No fire hydrants, underground water storage tanks, etc.
- 2.y. Other information deemed necessary by the Planning Commission – to be determined. Currently parcel is open land (agricultural) with no existing structures. We intend to construct a 1-story, 4-bed, 4-bath home with unattached 24'x24' garage that will blend harmoniously with the surrounding area and be operated as Bed & Breakfast. No exterior signs will be used so home will look like any other residential location. A mowed lawn will be maintained surrounding home and garage areas. Tree line on east side of property will be left as is. Impact on existing infrastructure, community facilities and/or natural environment of the site and adjoining lands is expected to be minimal and no more than is considered normal for a newly-built 4-bedroom residential home.



MAIN FLOOR PLAN

Main Floor Wall Height of 11'10"
 Living Area
 20'0" x 20'0"

DRAWINGS PROVIDED FOR:
MERCHANT BUILDERS
 LALONE BAR

These general drawings are not produced by an architect or engineering firm. Before construction customer should consult a contractor or an architect to determine if these drawings need to be changed to satisfy: 1) State or local building codes, regulations, 2) the projects structural requirements, or 3) existing conditions specific to the site. Perspectives Home Designs or John R. Cranner assumes no responsibility for claims or damages arising from errors, omissions, negligence or defects of the drawings.

PERSPECTIVES
 Home Designs
 830 E. Port St. Taverne CA, IL 41666 Phone (231) 750-4243

DATE: 4/8/2019
 SCALE: 1/4" = 1'
 PAGE: 4

Exemptions Code: 18, 18000000, 18000000 Code: 20111 For One & Two Family Dwellings

GENERAL NOTES FOR CONTRACTOR:

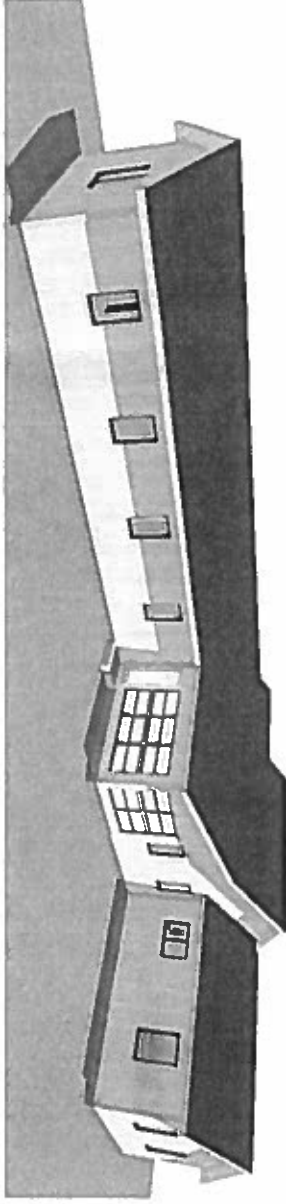
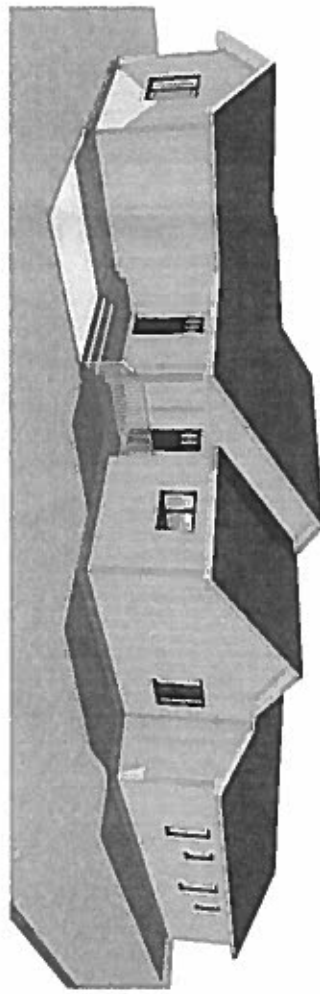
- 1) All work shall be in accordance with the 2009 International Residential Code (IRC) and the 2009 International Building Code (IBC).
- 2) Contractor shall provide all materials and labor for the work shown on these drawings.
- 3) All work shall be in accordance with the 2009 International Residential Code (IRC) and the 2009 International Building Code (IBC).
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GENERAL NOTES FOR OWNER AND FINANCER:

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DRAWINGS PROVIDED FOR:

MERCHANT BUILDERS

Lakona BAB

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PERSPECTIVES
Home Designs
830 E. Ford St. Trevasse, CA, 94766 Phone (251) 780-4343

DATE: 4/8/2019

SCALE: 1/4" = 1'

PAGE: 1