

INLAND TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING

AGENDA

November 22, 2021

6:00 PM

19668 Honor Hwy
Interlochen, MI 49643

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Input (See Rules on Below)
5. Approval of Agenda
6. Approval of Minutes – July 19, 2021
7. Old Business
8. New Business
 - a. **ZA#03** Troy and Dinah Doucette, 0 Honor Hwy, Parcel # 08-011-13-20, Request to rezone 29.02 acres from Rural Residential to General Commercial
 - b. **SPR#2021-04** Philip and Kathleen Bolthouse, 2087 Northway Trl, Parcel #08-008-021-04, Request for a bed and breakfast
9. Public Input
10. Reports/Discussion
11. Adjourn

Public Input Rules:

1. Any person wishing to address the Commission may do so one-time per public input period
2. While not required, please provide name and address for the record
3. The amount of time each person shall be allowed during that time shall not exceed three (3) minutes.
4. This is an "input" option: The members will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board. Comments shall be addressed to the chair not individual board members or others in the audience.

INLAND TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
July 19, 2021 at 6:00pm
19668 Honor Highway
Interlochen MI 49643

1. Call to Order: 6:00pm by Jim Clark
2. Pledge of Allegiance (recited by all)
3. Roll Call: Present: Paul Huffman, Nellie Thomas, Jim Clark, Laura Turmel and Mary Miller
4. Public Input: None
5. Approval of Agenda: Miller motioned to approve, Thomas seconded, and Agenda was unanimously approved.
6. Approval of Minutes from June 21, 2021: Miller motioned to approve the minutes as presented. The motion was seconded by Thomas. Motion unanimously carried.
7. Old Business: none
8. New Business:
 - a. **SPR 2021-03** MJP Properties, 19591 Honor Hwy, Parcel #08-014-006-10, Request for mini-storage facility. Current property owner John Rollert and Charles Kao, who is in the process of purchasing the property, were both present to discuss plans for a Phase 2 of 4 Seasons Storage. Phase 2 will be roughly the same size footprint as Phase 1, with slightly different layout (less buildings but wider). They appeared to ask the Planning Commission to approve the land use. The site plan was reviewed, using Section 13.6 Criteria for Review, and the PC answered “yes” to all criteria, except for G.4., which was deemed Not Applicable. Laura Turmel motioned to approve the site plan as presented, Paul Huffman seconded the motion, and the motion unanimously carried.
9. Public Input: None
10. Reports/Discussion: Miller gave a brief update regarding the Fire Department.
11. Adjournment: Motion by Turmel, seconded by Huffman, to adjourn at 6:28pm. Motion unanimously carried.

To: Inland Planning Commission

From: Sara Kopriva, AICP

Date: November 17, 2021

RE: ZA #3- Rezoning Request for Doucette at o Honor Hwy, 10-08-011-013-20

Recommended Motion: To recommend approval or denial to the Township Board for ZA #3, Parcel No. 10-08-011-013-20

The applicant is requesting to rezone a portion of their property from Rural Residential to General Commercial. The applicant has prepared complete application and explanation of the request. A public hearing is required prior to a decision on this application. Notice was published in the Record Eagle on November 6, 2021 and mailings to properties within 300 feet were mailed on November 5, 2021

Zoning District Comparisons

	Commercial	Rural Residential
Minimum Lot Size	1 acre	2 ½ acres
Minimum Lot Width	150 ft	200 ft
Setbacks	40 ft Front, 20 ft Side & Rear	40 ft Front, 20 ft Side & Rear

Section 14.12.E of the Zoning Ordinance contains the standards to consider for rezoning requests.

Standards for Rezoning

A rezoning application shall not be approved unless the following standards are met.

1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Inland Township Master Plan.
2. The proposed district and the uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.
3. If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, stormsewers, water, sidewalks, and road lighting.
4. Other factors authorized by law.

Inland Township
Benzie County
19668 Honor Hwy
Interlochen, MI 49643
(231)383-1229

Application for Zoning Amendment

Only completed applications with supporting information will be accepted.

Owner Name: Troy and Dinah Doucette

Owner Address: 9650 Westwood Drive, Traverse City, MI 49685

Owner Phone Number: 207-217-0799

Applicant Name (if different): _____

Applicant Address: _____

Applicant Phone Number: _____

Are any conditions being voluntarily offered as part of this zoning amendment application: Yes* X No

*If yes, please attach a detailed description of the conditions being offered as part of this application.

Rezoning

Property Address: Honor Highway (no address), South portion of property

Property Parcel Number: 10-08-011 -013 -20

Attach Legal Description

Current Zoning: R/R Rural Residential

Proposed Zoning: C-1 General Commercial

Future Land Use Designation: Commercial (south portion of property)

Current Use of Property: Vacant

Text Amendment

Section(s) of Existing Ordinance to be amended (attached sections of current Ordinance): _____

Attach Proposed Text

Explain why this text amendment is being requested: _____

Affidavit:

The undersigned affirms that he/she or they is (are) the owner(s), or authorized agenda of the owner(s), and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is (are) authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and sues thereon for the sole purpose of gathering information regarding this request.


Owner Signature (Required)

10/6/21
Date

Applicant Signature

Date

October 7, 2021

Sara Kopriva
Zoning Administrator
Inland Township
19668 Honor Highway
Interlochen, MI 49643

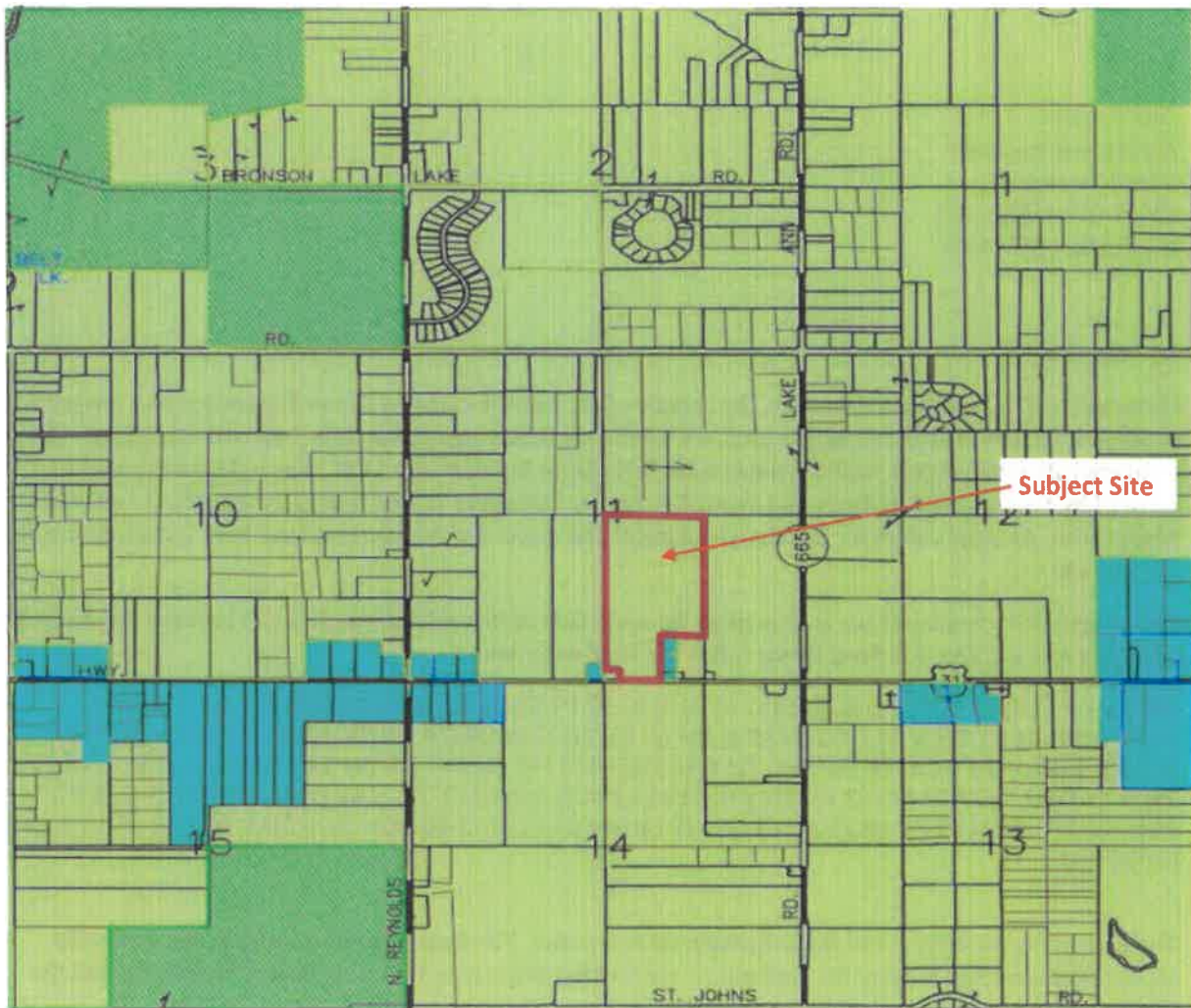
Ms. Kopriva,

On behalf of Troy and Dinah Doucette, the owners of the parcel located on Honor Highway with a property ID number of 10-08-011-013-20 (subject site), we submit the following request. It is proposed that roughly the southern half of the subject site be rezoned from R/R (Rural Residential) to C-1 (General Commercial) as allowed by Section 14.12 of the Inland Township Zoning Ordinance and supported by the Inland Township Master Plan. An Application for Zoning Amendment and associated fee payment have been included with this submission.

The roughly 69-acre subject site is located on the north side of Honor Highway (US-31) between Reynolds Rd. and Lake Ann Rd. and is defined by the following legal description:

BEG S 1/4 COR OF SEC TH N 00 DEG 01'35"E 81.92 FT TO N ROW HONOR HWY TH S 88 DEG 43'03"E 100.02 FT TH N 00 DEG 01'35"E 100.02 FT TH N 88 DEG 43'03"W 100.02 FT TH N 00 DEG 01'35"E 2486.94 FT TO CTR OF SEC TH S 88 DEG 43'17"E 1326.41 FT TH S 00 DEG 01'46"W 2010.56 FT TH N 88 DEG 38'27"W 780.92 FT TH S 00 DEG 02'44"E 660.20 FT TH N 88 DEG 38'27"W 546.28 FT TO POB SEC 11 T26N R13W 69.22 A M/L SPLIT FROM 08-011-013-00 FOR 2016 LDA 10/15 [[03/16 2016R-01091 WD;

The property is currently zoned Rural Residential and vacant. The Future Land Use Map in the Township Master Plan identifies roughly the northern 40 acres of the property as Medium Density Residential and the southern portion as Commercial (see maps below).



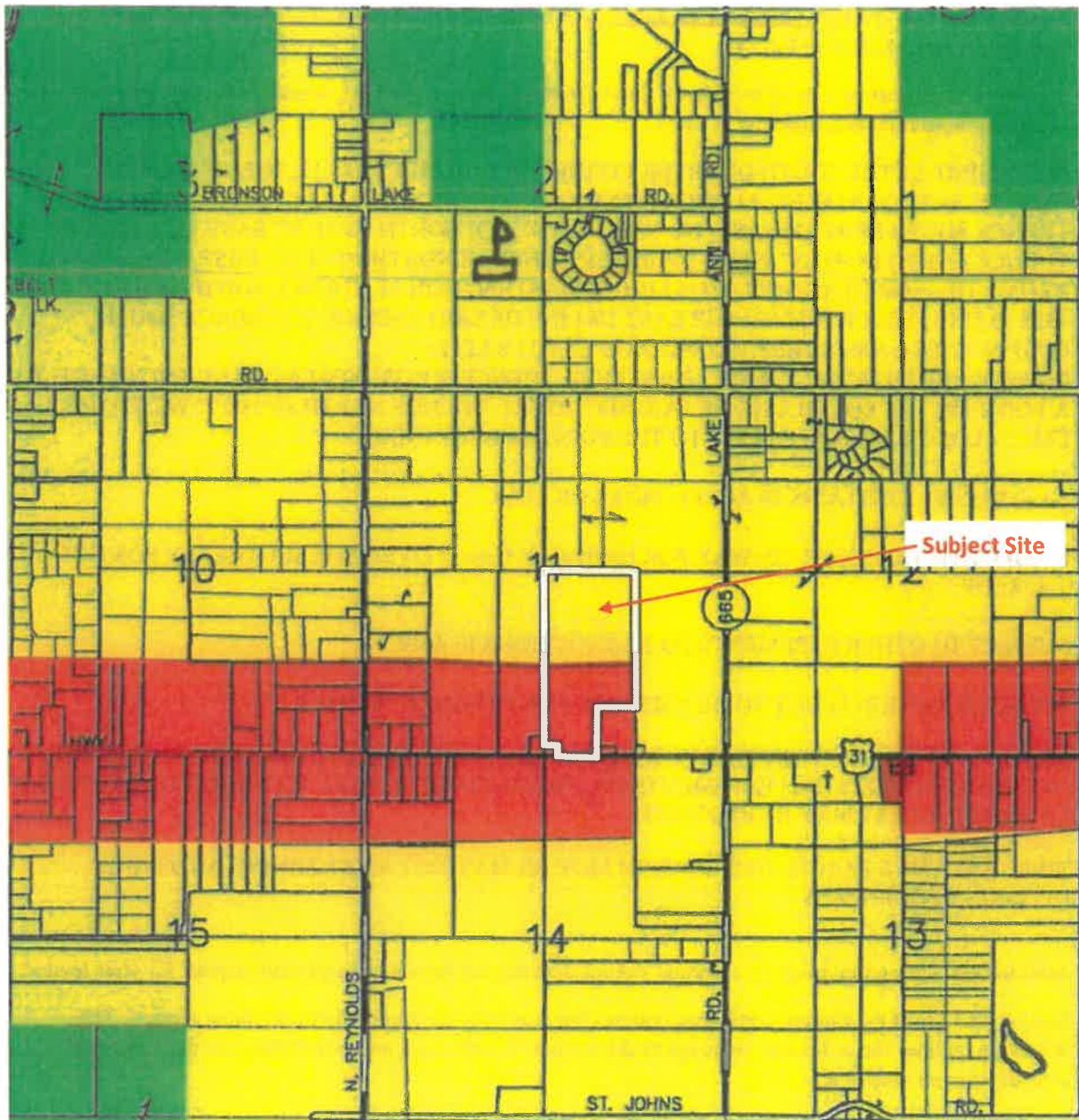
Portion of Inland Township Zoning Map

	F/R FOREST RESIDENTIAL		MR MIXED RESIDENTIAL
	R/R RURAL RESIDENTIAL		C-1 GENERAL COMMERCIAL
	R-1 SINGLE FAMILY RESIDENTIAL		

Legend – Inland Township Zoning Map

Mansfield

OR
Land Use Consultants



Portion of Inland Township Future Land Use Map



Legend – Inland Township Future Land Use Map

It is proposed that southern portion of the subject site be rezoned from R/R to C-1, and the following legal description of this area is as follows:

Part of the Southeast quarter of Section 11, Town 26 North, Range 13 West, Inland Township, Benzie County, Michigan more fully described as:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00°01'35" EAST, 81.92 FEET, ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 11; THENCE SOUTH 88°43'03" EAST, 100.02 FEET; THENCE NORTH 00°01'35" EAST, 100.02 FEET; THENCE NORTH 88°43'03" WEST, 100.02 FEET; THENCE NORTH 00°01'35" EAST, 1166.65 FEET, ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 11; THENCE SOUTH 88°43'17" EAST, 1325.12 FEET, TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION 11; THENCE SOUTH 00°01'46" WEST, 690.24 FEET, ALONG SAID EAST 1/8 LINE; THENCE NORTH 88°38'27" WEST, 780.92 FEET; THENCE SOUTH 00°02'44" EAST, 660.20 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; THENCE NORTH 88°38'27" WEST, 546.28 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY U.S.-31 OVER THE SOUTHERLY PORTION THEREOF.

SUBJECT TO OTHER EASEMENTS OR RESTRICTIONS IF ANY.

THIS DESCRIPTION IS NOT TO BE USED FOR CONVEYANCE OF TITLE.

THIS IS A TENTATIVE PARCEL DESCRIPTION FOR PROPOSED LAND DIVISION. IT DOES NOT DESCRIBE ANY EXISTING EASEMENTS OR ENCUMBRANCES THAT MAY EXIST OR PROPOSED EASEMENTS THAT MAY BE REQUIRED.

THIS TENTATIVE PARCEL DESCRIPTION MAY OR MAY NOT MEET ZONING AND LAND DIVISION REQUIREMENTS.

Additionally, a proposed property rezoning exhibit drawing has been attached to this request for your review.

Section 14.12.E of the Zoning Ordinance outlines the standards for approval of a rezoning request. The following outlines the ordinance language of this section in *italic text*, and information for the Township's consideration in normal text.

14.12.E Standards for Rezoning

A rezoning application shall not be approved unless the following standards are met.

- 1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Inland Township Master Plan.*

The proposed rezoning of a portion of the subject site is consistent with the goals, policies, and future land use map of the Inland Township Master Plan. The existing Township Zoning and Future Land

Use Maps are illustrated earlier in this document and show that the Future Land Use Map identifies the southern 29.02 acres of the property within the "Commercial" future land use designation. The Zoning Plan portion of the Master Plan, which is intended to provide guidance when considering rezoning requests, identifies the General Commercial zoning district that corresponds with the Commercial future land use designation. Additionally, the proposed rezoning is consistent with the goals of the Master Plan in that it would allow for the development of commercial uses along the existing commercial US-31 corridor, where they can best use existing infrastructure, preserve the more rural portions of the Township, and minimize potential conflicts with other land uses by maintaining a close proximity with existing commercial uses along US-31.

2. *The proposed district and the uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.*
The proposed zoning district and uses allowed within are compatible with the site's physical, geological, hydrological, and other environmental features. The subject site is primarily composed of flat terrain and sandy soils, resulting in a situation where impacts from commercial development are limited. There are no bodies of water, wetlands, or other sensitive environmental features on or adjacent to the subject site, further reducing the potential for impacts related to any development of the site. The potential uses allowed by a rezoning of the subject site to General Commercial are compatible with the surrounding commercial uses along the US-31 corridor, as any future project would continue the patterns of commercial development along the highway, where the existing transportation infrastructure is in place to accommodate commercial traffic. Future development of the currently vacant site would increase the value of the subject property and surrounding properties, as increased commercial activity along the US-31 corridor will draw additional customers for other existing and future commercial uses.
3. *If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewers, water, sidewalks, and road lighting.*
Given its location along the US-31 corridor, the subject site is capable of accommodating the uses allowed by the proposed zoning district, as MDOT highways are designed to facilitate high traffic volumes. The portion of the subject site to be rezoned is 29 acres in size and provides more than enough area, and ideal sandy soils, for any on-site septic infrastructure needed for commercial uses. Storm water control measures for any future development would utilize on-site retention and infiltration basins, which are ideally suited for the subject property due to the high infiltration rates provided by the existing sandy soils. Again, the site's large size allows for a surplus of suitable space for the location of storm water control measures.
4. *Other factors authorized by law.*
The applicant is unaware of any other factors or standards authorized by law that need to be met for the proposed rezoning, but is happy to discuss any items that the Township identifies during the course of this application's review.



Thank you for your time and consideration of this request. Please let us know if you have any questions or need any additional information.

Sincerely,

Mansfield Land Use Consultants

A handwritten signature in black ink, appearing to read "Dusty Christensen". The signature is written in a cursive, flowing style.

Dusty Christensen, LLA

OWNER: TROY & DINAH DOUCETTE
9650 WETWOOD DR.
TRAVERSE CITY, MI. 49685
PARCEL ID: 08-011-013-20
ADDRESS: HONOR HIGHWAY
ACREAGE: 69.22 ACRES±
ZONED: R/R, RURAL RESIDENTIAL

PORTION OF PROPERTY PROPOSED TO BE
REZONED TO GENERAL COMMERCIAL (29.02 ACRES)
IDENTIFIED AS COMMERCIAL ON FUTURE LAND USE MAP

Properly boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

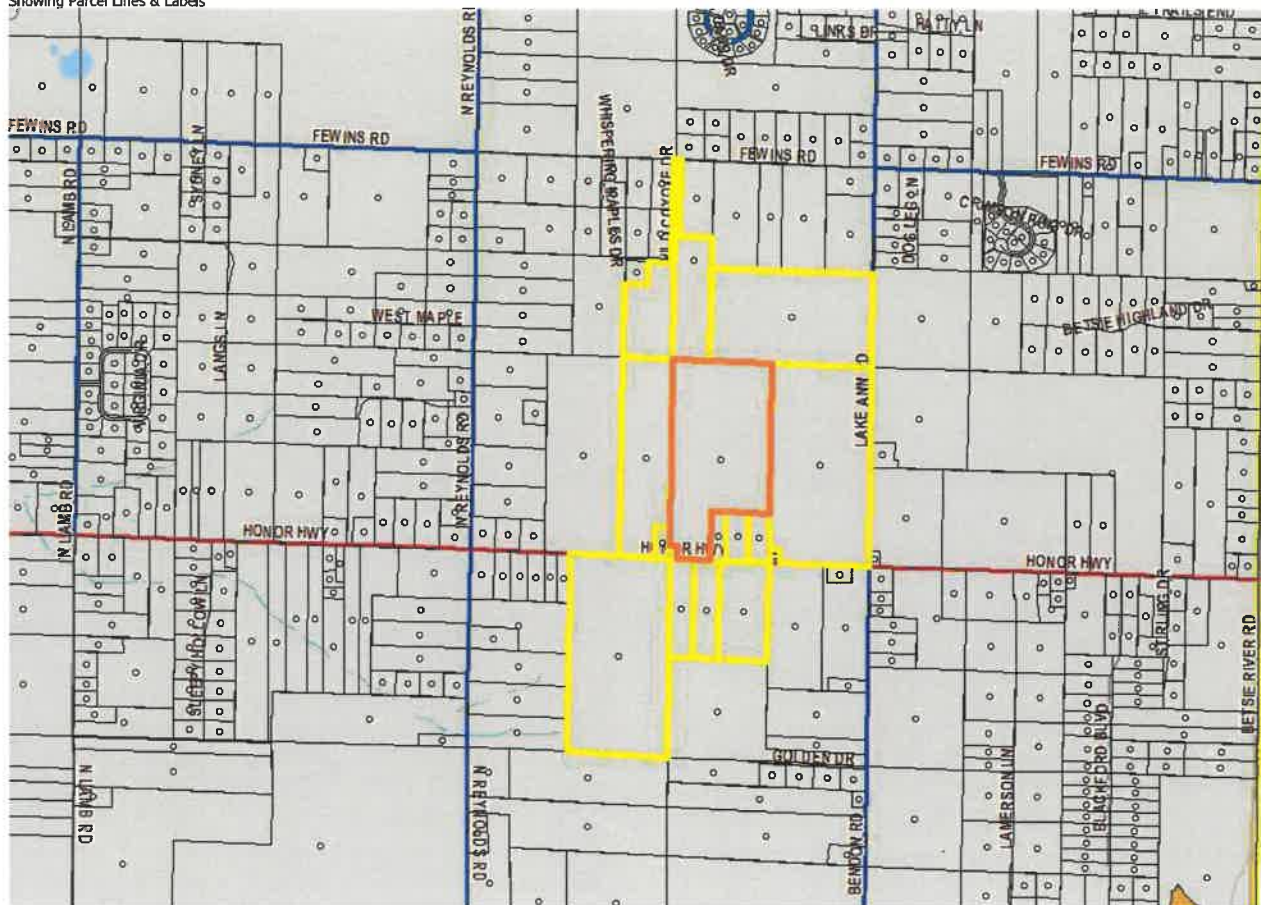
TROY DOUCETTE
PROPOSED REZONING
PROPOSED REZONING EXHIBIT
Section 11, T26N. R13W
Inland Township, Benzie County, Michigan

Mansfield
Land Use Consultants

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.masacps.com
info@masacps.com

County Base Map

Showing Parcel Lines & Labels

**RADIAL SEARCH RESULTS:**

([Right click here to save a comma-delimited version of this results file](#))

TARGET OBJECTS(s) - orange on screen:

08-011-013-20

RADIAL SEARCH DISTANCE: 300 FT

OBJECTS FOUND WITHIN 300FT OF TARGET(S) - yellow on screen: (Note - Targets that are part of the database are included in the found objects list below).

Property Number: 08-011-013-20

Owner Name: DOUCETTE, TROY

Property Address: HONOR HIGHWAY

Owner Address: 9650 WESTWOOD DR

TRAVERSE CITY

MI

49685

Property Number: 08-011-013-10

Owner Name: GABRICK, MARK E. (LE)

Property Address: 19702 HONOR HIGHWAY

INTERLOCHEN

MI

49643

Owner Address: 7700 N REYNOLDS ROAD

LAKE ANN

MI

49650-9600

Property Number: 08-011-015-00

Owner Name: INLAND TOWNSHIP

Property Address: 19668 HONOR HIGHWAY

INTERLOCHEN

MI

49643

Owner Address: 19668 HONOR HIGHWAY

INTERLOCHEN

MI

49643

Property Number: 08-011-016-00

Owner Name: GRAY, THOMAS & CYNTHIA



Property Address: 2436 LAKE ANN ROAD TEMP
INTERLOCHEN
MI
49643
Owner Address: 6676 CRYSTAL DR
BEULAH
MI
49617

Property Number: 08-011-013-00
Owner Name: NAYMICK, JOHN G
Property Address: 19614 HONOR HIGHWAY
INTERLOCHEN
MI
49643
Owner Address: 19614 HONOR HWY
INTERLOCHEN
MI
49643

Property Number: 08-011-001-00
Owner Name: WEBB, JUSTIN
Property Address: 2526 LAKE ANN ROAD
INTERLOCHEN
MI
49643
Owner Address: 4625 MANOR WOOD DR N
TRAVERSE CITY
MI
49685-8729

Property Number: 08-011-001-50
Owner Name: WILKINSON SUSAN S & SHAWN T
Property Address: 19515 FEWINS ROAD
INTERLOCHEN
MI
49643
Owner Address: 19515 FEWINS ROAD
INTERLOCHEN
MI
49643

Property Number: 08-011-003-10
Owner Name: MEREDITH, ALAN
Property Address: 2697 WILD COYOTE DRIVE (PVT)
INTERLOCHEN
MI
49643
Owner Address: 2697 WILD COYOTE DRIVE
INTERLOCHEN
MI
49643

Property Number: 08-011-012-00
Owner Name: THOMAS, V/HOPPER, G.
Property Address: 19418 HONOR HIGHWAY
INTERLOCHEN
MI
49643
Owner Address: 2223 REYNOLDS ROAD
INTERLOCHEN
MI
49643

Property Number: 08-011-012-04
Owner Name: THOMAS, RONALD D.
Property Address: 19480 HONOR HIGHWAY
INTERLOCHEN
MI
49643
Owner Address: 19480 HONOR HIGHWAY
INTERLOCHEN
MI
49643

Property Number: 08-014-007-00
Owner Name: SARBER, RICHARD E & SHIRLEY (LE)
Property Address: 19449 HONOR HIGHWAY
INTERLOCHEN
MI
49643
Owner Address: 19449 US-31 HWY
INTERLOCHEN
MI
49643

Property Number: 08-014-006-10
Owner Name: MJP RENTAL PROPERTIES LLC
Property Address: 19553 HONOR HIGHWAY TEMP

11/4/21, 8:00 AM

Map Print

Owner Address: 2878 N 41 ROAD
MANTON
MI
49663

Property Number: 08-014-006-20
Owner Name: MJP RENTAL PROPERTIES LLC
Property Address: 19591 HONOR HIGHWAY FRONT
Owner Address: 2878 N 41 ROAD
MANTON
MI
49663

Property Number: 08-014-006-30
Owner Name: PARSHALL TREE SERVICE LLC
Property Address: 19679 HONOR HIGHWAY
Owner Address: 200 N WEST SILVER LAKE RD
TRAVERSE CITY
MI
49685

Property Number: ROW

Property Number: 08-011-014-00
Owner Name: DTE GAS COMPANY
Property Address: 19510 HONOR HIGHWAY TEMP
INTERLOCHEN
MI
49643
Owner Address: PO BOX 33017
DETROIT
MI
48232

Property Number: 08-800-004-00
Owner Name: DTE GAS COMPANY
Owner Address: PO BOX 33017
DETROIT
MI
48232

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Notice of Public Hearing

The Inland Township Planning Commission will conduct a public hearing Monday, November 22, 2021 at 6 PM at the Inland Township Offices at 19668 Honor Hwy, Interlochen, MI 49643 to consider the following zoning ordinance amendment:

ZA#03 To rezone the following 29.02 acres parcel from Rural Residential to General Commercial:

0 Honor Hwy, Parcel Number 10-08-011-013-20

Copies of the amendment are available on the Township website at inlandtownship.org or at the Township offices by appointment.

Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 19668 Honor Hwy, Interlochen, MI 49643 or PlanNorth45@gmail.com. Written comments submitted prior to the public hearing will be received until 5:00 pm, November 22, 2021.

Individuals planning to attend who require reasonable auxiliary aids should contact the Township Clerk at (231)275-6568.

Publish: November 6, 2021- Record Eagle

mailed 300 ft notices Nov. 5, 2021

08-011-013-20
DOUCETTE, TROY
9650 WESTWOOD DR
TRAVERSE CITY, MI 49685

08-011-013-10
OCCUPANT
19702 HONOR HIGHWAY
INTERLOCHEN, MI 49643

08-011-013-10
GABRICK, MARK E. (LE)
7700 N REYNOLDS ROAD
LAKE ANN, MI 49650

08-011-016-00
GRAY, THOMAS & CYNTHIA
6676 CRYSTAL DR
BEULAH, MI 49617

08-011-013-00
NAYMICK, JOHN G
19614 HONOR HWY
INTERLOCHEN, MI 49643

08-011-001-00
OCCUPANT
2526 LAKE ANN ROAD
INTERLOCHEN, MI 49643

08-011-001-00
WEBB, JUSTIN
4625 MANOR WOOD DR N
TRAVERSE CITY, MI 49685

08-011-001-50
WILKINSON SUSAN S & SHAWN T
19515 FEWINS ROAD
INTERLOCHEN, MI 49643

08-011-003-10
MEREDITH, ALAN
2697 WILD COYOTE DRIVE
INTERLOCHEN, MI 49643

08-011-012-00
OCCUPANT
19418 HONOR HIGHWAY
INTERLOCHEN, MI 49643

08-011-012-00
THOMAS, V/HOPPER, G.
2223 REYNOLDS ROAD
INTERLOCHEN, MI 49643

08-011-012-04
THOMAS, RONALD D.
19480 HONOR HIGHWAY
INTERLOCHEN, MI 49643

08-014-007-00
SARBER, RICHARD E & SHIRLEY (LE)
19449 US-31 HWY
INTERLOCHEN, MI 49643

08-014-006-10
MJP RENTAL PROPERTIES LLC
2878 N 41 ROAD
MANTON, MI 49663

08-014-006-30
PARSHALL TREE SERVICE LLC
200 N WEST SILVER LAKE RD
TRAVERSE CITY, MI 49685

08-011-014-00
DTE GAS COMPANY
PO BOX 33017
DETROIT, MI 48232

To: Inland Planning Commission
From: Sara Kopriva, AICP
Date: November 17, 2021
RE: SPR #2021-04, Request for Bed and Breakfast at 2087 Northway Trl.

If the planning commission finds that all the standards are met:

Recommended Motion: Motion to approve SPR #2021-01, a request for a bed and breakfast at 2087 Northway Trl per the plans submitted as it meets the requirements of Section 13.6

The applicant is requesting a site plan review for a bed and breakfast establishment. The property is zoned Rural Residential and a bed and breakfast is a use allowed with site plan review.

A bed and breakfast facility is "an owner-occupied private home (dwelling unit) wherein up to and including three (3) bedrooms have been converted for guest use for compensation and by prearrangement. A Continental or American breakfast may be served." The applicant is proposing to rent 2 bedrooms in the existing dwelling and occupy the other bedroom in the 3 bedroom house.

This request requires a sketch plan to be reviewed by the Planning Commission.

	Sketch Plan	Provided
1. Name and Address of Property Owner	Required	Yes
2. Name and Address of Applicant	Required	Yes
3. Legal Description, Property Parcel Number	Required	Yes
4. Dimensions of the property, width, length, acreage,	Required	Yes
5. Zoning Classification	Required	Yes
6. Present and Proposed Use	Required	Yes
7. Topography of the site in two-foot contours	N/A	N/A
8. Locations, heights and sizes of existing and proposed structures	Required	Yes
9. Percentage of land covered by buildings and reserved for open space	N/A	N/A

10. Dwelling unit density	N/A	N/A
11. Location of existing and proposed Public and Private rights-of-ways including percent grades and type of construction	Required	Yes
12. Curb cuts, driving lanes, parking and loading areas	Required	Yes
13. Location and type of drainage, sanitary sewers, storm sewers, and other facilities	N/A	N/A
14. Location of fences, landscaping, and screening	N/A	N/A
15. Proposed Earth Changes	N/A	N/A
16. Signs and On-Site Illumination	N/A	N/A
17. Elevation drawings of proposed structures	Required	Existing House
18. Seal of a licensed engineer, surveyor, or landscape architect	N/A	N/A

Section 13.6 Criteria for Review

All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of the Township. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

- A. That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Township or the County Road Commission.
- B. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects upon owner and occupants of adjacent properties and the neighborhood.
- C. That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in

preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.

- D. That any adverse effects of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.
- E. That all provisions of this Ordinance are complied with unless an appropriate variance has been granted by the Zoning Board of Appeals.
- F. That all buildings and structures are accessible to emergency vehicles.
- G. That the plan as approved is consistent:
 - 1. To encourage the use of lands in accordance with their character and adaptability.
 - 2. To avoid the overcrowding of population.
 - 3. To lessen congestion on the public roads and streets to reduce hazards to life and property.
 - 4. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements.
 - 5. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.
 - 6. To preserve property values and natural resources.
 - 7. To give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.
- H. That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.

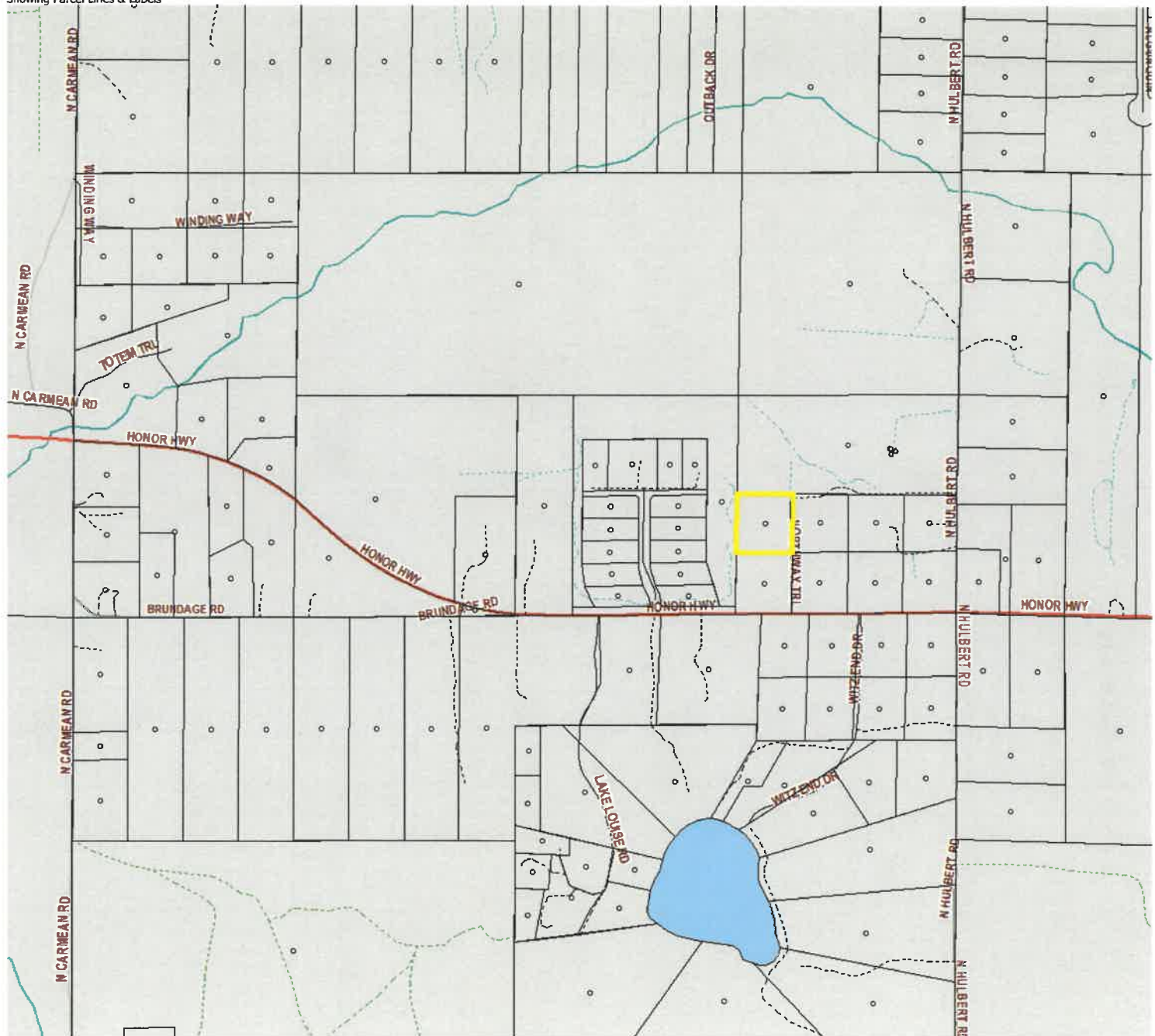
Section 13.11 Additional Requirements for Certain Uses

4. Bed & Breakfast Establishments

1. Off street parking shall be provided for all clients.

County Base Map

Showing Parcel Lines & Labels

**County Base Map**

This Base Map consists of the Township Roads, Lakes, and Rivers.

One can overlay other information on this Base Map or begin a new map.

NOTE: This information can always be viewed by clicking the title of the map. Information about each LEGEND item is displayed by clicking each legend item.



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SPR#2021-04

Inland Township
Benzie County
19668 Honor Hwy
Interlochen, MI 49643
(231)383-1229

RECEIVED
OCT 26 2021

BY:

Application for Site Plan Review

In addition to a completed application and fee, a site plan meeting the requirements of Section 13.4.A shall be submitted.

Property Information

Address: 2087 Northway Trail

Parcel Number: 10-08- 008 - 021 - 04 Current Zoning: RR

Proposed Use: Bed + Breakfast

Project Name: _____

Owner Information

Name: Kathleen Bolthouse Phone Number: 231-642-1698

Address: 2087 Northway Trail

Applicant Information (if different)

Name: Philip Bolthouse Phone Number: 231-642-1698

Address: 2087 Northway Trail

Affidavit:

I hereby depose and say, under penalties of perjury, that all of the statements and/or information contained herein or submitted with this application are true. If any statements and/or information are found at a later date to be false, this permit shall become null and void. In signing this application, I am permitting a representative of the Township to do an on-site inspection(s) as necessary.

Kathleen Bolthouse

Owner Signature (Required)

10/13/2021

Date

Philip J. Bolthouse

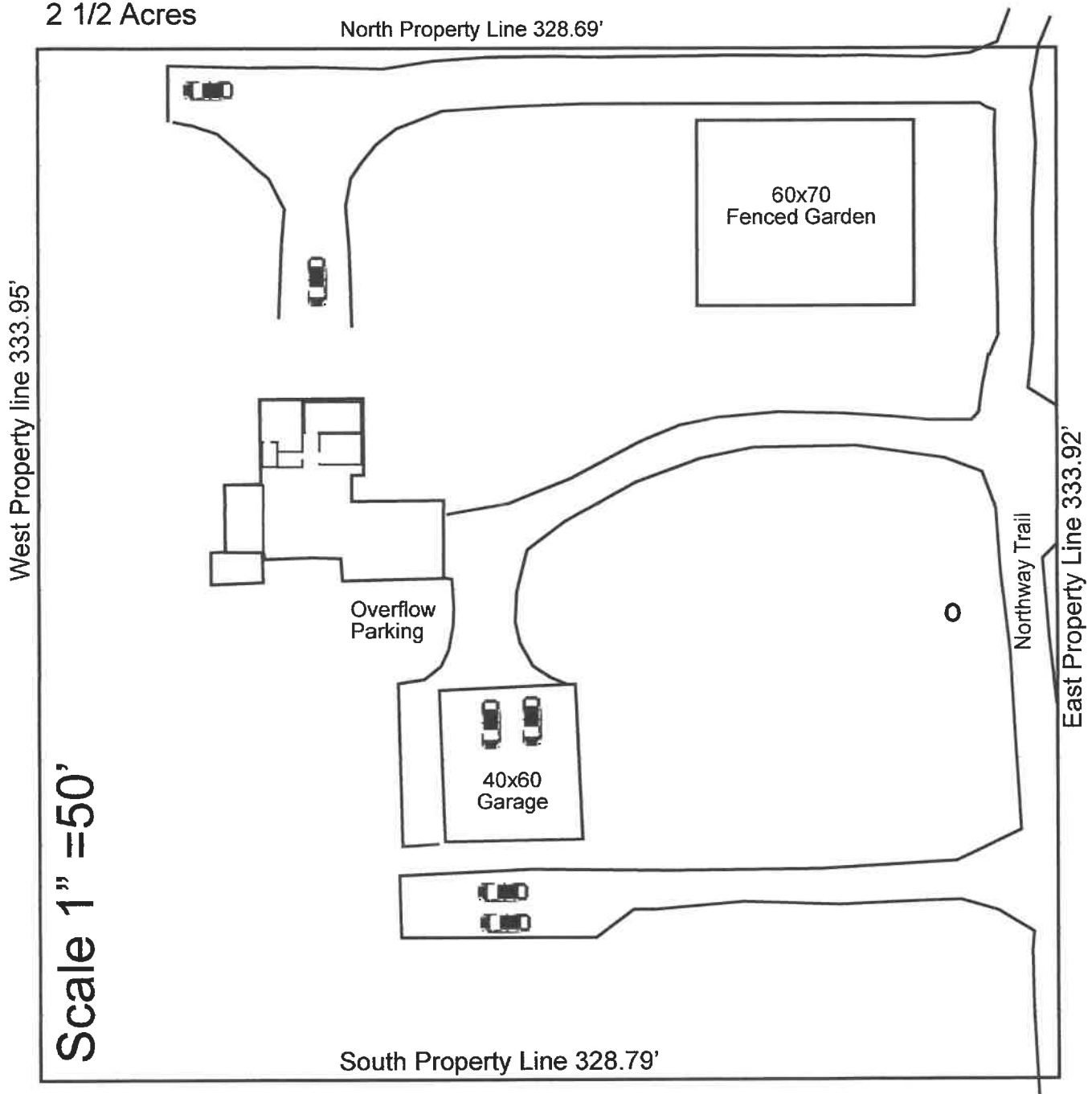
Applicant Signature

10-13-2021

Date

Proposed Bed and Breakfast
 Owner: Kathleen Bolthouse
 Applicant: Phil Bolthouse
 2087 Northway Trail
 Interlochen, MI 49643
Zoned RR
 2 1/2 Acres

House Specs:
 3300 Square Ft
 3 1/2 bathroom
 Maximum Parking spaces 6
Maximum Bedrooms rented 2



Parcel #10-08-008-021-04

Part of the SW1/4 of the SE1/4 of section B,R13W, Inland Township, Benzie County MI and bounded as follows: Commencing at the SE Corner of said section, Thence along the south line of said section and Highway US31, S88°15'53" 1315.55 to the east 1/8 line, thence along said line N00°30'06" W 333.95 feet to the point of beginning, thence continuing along said line N00°30'06" W 333.95 feet, thence N88°16'30" E 328.69 feet, thence S00°31'30" E 333.92 feet, thence S88°16'12" W 328.79 feet to the point of beginning. containing 2 1/2 acres. the south 120 feet of the east thereof subject to a private, non-exclusive easement, also privileged a private, non-exclusive easement 66 feet in width, the centerline of which is more fully described as follows: Commencing at the SE corner of said section, thence along highway US31 and the south line of said section S88°15'53" W 986.66 feet to the intersection of said easement centerline and the point of beginning, thence along said centerline N00°31'07" W 333.92 feet to the point of ending of said 66 foot easement and the point of beginning of a cul de sac easement being 120 feet by 120 feet square, thence midway between the sidelines N00°31'07" W 120 feet to the north side and point of ending of said easement, also subject to the public rights in Highway US31 and all other easements, restrictions and reservations of record, if any.

