<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
</table>
| **PSPR18-002** | Dave Wilson for Northern Monument Special Use Permit/Site Plan Review – Outdoor display 1807 N US 31 Hwy Section 26 Bear Creek Township  
- History of zoning reviews for property provided.  
- Sealed drainage plan provided.  
- Site visit conducted with property owner, ECRC, BC Twp Supervisor – drainage system needs to be installed.  
- Additional information provided by property owner including an email from engineer, sketch of drainage, photos from applicant showing other location of Northern Monument. |
| **PPUDP18-01** | Jack Van Treese Preliminary PUD – Amendment 3435 US 31 Hwy Section 22 Maple River Township  
- No new information provided.  
- Township recommendation expected.  
- Township recommendation enclosed. |
| **PPUDF18-01** | Robert Drost Final PUD & Site Plan Review 2157 Howard Road & Adjacent property accessed via River Rd Section 17 Bear Creek Township  
- The revised drainage plan is based on the previous site plan. Owner has been notified. No new drainage plan provided to-date.  
- Cost estimates for drainage system provided.  
- Revised plans provided.  
- Suggestion to review PHASE 1 only.  
- Revised staff report and site plan provided.  
- Draft PUD agreement enclosed. Discussion needed.  
- Photos of site enclosed in packet – provided by neighbor of River Road property.  
- Township recommended approval of Phase 1 only and PUD Agreement with minor changes proposed to condition 21 H. Wood chip stock piles shall not exceed the area shown on the approved site plan.  
- Township recommendation did not include materials other than logs/wood chips on the River Road site. |
| **PPUD18-002** | Robert Drost Final PUD & Site Plan Review 2157 Howard Road, 2165 Howard Road & Adjacent property accessed via River Rd Section 17 Bear Creek Township  
- Request modification of perimeter setbacks.  
- Request additional property added to PUD.  
- Additional storage buildings proposed.  
- Review Preliminary PUD first – Final PUD would follow.  
- Township recommended approval of Preliminary PUD amendment. |
| **PSUP18-002** | Susan & William Klco Special Use Permit – Home Occupation 910 N Lamkin Rd Section 36 Readmond Township  
- Level I Home Occupation originally approved administratively for Artist Residency.  
- Building Department questioned use as a Home Occupation – opted to request PC review under Level I provision, but advertised as Level II.  
- Residence and accessory building to be constructed on-site. |
<table>
<thead>
<tr>
<th>Document ID</th>
<th>Description</th>
</tr>
</thead>
</table>
| PSUP18-001     | Patrick Leitelt for ML68 Properties LLC  
Special Use Permit – Contractor’s Use  
8737 M-68 Hwy  
Section 12  
Littlefield Township  
• Residence would be rented to artist who would conduct the home occupation.  
• Proposal to allow viewing of art on occasional Saturdays.  
• Letters of support and opposition included in packet.  
• Revised staff report included in packet.  
• Additional letters of support and opposition enclosed. |
| PSPR18-004     | Elaine Keiser, Architect, Inc. for P&L Liquid Investments, LLC  
Site Plan Review – Amendment  
1844 & 1884 Harbor-Petoskey Rd  
Section 27  
Bear Creek Township  
• House was built on the site in 1988.  
• Kennel/Dog Grooming Special Use was approved in 2008.  
• Proposal for Special Use Permit for a contractor’s use.  
• A mobile home and one building (office) exist on the property.  
• Township meeting 4/30/2018.  
• Fire chief recommendation enclosed.  
• Township recommended approval on condition that the Hiawatha Trail access be reviewed by ECRC. Plan provided to them for review. |
| PSUP18-003     | Jason Smith  
Special Use Permit – Contractor’s Use  
Powers Rd  
Section 17  
Littlefield Township  
• Proposal to use west end of mining operation for a Contractor’s Use.  
• Access via a shared commercial driveway from Powers Rd.  
• One 3,200 sq. ft. storage building proposed.  
• Property is 8.19 acres, 355 ft. wide, no owner occupied.  
• Modification of those standards requested.  
• Applicant requests waiver of drainage plan due to sandy soil conditions and site topography.  
• Township meeting 4/30/2018. |
| Zoning Ordinance | Farming – accessory uses  
• Revised text enclosed.                                                                                                         |
|                | Wineries  
• No new information.                                                                                                                  |
|                | Enforcement Report  
• Enclosed.                                                                                                                               |
|                | Communications  
• Letter received regarding Blissfest.                                                                                                  |
Begin forwarded message:

From: Phyllis <william385@centurytel.net>
Date: April 24, 2018 at 4:28:11 PM EDT
To: "Bill Marshall, Jr." <wm9991@yahoo.com>
Subject: Fwd: Shaw & US-31

Sent from my iPhone

Begin forwarded message:

From: "Benchmark Engineering" <benchmark607@email.com>
Date: April 19, 2018 at 3:35:01 PM EDT
To: “CenturyLink Customer WILLIAM & PHYLLIS MARSHALL” <william385@centurytel.net>
Subject: Re: Shaw & US-31

Mr. Marshall

See the attached for your review and comment. If there are any changes you would like, let me know.

It seems that there is less hard surface on-site than in 1999, so I am not showing any proposed retention. I do show a swale and short berm along the north property line keeping your run-off from the neighbor. I am leaving everything else pretty much as is.

We recommend that you sit down w/ Tammy Doernenburg (county planner) before you officially submit your application - she will be able to flag anything that is not shown, or is shown potentially in error w/ the zoning code.

Thank you, and have a good afternoon.

Bryan Nolan, P.E.

BENCHMARK ENGINEERING INC.
From: CenturyLink Customer WILLIAM & PHYLLIS MARSHALL
Sent: Wednesday, April 18, 2018 9:23 PM
To: Benchmark Engineering
Subject: Re: Shaw & US-31

Please proceed
Bill Marshall
847-922-8497

From: "Benchmark Engineering" <benchmark607@gmail.com>
To: "Phyllis Marshall" <william385@centurytel.net>
Sent: Tuesday, April 17, 2018 1:30:30 PM
Subject: Shaw & US-31

Mr. Marshall

We propose to create a plan of the existing conditions at the Shaw/US-31 site (previously done more or less), and also design a swale along the north line of your property to prevent run-off from impacting your northerly neighbor. We will update the drainage calculations per Emmet County zoning to see if there will be a requirement for retention. We will update the existing conditions plan to show proposed parking to reflect the requirements of the new use (retail & outdoor display). We are assuming that the building & gravel surface will remain as is. I will show the large rocks blocking off the Shaw Rd entrance.

Our estimated fee for generating this plan for the purposes of obtaining planning commission approval will be between $600.00 and $800.00. This estimate would also include filling out the checklist and impact statement.

If I am misunderstanding the scope of work, or your intentions for the site please let me know.

If you want us to proceed with this work, let me know, and also let me know when you will need the plan.

Thank you for the opportunity to be of service, and have a good afternoon.

Bryan Nolan, P.E.

BENCHMARK ENGINEERING INC.
SURVEYORS * ENGINEERS
607 E. Lake St. Harbor Springs, MI 49740
Ph.(231) 526-2119 benchmark607@gmail.com
Monuments • Entrance Signs
Fundraiser Bricks • Pet Markers

Available by Appointment
231-544-3366
Division of
STRIKER SUPPLY
CONCRETE FORMS & ACCESSORIES
231-946-1900

Grayling
Traverse City
Gaylord
Central Lake
Petoskey
Dave Wilson
Fwd:
Apr 25, 2018, 1:37:11 PM
william385@centurytel.net

First Photo - Central Lake, MI
These two - Gaylord, MI

Sent from my iPad

Begin forwarded message:

From: Tony Tibbetts <ttstrikersupply@gmail.com>
Date: April 25, 2018 at 1:15:22 PM EDT
To: dwstrikersupply@gmail.com
Sent from my iPhone
Monica Linehan

From: Tammy Gregory <mapleriverclerk@yahoo.com>
Sent: Sunday, April 22, 2018 3:06 PM
To: Monica Linehan
Subject: Case PPUD 18-001

Monica, could you pass this along?

After discussion with the applicant, the Maple River Township Board unanimously recommends preliminary approval only to case PPUD 18-001, on the condition that B-1 uses are restricted to the south half of the parcel to a depth not exceeding the adjoining B-2 property. Also, outdoor display for model cabins and storage buildings be restricted to the southwest corner of the B-1 area next to the neighboring B-2 parcel, and rest of subject parcel be allowed cabin court use along with existing restaurant-clubhouse. Above recommendation applies to tax parcel 200-004 only with the understanding that other parcels will be withdrawn from consideration at this time.

Thank you!!
Tammy Gregory
Maple River Township Clerk
SUP – HOME OCCUPATION

ZONING EVALUATION FORM
Office of Planning and Zoning
Emmet County, MI

DATE: REVISED 04/27/2018                CASE #: PSUP18-002

APPLICANT: WILLIAM F & SUSAN K KLCO

PROPERTY: 910 N LAMKIN RD

TOWNSHIP: READMOND

REQUEST: Special Use Permit – Home Occupation – Artist’s Residence

FACTS:
- The request is for a Home Occupation – Artist’s Residence.
- The property is zoned RR Recreational Residential.
- Occupant will be a renter-guest of the property owner.
- The property is 0.81 acres - a platted lot.
- Request is to use a 576 sq. ft. accessory building for the artist’s studio.
- The site is currently vacant. The dwelling and accessory building permit applications have been submitted. Zoning permits have been issued for the dwelling and accessory building.
- Zoning Administrator (ZA) issued a Level I Home Occupation Permit. Building Inspector questioned Permit. Review is being requested by ZA based on Section 26.11.G.
- Proposed hours of operation – occupant of the dwelling would have access to studio at any time. Studio proposed to be open to the public 1-2 Saturdays per month from 10AM-2PM.
- Less than 1 vehicle per day expected (based on Impact Statement provided by applicant).
- Maximum sign permitted is 2 sq. ft. for Home Occupation – no sign proposed.
- Driveway permit issued for dwelling by ECRC.
- Several letters of opposition have been received (see enclosed).
- Several letters of support have been received (see enclosed).
- Township Planning Commission recommended approval.
- Additional letters of opposition and support have been received (enclosed)

ZONING ORDINANCE STANDARDS:
Definition (Sec. 200):
HOME OCCUPATION: An occupation, profession, activity, or use carried out for gain that is secondary to the use of a dwelling unit for residential purposes.

Section 26.11 Home Occupations

Home occupations that are operated in accordance with the Definition in Section 2.00, may be approved in any zoning district by the Planning Commission subject to the following conditions:
William and Sue Klco  
Special Use Permit Case #PSUP 18-002  910 N. Lamkin  
Summary of Written Comments

<table>
<thead>
<tr>
<th>Favorable</th>
<th>Location</th>
<th>Within 300'</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guyor</td>
<td>624 Lamkin</td>
<td>No</td>
<td>Open hours are so few, they would not be any more disruptive than a resident having a private summer party or book club at their home on Lamkin</td>
</tr>
<tr>
<td>Dobson</td>
<td>1178 Lamkin</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Vaughn/Shannon</td>
<td>980 N. Lamkin</td>
<td>Yes</td>
<td>In our minds the studio, as well as the occasional open houses, will have a positive effect on our little community.</td>
</tr>
<tr>
<td>Jones/Wolf</td>
<td>1217 N. Lakeshore</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Bauer/Flynn</td>
<td>1156 Lamkin Dr</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>J. Carr</td>
<td>32 West Townline</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Carson</td>
<td>577 N. Lamkin</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Hayes</td>
<td>1155 N. Lamkin</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>N. Carr</td>
<td>32 West Townline</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Krause</td>
<td>2823 N. Lakeshore</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Kellner</td>
<td>Community</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Furlong</td>
<td>Prev Artist in Res</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Hosterman</td>
<td>Prev Artist in Res</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unfavorable</th>
<th>Location</th>
<th>Within 300'</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alward</td>
<td>821 N. Lakeshore</td>
<td>Yes</td>
<td>Traffic, Parking, Sign</td>
</tr>
<tr>
<td>Bouck</td>
<td>843 N. Lakeshore</td>
<td>Yes</td>
<td>Traffic, Parking, Sign</td>
</tr>
<tr>
<td>Jones</td>
<td>900 N. Lakeshore</td>
<td>Yes</td>
<td># Vehicles, Sign</td>
</tr>
<tr>
<td>Powers / Horn</td>
<td>895 N. Lamkin</td>
<td>Yes</td>
<td>Conflict with residential character, traffic, sign</td>
</tr>
<tr>
<td>Thomas</td>
<td>860 N. Lamkin</td>
<td>Yes</td>
<td>Commercial venture, traffic</td>
</tr>
<tr>
<td>Russell/Richner</td>
<td>Across Lamkin</td>
<td>Yes</td>
<td>Oppose workshops or public use</td>
</tr>
</tbody>
</table>
Letter in support of the Artist residency proposed in Good Hart

Case # PSUP18-002
A request by William and Susan Klco for a Special Use Permit for a Level II Home Occupation at 910 N Lamkin Rd, Section 36, Readmond Township. The property is zoned RR Recreational Residential and is tax parcel 24-12-07-36-102-003. The request is to allow for an artist's residence with studio open to the public on up to two Saturdays per month during May through October and the review is per Section 26.11 of the Emmet County Zoning Ordinance.

Ceci Bauer & Tim Flynn
1158 Lamkin
Good Hart, MI 49737

Attn: Tammy Doemenburg,

4/24/18

We would like to state our support of the artist residency proposed as posted above. We have experienced the level of integrity and mindfulness of our neighbors and their quest to enhance the arts with their outreach programs originally initiated by the Crooked Tree Arts Council over the past 4 years. We have had no negative repercussions and always enjoy the artists they have brought to our area.

This program has been an asset to the community. They are a joy to work with and always consider the communities needs first.

Thanks,
Ceci Bauer and Tim Flynn
From: Jeffrey Jones <jeffmjones@me.com>
Sent: Wednesday, April 25, 2018 9:10 AM
To: PZCR
Subject: Re: mailto:Readmond6034@gmail.com

Please make sure that every letter you receive is READ aloud.

There is Not One Neighbor to this Property, Not ONE!, that is in Favor of this Rezoning.

The people that were at the meeting in Readmond...only 1 Neighbor Could make it and everyone else in Favor Are NOT Neighbors!

These people have a home up near the road that they have been doing this for years, and it should stay there.

We all pay taxes, some more than others that are down on the water, but As Taxpayers, we do not want this to happen.

Spot Zoning is Illegal, under any circumstances.

I am contacting the rest of the neighbors that have not heard about this ASAP...trying to get all the contact names, emails and phone numbers.

I'm getting together with a friend today in Harbor Springs via Skype...to

Work thru the legal issues at hand.

Regards
Jeff

On Apr 25, 2018, at 9:04 AM, PZCR <PZCR@emmetcounty.org> wrote:

I received all three of your emails this morning. They will passed on to the Planning Commission.

From: Jeffrey Jones [mailto:jeffmjones@me.com]
Sent: Tuesday, April 24, 2018 8:07 PM
To: PZCR <PZCR@emmetcounty.org>
Subject: Fwd: mailto:Readmond6034@gmail.com

Can we request a delay on this May 3rd meeting since none of us had much notice?

Spot Zoning is illegal and we need time.

Please read this email below

Regards
Jeff Jones
Monica Linehan

From: Jeffrey Jones <jeffmjoness@me.com>
Sent: Tuesday, April 24, 2018 6:06 PM
To: PZCR
Subject: Fwd: mailto:Readmond6034@gmail.com

Importance: High

We are Severely Bummed that Readmond Township would not consider the Property Owners Directly above this and our Complete Opposition to this Rezoning in a residential area, with ZERO Parking on a small dirt road, Lamkin Rd and approved this idea.

We stress our 100% opposition to this Rezoning.

I cannot believe that the Neighboring Properties Rights are being Ignored here.

I know the Law regarding Noise Ordinances and have all the Technical Equipment to Record the Data and File Complaints.

I have worked in the Film, Sound and Event Business for over 50 years...and I deal with these issues regularly.

Jarring this Residential Area is Uncalled for, and should be Stopped by Emmett County.

Do you want this Next Door to your Home?

I think Not!

Regards

Jeff Jones
Sound Designer/A1
FCC Licensed RF Coordinator
IATSE 395 Ann Arbor
IATSE 695 LA
IATSE 38 Detroit

Begin forwarded message:

From: Barbara Aylward <baylorward@me.com>
Subject: Re: mailto:Readmond6034@gmail.com
Date: April 24, 2018 at 5:32:34 PM EDT
To: Jeffrey Jones <jeffmjoness@me.com>, nanthomas@msn.com, 1bouckr1@gmail.com, mi@amiwoods.com

I just learned the township passed the zoning request. We failed. Hope it turns out alright. Thanks for your support.
Sent from my iPhone

On Apr 20, 2018, at 11:53 AM, Jeffrey Jones <jeffmjones@me.com> wrote:

We need to send email to Readmond Twp too Donna Says!

they have a hearing on monday

Jeff

Begin forwarded message:

From: Jeffrey Jones <jeffmjones@me.com>
Subject: mailto:Readmond6034@gmail.com
Date: April 20, 2018 at 2:51:58 PM EDT
To: jeffmjones@me.com

Readmond6034@gmail.com

Sent from my iPhone

Jeffrey M Jones
jeffmjones@me.com
7342167740

Jeffrey M Jones
jeffmjones@me.com
7342167740
Readmond Twp did not even read or consider the letters from us, the Neighbors.

This must not pass!!

We are trying to reach all the other neighbors now.

Regards

All the Neighbors in Good Hart by this property with Zero Parking.

Regards

Jeff Jones

Begin forwarded message:

From: Jeffrey Jones <jeffmjones@me.com>
Subject: Re: 24-12-07-36-102-003 Case#PSUP18-002
Date: April 18, 2018 at 8:51:12 AM EDT
To: PZCR <PZCR@emmetcounty.org>

https://www.facebook.com/goodhartartistresidency/

https://mailchi.mp/95a6b171e01e/good-hart-artist-residency-april2018-newsletter

Apparently they are clearing the land, they hired an Architect…and have been doing these Saturdays in their GH home off Lake Shore Drive on Lamkin heading down the hill already.

Regards

Jeff

Jeffrey M Jones
jeffmjones@me.com
7342167740
Can we request a delay on this May 3rd meeting since none of us had much notice?

Spot Zoning is illegal and we need time.

Please read this email below

Regards

Jeff Jones

Sent from my iPhone

Begin forwarded message:

From: Ernest Bouck <1boucke1@gmail.com>
Date: April 24, 2018 at 7:58:03 PM EDT
To: Jeffrey Jones <jeffmiones@me.com>
Cc: "Ami@amiwoods.com" <Ami@amiwoods.com>, Barbara Aylward <beylward@me.com>, Donna Scarpuzza <donnasiones@mac.com>, Nan Thomas <nanthomas@msn.com>
Subject: Re: mailto:Readmond6034@gmail.com

We presented some of our arguments but we're told that we should not be concerned. Not a rezoning, just allows artist to work out of garage and allows interested individuals to come in and see what is being done. No Sales. No July Saturday showings. We will have to keep watch next year. Not sure when they will start building. That will be the noisy time.

I said the the one week notice was not appropriate. They had extra time to get others there and sent letters, probably many from nonresidents and artists. Bev and I are residents

Bill Sutton and the women on the Board had their minds made up before the meeting. 95 percent of local approvals go thru at the County Level

Maybe ask the County to allow for more time at the May 3rd meeting so that more residents and others can share their issues

On Tue, Apr 24, 2018 at 7:20 PM Jeffrey Jones <jeffmiones@me.com> wrote:

We Just spoke to Carolyn from the Good Hart Store..she's getting us contacts..

CECE from the Store next to Good Hart..and the Book Club were there....are for this
If you know CECE or Any of these people please contact them!

Donna can’t drive but she may take Ani out of school and drive up to the May 3rd meeting.
I will be flying home from LA that day!

Regards
Jeff

Jeff and Donna

Sent from my iPhone

On Apr 24, 2018, at 6:41 PM, Nan Thomas <nanthomas@msn.com> wrote:

Thanks Jeff!

Nan
Nan Thomas
720-254-6565

On Apr 24, 2018, at 4:29 PM, Jeffrey Jones <jeffmjones@me.com> wrote:

I just asked Carolyn
Once I get back tonight I will start searching Emmet County Property sites for information...
Jeff

Sent from my iPhone

On Apr 24, 2018, at 6:23 PM, Barbara Aylward <baylard@me.com> wrote:

I don’t know how to get their info!

Sent from my iPhone
On Apr 24, 2018, at 3:16 PM, Nan Thomas <nanthomas@msn.com> wrote:

That's right. We are the close-in neighbors and our wishes should take precedence!! We are the ones that will have to tolerate whatever this turns into.

Did anyone ever try and locate the Greenberg's, across the street from me? They are really going to hate this.

Nan

From: Jeffrey Jones <jeffmjones@me.com>
Sent: Tuesday, April 24, 2018 4:08 PM
To: Barbara Aylward <baylward@me.com>
Cc: Donna Scarpuzza <donnasjones@mac.com>; Nan Thomas <nanthomas@msn.com>; Ernest Bouck <1boucke1@gmail.com>; Arni@amiwoods.com
Subject: Re: mailto:Readmond6034@gmail.com

They do not want to make me mad...with noise...

I just emailed Emmet County again to tell them this occurred and that the Neighbors do NOT want this and that our Rights as a Group should outlay

Their rights in this matter.

There is also ZERO Parking there.

Regards
On Apr 24, 2018, at 6:02 PM, Barbara Aylward <baylward@me.com> wrote:

I’m bummed too. And wish they had been better neighbors about it.

Sent from my iPhone

On Apr 24, 2018, at 2:48 PM, Jeffrey Jones <jeffmjones@me.com> wrote:

I do not...I am bummed we didn’t buy it.

Jeff

On Apr 24, 2018, at 5:47 PM, Barbara Aylward <baylward@me.com> wrote:

It does; the vote was just 2 against. More supporters then those against were at the meeting. Recommendation to county will be to approve.

We should have bought that property. Do I know what they paid for it?

Sent from my iPhone

On Apr 24, 2018, at 2:33 PM, Jeffrey Jones <jeffmjones@me.com> wrote:

Doesn’t it have to go to the next level....Emmet County?
Jeff

On Apr 24, 2018, at 5:32 PM, Barbara Aylward <baylward@me.com> wrote:

i just learned the township passed the zoning request. We failed. Hope it turns out alright. Thanks for your support.

Sent from my iPhone

On Apr 20, 2018, at 11:53 AM, Jeffrey Jones <jeffmjones@me.com> wrote:

We need to send email to Readmond Twp too Donna Says!

they have a hearing on monday

Jeff
Randel Richner
Eric Russell
623 Turner Park Ct.
Ann Arbor, MI 48103

4/23/18

Bill Sutton
Readmond Township Planning Commission
Readmond Township Hall
6034 Wormwood Rd.
Harbor Springs, MI 49770

re: CASR # PSUP18-002

Dear Bill Sutton,

We (Eric Russell and Randel Richner) are writing to express our concerns and opposition to the request from William and Susan Klco for a Special Use Permit (CASE #PSUP18-002). We are significantly impacted by this change as our residence is directly across Lamkin Road from this property. We had sent a letter of approval before realizing the implications of the Special Use Permit request. We are withdrawing the previous letter submitted from Eric Russell and submitting this letter for the record.

Upon review of the plans available on the Emmet County Planning Commission site we realized that our property is one of a small group of abutters that will be the most affected by the Special Use Permit if it is approved. We have some specific concerns related to lack of information and clarity on how visitors to the proposed open house / Art opening / Open studio events will be handled. Parking by even a few cars along this narrow stretch of curved road will lead to congestion and pedestrian problems and/or safety.

Many people who have attended earlier events hosted by the Klco’s for visiting Artists at their current location will likely want to attend these events at the new location. We find it hard to believe that there will be sufficient parking to accommodate the expected increase in visitors.

A Level 2 Special Use Permit implies that there can be signage, attracting even more traffic on a congested, small dirt road that is currently and historically entirely residential private home use.

We have no objections to the intent of the use of the property as an artist’s residence. We are not in favor of any workshops or public use of the property or signage at the new location. Perhaps the Klcos should consider continuing the “Open House Event” at their current location as it has worked there in the past.

We are asking the Township to deny this request for a Level 2 Home Occupation Special Use Permit.

Sincerely,
Randel Richner and Eric Russell
From my wife...

Begin forwarded message:

From: Donna Scarpuzza-Jones <donnasiones@me.com>
Subject: For tonight's meeting
Date: April 23, 2018 at 4:38:31 PM EDT
To: Readmond6034@gmail.com
Cc: jeffmjones@mac.com, Ernest Bouck <1boucke1@gmail.com>

April, 20, 2018
Readmond County Planning Commission

Dear Planning Commission,
Thank you for your recent letter regarding 24-12-07-36-102-003 Case # PSUP18-002 910 N. Lamkin Rd.

We own the property, 901 Lake Shore Dr., 100-003, that abuts the rear of the property applying for the zoning change. Our house sits close to the bluff, going down the hill and joining it on flat ground, overlooking the lot. We are concerned about several aspects of this potential Zoning Change.

The Statement Of Intent from the owners says that “Typical activities will include writing, painting, photography and printmaking none of which should create a noise issue.” The Artists Bios for 2018 season includes 2 artists that utilize mixed media, video and sound. Of course this could be at a low level depending on crowd size.
The Zoning Ordinance describes an Artist’s Studio as a space designed to be used as a place of work by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as but not limited to drawing, vocal or instrumental music, painting, sculpture and writing.

If the Zoning is changed, and the intent of the owners changes, or the property changes ownership by sale or otherwise, there could be activities that include a much broader description than the Letter Of Intent.

The acoustics on the Bluff are great for hearing everything below. The waves! People speaking, and traffic on Lamkin Rd. Adding 20 cars in and out on a Public Saturday would be noisy.

Parking - It is already a busy part of the barely 2 lane Rd.. How can they determine the future turn outs for Public Saturdays, is there a limit? Do they have self contained parking for 20+ vehicles on the property? The road is wider for a short bit north of this property but already services overflow for Goodhart Beach Association which can be popular on Saturdays.

The impact statement box is checked YES for generating vehicle traffic. It has a greater than sign <1 for number of vehicles. Vague. Perhaps this is just for other days than the Public ones.
What if this 501-C3 is not sustainable? Is the Zoning Change limited to non-profit entities or could it be used commercially? WE WOULD LIKE A LEGAL AND BINDING DESCRIPTION OF THE POTENTIAL USE FOR THIS PROPERTY UNDER NEW ZONING, which as I understand it, would be forever if it is granted.

I have heard that there could be a sign directing traffic down Lamkin Rd. from M119. Goodhart has become quite a tourist stop. We are glad for our friends who own businesses on M119 who are able to stay in business because of it. We don’t mind waiting in line at the Store because we go back to our homes, down Lamkin Rd. for most, to the quiet feeling of neighbors and nature.

We are concerned that this could set a precedent for other Zoning variances, and as I said before, about the future impact of this particular property.

We love the Arts. Jeff & I are both freelance production people. We understand and believe in the promotion of art and artists.

We also love Goodhart. I have been coming regularly for 52 years. Jeff for 35, our 3 kids for 25. A few years ago we were blessed with the opportunity to buy Harriet Jackson’s home. We’ve spent that time renovating it. We don’t rent it out, and hold it as a family gem for our children and grandchildren. We often come up on Friday night, stay Saturday, and leave Sunday, making the most out of that time with coffee and meals on the deck that almost looks directly down on this property. If the zoning variance had been granted before we bought we would not have.

Honestly, Artists sound like lovely neighbors to have below. Public Saturdays and a Zoning Change is frightening, for our property value and comfort in our own home.

We respectfully recommend against granting this Zoning Change.

Thank you for your consideration and all you do for our wonderful Readmond Township,
Donna Scarpuzza-Jones

Jeffrey M Jones
jeffmjones@me.com
7342167740
April 19, 2018

By Email attachment to rzcn@emmetcounty.org and U.S. Mail
Emmet County Office of Planning,
Zoning and Construction Resources
3434 Harbor Petoskey Road, Suite E
Harbor Springs, MI 49740

Re: Notice of Zoning Action Request, Case No. PSUP 18-002

Ladies and Gentlemen:

This letter is in response to the notice of zoning action request submitted by William and Susan Klco for a special use permit for a Level II Home Occupation at 910 N. Lamkin Road, Case No. PSUP 18-002. The undersigned are the owners of the property directly across the street from 910 N. Lamkin Road. We strenuously oppose the proposed zoning action.

The value and enjoyment of our property are directly tied to the secluded, low-traffic, residential nature of Lamkin Road. The proposed use is likely to severely affect the quiet use and enjoyment of our property and the surrounding area.

The proposed zoning action would permit a use that, for good reason, is specifically prohibited by the Supplemental Regulations contained in Section 26.11. The proposal to regularly invite the public to a studio across the street from our cottage, even twice monthly, is antithetical to the zoned RR Recreational Residential use.

Section 26.11 provides that the Planning Commission shall deny a Special Use Permit for a home occupation in those instances where it is determined that the proposed use would:

- Conflict with the residential character of the neighborhood or surrounding area, because of the type of use proposed, or hours of operation, and/or number of vehicles attracted to the site;
- Have parking, traffic or loading demands that would exceed the carrying capacity of the property, serving streets, or utilities;
- Require vehicles, machinery, mechanical devices, or equipment that would generate operational nuisances in direct conflict with homes in the vicinity; or
- Require physical design, display, sign or locational features that are inconsistent with the residential character of the area.

All of the foregoing are likely outcomes of the proposal to have a studio open to the public, and would be very detrimental to the quiet, natural character of the area as zoned. Of particular concern are the number of vehicles that may be attracted to the site, the parking and traffic demands, the resulting nuisance in the immediate vicinity of our cottage, and the design, display,
sign and locational features, of which we have not been made aware, but that are likely to be inconsistent with the residential character of Lamkin Road.

Section 26.11 further provides for the approval of the special use permit only if certain standards are satisfied, including the following:

1. The operation is administrative in character with no discernible outside effects (visual or otherwise);

2. Only the occupants of the property are involved in the use and there are no signs identifying a home occupation on the property;

3. The use does not involve any delivery services other than typical mail services;

4. Clients or customers are not required to visit the property other than on a few occasions, not to exceed an average of one (1) person per day.

These standards, which cannot be met by inviting visitors to a studio open to the public, are important because they are aimed at preserving the non-commercial nature of the applicable RR Recreational Residential zoning. Traffic, parking, noise, signage, the visiting public— all of these will violate the important provisions and objectives of the zoning and the standards of Section 26.11.

Regardless of the applicable zoning provisions, our enjoyment of our property, as well as its value, will be damaged by permitting the request for a studio open to the public. We strongly oppose the request.

We are not able to come in person to the hearing on April 23, and would like to participate by telephone, if that is possible. Please let us know if you have any questions or if we can provide additional information.

Very truly yours,

[Signature]

Victoria Powers and David Horn
Dear Ms. Doermenburg,

As a resident of Readmond Township, I would like to add my support to the request of Mr. and Mrs. Klco for a special use permit to be granted for an artist studio/residence that would be open to the public on specified dates during the summer season. I have attended functions that the Klco's have hosted privately at their home as a part of their endeavor to support artists. This program is a wonderful gift to our community, privately funded by the Klco's, and should be encouraged. I understand the zoning challenges they are faced with and hope that the county will recognize that zoning laws cannot anticipate everything and that the special use permit can be a way forward for worthwhile exceptions, that this permit certainly is.

Respectfully,

Roland Krause
Dear Tammy Doernenburg,

I'm writing to voice my support for the Good Hart Artist Residency receiving its Special Use Permit for a Level II Home Occupation. I am the daughter of Bill and Sue Klco, a working artist, and an arts non-profit administrator in Grand Rapids, MI.

Residencies play a powerful role in propelling an artist's career, and part of the value and uniqueness of the Good Hart Artist Residency is the connections it facilitates between artists and the community. At the multiple open houses I have attended at the residency, I have formed relationships with artists from across the country and from within Emmet County. I've learned about new techniques, gained insight into how other artists promote their work, and made closer connections with my parents' neighbors.

While these gatherings have been small, they've been well attended and well received by neighbors. More than that, they've kept this program connected to its community and have inspired over the past four years a wide range of artistic interpretations of Good Hart's beautiful landscape.

This residency adds to Northern Michigan's vibrant arts community. Building a dedicated space for artists to live, work, and gather with the community is essential to its continued success.

Thank you,

Megan Klco Kellner
Emmet County Office of Planning, Zoning and Construction Resources
Attn: Tammy Doernenburg, Director
3434 Harbor-Petoskey Rd (M-119), Suite E
Harbor Springs, MI 49740

Dear Ms. Doernenburg,

We are writing you in regard to a request by our neighbors William and Susan Klco for a Special Use Permit for a Level II Home Occupation at 910 N Lamkin Rd, Section 36, Readmond Township. The property is zoned RR Recreational Residential and is tax parcel 24-12-07-36-102-003. The request is to allow for an artist's residence with studio open to the public on up to two Saturdays per month during May through October and the review is per Section 26.11 of the Emmet County Zoning Ordinance.

We are enthusiastically in favor of this use of the property as an artist's residence with open studio days May through October. Being the great neighbors that the Klco family are in the Good Hart community, they have excluded the busy month of July from any public dates.

We have enjoyed seeing the work of the artists that Bill and Sue previously hosted in their home and have loved the way that they have enhanced the feeling of community by getting neighbors together to view art and get to know each other better. For us to be able to walk such a short distance to see quality art and learn about it while enjoying the company of our neighbors and meeting new people will make our time in Good Hart even more enjoyable than it is already.

Readmond Township is lucky to have the Klco family and their exceptional generosity. We hope the township votes to allow this wonderful use of the Klco property that will have minimal traffic or noise impact on our neighborhood.

Sincerely,

Trina and Larry Hayes
1155 N. Lamkin Rd.
Harbor Springs, MI 49740
Good Morning,

I'm writing in support of Bill and Sue Klco's special use permit for level II home occupation that is being considered. My husband, KC Dobson and I have had a home at 1178 N. Lamkin for the last ten years and have become friends with the Klco's. During that time we have been involved and supportive of their artist residency program. It has brought an appreciation for and interest in art in different forms as well as bringing the local community together in support of these artists. Bill and Sue are extremely hard working people who are giving back to their community in an extremely selfless gesture by building a venue for artists to create and display their work.

In the ten years we have lived here, we have seen many changes take place that have all had positive effects on the community. We have seen the Crepe Cart at Primitive Images encourage more activity for the three stores in Good Hart. We have seen the Good Hart Mini Fair grow in attendance, quality and revenue for the RFC first responders and fire fighters which ultimately helps the community. We have seen the King House restoration efforts to keep the history of Michigan's Native American's alive. The restoration efforts of St. Ignatius Church have been welcomed in the community as a continuing example of local history.

Change is hard to accept at times when we all love the Good Hart community for it's quiet and peacefulness that many who live there seek. However, change can also be good for our community as we have witnessed through many of the changes I have just mentioned. My husband and I are in favor of this artist residency as we have seen the positive effects this program has brought to the community the last four years and look forward to the positive effects it will continue to have in the future. Thank you for your consideration of this issue.

Pat and KC Dobson

Sent from my iPhone
We are residents on Lamkin Road, and we welcome the building that Sue and Bill Klco are planning for an artist in residence in Good Hart on Lamkin Road. Their effort on behalf of young artists is commendable and well worthy of support. We have observed their helping in many community projects over the years, but the whole neighborhood benefits from the gardens that they volunteer to plant and maintain at St. Ignatius Church on Lamkin Road. They are truly conscientious people who are concerned about people and maintaining the beauty of our area. Many may be unaware of their contributions to the community as they seek no recognition or reward and just give from their hearts.

Living on Lamkin Road for almost fifty years, we recognize that some residents fear any changes in the area. However, this is a positive change that will minimally impact the neighborhood physically, but greatly benefit it psychologically. The positive influence of the arts is obvious, but the presence of more, creative young people in the area is a real plus for an older community. Artists who live in this area in their formative years will have a lifetime appreciation for Good Hart and the people who live here and support them and their work, while Good Hart residents will have a chance to interact with talented young people and appreciate their perspectives.

While traffic on Lamkin Road is a typical concern for some people, the majority of guests at the few Saturday open studios would likely be local residents who already drive Lamkin Road. While we love the local feeling of the road, it is in fact a public road so we do not have the right as residents to restrict its use for our personal peace of mind. The open studio hours would be so few hours monthly that they would not be any more disruptive than a resident having a private summer party or book club at their home on Lamkin Road. The overall benefits greatly exceed any inconveniences.

Charity begins at home. We would love to have this charitable home near us.

Stephanie and a Richard Guyor

Sent from my iPad
TO: BEAR CREEK PLANING COMMISSION

FROM: CHIEF ALFRED L. WELSHEIMER

SUBJECT: SITE PLAN REVIEW

CASE: PSPR18-001

April 24, 2018

I HAVE REVIEWED THE PLAN ISSUE DATED: 4-9-2018

FOR: P&L Liquid Investments LLC.

LOCATION: 1844 and 1884 Harbor Petoskey Rd

After reviewing the plans received dated April 9, 2018 we are requiring:

1. Exits for outdoor Seating
2. Knots Box on Warehouse Building
3. Need further information on warehouse use

This review is based upon and limited to the information presented on the drawings and/or materials submitted. Matters not presented within the construction documents submitted, nor items not requested for review, which are required for the granting of permits, are assumed to be reviewed and inspected by others and not to be considered as part of this review unless herein specifically requested. The review does not release the contractor form compliance with the applicable codes.

Alfred L. Welsheimer
Fire Chief

RECEIVED
APR 24 2019
EMMET COUNTY PLANNING & ZONING