1. PSPR19-006: Jim Clarke for The King House Association

- Site Plan Review – Historical Restoration
- 144 N. Lamkin Dr.
- Section 36
- Readmond Township
Location Map
East side of N Lamkin Rd
South of Good Hart
Aerial Map

300 ft. from parking to King House property
Aerial View of Parcel
Deferred Parking Plan
Photo
Photo
Facts

- The property is zoned RR Recreational Residential.
- The property is Lot 8 in the Plat of Wagaumuckasee (0.24 acre in area).
- The property is the site of an historical dwelling which was restored in 2018.
- The location of the building is non-conforming as to setbacks (front and side).
- No driveway proposed to the site in 2018. Proposal to use off-site parking for one full season. Request to defer parking to determine if on-site parking is needed. Off-site parking agreement provided. THIS FACT UPDATED.
- Existing building is 240 sq. ft. No additional construction proposed.
- Traffic to site expected to be light.
- Use is a permitted use in the zoning district.
Facts

- No septic or well located on the site.
- Properties to the north, south, and west are zoned RR Recreational Residential. Parcel to the east zoned SR Scenic Resource.
- Adjacent uses include residential and vacant properties.
- No dumpster is proposed.
- No snow storage area shown on plan. Proposal for use to be seasonal.
- No outdoor lighting proposed. Any signs or lights would require review and approval prior installation.
- Road Commission review received – adequate site distance and access available.
- Health Department review does not appear to be needed.
2. **PREZN19-03** : McBride Development
Flynn & Behan - Owners

- Rezoning – R-2 to B-2
- 1597 & 1663 N US 31 Hwy
- Section 27
- Bear Creek Township

- FIRST HEARING
Location Map
Aerial Map
Aerial View of Parcel
Future Land Use Legend
Photo – existing house – Home Occupation approved
Photo – existing commercial driveway access
Photo – existing house – commercial driveway access
Facts

► The properties are zoned R-2 General Residential.
► The request includes two properties totaling approximately 10 acres (01-16-27-400-029/1597 N US 31 Hwy: 9.36 acres/01-16-27-400-030/1663 N US 31 Hwy: 0.6 acres).
► The properties both front on US-31 Highway.
► The proposal is to rezone the property to B-2 General Business.
► Final approval is by the Emmet County Board of Commissioners.
► The Michigan Department of Transportation has been notified.
► Surrounding uses include: vacant to the south; 1 residence to the west on a 6.45-acre parcel; vacant with a storage building on the property to the north and east.
Facts

- A single residence is located on 1597 N US 31 Hwy which had been approved for a Home Occupation.
- The entire property, plus two parcels to the north, were part of a Planned Unit Development which was approved in 1998 by Emmet County and renewed 2001 and 2002 by Bear Creek Township during their interim zoning administration. The PUD has since expired. The records of the PUD are included in the packet.
- Emmet County Master Plan identifies the parcels as “Commercial” with “Mixed Use” to the north. Bear Creek Township Master Plan identifies the parcels as “Mixed Use”.
- Comparison of uses provided.
- See Emmet County Master Plan (2015) and excerpt of Future Land Use Map.
- Bear Creek Township Planning Commission recommended approval 5-1; Board meeting scheduled for August 7.
Map from expired PUD

Case #P-00-15 for Mike Flynn & Richard Behan
Property Location and Notification Map

Subject Properties

R-2B

FF-1

There has been a request for zoning action on property identification #24-01-16-27-400-022, 029 & 030
Which is on US 31 North & Shaw Road, Section 27 in Bear Creek Township, Emmet County

No Scale
Subject Properties

Case #P-00-15 for Mike Flynn & Richard Behan
Property Location and Notification Map

There has been a request for zoning action on property identification #24-01-16-27-400-002-022, 029 & 030
Which is on US 31 North & Shaw Road, Section 27 in Bear Creek Township, Emmet County
Approved Site Plan  5-19-2000
PRELIMINARY SITE PLAN ZONING MAP

FLYNN & BEHAN PROPERTY

PART OF THE NEIVA OF SECTION 27, T26S, R5W
BEAR CREEK TOWNSHIP, ERIE COUNTY, WENONAH

EXISTING ZONING REQUIREMENTS

ZONING DISTRICT: R-2
MINIMUM LOT SIZE: 100' X 100'
MINIMUM LOT WIDTH: 45' FRONTAGE
MINIMUM LOT DEPTH: 150' DEPTH
MINIMUM LOT AREA: 2,250 SQ. FT.
MINIMUM NUMBER OF BUILDINGS: 1
MINIMUM HEIGHT: 24'
MAXIMUM HEIGHT: 30'
NOTE:
This is not intended to represent the final site plan. The property lines shown are based on preliminary surveying and may not reflect actual final conditions. The city retains the right to change the zoning district in the future.

PROPOSED ZONING REQUIREMENTS

ZONING DISTRICT: R-2
MINIMUM LOT SIZE: 100' X 100'
MINIMUM LOT WIDTH: 45' FRONTAGE
MINIMUM LOT DEPTH: 150' DEPTH
MINIMUM LOT AREA: 2,250 SQ. FT.
MINIMUM NUMBER OF BUILDINGS: 1
MINIMUM HEIGHT: 24'
MAXIMUM HEIGHT: 30'
NOTE:
This is not intended to represent the final site plan. The property lines shown are based on preliminary surveying and may not reflect actual final conditions. The city retains the right to change the zoning district in the future.

NOTES:

This is not intended to represent the final site plan. The property lines shown are based on preliminary surveying and may not reflect actual final conditions. The city retains the right to change the zoning district in the future.

LEGEND

B-2
EXISTING ZONING DISTRICT

BENCHMARK ENGINEERING INC.
SURVEYORS & CIVIL ENGINEERS
333 E. MAIN STREET, SUITE 101
PENNSAUKEN, NJ 08110
(856) 756-9410
www.benchmarkeng.com

Preliminary Site Plan Zoning Map

Site Plan
Other Business

1. Housing – Density – Minimum Floor Area
2. Enforcement Report
3. Emmet County Resilient Master Plan 2020 – Survey
DRAFT PROPOSED CHANGES FOR DISCUSSION

- Add footnote (a) to R-1 Width in Feet
- Add footnote (a) to FF-1 area and width in feet
- Change minimum floor area from 720 sq. ft. to 500 sq. ft.
Footnote (a)

- Allows reduction of land area to 12,000 sq. ft. where sanitary sewer or central water is available.
- Allows reduction of lot width to 60 feet.

NOTE: Section 26.13 Land Development Standards would apply to land divisions. Developments of over five parcels within a ten year period would be reviewed as Special Land Use.

a. Unless approved central domestic water and sewage treatment facilities serve the development, the minimum lot requirements shall be stated in the “Schedule of Regulations”. If central water and/or central sewage treatment facilities serve the development, the minimum lot requirements may be reduced to 12,000 square feet (100 x 120). Minimum lot width in R-1 and FF-1 may be reduced to 60 feet.
Housing

- Density
- Minimum Floor Area
- Short Term Rentals
- Accessory Dwelling Units
- Existing standards – restrictions on duplex in FF zoning district
- Site Plan Review rather than Special Land Use for Land Development projects