



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

PROPERTY LOCATION

Address <u>10999 N. EXTENSION RD. LeVering</u>	City / Village <u>LeVering</u>	Twp / Sec. <u>MUNRO/11</u>	Zoning District <u>Forestry AG</u>
Property Tax I.D. Number <u>080-011-200-004-00</u>	Plat or Condo Name / Lot or Unit No. <u>N/A</u>		

APPLICANT

Name <u>David + Julie Clark</u>	Telephone <u>(810) 223-3346</u>	Fax
Address <u>2232 HAYWARD DR</u>	City, State & Zip <u>Clid, MI 48420</u>	E-Mail <u>Djclark2232@comcast.net</u>

OWNER (If different from applicant)

Name <u>Joe ANTKOVIAK</u>	Telephone <u>(231) 627-2234</u>	Fax
Address <u>6587 ANTKOVIAK RD. LeVering MI</u>	City, State & Zip	E-Mail

PROPOSED WORK

Type (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input type="checkbox"/> Other: _____	Building/Sign Information Overall Length: <u>60</u> feet Overall Width: <u>40</u> feet Floor Area: <u>2,400</u> sq. feet Overall Building Height: <u>20</u> feet Sign Area: <u>N/A</u> sq. feet Sign Height: <u>N/A</u> feet
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PROPOSED USE (check all that apply)

<input type="checkbox"/> Single-Family Residence	<input type="checkbox"/> Expansion / Addition	<input type="checkbox"/> Office	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage or Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<input type="checkbox"/> Multi-Family, # of units _____	<input type="checkbox"/> Storage	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Utility
<input type="checkbox"/> Other: _____			

Has there been a Site Plan or Special Use Permit approved for this parcel before? YES NO

If YES, date of approval: 2003 Approved Use: Special Use permit under well drilling

Directions to site: 1 mile south of LeVering rd.

SPECIAL LAND USE PERMIT APPLICATION

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

ALL ITEMS LISTED BELOW MUST BE SUBMITTED IN ORDER FOR THIS APPLICATION TO BE DEEMED COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED OR PROCESSED. EACH SITE PLAN SHALL DEPICT THE ITEMS LISTED BELOW, EXCEPT FOR THOSE ITEMS DETERMINED DURING THE PRE-APPLICATION CONFERENCE TO NOT BE APPLICABLE.

PLACE A CHECK MARK NEXT TO EACH REQUIREMENT TO SHOW THAT THE INFORMATION HAS BEEN SUPPLIED OR THAT A WAIVER IS BEING REQUESTED. IF A WAIVER IS BEING REQUESTED PLEASE NOTE ON THE NEXT PAGE THE REASON FOR THE WAIVER. SIGN AND DATE THIS CHECKLIST WHEN ALL ITEMS HAVE BEEN COMPLETED. PLEASE SUBMIT THIS CHECKLIST WITH YOUR APPLICATION.

INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
✓		a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less.
	✓	b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.
✓	✗	c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets.
	✓	d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows.
N/A	✗	e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands.
✓	✗	f. Location of existing and proposed buildings and intended uses thereof.
N/A	✗	g. Details of entryway and sign locations should be separately depicted with an elevation view.
✓	✗	h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
N/A	✗	i. Location, size, and characteristics of all loading and unloading areas.
N/A	✓	j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission.
✓	✗	k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements.
N/A	✓	l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

SITE PLAN REQUIREMENT CHECKLIST

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INFORMATION SUPPLIED	WAIVER REQUESTED	REQUIREMENT
N/A	<input checked="" type="checkbox"/>	m. Location and specifications for all fences, walls, and other screening features.
N/A	<input checked="" type="checkbox"/>	n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features.
N/A	<input checked="" type="checkbox"/>	o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
N/A	<input checked="" type="checkbox"/>	p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
N/A	<input checked="" type="checkbox"/>	q. Elevation drawing(s) for proposed commercial and industrial structures.
N/A	<input checked="" type="checkbox"/>	r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well
N/A	<input checked="" type="checkbox"/>	s. Floor plans, when needed to determine the number of parking spaces required.

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

<u>SECTION</u>	<u>REASON FOR WAIVER REQUEST</u>
20.7.6d	Already developed and Flat We won't be making any changes To the building
20.7b	would use existing structures.

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

David Clark Julie Clark

SIGNATURE

9-8-2020

DATE



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1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.

Tool + Die shop 8-4 2 employees (owners)

Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

N/A

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.

N/A

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

N/A

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

N/A

- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

N/A

- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.

N/A

- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.

N/A

- h. Exterior lighting shall be arranged as follows:

i. It is deflected away from adjacent properties. yes

ii. It does not impede the vision of traffic along adjacent streets. yes

iii. It does not unnecessarily illuminate night skies. yes

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i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

N/A

j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

✓

3. Size of property in sq. ft. or acres: 3.5 Acres

4. Present use of property:
WAS A well drilling business

5. SUP Standards:

a. Is the property located in a zoning district in which the proposed special land use is allowed?

yes

b. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole? Explain. NO

c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? Explain. NO

d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? Explain. YES

e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? Explain.

NO

f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? Explain. yes



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- g. Will the proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services? yes
- h. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? yes
- 6. Does the proposed use of the property include or involve either:
 - Junk or salvage yard (Section 3.6) YES NO
 - Mineral extraction (Section 17.17) YES NO
 If YES, this application must include a written plan as described in the Zoning Ordinance.
- 7. Attach a copy of Warranty Deed or other proof of ownership.
- 8. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature David Clark Julie Clark Date 9-8-2020

Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?

Yes No

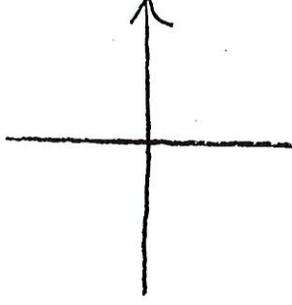
Owner's Signature Joe Outkowiak Date 9-8-2020

FOR PLANNING /ZONING DEPT. USE ONLY

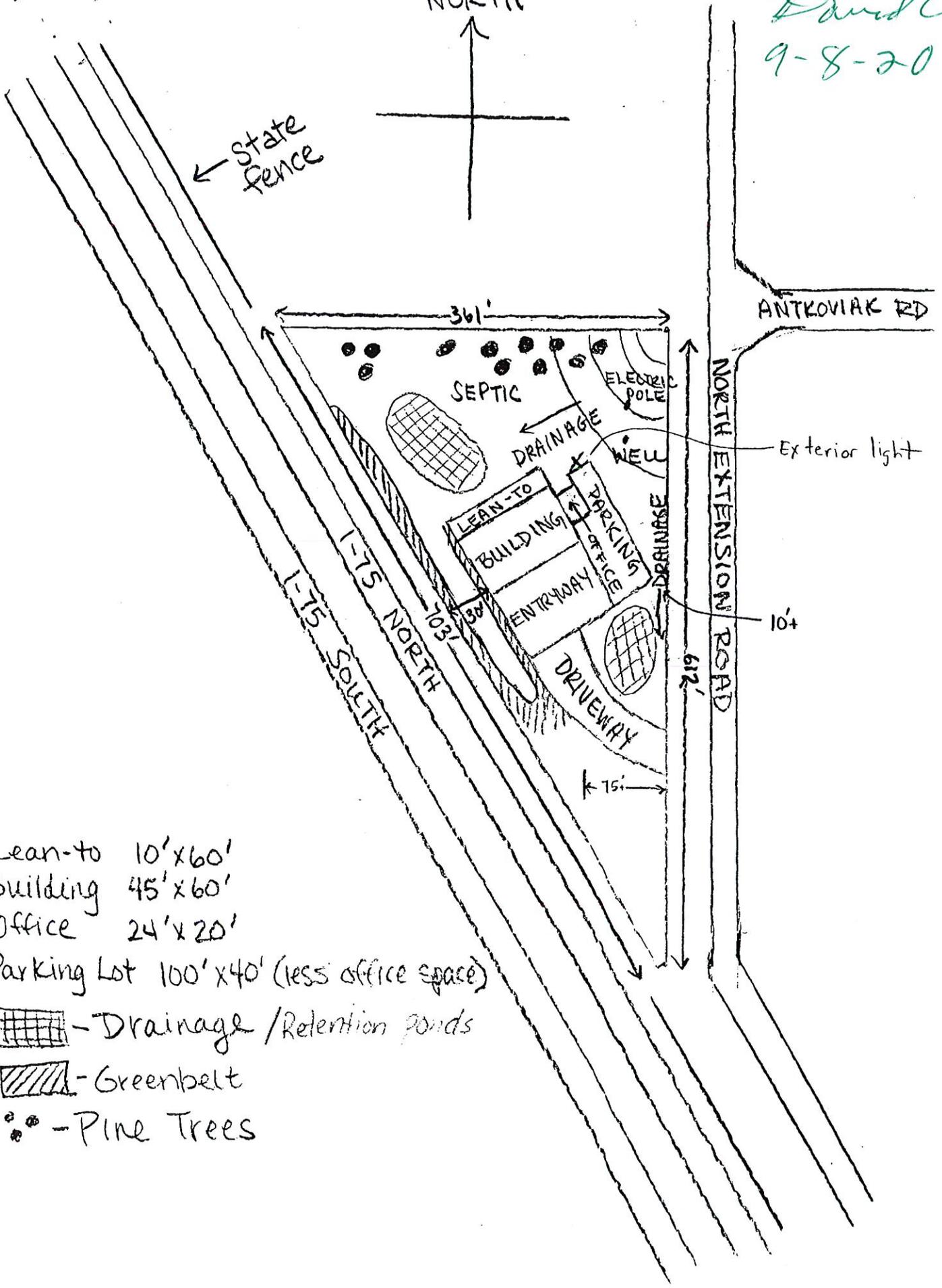
Date Received:	<u>9.10.20</u>	Notes: * Payment remitted in July w/conditional Review & application.
Fee Amount Received:	<u>\$225</u>	
Receipt Number:		
Public Hearing Date:	<u>10.7.20</u>	
Planning/Zoning Administrator Approval:		
Signature <u>Michael Turusk</u>	Date <u>9.15.20</u>	

David Clark
9-8-20

NORTH



State fence



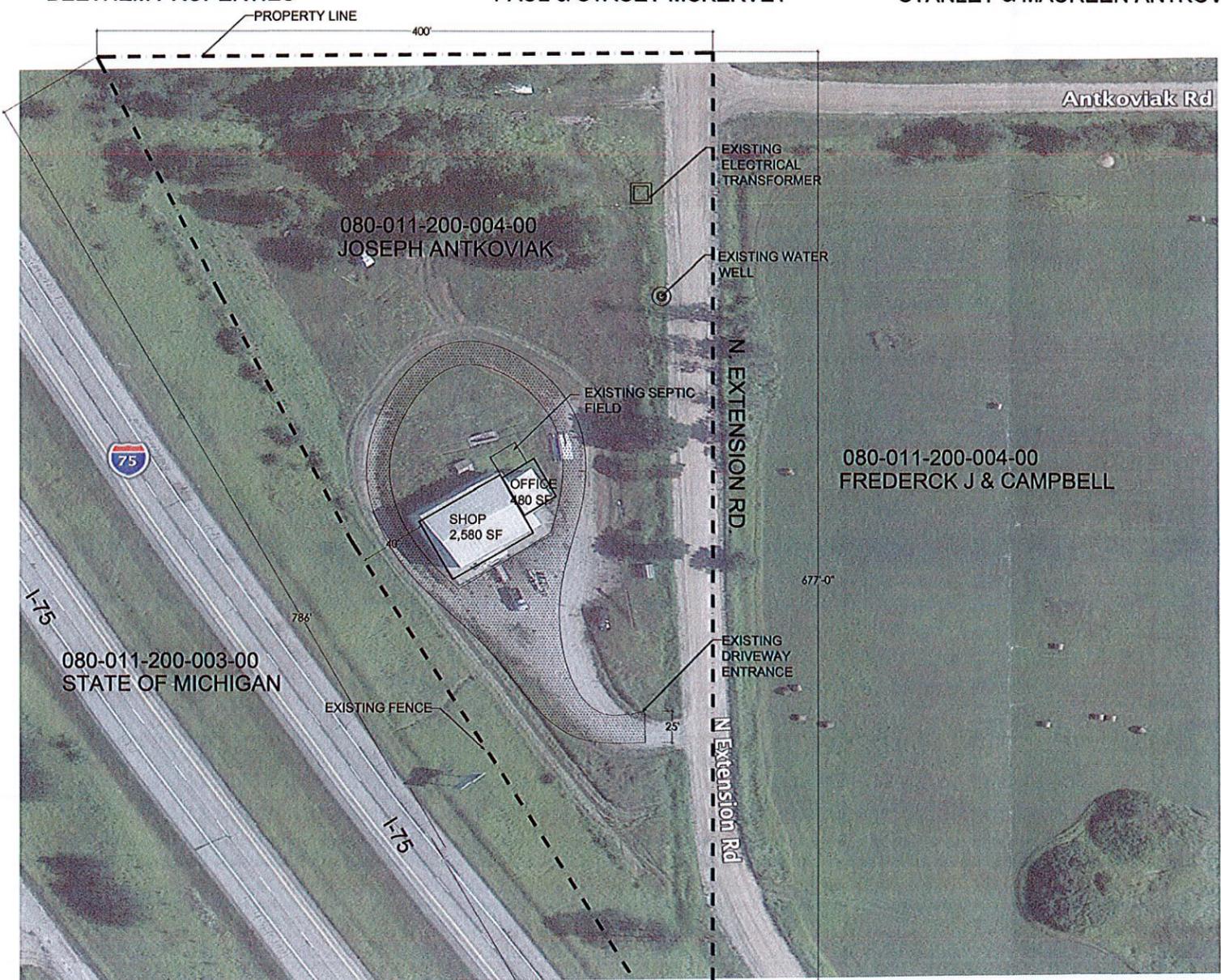
- Lean-to 10' x 60'
- Building 45' x 60'
- Office 24' x 20'
- Parking Lot 100' x 40' (less office space)

-  - Drainage / Retention ponds
-  - Greenbelt
-  - Pine Trees

080-002-401-003-01
BEETHEM PROPERTIES

080-002-402-003-00
PAUL & STACEY MCKERVEY

080-001-300-001-03
STANLEY & MAUREEN ANTKOVIK



SITE PLAN 0' 20' 40' 80'

LEGAL DESCRIPTION

080-011-200-004-00
E 1/2 OF NE 1/4 , SEC 11, T37N, R3W2,
LYING NELY OF HWY I-75. 522/047
ACRES: 3.29

Kristin Antkoviak
antkoviakk@gmail.com

REVISIONS:

THE WELL DRILLING COMPANY LLC
10999 N. EXTENSION ROAD
LEVERING, MI 49755



NORTH

SITE PLAN

DATE: 09.07.2020

SCALE: 1" = 40'- 0"

SHEET:

L1 OF 1