OTSEGO COUNTY
PLANNING COMMISSION
November 19, 2018
6:00 PM

MEETING WILL BE IN THE PLANNING AND ZONING MEETING ROOM LOCATED AT 1322 HAYES ROAD

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES: From October 15, 2018 meeting
5. CONSENT AGENDA
6. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA:

   (Please identify yourself for the record. All comments will be limited to two (2) minutes)
7. OTHER
8. PUBLIC HEARINGS:

   1. *Otsego County Zoning Map/Ordinance – A proposed Rezone of the following six (6) subdivisions in Bagley & Otsego Lake Townships and a proposed text amendment to Section 21.22.6:*

      ***Bagley Township**: Gaylord Mobile Home Estates, Hidden Pines Mobile Estates, Maple Grove Estates I, Maple Grove Estates II and Parkwood Subdivision*
      ***Otsego Lake Township:** Arbutus Beach Highlands*
      a. *Open Public Hearing*
      b. *Land Use Introduction*
      c. *Public Comment (3 minute limit)*
      d. *Close Public Hearing*
      e. *Planning Commission Discussion - Motion*
   2. *Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Rezone for three (3) contiguous parcels located in Hayes Township:*

071-001-100-005-02	*071-001-100-005-03*	*071-001-100-005-04*
M-32 West	*M-32 West*	*M-32 West*
Gaylord, MI 49735	*Gaylord, MI 49735*	*Gaylord, MI 49735*

      ***PZRZ18-004** - Property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business. The proposed purpose of the rezone is to permit construction of storage units for commercial purposes.*
      a. *Open Public Hearing*
      b. *Land Use Introduction*
      c. *Public Comment (3 minute limit)*
      d. *Close Public Hearing*
      e. *Planning Commission Discussion - Motion*
   3. *Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Special Use Permit for three (3) contiguous parcels located in Hayes Township:*

071-001-100-005-02	*071-001-100-005-03*	*071-001-100-005-04*
M-32 West	*M-32 West*	*M-32 West*
Gaylord, MI 49735	*Gaylord, MI 49735*	*Gaylord, MI 49735*

      ***PZSU18-008** - The proposed purpose of the request is to permit construction of storage units for commercial purposes.*
      Property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business, to be determined. Mini-storage buildings consisting of separate storage rooms rented or leased by the month is a permitted use subject to special conditions in a B2/General Business Zoning District.
      a. *Open Public Hearing*
      b. *Applicant Presentation*
      c. *Township Presentation*
      d. *Public Comment (3 minute limit)*
      e. *Close Public Hearing*
      f. *Planning Commission Discussion - Motion*

4. *Capital Improvement Plan 2019-2024*

9. ADVERTISED CASES:

1. *Otsego County Zoning Map/Ordinance – A proposed Rezone of the following six (6) subdivisions in Bagley & Otsego Lake Townships and a proposed text amendment to Section 21.22.6:*

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4. *Capital Improvement Plan 2019-2024*

10. UNFINISHED COMMISSION BUSINESS:

    1. Objective List 2019

11. NEW BUSINESS

12. REPORTS AND COMMISSION MEMBER'S COMMENTS:

    1. Otsego County Parks & Recreation report / Judy Jarecki
    2. Land Use Services
       Jim Mouch – Special Use Permit/Site Plan Review – Little League Dr - Discussion
       Chris Churches – Non-conforming lot analysis

13. ADJOURNMENT

Otsego County Planning Commission

Proposed Minutes for October 15, 2018

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Roll Call:

Present: Chairperson Hartmann, Vice Chairperson Jarecki, Secretary Arndt, Mr. Borton, Mr. Hilgendorf, Mr. Brown, Mr. Klee, Mr. Caverson, Mr. Bauman, Ms. Corfis

Absent: Mrs. Norton

Staff Present: Mr. Mouch, Mr. Churches

Public Present: Randy Stults

Others Present: John Jenkins, City of Gaylord Mayor, Rachel Frisch, Otsego County Administrator

Approval of minutes from: September 17, 2018

Motion made by Mr. Brown to approve minutes as presented; Seconded by Mr. Arndt.

Motion approved unanimously.

Consent Agenda: None

Other: None

Public participation for items not on the agenda: None

Public Hearing: None

Advertised Case: None

Unfinished Commission Business: None

New Business:

1. Capital Improvement Plan 2019-2024 – *Review*

Chairperson Hartmann requested comments from Mr. Churches and Ms. Frisch on the Capital Improvement Plan.

Mr. Churches stated he thought all the projects were needed. The Capital Improvement Plan (CIP) Committee had reviewed the plan and prioritized each item.

Ms. Frisch stated the Capital Improvement Plan had been put together professionally, with pictures being added for some nice detail. The Committee did an overall good job.

Chairperson Hartmann reviewed the CIP by item stating most of the projects were road construction projects prioritized by year. The Iron Belle Trail and the Otsego Lake Outlet Structure were both considered 'urgent'.

Mr. Borton stated the reason the Trail was marked 'urgent' was because of grant funding; the Trail needed to be completed within a certain amount of time and he was told it would be finished within that timeframe. It was slated to open December 1st for snowmobile season.

Chairperson Hartmann stated the other items defined in the Plan were marked 'important' with the exception of the jail being categorized as 'desirable'. He requested discussion on any items.

Mr. Borton stated the jail was now being marked 'desirable' as opposed to 'important' because funding was not available and the estimate given was outdated as well.

Mr. Churches stated Mr. Hilgendorf had questioned the local percentage of township contribution at the CIP Committee meeting. He had contacted Jason at the Road Commission and was told the township contribution was not defined until late October of each year. So the percentage of local share was determined year by year.

Mr. Brown questioned the road project percentages of federal funding as well.

Mr. Churches stated he could not speak to that; the local percentages were defined yearly.

It was explained the percentage of contribution depended on where the funding was coming from. The type of funding defined the contribution required.

Chairperson Hartmann asked for any other comments; hearing none, he requested a motion.

Mr. Caverson stated he would abstain from voting to prevent any conflict of interest as he worked on some of the projects.

Motion by Mr. Hilgendorf to recommend the Otsego County Capital Improvement Plan 2019-2024 to the Otsego County Board of Commissioners; Seconded by Mr. Klee.

Motion approved; one abstention.

A public hearing will be held before approval by the Otsego County Board of Commissioners.

2. Objective List 2018 – *Review*

Chairperson Hartmann stated he would like to set up a committee to review the objective list. He requested input for items on the current list, any additional items and also their priority. A committee was assembled and a meeting was scheduled for Friday, October 26th at 9:00am .

Committee members:

Mr. Hartmann
Mr. Klee
Mr. Brown
Mr. Arndt

Chairperson Hartmann stated the information would be presented at November's meeting.

3. Elections

Chairperson Hartmann stated the positions for officer s needed to be filled. Current positions were held by himself, Mrs. Jarecki and Mr. Arndt.

Mr. Hilgendorf suggested making a single motion to keep all officers in their current position; there were no objections.

Motion made by Mr. Hilgendorf for current officers to retain their positions for the coming year; Seconded by Mr. Arndt.

Motion approved.

2019 Officers:

Chairperson:	*Mr. Hartmann*
Vice Chairperson:	*Mrs. Jarecki*
Secretary:	*Mr. Arndt*

4. Expiring Terms:
   a. Paul Hartmann
   b. Judy Jarecki
   c. Steve Bauman

Chairperson Hartmann questioned if members with expiring terms were open to another three (3) year term. All three (3) members agreed to reappointment.

Applications for the members listed above were included in their packets for completion and submittal to Administration for reappointment by the Otsego County Board of Commissioners.

Reports and Commission Member's Comments:

Mr. Brown, Zoning Board of Appeals (ZBA) representative, stated there had been two (2) cases before the ZBA, one (1) had been postponed. The other case was for a setback variance and the results were discussed. Charlton Township had questions as to why the variance was denied. A letter was sent requesting more information on the ZBA criteria in making a decision.

It was stated there was criteria in the Zoning Ordinance based on the Michigan Enabling Act that must be met in order for a variance to be granted. The Zoning Board of Appeals had based their decision on the criteria and had denied the variance because it was self-inflicted.

Mr. Mouch stated the applicant was working toward compliance and would be submitting the information requested.

1. Otsego County Parks & Recreation report/Judy Jarecki

Mrs. Jarecki stated construction on the septic system and the relocation of the ranger station had begun at the County Park – the two Halloween weekends at the Park went very well; Bear Basketball had begun at the Community Center; the Groen Nature Preserve ranger station would be completed soon and the position for two part time employees had been consolidated to one for shared duties at the Groen Preserve and the Community Center – the position had been filled; and permission was given to Animal Control for use of the shed at the dog park.

2. Land Use Services report/Jim Mouch

Mr. Mouch stated he had received an email concerning the pending ZBA case notifying Land Use it was being withdrawn. He stated Mr. Churches had assembled maps pertaining to the mobile home subdivisions.

Mr. Churches presented maps from information gathered by Land Use depicting the current use of the property in the mobile home subdivisions discussed in recent months. He stated the parcels were marked as single wide, double wide, accessory building or vacant and it was surprising how many parcels remained vacant. Mr. Churches stated that with the proposed rezoning of these subdivisions, these parcels could be utilized and contribute to the tax base of Otsego County.

Chairperson Hartmann stated a public hearing would be scheduled for November concerning the rezoning of the mobile home subdivisions. Letters from townships had been received in favor of the rezone to R3 except for Otsego Lake Township. He asked Ms. Corfis to explain their objections.

Ms. Corfis, Otsego Lake Township representative, stated their main concern was the allowance of eleven foot (11') mobiles being placed in those subdivisions according to the Schedule of Dimensions; they had also discussed other ways to allow replacement of the mobiles should it be outdated or a loss.

Chairperson Hartmann stated the minimum width of single wide mobiles currently made was fourteen feet (14'). If a mobile was replaced with an eleven foot (11') single wide, it would have to meet building code as well.

Mr. Mouch stated it would not pass current building codes therefore, it would not be allowed unless they upgraded.

Secretary Arndt, Bagley Township representative, stated they had discussed the issue extensively because many of these properties were in Bagley. He did not think a separate section was needed for an 'Act of God' definition. They had R3 Zoning recommendations to submit to avoid the actual term 'Act of God' and thought adding them to the R3 Zoning District would take care of the issue.

Mr. Mouch stated there would be additional information for review before the next meeting.

Mr. Caverson stated the focus was on mobile homes but this was a bigger issue throughout the County with nonconforming structures and lots, especially around the lakes. Changing the zoning did not address the problem in other areas of the County. If the 'Act of God' language was defined clearly, then all nonconforming structures could be rebuilt because of a loss, not just mobile homes. It would encompass the entire County and treat all owners fairly.

Chairperson Hartmann stated it would be on the agenda next month but whether it would be resolved remained to be seen.

Mr. Brown stated it made more sense to update the Schedule of Dimensions as suggested previously before the public hearing was held because he wasn't sure the rezone would be approved without changing that section first.

Ms. Corfis stated the 'Act of God' language would also be a possibility. There was no perfect solution but Otsego Lake Township was working toward the best solution they could.

Secretary Arndt stated the R2 amendment had been written twice, legal counsel had been sought and a zoning change to R3 was recommended; that was what they were doing.

Mr. Mouch suggested sending out the attorney's recommendation again and it was agreed.

Chairperson Hartmann stated he thought the public hearing should still be held to take care of the mobile home subdivisions and then they could work on the other items discussed.

Mr. Caverson stated he thought this started off as a structure issue and not a mobile homes issue.

Mr. Mouch stated the proposed changes were based on the width of the structure not representative of just a single wide mobile home.

It was questioned what the public hearing would consist of and how the public hearing would be held; if a hearing would be held separately for each subdivision or as a whole.

Chairperson Hartmann stated the public hearing would be held for the rezoning of the six (6) subdivisions recommended by legal counsel; he suggested inviting him.

Ms. Frisch stated she did not believe he would be able to attend November's meeting.

Mr. Mouch suggested contacting legal counsel again concerning questions from the meeting's conversation to see what he proposes.

Secretary Arndt stated he wanted to reassure Otsego Lake Township that Bagley was working toward a solution; they had rewritten their recommendation multiple times and wanted to move forward but did not want to disregard Otsego Lake's concerns. Arbutus Beach Highlands was a large subdivision and they did have an interest.

Ms. Corfis concurred and stated they wanted to take everything into account.

Mr. Mouch stated there were still many projects going on such as the apartments on M-32, apartments on Dickerson and Main St too and also a medical facility; the building still continues.

Mr. Hilgendorf stated the MTEC / University Center millage coming up in November.

Mr. Borton stated Enbridge had been at the MAC environmental meeting last week discussing their plans for multiple projects throughout the state but focused on the tunnel through the straits; the tunnel would be ten feet

(10') wide, ten feet (10') in diameter and one hundred feet (100') under the bedrock. The cost would run between $500,000,000 and $750,000,000 and be completed over the next 7-10 years.

With no further comments, Chairperson Hartmann adjourned the meeting.

Adjournment: 7:04pm by Chairperson Hartmann

Approved as Submitted

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary

OTSEGO COUNTY
PLANNING COMMISSION

Gaylord Mobile Home Estates
Hidden Pines Mobile Estates
Maple Grove Estates 1 & 2
Parkwood Subdivision
Arbutus Beach Highlands

REZONE

Exhibit List

Exhibit #1:	Otsego County Zoning Ordinance Effective March 20, 2010/Amended July 10, 2018
Exhibit #2:	Otsego County Zoning Map Effective Date March 20, 2010/Amended January 24, 2017
Exhibit #3:	Otsego County Platted Maps
Exhibit #4:	Otsego County Subdivision Maps/*Current use*
Exhibit #5:	2014 Master Plan – *Residential Districts*/Future Land Use Map
Exhibit #6:	Public Hearing Notice
Exhibit #7:	Notice to Townships dated September 19, 2018
Exhibit #8:	Response from Townships
Exhibit #9:	Map and list of parties notified
Exhibit #10:	Finding of Fact

GAYLORD MOBILE HOME ESTATES, HIDDEN PINES MOBILE ESTATES, MAPLE GROVE ESTATES 1 & 2 - BAGLEY TOWNSHIP

OTSEGO COUNTY ZONING MAP

LEGEND

- R-1/RESIDENTIAL
- R-2/GENERAL RESIDENTIAL
- R-3/RESIDENTIAL ESTATES
- RR/RECREATION RESIDENTIAL
- FR/FORESTRY RECREATION
- AR/AGRICULTURAL RESOURCE
- B-1/LOCAL BUSINESS
- B-2/GENERAL BUSINESS
- B-3/BUSINESS, LIGHT MANUFACTURING
- I/INDUSTRIAL
- HX/HIGHWAY INTERCHANGE
- MUZ MAIN/MULTIPLE USE ZONING MAIN STREET
- MUZ TWN CN/MULTIPLE USE ZONING TOWN CENTER
- PUD/PLANNED UNIT DEVELOPMENT
- STATE LAND
- N/A

Exhibit 2

PARKWOOD SUBDIVISION - BAGLEY TOWNSHIP

Exhibit 2

ARBUTUS BEACH HIGHLANDS - OTSEGO LAKE TOWNSHIP

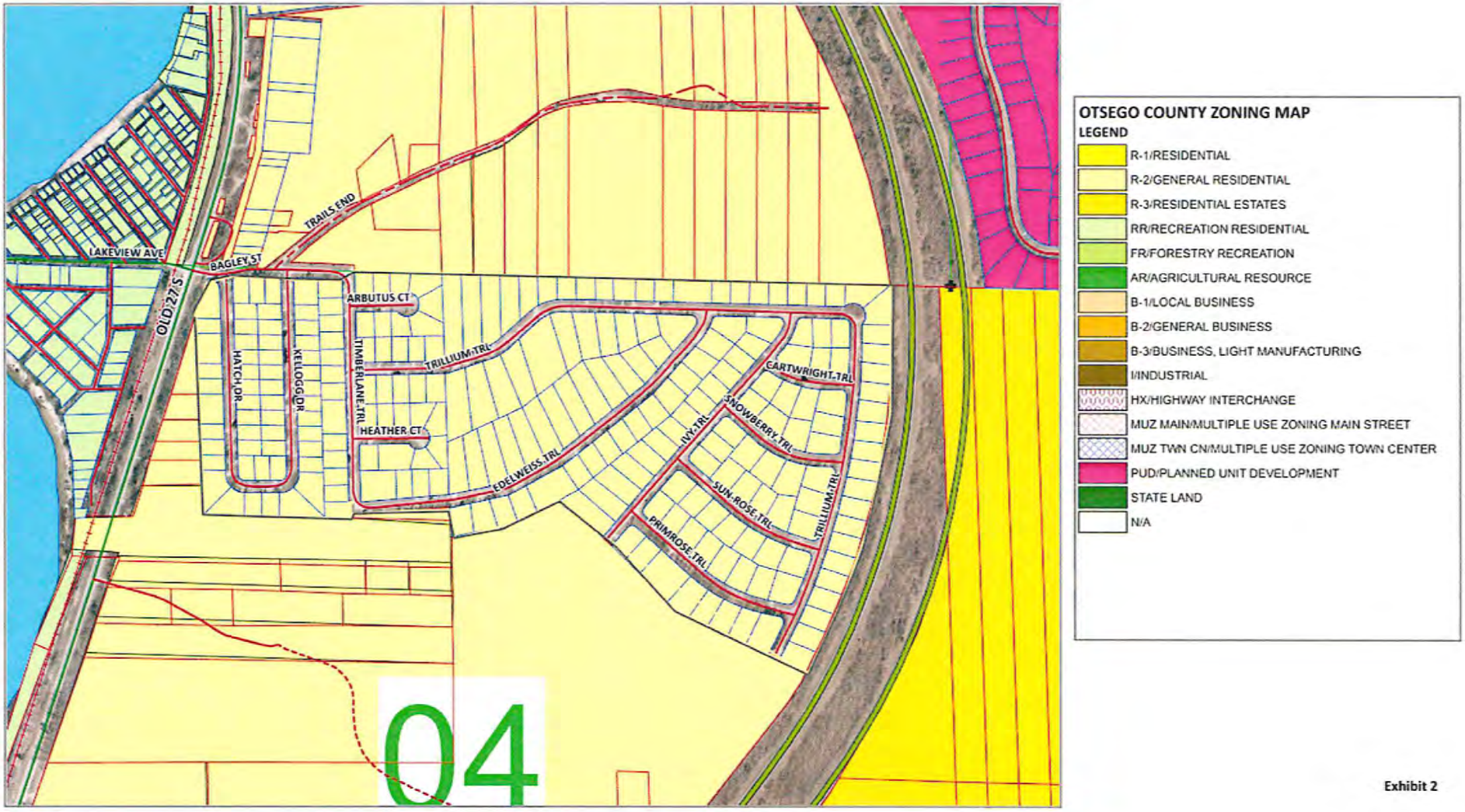
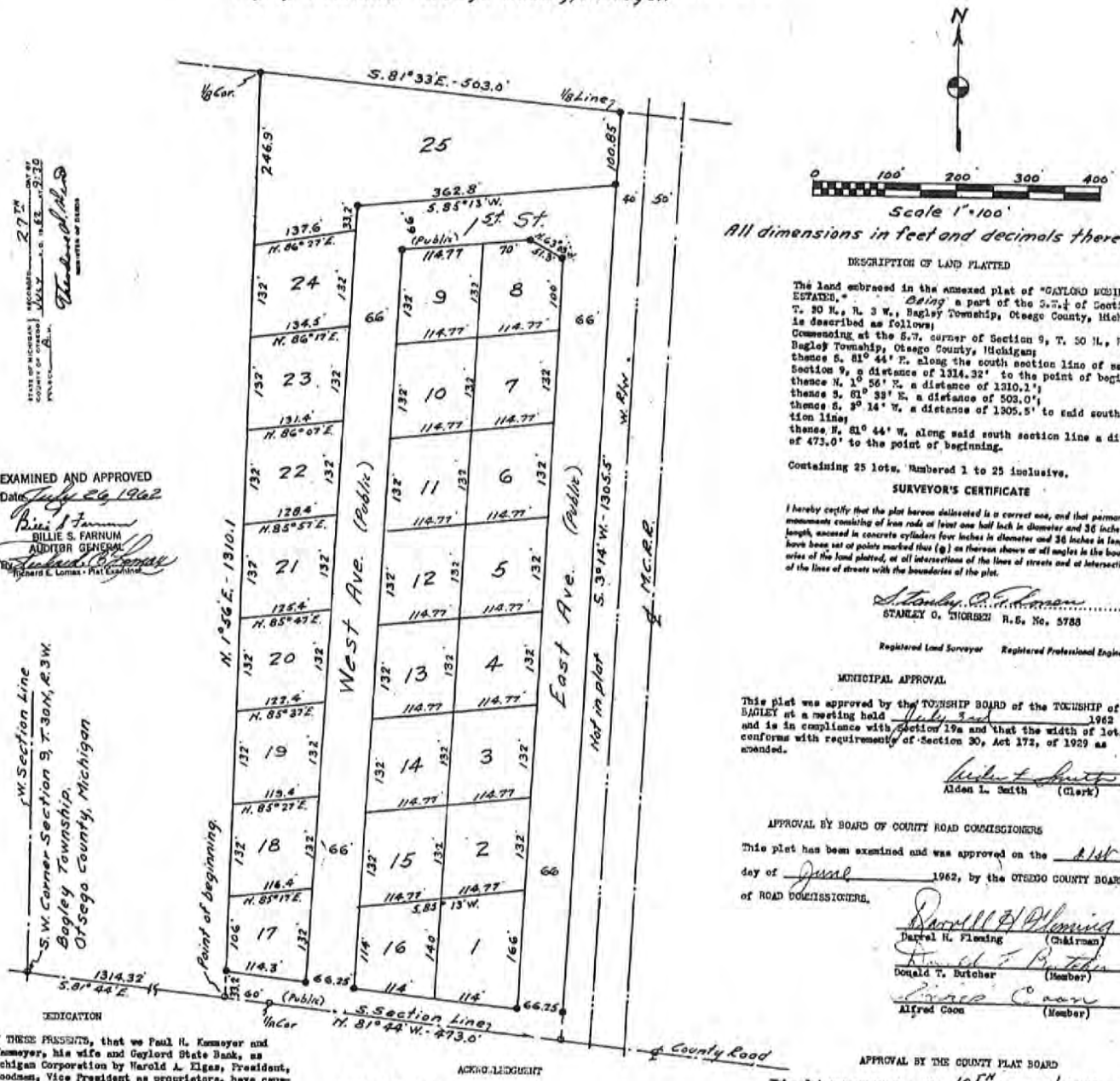


Exhibit 2

GAYLORD MOBILE HOME ESTATES

Being a part of the S.W. 1/4 of Section 9, T.30N, R.3W.
Bagley Township, Otsego County, Michigan



All dimensions in feet and decimals thereof.

STATE OF MICHIGAN } RECORDED
COUNTY OF OTSEGO } JULY A.D. 1962 AT 9:30 O'CLOCK A.M.
27TH
Theodore H. Wells
REGISTER OF DEEDS

EXAMINED AND APPROVED
Date July 26, 1962
Bill S. Farnum
BILLIE S. FARNUM
AUDITOR GENERAL
By Richard E. Lomax
Richard E. Lomax - Plat Examiner

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "GAYLORD MOBILE HOME ESTATES." Being a part of the S.W.¼ of Section 9, T. 30 N., R. 3 W., Bagley Township, Otsego County, Michigan, is described as follows:
Commencing at the S.W. corner of Section 9, T. 30 N., R. 3 W., Bagley Township, Otsego County, Michigan;
thence S. 81° 44' E. along the south section line of said Section 9, a distance of 1314.32' to the point of beginning;
thence N. 1° 36' E. a distance of 1310.1';
thence S. 81° 33' E. a distance of 503.0';
thence S. 3° 14' W. a distance of 1305.5' to said south section line;
thence N. 81° 44' W. along said south section line a distance of 473.0' to the point of beginning.

Containing 25 lots, Numbered 1 to 25 inclusive.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments consisting of iron rods at least one half inch in diameter and 36 inches in length, encased in concrete cylinders four inches in diameter and 36 inches in length, have been set at points marked thus (●) on thereon shown or all angles in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

Stanley O. Thorsen
STANLEY O. THORSEN R.E. No. 5788

Registered Land Surveyor *Registered Professional Engineer*

MUNICIPAL APPROVAL

This plat was approved by the TOWNSHIP BOARD of the TOWNSHIP of BAGLEY at a meeting held July 2nd 1962 and is in compliance with Section 19a and that the width of lots conforms with requirements of Section 30, Act 172, of 1929 as amended.

Alden L. Smith (Clerk)

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 21st day of June 1962, by the OTSEGO COUNTY BOARD of ROAD COMMISSIONERS.

Darrell H. Fleming (Chairman)
Donald T. Butcher (Member)
Alfred Coon (Member)

APPROVAL BY THE COUNTY PLAT BOARD

This plat was approved on the 10TH day of JULY 1962 by the Otsego County Plat Board

Miles Brown, Chairman
Board of Supervisors

Theodore H. Wells
Theodore H. Wells (County Clerk)

Robert A. Pray (County Treasurer)

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Otsego County.
I hereby certify, that there are no tax liens or titles held by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 10 day of July 1962 and that the taxes for said period of five years are all paid, as shown by the records of this office.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

ROBERT A. PRAY (County Treasurer)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we Paul H. Kammeyer and Marguerite B. Kammeyer, his wife and Gaylord State Bank, as Mortgagee, a Michigan Corporation by Harold A. Elgas, President, and Foster G. Woodman, Vice President as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "GAYLORD MOBILE HOME ESTATES." Being a part of the S.W.¼ of Section 9, T.30 N., R.3 W. Bagley Township, Otsego County, Michigan, and that the roads as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the Presence of

Helen T. Thomas (Witness) — Paul H. Kammeyer (L.S.)
Thomas M. Nelson (Witness) — Marguerite B. Kammeyer (L.S.)

Signed and Sealed in the Presence of

Kenneth S. Arndt (Witness) — Gaylord State Bank — Harold A. Elgas - President (L.S.)
Wayne Tolman (Witness) — Foster G. Woodman, Vice President (L.S.)

ACKNOWLEDGMENT

State of Michigan }
County of Otsego } ss

On this 21st day of June 1962
Before me, a Notary Public in and for said County personally came the above Paul H. Kammeyer and Marguerite B. Kammeyer, his wife, known to me to be persons who executed the above dedication, and acknowledged the same to be their act and deed.

Kenneth S. Arndt
KENNETH S. ARNDT
Notary Public Otsego County
My Commission expires 6-6-64

ACKNOWLEDGMENT

State of Michigan }
County of Otsego } ss

On this 21st day of June 1962
Before me, a Notary Public in and for said County appeared Harold A. Elgas and Foster G. Woodman to me personally known who being each by me duly sworn did say that they are the President and Vice President respectively of the Gaylord State Bank, a Michigan Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said President and Vice President acknowledged said instrument to be the free act and deed of said corporation.

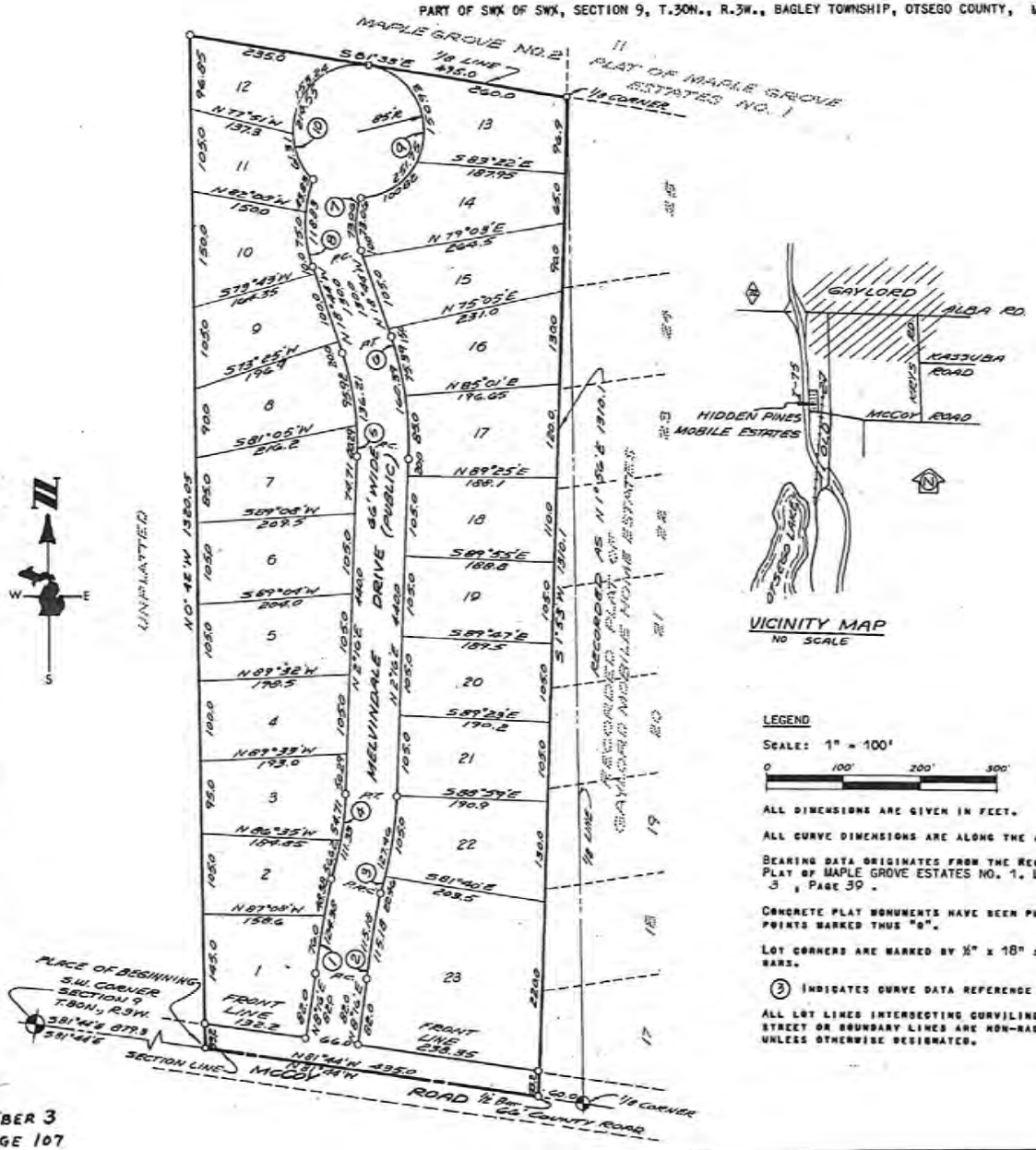
Kenneth S. Arndt
Notary Public Otsego County
My Commission expires 6-6-64

Exhibit 3

HIDDEN PINES

MOBILE ESTATES

PART OF SW¼ OF SW¼, SECTION 9, T.30N., R.3W., BAGLEY TOWNSHIP, OTSEGO COUNTY, MICHIGAN.



CURVE DATA

	1	2	3	4	5
▲ =	8°00'	8°00'	14°00'	14°00'	21°00'
R =	890.99	824.99	521.69	455.69	371.66
L =	124.38	115.18	127.46	111.33	136.21
LC =	N12°16'E	N12°16'E	N5°16'E	N5°16'E	N8°14'W
	124.31	115.02	127.16	111.07	135.46

	6	7	8	9	10
▲ =	21°00'	39°44'	39°44'	144°38'	169°42'
R =	437.66	105.37	171.37	85.0	85.0
L =	160.39	73.06	118.83	214.55	251.75
LC =	N8°14'W	N1°08'E	N1°08'E	S26°08'W	S3°18'W
	159.52	71.62	116.47	161.97	169.31

LEGEND

SCALE: 1" = 100'

0 100' 200' 300'

ALL DIMENSIONS ARE GIVEN IN FEET.

ALL CURVE DIMENSIONS ARE ALONG THE ARC.

BEARING DATA ORIGINATES FROM THE RECORDED PLAT OF MAPLE GROVE ESTATES NO. 1, LIBER 3, PAGE 39.

CONCRETE PLAT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS "O".

LOT CORNERS ARE MARKED BY ½" x 18" STEEL BARS.

(3) INDICATES CURVE DATA REFERENCE NUMBER.

ALL LOT LINES INTERSECTING CURVILINEAR STREET OR BOUNDARY LINES ARE NON-RADIAL UNLESS OTHERWISE DESIGNATED.

SURVEYORS AFFIDAVIT of CORRECTION LIBER 27 Page 520

Exhibit 3

HIDDEN PINES

MOBILE ESTATES

PART OF SWX OF SWX, SECTION 9, T.30N., R.3W., BAGLEY TOWNSHIP, OTSEGO COUNTY, MICHIGAN.

SURVEYOR'S CERTIFICATE

I, C. EUGENE OSTLING, SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS: HIDDEN PINES, PART OF SWX OF SWX, SECTION 9, T30N, R3W, BAGLEY TOWNSHIP, OTSEGO COUNTY, MICHIGAN.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, T30N, R3W; THENCE S81°44'E, 872.3 FEET TO PLACE OF BEGINNING; THENCE N0°42'W 1,320.05 FEET; THENCE S81°33'E 495.0 FEET; THENCE S1°53'W 1,310.1 FEET; THENCE N81°44'W 435.0 FEET TO PLACE OF BEGINNING. SAID PLAT CONTAINS 23 LOTS NUMBERED FROM 1 TO 23 INCLUSIVE AND CONTAINS 13.9 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY SECTION 125 OF THE ACT.

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS, REQUIRED BY SECTION 126 OF THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 126 (3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE: Oct 24, 1970

C. Eugene Ostling
C. EUGENE OSTLING RLS
MICHIGAN No. 12026

OSTLING SURVEYS, INC.
309 LAKE AVENUE
ROSCOMMON, MICHIGAN 48653

STATE OF MICHIGAN
C. EUGENE OSTLING
LAND SURVEYOR
No. 12026
REGISTERED LAND SURVEYOR

PROPRIETOR'S CERTIFICATE

WE, WALLACE GUGLER AND CLARA M. GUGLER, AND RICHARD SMITH AND SOPHIE SMITH, AS PROPRIETORS, HAVE CAUSED THE LAND TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT MELVINDALE DRIVE IS FOR THE USE OF THE PUBLIC; AND THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT.

WITNESSES:

Carmella Gatt
CARMELLA GATT

Robert J. Smith
ROBERT J. SMITH

D.W. McGinley
D.W. MCGINLEY

Frank A. Presti
FRANK A. PRESTI

Wallace C. Gugler
WALLACE C. GUGLER
1292 CIRCLE COURT
BLOOMFIELD HILLS, MICHIGAN 48013

Clara M. Gugler
CLARA M. GUGLER
1292 CIRCLE COURT
BLOOMFIELD HILLS, MICHIGAN 48013

Richard Smith
RICHARD SMITH
27005 MICHIGAN AVENUE
INKSTER, MICHIGAN 48141

Sophie Smith
SOPHIE SMITH
27005 MICHIGAN AVENUE
INKSTER, MICHIGAN 48141

ACKNOWLEDGEMENT

STATE OF MICHIGAN }
COUNTY } SS.

PERSONALLY CAME BEFORE ME THIS 24TH DAY OF October, 1970, THE ABOVE NAMED WALLACE C. GUGLER, AND CLARA M. GUGLER, HIS WIFE, AND RICHARD SMITH, AND SOPHIE SMITH, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC D.W. McGinley, Wayne COUNTY, MICHIGAN.
D.W. McGINLEY

MY COMMISSION EXPIRES: Sept 30, 1971.

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING November 6, 1970, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

Robert A. Pray
ROBERT A. PRAY CO. TREASURER
OTSEGO COUNTY

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON November 23-1970 AS COMPLYING WITH SECTION 192 OF ACT 288, P.A. 1967, AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF OTSEGO.

Donald T. Butcher
DONALD T. BUTCHER CHAIRMAN

ABSENT
ALFRED COON MEMBER

Darrell H. Fleming
DARRELL H. FLEMING MEMBER

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

APPROVED ON November 23-1970 AS COMPLYING WITH SECTION 183 OF ACT 288, P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF ROAD COMMISSIONERS OF OTSEGO COUNTY.

Donald T. Butcher
DONALD T. BUTCHER CHAIRMAN

ABSENT
ALFRED COON MEMBER

Darrell H. Fleming
DARRELL H. FLEMING MEMBER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF BAGLEY AT A MEETING HELD Dec 7, 1970 AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A. 1967, AND THAT THE PRELIMINARY PLAT WAS APPROVED BY THE MICHIGAN DISTRICT HEALTH DEPARTMENT No. 3 ON Oct 21, 1970.

Alden L. Smith
ALDEN L. SMITH CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE OTSEGO COUNTY PLAT BOARD ON DEC. 15 1970, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288, P. A. 1967, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

ABSENT
JOHN D. ALLEN CHAIRMAN

Theodore W. Werts
THEODORE W. WERTS COUNTY CLERK & REG. OF DEEDS

Robert A. Pray
ROBERT A. PRAY COUNTY TREASURER

EXAMINED AND APPROVED
Date Jan. 18, 1971

Richard C. Long
RICHARD C. LONG
STATE TRUST LICENSE
Richard C. Long, Pres.

RECORDING CERTIFICATE

STATE OF MICHIGAN }
COUNTY } SS.

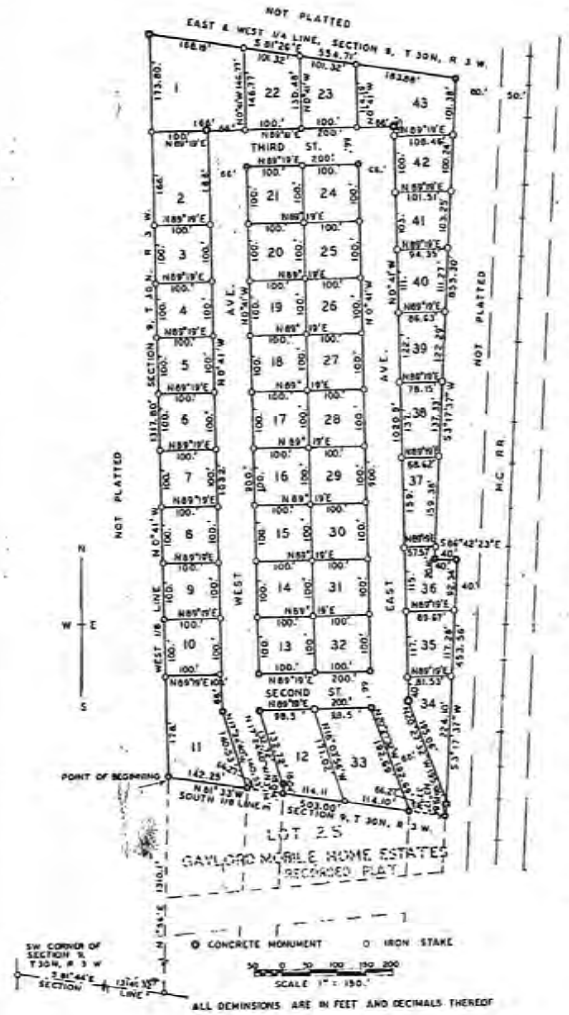
THIS PLAT WAS RECEIVED FOR RECORD ON THE 20TH DAY OF JANUARY, A.D. 1971, AT 11:50 A.M., RECORDED IN LIBER 3 OF PLATS ON PAGE 107-8.

Theodore W. Werts
THEODORE W. WERTS REGISTER OF DEEDS

MAPLE GROVE ESTATES

BAGLEY TOWNSHIP, OTSEGO COUNTY, MICHIGAN.

PART OF NE¼ OF SW¼, SECTION 9, T 30 N, R 3 W.



ALL DEMINSIONS ARE IN FEET AND DECIMALS THEREOF

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of MAPLE GROVE ESTATES, Bagley Township, Otsego County, Michigan, part of NE¼ of SW¼, Section 9, T 30 N, R 3 W, is described as follows:

BEGINNING at a concrete monument 1314.32' S 81°44' E along the Sec. line and 1310.1' N 1°56' E of the SW corner of Section 9, T 30 N, R 3 W, which point is the intersection of the West 1/8 line with the South 1/8 line of said section, and also the Northwesterly corner of the recorded plat of GAYLORD MOBILE HOME ESTATES; thence N 0°41' W along said West 1/8 line 1317.80' to a concrete monument on the East & West 1/4 line of said section; thence S 81°26' E along said 1/4 line 554.71' to a concrete monument 80' Westerly and perpendicularly from the Westerly line of the former M.C. RR right-of-way; thence S 3°17'37" W, parallel with said RR right-of-way line, 855.30' to a concrete monument; thence S 86°42'23" E 40' to a concrete monument; thence S 3°17'37" W, parallel with said RR right-of-way line, 453.56' to a concrete monument on aforementioned South 1/8 line, which point is also the Northeasterly corner of aforementioned plat of GAYLORD MOBILE HOME ESTATES; thence N 81°33' W along said 1/8 line (North line of said plat of GAYLORD MOBILE HOME ESTATES) 503.00' to the point of beginning; being part of NE¼ of SW¼, Section 9, T 30 N, R 3 W. The above described plat is comprised of Lots 1 to 43, inclusive.

. . . . . .

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Otsego County.

I hereby certify that there are no tax liens or titles held by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the 27 day of July, 1967, and that the taxes for said period of five years are all paid, as shown by the records of this office....

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Robert A. Pray (County Treasurer)

. . . . . .

APPROVAL OF COUNTY HEALTH OFFICER

THIS PLAT WAS APPROVED ON THE 25 DAY OF July 1967

Hugh Harvey
HUGH HARVEY (OTSEGO COUNTY HEALTH OFFICER)

APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 5th day of July, 1967, by the Otsego County Plat Board.

Theodore W. Wertz (County Register of Deeds & County Clerk)

Robert A. Pray (County Treasurer)

Stanley Magsig (Chairman, Board of Supervisors)

. . . . . .

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 21st day of July, 1967, by the Otsego County Board of Road Commissioners.

Darell H. Fleming (Chairman)

Alfred Coon (Member)

Donald T. Butcher (Member)

. . . . . .

MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Bagley at a meeting held on the 3rd day of July, 1967, and is in compliance with Sections 19A and 30, Act 172 of Public Acts 1929, as amended.

Alden L. Smith (Clerk)

. . . . . .

EXAMINED AND APPROVED
Date SEP 7 - 1967
Allison Green
ALLISON GREEN
STATE TREASURER
By Richard E. Lomax
Richard E. Lomax - Plat Examiner

STATE OF MICHIGAN } RECORDED 11TH DAY OF
COUNTY OF OTSEGO } SEPT A.D. 19 67 AT 9:30
O'CLOCK A M.
Theodore W. Wertz
REGISTER OF DEEDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we, Jack M. Walker and Laura L. Walker, husband and wife, 290 E. Felshaw Street, Gaylord, Michigan, and Jerome J. Duboski and Judith A. Duboski, husband and wife, RR 2, Gaylord, Michigan, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as MAPLE GROVE ESTATES, Bagley Township, Otsego County, Michigan, part of NE¼ of SW¼, Section 9, T 30 N, R 3 W, and that the streets as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the Presence of:

Clark W. Bates (Witness) — Jack M. Walker

Marie E. Wolf (Witness) — Laura L. Walker

Jerome J. Duboski

Judith A. Duboski

STATE OF MICHIGAN)
County of Otsego)

On this 2nd day of July, 1967, before me, a Notary Public in and for said county, personally came the above named Jack M. Walker and Laura L. Walker, husband and wife, and Jerome J. Duboski and Judith A. Duboski, husband and wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Shirley L. Bates

Notary Public . Otsego . . . County

My commission expires

SHIRLEY L. BATES
Notary Public, Otsego County, Mich.
My Commission Expires Mar. 4, 1970

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments consisting of iron rods at least one-half inch in diameter and 36 inches in length, encased in concrete cylinders four inches in diameter and 36 inches in length, have been set at points marked thus (n) as thereon shown at all angles in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

Mary C. Feindt (Registered Land Surveyor No. 3920)
213 Bridge St., Charlevoix, Mich.

. . . . . .

This plat drafted by
Charlevoix Abstract & Engineering Co.
Charlevoix, Michigan

. . . . . .

Exhibit 3

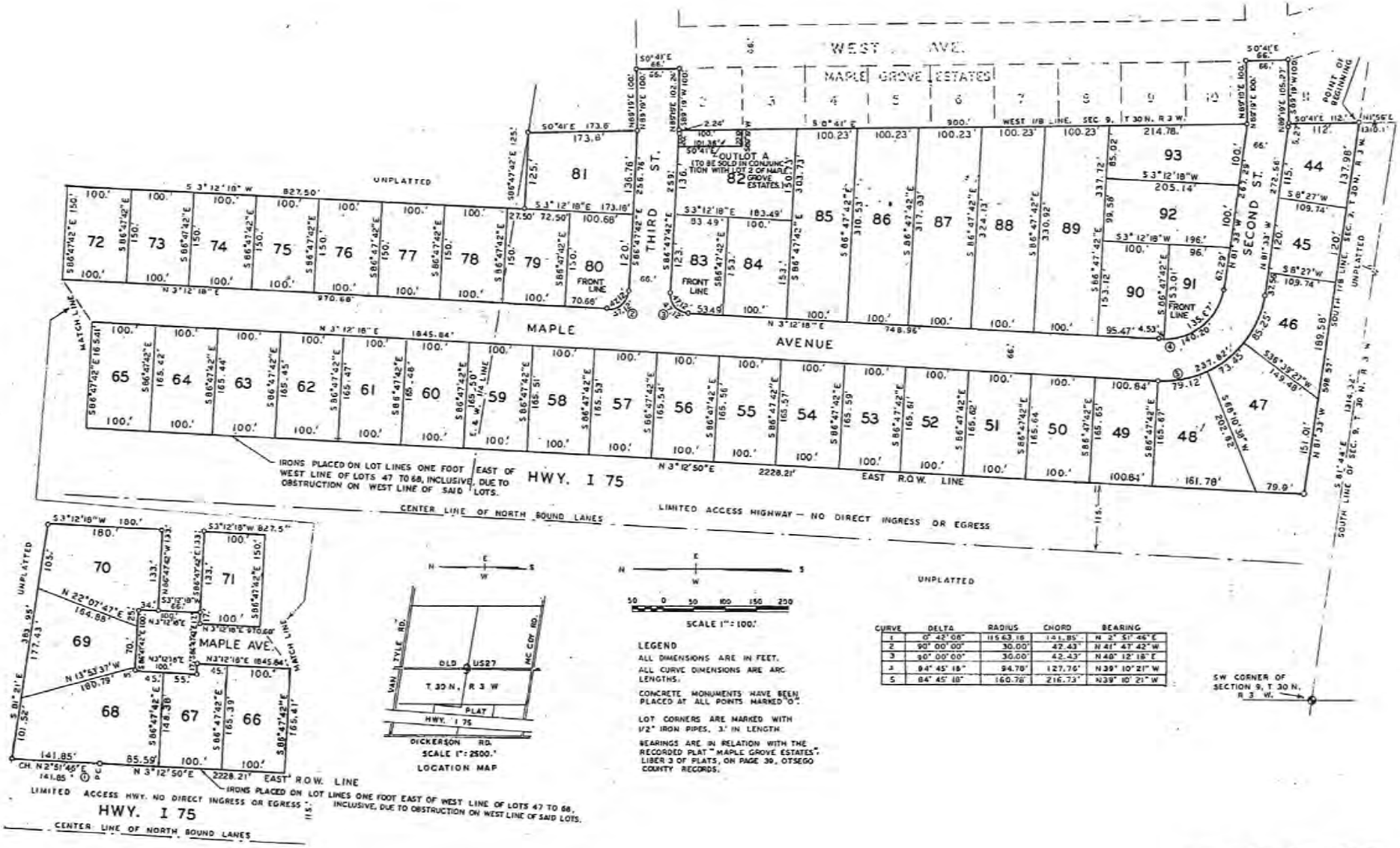
LIBER 3 PAGE 97

MAPLE GROVE ESTATES NO. 2

Sheet 1 of 2 Sheets

PART OF SW¼ OF NW¼ AND PART OF NW¼ OF SW¼ SECTION 9, T 30 N, R 3 W.
AND PART OF LOTS 2 AND 11, MAPLE GROVE ESTATES

BAGLEY TOWNSHIP, OTSEGO COUNTY, MICHIGAN.



LEGEND

ALL DIMENSIONS ARE IN FEET.

ALL CURVE DIMENSIONS ARE ARC LENGTHS.

CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "O".

LOT CORNERS ARE MARKED WITH 1/2" IRON PIPES, 3' IN LENGTH

BEARINGS ARE IN RELATION WITH THE RECORDED PLAT "MAPLE GROVE ESTATES", LIBER 3 OF PLATS, ON PAGE 30, OTSEGO COUNTY RECORDS.

CURVE	DELTA	RADIUS	CHORD	BEARING
1	0° 42' 08"	1163.16	141.85'	N 2° 51' 46" E
2	90° 00' 00"	30.00'	42.43'	N 41° 47' 42" W
3	90° 00' 00"	30.00'	42.43'	N 48° 12' 18" E
4	84° 45' 18"	94.78'	127.76'	N 39° 10' 21" W
5	84° 45' 18"	160.78'	216.73'	N 39° 10' 21" W

LIBER 3 PAGE 97

Exhibit 3

LIBER 3 PAGE 98

MAPLE GROVE ESTATES NO. 2

PART OF SW¼ OF NW¼ AND PART OF NW¼ OF SW¼ SECTION 9, T 30 N, R 3 W. AND PART OF LOTS 2 AND 11, MAPLE GROVE ESTATES

BAGLEY TOWNSHIP, OTSEGO COUNTY, MICHIGAN.

SURVEYOR'S CERTIFICATE

I, Mary C. Feindt, surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat, described as follows:
MAPLE GROVE ESTATES NO. 2, part of SW¼ of NW¼ and part of NW¼ of SW¼, Section 9, T 30 N, R 3 W, and part of Lots 2 and 11, MAPLE GROVE ESTATES, Bagley Township, Otsego County, Michigan, BEGINNING at a concrete monument 1314.32' S 81°44' E along the South line of Section 9, T 30 N, R 3 W, and 1310.1' N 1°56' E of the SW corner of said section (said point being the intersection of the West 1/8 line with the South 1/8 line of said section, being also the point of beginning of the recorded plat of MAPLE GROVE ESTATES, and being also the Northwesterly corner of the recorded plat of GAYLORD MOBILE HOME ESTATES; thence N 81°33' W along said South 1/8 line 598.57' to a point on the Easterly line of Michigan State Highway I-75; thence N 3°12'50" E, parallel with said highway line, 2228.21'; thence on a curve to the left 141.85' (chord of said curve bears N 2°51'46" E 141.85', radius is 11563.16', delta is 0°42'08"); thence S 81°21' E 383.95'; thence S 3°12' 18" W 180'; thence N 86°47'42" W 133'; thence S 3°12'18" W 66'; thence S 86°47'42" E 133'; thence S 3°12'18" W 827.50'; thence S 86°47'42" E 125' to the West 1/8 line of said section (said point being the Northwesterly corner of said recorded plat of MAPLE GROVE ESTATES; thence S 0°41' E along the West line of said plat 173.8' to the Southwest corner of Lot 1 of said plat; thence N 89°19' E along said lot line 100' to the Northeast corner of Lot 2 of said plat; thence S 0°41' E along the East line of said lot 66'; thence S 89°19' W 100' to the West line of said recorded plat of MAPLE GROVE ESTATES; thence S 0°41' E along said plat line (West 1/8 line of said section) 900' to the Southwest corner of Lot 10 of said plat; thence N 89°19' E along the South line of said lot 100' to the Southeast corner of said lot; thence S 0°41' E along the West line of West Ave. of said plat 66'; thence S 89°19' W 100' to the West line of said recorded plat (West 1/8 line of said section); thence S 0°41' E along said 1/8 line (West line of said plat) 112' to the point of beginning. The above described plat is comprised of Lots 44 to 93, inclusive.

That I have made such survey, land division and plat by the direction of the owners of such land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That the required monuments and lot markers have been located in the ground, as required by section 125 of the act.

That the accuracy of survey is within the limits required by Section 126 of the act.

That the bearings shown on the plat are expressed as required by Section 126 (3) of the act and as explained in the legend.

Date January 5, 1970

STATE OF MICHIGAN
MARY C. FEINDT
SURVEYOR
No. 3920
REGISTERED LAND SURVEYOR

Charlevoix Abstract
& Engineering Co.

Mary C. Feindt
Mary C. Feindt
President
Registered Land Surveyor #3920
Charlevoix, Charlevoix County,
Mich. (49720)

PROPRIETORS' CERTIFICATE - INDIVIDUALS

We, as proprietors, certify that we caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat, and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. Outlot A is to be conveyed to lot number 2 in the plat of Maple Grove Estates.

Howard C. Bedell — HOWARD C. BEDELL (Witness)
Jack M. Walker — Jack M. Walker, 290 E. Felshaw, Gaylord, Mich. (49735)
Marcia Jean Bentz — MARCIA JEAN BENTZ (Witness)
Laura L. Walker — Laura L. Walker (Address same as above)
Jerome J. Duhoski — Jerome J. Duhoski, Pleasant Pt., Gaylord, Mich. (49735)
Judith A. Duhoski — Judith A. Duhoski, (Address same as above)

STATE OF MICHIGAN)
Otsego County) ss

Personally came before me this 1ST day of AUGUST, 1970, the above named Jack M. Walker and Laura L. Walker, husband and wife, and Jerome J. Duhoski and Judith A. Duhoski, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ruth E. McNutt
Notary Public, OTSEGO County, Mich.
RUTH E. McNUTT

My commission expires OCTOBER 13, 1972

CERTIFICATE OF DEPARTMENT OF STATE HIGHWAYS

Approved on AUG 28, 1970, as complying with Act 288, P.A. 1967 and the applicable published rules and regulations of the Department of State Highways.

MICHIGAN STATE HIGHWAY COMMISSION
Henrik E. Stafseth
HENRIK E. STAFSETH
State Highway Director

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding AUGUST 3 1970, involving the lands included in this plat.

Robert A. Pray, Otsego County Treasurer

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on Aug. 6, 1970, as complying with Section 183, of Act 288, P.A. 1967, and the applicable published rules and regulations of the Board of Road Commissioners of Otsego County.

Donald T. Butcher (Chairman)
Alfred Coon (Member)
Darrell H. Fleming (Member)

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Township of Bagley at a meeting held Aug 10, 1970, and was reviewed and found to be in compliance with Act 288, P.A. 1967. The proprietors have been required by the municipality to comply with the provisions of Section 192 of the act. Approved by District Health Department No. 3 Dec. 5, 1969.

Alden L. Smith
ALDEN L. SMITH (Clerk)

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Otsego County Plat Board on AUGUST 19, 1970, as being in compliance with all of the provisions of Act 288, P.A. 1967, and the Plat Board's applicable rules and regulations.

Theodore W. Werts, Register of Deeds & County Clerk

Robert A. Pray, County Treasurer

RECORDING CERTIFICATE

STATE OF MICHIGAN)
Otsego County)

This plat was received for record on the 27TH day of NOV. 1970 at 9:30 A.M., recorded in Liber 3 of Plats on Page 97 & 98

Theodore W. Werts, Register of Deeds

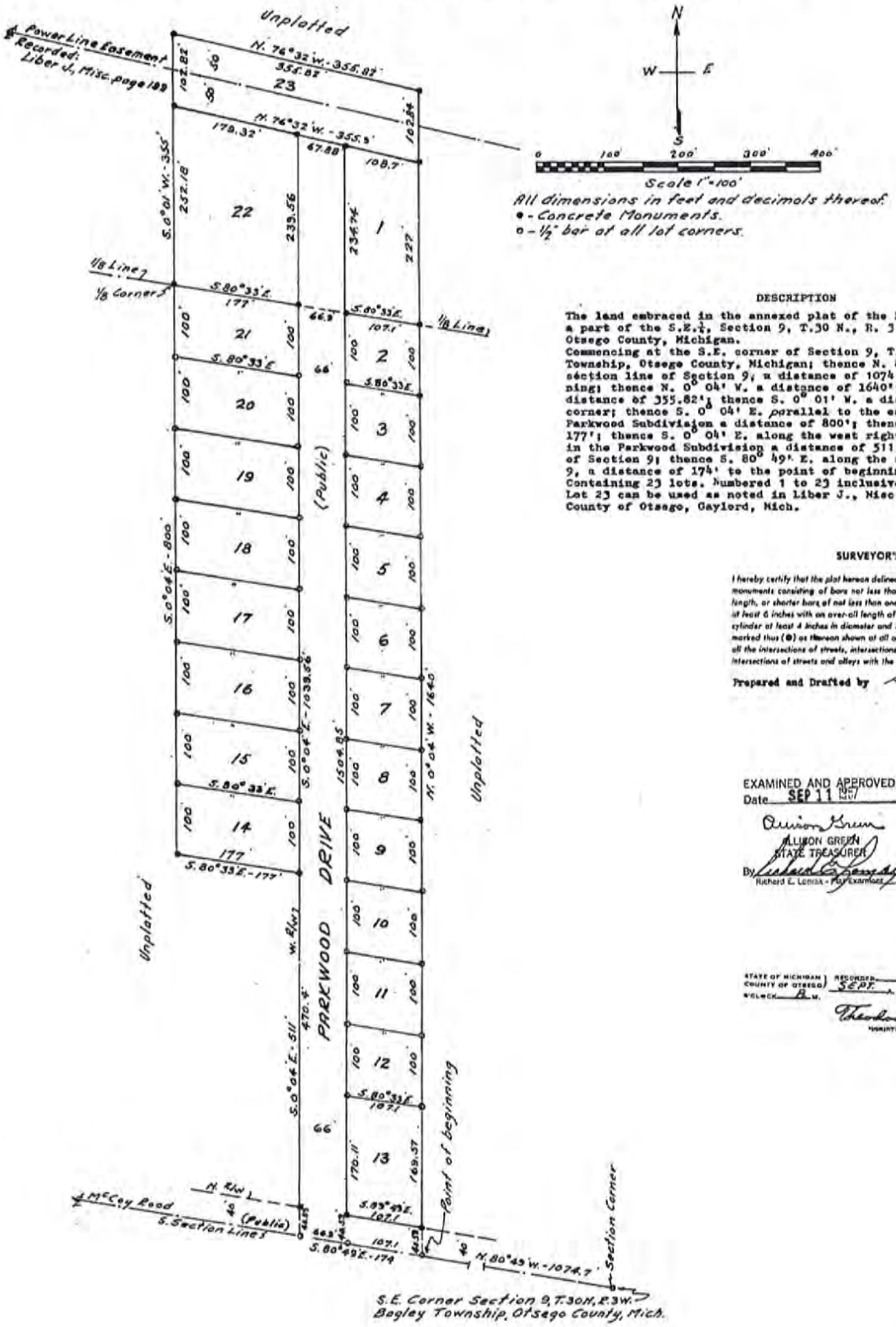
EXAMINED AND APPROVED
Date Nov. 23, 1970
Allison Green
ALLISON GREEN
STATE TREASURER
By Richard E. Lomax
Richard E. Lomax, Plat Examiner

LIBER 3 PAGE 98

ORIGINAL

PARKWOOD SUBDIVISION

Being a part of the S.E.¼ - Section 9, T.30N., R.3W.
Bagley Township, Otsego County, Michigan.



DESCRIPTION

The land embraced in the annexed plat of the Parkwood Subdivision, being a part of the S.E.¼, Section 9, T.30 N., R. 3 W., Bagley Township, Otsego County, Michigan.
Commencing at the S.E. corner of Section 9, T.30 N., R.3 W., Bagley Township, Otsego County, Michigan; thence N. 80° 49' W. along the south section line of Section 9, a distance of 1074.7' to the point of beginning; thence N. 0° 04' W. a distance of 1640'; thence N. 76° 32' W. a distance of 355.82'; thence S. 0° 01' W. a distance of 355' to the 1/8 corner; thence S. 0° 04' E. parallel to the east boundary line of the Parkwood Subdivision a distance of 800'; thence S. 80° 33' E. a distance 177'; thence S. 0° 04' E. along the west right-of-way of Parkwood Drive in the Parkwood Subdivision a distance of 511' to the south section line of Section 9; thence S. 80° 49' E. along the south section line of Section 9, a distance of 174' to the point of beginning.
Containing 23 lots. Numbered 1 to 23 inclusive.
Lot 23 can be used as noted in Liber J., Misc. page 199, Register of Deeds, County of Otsego, Gaylord, Mich.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 36 inches, encased in a concrete cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points marked thus (●) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Prepared and Drafted by Stanley O. Thorsen
Stanley O. Thorsen - R.S. No. 5788
Registered Land Surveyor
Vanderbilt, Michigan

EXAMINED AND APPROVED
Date SEP 11 1967
Allison Green
ALLISON GREEN
STATE TREASURER
By Richard E. Lemax
Richard E. Lemax - Plat Examiner

STATE OF MICHIGAN } RECORDED 13TH DAY OF
COUNTY OF OTSEGO } SEPT. A.D. 1967 AT 9:30
O'CLOCK A.M.
Theodore A. Reed
REGISTER OF DEEDS

Exhibit 3

ORIGINAL

PARKWOOD SUBDIVISION

Being a part of the S.E. ¼ Section 9, T.30N, R.3W.
Bagley Township, Otsego County, Michigan.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we Fred W. Merry and Beverly A. Merry, his wife ~~[illegible]~~ as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "PARKWOOD SUBDIVISION". Being a part of the S.E. ¼ - Section 9, T. 30 N., R. 3 W. Bagley Township, Otsego County, Michigan, and that the roads as shown on said plat are hereby dedicated to the use of the public and Lot 23 is an easement to the Consumers Power Company as recorded in Liber J, page 199, Otsego County, Register of Deeds, Gaylord, Michigan.

Signed and Sealed in the Presence of

Mattie Lee Townsend
Mattie Lee Townsend (Witness)

Mrs. Jill Miller
Mrs. Jill Miller (Witness)

Fred W. Merry (L.S.)
Fred W. Merry Gaylord, Mich.

Beverly A. Merry (L.S.)
Beverly A. Merry Gaylord, Mich.

~~Signed and Sealed in the Presence of~~

~~(Witness)~~

~~(Witness)~~

~~Gaylord State Bank~~
~~129 W. Main St. Gaylord, Mich.~~

~~(L.S.)~~
~~Harold A. Elgas President~~

~~(L.S.)~~
~~Kenneth S. Arndt Vice President~~

ACKNOWLEDGMENT

STATE OF MICHIGAN }
County of Otsego } ss

On this 10th day of July 1967 before me, a Notary Public in and for said county, personally came the above named Fred W. Merry and Beverly A. Merry his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Mattie Lee Townsend
Mattie Lee Townsend
Notary Public Otsego County, Mich.

My Commission expires Feb. 11, 1968

ACKNOWLEDGMENT

~~STATE OF MICHIGAN }~~
~~County of Otsego } ss~~

~~On this day of 1967 before me, a Notary Public in and for said county, appeared Harold A. Elgas and Kenneth S. Arndt, to me personally known, who being each to be duly sworn did say that they are the President and Vice President respectively of the Gaylord State Bank, a Michigan Corporation, and that seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of the Board of Directors and the said President and Vice President acknowledged said instrument to be the free act and deed of said corporation.~~

~~Notary Public Otsego County, Mich.~~
~~My Commission expires~~

OTSEGO COUNTY TREASURER'S OFFICE } ss Gaylord, Mich. July 7 1967

I hereby certify that there are no tax liens or titles held by the State or Tax liens or titles held by individuals on the land herein described in the within instrument and that all taxes which by law are required to this office have been fully paid for the five years preceeding the date of said instrument as shown by the records of this office.

This certificate does not apply to the taxes if any now in process of collection by Township or City or Village officers.

Robert A. Pray, County Treasurer.
Robert A. Pray

MUNICIPAL APPROVAL

This plat was approved by the TOWNSHIP BOARD of the TOWNSHIP of BAGLEY at a meeting held April 7 1967 and is in compliance with Section 19a and that the width of lots conforms with requirements of Section 30, Act 172, of 1929 as amended.

Alden L. Smith
Alden L. Smith (Clerk)

APPROVAL BY THE BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 10TH day of July 1967 by the Otsego County Board of Road Commissioners.

Darrel H. Fleming — Darrel H. Fleming, Chairman

Donald T. Butcher — Donald T. Butcher, Member

Alfred Coon — Alfred Coon, Member

APPROVAL BY THE HEALTH DEPARTMENT

This plat was examined and approved on the 11 day of July 1967

Hugh Hardy — Hugh Hardy, Health Officer

APPROVAL BY THE COUNTY PLAT BOARD

This plat was approved on the 14 day of JULY 1967 by the Otsego County Plat Board.

Stanley Magnis — Stanley Magnis, Chairman County Board of Supervisors

Theodore W. Harris — Theodore W. Harris, Register of Deeds, County Clerk

Robert A. Pray — Robert A. Pray, County Treasurer

I hereby certify that the Parkwood Subdivision was platted and laid out prior to August 5, 1965

Stanley O. Thorsen
Stanley O. Thorsen
P.S. No. 5788

STATE OF MICHIGAN } RECORDED 13TH DAY OF
COUNTY OF OTSEGO } SEPT. A.D. 19 67 AT 9:30
O'CLOCK A.M.

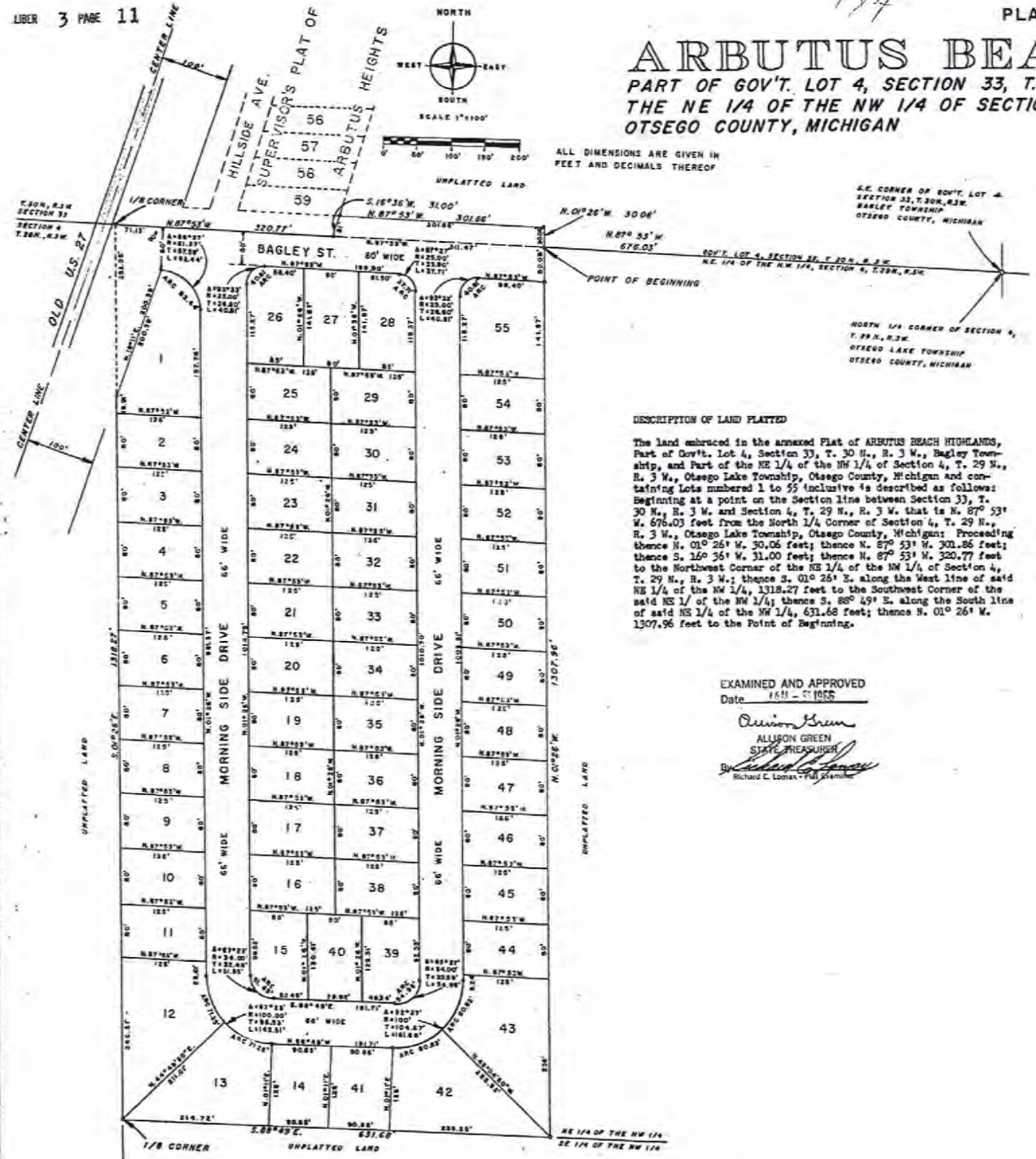
Theodore W. Harris
REGISTER OF DEEDS

PLAT OF

ARBUTUS BEACH HIGHLANDS

AH

PART OF GOV'T. LOT 4, SECTION 33, T. 30N., R. 3W., BAGLEY TOWNSHIP, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T. 29N., R. 3W., OTSEGO LAKE TOWNSHIP, OTSEGO COUNTY, MICHIGAN



STATE OF MICHIGAN
COUNTY OF OTSEGO } ss.
I HEREBY CERTIFY that the within instrument was filed for record on the 6th day of June A.D. 1955 at 8:00 o'clock A.M. and was recorded in Liber 3 of Plats on page 11.
Theodore A. Reed
REGISTER OF DEEDS

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed Plat of ARBUTUS BEACH HIGHLANDS, Part of Gov't. Lot 4, Section 33, T. 30 N., R. 3 W., Bagley Township, and Part of the NE 1/4 of the NW 1/4 of Section 4, T. 29 N., R. 3 W., Otsego Lake Township, Otsego County, Michigan and containing Lots numbered 1 to 55 inclusive is described as follows: Beginning at a point on the Section line between Section 33, T. 30 N., R. 3 W. and Section 4, T. 29 N., R. 3 W. that is N. 87° 53' W. 676.03 feet from the North 1/4 Corner of Section 4, T. 29 N., R. 3 W., Otsego Lake Township, Otsego County, Michigan: Proceeding thence N. 01° 26' W. 30.06 feet; thence N. 87° 53' W. 301.86 feet; thence S. 16° 36' W. 31.00 feet; thence N. 87° 53' W. 320.77 feet to the Northwest Corner of the NE 1/4 of the NW 1/4 of Section 4, T. 29 N., R. 3 W.; thence S. 01° 26' E. along the West line of said NE 1/4 of the NW 1/4, 1318.27 feet to the Southwest Corner of the said NE 1/ of the NW 1/4; thence S. 88° 49' E. along the South line of said NE 1/4 of the NW 1/4, 631.68 feet; thence N. 01° 26' W. 1307.96 feet to the Point of Beginning.

EXAMINED AND APPROVED
Date May - 5 1955
Allison Green
ALLISON GREEN
STATE TREASURER
By Richard C. Lomas - Full Examiner

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one, and that permanent metal monuments consisting of bars one-half inch in diameter and thirty-six inches in length, encased in a concrete cylinder at least four inches in diameter and thirty-six inches in length, have been placed at all points marked thus O as thereon shown at all angles in the boundaries of the land platted, and at all angles of the Drive and Street and at the intersection of the Drive and Street with the boundaries of the plat as shown on said plat.

Prepared and Drafted by Kenneth R. Larsen
Kenneth R. Larsen, Registered Land Surveyor #10695
United Associates, Inc., Engineers & Land Surveyors
111 N. Main Street, Cheboygan, Michigan

Exhibit 3

LIBER 3 PAGE 12 Original
Sheet 2 of 2

PLAT OF

ARBUTUS BEACH HIGHLANDS

PART OF GOV'T. LOT 4, SECTION 33, T. 30N., R.3W., BAGLEY TOWNSHIP, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T.29N., R.3W., OTSEGO LAKE TOWNSHIP, OTSEGO COUNTY, MICHIGAN

COUNTY TREASURER'S CERTIFICATE RELATING TO TAXES

(Sec. 135, Act 206.1893, as amended-Sec. 211.135, C. L. 1948.)

Office of the County Treasurer, Otsego County, Michigan

I hereby certify, that there are no tax liens or titles held by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 4 day of November, 1965, and that the taxes for said period of five years are all paid, as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by Township collecting officers.

Robert A. Pray, County Treasurer

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This Plat has been examined and was approved on the 8th day of November, 1965, by the Otsego County Board of Road Commissioners.

Alfred Coon — Chairman ALFRED COON
Darrell H. Fleming — Member DARRELL H. FLEMING
Donald T. Butcher — Member DONALD T. BUTCHER

MUNICIPAL APPROVAL

This Plat was approved by the Township Board of Otsego Lake Township, Otsego County, Michigan, at a meeting held November 11, 1965, and is in compliance with Section 19a and that this plat conforms with the requirements of Section 30, Act 172 of Public Acts of 1929, as amended.

Cecelia Schotte
Township Clerk CECELIA SCHOTTE

MUNICIPAL APPROVAL

This Plat was approved by the Township Board of Bagley Township, Otsego County, Michigan, at a meeting held Nov 5, 1965, and is in compliance with Section 19a and that this plat conforms with the requirements of Section 30, Act 172 of Public Acts of 1929, as amended.

Alden L. Smith
Township Clerk ALDEN L SMITH

APPROVAL BY COUNTY HEALTH DEPARTMENT

This Plat was approved on the 19 day of nov, 1965, by the Otsego County Health Officer.

Hugh Harvey
Health Officer HUGH HARVEY

APPROVAL BY COUNTY PLAT BOARD

This Plat was approved on the 4TH day of DECEMBER, 1965, by the Otsego County Plat Board.

Theodore W. Werts
Register of Deeds and County Clerk
Theodore W. Werts

Robert A. Pray
County Treasurer, Robert A. Pray

Stanley Magsig
Chairman Board of Supervisors, Stanley Magsig

DEDICATION

Know All Men By These Presents, That Baywood Associates, Inc. a Michigan corporation by Kenyon M. Heenan, President, and Royal E. Thompson, Secretary, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as Plat of ARBUTUS BEACH HIGHLANDS, Part of Gov't. Lot 4, Section 33, T. 30 N., R. 3 W., Bagley Township, and Part of the NE 1/4 of the NW 1/4 of Section 4, T. 29 N., R. 3 W., Otsego Lake Township, Otsego County, Michigan, and that the Drive, Street and Highway as shown on said plat are hereby dedicated to the use of the public.

Baywood Associates, Inc.
2970 W. Grand Blvd.
Detroit, Michigan

Signed and Sealed in the Presence of

R. J. Trebke

Kenyon M. Heenan, President

Norman C. Cutshall
NORMAN C. CUTSHALL

Royal E. Thompson, Secretary

State of Michigan
County of Wayne ss

On this 2nd day of November A.D. 1965, before me _____ a Notary Public in and for said county appeared Kenyon M. Heenan and Royal E. Thompson to me personally known who being each by me duly sworn did say that they are the President and Secretary respectively of the Baywood Associates, Inc. a Michigan corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Kenyon M. Heenan and Royal E. Thompson acknowledged said instrument to be the free act and deed of said corporation. Corporation has no corporate seal.

Notary Public Wayne Co. Norman C. Cutshall
NORMAN C. CUTSHALL

My Commission expires May 1, 1967

STATE OF MICHIGAN } RECORDED 6th DAY OF
COUNTY OF OTSEGO } June A.D. 1966 AT 9:30
O'CLOCK A.M.

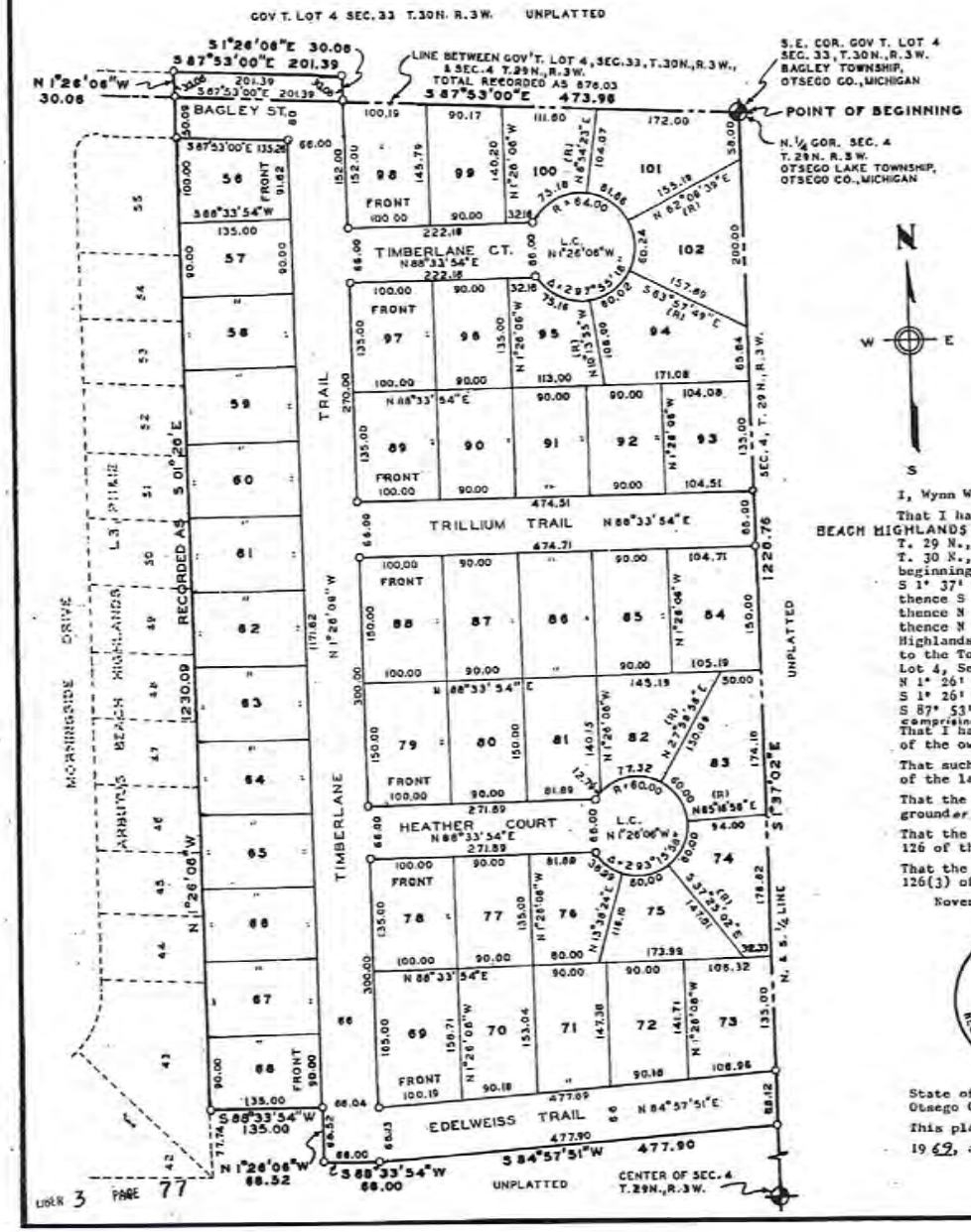
Theodore W. Werts
REGISTER OF DEEDS

ARBUTUS BEACH HIGHLANDS SUB. No. 2

PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SEC. 4, T. 29 N., R. 3 W., OTSEGO LAKE TWP.,
& PART OF GOV'T LOT 4, SEC. 33, T. 30 N., R. 3 W., BAGLEY TWP., OTSEGO CO., MICHIGAN

LIBER 3 PAGE 77

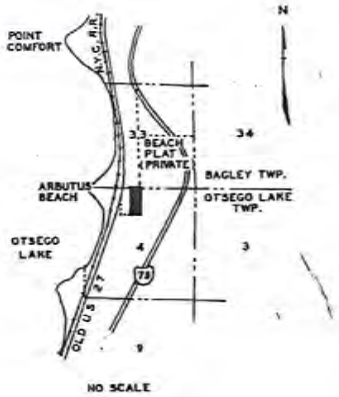
SHEET 1 OF 2 SHEETS



LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. ALL CURVE DIMENSIONS ARE ARCS.
3. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "O".
4. LOT CORNERS HAVE BEEN MARKED WITH 1/2" IRONS 18 INCHES IN LENGTH.
5. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF ARBUTUS BEACH HIGHLANDS LIBER NO. 3, PAGES 11 & 12.

LOCATION SKETCH



SURVEYOR'S CERTIFICATE

I, Wynn W. Wakenhut, surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat of ARBUTUS BEACH HIGHLANDS SUB. NO. 2 of Part of the N.E. 1/4 of the N.W. 1/4 of Sec. 4, T. 29 N., R. 3 W., Otsego Lake Twp., and Part of Gov't Lot 4, Sec. 33, T. 30 N., R. 3 W., Bagley Twp., Otsego Co., Michigan, described as beginning at the N. 1/4 Corner of Sec. 4, T. 29 N., R. 3 W.; thence S 1° 37' 02" E 1226.76 feet along the N. and S. 1/4 Line of said Sec. 4; thence S 84° 57' 51" W 477.90 feet; thence S 88° 33' 54" W 66.00 feet; thence N 1° 26' 06" W 68.52 feet; thence S 88° 33' 54" W 135.00 feet; thence N 1° 26' 06" W 1230.09 feet along the east line of Arbutus Beach Highlands as recorded in Liber 3 of Plats on Pages 11 and 12, O. C. R., to the Town Line common to said Sec. 4, T. 29 N., R. 3 W., and Gov't Lot 4, Sec. 33, T. 30 N., R. 3 W.; thence in said Gov't Lot 4 N 1° 26' 06" W 30.06 feet; thence S 87° 53' 00" E 201.39 feet; thence S 1° 26' 06" E 30.06 feet to the aforementioned common Town Line; thence S 87° 53' 00" E 473.96 feet along said Town Line to the point of beginning, comprising lots 56 through 102 inclusive.

That I have made such survey, land-division and plat by the direction of the owners of such land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality as required by Section 125 of the act.

That the accuracy of survey is within the limits required by section 126 of the act.

That the bearings shown on the plat are expressed as required by section 126(3) of the act and as explained in the legend.

November 25, 1968

Otsego Engineering & Surveying, P.C.
124 W. Mitchell Street
Gaylord, Michigan 49735

Wynn W. Wakenhut

Wynn W. Wakenhut, President
Registered Land Surveyor and
Professional Engineer No. 8897

STATE OF MICHIGAN
WYNN W. WAKENHUT
LAND SURVEYOR NO. 8897
REGISTERED LAND SURVEYOR

RECORDING CERTIFICATE

State of Michigan
Otsego County

This plat was received for record on the 31st day of JULY A.D., 1969, at 9:00 A.M., recorded in Liber 3 of plats on Pages 77.

Theodore W. Werts

Theodore W. Werts, Register of Deeds

EXAMINED AND APPROVED
Date July 23, 1969

Allison Green
ALLISON GREEN
STATE TREASURER
Richard E. Lomas
Richard E. Lomas - Pub. Corp.

LIBER 3 PAGE 77

Exhibit 3

ARBUTUS BEACH HIGHLANDS SUB. No. 2

LIBER 3 PAGE 78

PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SEC. 4, T. 29N., R. 3W., OTSEGO LAKE TWP.,

SHEET 2 OF 2 SHEETS

& PART OF GOV'T LOT 4, SEC. 33, T. 30 N., R. 3 W., BAGLEY TWP., OTSEGO CO., MICHIGAN

PROPRIETOR'S CERTIFICATE

Baywood Associates Inc., a corporation duly organized and existing under the laws of the State of Michigan by, Kenyon M. Heenan, President, and Norman C. Cutshall, Secretary, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

Baywood Associates Inc.
747 New Center Building
Detroit, Michigan 48202

Marvin M. Humsey
Marvin M. Humsey

Royal E. Thompson
ROYAL E. THOMPSON

Kenyon M. Heenan
Kenyon M. Heenan, President

Norman C. Cutshall
Norman C. Cutshall, Secretary

ACKNOWLEDGMENT

State of Michigan }
} S.S.
Wayne County }

Personally came before me this 2ND day of DECEMBER, 19 68, Kenyon M. Heenan, President, and Norman C. Cutshall, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such president and secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Royal E. Thompson
Royal E. Thompson, Notary Public, Wayne County, Michigan
ACTING IN OAKLAND COUNTY

My commission expires May 12, 1972

PROPRIETOR'S CERTIFICATE

Land O' Pines Development Corporation, a corporation duly organized and existing under the laws of the State of Michigan by, Marvin L. Wilkie, President, and Douglas E. Foeller, Vice-President, as vendees under a land contract, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

Land O' Pines Development Corp.
3212 N. Woodward Avenue
Royal Oak, Michigan 48072

Louise A. Sprague
LOUISE A. SPRAGUE

R. M. McBride
R. M. MC BRIDE

Marvin L. Wilkie
Marvin L. Wilkie, President

Douglas E. Foeller
Douglas E. Foeller, Vice-President

ACKNOWLEDGMENT

State of Michigan }
} S.S.
Otsego County }

Personally came before me this 5TH day of DECEMBER, 19 68, Marvin L. Wilkie, President, and Douglas E. Foeller, Vice-President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such president and vice-president of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Louise A. Sprague
Louise A. Sprague, Notary Public, Otsego County, Michigan

My commission expires April 4, 1972

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding DECEMBER 5 1968 involving the lands included in this plat.

Robert A. Fray, County Treasurer
Otsego County

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on May 9, 1969 as complying with Section 183 of Act 288, P.A. 1967 and the applicable published rules and regulations of the Board of Road Commissioners of Otsego County.

Alfred Coon
Alfred Coon, Member

Donald T. Butcher
Donald T. Butcher, CHAIRMAN

Darrell H. Fleming
Darrell H. Fleming, MEMBER

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Otsego Lake Township, at a meeting held May 15 1969 and was reviewed and found to be in compliance with Act 288, P.A. 1967. Approved by Michigan State Department of Health on November 8, 1968. The proprietors of this subdivision have been required by the municipality to comply with the provisions of Section 182 of the act.

Cecilia Schotte
Cecilia Schotte, Clerk

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Bagley Township, at a meeting held May 21, 1969 and was reviewed and found to be in compliance with Act 288, P.A. 1967. Approved by Michigan State Department of Health on November 8, 1968. The proprietors of this subdivision have been required by the municipality to comply with the provisions of Section 182 of the act.

Alden L. Smith
Alden L. Smith, Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Otsego County plat board on MAY 28, 1969 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Theodore W. Werts
Theodore W. Werts, County Clerk and Register of Deeds

AL MC NETT, Chairman of Board of Supervisors

Robert A. Fray
Robert A. Fray, County Treasurer

RECORDING CERTIFICATE

State of Michigan
Otsego County

This plat was received for record on the 31ST day of JULY A.D. 19 69 at 9:00 A.M, recorded in Liber 3 of plats on Pages 78.

Theodore W. Werts
Theodore W. Werts, Register of Deeds

LIBER 3 PAGE 78

LIBER 3 PAGE 138

ARBUTUS BEACH HIGHLANDS NO. 3

A PART OF THE N.E. 1/4 OF SEC. 4 T29N,R3W.
OTSEGO LAKE TWP., OTSEGO CO., MICHIGAN.

PROPRIETOR'S CERTIFICATE

LAND O'PINES DEVELOPMENT, a corporation duly organized and existing under the laws of the State of Michigan by Marvin L. Wilkie, President and D. E. Foeller, Vice President as proprietors, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that Trillum Trail and Edelweiss Trail are for the use of the Public, that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

Land O'Pines Development Corp.
301 West Main Street
Gaylord, Michigan 49735

William Wood
WILLIAM WOOD

Marvin L. Wilkie
Marvin L. Wilkie, President
1639 KINGSMERE CIRCLE
ROCHESTER, MICH. 48063

Louise A. Sprague
LOUISE A. SPREGUE

D. E. Foeller
D. E. Foeller, Vice President
595 E. HURON ST.
GAYLORD, MICH. 49735

ACKNOWLEDGEMENTS

State of Michigan
County of Otsego

Personally came before me this 10 day of FEB, 1971 Marvin L. Wilkie, President, and D. E. Foeller, Vice President of the corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation by its authority.

Louise A. Sprague
LOUISE A. SPREGUE Notary Public, Otsego County, Mich.
4-4-72
My commission expires

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding 17th February, 1971 involving the lands included in this plat.

Robert A. Pray
ROBERT A. PRAY County Treasurer
Otsego County

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on 4-6-71 as complying with Section 183 of Act 288, P.A. 1967 and applicable published rules and regulations of the Board of Road Commissioners of Otsego County.

Darrell H. Fleming
DARRELL H. FLEMING Member

Donald T. Butcher
DONALD T. BUTCHER Member

Alfred Coon
ALFRED COON Chairman

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on 4-6-71 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rule and regulations published by my office in the County of Otsego.

Alfred Coon
ALFRED COON Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Township of Otsego Lake, at a meeting held 5-10-71 and was reviewed and found to be in compliance with Act 288, P. A. 1967, that the preliminary plat was approved October 21, 1970 by District Health Department No. 3.

Cecelia Schotte
CECELIA SCHOTTE Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Otsego County plat board on MAY 12, 1971 as being in compliance with all of the provisions of Act 288, P. A. 1967 and the plat board's applicable rules and regulations.

absent
BOARD CHAIRMAN COUNTY OF COMMISSIONERS

Theodore W. Werts
THEODORE W. WERTS County Clerk & REG. OF DEEDS

Robert A. Pray
ROBERT A. PRAY County Treasurer

EXAMINED AND APPROVED
Date July 8, 1971
Allison Green
ALLISON GREEN
STATE TREASURER
By Richard E. Lomax
Richard E. Lomax, Plat Examiner

SURVEYOR'S CERTIFICATE

I Norman F. Parker, Surveyor, Certify:

That I have surveyed, divided and mapped the land shown on this plat described as follows:

ARBUTUS BEACH HIGHLANDS NO. 3: A part of the NE¼ of Section 4, T29N, R3W, Otsego Lake Township, Otsego County, Michigan.

The point of beginning at the N¼ corner of Section 4, T29N, R3W, thence S88°19'E; "on the North line of said Section 4 ; 900.00 feet, thence S1°37'E; 186.00 feet, thence S6°18'E; 205.20 feet, thence S39°49'E; 272.63 feet, thence S38°41'E; 149.80 feet; thence S51°22'40"W; 621.80 feet, thence S61°09'W; 359.15 feet, thence S78°23'W; 365.29 feet, thence N1°37'W; "on the North & South ¼ line of said Section 4 ; 1377.76 feet to the point of beginning.

Said plat contains 41 lots numbered 103 thru 143 inclusive. Said plat contains 26.5 acres.

That I have made such survey, land division, and plat by the direction of the owners of such land;

That such plat is a correct representation of all the exterior boundaries of land surveyed and the subdivision of it.

That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by Section 125 of the act:

That the accuracy of survey is within the limits required by section 126 of the act:

That the bearings shown on the plat are expressed as required by section 126 (3) of the act and as explained in the legend.

Date Feb. 2, 1971 Norman F. Parker
Norman F. Parker
Land Surveyor 16939
R.#.1 Box 185C
Grayling, Michigan 49738

STATE OF MICHIGAN
NORMAN F. PARKER
SURVEYOR
NO. 16939
REGISTERED LAND SURVEYOR

STATE OF MICHIGAN } RECORDED 9TH DAY OF
COUNTY OF OTSEGO } JULY A.D. 71 AT 11:00
O'CLOCK A.M.
Theodore W. Werts
REGISTER OF DEEDS

LIBER 3 PAGE 138

Exhibit 3

LIBER 146 PAGE 617

STATE OF MICHIGAN } RECORDED 27th DAY OF
COUNTY OF OTSEGO } July 1, 3, 19 71 AT 10:30
WELCOME A. M.

[signature]
REGISTER OF DEEDS

NORMAN F. PARKER

REGISTERED LAND SURVEYOR

PHONE: (517) 348-7151 Office
(517) 348-7166 Residence

ROUTE, 1 BOX 185C
GRAYLING, MICHIGAN 49738

ARBUTUS BEACH HIGHLANDS NO. 3

A part of the N.E. ¼ of Section 4, T29N, R3W.
Otsego Lake Township, Otsego Co. Michigan

PROPRIETOR'S CERTIFICATE

Baywood Associates, INC., A corporation duly organized and existing under the laws of the State of Michigan by Kenyon M. Heenan; president, and Norman C. Cutshall; secretary, as proprietors has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat, and Trillium Trail and Edelweiss Trail, is for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

Baywood Associates, INC.
747 New Center Building
Detroit, Michigan 48202

[signature]
Royal E. Thompson Witness

[signature]
Kenyon M. Heenan, President
747 New Center Building
Detroit, Michigan 48202

[signature]
Charles F. Fox Witness

[signature]
Norman C. Cutshall, Secretary
747 New Center Building
Detroit, Michigan 48202

ACKNOWLEDGEMENTS

State of Michigan
County of ~~Otsego~~ Oakland

Personally came before me the 19th day of July 1971, Kenyon M. Heenan, President and Norman C. Cutshall, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such president and secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as there free act and deed of said corporation, by its authority.

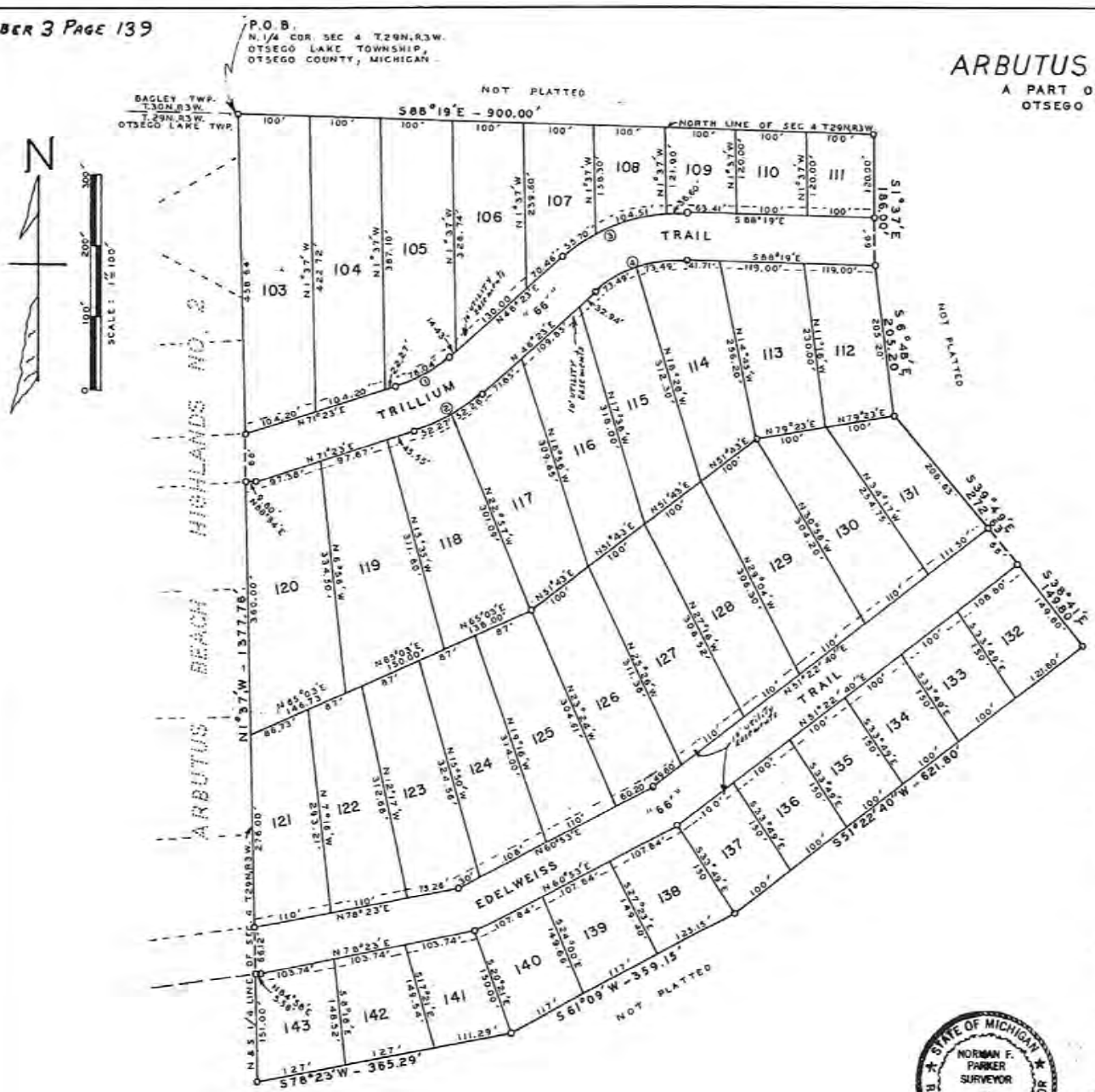
[signature]
Notary Public, ~~Otsego~~ Oakland County, Michigan

May 12, 1972 Royal E. Thompson
My commission expires

LIBER 3 PAGE 139

ARBUTUS BEACH HIGHLANDS NO. 3

A PART OF THE N.E. 1/4 OF SEC. 4 T29N,R3W.
OTSEGO LAKE TWP., OTSEGO CO., MICHIGAN.



LEGEND

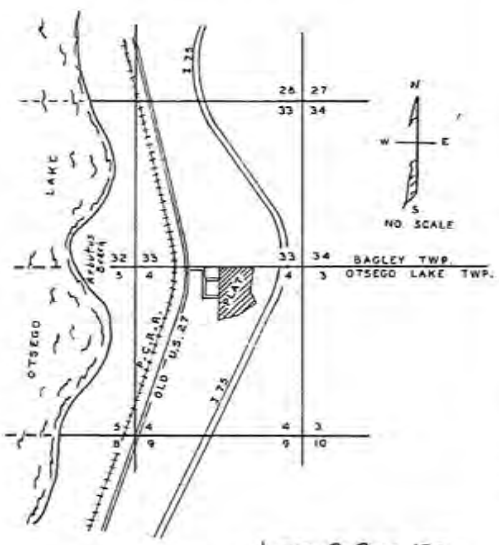
1. DIMENSIONS ARE SHOWN IN FEET.
2. CONCRETE MONUMENTS HAVE BEEN PLACED AT POINTS MARKED "O".
3. LOT CORNERS HAVE BEEN MARKED WITH 1/2" x 18" IRON BARS.
4. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF ARBUTUS BEACH HIGHLANDS NO. 2 LIBER NO. 3 PAGE 77.
5. DIMENSIONS ON CURVES ARE ARC LENGTH.
6. CURVE ①
   R = 194.46'
   Δ = 23°
   L = 78.07'
   L.C. = N59°53'E - 75.51'.

   CURVE ②
   R = 280.46'
   Δ = 23°
   L = 104.55'
   L.C. = N59°53'E - 103.87'

   CURVE ③
   R = 260.46'
   Δ = 43°18'
   L = 196.82'
   L.C. = N60°02'E - 192.19'.

   CURVE ④
   R = 194.46'
   Δ = 43°18'
   L = 146.98'
   L.C. = N60°02'E - 143.53'.

VICINITY MAP

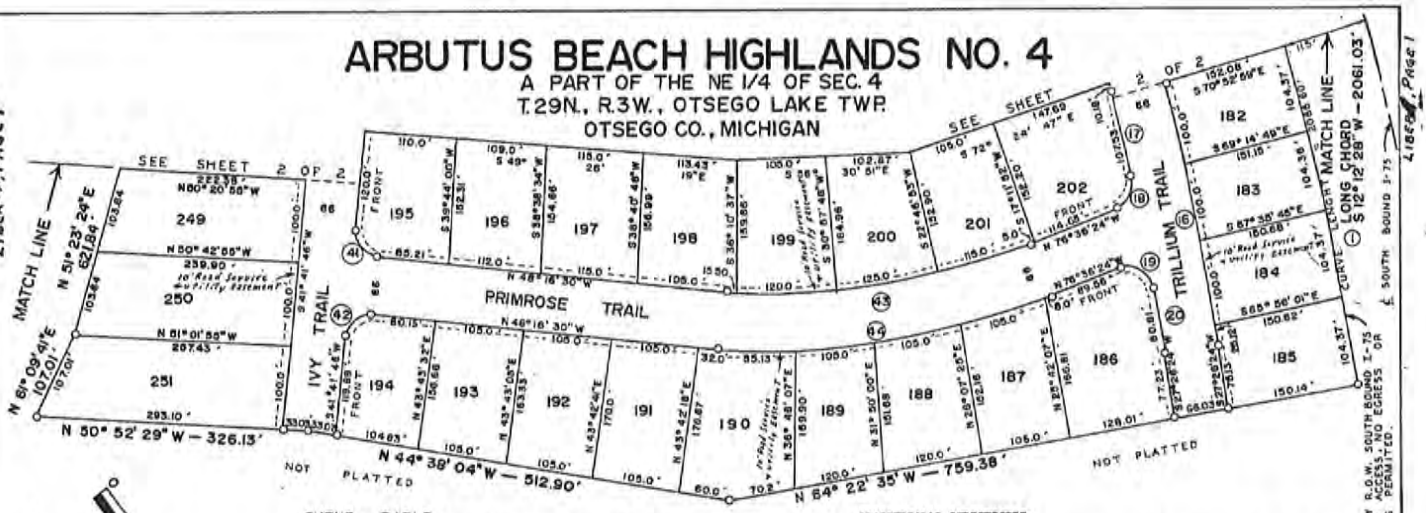


STATE OF MICHIGAN
NORMAN F. PARKER
SURVEYOR
NO. 16939
REGISTERED LAND SURVEYOR

LIBER 3 PAGE 139

ARBUTUS BEACH HIGHLANDS NO. 4

A PART OF THE NE 1/4 OF SEC. 4
T.29N., R.3W., OTSEGO LAKE TWP.
OTSEGO CO., MICHIGAN



CURVE TABLE

CURVE	RADIUS	LENGTH	Δ	LONG CHORD
1	3704.72'	2068.60'	32°16'04"	S 12°12'28"W - 2061.03'
16	3063.00'	325.12'	6°04'54"	S 24°23'57"W - 324.87'
17	29.97'	107.55'	2°03'21"	S 22°23'10"W - 107.52'
18	30.00'	41.88'	79°58'45"	S 63°24'13"W - 38.58'
19	30.00'	53.67'	102°30'02"	S 25°21'21"E - 46.75'
20	2997.00'	80.81'	1°32'41"	S 26°40'03"W - 80.80'
41	30.00'	47.11'	89°58'13"	N 43°17'22"W - 42.42'
42	30.00'	47.14'	90°01'43"	N 46°42'38"E - 42.44'
43	759.38'	375.50'	28°19'53"	N 82°26'27"W - 371.69'
44	825.38'	408.13'	28°19'53"	N 82° 26'27"W - 403.99'

LEGEND
1. DIMENSIONS ARE SHOW IN FEET.
2. CONCRETE MONUMENTS HAVE BEEN PLACED AT POINTS MARKED "O".
3. LOT CORNERS HAVE BEEN MARKED WITH 1/2" x 18" IRON BARS.
4. BEARINGS WERE EXTENDED FROM THE RECORDED PLAT OF ARBUTUS BEACH HIGHLANDS NO. 3 LIBER 3 PAGES 138 - 139.
5. DIMENSIONS ON CURVES ARE ARC LENGTH.

PROPRIETOR'S CERTIFICATE:

LAND O'PINES DEVELOPMENT, A corporation duly organized and existing under the laws of the State of Michigan by Marvin L. Wilkie, President and D. E. Foeller, Vice President as proprietors, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that Trillum Trail, Edelweiss Trail, Ivy Trail, Heather Trail, Snowberry Trail, Sun-Rose Trail and Primrose Trail, are for the use of the Public, that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

Land O'Pines Development Corporation
301 West Main Street
Gaylord, Michigan 49735

Witness EILEEN F. TAYLOR — Marvin L. Wilkie, President, 1639 KINGSWERE CIRCLE, ROCHESTER, MICH. 48063

Witness LOIS J. GRISSO — D. E. Foeller, Vice President, 393 EAST HURON ST., GAYLORD, MICH. 49735

ACKNOWLEDGEMENTS

State of Michigan
County of Otsego

Personally came before me this 11 day of April, 1973. Marvin L. Wilkie, President, and D. E. Foeller, Vice President of the corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as their free act and deed of said corporation by its authority.

Notary Public, Otsego County, Michigan LOIS J. GRISSO
My commission expires June 15, 1976

CERTIFICATE OF DEPARTMENT OF STATE HIGHWAYS

Approved on August 4, 1973, as complying with Act 288, P.A. 1967 and the applicable published rules and regulations of the Department of State Highways.

MICHIGAN STATE HIGHWAY COMMISSION
JOHN P. WOODFORD
State Highway Director

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding 11 April 1973, involving the lands included in this plat.

Otsego County County Treasurer
ROBERT A. PRAY

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Township of Otsego Lake, at a meeting held June 14, 1973, and was reviewed and found to be in compliance with Act 288, P.A. 1967, that the preliminary plat was approved March 7, 1973 by District Health Department No. 3.

CECELIA SCHOTTE Clerk

EXAMINED AND APPROVED
Date September 12, 1973
ALLISON GREEN
STATE TREASURER
By Richard E. Lomas, Plat Examiner

COUNTY PLAT BOARD CERTIFICATE

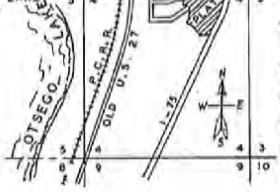
This plat has been reviewed and is approved by the Otsego County plat board on June 20, 1973 as being in compliance with all the provisions of Act 288, P.A. 1967 and the plat board's applicable rules and regulations.

THEODORE W. WERTS
REGISTER OF DEEDS AND COUNTY CLERK.

ROBERT A. PRAY
COUNTY TREASURER

J.W. ST. JOHN
CHAIRMAN, BOARD OF COMMISSIONERS

VICINITY MAP
NO SCALE



SURVEYOR'S CERTIFICATE

I Norman F. Parker, Surveyor, Certify:

That I have surveyed, divided and mapped the land shown on this plat described as follows:

ARBUTUS BEACH HIGHLANDS NO. 4: A part of the North East 1/4 of Section 4, T29N, R3W, Otsego County, Michigan: Commencing at the North 1/4 corner of said Section 4, T29N, R3W, thence N88°19'E; 900.00 feet to the P.O.B. thence S88°24'34"E; 1452.39 feet, thence S12°12'28"W; (along the long chord of a 1°32'49" curve to the right); 2061.03 feet, thence N64°22'35"W; 759.38 feet, thence N44°38'04"W; 512.90 feet, thence N50°52'29"W; 326.12 feet, thence N61°09'41"E; 107.01 feet, thence N51°23'24"E; 612.84 feet, thence N38°40'49"W; 149.77 feet, thence N39°48'50"W; 272.57 feet, thence N64°7'28"W; 205.17 feet, thence N10°26'25"W; 185.97 feet to the P.O.B.

Said plat contains 108 lots numbered 144 thru 251 inclusive.
Said plat contains 51.8 acres.

That I have made such survey, land division, and plat by the direction of the owners of such land:

That such plat is a correct representation of all the exterior boundaries of land surveyed and the subdivision of it:

That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by Section 125 of the act:

That the accuracy of survey is within the limits required by section 126 of the act:

That the bearings shown on the plat are expressed as required by section 126 (3) of the act and as explained in the legend.

date April 11, 1973

Norman F. Parker
Norman F. Parker
Land Surveyor 16939
R.#1 Box 1850
Grayling, Michigan 49738

STATE OF MICHIGAN
NORMAN F. PARKER
SURVEYOR
NO. 16939
REGISTERED LAND SURVEYOR

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on 6-6-73 as complying with Section 183 of Act 288, P.A. 1967 and applicable published rules and regulations of the Board of Road Commissioners of Otsego County.

ALFRED COON, Member
DONALD T. BUTCHER, Member
DARRELL H. FLEMING, Chairman

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER 125, PAGE 330-3 OF RECORDS OF THIS COUNTY.

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on 6-6-73 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rule and regulations published by my office in the County of Otsego.

ALFRED COON, Drain Commissioner
DONALD T. BUTCHER
DARRELL H. FLEMING

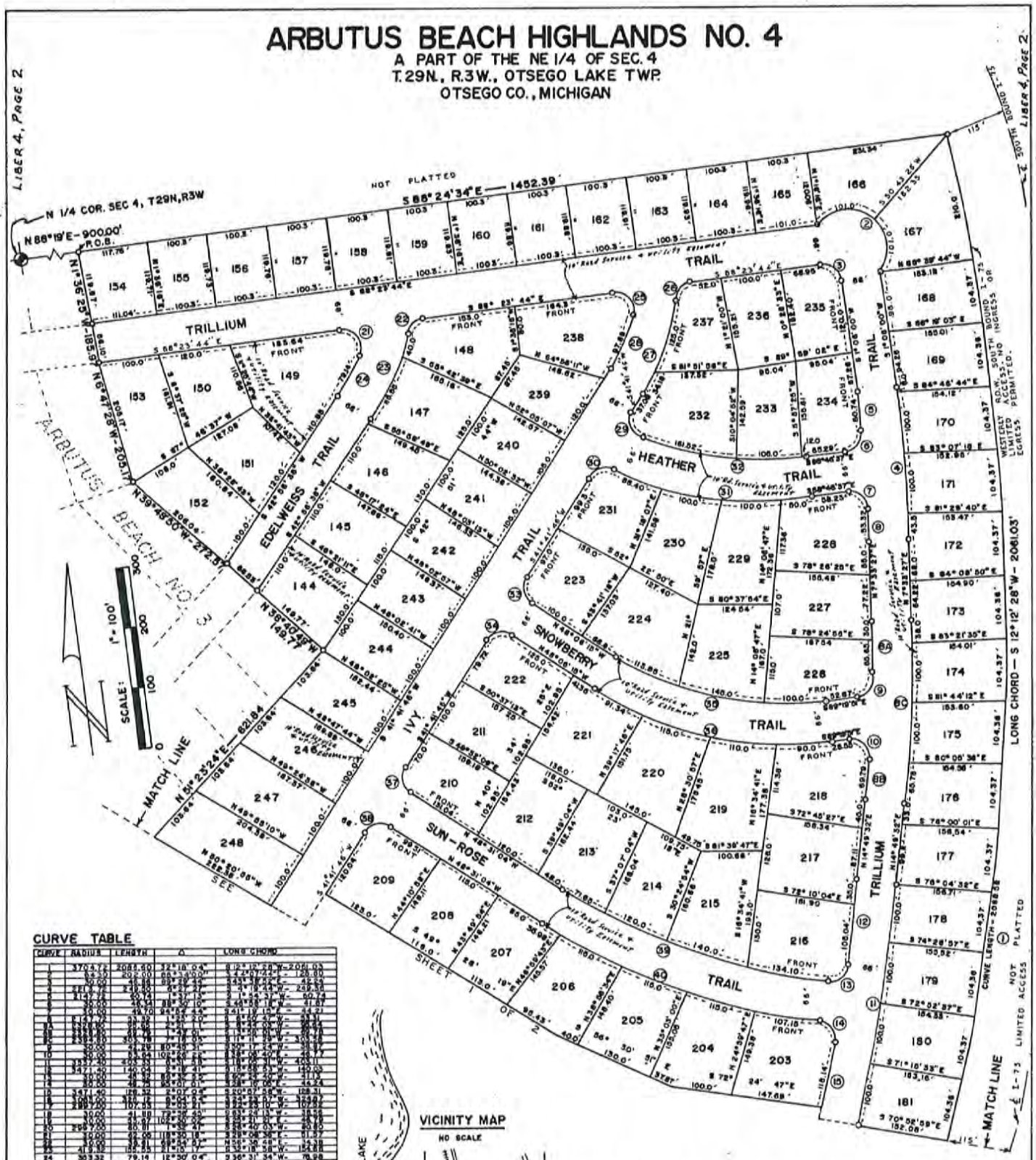
RECORDING CERTIFICATE

STATE OF MICHIGAN
OTSEGO COUNTY
THIS PLAT WAS RECEIVED FOR RECORD ON THE 13TH DAY OF SEPT. 1973 AT 1:30 P.M. AND RECORDED IN LIBER 4 OF PLAT ON PAGE 18 2.
THEODORE W. WERTS

Exhibit 3

ARBUTUS BEACH HIGHLANDS NO. 4

A PART OF THE NE 1/4 OF SEC. 4
T.29N., R.3W., OTSEGO LAKE TWP.
OTSEGO CO., MICHIGAN

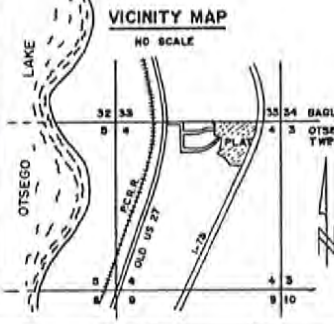


CURVE TABLE

CURVE	RADIUS	LENGTH	Δ	LONG CHORD
1	3704.72	2088.60	32°18'04"	S 12°12'28"W - 2061.03
2	14.35	20.00	88°13'00"	S 42°07'44"E - 18.08
3	30.00	46.85	89°19'49"	S 43°18'22"E - 42.23
4	261.74	210.32	46°37'27"	S 19°43'23"W - 204.58
5	3147.74	69.74	1°15'19"	S 3°44'37"W - 69.74
6	30.00	46.14	88°10'10"	S 44°58'18"W - 41.67
7	30.00	49.70	94°52'22"	S 41°10'15"W - 44.27
8	8147.74	30.00	0°12'37"	S 81°12'04"W - 30.00
8A	8147.74	30.00	0°12'37"	S 81°12'04"W - 30.00
8B	8147.74	30.00	0°12'37"	S 81°12'04"W - 30.00
8C	8147.74	30.00	0°12'37"	S 81°12'04"W - 30.00
9	30.00	46.29	88°39'31"	S 30°11'23"W - 41.87
10	30.00	53.03	101°22'26"	S 48°16'40"E - 46.17
11	3357.40	400.33	6°49'41"	S 11°18'49"W - 400.11
12	3471.40	140.04	2°18'41"	S 18°59'31"W - 140.03
13	30.00	46.32	88°45'33"	S 50°06'33"W - 41.13
14	30.00	46.74	95°07'01"	S 38°16'06"E - 44.24
15	3471.40	208.32	3°26'04"	S 20°53'58"W - 208.31
16	1061.00	321.12	17°20'45"	S 23°03'03"W - 320.01
17	2857.00	107.05	2°08'21"	S 32°18'10"W - 107.02
18	30.00	51.80	98°56'45"	S 33°11'13"W - 45.66
19	30.00	52.00	99°20'42"	S 66°09'15"W - 45.78
20	2857.00	86.81	1°44'41"	S 33°47'04"W - 86.80
21	30.00	52.00	119°20'18"	S 29°38'36"E - 51.57
22	30.00	58.81	112°21'02"	N 53°18'28"W - 49.58
23	419.98	184.21	25°12'57"	N 33°18'58"W - 182.78
24	303.32	79.14	15°30'04"	S 25°11'33"W - 78.89
25	30.00	56.08	107°08'54"	S 34°50'36"E - 48.26
26	30.00	51.80	98°56'45"	S 64°06'30"E - 45.66
27	30.00	101.16	193°09'41"	N 56°18'10"W - 59.23
28	243.93	87.89	20°38'33"	S 35°05'08"W - 87.37
29	30.00	55.82	106°35'07"	N 53°17'07"W - 48.12
30	30.00	42.82	81°47'32"	N 18°08'02"E - 39.28
31	819.93	336.25	23°29'37"	N 15°01'29"W - 334.00
32	563.93	216.03	22°18'54"	N 17°41'02"W - 214.72
33	30.00	47.23	90°13'18"	N 44°07'39"E - 42.50
34	30.00	47.23	90°13'18"	N 46°05'39"W - 42.50
35	456.72	388.85	48°13'30"	N 68°43'05"W - 377.18
36	852.72	409.33	27°30'37"	N 65°13'03"W - 391.63
37	30.00	47.23	90°13'18"	N 43°07'39"E - 42.50
38	30.00	47.23	90°13'18"	N 46°05'39"W - 42.50
39	96.00	468.78	279°47'49"	N 85°14'54"W - 481.50
40	1028.00	488.11	27°12'28"	N 85°06'28"W - 483.56
41	30.00	47.23	90°13'18"	N 43°07'39"E - 42.50
42	30.00	47.23	90°13'18"	N 46°05'39"W - 42.50
43	709.38	375.00	29°19'59"	N 62°28'27"W - 371.00
44	838.38	408.13	28°19'58"	N 62°28'27"W - 404.06

VICINITY MAP

NO SCALE



LEGEND

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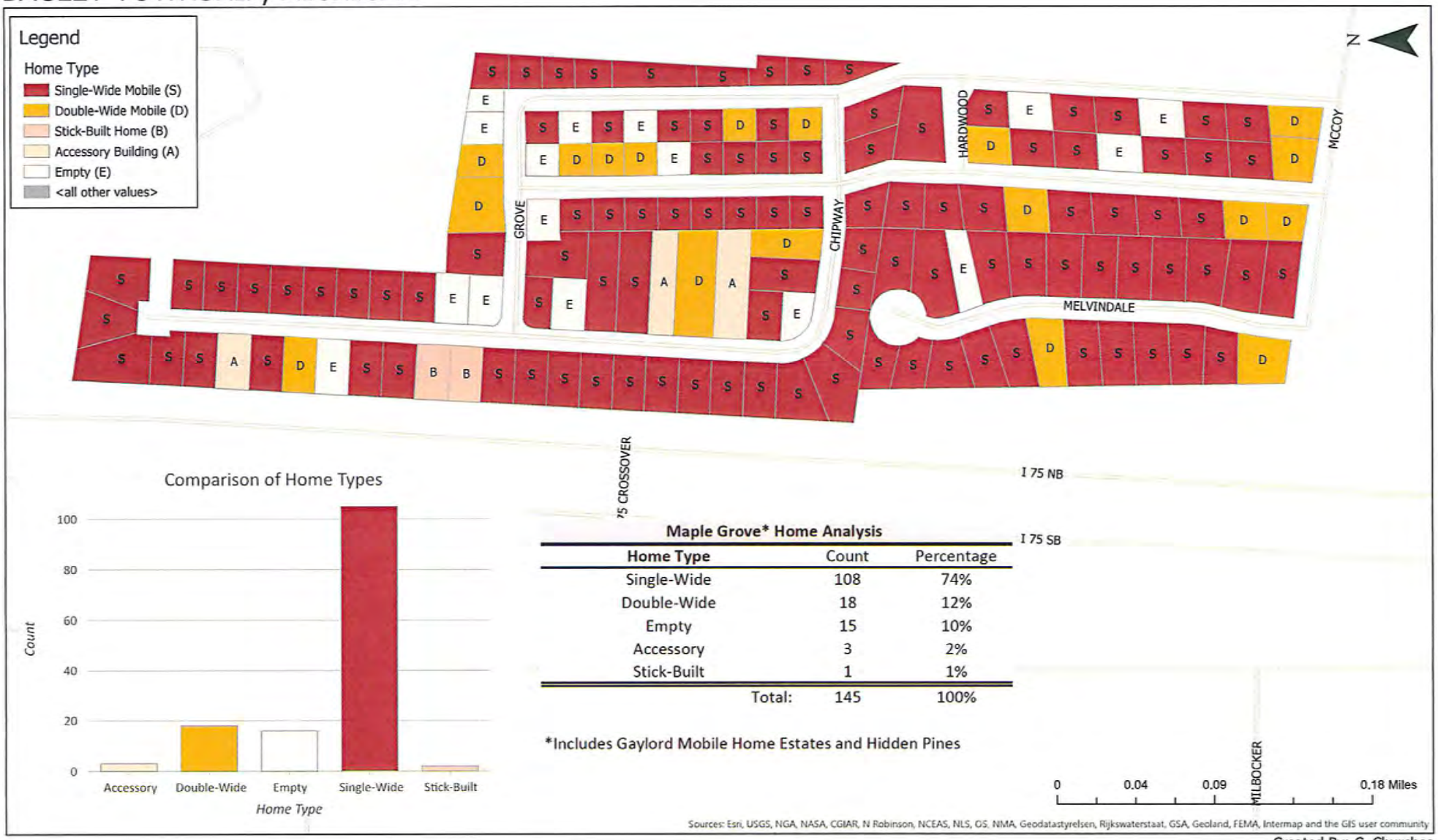
2. CONCRETE MONUMENTS HAVE BEEN PLACED AT POINTS MARKED "O".
3. LOT CORNERS HAVE BEEN MARKED WITH 1/2" x 18" IRON BARS.
4. BEARINGS WERE EXTENDED FROM THE RECORDED PLAT OF ARBUTUS BEACH HIGHLANDS NO.3 LIBER 3, PAGES 158-159.
5. DIMENSIONS ON CURVES ARE ARC LENGTH.

STATE OF MICHIGAN
NORMAN F. PARKER
SURVEYOR
NO. 16939
REGISTERED LAND SURVEYOR

GAYLORD MOBILE HOME, HIDDEN PINES MOBILE, AND MAPLE GROVE ESTATES HOME ANALYSIS
BAGLEY TOWNSHIP, MICHIGAN

Otsego County



Maple Grove* Home Analysis

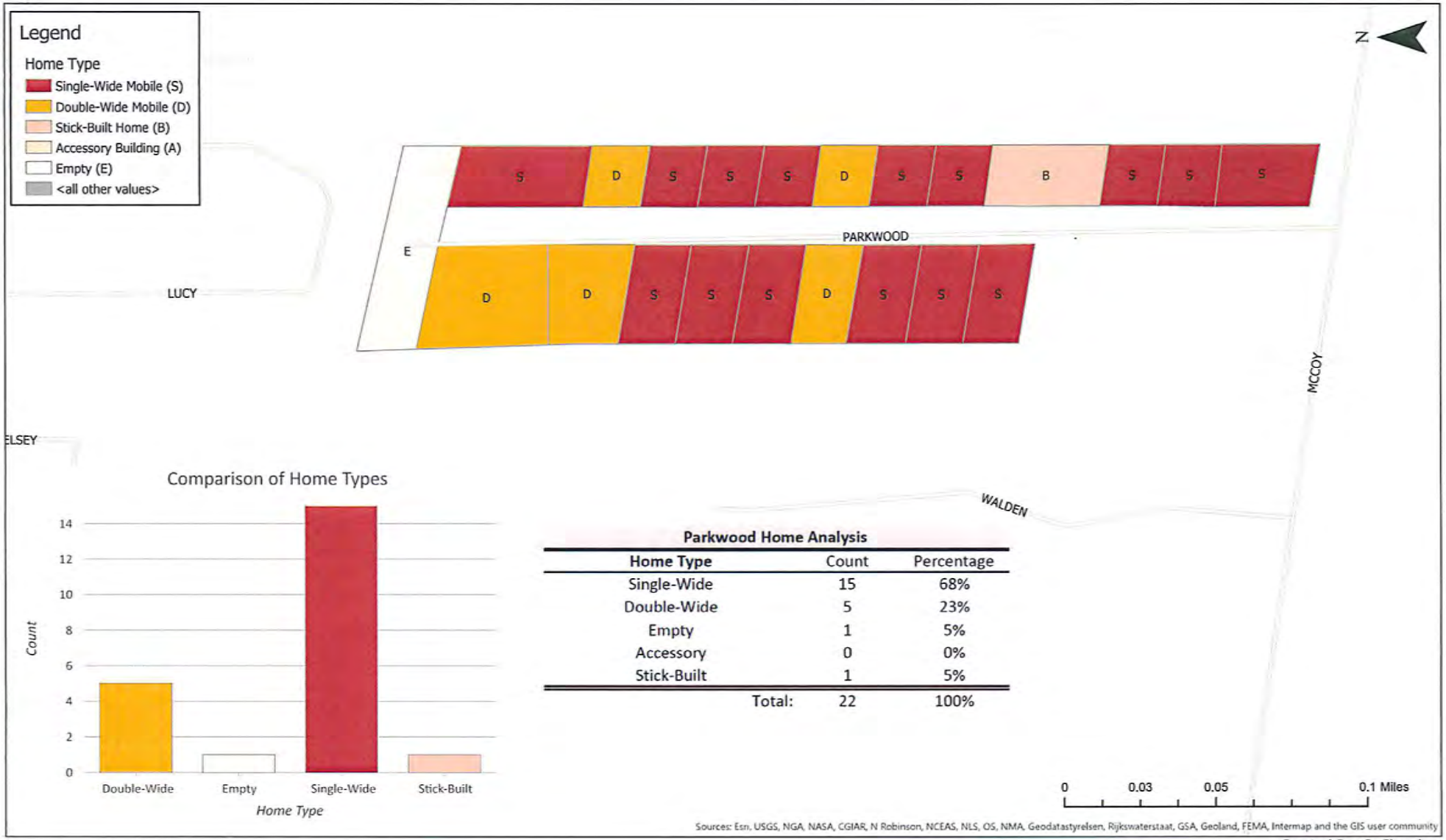
Home Type	Count	Percentage
Single-Wide	108	74%
Double-Wide	18	12%
Empty	15	10%
Accessory	3	2%
Stick-Built	1	1%
Total:	145	100%

*Includes Gaylord Mobile Home Estates and Hidden Pines

Created By: C. Churches

Exhibit 4

PARKWOOD HOME ANALYSIS, BAGLEY TOWNSHIP, MICHIGAN



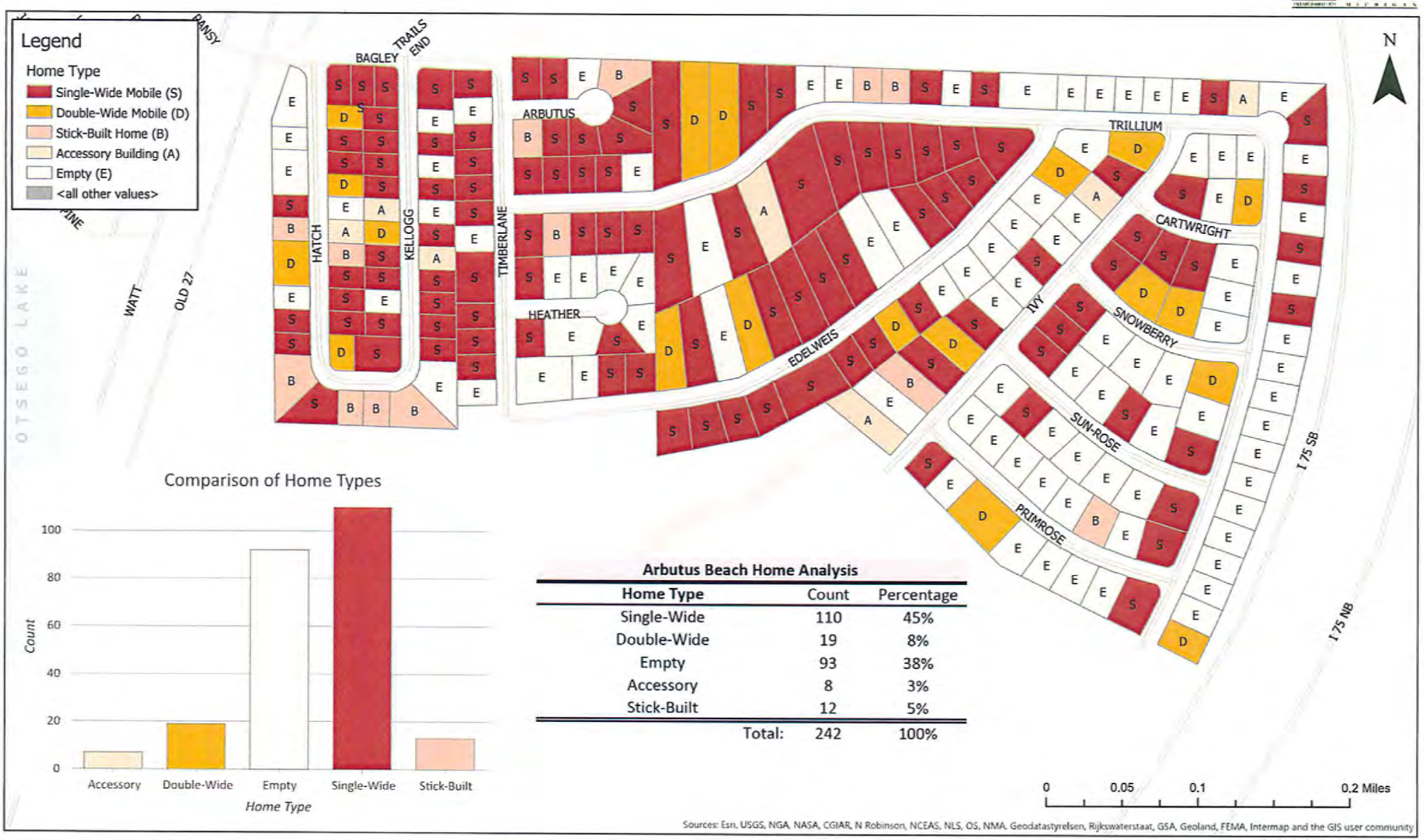
Parkwood Home Analysis

Home Type	Count	Percentage
Single-Wide	15	68%
Double-Wide	5	23%
Empty	1	5%
Accessory	0	0%
Stick-Built	1	5%
Total:	22	100%

Created By: C. Churches

Exhibit 4

ARBUTUS BEACH HOME ANALYSIS, OTSEGO LAKE TOWNSHIP, MICHIGAN



Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Created By: C. Churches

Comparison of Home Types

Arbutus Beach Home Analysis

Home Type	Count	Percentage
Single-Wide	110	45%
Double-Wide	19	8%
Empty	93	38%
Accessory	8	3%
Stick-Built	12	5%
Total:	242	100%

Exhibit 4

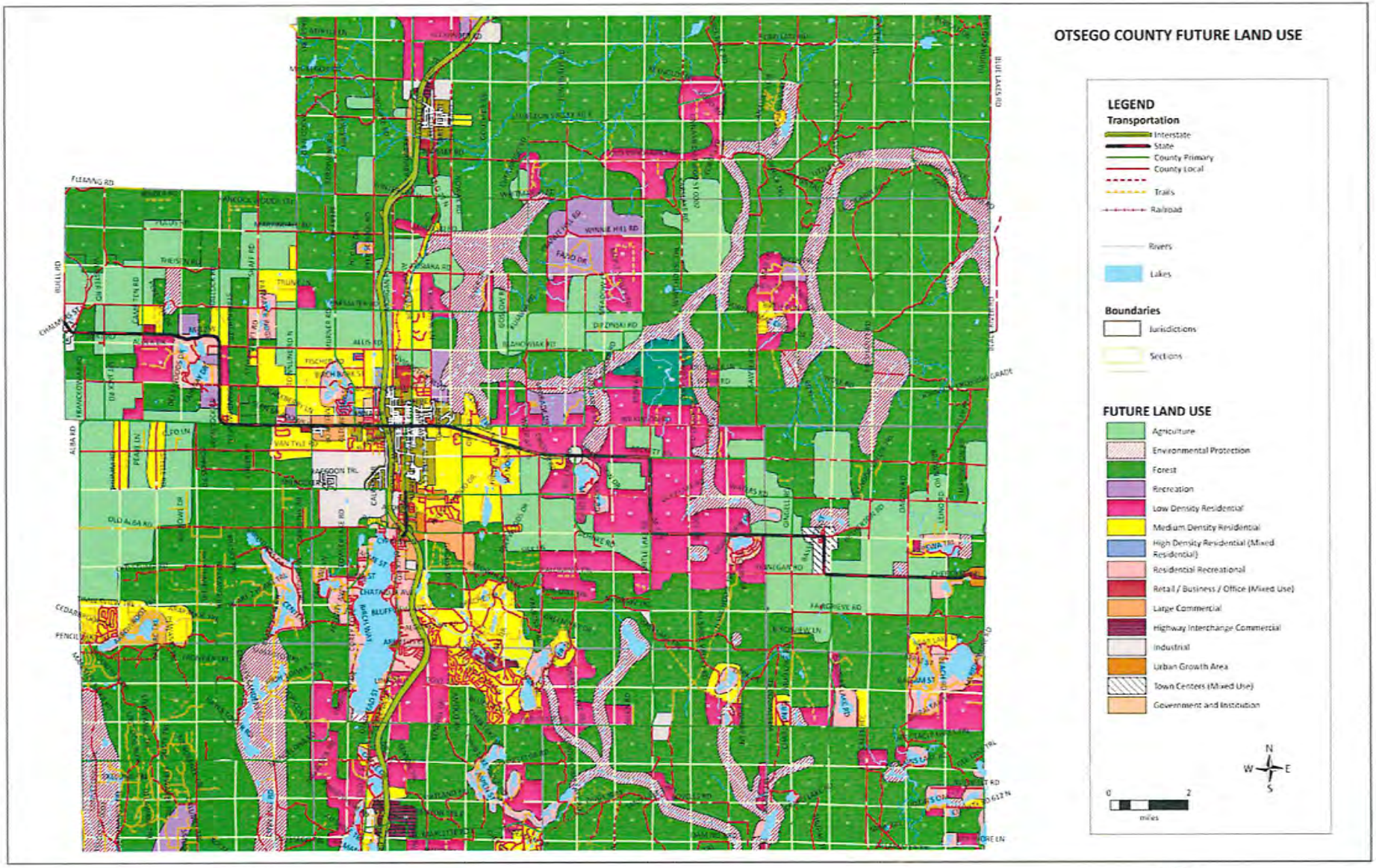

OTSEGO COUNTY FUTURE LAND USE
LEGEND
Transportation
Interstate
State
County Primary
County Local
Trails
Railroad
Rivers
Lakes
Boundaries
Jurisdictions
Sections
FUTURE LAND USE
Agriculture
Environmental Protection
Forest
Recreation
Low Density Residential
Medium Density Residential
High Density Residential (Mixed Residential)
Residential Recreational
Retail / Business / Office (Mixed Use)
Large Commercial
Highway Interchange Commercial
Industrial
Urban Growth Area
Town Centers (Mixed Use)
Government and Institution
N
W
E
S
0
2
miles

Exhibit 5

and/or recreational opportunities may include, but is not limited to, farming, hunting, fishing, skiing, and hiking.

Recreation

The Recreation land use category includes areas to be used primarily for recreational activities by residents and tourists. Acceptable land uses in this category include, but are not limited to, parks, campgrounds, trails, golf courses, ski resorts, and recreational facilities. Residential homes may be allowed where compatible with surrounding uses. Residential densities within this land use category could range from one (1) unit per two (2) to five (5) acres. Where municipalities provide water and sewer service and/or other comparable form of water and sewer service with approval by the municipality and the District Health Department higher density may be allowed.

Residential

Low Density Residential

Low Density Residential development is primarily designed to accommodate large residential lots which provide privacy from neighbors and/or other developments by allowing a density ranging from one (1) dwelling unit per two (2) to five (5) acres. However, it may be encouraged to place residential parcels in a clustered format to preserve and protect environmentally sensitive areas, forests, and farm lands. Other uses which are consistent with this land use category would include parks and other recreational facilities. Since municipal water or sewer service will not be available in most areas, individual well and septic systems will need to be utilized and approved by the District Health Department.

Medium Density Residential

The Medium Density Residential land use category is primarily designed to accommodate existing and future single-family development in areas with an allowed density ranging from one (1) dwelling unit per one-half (0.5) to two (2) acres. Since municipal water or sewer service will not be available in most areas, individual well and septic systems will need to be utilized and approved by the District Health Department. In some instances, other forms of water and sewer services may be utilized upon approval by the municipality and District Health Department. Clustering residential development in these areas is an option to preserve environmentally sensitive areas, forests, and farm lands. This category is designed to include a wide range of residential densities and should provide as the transition between Low Density Residential and High Density Residential areas.

High Density Residential (Mixed Residential)

The High Density Residential land use category is designed to accommodate a variety of residential uses which may be developed to densities ranging from two (2) or more dwelling units per acre. These uses include single-family, two-family, and multiple-family dwellings. Single-family uses include site condominiums and manufactured housing. The multiple family uses facilitate the opportunity for apartments, condominiums, and rooming houses. High Density Residential areas will require

3. Provide reasonable opportunities for the establishment of commercial uses that meet the needs of area residents

Transportation

1. Provide design guidelines to promote walkable and bicycle friendly communities in Otsego County's Town Centers

2. Encourage the establishment of new residential development with densities that will be consistent with proposed improvements to public utilities and transportation facilities

3. Encourage a mix of commercial uses at planned locations which are aesthetically pleasing and create safe and efficient traffic patterns

4. Identify high growth areas both within and beyond community limits where public service needs are likely to be of highest priority

Residential & Housing

1. Encourage innovative design and a mixture of housing types in residential developments; residential buildings within each neighborhood should be compatible, and transitions should be provided where different types occur in close proximity

   a. Encourage a range of housing types to accommodate varying needs in household size and type and that recognizes various income levels while maintaining compatibility with the character of existing residences in the area

   b. Encourage the creative design and re-design of neighborhoods that enhance desirability by including sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design

   c. Establish guidelines for buffers where appropriate

   d. Establish areas for new residential development, and establish housing densities that will preserve or enhance the character of that area and will be consistent with proposed improvements to public utilities and transportation facilities

Urban Growth

1. Identify and maintain those attributes within the City of Gaylord and the surrounding area that contribute to small town character

   a. Encourage the incorporation of design and performance standards into local zoning ordinances that preserve and contribute to those elements that define small town character

   b. Place emphasis on street design, build-to-lines, and pedestrian orientation

   c. Encourage the identification of structures and areas within the community that are of historical significance, and encourage the preservation and improvement of those sites through voluntary activities or the establishment of an historical district

   d. Collaborate with the City of Gaylord in researching and identifying elements (road patterns, building types, architectural styles, scale and layout of individual buildings and neighborhoods, type of vegetation, etc.) which define the community character of Gaylord and adjacent areas

OTSEGO COUNTY
PLANNING COMMISSION
PUBLIC HEARING NOTICE
November 19, 2018

The Otsego County Planning Commission will hold public hearings on Monday November 19, 2018 at 6:00 pm in the Planning and Zoning Meeting room located at 1322 Hayes Rd Gaylord, Michigan.

The purpose of the public hearings will be to obtain citizen comment on the following:

1. Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Rezone for three (3) contiguous parcels located in Hayes Township on M-32 West Gaylord, MI 49735. The proposed purpose of the rezone is to permit construction of storage units for commercial purposes. The property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business.

   Parcel identification number: **071-001-100-005-02**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL B: BEG AT THE NE COR OF SEC 1, TH N89°48 '19"W 330.99 FT TO POB: TH S00°36'35"E 675.34 FT, TH S89°43'44"W 330.79 FT, TH N00°37'26"W 678. 04 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-03**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL C: BEG AT THE NE COR, TH N89°48'19"W 661 .98 FT TO POB; TH S00°37'26"W 678.04 FT, TH S89°43'44"W 330.79 FT, TH N00°38'17"W 680.73 FT, TH S89°48'19"E 330.99 FT TO POB SEC1 T30N/R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number : **071-001-100-005-04**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL D: BEG AT THE NE COR OF SEC 1, TH N89°4 8'19"W 993.97 FT ALG THE N SEC LN TO THE POB; TH S00°38'17"E 680.73 FT, TH S89°43'44"W 330.79 FT, TH NOO°39'07"W 683.42 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

2. Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Special Use Permit for three (3) contiguous parcels located in Hayes Township on M-32 West Gaylord, MI 49735. The proposed purpose of the request is to permit construction of storage units for commercial purposes. The property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business, *to be determined*. Storage units are a permitted use subject to special conditions in a B2 Zoning District.

   Parcel identification number: **071-001-100-005-02**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL B: BEG AT THE NE COR OF SEC 1, TH N89°48 '19"W 330.99 FT TO POB: TH S00°36'35"E 675.34 FT, TH S89°43'44"W 330.79 FT, TH N00°37'26"W 678. 04 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W
   CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-03**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL C: BEG AT THE NE COR, TH N89°48'19"W 661 .98 FT TO POB; TH S00°37'26"W 678.04 FT, TH S89°43'44"W 330.79 FT, TH N00°38'17"W 680.73 FT, TH S89°48'19"E 330.99 FT TO POB SEC1 T30N/R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-04**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL D: BEG AT THE NE COR OF SEC 1, TH N89°4 8'19"W 993.97 FT ALG THE N SEC LN TO THE POB; TH S00°38'17"E 680.73 FT, TH S89°43'44"W 330.79 FT, TH NOO°39'07"W 683.42 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

3. Otsego County Rezone – The rezoning of six (6) subdivisions in Bagley & Otsego Lake Townships from R1/R2 Zoning Districts to R3/Residential Estates along with a proposed text amendment to Section 21.22.6 to be changed *from* 'Units manufactured prior to 1976 (title date) shall not be installed' *to* 'Units manufactured shall have a Building Title Date not to exceed fifteen (15) years from application date'

   Gaylord Mobile Home Estates Legal Description:
   THE LAND EMBRACED IN THE ANNEXED PLAT OF "GAYLORD MOBILE HOME ESTATES"
   BEING A PART OF THE SW1/4 OF SECTION 9, T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:
   COMM AT THE SW COR OF SEC 9 T30N R3W BAGLEY TWP OTSEGO CO MICHIGAN; THENCE S 81°44'E ALG THE S SEC LN OF SD SEC 9 DISTANCE OF 1314.32' TO POB; TH N1°56'E DISTANCE OF 1310.1'; THENCE S81°33'E DISTANCE OF 503.0'; TH S3°14'W DISTANCE OF 1305.5' TO SD S SEC LN; TH N81°44'W ALG SD S SEC LN DISTANCE OF 473.0' TO POB.
   CONT 25 LOTS NUMBERED 1 TO 25 INCLUSIVE

Exhibit 6

Hidden Pines Mobile Estates Legal Description:

THE LAND SHOWN ON PLAT AS "HIDDEN PINES MOBILE ESTATE"
BEING PART OF THE SW1/4 OF SECTION 9, T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

COMM AT THE SW COR OF SEC 9 T30N R3W; TH S81°44'E 879.3' TO POB; TH N0°42'W 1320.05'; TH S81°33E 495.0'; TH S1°53'W 1310.10'; TH N81°44'W 435.0' TO POB
CONT 23 LOTS NUMBERED 1 TO 23 INCLUSIVE - CONT 13.9 AC

Maple Grove Estates 1 Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF "MAPLE GROVE ESTATES"
BEING PART OF NE1/4 OF SW1/4 SECTION 9 T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

BEG AT CONCRETE MONUMENT 1314.32' S81°44'E ALG SEC LN & 1310.10' N°56'E OF SW COR SEC 9 T30N R3W, POINT OF INTERSECTION OF W1/8 LN WITH S1/8 LN OF SD SEC & ALSO THE NORTHWESTERLY COR OF THE RECORDED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N0°41'W ALG SD W1/8 LN 1317.80' TO CONCRETE MONUMENT ON THE E & W1/4 LN OF SD SEC; TH S81°26'E ALG SD 1/4 LN 554.71' TO CONCRETE MONUMENT 80' WESTERLY & PERPENDICULARLY FROM WESTERLY LN OF FORMER MC RR ROW; TH S3°17'37"W PARALLEL WITH SD RR ROW LN 855.30' TO CONCRETE MONUMENT; TH S86°42'23"E 40' TO CONCRETE MONUMENT; TH S3°17'37"W PARALLEL WITH SD RR ROW LN 453.56' TO CONCRETE MONUMENT ON AFOREMENTIONED S1/8 LN.PT ALSO THE NORTHEASTERLY COR OF AFOREMENTIONED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N81°33'W ALG SD 1/8 LN (N LN OF SD PLAT OF GAYLORD MOBILE HOME ESTATES) 503.00' TO POB
COMPRISED OF LOTS 1 TO 43 INCLUSIVE

Maple Grove Estates 2 Legal Description:

THE LAND SHOWN ON PLAT AS "MAPLE GROVE ESTATES NO 2"DESCRIBED AS FOLLOWS:
MAPLE GROVE ESTATES NO 2 PART OF SW1/4 OF NW1/4 AND PART OF NW1/4 OF SW1/4 SECTION 9 T30N R3W AND PART OF LOTS 2 AND 11 MAPLE GROVE ESTATES BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN.

BEG AT CONCRETE MONUMENT 1314.32' S51°44E ALG THE S LN OF SEC 9 T30N R3W & 1310.10' N1°56'E OF SW COR OF SD SEC (SD PT BEING INTERSECTION OF W1/8 LN WITH S1/8 OF SD SEC BEING ALSO POB OF RECORDED PLAT OF MAPLE GROVE ESTATES & BEING ALSO THE NORTHWESTERLY COR OF THE RECORDED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N81°33'W ALG SD S1/8 LN 598.57' TO PT ON THE EASTERLY LN OF MI ST HWY I-75; TH N3°12'50"E PARALLEL WITH SD HWY LN 2228.32'; TH ON A CURVE TO THE LEFT 141.85' (CHORD OF SD CURVE BEARS N2°51'46"E 141.85', RADIUS IS 11563.16', DELTA IS 0°42'08"); TH S81°21'E 383.95'; TH S3°12'18"W 180'; TH N86°47'42"W 133'; TH S3°12'18"W 66'; TH S86°47'42"E 133'; TH S3°12'18"W 827.50'; TH S86°47'42"E 125' TO W1/8 LN OF SD SEC (SD PT BEING THE NORTHWESTERLY COR OF SD RECORDED PLAT OF MAPLE GROVE ESTATES); TH S0°41'E ALG W LN OF SD PLAT 173.8' TO SW COR OF LOT 1 OF SD PLAT; TH N89°19'E ALG SD LOT LN 100' TO NE COR OF LOT 2 OF SD PLAT; TH S0°41'E AG E LN OF SD LOT 66'; TH S89°19'W 100' TO W LN OF SD RECORDED PLAT OF MAPLE GROVE ESTATES; TH S0°41'E ALG SD PLAT IN (W1/8 LN OF SD SEC) 900' TO SW COR OF LOT 10 OF SD PLAT; TH N89°19'E ALG S LN OF SD LOT 100' TO SE COR OF SD LOT; TH S0°41'E ALG W LN OF W AVE OF SD PLAT 66'; TH S89°19'W 100' TO W LN OF SD RECORDED PLAT (W LN OF SD PLAT) 112' TO THE POB.
COMPRISED OF LOTS 44 TO 93 INCLUSIVE

Parkwood Subdivision Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF THE "PARKWOOD SUBDIVISION"
BEING PART OF THE SE1/4 SECTION 9 T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN

COMM AT THE SE COR OF SEC 9 T30N R3W BAGLEY TWP OTSEGO CO MI; TH N80°49'W ALG S LN OF SEC 9 A DISTANCE OF 1074.7' TO POB; TH N0°04'W 1640'; TH N76°32'W 355.82'; TH S0°01'W 355' TO 1/8 COR; TH S0°04'E PARALLEL TO E BOUNDARY LN OF PARKWOOD SUBDIVISION 800'; TH S80°33'E 177'; TH S0°04'E ALG W ROW OF PARKWOOD DR OF SEC 9; TH S80°49'E ALG S LN OF SEC 9 174' TO POB
CONT 23 LOTS NUMBERED 1 TO 23 INCLUSIVE

Arbutus Beach Highlands Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF "ARBUTUS BEACH HIGHLANDS"
PART OF GOV'T LOT 4 SECTION 33 T30N R33W BAGLEY TOWNSHIP AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 4 T29N R3W OTSEGO LAKE TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

BEG AT PT ON SEC LN BETWEEN SEC 33 T30N R3W AND SEC 4 T29N R3W N87°53'W 676.03' FROM THE N1/4 COR OF SEC 4 T29N R3W OTSEGO LAKE TWP; PROCEEDING TH N01°26'W 30.06'; TH N87°53'W 301.86'; TH S16°36'w 31.00'; TH N87°53'w 320.77' TO NW COR OF NE1/4 OF NW1/4 OF SEC 4 T29N R3W; TH S01°26'E ALG W LN OF SD NE1/4 OF NW1/4 1318.27' TO SW COR OF SD NE1/4 OF NW1/4; TH S88°49'E ALG S LN OF SD NE1/4 OF NW1/4 631.68'; TH N01°26'W 1307.96' TO POB
CONT LOTS NUMBERED 1 TO 55 INCLUSIVE
"ARBUTUS BEACH HIGHLANDS NO 2": PART OF THE NE1/4 OF TH ENW1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP AND PART OF GOV'T LOT 4 SEC 33 T30N R3W BAGLEY TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
BEG AT N1/4 COR OF SEC 4 T29N R3W; TH S1°37'0"E 1226.76' ALG N & S ¼ LN OF SD SEC 4; THS84°57'51"W 477.90'; TH S88°33'54"W 66.00'; TH N1°26'06"W 68.52'; TH S8833'54"W 135.00'; TH N1°26'06"W 1230.09' ALG E LN OF ARBUTUS BEACH HIGHLANDS AS RECORDED IN L3/P11, 12 OCR TO TOWN LN COMMON TO SD SEC 4 T29N R3W AND GOV'T LOT 4 SEC 33 T30N R3W; TH IN SD GOV'T LOT 4 N1°26'06"W 30.06'; TH S87°53'00"E 201.39'; TH S1°26'06"E 30.06' TO AFOREMENTIONED COMMON TOWN LN; TH S87°53''00"e 473.96' ALG SD TOWN LN TO POB
COMPRISED LOTS 56 TO 102 INCLUSIVE
"ARBUTUS BEACH HIGHLANDS NO 3": PART OF THE NE1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
BEG AT N1/4 COR OF SEC 4 T29N R3W TH S88°19'E ON N LN OF SEC 4 900.00'; TH TH S1°37'E 186.00'; TH S6°48'E 205.20'; TH S39°49'E 272.63'; TH S38°41'E 149.80'; TH S51°22'40"W 621.80'; TH S61°09'W 359.15'; TH S78°23'W 365.29'; TH N1°37'W ON N & S ¼ LN OF SD SEC 4 1377.76' TO POB
CONT 41 LOTS NUMBERED 103 TO 143 INCLUSIVE - CONT 26.5 AC
"ARBUTUS BEACH HIGHLANDS NO 4": PART OF THE NE1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
COMM AT N1/4 COR OF SD SEC 4 T29N R3W TH N88°19'E 900.00' TO POB; TH S88°24'34"E 1452.39'; TH S12°12'28"W (ALG A LONG CHORD OF A 1°32'49" CURVE TO THE RIGHT) 2061.03'; TH N64°22'35"W 759.38'; TH N44°38'04"W 512.90'; TH N50°52'29"W 326.12'; TH N61°0941"E 107.01'; TH N51°23'24"E 612.84'; TH N38°4049"W 149.77'; TH N39°48'50"W 272.57'; TH N6°47'28"W 205.17'; TH N1°26'25"W 185.97' TO POB
CONT 108 LOTS NUMBERED 144 TO 251 INCLUSIVE - CONT 51.8 AC

4. Capital Improvement Plan 2019-2024

All citizens are welcome to attend the meeting or provide written comment. If written comments are provided the comments must be received at the Otsego County Land Use Services Office by noon (12:00 pm) the day of the meeting.

Any citizen who has questions regarding this application or needs assistance to attend this meeting should contact the Director of Land Use Services at 989.731.7400.

From: James Mouch
Sent: Wednesday, September 19, 2018 4:33 PM
To: BONNIE MILLER - Supervisor.Chester; DEBBIE WHITMAN - Clerk.Corwith; DIANE FRANCKOWIAK - Supervisor.Elmira; FRED LINDROTH - Assessor.Otesego Lake; IVAN MASCHKE - Clerk.Charlton; JAMES SZMANSKI - Clerk.Bagley; JANET KWAPIS - Clerk.Dover; JASON WOODCOX - Assessor.Bagley; LIZ MENCH - Clerk.Livingston; MARGARET BLACK - Clerk.Otsego Lake; MARY SANDERS - Assessor.Supervisor.Hayes; MATT NOWAK- Supervisor.Charlton; MICHELLE NOIROT - Supervisor.Bagley; RICHARD ROSS - Clerk.Hayes; SUSAN SCHAEDIG-Clerk.Elmira; THOMAS MURPHY - Supervisor.Dover; VERN KASSUBA -Assessor.Supervisor.Corwith
Subject: FW: RE: Mobiles

Good Afternoon,

Please find attached Rezoning Proposal for Bagley and Otsego Lake Townships, the following:

Bagley Township
- Gaylord Mobile Home Estates
- Maple Grove Estates 1
- Maple Grove Estates 2
- Hidden Pines Mobile Estates
- Parkwood Subdivision

Otsego Lake Township
- Arbutus Beach Highlands

Page(s) 1-3	Shows Current Zoning of (R2)
Page(s) 4-5	Shows Future Land Use Map
Page(s) 6	Shows Article 6 R3 Residential Estates District
Page(s) 7	Show Section 21.22 Manufactured or Site Built Dwelling Less Than 16 Feet Wide
Page(s) 8-9	Shows Residential Districts of the Master Plan
Page(s) 10-17	Shows emails between the County Attorney and the Land Use Department Director

Please send or email any input that you may have on this recommendation within 30 days to Otsego County Land Use.

jim

Bagley Township Planning Commission

Bagley Township, Michigan

Established 1868

October 3, 2018

Subject: Meeting Minutes and record of decisions for Scheduled Special Meeting on October 2, 2018.

Items: 1. Pending zoning changes/additions to certain subdivision zoning from R-2 to R-3 and discussion of changes to potential R-3 zoning once in place in these identified subdivisions.

2. Recommendation of changes to certain changes allowing increased communication tower height.

Members Present:

Ken Arndt
Brian Goebel
Wally Loney
Celeste Szymanski
Larry Beckett

Other Attendees:
Michelle Noirot, Supervisor
Celeste Szymanski, Voting Trustee, Excused by Super after meeting began (illness)

Citizens Attending: None

Meeting Opened at 7:00PM by Arndt

Item 1. Rezone of subdivisions in Bagley Township primarily oriented to manufactured housing from R-2 to R-3. This is an ongoing case with numerous re writes of the R-2 zoning regulation with changes and additions. After the last recommendations by the planning commission, the R-2 zoning with changes was referred to counsel for an opinion. The opinion suggested that, since the R-3 classification was already approved in a current form and that the R-3 zoning classification allows manufactured housing, that the commission should consider and recommend the manufactured subdivisions should be rezoned to R-3. This is now proposed as step 1 to support further accommodations to the subdivisions to be rezoned with changes to R-3 to better accommodate the citizens in these areas in the future.
Bagley Planning Commission moved by consensus supports rezoning to R-3 in preparation for a formal vote. The areas impacted are:

Exhibit 8

1.0 Gaylord Mobile Home Estates
2.0 Maple Grove 1
3.0 Maple Grove 2
4.0 Hidden Pines
5.0 Parkwood
6.0 Arbutus Beach Highlands

There being no further discussion the question on the table is the rezoning of certain mobile home parks from R-2 to R-3.

Loney offers a motion, Burkett seconds: Chair records a vote all in favor, none opposed.

Motion passes.

Item 1, Part 2. For study only as a basis for further changes going forward to adoption to R-3. The commission discussed the R-3 district as now in place and proposed certain changes which would, if adopted, specifically accommodate replacement of manufactured housing units after casualty losses when not the fault of the owner and set limits on the age of the units either installed on a vacant lot not before occupied by a unit or as a replacement. Discussion also studied lot width and recommended a change to the allowed lot width narrower than is currently in the ordinance. The future changes recommended to R-3 are:

Item 1, Part 2: Bagley Recommendations for modifications to R3, once adopted as currently written:

Article 17 (Dimensions)

R3:

Minimum Width of Principal Structure: Now 11 Feet

Change to read: 14 Feet

(Potentially also FR and AR Districts)

Minimum Square Feet of Living Area above ground: No change

Site Width Minimum: Now 100 Feet,

Change to Read: 80 Feet

Minimum site Size: Now 40,000 Square feet

Change to: 10,000 Square feet, .23 Acres

Setbacks: No change

Section 21.22, Manufactured or Site Built Dwelling Less than 16 feet wide:

Now reads: Manufactured prior to 1976 (title Date) Shall not be installed.

Change to read: Units manufactured more than 15 years (title Date) prior to the date of proposed install shall not be installed under any circumstances.

Add Section: 21.23.1: Replacement of unit losses **from Reasonably Non-Preventable hazards or accidents.**

Units lost to fire, damaging weather, terrorism, vehicle accident or other conditions not caused intentionally by the owner may be replaced by a similar unit subject to the following conditions:

a. The unit must comply with a manufacture date as noted in 21.22.
b. The unit must comply with Article 17 with a minimum width of 14 feet and 720 square feet of total, above ground living area.
c. The District Health Department must certify the adequacy of the Well, septic and drain field prior to the replacement installation.

Item 1, Part 2. The commission developed and carefully studied the items in part 2. *Chair recorded 100% consensus, but no formal vote was taken since the changes will have to attach to the R-3 zoning in the above subdivisions once passed.* The recommendations are included for reference and potential input from interested parties.

Item 2: This item deals with the proposed changes to tower height for communications towers (unlighted). Sections 21.46.2, 21.46.3, and 21.46.3.2 and 21.46.2. All except the last item change the maximum tower height at 199 feet, where the former limit was 190 feet. The last items changes the tower standoff from its base to a property line or building from 100% of the tower height to 200% of the tower height to enhance the safety factor in the event a tower falls in a high wind or damaged causing a fall.

These are the only changes to the tower height limits. The commission discussed the changes briefly and were favorably impressed with the enhanced standoff. After several minutes of discussion, **a motion was made by Goebel** to approve the changes and **seconded by Burkett**.

Chair records a vote all in favor, none opposed.

Discussion ended at 7:45 Meeting closed by the chair at 7:55 PM.

Respectfully Submitted,

Kenneth Arndt, Chairman

Item 1. ***Approved as Recommended*** Approved with Edits Not Approved
Item 2. Comments

For Bagley Township

By: Michelle Noirot
Supervisor
Separate approval recorded by Supervisor on behalf of the board. KA

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Narrative supported by meeting recording Erase data 11/15/18

June 11, 2018

Bagley Township Board Action-Continued from June 1 Bagley Township Planning Commission Meeting.

Addendum to Special Use Permit Application Resolution, Eagle Commerce Park, Section 22, Bagley Township.

Planning Commission Chairman Arndt contacted the owner of the proposed project and was thoroughly briefed on the use of the project. Based on his requested application clarification, the planned use for the project is light industrial, compatible with B-3, including warehousing, light assembly and manufacturing, storage and distribution. Residential uses will not be permitted.

The project is service by a common utility arrangement (presumed Class A) and is accessed by Chestnut Court, a private road accessed from Old 27 South.

The chairman appeared at the Township Board meeting on 11 June and admitted to insufficient research prior to bringing the matter the Planning Commission. He then briefed all present on the project essentials.

In order to move the project forward, the Chairman first suggested that, since there were 3 active PC members present, in a short recess, they could meet validly as a quorem and take action which could then be forwarded to the full board. The township clerk indicated that the meeting would have to have been posted in advance which would not be possible.

He next suggested that the project be voted directly by the Township Board, as the township's official recommending authority. There was agreement on this strategy.

Fred Burns moved that the board approve the special use permit and Celeste Szymanski seconded the motion. Board Chair Michelle Noirot called for a vote which passed the motion unanimously.

The Planning Commission Chairman thanked the board for their somewhat unorthodox help in moving this project forward and the items on the Planning Commission agenda being complete, the chairman returned to his seat.

Respectfully Submitted,

Kenneth R. Arndt
Chairman
Planning Commission.

This matter approved by voice vote of the Township Board

October 9, 2018

Mr. James Mouch
Director Otsego County Land Services
1322 Hayes Road
Gaylord, Mi 49735

Dear Jim,

At its October 4, 2018 meeting, the Otsego Lake Township Planning Commission reviewed the proposed zoning changes to the six proposed sites from R2 to R3. The Otsego Lake Township Planning Commission is opposed to rezoning as presented in Otsego Lake Township (Arbutus Beach Highlands) because Article 17.1 Schedule of Dimensions would reduce the minimum width to an unacceptable width (11 feet).

Sincerely,

Nora Corfis
Secretary
Otsego Lake Township Planning Commission

CHARLTON TOWNSHIP
OTSEGO COUNTY

P.O. Box 367 • Johannesburg, Michigan 49751 • Phone: (989) 731-1920 • Fax (989) 731-1070

To: James Mouch
1322 Hayes Rd.
Gaylord, MI 49735

09 October 2018

From: Ivan H. Maschke, Clerk

Dear Mr. Mouch,

At the last regular meeting of the Charlton Township Board, there was discussion regards to two (2) items received from the Charlton Township Planning Commission.

After discussion, a motion was passed unanimously to recommend approval to the Otsego County Land Use Services of a request to rezone six (6) properties in Bagley and Otsego Lake Townships from R2 to R3 for trailer parks.

Also, a motion was passed to recommend approval to change Wireless Communication Towers height to 199 ft. and that they cannot be placed closer than 200% of the towers' height from any property line or any residence.

Thank you very much for your time and consideration.

Sincerely,

Ivan H. Maschke, Clerk

Cc: Charlton Planning Commission
File

PROPERTIES NOTIFIED WITHIN SUBDIVISIONS AND WITHIN 300' - GAYLORD MOBILE HOME ESTATES, HIDDEN PINES MOBILE ESTATES, MAPLE GROVE ESTATES 1 & 2 - BAGLEY TOWNSHIP

Exhibit 9

PROPERTIES NOTIFIED WITHIN SUBDIVISION AND WITHIN 300' - BAGLEY TOWNSHIP

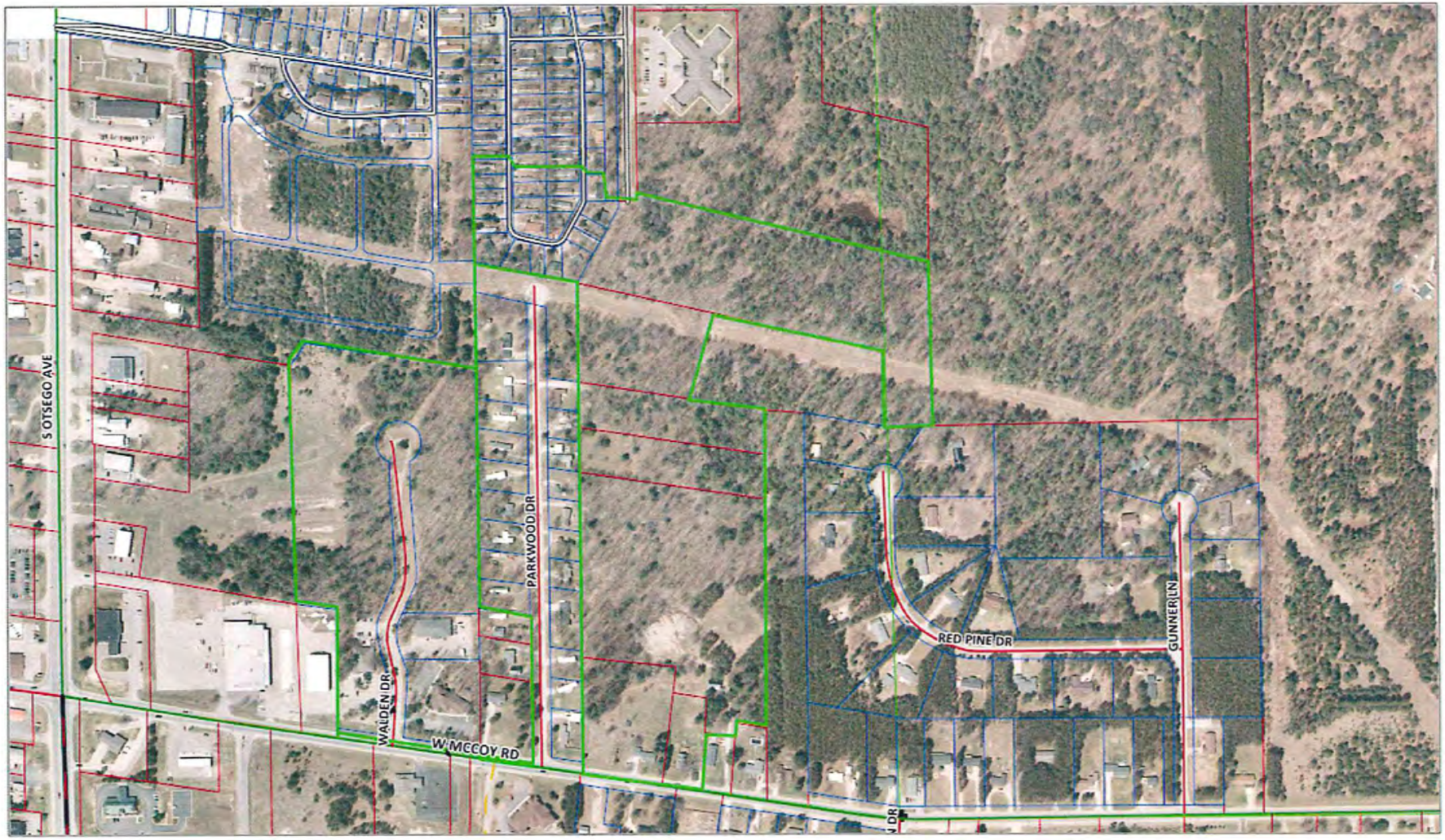


Exhibit 9

PLAT OF GAYLORD MOBILE HOMES - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
GAYLORD MOBILE HOMES										
011-310-000-001-00	1	1978 SPRINGWOOD AVE	MOORE, WALTER EDWIN III	2555 ALLIS RD	GAYLORD	MI	49735	401	0.34	R-2
011-310-000-002-00/ 011-310-000-013-00	2, 13	1950 SPRINGWOOD AVE	MACDONALD, WILLIAM A	PO BOX 663	GAYLORD	MI	49734-0663	401	0.34	R-2
011-310-000-003-00	3	1924 SPRINGWOOD AVE	BROWN, TIMOTHY J	1924 SPRINGWOOD AVE	GAYLORD	MI	49735-9197	401	0.34	R-2
011-310-000-004-00	4	1906 SPRINGWOOD AVE	AVERSANE, MICHAEL L	1906 SPRINGWOOD AVE	GAYLORD	MI	49735-9197	401	0.34	R-2
011-310-000-005-00	5	1874 SPRINGWOOD AVE	SMITH, ANNA M	1874 SPRINGWOOD AVE	GAYLORD	MI	49735-8255	401	0.34	R-2
011-310-000-006-00	6	1850 SPRINGWOOD AVE	QUINN, COURTNEY	1850 SPRINGWOOD AVE	GAYLORD	MI	49735-8255	401	0.34	R-2
011-310-000-007-00	7	1824 SPRINGWOOD AVE	BALLENGER, DONALD H	1789 REDPINE DR	GAYLORD	MI	49735	401	0.33	R-2
011-310-000-008-00	8	1800 SPRINGWOOD AVE	STAUFFER, JILL	1800 SPRINGWOOD AVE	GAYLORD	MI	49735-8255	401	0.32	R-2
011-310-000-009-00	9	1809 ORANGE GROVE AVE	HOSTMAN, ELIZABETH A TRUST	1203 THUMM RD	GAYLORD	MI	49735	401	0.34	R-2
011-310-000-010-00	10	1833 ORANGE GROVE AVE	ADAMS, KATHLEEN I	1833 ORANGE GROVE AVE	GAYLORD	MI	49735-8227	401	0.33	R-2
011-310-000-011-00	11	1859 ORANGE GROVE AVE	STOCKMAN, BARBARA J	PO BOX 983	HOUGHTON LAKE	MI	48629	401	0.33	R-2
011-310-000-012-00	12	1883 ORANGE GROVE AVE	KEYS, KEVIN	708 N OHIO AVE	GAYLORD	MI	49735-9393	401	0.33	R-2
011-310-000-014-00	14	1933 ORANGE GROVE AVE	RIVERS, BLAISE	3550 HALLENIUS RD	GAYLORD	MI	49735	401	0.33	R-2
011-310-000-015-00	15	1959 ORANGE GROVE AVE	TEMPLE, LINDSEY & JONATHAN	1959 ORANGE GROVE	GAYLORD	MI	49735-9150	401	0.34	R-2
011-310-000-016-00	16	706 MCCOY RD	WILLIAMS-WILLIAMS	PO BOX 2125	GAYLORD	MI	49734-2125	401	0.39	R-2
011-310-000-017-00	17	738 MCCOY RD	CONKRIGHT, RICHARD & RITA TRUST	738 MCCOY RD	GAYLORD	MI	49735-9183	401	0.30	R-2
011-310-000-018-00	18	1956 ORANGE GROVE AVE	FLORENSKI, RICHARD F & ELTHA M	PO BOX 1244	GAYLORD	MI	49734-5244	401	0.34	R-2
011-310-000-019-00	19	1932 ORANGE GROVE AVE	CHAMBERS, JACK C & LINDA M	1932 ORANGE GROVE AVE	GAYLORD	MI	49735-9150	401	0.36	R-2
011-310-000-020-00	20	1906 ORANGE GROVE AVE	CLINK-GAPINSKI	1906 ORANGE GROVE AVE	GAYLORD	MI	49735-9150	401	0.37	R-2
011-310-000-021-00	21	1882 ORANGE GROVE AVE	SYTEK, KENNETH J & CONNIE F	1882 ORANGE GROVE AVE	GAYLORD	MI	49735-8227	401	0.39	R-2
011-310-000-022-00	22	1856 ORANGE GROVE AVE	KURTZNER-GIBBONS	1856 ORANGE GROVE AVE	GAYLORD	MI	49735-8227	401	0.39	R-2
011-310-000-023-00	23	1832 ORANGE GROVE AVE	GOOSEN-GOOSEN	1832 ORANGE GROVE AVE	GAYLORD	MI	49735-8227	401	0.4	R-2
011-310-000-024-00	24	1806 ORANGE GROVE AVE	CREGO, MACKENZIE	1806 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.42	R-2

PLAT OF HIDDEN PINES ESTATES - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
HIDDEN PINES										
011-350-000-001-00	1	1970 MELVINDALE DR	MESSER, TERESA M	1970 MELVINDALE DR	GAYLORD	MI	49735-8248	401	0.51	R-2
011-350-000-002-00/ 011-350-000-003-00	2, 3	1928 MELVINDALE DR	MACDONALD, WILLIAM A	PO BOX 663	GAYLORD	MI	49734	401	0.44	R-2
011-350-000-004-00	4	1908 MELVINDALE DR	KREINER, TERESA A	1908 MELVINDALE DR	GAYLORD	MI	49735-8248	401	0.46	R-2
011-350-000-005-00	5	1890 MELVINDALE DR	GREGORY, ROBERT A & BARBARA A TRUST	PO BOX 2082	GAYLORD	MI	49734	401	0.47	R-2
011-350-000-006-00	6	1868 MELVINDALE DR	WOHLFEIL, EDWARD M & RENEE E	PO BOX 641	GAYLORD	MI	49734-0641	401	0.49	R-2
011-350-000-007-00	7	1848 MELVINDALE DR	SCHMIDT-SCHMIDT	1848 MELVINDALE DR	GAYLORD	MI	49735-9152	401	0.47	R-2
011-350-000-008-00/ 011-350-000-015-00/ 011-350-000-016-00/ 011-350-000-019-00	8, 15, 16, 19	1828 MELVINDALE DR	RIVERS, BLAISE K & DEBRA A	3550 HALLENIUS RD	GAYLORD	MI	49735-9258	401	0.47	R-2
011-350-000-009-00	9	1810 MELVINDALE DR	CHAMBER, LINDA M & JACK C	1932 ORANGE GROVE	GAYLORD	MI	49735	401	0.41	R-2
011-350-000-010-00/ 011-350-000-020-00/ 011-350-000-023-01/ 011-350-000-023-02	10, 20, N1/2 - 23, S1/2 - 23	1794 MELVINDALE DR	BERRY, WILLIAM D & NOLA E	588 CHARBONEAU LN	GAYLORD	MI	49735	401	0.40	R-2
011-350-000-011-00	11	1778 MELVINDALE DR	HALL, ROSE M	1778 MELVINDALE DR	GAYLORD	MI	49735-9152	401	0.34	R-2
011-350-000-012-00	12	1760 MELVINDALE DR	JACKSON, BILLY M & ANNETTE J	1760 MELVINDALE DR	GAYLORD	MI	49735-9152	401	0.35	R-2
011-350-000-013-00	13	1761 MELVINDALE DR	BROWN, BILLY GENE JR & CAROL ANELIA	1761 MELVINDALE DR	GAYLORD	MI	49735	401	0.47	R-2
011-350-000-014-00	14	1783 MELVINDALE DR	MORRIS, STEVEN C	1783 MELVINDALE DR	GAYLORD	MI	49735-9152	401	0.54	R-2
011-350-000-017-00	17	1837 MELVINDALE DR	KAJA HOLDINGS 2 LLC	16 BERRYHILL RD STE 200	COLUMBIA	SC	29210	401	0.51	R-2
011-350-000-018-00	18	1857 MELVINDALE DR	OSBORNE, ROBERT W & BETTY A	1857 MELVINDALE DR	GAYLORD	MI	49735-9152	401	0.47	R-2
011-350-000-021-00	21	1915 MELVINDALE DR	HARDY, LARRY N	1915 MELVINDALE DR	GAYLORD	MI	49735	401	0.46	R-2
011-350-000-022-00	22	1935 MELVINDALE DR	GOLETZ, CHRISTOPHER M	1895 MELVINDALE DR	GAYLORD	MI	49735-9152	401	0.55	R-2

PLAT OF MAPLE GROVE ESTATES 1 - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
MAPLE GROVE 1										
011-470-000-001-00	1	734 GROVE ST	CHURCHES, DANNY E & ZENAIDA V	734 GROVE ST	GAYLORD	MI	49735	401	0.62	R-2
011-470-000-002-00	2		RUSS, RUSSELL & ADELINE TR	1390 OPAL RD	SAULT SAINT MARIE	MI	49783-9405	402	0.30	R-2
011-470-000-003-00/ 011-470-000-041-00	3, 41	1580 ORANGE GROVE AVE	RIVERS, BLAISE & DEBRA	3550 HALLENIUS RD	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-004-00	4	1590 ORANGE GROVE AVE	HOOK, ROBERT P JR	1590 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-005-00	5	1608 ORANGE GROVE AVE	CARPENTER, RUSSELL & SUSAN	1608 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-006-00/ 011-470-000-011-00/ 011-470-000-026-00	6, 11, 26	1628 ORANGE GROVE AVE	WOHLFEIL, EDWARD M & RENEE E	PO BOX 641	GAYLORD	MI	49734-0641	401	0.23	R-2
011-470-000-007-00	7	1646 ORANGE GROVE AVE	DITTMAR, RONALD L & ANGEL	1646 ORANGE GROVE AVE	GAYLORD	MI	49735-8228	401	0.23	R-2
011-470-000-008-00	8	1664 ORANGE GROVE AVE	FINCH, JOSEPH & ROBIN	1684 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-009-00	9	1684 ORANGE GROVE AVE	MURRAY, BRAD	1684 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-010-00	10	1702 ORANGE GROVE AVE	KIRK, WAYNE	1702 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-012-00	12	1739 ORANGE GROVE AVE	HEIM, LINDA L	1739 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.35	R-2
011-470-000-013-00	13	1701 ORANGE GROVE AVE	MCEWAN - MCEWAN	2054 PARKSIDE DR	PARK RIDGE	IL	60068	401	0.23	R-2
011-470-000-014-00	14	1683 ORANGE GROVE AVE	GALBRAITH, KIM ALAN	1683 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.24	R-2
011-470-000-015-00	15	1663 ORANGE GROVE AVE	VANDENBOOM, NOREEN	1663 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-016-00/ 011-470-000-029-00	16, 29	1645 ORANGE GROVE AVE	RIVERS, RAYMOND J & KATHRYN	2422 BELLEWOOD DR	GAYLORD	MI	49735-9138	401	0.23	R-2
011-470-000-017-00/ 011-470-000-037-00	17, 37	1627 ORANGE GROVE AVE	GORDON HOYEM LLC	1129 PINETUM LN	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-018-00	18	1607 ORANGE GROVE AVE	HOSTMAN, ELIZABETH A TRUST	1203 THUMM RD	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-019-00	19	1589 ORANGE GROVE AVE	DODSON, EDWARD J	222 NORTH HAZEL	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-020-00	20	1579 ORANGE GROVE AVE	CROSS, KANDY MARIE	1579 ORANGE GROVE AVE	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-021-00	21	1551 ORANGE GROVE AVE	MACDONALD, WILLIAM A	PO BOX 663	GAYLORD	MI	49734-0663	402	0.23	R-2
011-470-000-022-00	22	710 GROVE ST	BEHRENWALD, CALEB	710 GROVE ST	GAYLORD	MI	49735	401	0.32	R-2

PLAT OF MAPLE GROVE ESTATES 1 - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
MAPLE GROVE 1 - CONT										
011-470-000-023-00	23	690 GROVE ST	BATES, ARTHUR C FAMILY TRUST	9817 W OAK RIDGE DR	SUN CITY	AZ	85351-2048	401	0.27	R-2
011-470-000-024-00	24	1544 SPRINGWOOD AVE	O'ROURKE, JOSEPH P & PENNY	1544 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-025-00	25	1562 SPRINGWOOD AVE	CAMPBELL, MARTHA M	1496 CHESTER RD	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-027-00/ 011-470-000-031-00	27, 31	1600 SPRINGWOOD AVE	BERRY, WILLIAM D & NOLA E	568 CHARBONEAU DDR	GAYLORD	MI	49735-9418	401	0.22, 0.22	R-2
011-470-000-028-00	28	1620 SPRINGWOOD AVE	WELLMAN, LAURA	1620 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-030-00	30	1658 SPRINGWOOD AVE	PUTMAN, LENA M	1658 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-032-00	32	690 CHIPWAY ST	LYND, ELAINE A	690 CHIPWAY ST	GAYLORD	MI	49735-9148	401	0.22	R-2
011-470-000-033-00	33	1794 SPRINGWOOD AVE	ZAWISTOWSKI, AL	PO BOX 86	GAYLORD	MI	49734-0086	401	0.41	R-2
011-470-000-034-00	34	1763 SPRINGWOOD AVE	MOORE, W. E.	2555 ALLIS RD	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-035-00	35	1697 SPRINGWOOD AVE	AGUILAR, JOSE L	918 DAISY ST	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-036-00	36	1675 SPRINGWOOD AVE	WILLIAMS-MORSE	1675 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-038-00	38&39	1621 SPRINGWOOD AVE	WATKINS, GLENN O & LINDA J	1695 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.44	R-2
011-470-000-040-00	40	1571 SPRINGWOOD AVE	KETTLER, DORENE	1571 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.22	R-2
011-470-000-042-00	42	1533 SPRINGWOOD AVE	MOYES, LORELEI	1533 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.23	R-2
011-470-000-043-00	43	1511 SPRINGWOOD AVE	BRAMMER, JOHN & LINDA LC	1511 SPRINGWOOD	GAYLORD	MI	49735	401	0.28	R-2

PLAT OF MAPLE GROVE ESTATES 2 - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
MAPLE GROVE 2										
011-475-000-044-00	44	761 CHIPWAY ST	RIVERS, RAYMOND J & KATHRYN	2422 BELLEWOOD DR	GAYLORD	MI	49735-9138	401	0.34	R-2
011-475-000-045-00/ 011-475-000-046-00	45, 46	781 CHIPWAY ST	PORTER, LYNN M	13903 GIBRALTAR TRL	JOHANNESBURG	MI	49751-9679	401	0.30, 0.42	R-2
011-475-000-047-00	47	819 CHIPWAY ST	CHERRY, ADAM & GRETCHEN GARDNER	PO BOX 3068	GAYLORD	MI	49734-3068	401	0.60	R-2
011-475-000-048-00/ 011-475-000-084-00	48, 84	1708 GROVELAND AVE, 1577 GROVELAND AVE	HOSTMAN, ELIZABETH A TRUST	1203 THUMM RD	GAYLORD	MI	49735	401	0.49, 0.36	R-2
011-475-000-049-00	49	1692 GROVELAND AVE	CHYLES - ALLEN	1692 GROVELAND AVE	GAYLORD	MI	49735	401	0.38	R-2
011-475-000-050-00/ 011-475-000-051-00/ 011-475-000-069-00/ 011-475-000-071-00/ 011-475-000-072-00/ 011-475-000-083-00/ 011-475-000-090-00/ 011-475-000-091-00	50, 51, 69, 71, 72, 83, 90, 91	1672 GROVELAND AVE, 1654 GROVELAND AVE, 1314 GROVELAND AVE, 1359 GROVELAND AVE, 1377 GROVELAND AVE, 789 GROVE ST, 1691 GROVELAND AVE	RIVERS, BLAISE K & DEBRA A	3550 HALLENIUS RD	GAYLORD	MI	49735-9258	401, 402	0.39, 0.38, 0.47, 0.33, 0.35, 0.30, 0.36, 0.27	R-2
011-475-000-052-00	52	1634 GROVELAND AVE	DICKIE, MELISSA J	1634 GROVELAND AVE	GAYLORD	MI	49735	401	0.39	R-2
011-475-000-053-00/ 011-475-000-054-00	53, 54	1596 GROVELAND AVE	JOYCE, BURT ALAN	1569 GROVELAND AVE	GAYLORD	MI	49735	401	0.39, 0.39	R-2
011-475-000-055-00	55	1578 GROVELAND AVE	LONG, STEVE	1578 GROVELAND AVE	GAYLORD	MI	49735	401	0.38	R-2
011-475-000-056-00	56	1550 GROVELAND AVE	JANOWITZ-REID	1550 GROVELAND AVE	GAYLORD	MI	49735-8226	401	0.39	R-2
011-475-000-057-00	57	1540 GROVELAND AVE	FREEMAN, DOUGLAS A	1540 GROVELAND AVE	GAYLORD	MI	49735-8226	401	0.38	R-2
011-475-000-058-01	58&59	1522 GROVELAND AVE	HARMER, NOREEN ESTATE	4860 SAND LAKE RD	FLORENCE	WI	54121	401	0.77	R-2
011-475-000-061-00/ 011-475-000-062-00/	60, 61, 62, 74	GROVELAND AVE, 1417 GROVELAND AVE	FREEMAN, WILLIAM J & CAROL AS	3137 GOTFREDSON RD	YPSILANTI	MI	48198	402	0.39, 0.39,	R-2
011-475-000-063-00/ 011-475-000-064-00	63, 64	1426 GROVELAND AVE, 1408 GROVELAND AVE	GIFFIN, THOMAS J & EUGENIA M	1426 GROVELAND AVE	GAYLORD	MI	49735-8225	401	0.39, 0.39	R-2
011-475-000-065-00	65	1388 GROVELAND AVE	WOODBURY, KELLY	1515 WILLIS AVE	PETOSKEY	MI	49770	401	0.39	R-2
011-475-000-066-00/ 011-475-000-067-00	66, 67	1370 GROVELAND AVE, 1350 GROVELAND AVE	FINCH - FINCH	1684 ORANGE GROVE AVE	GAYLORD	MI	49735-9149	401	0.37, 0.36	R-2
011-475-000-068-00	68	1336 GROVELAND AVE	PETZ, JAMES T & RUTH A	1336 GROVELAND AVE	GAYLORD	MI	49735-9149	401	0.67	R-2

PLAT OF MAPLE GROVE ESTATES 2 - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
MAPLE GROVE 2 - CONT										
011-475-000-070-00	70	1327 GROVELAND AVE	INGERSOLL, RICHARD & CASANDRA	1327 GROVELAND AVE	GAYLORD	MI	49735	401	0.56	R-2
011-475-000-073-00	73	1397 GROVELAND AVE	CROSS, BRENDA	1397 GROVELAND AVE	GAYLORD	MI	49735	401	0.34	R-2
011-475-000-075-00	75	1435 GROVELAND AVE	OLDS, STEVEN L	1435 GROVELAND AVE	GAYLORD	MI	49735	401	0.34	R-2
011-475-000-076-00	76	1455 GROVELAND AVE	ANNIS, ASHLEY M	1455 GROVELAND AVE	GAYLORD	MI	49735-8225	401	0.35	R-2
011-475-000-077-00	77	1469 GROVELAND AVE	SCHNECK, RICHARD & CONNIE	1469 GROVELAND AVE	GAYLORD	MI	49735	401	0.34	R-2
011-475-000-078-00	78	1489 GROVELAND AVE	LOVE, SHIRLEY ANN	1489 GROVELAND AVE	GAYLORD	MI	49735-8225	401	0.36	R-2
011-475-000-079-00/ 011-475-000-080-00	79, 80	1511 GROVELAND AVE, 788 GROVE ST	ANDERSON, ROGER K & CATHY	1522 GROVELAND AVE	GAYLORD	MI	49735	402	0.34, 0.34	R-2
011-475-000-081-00	81	764 GROVE ST	KRAMERICA DEVELOPMENT LLC	PO BOX 665	GAYLORD	MI	49734	401	0.50	R-2
011-475-000-082-00	82	765 GROVE ST	HEITZENRATER - NELSON	765 GROVE ST	GAYLORD	MI	49735-8270	401	0.55	R-2
011-475-000-085-00	85	1595 GROVELAND AVE	SUMMERS, JILL	1595 GROVELAND AVE	GAYLORD	MI	49735	401	0.66	R-2
011-475-000-086-00	86	1615 GROVELAND AVE	SNELL, RONALD L	PO BOX 3091	GAYLORD	MI	49734-3091	401	0.69	R-2
011-475-000-087-02	N1/2 - 87	1633 GROVELAND AVE	TAVERNIER, DAVID A	PO BOX 246	WATERS	MI	49797-0246	401	0.73	R-2
011-475-000-088-01	S1/2 - 87&88	1653 GROVELAND AVE	RANSIER, JOSHUA S & DANIELLE	4610 DEL MASON RD	BELLAIRE	MI	49615	401	0.73	R-2
011-475-000-089-00	89	1671 GROVELAND AVE	ROBBINS, JASON & KATHLEEN	1671 GROVELAND AVE	GAYLORD	MI	49735-9176	401	0.76	R-2
011-475-000-092-00	92	784 CHIPWAY ST	FULTS - FULTS	784 CHIPWAY ST	GAYLORD	MI	49735-9151	401	0.47	R-2
011-475-000-093-00	93	760 CHIPWAY ST	KLIEMANN, LYNDALL	PO BOX 144	GAYLORD	MI	49734	401	0.45	R-2

PLAT OF PARKWOOD SUBDIVISION - BAGLEY TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
PARKWOOD										
011-660-000-001-01	1&23	1729 PARKWOOD DR	MERRY, BEVERLY A	PO BOX 154	GAYLORD	MI	49734-0154	401	1.38	R-1
011-660-000-002-00	2	1761 PARKWOOD DR	MATELSKI, MARCUS T & SANDRA R	1761 PARKWOOD DR	GAYLORD	MI	49735-9146	401	0.25	R-1
011-660-000-003-00	3	1779 PARKWOOD DR	CHANDLER TRUST	30900 URBON TRL	BEAVER ISLAND	MI	49782	401	0.25	R-1
011-660-000-004-00	4	1799 PARKWOOD DR	SMITH, DAVID J	PO BOX 309	GAYLORD	MI	49734	401	0.25	R-1
011-660-000-005-00	5	1817 PARKWOOD DR	CHANDLER TRUST	30900 URBON TRL	BEAVER ISLAND	MI	49782	401	0.24	R-1
011-660-000-006-00	6	1835 PARKWOOD DR	DOMPIER, ANNA M	1835 PARKWOOD DR	GAYLORD	MI	49735	401	0.25	R-1
011-660-000-007-00	7	1855 PARKWOOD DR	WILLIS, NORMAN M	906 SUMMITVIEW	GAYLORD	MI	49735	401	0.25	R-1
011-660-000-008-00	8	1873 PARKWOOD DR	BRESNAHAN, PATRICIA	1873 PARKWOOD DR	GAYLORD	MI	49735	401	0.24	R-1
011-660-000-009-00	9&10	1893 PARKWOOD DR	PHILLIPS - JONES	1893 PARKWOOD DR	GAYLORD	MI	49735-9146	401	0.49	R-1
011-660-000-011-00	11	1931 PARKWOOD DR	HUFF, JENNIFER L	1931 PARKWOOD DR	GAYLORD	MI	49735	401	0.25	R-1
011-660-000-012-00	12	1949 PARKWOOD DR	DAY, SAMANTHA A	1949 PARKWOOD DR	GAYLORD	MI	49735	401	0.25	R-1
011-660-000-013-00	13	1975 PARKWOOD DR	BROOKE, LAURIE K	PO BOX 1904	GAYLORD	MI	49734-5904	401	0.41	R-1
011-660-000-014-00/ 011-660-000-015-00	14, 15	1892 PARKWOOD DR, 1872 PARKWOOD DR	RUTTKAMP, JAMES	6600 BECKETT RD	GAYLORD	MI	49735	401	0.40, 0.40	R-1
011-660-000-016-00	16	1854 PARKWOOD DR	DEVER, WILLIAM J	1854 PARKWOOD DR	GAYLORD	MI	49735	401	0.40	R-1
011-660-000-017-00	17	1834 PARKWOOD DR	FITZGERALD-FITZGERALD	1834 PARKWOOD DR	GAYLORD	MI	49735	401	0.40	R-1
011-660-000-018-00	18	1816 PARKWOOD DR	BECROFT, JACQUE	PO BOX 971	GAYLORD	MI	49734	401	0.40	R-1
011-660-000-019-00	19	1796 PARKWOOD DR	WEBER, BRIAN D	1796 PARKWOOD DR	GAYLORD	MI	49735	401	0.40	R-1
011-660-000-020-00	20	1778 PARKWOOD DR	BAKER-BAKER-BAKER JR	1778 PARKWOOD DR	GAYLORD	MI	49735	401	0.40	R-1
011-660-000-021-01	21&PORTION OF22	1758 PARKWOOD DR	VOLKENING TRUST	1758 PARKWOOD DR	GAYLORD	MI	49735	401	0.54	R-1
011-660-000-022-01	22EXC PORTION OF	1726 PARKWOOD DR	NORTHSPORT PROPERTIES LL	2612 S RANNEY RD	EAST JORDAN	MI	49727-9583	401	0.84	R-1

Exhibit 9

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Class	Acres	Zoning
GAYLORD MOBILE HOME ESTATES - HIDDEN PINES MOBILE ESTATES - MAPLE GROVE ESTATES - MAPLE GROVE ESTATES NO 2									
010-016-200-045-00	595 MCCOY RD	AMERIGAS PROPANE LP	PO BOX 798	VALLEY FORGE	PA	19482-9908	201	3.71	I
010-016-200-055-01	669 MCCOY RD	OTSEGO COUNTY ROAD COMMISSION	669 MCCOY RD	GAYLORD	MI	49735-9153	703	9.79	I
010-016-200-055-02		OTSEGO COUNTY ROAD COMMISSION	669 MCCOY RD	GAYLORD	MI	49735-9153	703	57.81	I
102-110-000-610-00	1454 S OTSEGO AVE	TEMPLE C R	PO BOX 502	GAYLORD	MI	49734	201	0.82	N/A
102-110-000-615-00	1484 S OTSEGO AVE	TEMPLE C R	PO BOX 502	GAYLORD	MI	49734	201	2.36	N/A
102-110-000-625-00	1504 S OTSEGO AVE	COLDWATER RENTALS LLC	151 MARLBOROUGH	BLOOMFIELD HILLS	MI	48302	201	1.12	N/A
102-110-000-630-00	1540 S OTSEGO AVE	MONTROSE PROPERTIES LLC	6429 W PIERSON RD STE 19	FLUSHING	MI	48433	201	2.67	N/A
102-110-000-635-00	1600 S OTSEGO AVE	CELT REAL ESTATE LLC	88 FARMBROOK LN	GAYLORD	MI	49735	201	4.18	N/A
102-110-000-640-01	1638 S OTSEGO AVE	MOORE, W E II	2555 ALLIS RD	GAYLORD	MI	49735	201	1.37	N/A
102-110-000-645-00	1720 S OTSEGO AVE	TOTTEN, WILLIAM R & LYNNEADAIR TRUST	2471 WEST DIXON LAKE DR	GAYLORD	MI	49735-9115	201	1.77	N/A
102-110-000-650-00	1662 S OTSEGO AVE	DEKORTE, THOMAS B	09052 MERCER RD	CHARLEVOIX	MI	49720	201	1.61	N/A
102-110-000-655-00	1684 S OTSEGO AVE	WINN PROPERTIES INC	PO BOX 367	WINN	MI	48896	201	1.90	N/A
102-110-000-660-00	1738 S OTSEGO AVE	WOHLFEIL, EDWARD ET UX	PO BOX 641	GAYLORD	MI	49734	201	1.67	N/A
102-110-000-670-01	1760 S OTSEGO AVE	GAYLORD CHURCH OF CHRIST	PO BOX 894	GAYLORD	MI	49734	703	3.28	N/A
102-110-000-680-00	1820 S OTSEGO AVE	MOSHER, WARREN M & DEBRA L	1820 S OTSEGO AVE	GAYLORD	MI	49735	401	3.69	N/A
102-110-000-685-00	1852 S OTSEGO AVE	SKERRATT, JEFFREY	4524 MEADOW RD	GAYLORD	MI	49735	201	1.19	N/A
102-110-000-690-00	1876 S OTSEGO AVE	SKERRATT, JEFFREY	4524 MEADOW RD	GAYLORD	MI	49735	201	3.05	N/A
102-110-000-695-01	1928 S OTSEGO AVE	MARSH BROTHERS HOLDING CO LLC	PO BOX 6647	TRAVERSE CITY	MI	49686	201	5.22	N/A
102-110-000-695-02	560 W MCCOY RD	MACDONALD WILLIAM	PO BOX 663	GAYLORD	MI	49734	201	0.69	N/A
102-110-000-705-00	777 GRANDVIEW BLVD	COUNTY OF OTSEGO	777 GRANDVIEW BLVD	GAYLORD	MI	49735	701	2.32	N/A
102-110-000-715-00	940 S WISCONSIN AVE	COUNTY OF OTSEGO	225 W MAIN ST	GAYLORD	MI	49735	701	8.54	N/A
103-130-000-200-00	1250 GORNICK AVE	COUNTY OF OTSEGO	225 W MAIN ST	GAYLORD	MI	49735	703	23.17	N/A
103-130-000-145-14	1200 GORNICK AVE	VETERANS EDUCATION, TRAINING & SUPP	621 W MAIN ST #150	GAYLORD	MI	49735	201	3.52	N/A

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Class	Acres	Zoning
PARKWOOD SUBDIVISION									
010-009-400-003-00		MERRY, BEVERLY A	PO BOX 154	GAYLORD	MI	49734-0154	402	3.03	R-1
010-009-400-085-04		MATELSKI, MARCUS T & SANDRA R	1761 PARKWOOD DR	GAYLORD	MI	49735	402	2.16	R-1
010-009-400-085-05		MATELSKI, MARCUS T & SANDRA R	1761 PARKWOOD DR	GAYLORD	MI	49735-9146	402	2.14	R-1
010-009-400-085-09	MCCOY RD	JENKINS, HERBERT D	122 MCCOY RD	GAYLORD	MI	49735-8263	401	9.82	R-1
010-009-400-100-00	166 MCCOY RD W	CARTER, ROBERT CRAIG & GAYANNE L	166 MCCOY RD W	GAYLORD	MI	49735-8263	401	2.67	R-1
010-009-400-110-01	1922 PARKWOOD DR	KIDDER ROBERT S & IRENE F	1922 PARKWOOD DR	GAYLORD	MI	49735-9146	401	0.49	R-1
010-009-400-115-01	266 MCCOY RD	RADTKE - YEOMAN	8463 PASSENHIEM RD	Gaylord	MI	49735	401	1.12	R-1
010-016-100-010-01	271 MCCOY RD W STE A	OTSEGO MEMORIAL HOSPITAL	825 N CENTER AVE	GAYLORD	MI	49735	705	4.40	R-2
011-400-000-007-01	199 MCCOY RD W	R ELAM PROPERTIES LLC	2389 DIXON LAKE RD	GAYLORD	MI	49735	201	1.31	R-2
011-400-000-007-02	159 MCCOY RD W	RENO, ANDREW L	159 MCCOY RD	GAYLORD	MI	49735	401	1.65	R-1
102-110-000-500-02	1999 WALDEN DR	WELLNESS ENTERPRISE LLC	1447 SOUTH OTSEGO AVE	GAYLORD	MI	49735	201	1.63	N/A
102-110-000-500-03	1989 WALDEN DR	MARZ INVESTMENTS LLC	2969 LOCUST LN	MIDLAND	MI	48642	201	0.96	N/A
103-130-000-120-07		CITY OF GAYLORD	305 E MAIN ST	GAYLORD	MI	49735	701	9.52	N/A
108-100-000-008-00	8 S ALPINE CT	LARSON, KORY	8 S ALPINE CT	GAYLORD	MI	49735	410	0.13	N/A
108-100-000-009-00	9 S ALPINE CT	JONES, SUSAN	9 S ALPINE CT	GAYLORD	MI	49735	410	0.18	N/A
108-100-000-010-00	10 S ALPINE CT	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.12	N/A
108-100-000-011-00	11 S ALPINE CT	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.12	N/A
108-100-000-012-00	12 S ALPINE CT	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.23	N/A
108-100-000-013-00	13 S ALPINE CT	LAWES, JOHN	13 S ALPINE CT	GAYLORD	MI	49735	410	0.15	N/A
108-100-000-014-00	14 S ALPINE CT	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.11	N/A
108-100-000-015-00	15 S ALPINE CT	ROSE, RALPH E	15 S ALPINE CT	GAYLORD	MI	49735	410	0.19	N/A
108-100-000-016-00	16 S ALPINE CT	JONES, TOM	16 S ALPINE CT	GAYLORD	MI	49735	410	0.28	N/A
108-100-000-017-00	17 S LUCY DR	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.12	N/A
108-100-000-018-00	18 S LUCY DR	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.13	N/A
108-100-000-019-00	19 S LUCY DR	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.13	N/A
108-100-000-020-00	20 S LUCY DR	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.12	N/A
108-100-000-021-00	21 S LUCY DR	MAYES, BRITNEY	21 S LUCY DR	GAYLORD	MI	49735	410	0.13	N/A
108-100-000-042-00	42 S LUCY DR	HAWKINS, LEON	42 S LUCY DR	GAYLORD	MI	49735	410	0.13	N/A
108-100-000-043-00	43 S LUCY DR	ASPEN VILLAGE DEALERSHIP LLC	2617 BEACON HILL DR	AUBURN HILLS	MI	48326	410	0.13	N/A

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Class	Acres	Zoning
108-100-000-044-00	44 S LUCY DR	KLEIN, DEANNA	44 S LUCY DR	GAYLORD	MI	49735	410	0.20	N/A
108-100-000-045-00	45 S ALPINE CT	JONES, TOM	45 S ALPINE CT	GAYLORD	MI	49735	410	0.13	N/A
108-100-000-046-00	46 S ALPINE CT	HUGHES, DEBBIE	46 S ALPINE CT	GAYLORD	MI	49735	410	0.12	N/A
108-100-000-047-00	47 S ALPINE CT	GLOMSKI, MICHAEL	47 S ALPINE CT	GAYLORD	MI	49735	410	0.13	N/A
102-110-000-500-01	1996 WALDEN DR	OTSEGO MEMORIAL HOSPITAL	825 N CENTER AVE	GAYLORD	MI	49735	702	12.46	N/A

Exhibit 9

PROPERTIES NOTIFIED WITHIN SUBDIVISION AND WITHIN 300' - ARBUTUS BEACH HIGLANDS - OTSEGO LAKE TOWNSHIP

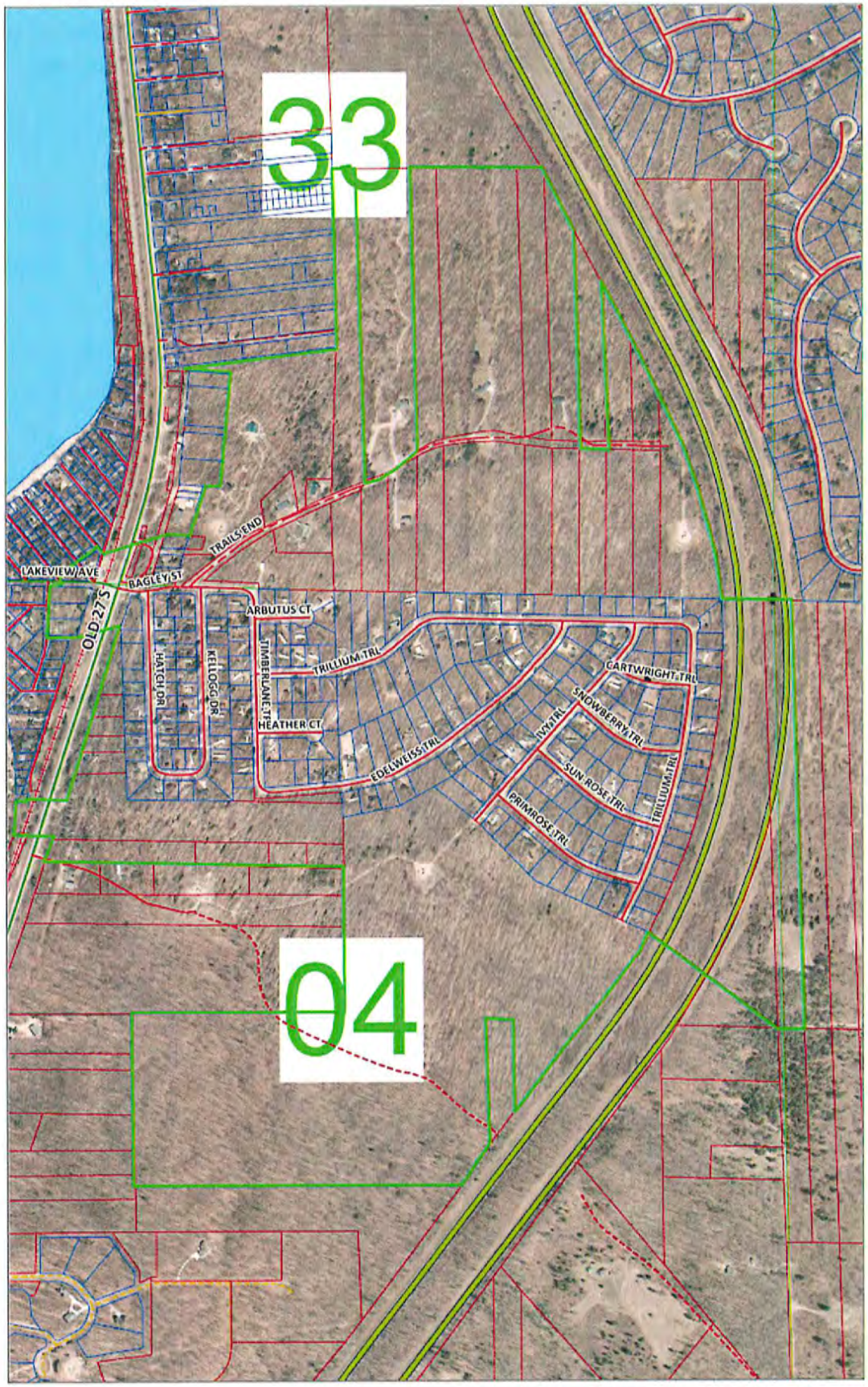


Exhibit 9

PLAT OF ARBUTUS BEACH HIGHLANDS - OTSEGO LAKE TOWNSHIP - PROPERTY OWNERS

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 1										
091-100-000-001-00/ 091-100-000-002-00/ 091-100-000-003-00	1, 2, 3&4		TEMPLE, CHARLES R ET UX	653 ACORN RD	GAYLORD	MI	49735	402	0.47, 0.24, 0.47	R-2
091-100-000-005-00	5	6102 HATCH DR	MILLER, MATT C & SANDRA K	1008 TERMINAL RD	LANSING	MI	48906	401	0.23	R-2
091-100-000-006-00	6	6118 HATCH DR	CAVANAUGH, STEVEN & ELAINE	1860 BYRDS CHAPEL RD	RISING FAWN	GA	30738	401	0.24	R-2
091-100-000-008-01	7&8	6132 HATCH DR	WONDERLY, ROBERT J ET UX	6132 HATCH DR	GAYLORD	MI	49735	401	0.47	R-2
091-100-000-009-00/ 091-100-000-046-00/ 091-100-000-047-00	9, 46, 47	6164 HATCH DR, 6167 KELLOGG DR, 6151 KELLOGG DR	STEWART, BILLIE JEANNE	2525 HOWELL FARMS WAY	ACWORTH	GA	30101	401	0.24, 0.24, 0.23	R-2
091-100-000-010-00	10	6178 HATCH DR	GRUBAUGH, JUSTIN	1794 SPRINGWOOD AVE	GAYLORD	MI	49735	401	0.25	R-2
091-100-000-011-00	11	6194 HATCH DR	CHRISTIAN RENTALS INC	1433 EAST HEART LAKE DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-012-00	12	6212 HATCH DR	NEWTON, ROBERT W	6212 HATCH DR	GAYLORD	MI	49735	401	0.54	R-2
091-100-000-013-00	13	6226 HATCH DR	STONE, LARRY W & HOLLY A	6226 HATCH DR	GAYLORD	MI	49735	401	0.48	R-2
091-100-000-014-00	14	6240 HATCH DR	MORISON, KAREN	6240 HATCH DR	GAYLORD	MI	49735	401	0.25	R-2
091-100-000-015-00	15	6199 HATCH DR	FREEMAN, ERNIE & MARY	6199 HATCH DR	GAYLORD	MI	49735	401	0.25	R-2
091-100-000-016-00	16	6179 HATCH DR	VANRYCKEGHEM, CLAYTON	673 OAK GROVE RD	CHESAPEAKE	VA	23320	401	0.24	R-2
091-100-000-017-00	17	6165 HATCH DR	VANLUCHENE, STEVEN & ANDREA	6165 HATCH DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-018-00	18	6149 HATCH DR	MILLER, DONOVAN LEE JR & KILEY B	PO BOX 2355	GAYLORD	MI	49734	401	0.23	R-2
091-100-000-019-00/ 091-100-000-020-00	19, 20	6133 HATCH DR, 6119 HATCH DR	LABO, DEBORAH M	5889 W LAZY HEART ST	TUCSON	AZ	85713	401	0.23, 0.24	R-2
091-100-000-021-00	21		LABO, BENNIE KEITH	6133 HATCH DR	GAYLORD	MI	49735	402	0.23	R-2
091-100-000-022-00	22	6089 HATCH DR	SUNSET PROPERTY RENTALS LLC	827 MICHAYWE DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-023-00	23	6073 HATCH DR	REGHI-REGHI	6073 HATCH DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-024-00	24	6059 HATCH DR	MOORE, NANCY M	4938 M-32 WEST	GAYLORD	MI	49735	401	0.23	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 1 - CONT										
091-100-000-025-00	25	6043 HATCH DR	PROCTOR, ROBERT LEE	6043 HATCH DR	GAYLORD	MI	49735	401	0.24	R-2
091-100-000-026-00	26	703 BAGLEY ST	COUCKE, BRITTANY	703 BAGLEY ST	GAYLORD	MI	49735	401	0.28	R-2
091-100-000-027-00/ 091-100-000-028-00	27, 28	687 BAGLEY ST, 671 BAGLEY ST	HARVEY, BONNIE	671 BAGLEY ST	GAYLORD	MI	49735	401	0.28, 0.28	R-2
091-100-000-029-00	29	6044 KELLOGG DR	SELL, JACOB R	6044 KELLOGG DR	GAYLORD	MI	49735	401	0.24	R-2
091-100-000-030-00	30	6060 KELLOGG DR	THORNTON, KANDUS	6060 KELLOGG DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-031-00	31	6074 KELLOGG DR	HOSTMAN, ELIZABETH A TRUST	1203 THUMM RD	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-032-00	32	6090 KELLOGG DR	KAPANKE, RONALD	6090 KELLOGG DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-033-00/ 091-100-000-034-00	33 34	6104 KELLOGG DR, 6120 KELLOGG DR	STARKS, BRIAN K	6120 KELLOGG DR	GAYLORD	MI	49735	401	0.23, 0.24	R-2
091-100-000-035-00	35	6134 KELLOGG DR	FOSTER, RONALD	6134 KELLOGG DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-036-00	36	6150 KELLOGG DR	SCOTT, JACK C ET UX	6150 KELLOGG DR	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-037-00	37		KROKOS-BAYLEY	598 N TUNITCHA DR	GREEN VALLEY	AZ	85614	402	0.23	R-2
091-100-000-038-00	38	6180 KELLOGG DR	TECHEL, PATRICK	3390 SAWYER RD	GAYLORD	MI	49735	401	0.24	R-2
091-100-000-039-01	39	6232 KELLOGG DR	TOMS, ELLEN M	6232 KELLOGG DR	GAYLORD	MI	49735	401	0.25	R-2
091-100-000-040-01	40	6235 KELLOGG DR	BACKENSTOSE, ERMA MARIE TRUST	6227 KELLOGG DR	GAYLORD	MI	49735	402	0.24	R-2
091-100-000-041-00	41	6241 KELLOGG DR	PETZ, JAMES T & RUTH A	1336 GROVELAND AVE	GAYLORD	MI	49735-9149	401	0.26	R-2
091-100-000-042-00/ 091-100-000-043-00	42, 43	6227 KELLOGG DR	BACKENSTOSE, ERMA MARIE TRUST	6227 KELLOGG DR	GAYLORD	MI	49735	401	0.52, 0.54	R-2
091-100-000-044-00	44	6197 KELLOGG DR	NEUMANN, DAVID A	6197 KELLOGG DR	GAYLORD	MI	49735	401	0.24	R-2
091-100-000-045-00	45	6181 KELLOGG DR	45TH PARALLEL PROPERTIES LLC	1436 FIVE LAKES RD	GAYLORD	MI	49735	401	0.25	R-2
091-100-000-048-00	48	6135 KELLOGG DR	REED, DANIEL A & ROBYN E	1705 GAY LN	LANSING	MI	48912	401	0.24	R-2
091-100-000-049-00	49	6121 KELLOGG DR	HILL, CHRISTA RAE	6121 KELLOGG DR	GAYLORD	MI	49735	401	0.24	R-2
091-100-000-050-00	50		DINGMAN, MICHAEL A &SUSAN L SUMNER-	1097 JENNA LN	DAVISON	MI	48423	402	0.24	R-2
091-100-000-051-00	51	6091 KELLOGG DR	GORDON HOYEM LLC	1129 PINETUM LN	GAYLORD	MI	49735	401	0.23	R-2
091-100-000-052-00/ 091-100-000-053-00	52, 53		BIEHL, JERRY A TRUST	7470 CRYSTAL BEACH RD	RAPID CITY	MI	49676	402	0.23, 0.23	R-2
091-100-000-054-00	54	6045 KELLOGG DR	PERRY-SELL	6045 KELLOGG DR	GAYLORD	MI	49735	401	0.24	R-2
091-100-000-055-00	55	6023 KELLOGG DR	KOSSA, MICHELLE	PO BOX 1493	GAYLORD	MI	49734	401	0.41	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 2										
091-110-000-056-00	56	6018 TIMBERLANE TRL	WOHLFEIL, EDWARD M ET UX	PO BOX 641	GAYLORD	MI	49734	401	0.30	R-2
091-110-000-057-00	57	6036 TIMBERLANE TRL	SERINO, THOMAS A	PO BOX 101	VANDERBILT	MI	49795	401	0.27	R-2
091-110-000-058-00	58	6052 TIMBERLANE TRL	HADDAS, FRANK J & MADELINE M	6052 TIMBERLANE TRL	GAYLORD	MI	49735	401	0.26	R-2
091-110-000-059-00	59	6070 TIMBERLANE TRL	RUTTKAMP, JAMES	6600 BECKETT RD	GAYLORD	MI	49735	401	0.27	R-2
091-110-000-060-00/ 091-100-000-062-00	60, 62	6086 TIMBERLANE TRL 6120 TIMBERLANE TRL	ROUNDS. MARILYN & RYAN	PO BOX 925	GAYLORD	MI	49735	401	0.26, 0.27	R-2
091-110-000-061-00	61	6104 TIMBERLANE TRL	POLLAZEK, MORRIS R JR	6104 TIMBERLANE TRL	GAYLORD	MI	49735	401	0.27	R-2
091-110-000-063-00	63&64	6138 TIMBERLANE TRL	AVERSANE, MICHAEL L	1906 SPRINGWOOD	GAYLORD	MI	49735	401	0.53	R-2
091-110-000-065-00	65	6172 TIMBERLANE TRL	HOSTMAN, DAVID J & ELIZABETH A	PO BOX 158	ELMIRA	MI	49730	401	0.27	R-2
091-110-000-066-00	66	6188 TIMBERLANE TRL	TINNEY-SPEHAR	9417 MERIMAC RD	MANCELONA	MI	49659	401	0.27	R-2
091-110-000-067-00	67	6206 TIMBERLANE TRL	PERRY, JOHN HENRY	3686 SOUTHVIEW	JOHANNESBURG	MI	49751	401	0.27	R-2
091-110-000-068-00	68		BACKENSTOSE, ERMA MARIE TRUST	6227 KELLOGG DR	GAYLORD	MI	49735	402	0.26	R-2
091-110-000-069-00	69&70		BORAWSKI, JOSEPH	3337 19TH ST	WYANDOTTE	MI	48192	402	0.68	R-2
091-110-000-071-00	71	546 EDELWEISS TRL	SLIVINSKI, DANIEL	3196 BLAHOIAC RD	GAYLORD	MI	49735	401	0.29	R-2
091-110-000-072-00	72	528 EDELWEISS TRL	WOOLARD, RENE L	528 EDELWIESS	GAYLORD	MI	49735	401	0.30	R-2
091-110-000-073-00	73	510 EDELWEISS TRL	MACDONALD, WILLIAM A	PO BOX 663	GAYLORD	MI	49734	401	0.33	R-2
091-110-000-074-00	74		SASSIN, IRENE E	6025 BANGOR MT RD	STROUDSBURG	PA	18360	402	0.32	R-2
091-110-000-075-00	75	529 HEATHER CT	BREWER-MILLER	11987 METZ RD	ELLSWORTH	MI	49729	401	0.28	R-2
091-110-000-076-00	76&77		VALERIO, GEORGE E & JOANNE	38125 CRYSTAL LN	UMATILLA	FL	32784	402	0.57	R-2
091-110-000-078-00	78	579 HEATHER CT	SHELTON, JOSEPH & CHRISTIE	579 HEATHER CT	GAYLORD	MI	49735	401	0.31	R-2
091-110-000-079-00/ 091-110-000-087-00/	79, 87, 88	559 TRILLIUM TRL W	VANRYCKEGHEM, WILLIAM & JENNIFER	562 TRILLIUM TRL	GAYLORD	MI	49735	401, 402	0.33, 0.30, 0.34	R-2
091-110-000-080-00/ 091-110-000-081-00/ 091-110-000-082-00	80, 81, 82	528 HEATHER CT	BIEHL, JERRY A TRUST	2700 N BEACH RD UNIT C206	ENGLEWOOD	FL	34223	402	0.30, 0.30, 0.32	R-2
091-110-000-083-00	83	522 HEATHER CT	HEBNER, JEFFREY	280 PALM BLVD	MERRITT ISLAND	FL	32959	401	0.36	R-2
091-110-000-084-00	84	509 TRILLIUM TRL W	HOSTMAN TRUST - FORT	1203 THUMM RD	GAYLORD	MI	49735	401	0.35	R-2
091-110-000-085-00	85	527 TRILLIUM TRL W	ALLMACHER, LYNDA L	273 RANDOLPH ST	GAYLORD	MI	49735	401	0.30	R-2
091-110-000-086-00	86	545 TRILLIUM TRL W	CHILES, BARBARA & KEVIN	PO BOX 2012	GAYLORD	MI	49734	401	0.30	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 2 CONT										
091-110-000-089-00	89	580 TRILLIUM TRL W	STEWART, BILLIE JEANNE	2525 HOWELL FARMS WAY	ACWORTH	GA	30101	401	0.30	R-2
091-110-000-090-00/ 091-110-000-092-00	90, 92	562 TRILLIUM TRL W, 528 TRILLIUM TRL W	VANRYCKEGHEM, CLAYTON ET UX	673 OAK GROVE RD	CHESAPEAKE	VA	23320	401	0.27, 0.27	R-2
091-110-000-091-00	91	546 TRILLIUM TRL W	CANFIELD, WILLIAM W & LEILA M	546 TRILLIUM TRL	GAYLORD	MI	49735	401	0.27	R-2
091-110-000-093-00	93		ANDERSON, SHAWN	490 TRILLIUM TRL W	GAYLORD	MI	49735	402	0.31	R-2
091-110-000-094-00	94	529 ARBUTUS CT	TECHEL, KYLE & ALIVIA	5291 MCCOY RD	GAYLORD	MI	49735	401	0.42	R-2
091-110-000-095-00	95	543 ARBUTUS CT	LAMM-TAYLOR	543 ARBUTUS CT	GAYLORD	MI	49735	401	0.27	R-2
091-110-000-096-00	96	563 ARBUTUS CT	CASE-FRENCH, CANDICE	563 ARBUTUS CT	GAYLORD	MI	49735	401	0.27	R-2
091-110-000-097-00	97	579 ARBUTUS CT	GOGA, JOHN J & SUSAN D	579 ARBUTUS CT	GAYLORD	MI	49735	401	0.30	R-2
091-110-000-098-00	98	580 ARBUTUS CT	KUCHAREK, MARY	12901 CENTER ST	ATLANTA	MI	49709	401	0.33	R-2
091-110-000-099-00	99	562 ARBUTUS CT	REIS, EDMUND J JR	562 ARBUTUS CT	GAYLORD	MI	49735	401	0.29	R-2
091-110-000-100-00/ 091-110-000-101-00/ 091-110-000-102-00	100, 101, 102	544 ARBUTUS CT, 530 ARBUTUS CT, 528 ARBUTUS CT	MCFALDA, JERE L & NIKKI S	528 ARBUTS CT	GAYLORD	MI	49735	401	0.28, 0.40, 0.39	R-2
091-120-000-103-00	103	490 TRILLIUM TRL W	ANDERSON, SHAWN	490 TRILLIUM TRL W	GAYLORD	MI	49735	401	1.02	R-2
ARBUTUS BEACH 3										
091-120-000-104-00	104	472 TRILLIUM TRL W	DOMPIER, DOMINIQUE A & CHERIE	472 TRILLIUM TRL W	GAYLORD	MI	49735	401	0.93	R-2
091-120-000-105-00	105	452 TRILLIUM TRL W	OLIVER, PHILLIP V	6220 RENWICK DIR	ELMIRA	MI	49730	401	0.85	R-2
091-120-000-106-00	106	434 TRILLIUM TRL W	WATERSHED INVESTMENTS INC	PO BOX 9	WATERS	MI	49797	401	0.65	R-2
091-120-000-107-00/ 091-120-000-108-00/ 091-120-000-122-00	107, 108, 122	414 TRILLIUM TRL W, 470 EDELWEISS TRL	HOSTMAN, ELIZABETH A TRUST	1203 THUMM RD	GAYLORD	MI	49735	401	0.44, 0.32, 0.66	R-2
091-120-000-109-00	109		BIEHL, JERRY A TRUST	2700 N BEACH RD UNIT C206	ENGLEWOOD	FL	34223-9222	402	0.28	R-2
091-120-000-110-00	110	358 TRILLIUM TRL W	ANDERSON, ROBERT & SHAWN	490 TRILLIUM TRL	GAYLORD	MI	49735	401	0.28	R-2
091-120-000-111-00	111	338 TRILLIUM TRL W	HANEL, SABINE K	PO BOX 46	AFTON	MI	49705	401	0.26	R-2
091-120-000-112-00	112	339 TRILLIUM TRL W	KIERCZYNSKI, LARRY L	3532 E DIXON LAKE RD	GAYLORD	MI	49735	401	0.51	R-2
091-120-000-113-00	113	359 TRILLIUM TRL W	VALERIO - STREIFEL	38125 CRYSTAL LN	UMATILLA	FL	32784	401	0.63	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 3 CONT										
091-120-000-114-00	114	385 TRILLIUM TRL W	BREWER-MILLER	11987 METZ RD	ELLSWORTH	MI	49729	401	0.70	R-2
091-120-000-115-00	115&116	409 TRILLIUM TRL W	MCEWAN - WITKOWSKI	409 TRILLIUM TRL W	GAYLORD	MI	49735	401	1.43	R-2
091-120-000-117-00	117	443 TRILLIUM TRL W	WAHLFELDT, LEWIS	2308 N MACKINAW RD	PINCONNING	MI	48650	401	0.76	R-2
091-120-000-118-00	118	455 TRILLIUM TRL W	GRIGGS, STEPHEN R	8320 FREEDOM RD	WINDHAM	OH	44288	401	0.82	R-2
091-120-000-119-00	119		GILLAND, JILL M	2648 SIMPSON DR	ROCHESTER HILLS	MI	48309	402	0.91	R-2
091-120-000-120-00	120	491 TRILLIUM TRL W	HEBNER, JEFFREY A	280 PALM BLVD	MERRITT ISLAND	FL	32952	401	0.97	R-2
091-120-000-121-00	121	490 EDELWEISS TRL	KOVACH, HELEN A	490 EDELWEISS TRL	GAYLORD	MI	49735	401	0.63	R-2
091-120-000-123-00/ 094-120-000-132-00/ 091-120-000-134-00	123, 132, 134	307 EDELWEISS TRL, 339 EDELWEISS TRL	HOSTMAN GROUP INC	PO BOX 158	ELMIRA	MI	49730	402, 401	0.72, 0.34, 0.34	R-2
091-120-000-124-00	124	430 EDELWEISS TRL	ORMSBEE - JOSSEPH	437 EDELWEISS TRL	GAYLORD	MI	49735	401	0.70	R-2
091-120-000-125-00	125	412 EDELWEISS TRL	PELLEGRINI, DARYL & KAREN	412 EDELWEISS TRL	GAYLORD	MI	49735	401	0.72	R-2
091-120-000-126-00	126	394 EDELWEISS TRL	GIBBS-CARTER	202 E THIRD ST	GAYLORD	MI	49735	401	0.75	R-2
091-120-000-127-00	127	376 EDELWEISS TRL	TULGETSKE & HUNT	376 EDELWEISS TRL	GAYLORD	MI	49735	401	0.75	R-2
091-120-000-128-00	128	360 EDELWEISS TRL	NEWMAN, BARRY D	1625 S LAKE LEELANAU DR	LAKE LEELANAU	MI	49653	401	0.71	R-2
091-120-000-129-00	129	342 EDELWEISS TRL	WOHLFEIL, EDWARD M & RENEE	PO BOX 641	GAYLORD	MI	49734	401	0.76	R-2
091-120-000-130-00/ 091-120-000-131-00	130, 131	326 EDELWEISS TRL, 308 EDELWEISS TRL	ITCHUE, WILLIAM	308 EDELWEISS TRL	GAYLORD	MI	49735	401	0.67, 0.52	R-2
091-120-000-133-00	133		KEHRES, GENE F ETUX TRUST	43043 BOND CT	STERLING HGTS	MI	48313	402	0.34	R-2
091-120-000-135-00	135	355 EDELWEISS TRL	LANNEN, MARK	2784 US 131 S	BOYNE FALLS	MI	59713	401	0.34	R-2
091-120-000-136-00	136	367 EDELWEISS TRL	MAVES, BRITTANY JO	367 EDELWEISS TRL	GAYLORD	MI	49735	401	0.35	R-2
091-120-000-137-00	137	383 EDELWEISS TRL	AVERY, KENT A	2150 KRYS RD	GAYLORD	MI	49735	401	0.34	R-2
091-120-000-138-00	138&139		JOSEPH, GORDON & MARILYN	3703 W BABBITT RD	FREDERICK	MI	49733	402	0.81	R-2
091-120-000-140-00	140	437 EDELWEISS TRL	THOMPSON, JASON	430 EDWLWEISS	GAYLORD	MI	49735	401	0.39	R-2
091-120-000-141-00	141	455 EDELWEISS TRL	HANK-WONNACOTT	9520 CLUBHOUSE DR	CANADIAN LAKES	MI	49346	401	0.37	R-2
091-120-000-142-00	142	473 EDELWEISS TRL	PEAK, LIZABETH C	6277 OLD 27 S	GAYLORD	MI	49735	401	0.40	R-2
091-120-000-143-00	143	493 EDELWEISS TRL	EDER, RUSSELL J & ROSALIND M	8876 CHASE BRIDGE RD	ROSCOMMON	MI	48653	401	0.39	R-2
091-130-000-144-00	144		NRTHN LAKES PETRO & LAND SERVICES	954 BUSINESS PARK DR STE 4	TRAVERSE CITY	MI	49686	402	0.43	R-2
091-130-000-145-00	145	277 EDELWEISS TRL	HOSTMAN, DAVID J & ELIZABETH A	PO BOX 158	ELMIRA	MI	49730	401	0.38	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 4										
091-130-000-146-00	146		LAND O PINES DEVELOPMENT CORP	201 S OTSEGO AVE	GAYLORD	MI	49735	402	0.41	R-2
091-130-000-147-00	147	247 EDELWEISS TRL	LARSON, KYLE C & ALISHA D	247 EDELWEISS TRL	GAYLORD	MI	49735	401	0.44	R-2
091-130-000-148-00	148		MODRZYNSKI, DUANE	6072 IVY	GAYLORD	MI	49735	402	0.45	R-2
091-130-000-149-00	149	265 TRILLIUM TRL W	LEATHERMAN, JESSE & DEBRA	265 TRILLIUM TRL W	GAYLORD	MI	49735	401	0.61	R-2
091-130-000-150-00	150	297 TRILLIUM TRL W	SLAGEL, GORDON D & DIANE L	5714 ALBA RD	GAYLORD	MI	49735	401	0.38	R-2
091-130-000-151-00	151	276 EDELWEISS TRL	MARSH VALLEY PROPERTIES LLC	PO BOX 3050	TRAVERSE CITY	MI	49685-3050	401	0.38	R-2
091-130-000-152-00	152	290 EDELWEISS TRL	NEAL - NICKERSON - NEAL	290 EDELWEISS TRL	GAYLORD	MI	49735	401	0.46	R-2
091-130-000-153-00	153	317 TRILLIUM TRL W	MARTINEZ-MARTINEZ	317 TRILLIUM TRL W	GAYLORD	MI	49735	401	0.46	R-2
091-130-000-154-00	154	320 TRILLIUM TRL W	MCEWAN - MCEWAN	320 TRILLIUM TRL	GAYLORD	MI	49735	401	0.32	R-2
091-130-000-155-00/ 091-130-000-156-00	155, 156	280 TRILLIUM TRL W	STARR, RICHARD LEE II & MELISSA M	280 TRILLIUM TRL	GAYLORD	MI	49735	402, 401	0.27, 0.27	R-2
091-130-000-157-00	157&158		HALL, DONNA L	8216 BOLINGBROOK AVE	LAS VEGAS	NV	89149	402	0.55	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 4 CONT										
091-130-000-159-00/ 091-130-000-160-00/ 091-130-000-161-00/ 091-130-000-162-00/ 091-130-000-168-00/ 091-130-000-169-00/ 091-130-000-170-00/ 091-130-000-172-00/ 091-130-000-174-00/ 091-130-000-175-00/ 091-130-000-176-00/ 091-130-000-177-00/ 091-130-000-178-00/ 091-130-000-179-00/ 091-130-000-180-00/ 091-130-000-181-00/ 091-130-000-183-00/ 091-130-000-184-00/ 091-130-000-187-00/ 091-130-000-188-00/ 091-130-000-189-00	159, 160, 161, 162, 168, 169, 170, 172, 174, 175, 176, 177, 178, 179, 180, 181, 183, 184, 187, 188, 189,	6067 TRILLIUM TRL S, 6163 TRILLIUM TRL S, 6219 TRILLIUM TRL S	HOSTMAN GROUP INC	7470 CRYSTAL BEACH RD	RAPID CITY	MI	49676	402	0.27, 0.28, 0.27, 0.27, 0.36, 0.37, 0.36, 0.39, 0.36, 0.36, 0.38, 0.37, 0.36, 0.37, 0.36, 0.36, 0.36, 0.40, 0.42, 0.43, 0.40,	R-2
091-130-000-163-00/ 091-130-000-164-00/ 091-130-000-165-00	163, 164, 165	128 TRILLIUM TRL W, 110 TRILLIUM TRL S	SMITH, SANDRA M	128 TRILLIUM TRL W	GAYLORD	MI	49735	401	0.27, 0.28, 0.28	R-2
091-130-000-166-00	166		LOBB - DACEY - MCCOMB - OTROMPKE	2203 N CROWN ST	WESTLAND	MI	48185	402	0.44	R-2
091-130-000-167-00	167	6031 TRILLIUM TRL S	MACDONALD, WILLIAM A	PO BOX 663	GAYLORD	MI	49734	401	0.48	R-2
091-130-000-171-00	171	6105 TRILLIUM TRL S	MACDONALD, WILLIAM	PO BOX 663	GAYLORD	MI	49734	401	0.35	R-2
091-130-000-173-00	173	6145 TRILLIUM TRL S	FULTS, DANIEL & TAMI	6145 TRILLIUM TRL	GAYLORD	MI	49735	401	0.38	R-2
091-130-000-182-00	182		LAND O PINES DEVELOPMENT CORP	201 S OTSEGO AVE	GAYLORD	MI	49735	402	0.38	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 4 CONT										
091-130-000-185-00	185	6297 TRILLIUM TRL S	VANLUCHENE, STEVEN A	6165 HATCH DR	GAYLORD	MI	49735	401	0.40	R-2
091-130-000-186-00	186	157 PRIMROSE TRL	STEVENS, SEAN MICHAEL & DENISE PATR	157 PRIMROSE TRL	GAYLORD	MI	49735	401	0.58	R-2
091-130-000-190-00	190		SHERWOOD-SORKENN, KATHY	3135 CEDARWOOD LN	TRAVERSE CITY	MI	49686	402	0.56	R-2
091-130-000-191-01	191&192	245 PRIMROSE TRL	JONES, ROBERT J	245 PRIMROSE TRL	GAYLORD	MI	49735	401	0.87	R-2
091-130-000-193-00/ 091-130-000-195-00/ 091-130-000-196-00/ 091-130-000-197-00/ 091-130-000-198-00/ 091-130-000-199-00/ 091-130-000-201-00/ 091-130-000-204-00/ 091-130-000-205-00/ 091-130-000-206-00/ 091-130-000-212-00/ 091-130-000-213-00/ 091-130-000-215-00/ 091-130-000-217-00/ 091-130-000-220-00/ 091-130-000-221-00	193, 195, 196, 197, 198, 199, 201, 204, 205, 206, 212, 213, 215, 217, 220, 221,		HOSTMAN GROUP INC	7470 CRYSTAL BEACH RD	RAPID CITY	MI	49676	402	0.42, 0.38, 0.40, 0.41, 0.44, 0.45, 0.46, 0.43, 0.44, 0.41, 0.42, 0.43, 0.45, 0.48, 0.47, 0.48, 0.47	R-2
091-130-000-194-00	194	289 PRIMROSE TRL	ROZIER, HAVEN	288 CHARLES BRINK RD	GAYLORD	MI	49735	401	0.38	R-2
091-130-000-200-00	200	202 PRIMROSE TRL	BARKER, JEFFREY H	202 PRIMROSE TRL	GAYLORD	MI	49735	401	0.45	R-2
091-130-000-202-00	202	156 PRIMROSE TRL	JOHNSON-JARVIS	156 PRIMROSE TRL	GAYLORD	MI	49735	401	0.51	R-2
091-130-000-203-00	203	135 SUN-ROSE TRL	FORMAN, JEFFREY S & WENDIE M	4642 S CAMP TEN RD	ELMIRA	MI	49730	401	0.46	R-2
091-130-000-207-00/ 091-130-000-208-00/ 091-130-000-209-00	207, 208, 209	223 SUN-ROSE TRL	DIPZINSKI, RONALD E & SHIRLEY M	2173 DISCH ST	FLUSHING	MI	48433	402, 401	0.39, 0.39, 0.43	R-2
091-130-000-210-00	210	240 SUN-ROSE TRL	SEELEY - THURSTON	4089 GATES DR	ELMIRA	MI	49730	401	0.37	R-2
091-130-000-211-00	211	6151 IVY TRL	STEWART, BILLIE JEANNE	2525 HOWELL FARNS WAY	ACWORTH	GA	30101	401	0.37	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 4 CONT										
091-130-000-214-00	214	184 SUN-ROSE TRL	PERRY, JOHN H	3686 SOUTH VIEW	JOHANNESBURG	MI	49751	401	0.40	R-2
091-130-000-216-00	216	6250 TRILLIUM TRL S	ZEA, JEFFREY P & ROSLYN L	6250 TRILLIUM TRL S	GAYLORD	MI	49735	401	0.48	R-2
091-130-000-218-00	218	6198 TRILLIUM TRL S	KOSKE, JOHN & MARGARET M	PO BOX 342	GAYLORD	MI	49735	401	0.47	R-2
091-130-000-219-00	219	139 SNOWBERRY TRL	METZLER, MICHAEL D	7931 STATE HWY M123	NEWBERRY	MI	49868	401	0.53	R-2
091-130-000-222-00	222	6137 IVY TRL	JACKSON, LAURA JEAN	6137 IVY TRL	GAYLORD	MI	49735	401	0.38	R-2
091-130-000-223-00	223	6109 IVY TRL	MEASELL, DAVID T	6109 IVY TRL	GAYLORD	MI	49735	401	0.39	R-2
091-130-000-224-01	224	174 SNOWBERRY TRL	KURBEL, JAMES J & BARBARA A	9318 GERONIMOS TRL	GAYLORD	MI	49735	401	0.50	R-2
091-130-000-225-01	225	148 SNOWBERRY TRL	COYNE, RONALD	148 SNOWBERRY TRL	GAYLORD	MI	49735	401	0.49	R-2
091-130-000-226-00/ 091-130-000-227-00/ 091-130-000-233-00/ 091-130-000-235-00/ 091-130-000-236-00/ 091-130-000-237-00/ 091-130-000-244-00/ 091-130-000-245-00	226, 227, 233, 235, 236, 237, 244, 245		HOSTMAN GROUP INC	7470 CRYSTAL BEACH RD	RAPID CITY	MI	49676	402	0.33, 0.35	R-2
091-130-000-228-00	228		HOSTMAN, ELIZABETH A TRUST	12003 THUMM RD	GAYLORD	MI	49735	402	0.44	R-2
091-130-000-229-00	229	129 CARTWRIGHT TRL	HASSELL, TYLER ANTHONY	10540 MANGLOS RD	ELMIRA	MI	49730	401	0.44	R-2
091-130-000-230-00	230	141 CARTWRIGHT TRL	MOORE, RICHARD G & SABRINA J	781 E MATELSKI RD	GAYLORD	MI	49735	401	0.41	R-2
091-130-000-231-00	231	159 CARTWRIGHT TRL	DULL, APRIL C	159 CARTWRIGHT TRL	GAYLORD	MI	49735	401	0.37	R-2
091-130-000-232-00	232	6061 IVY TRL	TEDDY, GARFIELD W III & BEVERLEY	20601 W GARY RD	BRANT	MI	48614	401	0.49	R-2
091-130-000-234-00	234	6080 TRILLIUM TRL S	MIRACLE-SKINNER	6080 TRILLIUM TRL S	GAYLORD	MI	49735	401	0.36	R-2
091-130-000-238-00	238	181 TRILLIUM TRL W	DINGEE, DANIEL A & MARY JANE	181 TRILLIUM TRL W	GAYLORD	MI	49735	401	0.47	R-2
091-130-000-239-00/ 091-130-000-240-00/ 091-130-000-241-00/ 091-130-000-242-00	239, 240, 241, 242	6072 IVY TRL, 6088 IVY TRL	MODRZYNSKI, DUANE & VICKI	6072 IVY TRL	GAYLORD	MI	49735	402	0.33, 0.33, 0.33, 0.34	R-2
091-130-000-243-00	243	6132 IVY TRL	STACHNIK, SHERRY	6132 IVY TRL	GAYLORD	MI	49735	401	0.33	R-2
091-130-000-246-00	246	6174 IVY TRL	LAVACQUE, EUGENE	6174 IVY TRL	GAYLORD	MI	49735	401	0.40	R-2

PARCEL NUMBER	LOT	PROPERTY ADDRESS	OWNER	MAILING ADDRESS				CLASS	ACRES	ZONING
ARBUTUS BEACH 4 CONT										
091-130-000-247-00/ 091-130-000-248-00	247, 248	6188 IVY TRL, 6204 IVY TRL	BAETENS, RYAN	2572 SOUTH BLVD N	ROCHESTER HILLS	MI	48309	401	0.45, 0.49	R-2
091-130-000-249-00	249	6218 IVY TRL	DAVIS, DEREK A & SAMANTHA R	6218 IVY TRL	GAYLORD	MI	49735	401	0.58	R-2
091-130-000-250-00	250		MACDONALD, WILLIAM A	PO BOX 663	GAYLORD	MI	49734	402	0.59	R-2
091-130-000-251-00	251	6246 IVY TRL	AGUILAR, NENA J & ANTONIO L	6246 IVY TRL	GAYLORD	MI	49735	401	0.74	R-2

Exhibit 9

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Class	Acres	Zoning
ARBUTUS BEACH HIGHLANDS									
010-033-300-010-00		BAGLEY TOWNSHIP	PO BOX 52	GAYLORD	MI	49734-0052	703	1.23	R-2
010-033-300-040-00		DAVIS, ALAN L	220 ROCKET LN APT 1	MELBOURNE	FL	32904	402	0.14	R-2
010-033-300-045-09	612 TRAILS END	WOLF, ERNEST JOHN ET UX	PO BOX 796	GAYLORD	MI	49734	401	15.28	R-2
010-033-300-045-10		COLOMBO, JAMES & CAROL	12179 HERRINGTON RD	BYRON	MI	48418	402	0.18	R-2
010-033-300-045-11		COLOMBO, JAMES & CAROL	12179 HERRINGTON RD	BYRON	MI	48418	402	0.58	R-2
010-033-300-050-01	551 TRAILS END	BEECHLER - DUBIE	551 TRAILS END	GAYLORD	MI	49735-9578	401	1.79	R-2
010-033-300-065-03	578 BAGLEY ST	STEFFEN, RICHARD G & DEBORAH	PO BOX 281	GAYLORD	MI	49734	401	3.73	R-2
010-033-400-015-01		FRUEHAUF, JANET A	718 NOTRE DAME ST STE 100	GROSSE POINTE	MI	48230-1240	402	6.28	R-2
010-033-400-025-00		BARISH-RUTTKAMP	9684 WACOUSTA RD	DEWITT	MI	48820-8089	402	6.43	R-2
010-033-400-030-01		POCHERT, CHARLES W & RONNIE C	329 NEWTON DR	LAKE ORION	MI	48362-3339	402	3.39	R-2
010-033-400-035-01		ROWLEY, ERMAN & ARDITH	4509 ATTICA RD	ATTICA	MI	48412-9651	402	5.11	R-2
010-033-400-040-00	222 TRAILS END	BARNES, SCOTT A & SUSANNE M	222 TRAILS END	GAYLORD	MI	49735	401	8.91	R-2
010-033-400-045-00		MARKIEWICZ, DOLORES TRUST	25164 CUNNINGHAM AVE	WARREN	MI	48091-1476	402	9.70	R-2
010-033-400-050-01	324 TRAILS END	SCHREIBER, WILLIAM D & JOANN K	324 TRAILS END	GAYLORD	MI	49735-9578	401	28.85	R-2
010-033-400-065-00		DIPZINSKI, ROBERT	827 MICHIGAN AVE	GAYLORD	MI	49735	402	9.60	R-2
010-033-400-070-01	435 TRAILS END	ULRICH, THOMAS	14327 CYPRESS GREEN	CYPRESS	TX	77429	401	3.11	R-2
010-033-400-075-01	TRAILS END TRL	WARSOP, RANDOLPH ERIC & MARY ANNE	2746 CORNELL ST	DEARBORN	MI	48124	402	2.54	R-2
010-033-400-080-00		NELSON, WAYNE & DANIELA	PO BOX 1871	GAYLORD	MI	49734-5871	402	9.26	R-2
011-130-008-016-00	864 OAKWOOD AVE	PHIL'S DIRECT FLOORING INC	PO BOX 1311	GAYLORD	MI	49734-5311	201	0.22	RR
011-130-009-016-00	868 LAKEVIEW AVE	BOROWICZ, RANDY T & BELINDA J	2845 N BYRON RD	LENNON	MI	48449	401	0.19	RR
011-140-000-053-00	5947 OLD 27 S	COLOMBO, JAMES & CAROL	12179 HERRINGTON RD	BYRON	MI	48418	401	0.27	R-2
011-140-000-055-00	5959 HILLSIDE AVE	NEWBERRY, CHRISTOPHER	5959 HILLSIDE AVE	GAYLORD	MI	49735	401	0.13	R-2
011-140-000-056-01	5975 HILLSIDE AVE	FEATHER, SUE ELLEN	210 ROCKET LN APT 9	MELBOURNE	FL	32904	401	0.27	R-2
011-140-000-058-00	5981 HILLSIDE AVE	STYLES, KEVIN J	5981 HILLSIDE AVE	GAYLORD	MI	49735-9566	401	0.14	R-2
011-140-000-059-00	5989 HILLSIDE AVE	RICHARD - FOUST	1116 EDWARDS DR	GAYTLORD	MI	49735	401	0.14	R-2
090-003-200-070-00		OSKO, TONNA W & JERALEE ANN	8210 DIXIE HWY	IRA	MI	48023	402	9.89	R-3
090-004-100-005-01	AVERY ST	DOBBYN - WILKINS	786 FOX DR	GAYLORD	MI	49735	402	95.03	R-2
090-004-200-015-02		GALE-GONZALEZ, REBECCA ANN	4401 ASHLAWN DR	FLINT	MI	48473	402	0.70	R-2

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Class	Acres	Zoning
090-004-200-015-03		GONZALEZ, REBECCA GALE	1462 READY AVE	BURTON	MI	48529	402	0.52	R-2
090-004-200-015-04		LONG, GARY L & ALANE S	7145 CROSSWINDS DR	SWARTZ CREEK	MI	48473	402	0.57	R-2
090-004-200-015-05		LONG, GARY A & ALANE S	7145 CROSSWINDS DR	SWARTZ CREEK	MI	48473-9778	402	0.58	R-2
090-004-200-015-06	6215 OLD 27 S	WALLS, CHARLES J & CHELE A	PO BOX 718	GAYLORD	MI	49734-0718	401	0.87	R-2
090-004-200-020-01	6277 OLD 27 S	DEWAELE, LAWRENCE H ET UX	6277 OLD 27 S	GAYLORD	MI	49735	401	12.44	R-2
090-004-200-025-00	6305 OLD 27 S	FELAN, GILBERT & PATRICIA A	6305 OLD 27 S	GAYLORD	MI	49735	401	2.86	R-2
090-004-200-025-01		CHMURA, JOSEPH ET AL	14049 LAKESIDE AVE	BEARLAKE	MI	49614	402	1.50	R-2
090-004-200-035-00		MOFFITT, BARBARA A	5093 HELENE AVE	UTICA	MI	48087	402	0.79	R-2
090-004-200-040-00		MOFFITT, JAMES E & NANCY ET AL	323 AVALON DR	ROSCOMMON	MI	48653	402	0.77	R-2
091-430-000-057-00	863 LAKEVIEW AVE	EDEL, DENNIS M & RENEE M TRUST	38235 SANTA ANNA ST	CLINTON TWP	MI	48036	401	0.55	RR
091-430-000-057-01	6033 LEIGHTON ST	JONES, KEITH A	6033 LEIGHTON ST	GAYLORD	MI	49735	401	0.43	RR
091-430-000-057-02	6029 LEIGHTON ST	MESSINA, CONSTANCE M & ROBERT A	6029 LEIGHTON ST	GAYLORD	MI	49735	401	0.48	RR

Exhibit 9

OTSEGO COUNTY
PLANNING COMMISSION

Gaylord Mobile Home Estates
Hidden Pines Mobile Estates
Maple Grove Estates 1 & 2
Parkwood Subdivision
Arbutus Beach Highlands
REZONE

SUMMARY

This proposal involves the rezoning of parcels in Gaylord Mobile Home Estates, Hidden Pines Mobile Estates, Maple Grove Estates 1 and 2, and Parkwood Subdivisions located in Bagley Township and parcels in Arbutus Beach Highlands Subdivisions located in Otsego Lake Township, from their respective zoning district to the R3 Zoning District. In addition, the proposal seeks to change the current language contained in Section 21.22.6 of the Otsego County Zoning Ordinance, which reads "Units manufactured prior to 1976 (title date) shall not be installed." be removed and Section 21.22.6 be amended to read, "Units manufactured shall have a Building Title date not to exceed fifteen (15) years from the zoning application date" (*See Attachments 1 and 2*).

FINDING OF FACT

1. This is a proposal for a rezone of a five (5) subdivisions located in Bagley Township Gaylord, MI 49735 and one (1) subdivision located in Otsego Lake Township Gaylord, MI 49735. *Exhibit #2, Exhibit #3*
2. The subdivisions located in Bagley Township are currently in R1/Residential and R2/General Residential Zoning Districts. *Exhibit #2*
3. The subdivision located in Otsego Lake Township is currently in a R2/General Residential Zoning District. *Exhibit #2*
4. The proposed rezone for all subdivisions is to a R3/Residential Estates Zoning District. *Exhibit #10*
5. The purpose of the rezone is to allow structures to have a minimum width of less than 20'. *Exhibit #10*
6. Minimum width of principal structure in a R1/R2 Zoning District is twenty feet (20'). *Exhibit #10*
7. Minimum width of principal structure in a R3/Residential Estates Zoning District is eleven feet (11'). *Exhibit #10*
8. The Future Land Use Map depicts these areas as *Residential*. *Exhibit #5*
9. The proposed rezone would be consistent with the Otsego County Future Land Use Map and the Otsego County Master Plan. *Exhibit #5*
10. The Public Hearing Notice was published in the Herald Times on November 2, 2018. *Exhibit #6*
11. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #7, Exhibit #8*
12. All property owners within the respective subdivisions and owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #9*
13. The Planning Commission has the authority to approve a *Rezone* request after review and compliance with the Otsego County Zoning Ordinance, Future Land Use Map and Master Plan. (Section 25.7) *Exhibit #1, Exhibit #5, Exhibit #10*

FINDINGS UNDER ARTICLES 4 & 5/PERMITTED USES - R1 RESIDENTIAL, R2 GENERAL RESIDENTIAL DISTRICTS

ARTICLE 4 R1 RESIDENTIAL DISTRICT

INTENT

These districts are designed to provide for one (1) and two (2) family (duplex) dwelling sites and residential related uses. The uses permitted are intended to promote a compatible arrangement of land uses for homes, keeping housing areas free of unrelated traffic, nuisance land uses, and other negative influences on the residential environment.

SECTION 4.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

4.1.1 One (1) family dwellings

4.1.2 Two (2) family dwellings (duplex) subject to the density standards for one (1) family dwellings and a minimum lot width of one hundred fifty (150) feet

4.1.3 Publicly owned and operated parks, parkways, and outdoor recreational facilities

4.1.4 Existing farms and agricultural uses

4.1.5 Family Care Facilities

4.1.6 Cemeteries when developed on sites of ten (10) acres or more. Permit criteria include Article 21.4

4.1.7 The raising of nursery field stock, on sites of two (2) acres or more, but excluding storage buildings, greenhouses, offices or other structural facilities, and excluding any outdoor storage of materials; the intent being to limit the use of land to raising plant materials

4.1.8 The following in-home uses provided no more than fifteen percent (15%) of floor area may be used for such a purpose:

4.1.8.1 Offices and home occupations when operated within the confines of a one (1) family dwelling as an accessory to living quarters [Permit criteria for these uses include Article 21.12]

4.1.9 Structure for storage of the owner's personal possessions and non-commercial activities. These structures shall not be used as residences. Structures shall meet the size requirements of Article 21.1.3

4.1.10 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use

ARTICLE 5 R2 GENERAL RESIDENTIAL DISTRICT

INTENT

The R2 General Residential District is designed to provide for multiple-family structures. This district is further intended to be a transitional use district, such as a location between residential districts and non-residential districts.

SECTION 5.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

5.1.1 All principal uses permitted in the R1 District [See Article 4.1]

5.1.2 Multiple family dwellings including rooming houses, bed and breakfast homes, tourist homes, apartment houses, group quarters, housing for the elderly, subject to the requirements of Article 17 SCHEDULE OF DIMENSIONS, and approval of the County Health Department

5.1.3 Group care facilities, meeting applicable state licensing requirements

5.1.4 The following uses provided there is direct access to a county primary or state trunkline highway, as defined by the County Road Commission:

5.1.4.1 Retail specialty stores when operated by the property owner within a completely enclosed building with no outdoor storage or display; to include: apparel, antiques, ceramics, florists, food stores, fruit markets, gifts hobby shops [Permit criteria include Article 21.12.02, 21.12.03]

5.1.5 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use

FINDINGS UNDER ARTICLE 6/PERMITTED USES - R3 RESIDENTIAL ESTATES DISTRICT

ARTICLE 6 R3 RESIDENTIAL ESTATES DISTRICT

INTENT

The R3 Residential Estates District is established to provide for areas topographically and locationally well suited to meet an increasing market for ten (10) acre lots and larger, which can potentially be resubdivided into smaller lots. This district is to encourage the orderly transition of land to low density residential use.

SECTION 6.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one or more of the following specified uses:

6.1.1 All principal uses permitted in the R1 District [See Article 4.1]

6.1.2 Fraternal lodges

6.1.3 Wildlife, plant and habitat preservation areas

6.1.4 Group care facilities meeting applicable state licensing requirements

6.1.5 Retail specialty store as permitted in Article 5.1.4

6.1.6 Roadside stands (agricultural-temporary) off the road right-of-way, provided that the stand be operated only seasonally, that hours not exceed dawn to dusk, that large equipment, including semi-tractor-trailers, not be parked at the site, and that the parking requirements of Article 21.27 be observed

6.1.7 Temporary Recreation Housing/Travel trailers. Permit criteria include Article 21.33

6.1.8 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use

6.1.9 WTG Small: Permitted as an accessory use to an allowed Principal Use

FINDINGS UNDER ARTICLE 21/SECTION 21.22

SECTION 21.22 MANUFACTURED OR SITE BUILT DWELLING LESS THAN 16 FEET WIDE

Dwelling units less than sixteen (16) feet wide may be used for a one (1) family dwelling in R3, AR and FR zones and must comply with Article 17 SCHEDULE OF DIMENSIONS.

21.22.1 On-site work requiring a building permit shall be complete before placing a manufactured unit on the individual lot.

21.22.2 On-site construction work shall be in accordance with the State Building Code, in conjunction with the manufacturer's specifications.

21.22.3 The perimeter of a manufactured unit after placement shall be skirted with approved materials and shall be aesthetically comparable to on-site construction.

21.22.4 On-site structural additions to a manufactured unit shall comply with the State Building Code and shall not impose any loads on the unit or nullify any warranties of the unit. No addition shall interfere with the egress, light or ventilation of the unit. Removal of the original manufactured unit for any reason shall be the responsibility of the owner.

21.22.5 Manufactured expandos, add-a-rooms, compatible with the unit are allowed and shall comply with this section. All manufactured additions must have the approval of an inspection agency.

21.22.6 ~~**UNITS MANUFACTURED PRIOR TO 1976 (TITLE DATE) SHALL NOT BE INSTALLED.**~~ Units manufactured shall have a Building Title Date not to exceed fifteen (15) years from application date.

FINDINGS UNDER ARTICLE 17

ARTICLE 17 SCHEDULE OF DIMENSIONS

17.1 Table 1 - LIMITING HEIGHT, DENSITY, AND AREA BY ZONING DISTRICTS (See also Article 21.1 Accessory Buildings and Article 22 General Exceptions for Area, Height, and Use)

Zoning District	R1 & R2	R3	RR	FR & AR	Reserved for future use	Reserved for future use
Min. Lot Area (Sq. feet)	20,000 .46 acre	40,000 .92 acre	20,000 .46 acre	88,000 2.02 acre		
Min. Front Setback *(b)(j)*	25 ft	25 ft	25 ft	50 ft		
Max. Front Setback	NA	NA	NA	NA		
Min. Side Setback	10 ft	10 ft	10 ft	20 ft		
Min. Rear Setback	30 ft (a, h)	30ft (a, h)	30 ft (a, h)	40 ft (a)		
Min. Lot width (k)	100 ft 150 ft Duplex	100 ft	100 ft	150 ft 300 ft Duplex AR		
Max. % lot coverage	25%	25%	25%	30%		
Max. Building height (l)	35 ft (g)	35 ft (g)	35 ft (g)	35 ft (g)		
Min. Ground Floor area of principal structure (Square feet)	720 (i)	720 (i)	720 (i)	720 (i)		
Min. Width of principal structure	20 ft (i)	11ft (i)	20 ft (i)	11 ft (i)		

FINDINGS UNDER ARTICLE 25

ARTICLE 25 ADMINISTRATION AND ENFORCEMENT

SECTION 25.7 CHANGES AND AMENDMENTS

The County may from time to time, on recommendation from the Planning Commission, or on petition, amend, supplement or change the District boundaries or the regulations, herein, or subsequently established herein, pursuant to the authority and procedure established in Public Act 110 of 2006 as amended. The notices for all public hearings before the planning commission or County Board of Commissioners concerning proposed zoning ordinance amendments (zoning text or map amendments) shall comply with all of the following applicable provisions:

A. For a proposed amendment to the text of the zoning ordinance, the notice shall comply with all of the following:

1. The content of the notice shall include all of the following information

   a. A description of the nature of the proposed zoning ordinance amendment.

   b. The time, date, and place the proposed zoning ordinance will be considered.

   c. The places and times at which the proposed zoning ordinance amendment may be examined.

   d. The address where and the deadline when written comments will be received concerning the proposed zoning ordinance amendment.

B. For a proposed zoning ordinance amendment rezoning an individual property or ten (10) or fewer adjacent properties, the notice shall comply with all of the following:

1. The content of the notice shall include all of the following information:

   a. A description of the nature of the proposed zoning ordinance amendment.

   b. A description of the property or properties proposed for rezoning. The notice shall include a listing of all existing street addresses within the property or properties. Street addresses, however, do not need to be created and listed if no such addresses currently exist within the property or properties. If there are no street addresses, other means of identification may be used, such as using tax parcel identification numbers or including a map showing the location of the property or properties.

   c. The time, date, and place the proposed zoning ordinance will be considered.

   d. The places and times at which the proposed zoning ordinance amendment may be examined.

   e. The address where and the deadline when written comments will be received concerning the proposed zoning ordinance amendment.

2. The notice shall be published in a newspaper of general circulation within the County not less than fifteen (15) days before the scheduled public hearing.

3. The notice shall be sent by first-class mail or personal delivery to the owners of the property or properties proposed for rezoning not less than fifteen (15) days before the scheduled public hearing.

4. The notice shall also be sent first-class mail or personal delivery to all persons to whom real property is assessed within three hundred (300) feet of the property or properties proposed for rezoning and to the occupants of all structures within three hundred (300) feet of the property or properties proposed for rezoning not less than fifteen (15) days before the scheduled public hearing, regardless of whether the property or occupant is located in the County. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection.

5. The notice shall be given by first-class mail to each electric, gas, and pipeline public utility Company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the County clerk for the purpose of receiving the notice of public hearing.

******THE PLANNING COMMISSION HAS THE AUTHORITY TO RECOMMEND A REZONE IF COMPLIANCE IS FOUND WITH THE FUTURE LAND USE MAP AND MASTER PLAN***

******THE PLANNING COMMISSION HAS THE AUTHORITY TO RECOMMEND A TEXT AMENDMENT***

Attachment 1

From: James Mouch
Sent: Wednesday, May 16, 2018 10:55 AM
To: Haider A. Kazim
Cc: Rachel Frisch
Subject: Bagley Township - Otsego Lake Township (former platted mobile parks)

Good Morning, Mr. Kazim

Statement:

- I had met with our Planning Commission Chair, the Bagley Township Supervisor and the Otsego Lake Township Supervisor asking for their planning commissions to consider an opportunity to zone/re-zone platted areas where single wide trailers were formally allowed.
- These platted areas were once Deeded to allow single wide mobile units.
- These areas may have been approved by the State of Michigan to allow mobile home units, but currently have no licenses on record.
- Areas Platted and Deeded:
    - Bagley Township
        - Gaylord Mobile Home Estates
        - Maple Grove Estates 1
        - Maple Grove Estates 2
        - Hidden Pines Mobile Estates
        - Parkwood Subdivision
    - Otsego Lake Township
        - Arbutus Beach Highlands

Problem:

- Units less than 20 feet that have burned or are in need of demolition, cannot be replaced in accordance to the Otsego County Zoning Ordinance, R2 District.
- Individuals that would like to purchase a lot and add a unit less than 20 feet in width; cannot in accordance to Otsego County Zoning Ordinance, R2 District.

Question(s):

- Please advise the process to a streamline approach for rezoning these properties from R2 to R?; if the townships decide to recommend to the Planning Commission that these platted areas be rezoned to allow mobile units less than 20' wide.
- May we limit the age of the mobile unit to an arbitrary age of 15 years.

Attachment(s):

- Documents pertaining to the platted subdivisions will be overnighted on 05/16/18.

I will be sharing this email with the County Administrator, Township Supervisors and Planning Commission.

Would appreciate an expedited review of this request, as numerous requests have been made to set single wide mobile home in these areas

Thank-you
James R. Mouch, Director
Otsego County Land Use
989.731.7400

Attachment 2

From: Haider A. Kazim [mailto:hkazim@cmda-law.com]
Sent: Tuesday, July 17, 2018 4:34 PM
To: James Mouch
Cc: Rachel Frisch; Amanda Mitchell
Subject: RE: OLT PC response to proposed R2b district

Mr. Mouch,

You have provided us with a copy of the proposed amendment to the Otsego County Zoning Ordinance, as well as a letter dated July 9, 2018, from Otsego Lake Township Planning Commission related to the proposed amendment. Upon review of the proposed amendment, we have multiple concerns.

1. The proposed amendment is not an amendment to the R2 Zoning District but instead creates a completely new zoning district titled R2b.

2. The proposed amendment seeks to create definitions for the following terms: (a) Accessory Structure; (b) Building; (c) Dwelling; (d Manufactured Dwelling; and (e) Setback. The terms "Accessory Structure", "Building", and "Setback" are defined in Section 2.2 of the OCZO. The terms "dwelling unit" and "mobile home" are also defined in Section 2.2 of the OCZO. We do not see any reason for including similar but separate definitions for these terms in the proposed amendment since they are already defined in the OCZO. In our opinion, it serves no purpose other than to create confusion and potential conflict as to how these terms must be interpreted throughout the zoning ordinance, and how they are defined and interpreted in the proposed amendment.

3. The amendment is not consistent with the layout of the text and format of the OCZO.

4. The proposed amendment seeks to also amend Article 17 of the OCZO. Yet, other than stating the minimum building area and width of structures, it does not address the remaining criteria contained in Section 17.1 such as minimum lot area, minimum front, rear, and side setbacks, minimum lot width, maximum percentage of lot coverage, and maximum building height. Additionally, no separate amendment has been provided to Section 17.1 Table 1 of the OCZO to address the changes contained in the proposed amendment.

5. While the proposed amendment seeks to regulate the use of accessory buildings, there is no indication as to how proposed section 05b.01.03 would impact section 21.1 of OCZO which specifically applies to accessory buildings. The need for a separate section addressing accessory buildings in the proposed amendment is questionable considering that a specific section related to accessory buildings already exists in Section 21.1.

Significantly, the creation of a new zoning district would have a material and substantial impact on the entire zoning ordinance since the existing zoning provisions do not include nor address structures or buildings proposed to be located in a new R2b zoning district. A full review of the entire zoning ordinance would have to be undertaken to determine whether zoning provisions that address the current R2 district would require amendment to address the new zoning district. Other sections of the zoning ordinance that may be applicable to mobile homes such as section 21.22 would also require review and amendment to address the limitation on the title date of mobile homes.

With regard to the County Master Plan, according to the 2014 Master Plan, Bagley Township has the most housing unit at 3,338 units with Otsego Lake Township at second with 2,300 units. These figures were based upon the 2010 US Census. Based upon 2010 Census, 11% of homes in Otsego County were mobile homes. Under Land Use and Development Patterns, the Master Plan indicates that the County

Planning Commission decided not to update current land uses as it felt that there were no significant changes to warrant the additional costs. With regard to the future land use plan for housing, the Master Plan calls for a range of housing types to accommodate varying needs in household size and income level, designating areas appropriate for all types of residential development including single family, preserving the integrity of existing residential neighborhoods by protecting them from intrusion of incompatible uses, promoting the improvement and maintenance of existing housing through rehabilitation programs, and establishing areas for new residential development and housing densities that will preserve or enhance the character of the area and will be consistent with proposed improvements to public utilities and transportation facilities.

While the Master Plan calls for development of a variety of residential developments to meet the needs of varying household sizes and incomes, and for the preservation of existing residential neighborhoods, it cannot be said that such goals and objectives would be consistent with the establishment of a new zoning district that would ONLY be applicable to six (6) plats located ONLY in Bagley and Otsego Lake Township. In fact, such an amendment could be considered as spot zoning which is defined as a zoning ordinance or amendment creating a small zone of inconsistent use within a larger zone.

It is our opinion that instead of creating a wholly separate zoning district, consideration be given to whether the properties included within the 6 plats located in Bagley and Otsego Lake townships could be rezoned R3 which, allows one-family dwellings, and allows mobile homes of less than 16 feet in width to be used as a one-family dwelling. Furthermore, under Section 17.1 Table 1, minimum floor area for a building in R3 district is 720 sq. ft. and minimum width is 11 feet which, would accommodate mobile homes of 14 feet and more. It would also require an amendment only to the zoning map rather than the text of the zoning ordinance which, is much less intensive, time consuming, and costly.

Please Note our New Address

Haider A. Kazim
CUMMINGS, McCLOREY, DAVIS & ACHO, P.L.C.
310 W. Front Street, Suite 221
Traverse City, MI 49684
(231) 922-1888

OTSEGO COUNTY
PLANNING COMMISSION

PZRZ18-004 071-001-100-005-02
PZRZ18-005 071-001-100-005-03
PZRZ18-006 071-001-100-005-04
REZONE

Exhibit List

Exhibit #1:	Applications for case PZRZ18-004, 005, & 006 submitted by Applicant/Statement of Consistency
Exhibit #2:	Otsego County Zoning Map Effective Date March 20, 2010/Amended January 24, 2017
Exhibit #3:	Otsego County Zoning Ordinance Effective March 20, 2010/Amended July 10, 2018
Exhibit #4:	Copy of Otsego County Equalization Department record cards/QC 625/689, WD 728/31
Exhibit #5:	Site Plan
Exhibit #6:	Public Hearing Notice
Exhibit #7:	Letter to Hayes Township Board dated October 9, 2018
Exhibit #8:	Response from Hayes Township Board dated October 10, 2018
Exhibit #9:	Map and list of parties notified
Exhibit #10:	Receipt #01315914
Exhibit #11:	Finding of Fact/PZRZ18-004, 005, 006
Exhibit #12:	Otsego County Future Land Use Map
Exhibit #13:	Otsego County Master Plan definition

OTSEGO COUNTY LAND USE SERVICES

1322 HAYES ROAD
GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

REQUEST TO REZONE APPLICATION

APPLICANT INFORMATION:

Name: Brian Royce	**Owner/Agent/Other** *(Circle One)*
Address: 2765 Hidden Ridge Ct., Grayling, MI 49738	
Phone: 989-370-9423	**Fax:**

PROPERTY OWNER INFORMATION: *(If Different from Applicant)*

Name: Three M West	
Address: 316 W. 2nd, Gaylord, MI 49735	
Phone:	**Fax:**

PROPERTY INFORMATION:

Address: None - M-32 W		
Parcel Number: 071 - 001 - 100 - 005 - 02		
Acres: 5.14	**Current Zoning District:** B-1	**Current Use:** Vacant
Requested Zoning: B-2	**Future Land Use Designation:** Retail/Business/Office (Mixed Use)	

ATTACHMENTS: *Please submit the following items with the application*

- A Site Plan drawn to scale showing the following:
  - the entire parcel to be rezoned
  - adjacent roads and/or easements
  - existing and proposed curb cuts
  - existing improvements
  - existing and proposed utilities
  - adjacent uses and zoning districts
  - any unique natural features such as lakes, rivers, streams, wetlands, steep slopes...
- A copy of the deed(s) and an accurate legal description(s) of the parcel(s) to be rezoned.
- A statement of the consistency of the proposed rezone with the existing and future surrounding land uses and the anticipated impacts to the surrounding area with specific regard to traffic, infrastructure, environment, noise, public safety and visual considerations.

Signature of Applicant:	**Date:** 10-2-18
Signature of Owner: *(If Different from Applicant)*	**Date:**

****Optional:* I hereby grant permission for members of the Township Planning Commission, Township Board, Otsego County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to the application.

****Note to Applicant:* This permission is optional and failure to grant permission will not affect any decision on the applicant.

Signature of Property Owner: Douglas Johnson	**Date:** 10/5/18

****OFFICE USE ONLY****

Date Application Received: 10-8-18	**Permit No:** PZRZ18-004	**Fee:** $700	**Receipt Number:** 0101591

Exhibit 1

OTSEGO COUNTY LAND USE SERVICES
1322 HAYES ROAD
GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

REQUEST TO REZONE APPLICATION

APPLICANT INFORMATION:

Name: Brian Royce	Owner/Agent/Other (Circle One)
Address: 2765 Hidden Ridge Ct., Grayling, MI 49738	
Phone: 989-370-9423	Fax:

PROPERTY OWNER INFORMATION: *(If Different from Applicant)*

Name: Three M West	
Address: 316 W. 2nd, Gaylord, MI 49735	
Phone:	Fax:

PROPERTY INFORMATION:

Address: None - M-32		
Parcel Number: 071 - 001 - 100 - 005 - 03		
Acres: 5.16	Current Zoning District: B-1	Current Use: Vacant
Requested Zoning: B-2	Future Land Use Designation: Retail/Business/Office (Mixed Use)	

ATTACHMENTS: *Please submit the following items with the application*

- A Site Plan drawn to scale showing the following:
  - the entire parcel to be rezoned
  - adjacent roads and/or easements
  - existing and proposed curb cuts
  - existing improvements
  - existing and proposed utilities
  - adjacent uses and zoning districts
  - any unique natural features such as lakes, rivers, streams, wetlands, steep slopes…
- A copy of the deed(s) and an accurate legal description(s) of the parcel(s) to be rezoned.
- A statement of the consistency of the proposed rezone with the existing and future surrounding land uses and the anticipated impacts to the surrounding area with specific regard to traffic, infrastructure, environment, noise, public safety and visual considerations.

Signature of Applicant:	Date: 10-2-18
Signature of Owner: *(If Different from Applicant)*	Date:

****Optional:* I hereby grant permission for members of the Township Planning Commission, Township Board, Otsego County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to the application.

****Note to Applicant:* This permission is optional and failure to grant permission will not affect any decision on the applicant.

Signature of Property Owner: Douglas Johnson	Date: 10/5/18

****OFFICE USE ONLY****

Date Application Received: 10-8-18	Permit No: PZRZ18-005	Fee: ✓	Receipt Number: 0135914

Exhibit 1

OTSEGO COUNTY LAND USE SERVICES

1322 HAYES ROAD
GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

REQUEST TO REZONE APPLICATION

APPLICANT INFORMATION:

Name: Brian Royce	**Owner/Agent/Other** *(Circle One)*
Address: 2765 Hidden Ridge Ct., Grayling, MI 49738	
Phone: 989-370-9423	**Fax:**

PROPERTY OWNER INFORMATION: *(If Different from Applicant)*

Name: S&H Properties, LLC	
Address: PO Box 189, Gaylord, MI 49734	
Phone:	**Fax:**

PROPERTY INFORMATION:

Address: None - M-32, Gaylord, MI 49735		
Parcel Number: 071 - 001 - 100 - 005 - 04		
Acres: 5.18	**Current Zoning District:** B-1	**Current Use:** Vacant
Requested Zoning: B-2	**Future Land Use Designation:** Retail/Bussines/Office (Mixed Use)	

ATTACHMENTS: *Please submit the following items with the application*

- A Site Plan drawn to scale showing the following:
  - the entire parcel to be rezoned
  - adjacent roads and/or easements
  - existing and proposed curb cuts
  - existing improvements
  - existing and proposed utilities
  - adjacent uses and zoning districts
  - any unique natural features such as lakes, rivers, streams, wetlands, steep slopes.
- A copy of the deed(s) and an accurate legal description(s) of the parcel(s) to be rezoned.
- A statement of the consistency of the proposed rezone with the existing and future surrounding land uses and the anticipated impacts to the surrounding area with specific regard to traffic, infrastructure, environment, noise, public safety and visual considerations.

Signature of Applicant:	**Date:** 10-2-18
Signature of Owner: *(If Different from Applicant)*	**Date:**

****Optional:* I hereby grant permission for members of the Township Planning Commission, Township Board, Otsego County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to the application.

****Note to Applicant:* This permission is optional and failure to grant permission will not affect any decision on the applicant.

Signature of Property Owner: X Craig Hill	**Date:** 10-8-18

****OFFICE USE ONLY****

Date Application Received: 10·8·18	**Permit No:** PZRZ18·006	**Fee:** ✓	**Receipt Number:** 01315914

Exhibit 1

Mansfield
Land Use Consultants

September 27, 2018

Otsego County Planning Commission
c/o Jim Mouch
1322 Hayes Road
Gaylord, MI 49735

RE: Statement of Rezoning Consistency and Anticipated Impacts

Dear Planning Commissioners,

On behalf of applicant Brian Royce, we submit the following statement of rezoning consistency and anticipated impacts for parcels 071-001-100-005-02, 071-001-100-005-03, and 071-001-100-005-04 (subject parcels) on M-32 in Hayes Township from B-1 to B-2.

The proposed rezoning of the subject parcels is consistent with the existing and future surrounding land uses as it is directly west of an annexed portion of the City of Gaylord that contains a Meijer, a gas station, a restaurant, and other out-lots for commercial uses. The properties directly across M-32 from the subject parcels are owned by Consumers Energy and a gas and oil company and are used for utility purposes. Uses across M-32 further east include additional big box retail, other commercial, residential, and institutional uses. Property owned by Consumers Energy borders the subject parcels on the west and is used as a transmission power line corridor. The property to the south of the subject parcels houses an institutional use. The proposed storage uses and B-2 zoning of the subject parcels are similar in intensity and scale of these other uses on the major western gateway into the City of Gaylord.

The Future Land Use Map in the Otsego County Master Plan designates the subject parcels as "Retail/Business/Office (Mixed Use)." According to the Master Plan, this future land use category "...includes areas with small-scale retail stores, businesses, personal services, professional offices, food services, lodging facilities, residential, and light-manufacturing." The proposed use of the subject parcels is consistent with this description, as it provides storage uses along M-32 that would be divided up into multiple small-scale spaces. Proposed buffers from the roadway would separate the proposed buildings from the roadway and reflect the emerging commercial character of the western gateway into the City. The Consumers Energy owned properties to the north and west of the subject parcels and the institutional use to the south provide an excellent buffer for the residential uses further away in those directions.

The proposed rezoning and uses will have very little impact on the surrounding area. The subject properties are well buffered by the surrounding utility and commercial uses, as mentioned above, limiting the visual and noise impacts of the proposed uses on nearby lower-intensity uses. The preservation of a significant buffer zone of existing vegetation along the south property line will limit visual and noise impacts on the adjacent property to the south. The subject parcels have access on M-32, a primary State highway and one of the busiest roadways in the County, with over 10,000 trips per day driven on the adjacent portion. The slight increase in traffic that would be generated by the proposed uses will not significantly impact the existing traffic volumes on M-32, a road designed to handle heavy and high-volume traffic. The proposed project will comply with all

830 Cottageview Drive -Suite 201
P.O. Box 4015 Traverse City, MI 49685

p 231.946.9310
f 231.946.8926

of the relevant standards and regulations of all permitting and regulatory agencies. These standards and regulations ensure that the natural environment and public safety will be protected. Additionally, the uses proposed on the subject parcels do not present a threat to the natural environment or public safety.

Sincerely,
Mansfield Land Use Consultants

Dusty Christensen, LLA

830 Cottageview Drive -Suite 201
P.O. Box 4015 Traverse City, MI 49685

p 231.946.9310
f 231.946.8926

PZRZ18-004 071-001-100-005-02 M-32 WEST
PZRZ18-005 071-001-100-005-03 M-32 WEST
PZRZ18-006 071-001-100-005-04 M-32 WEST

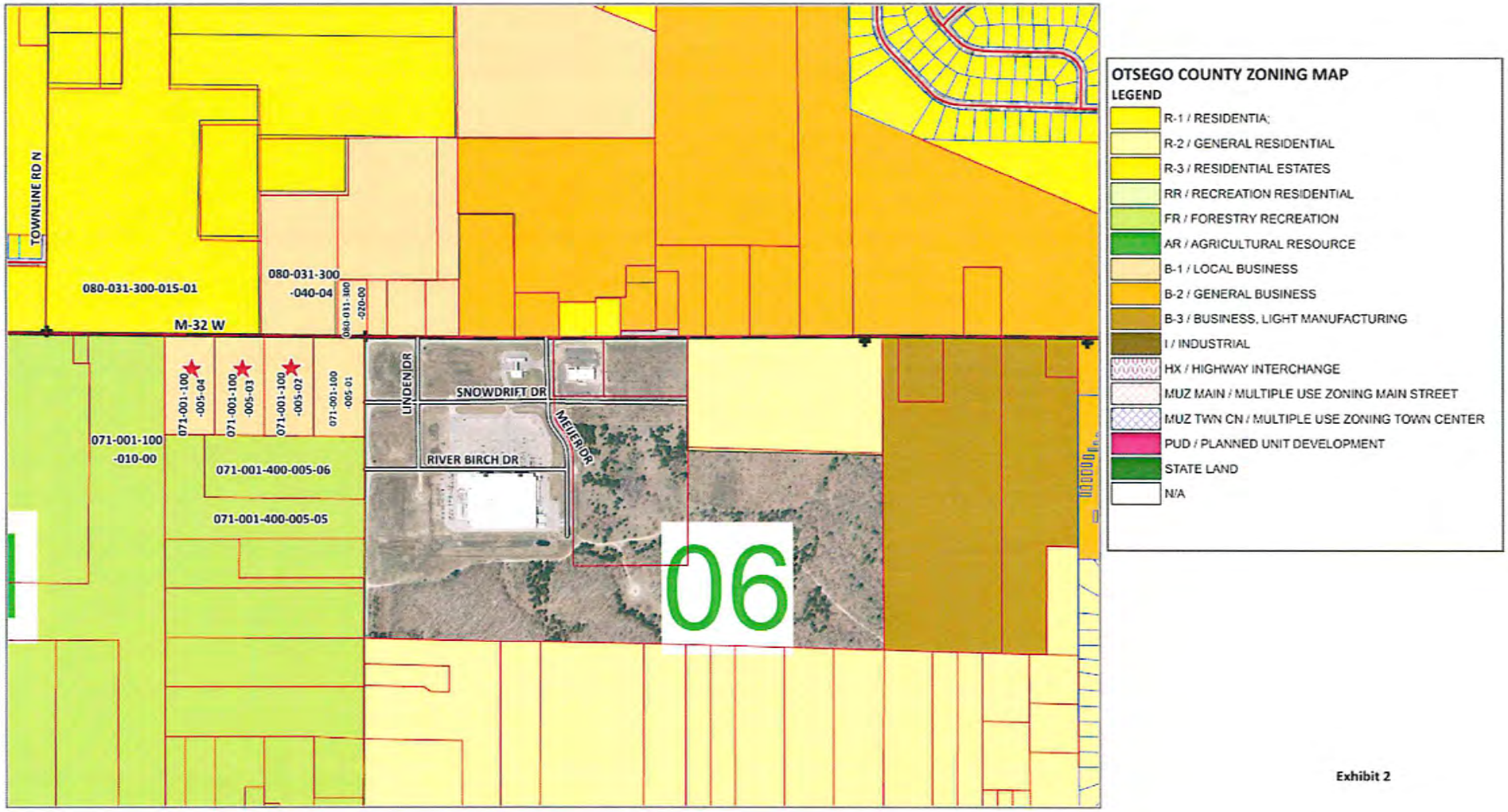


Exhibit 2

OTSEGO COUNTY
MICHIGAN
RECEIVED FOR RECORD
96 NOV 13 AM 11:20
EVELYN M. PRATT
CLERK / REGISTER OF DEEDS

QUIT CLAIM DEED

Know all men by these presents: That Joseph F. Tomaski and **Jeni S. Tomaski**, Husband and wife, and **Bill Touroo** and **Cheryl N. Touroo**, Husband and wife, as Joint Tenants w/ROS,

whose address is: 682 Rosemary, Gaylord, Michigan 49735

Quit Claim to: Three-M-West, Inc., a Michigan Corporation,

whose address is: 682 Rosemary, Gaylord, Michigan 49735

the following described premises situate in the Township of Hayes, County of Otsego, State of Michigan:

The East Fractional One-Half (1/2) of the Northeast Quarter (1/4), Section 1, T30N, R4W, Hayes Township, Otsego County, Michigan.

together with all and singular the tenements, hereditaments, and appurtenances thereunto appertaining for the sum of: Exempt pursuant to MCL 207.526(a); MCL 207.505(a)

Dated this 8th day of October, 1996.

In the presence of:

John M. Dennany

Hope S. Washburn

John M. Dennany

Hope S. Washburn

Joseph F. Tomaski

Jeni S. Tomaski

Bill Touroo

Cheryl N. Touroo

State of Michigan)
County of Otsego)

The foregoing instrument was acknowledged before me this 8th day of October, 1996, by Joseph F. Tomaski and Jeni S. Tomaski, and Bill Touroo and Cheryl N. Touroo.

Hope S. Washburn, Notary Public
Otsego County, Michigan
My Comm. Expires: 7-17-2001.

Send Subsequent Tax Bills
& Return to:
Grantee

Drafted by:
John M. Dennany, JS
Attorney at Law
114 N. Court St/P.O. BOX 973
Gaylord, MI 49735

Tax Parcel I.D. No. 071-001-100-005-00
Recording Fee: $9.00 Revenue Stamps

OTSEGO COUNTY
TREASURER'S OFFICE
Gaylord, Mich., } 7-29-99

I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

June Van Den Boo COUNTY TREASURER

LIBER 0728 PAGE 031

OTSEGO COUNTY
MICHIGAN
RECEIVED FOR RECORD

99 JUL 29 PM 1:31

EVELYN M. PRATT
CLERK / REGISTER OF DEEDS

STATE OF MICHIGAN
Dept of Taxation
County of Otsego
0064090 29 Jul 1999

REAL ESTATE TRANSFER TAX
$72.60-C
$495.00-S
#0006928

WARRANTY DEED

THE GRANTOR: Three-M-West, Inc., a Michigan Corporation, whose address is: P.O. BOX 994, Gaylord, Michigan 49734

CONVEYS AND WARRANTS TO: S & H Properties, L.L.C.
whose address is: ~~2360 Opal Lake Road~~, Gaylord, MI 49735
2336 South Otsego Ave.

the following described premises situate in the Township of Hayes, County of Otsego, State of Michigan:

Parcel D as shown in Certificate of Survey recorded January 24,1977 in Liber 632, Pages 302-303, Otsego County Records, described as:

A parcel of land on part of the fractional Northeast 1/4 of Section 1, T30N, R4W. Commencing at the Northeast corner of said Section 1; thence N89°48'19"W, 992.97 feet along the North line of said Section 1 to the Point of Beginning; thence S00°38'17"E, 680.78 feet; thence S89°43'44"W, 330.79 feet along the East-West 1/4 line of said Section 1; thence N00°39'07"W, 683.42 feet along the East 1/8 line of said Section 1; thence S89°48'19"E, 330.99 feet along the North line of said Section 1 to the Point of Beginning. Subject to an easement for highway purposes over and across the Northerly 33 feet thereof. Also subject to any other easements or restrictions of record. Excepting and Reserving therefrom all oil, gas and mineral rights. Also excepting and reserving unto Seller and a certain disclosed third party the right to harvest all standing timber with attendant profit therefrom for a period of four years from and after October 4, 1996.

For the sum of: Sixty Six Thousand ($66,000.00) Dollars

Subject to easements, restrictions, and reservations of record.

RECITALS: This deed is given in fulfillment of a certain land contract dated April 30, 1997, by and between Grantor and Grantee's predecessor herein, and is not subject to any defects or irregularities subsequent to that date, except through acts or omissions of Grantor herein.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 20th day of April, 1998.

In the presence of:

Leah Wagner
LEAH WAGNER

Joseph Tomaski
JOSEPH TOMASKI

Three-M-West, Inc., A Michigan Corporation

BY: Bill Touroo
ITS: President

State of Michigan)
County of Otsego)

The foregoing instrument was acknowledged before me this 20th day of April, 1998, by Bill Touroo, President of Three-M-West, Inc., a Michigan Corporation, for and on behalf of said Corporation.

Joanne Phillips
Joanne Phillips Notary Public
Otsego County, Michigan
My Comm. Expires: 3-9-00

Send Subsequent Tax Bills & Return to:
Grantee :

Drafted by:
John M. Dennany,
Attorney at Law
114 N. Court St/P.O. BOX 973
Gaylord, MI 49735

Tax Parcel ID No. 071-001-100-005-~~08~~ 09 ~~00~~ New 04
Recoridng Fee: $9.00 [+ $1.00 Tax Cert]
Revenue Stamps: X567.60

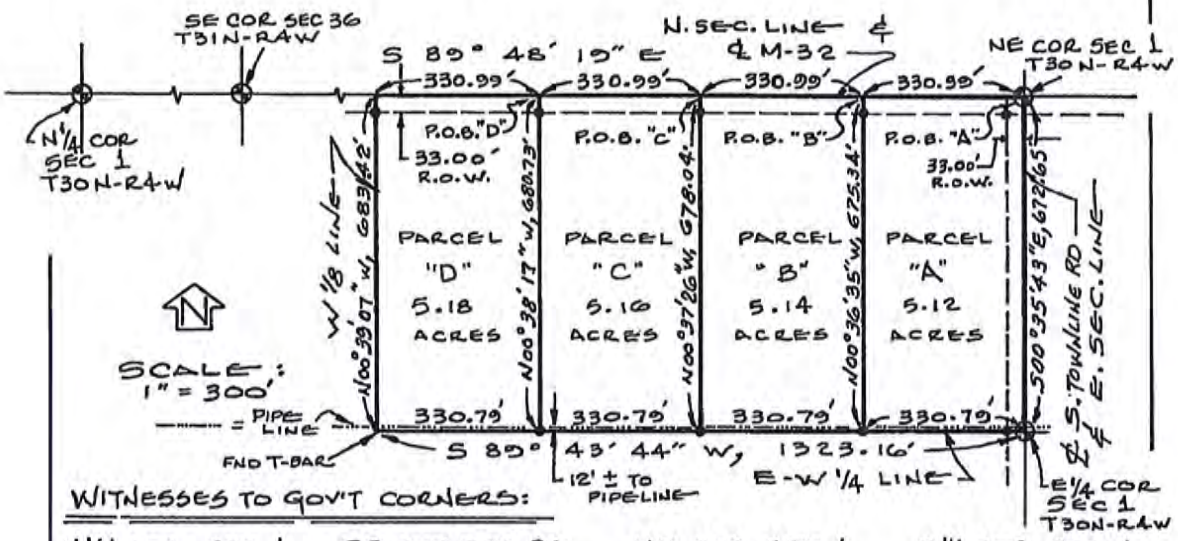
Exhibit 4

64090 72.60 495-

CERTIFICATE OF SURVEY

LEGEND:

1. All dimensions are in feet and decimals thereof.
2. 1/2" bars with identification caps have been placed at all points marked " • ".
3. ———— = described boundary line.
4. All bearings are relative and referenced to the East-West 1/4 line of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, as recorded in previous survey in Liber 391, page 687, Otsego County Records.



WITNESSES TO GOV'T CORNERS:

N 1/4 COR SEC 1 T30N-R4W
FND. R.R. SPIKE
STR. SIGN, S35°E, 46.20'
NW COR. TELE. PED. S05°W, 32.40'
MAPLE, S50°W, 79.09'
P.P., N24°W, 39.91'

SE COR SEC 36 T31N-R4W
FND. 5/8" PIPE
P.P., N40°W, 60.75'
P.P., S20°E, 36.51'
P.P., S75°W, 102.75'
P.P., N60°W, 88.80'

NE COR SEC 1 T30N-R4W
FND 5/8" IRON
36" BASSWOOD, S60°W, 74.75'
36" BASSWOOD, S67°W, 96.9'
15" ELM, S40°E, 54.63'

E 1/4 COR SEC 1 T30N-R4W
FND. 1/2" BAR
12" DEAD PINE, S78°E, 44.06'
12" PINE, S50°E, 51.91'
12" PINE, S75°W, 54.05'
P.P., N89°W, 32.17'

LEGAL DESCRIPTION:

PARCEL A

071-001-100-005-

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: BEGINNING at the NE corner of said Section 1; thence S00°35'43"E, 672.65' along the East line of said Section 1; thence S89°43'44"W, 330.79' along the East-West 1/4 line of said Section 1; thence N00°36'35"W, 675.34'; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.12 acres, more or less and being subject to an easement for highway purposes over and across the Northerly and Easterly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

OTSEGO COUNTY
MICHIGAN
RECEIVED FOR RECORD
97 JAN 24 AM 11:22
EVELYN M. PRATT
CLERK / REGISTER OF DEEDS

STATE OF MICHIGAN
JAMES L. SCHWANDT
PROFESSIONAL SURVEYOR
No. 28466
LICENSED PROFESSIONAL SURVEYOR

James L. Schwandt

FOR
Three M West

Wade-Trim, Inc.
128 N. Court • P.O. Box 618
Gaylord, MI 49735
517-732-3584 • FAX: 517-732-6391

SEC 1	, T30N	, R4W
DRAWN	D	SHEET 1 OF 2
COMPUTED	JLS	JOB NO. GSU 4540-01G

AG 6364

Exhibit 4

CERTIFICATE OF SURVEY

PARCEL B

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: commencing at the NE corner of said Section 1; thence N89°48'19"W, 330.99' along the North line of said Section 1 to the POINT OF BEGINNING; thence S00°36'35"E, 675.34'; thence S89°43'44"W, 330.79' along the East-West 1/4 line of said Section 1; thence N00°37'26"W, 678.04'; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.14 acres, more or less and being subject to an easement for highway purposes over and across the Northerly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

PARCEL C

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: commencing at the NE corner of said Section 1; thence N89°48'19"W, 661.98' along the North line of said Section 1 to the POINT OF BEGINNING; thence S00°37'26"E, 678.04'; thence S89°43'44"W, 330.79' along the East-West line of said Section 1; thence N00°38'17"W, 680.73'; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.16 acres, more or less and being subject to an easement for highway purposes over and across the Northerly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

PARCEL D

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: commencing at the NE corner of said Section 1; thence N89°48'19"W, 992.97' along the North line of said Section 1 to the POINT OF BEGINNING; thence S00°38'17"E, 680.73'; thence S89°43'44"W, 330.79' along the East-West 1/4 line of said Section 1; thence N00°39'07"W, 683.42' along the East 1/8 line of said Section 1; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.18 acres, more or less and being subject to an easement for highway purposes over and across the Northerly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

CERTIFICATE OF SURVEY

I hereby certify to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, a tract of land (previously described as):

The East fractional 1/2 of the NE 1/4, Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels; and that the more particular legal descriptions of said parcels are as designated hereon.

This survey complies with the requirements of P.A. 132 of 1970.

This survey was performed with an unadjusted error of closure of no greater than a ratio of 1 in 5,000.

STATE OF MICHIGAN
JAMES L. SCHWANDT
PROFESSIONAL SURVEYOR
No. 26466
LICENSED PROFESSIONAL SURVEYOR

James L. Schwandt 1-17-97
James L. Schwandt, PS — Date
Registration No. 26466

FOR Three M West	Wade-Trim, Inc. 128 N. Court • P.O. Box 618 Gaylord, MI 49735 517-732-3584 • FAX: 517-732-6391	SEC 1 , T 30N , R 4W		
		DRAWN	DD	SHEET 2 OF 2
		COMPUTED	JLS	JOB NO. GSU 4540-01G

AG 6364

Parcel Number: 69-071-001-100-005-02 Jurisdiction: HAYES TOWNSHIP County: OTSEGO Printed on 07/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Class: 402 RES VACANT Zoning: B-1

School: Gaylord Community

P.R.E. 0%

: 0.00

2019 Est TCV 119,000(Value Overridden)

Building Permit(s)	Date	Number	Status

Owner's Name/Address

THREE M WEST
316 W 2ND
GAYLORD MI 49735

Improved X Vacant

Land Value Estimates for Land Table .

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			5.140 Acres		0	100		0
			5.14 Total Acres		Total Est. Land Value =			0

Tax Description

PARCEL B BEG AT THE NE CORNER OF SEC 1, THN89DEG48 '19"W 330.99 FT TO POB, TH S00DEG36'35"E675.34 FT, TH S89DEG43'44"W 330.79 FT, TH N00DEG37'26"W 678. 04 FT TH S89DEG48'19"E 330.99 FT TO POB SEC 1 T30 N R4W CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	59,500	0	59,500			9,377C
2018	59,500	0	59,500			9,377C
2017	59,500	0	59,500			9,185C
2016	59,500	0	59,500			9,104C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

Parcel Number: 69-071-001-100-005-03 Jurisdiction: HAYES TOWNSHIP County: OTSEGO Printed on 07/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Class: 402 RES VACANT Zoning: B-1

School: Gaylord Community

P.R.E. 0%

: 0.00

2019 Est TCV 119,000(Value Overridden)

Building Permit(s)	Date	Number	Status

Owner's Name/Address

THREE M WEST
316 W 2ND
GAYLORD MI 49735

Improved X Vacant

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			5.160 Acres		0	100		0
			5.16 Total Acres		Total Est. Land Value =			0

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Tax Description

PARCEL C BEG AT THE NE CORNER TH N89DEG48'19"W 661 .98 FT TO POB, TH S00DEG37'26"W 678.04 FT, TH S89DEG43'44"W 330.79 FT TH N00DEG38'17"W 680.73 FT TH S89DEG 48'19"E 330.99 FT TO POB SEC1 T30N R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	59,500	0	59,500			9,377C
2018	59,500	0	59,500			9,377C
2017	59,500	0	59,500			9,185C
2016	59,500	0	59,500			9,104C

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Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

Parcel Number: 69-071-001-100-005-04 Jurisdiction: HAYES TOWNSHIP County: OTSEGO Printed on 07/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEIDELL, CRAIG & BERNADETT	S&H PROPERTIES, LLC	0	02/06/2008	QC	No Sale Price	1163/680	Buyer	0.0
HERON, PATRICK C & DANA	S&H PROPERTIES, LLC	0	02/01/2008	QC	No Sale Price	1163/683	Buyer	0.0
THREE M WEST, INC	S & H PROPERTIES, LLC	66,000	04/01/1998	WD	Good	728:031		0.0
THREE M WEST INC	SEIDELL - HERON	0	05/06/1997	MLC	Mem of Land Contract	639:228		0.0

Property Address

Class: 402 RES VACANT Zoning: B-1

School: Gaylord Community

P.R.E. 0%

: 0.00

2019 Est TCV 119,000(Value Overridden)

Building Permit(s)	Date	Number	Status

Owner's Name/Address

S&H PROPERTIES, LLC
PO BOX 189
GAYLORD MI 49734

Improved X Vacant

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			5.180	Acres	0	100		0
			5.18	Total Acres	Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Tax Description

PARCEL D BEG AT THE NE CORNER OF SEC 1, TH N89DEG4 8'19"W 993.97 FT ALG THE N SEC LINE, TO THE POB, T H S00DEG38'17"E 680.73 FT, TH S89DEG43'44"W 330.79 FT, TH NOODEG39'07"W 683.42 FT, TH S89DEG48'19"E 330.99 FT, TO POB SEC 1 T30N R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	59,500	0	59,500			44,992C
2018	59,500	0	59,500			44,992C
2017	59,500	0	59,500			44,067C
2016	59,500	0	59,500			43,674C

Who When What

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

OTSEGO COUNTY
PLANNING COMMISSION
PUBLIC HEARING NOTICE

November 19, 2018

The Otsego County Planning Commission will hold public hearings on Monday November 19, 2018 at 6:00 pm in the Planning and Zoning Meeting room located at 1322 Hayes Rd Gaylord, Michigan.

The purpose of the public hearings will be to obtain citizen comment on the following:

1. Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Rezone for three (3) contiguous parcels located in Hayes Township on M-32 West Gaylord, MI 49735. The proposed purpose of the rezone is to permit construction of storage units for commercial purposes. The property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business.

   Parcel identification number: **071-001-100-005-02**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL B: BEG AT THE NE COR OF SEC 1, TH N89°48 '19"W 330.99 FT TO POB: TH S00°36'35"E 675.34 FT, TH S89°43'44"W 330.79 FT, TH N00°37'26"W 678. 04 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-03**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL C: BEG AT THE NE COR, TH N89°48'19"W 661 .98 FT TO POB; TH S00°37'26"W 678.04 FT, TH S89°43'44"W 330.79 FT, TH N00°38'17"W 680.73 FT, TH S89°48'19"E 330.99 FT TO POB SEC1 T30N/R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number : **071-001-100-005-04**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL D: BEG AT THE NE COR OF SEC 1, TH N89°4 8'19"W 993.97 FT ALG THE N SEC LN TO THE POB; TH S00°38'17"E 680.73 FT, TH S89°43'44"W 330.79 FT, TH NOO°39'07"W 683.42 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

2. Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Special Use Permit for three (3) contiguous parcels located in Hayes Township on M-32 West Gaylord, MI 49735. The proposed purpose of the request is to permit construction of storage units for commercial purposes. The property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business, *to be determined*. Storage units are a permitted use subject to special conditions in a B2 Zoning District.

   Parcel identification number: **071-001-100-005-02**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL B: BEG AT THE NE COR OF SEC 1, TH N89°48 '19"W 330.99 FT TO POB: TH S00°36'35"E 675.34 FT, TH S89°43'44"W 330.79 FT, TH N00°37'26"W 678. 04 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W
   CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-03**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL C: BEG AT THE NE COR, TH N89°48'19"W 661 .98 FT TO POB; TH S00°37'26"W 678.04 FT, TH S89°43'44"W 330.79 FT, TH N00°38'17"W 680.73 FT, TH S89°48'19"E 330.99 FT TO POB SEC1 T30N/R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-04**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL D: BEG AT THE NE COR OF SEC 1, TH N89°4 8'19"W 993.97 FT ALG THE N SEC LN TO THE POB; TH S00°38'17"E 680.73 FT, TH S89°43'44"W 330.79 FT, TH NOO°39'07"W 683.42 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

3. Otsego County Rezone – The rezoning of six (6) subdivisions in Bagley & Otsego Lake Townships from R1/R2 Zoning Districts to R3/Residential Estates along with a proposed text amendment to Section 21.22.6 to be changed *from* 'Units manufactured prior to 1976 (title date) shall not be installed' *to* 'Units manufactured shall have a Building Title Date not to exceed fifteen (15) years from application date'

   Gaylord Mobile Home Estates Legal Description:
   THE LAND EMBRACED IN THE ANNEXED PLAT OF "GAYLORD MOBILE HOME ESTATES"
   BEING A PART OF THE SW1/4 OF SECTION 9, T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:
   COMM AT THE SW COR OF SEC 9 T30N R3W BAGLEY TWP OTSEGO CO MICHIGAN; THENCE S 81°44'E ALG THE S SEC LN OF SD SEC 9 DISTANCE OF 1314.32' TO POB; TH N1°56'E DISTANCE OF 1310.1'; THENCE S81°33'E DISTANCE OF 503.0'; TH S3°14'W DISTANCE OF 1305.5' TO SD S SEC LN; TH N81°44'W ALG SD S SEC LN DISTANCE OF 473.0' TO POB.
   CONT 25 LOTS NUMBERED 1 TO 25 INCLUSIVE

Exhibit 6

Hidden Pines Mobile Estates Legal Description:

THE LAND SHOWN ON PLAT AS "HIDDEN PINES MOBILE ESTATE"
BEING PART OF THE SW1/4 OF SECTION 9, T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

COMM AT THE SW COR OF SEC 9 T30N R3W; TH S81°44'E 879.3' TO POB; TH N0°42'W 1320.05'; TH S81°33E 495.0'; TH S1°53'W 1310.10'; TH N81°44'W 435.0' TO POB
CONT 23 LOTS NUMBERED 1 TO 23 INCLUSIVE - CONT 13.9 AC

Maple Grove Estates 1 Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF "MAPLE GROVE ESTATES"
BEING PART OF NE1/4 OF SW1/4 SECTION 9 T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

BEG AT CONCRETE MONUMENT 1314.32' S81°44'E ALG SEC LN & 1310.10' N°56'E OF SW COR SEC 9 T30N R3W, POINT OF INTERSECTION OF W1/8 LN WITH S1/8 LN OF SD SEC & ALSO THE NORTHWESTERLY COR OF THE RECORDED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N0°41'W ALG SD W1/8 LN 1317.80' TO CONCRETE MONUMENT ON THE E & W1/4 LN OF SD SEC; TH S81°26'E ALG SD 1/4 LN 554.71' TO CONCRETE MONUMENT 80' WESTERLY & PERPENDICULARLY FROM WESTERLY LN OF FORMER MC RR ROW; TH S3°17'37"W PARALLEL WITH SD RR ROW LN 855.30' TO CONCRETE MONUMENT; TH S86°42'23"E 40' TO CONCRETE MONUMENT; TH S3°17'37"W PARALLEL WITH SD RR ROW LN 453.56' TO CONCRETE MONUMENT ON AFOREMENTIONED S1/8 LN.PT ALSO THE NORTHEASTERLY COR OF AFOREMENTIONED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N81°33'W ALG SD 1/8 LN (N LN OF SD PLAT OF GAYLORD MOBILE HOME ESTATES) 503.00' TO POB
COMPRISED OF LOTS 1 TO 43 INCLUSIVE

Maple Grove Estates 2 Legal Description:

THE LAND SHOWN ON PLAT AS "MAPLE GROVE ESTATES NO 2"DESCRIBED AS FOLLOWS:
MAPLE GROVE ESTATES NO 2 PART OF SW1/4 OF NW1/4 AND PART OF NW1/4 OF SW1/4 SECTION 9 T30N R3W AND PART OF LOTS 2 AND 11 MAPLE GROVE ESTATES BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN.

BEG AT CONCRETE MONUMENT 1314.32' S51°44E ALG THE S LN OF SEC 9 T30N R3W & 1310.10' N1°56'E OF SW COR OF SD SEC (SD PT BEING INTERSECTION OF W1/8 LN WITH S1/8 OF SD SEC BEING ALSO POB OF RECORDED PLAT OF MAPLE GROVE ESTATES & BEING ALSO THE NORTHWESTERLY COR OF THE RECORDED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N81°33'W ALG SD S1/8 LN 598.57' TO PT ON THE EASTERLY LN OF MI ST HWY I-75; TH N3°12'50"E PARALLEL WITH SD HWY LN 2228.32'; TH ON A CURVE TO THE LEFT 141.85' (CHORD OF SD CURVE BEARS N2°51'46"E 141.85', RADIUS IS 11563.16', DELTA IS 0°42'08"); TH S81°21'E 383.95'; TH S3°12'18"W 180'; TH N86°47'42"W 133'; TH S3°12'18"W 66'; TH S86°47'42"E 133'; TH S3°12'18"W 827.50'; TH S86°47'42"E 125' TO W1/8 LN OF SD SEC (SD PT BEING THE NORTHWESTERLY COR OF SD RECORDED PLAT OF MAPLE GROVE ESTATES); TH S0°41'E ALG W LN OF SD PLAT 173.8' TO SW COR OF LOT 1 OF SD PLAT; TH N89°19'E ALG SD LOT LN 100' TO NE COR OF LOT 2 OF SD PLAT; TH S0°41'E AG E LN OF SD LOT 66'; TH S89°19'W 100' TO W LN OF SD RECORDED PLAT OF MAPLE GROVE ESTATES; TH S0°41'E ALG SD PLAT IN (W1/8 LN OF SD SEC) 900' TO SW COR OF LOT 10 OF SD PLAT; TH N89°19'E ALG S LN OF SD LOT 100' TO SE COR OF SD LOT; TH S0°41'E ALG W LN OF W AVE OF SD PLAT 66'; TH S89°19'W 100' TO W LN OF SD RECORDED PLAT (W LN OF SD PLAT) 112' TO THE POB.
COMPRISED OF LOTS 44 TO 93 INCLUSIVE

Parkwood Subdivision Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF THE "PARKWOOD SUBDIVISION"
BEING PART OF THE SE1/4 SECTION 9 T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN

COMM AT THE SE COR OF SEC 9 T30N R3W BAGLEY TWP OTSEGO CO MI; TH N80°49'W ALG S LN OF SEC 9 A DISTANCE OF 1074.7' TO POB; TH N0°04'W 1640'; TH N76°32'W 355.82'; TH S0°01'W 355' TO 1/8 COR; TH S0°04'E PARALLEL TO E BOUNDARY LN OF PARKWOOD SUBDIVISION 800'; TH S80°33'E 177'; TH S0°04'E ALG W ROW OF PARKWOOD DR OF SEC 9; TH S80°49'E ALG S LN OF SEC 9 174' TO POB
CONT 23 LOTS NUMBERED 1 TO 23 INCLUSIVE

Arbutus Beach Highlands Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF "ARBUTUS BEACH HIGHLANDS"
PART OF GOV'T LOT 4 SECTION 33 T30N R33W BAGLEY TOWNSHIP AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 4 T29N R3W OTSEGO LAKE TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

BEG AT PT ON SEC LN BETWEEN SEC 33 T30N R3W AND SEC 4 T29N R3W N87°53'W 676.03' FROM THE N1/4 COR OF SEC 4 T29N R3W OTSEGO LAKE TWP; PROCEEDING TH N01°26'W 30.06'; TH N87°53'W 301.86'; TH S16°36'w 31.00'; TH N87°53'w 320.77' TO NW COR OF NE1/4 OF NW1/4 OF SEC 4 T29N R3W; TH S01°26'E ALG W LN OF SD NE1/4 OF NW1/4 1318.27' TO SW COR OF SD NE1/4 OF NW1/4; TH S88°49'E ALG S LN OF SD NE1/4 OF NW1/4 631.68'; TH N01°26'W 1307.96' TO POB
CONT LOTS NUMBERED 1 TO 55 INCLUSIVE
"ARBUTUS BEACH HIGHLANDS NO 2": PART OF THE NE1/4 OF TH ENW1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP AND PART OF GOV'T LOT 4 SEC 33 T30N R3W BAGLEY TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
BEG AT N1/4 COR OF SEC 4 T29N R3W; TH S1°37'0"E 1226.76' ALG N & S ¼ LN OF SD SEC 4; THS84°57'51"W 477.90'; TH S88°33'54"W 66.00'; TH N1°26'06"W 68.52'; TH S8833'54"W 135.00'; TH N1°26'06"W 1230.09' ALG E LN OF ARBUTUS BEACH HIGHLANDS AS RECORDED IN L3/P11, 12 OCR TO TOWN LN COMMON TO SD SEC 4 T29N R3W AND GOV'T LOT 4 SEC 33 T30N R3W; TH IN SD GOV'T LOT 4 N1°26'06"W 30.06'; TH S87°53'00"E 201.39'; TH S1°26'06"E 30.06' TO AFOREMENTIONED COMMON TOWN LN; TH S87°53''00"e 473.96' ALG SD TOWN LN TO POB
COMPRISED LOTS 56 TO 102 INCLUSIVE
"ARBUTUS BEACH HIGHLANDS NO 3": PART OF THE NE1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
BEG AT N1/4 COR OF SEC 4 T29N R3W TH S88°19'E ON N LN OF SEC 4 900.00'; TH TH S1°37'E 186.00'; TH S6°48'E 205.20'; TH S39°49'E 272.63'; TH S38°41'E 149.80'; TH S51°22'40"W 621.80'; TH S61°09'W 359.15'; TH S78°23'W 365.29'; TH N1°37'W ON N & S ¼ LN OF SD SEC 4 1377.76' TO POB
CONT 41 LOTS NUMBERED 103 TO 143 INCLUSIVE - CONT 26.5 AC
"ARBUTUS BEACH HIGHLANDS NO 4": PART OF THE NE1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
COMM AT N1/4 COR OF SD SEC 4 T29N R3W TH N88°19'E 900.00' TO POB; TH S88°24'34"E 1452.39'; TH S12°12'28"W (ALG A LONG CHORD OF A 1°32'49" CURVE TO THE RIGHT) 2061.03'; TH N64°22'35"W 759.38'; TH N44°38'04"W 512.90'; TH N50°52'29"W 326.12'; TH N61°0941"E 107.01'; TH N51°23'24"E 612.84'; TH N38°4049"W 149.77'; TH N39°48'50"W 272.57'; TH N6°47'28"W 205.17'; TH N1°26'25"W 185.97' TO POB
CONT 108 LOTS NUMBERED 144 TO 251 INCLUSIVE - CONT 51.8 AC

4. Capital Improvement Plan 2019-2024

All citizens are welcome to attend the meeting or provide written comment. If written comments are provided the comments must be received at the Otsego County Land Use Services Office by noon (12:00 pm) the day of the meeting.

Any citizen who has questions regarding this application or needs assistance to attend this meeting should contact the Director of Land Use Services at 989.731.7400.

Otsego COUNTY
ESTABLISHED 1875 MICHIGAN

Department of Land Use Services
1322 Hayes Rd • Gaylord, MI 49735
Phone: 989.731.7400 • Fax: 989.731.7419
www.otsegocountymi.gov

October 9, 2018

Hayes Township
7200 Hayes Tower Rd
Gaylord, MI 49735

RE: Rezone

Pursuant to Article 27 of the Otsego County Zoning Ordinance/Township Participation in County Zoning, applications are being forwarded for a Rezone of three (3) properties.

If you require the applicants to be present at your meeting, they can be notified at the following:

Applicant:

Brian Royce
2765 Hidden Ridge Ct
Grayling, MI 49738
989.370.9423

Owners:

Three M West Inc
316 W 2nd St
Gaylord, MI 49735
989.619.4905

S&H Properties LLC
PO Box 189
Gaylord, MI 49734
989.390.0362

If you have any questions, please contact us and we will be glad to assist you. We anticipate your input concerning this matter. Thank you for your participation in County Zoning.

Sincerely,

James Mouch
Otsego County Land Use Director

cbw

encl

Exhibit 7

HAYES TOWNSHIP, OTSEGO COUNTY
MARY SANDERS, SUPERVISOR/ASSESSOR
7200 HAYES TOWER ROAD
GAYLORD, MI 49735

LAND USE SERVICES DEPARTMENT
1322 HAYES ROAD
GAYLORD, MI 49735

OCTOBER 10, 2018

PZR 18-004	071-001-100-005-02	Doug Johnson
PZR 18-005	071-001-100-005-03	Doug Johnson
PZR 18-006	071-001-100-005-04	Craig Seidell

At the October 9, 2018 regular Hayes Township meeting, the new application for re-zoning and special use permit for M 32 W and South Townline Rd was reviewed, discussed, questions asked and answered, and a decision made. The current zoning is B1 (1996) and the request is to move to B 2 zoning.

This application is for 3 parcels which will be developed in 3 phases over perhaps a 10 year period. This application removed the commercial buildings of undetermined use, and also removed the outdoor storage for motorhomes, large boats, etc. The first phase will be Parcel D that is the furthest West and the current owner is Craig Seidell.

The township board made, as part of the motion, certain deed restrictions upon the property of uses that the board believes is not in the best interest of the township. Those **deed restrictions** were agreed to by Brian Royce and he will sign the letter with the agreement which will be given to the land use services department and to the planning commission. This was **vital to the success of the vote** that was taken.

At the end of the evening, the board members voted to approve the re-zoning of the 3 parcels with the special use permit with deed restrictions to be put with the land and that document will be recorded. The motion to move forward was made by Rich Ross and the second was made by Lisa Daly. The vote was a split vote but passed and thus the recommendation is now forwarded to the Otsego County Planning Commission for their consideration.

Sincerely,

Mary Sanders

Mary Sanders, Supervisor

HAYES TOWNSHIP, OTSEGO COUNTY
MARY SANDERS, SUPERVISOR/ASSESSOR
7200 HAYES TOWER ROAD
GAYLORD, MI 49735

Brian Royce
2765 Hidden Ridge Court
Grayling, MI 49735

October 10, 2018

Deed Restrictions for approved uses for the parcels being considered for B 2 re-zoning

As part of the motion made to re-zone the parcels, the uses that are not appropriate to Hayes Township were listed in discussion and is included with the motion that the deed restrictions are to be recorded in Otsego County and will stay with the land.

The following uses will not be allowed by deed restriction:
These were agreed to by letter 10/2/1996 by the current owners of said property

No tavern/night clubs
No public parking garages
No businesses with drive through sale of alcohol
No gas stations
No dry cleaners

Township board members asked that the following be included as per the current agreement to move forward:

No outdoor storage
No flea markets or open air merchants
No adult theaters or adult business ventures
No drive through services
No auto repair/auto shop business with outdoor storage
No solid waste hauler business
No service centers for vehicles, watercraft, mobile homes etc that can cause environmental harm

Please sign this letter as approval for the deed restrictions for the re-zoning that stays with the land. A copy will be kept with the township, a copy for the land use services department, and a copy for the proposed owners of this transaction.

Mary Sanders, Supervisor

Brian Royce

Douglas C. Johnson

316 West Second Street
Gaylord, Michigan 49735
517-732-1313 • Fax 517-732-2733

October 2, 1996

Re: Hayes Township
Section 1, East 1/2 of Northeast 1/4,
T30N, R4W

Dear Board Members:

Having received your letter dated September 30, 1996 regarding our request for B1 Zoning. We would ask that it be approved. Like you, we would like orderly pleasing growth throughout the county. We appreciate you working with us for the mutual benefit for all of us.

Although we can not change the county zoning ordiance we are willing to place certain Deed Restrictions for businesses that are considered not suitable or of concern to the township, on the property.

Those being NO:

A. Tavern/Night Clubs
B. Public Parking Garages
C. Businesses with drive through sale of alochol
D. Gas Stations or Dry Cleaners

If there is any question with any business that would be coming in we would bring it to the township board.

Thank you for your consideration,

Doug

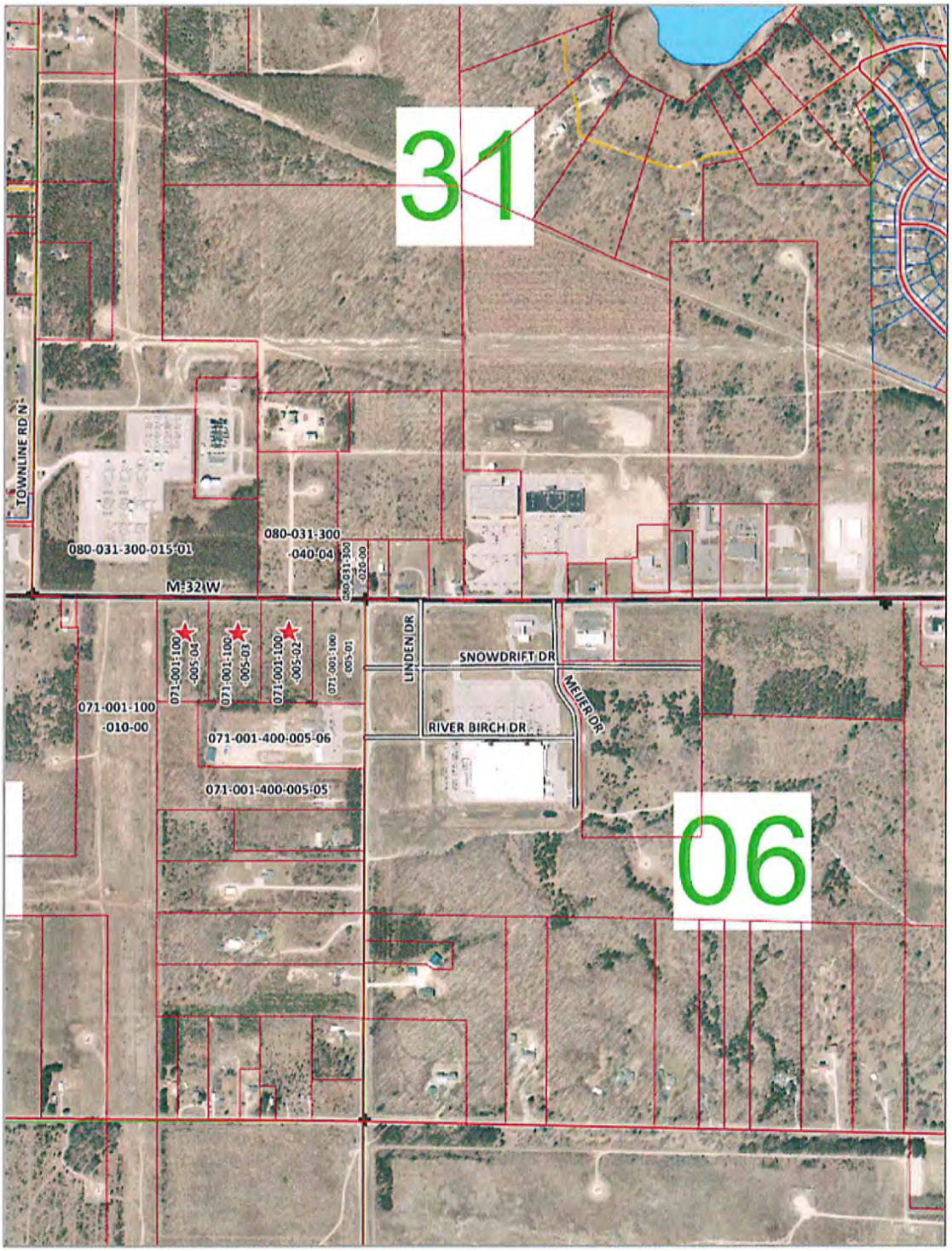
Doug Johnson/Joe Tomaski

PZRZ18-004 071-001-100-005-02 M-32 WEST
PZRZ18-005 071-001-100-005-03 M-32 WEST
PZRZ18-006 071-001-100-005-04 M-32 WEST

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Record Acres	Property Class	Zoning Code
071-001-100-005-01		LUBNIK, NICHOLAS & DEBORAH A	5365 ADAM RD	BLOOMFIELD HILLS	MI	48304	5.24	402	B1
071-001-100-005-02		THREE M WEST	316 W 2ND	GAYLORD	MI	49735	5.11	402	B1
071-001-100-005-03		THREE M WEST	316 W 2ND	GAYLORD	MI	49735	5.10	402	B1
071-001-100-005-04		S&H PROPERTIES LLC	PO BOX 189	GAYLORD	MI	49734	5.09	402	B1
071-001-100-010-00		CONSUMERS POWER CO	ONE ENERGY PLAZA	JACKSON	MI	49201	62.58	302	FR
071-001-400-005-05	384 TOWNLINE RD S	GRACE BAPTIST CHURCH OF GAYLORD	PO BOX 177	GAYLORD	MI	49734	10.80	708	FR
071-001-400-005-06	232 TOWNLINE RD S	GRACE BAPTIST CHURCH	PO BOX 177	GAYLORD	MI	49734	10.23	708	FR
080-031-300-015-01	161 TOWNLINE RD N	CONSUMERS ENERGY COMPANY	ONE ENERGY PLAZA	JACKSON	MI	49201-2357	73.71	202	R3
080-031-300-020-00	2622 M-32 WEST	LIFE TABERNACLE UNITED PENTECOSTAL CHURCH	PO BOX 401	GAYLORD	MI	49734	1.71	702	B1
080-031-300-040-04		MCDONNELL, SOPHIA TRUST	851 ASA GRAY DR	ANN ARBOR	MI	48105	11.11	202	B1

Exhibit 9

PZRZ18-004	071-001-100-005-02	M-32 WEST
PZRZ18-005	071-001-100-005-03	M-32 WEST
PZRZ18-006	071-001-100-005-04	M-32 WEST



071-001-100-005-01
071-001-100-005-02
071-001-100-005-03
071-001-100-005-04
071-001-100-010-00
071-001-400-005-05
071-001-400-005-06
080-031-300-015-01
080-031-300-020-00
080-031-300-040-04

Exhibit 9

OTSEGO COUNTY LAND USE SERVICE
1322 HAYES RD
GAYLORD, MI 49735
PH: 989-731-7400
FAX: 989-731-7419
INSPECTION LINE: 989-731-7401

Otsego COUNTY
ESTABLISHED 1875 MICHIGAN

Paid By:

NORTHBOUND OUTFITTERS -ROYCE, BRIAN

RECEIPT NUMBER

01315914

10/04/2018

Type	Record	Category	Description	Amount
Permit	PZRZ18-004	ADMIN ZONING	REZONE	$ 700.00

Total	**$ 700.00**
Cash	
Check	$ 700.00
Credit	
Transferred	
Tendered	**$ 700.00**
Change	**$ 0.00**
To Overpayment	**$ 0.00**

Expiration of permit:

A permit will remain valid as long as work is progressing and inspections are requested and conducted. A permit will become invalid if the authorized work has not commenced within 6 months of issuance or if the authorized work is suspended or abandoned for a period of 6 months.

OTSEGO COUNTY
PLANNING COMMISSION

PZRZ18-004 071-001-100-005-02
PZRZ18-005 071-001-100-005-03
PZRZ18-006 071-001-100-005-04
REZONE

FINDING OF FACT

1. This is a proposal for a rezone of a three (3) parcels located in Hayes Township on M-32 W Gaylord, MI 49735. *Exhibit #1, Exhibit #5*

2. The property is located in a B1/Local Business Zoning District. *Exhibit #2*

3. The proposed rezone is to a B2/General Business Zoning District. *Exhibit #1*

4. Adjoining properties are zoned FR/Forestry Recreation, R3/Residential Estates, B1/Local Business along with parcels annexed into the City of Gaylord. B2/General Business zoned parcels are within one thousand feet of the proposed rezone parcels. *Exhibit #2*

5. The purpose of the rezone is to allow the construction of storage units for commercial purposes. *Exhibit #1*

6. Storage units are a permitted use subject to special conditions in a B2/General Business Zoning District. *Exhibit #3*

7. The proposed property combined is 15.48 acres. *Exhibit #4*

8. The proposed property is currently under the ownership of Three M West Inc and S&H Properties LLC. *Exhibit #4*

9. The owners are being represented by Brian Royce, applicant. *Exhibit #1*

10. The Future Land Use Map depicts this area as Multi Uses Retail / Business / Office. *Exhibit #12*

11. The proposed rezone may be considered consistent with the Otsego County Future Land Use Map and the Otsego County Master Plan. *Exhibit #12, Exhibit #13*

12. The Public Hearing Notice was published in the Herald Times on November 2, 2018. *Exhibit #6*

13. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #7, Exhibit #8*

14. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #9*

15. The Planning Commission has the authority to approve a *Rezone* request after review and compliance with the Otsego County Zoning Ordinance, Future Land Use Map and Master Plan. (Section 25.7) *Exhibit #3, Exhibit #12*

16. The required fees have been collected by Otsego County Land Use Services. *Exhibit #10*

FINDINGS UNDER ARTICLE 10/B1 LOCAL BUSINESS DISTRICT

ARTICLE 10 B1 LOCAL BUSINESS DISTRICT

INTENT

The B1 Local Business District establishes a Business District that is more selective than a General Business District. It provides for the establishment of neighborhood shopping areas, personal services, and professional office areas that are compatible with and of service to residential uses, provided the uses are within a completely enclosed building.

SECTION 10.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

10.1.1 Office buildings for administrative, professional, governmental and sales offices

10.1.2 Medical and dental offices, including clinics

10.1.3 Banks and financial institutions, without drive through

10.1.4 Any generally recognized retail business within an enclosed building less than one hundred thousand (100,000) square feet, excluding bars and restaurants serving alcoholic beverages

10.1.5 Any personal service establishment which performs such services as, but not limited to: barber, beauty salon, shoe repair, tailor shops, interior decorators and photographers

10.1.6 Offices and showrooms of plumbers, electricians, decorators or similar trades, without outdoor storage

10.1.7 Rental shops with no outdoor storage

10.1.8 Printing establishments, newspaper offices, publishers, and copying services

10.1.9 Existing residences

10.1.10 Athletic or sports facilities and health clubs, indoor only

10.1.11 Churches

10.1.12 Convalescent or nursing home care facility

10.1.13 Community service facilities (public library, offices operated through public funds, etc.)

10.1.14 Educational institutions

10.1.15 Commercial Day Care

10.1.16 Funeral home and mortuary

10.1.17 Family Care Facility

10.1.18 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use [See Article 21.46]

SECTION 10.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 19 and only after the review and approval of the site plan by the Planning Commission. [See Article 21 for applicable Specific Requirements for Certain Uses, if any and Article 23 for Site Plan Requirements.]

10.2.1 Motels, hotels, motor inns, cabin courts, bed and breakfast facilities, tourist lodging facilities and museums

10.2.2 Gasoline service stations for sale of motor fuels, oil and minor accessories

10.2.3 Retail uses over one hundred thousand (100,000) square feet

10.2.4 Dry cleaners, laundry

10.2.5 Utility and essential service buildings when operating requirements necessitate the locating of said facilities within the District in order to serve the immediate vicinity

10.2.6 Wireless Telecommunications Towers and Facilities one hundred ninety (190) feet or less in height [Permit criteria include Article 21.46]

10.2.7 Nursery sales, garden supply centers and greenhouses with outdoor display areas

10.2.8 Recycling Facility

10.2.9 WTG Small: Permitted as an accessory use to an allowed Principal Use

10.2.10 Unlisted property uses if authorized under Article 21.44

10.2.11 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed [Permit criteria includes Article 21.46]

FINDINGS UNDER ARTICLE 11/B2 GENERAL BUSINESS DISTRICT

ARTICLE 11 B2 GENERAL BUSINESS DISTRICT

INTENT

The B2 General Business District is designed to provide sites for more diversified business types than the B1 Local Business District and often located so as to serve passer-by-traffic. Tourist services are included as being in character with the District.

SECTION 11.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

11.1.1 All principal uses permitted in the B1 Local Business District

11.1.2 Theaters, halls, and similar places of assembly

11.1.3 Laundromats and dry cleaners

11.1.4 Bowling alleys, pool or billiard parlors or clubs

11.1.5 Equipment rental shops with outside storage

11.1.6 Indoor archery range

11.1.7 Lumber yards and building material suppliers-within enclosed building

11.1.8 Tavern/night clubs

11.1.9 Restaurants serving alcoholic beverages

11.1.10 Public parking garages

11.1.11 Bus stations and passenger terminals

11.1.12 Businesses and restaurants with drive-through service

11.1.13 Wireless Telecommunications Towers and Facilities one hundred ninety (190) feet or less in height without lights [Permit criteria includes Article 21.46]

11.1.14 Transient Merchants-Tent and open air merchants, for periods of up to ninety (90) days per year, housing retail uses otherwise allowed by the Zoning Ordinance in this district. A single thirty (30) day extension may be applied for. Three (3) or more merchants on a parcel simultaneously must be permitted as a "Flea market".

11.1.15 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use [See Article 21.46]

SECTION 11.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 19 and only after the review and approval of the site plan by the Planning Commission. [See Article 21 for applicable Specific Requirements for Certain Uses, if any and Article 23 for Site Plan Requirements.]

11.2.1 All uses subject to special conditions in the B1 Local Business District

11.2.2 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage

11.2.3 Rifle or pistol ranges when within a completely enclosed building

11.2.4 Auto repair garages or auto body shop, including wrecker service, provided that outdoor storage of vehicles under repair be confined to the rear yard and screened from view

11.2.5 Car wash

11.2.6 Sales, rental, and service centers for vehicles, watercraft, and/or mobile homes, including new or used automobiles, motor bikes, bicycles, boats, ATV's, campers, snowmobiles, trailers, and motor, mobile, modular, manufactured homes, or farm equipment, provided:

11.2.6.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two (2) streets

11.2.6.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off-street parking lots

11.2.6.3 No sales or display shall occupy any public street or road right-of-way; and further, must be set back at least twenty (20) feet from the front property line

11.2.6.4 The use of a display model for a business office is permissible provided it is connected to sanitary and water facilities and approved by the County Health Department

11.2.7 Hospitals

11.2.8 Commercial outdoor sport and recreational facilities

11.2.9 Flea markets

11.2.10 Mini-storage buildings consisting of separate storage rooms rented or leased by the month

11.2.11 Wireless Telecommunication Towers and Facilities one hundred ninety (190) feet or more in height [Permit criteria includes Article 21.46]

11.2.12 Solid Waste Hauler

11.2.13 WTG Small: Permitted as an accessory use to an allowed Principal Use

11.2.14 Unlisted property uses if authorized under Article 21.44.

11.2.15 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed [Permit criteria includes Article 21.46]

****** STORAGE BUILDINGS AND OUTSIDE STORAGE YARDS ARE PERMITTED USES IN A B3/BUSINESS, LIGHT MANUFACTURING ZONING DISTRICT***

FINDINGS UNDER ARTICLE 25

ARTICLE 25 ADMINISTRATION AND ENFORCEMENT

SECTION 25.7 CHANGES AND AMENDMENTS

The County may from time to time, on recommendation from the Planning Commission, or on petition, amend, supplement or change the District boundaries or the regulations, herein, or subsequently established herein, pursuant to the authority and procedure established in Public Act 110 of 2006 as amended. The notices for all public hearings before the planning commission or County Board of Commissioners concerning proposed zoning ordinance amendments (zoning text or map amendments) shall comply with all of the following applicable provisions:

A. For a proposed amendment to the text of the zoning ordinance, the notice shall comply with all of the following:

1. The content of the notice shall include all of the following information

   a. A description of the nature of the proposed zoning ordinance amendment.

   b. The time, date, and place the proposed zoning ordinance will be considered.

   c. The places and times at which the proposed zoning ordinance amendment may be examined.

   d. The address where and the deadline when written comments will be received concerning the proposed zoning ordinance amendment.

B. For a proposed zoning ordinance amendment rezoning an individual property or ten (10) or fewer adjacent properties, the notice shall comply with all of the following:

1. The content of the notice shall include all of the following information:

   a. A description of the nature of the proposed zoning ordinance amendment.

   b. A description of the property or properties proposed for rezoning. The notice shall include a listing of all existing street addresses within the property or properties. Street addresses, however, do not need to be created and listed if no such addresses currently exist within the property or properties. If there are no street addresses, other means of identification may be used, such as using tax parcel identification numbers or including a map showing the location of the property or properties.

   c. The time, date, and place the proposed zoning ordinance will be considered.

   d. The places and times at which the proposed zoning ordinance amendment may be examined.

   e. The address where and the deadline when written comments will be received concerning the proposed zoning ordinance amendment.

2. The notice shall be published in a newspaper of general circulation within the County not less than fifteen (15) days before the scheduled public hearing.

3. The notice shall be sent by first-class mail or personal delivery to the owners of the property or properties proposed for rezoning not less than fifteen (15) days before the scheduled public hearing.

4. The notice shall also be sent first-class mail or personal delivery to all persons to whom real property is assessed within three hundred (300) feet of the property or properties proposed for rezoning and to the occupants of all structures within three hundred (300) feet of the property or properties proposed for rezoning not less than fifteen (15) days before the scheduled public hearing, regardless of whether the property or occupant is located in the County. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection.

5. The notice shall be given by first-class mail to each electric, gas, and pipeline public utility Company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the County clerk for the purpose of receiving the notice of public hearing.

******THE PLANNING COMMISSION HAS THE AUTHORITY TO APPROVE A REZONE IF COMPLIANCE IS FOUND WITH THE FUTURE LAND USE MAP AND MASTER PLAN***

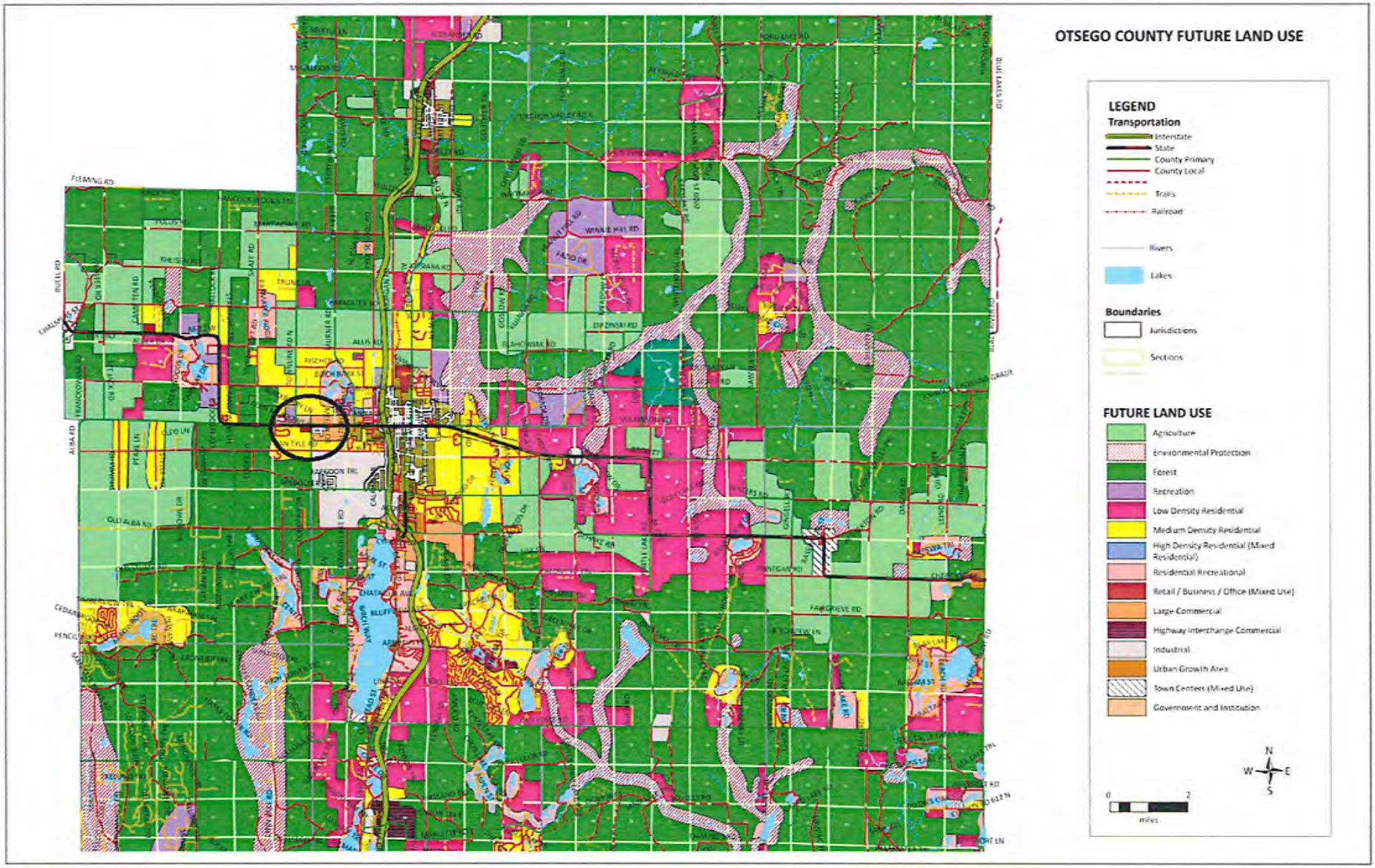

OTSEGO COUNTY FUTURE LAND USE
LEGEND
Transportation
Interstate
State
County Primary
County Local
Trails
Railroad
Rivers
Lakes
Boundaries
Jurisdictions
Sections
FUTURE LAND USE
Agriculture
Environmental Protection
Forest
Recreation
Low Density Residential
Medium Density Residential
High Density Residential (Mixed Residential)
Residential Recreational
Retail / Business / Office (Mixed Use)
Large Commercial
Highway Interchange Commercial
Industrial
Urban Growth Area
Town Centers (Mixed Use)
Government and Institution
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Exhibit 12

municipal water and sewer services and/or other comparable forms of water and sewer services with approval by the municipality and District Health Department. Introducing other land uses may be possible within High Density Residential areas through the use of land development tools found in the Otsego County Zoning Ordinance.

Residential Recreational

The Residential Recreational land use category is designed to accommodate existing and future single-family development on waterfront properties with an allowed density of one (1) unit per one (1) acre or as approved by the District Health Department. These areas may require municipal water and sewer services systems and/or other comparable forms of water and sewer services with approval by the municipality and District Health Department. Additional land uses may be possible in Residential Recreational areas through the use of land development tools found in the Otsego County Zoning Ordinance. Where municipalities provide water and sewer service and / or other comparable form of water and sewer service with approval by the municipality and the District Health Department higher density may be allowed.

Commercial

Retail / Business / Office (Mixed Use)

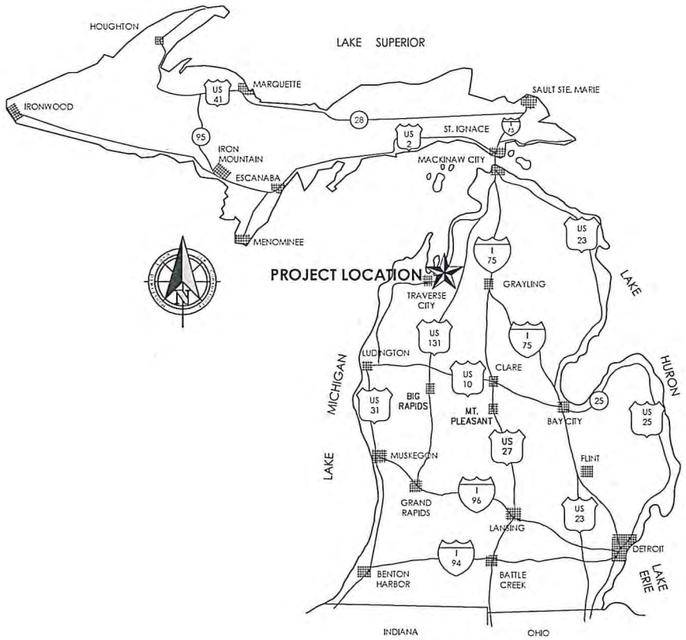
The Retail / Business / Office land use category includes areas with small-scale retail stores, businesses, personal services, professional offices, food services, lodging facilities, residential, and light-manufacturing. When adjacent to residential neighborhoods, these areas shall include buffering and screening techniques to maintain the integrity of the residential area and minimize any negative impacts. Appropriate pedestrian access from nearby residential neighborhoods and commercial areas shall also be provided whenever possible.

Large Commercial

The Large Commercial land use category includes areas designated for commercial developments larger than those typically found in the Retail / Business / Office land use category. Large Commercial uses are also primarily automobile dependent. Uses which are consistent with these areas include, but are not limited to, large retail service establishments (e.g. shopping centers / home improvement centers) or clusters of small retail and service businesses accompanied by large parking lots. These areas will require municipal water and sewer services and/or other comparable forms of water and sewer services with approval by the municipality and District Health Department.

Highway Interchange Commercial

The Highway Interchange Commercial land use category includes areas designated for commercial development which are primarily Interstate access dependent. This district primarily serves thru traffic and tourist needs. Uses that are consistent with these areas include, but are not limited to, gasoline stations, lodging facilities, entertainment facilities, restaurant facilities, and similar tourist related developments, as well as warehouses, storage buildings, wholesale facilities and other similar uses. The automobile dependent uses should ideally be located along roadways, with the other



MICHIGAN LOCATION MAP

Project Data

Developers:	Developer Address	Developer Phone	Developer Email
Brian Royce	2765 Hidden Ridge Ct. Grayling, MI 49738	989-370-9423	broyce1@gmail.com
Karrie Williams	3420 W Pinewood Road, Roscommon MI 48653	989-302-0834	Williamskarrie@gmail.com
Gabriel Williams	3420 W Pinewood Road, Roscommon MI 48653	989-304-0892	Gabewilliams0@gmail.com
Heather Compton	2765 Hidden Ridge Ct. Grayling, MI 49738	989-370-6093	hrcompton@gmail.com

Site

Owner:	Owner Address	Parcel Address	Tax ID
S&H Properties, LLC	8263 S. View Ln. Traverse City, MI 49684	Highway M-32, Gaylord, MI 49735	071-001-100-005-04
Current Zoning:	B-1, Local Business District		
Parcel Acreage (gross):	5.18		
Current Use:	vacant		
Proposed Use:	10 Storage Unit Buildings		
Owner:	**Owner Address**	**Parcel Address**	**Tax ID**
Three M West	316 W. 2nd Gaylord, MI 49735	Highway M-32, Gaylord, MI 49735	071-001-100-005-03
Current Zoning:	B-1, Local Business District		
Parcel Acreage (gross):	5.16		
Current Use:	vacant		
Proposed Use:	10 Storage Unit Buildings		
Owner:	**Owner Address**	**Parcel Address**	**Tax ID**
Three M West	316 W. 2nd Gaylord, MI 49735	Highway M-32, Gaylord, MI 49735	071-001-100-005-02
Current Zoning:	B-1, Local Business District		
Parcel Acreage (gross):	5.14		
Current Use:	vacant		
Proposed Use:	10 Storage Unit Buildings		

Proposed Zoning: B-2

Building Setbacks Required

Front	Side	Rear
30', Parking permitted in front yard with a 10' landscaped buffer between right-of-way line and the parking area.	10'	20'

PARCEL DESCRIPTIONS: (as provided)

PARCEL B

A parcel of land on part of the fractional Northeast quarter of Section 1, Town 30 North, Range 4 West, Hayes Township, Otsego County, Michigan, described as: Commencing at the Northeast corner of said Section 1; thence North 89°48'19" West, 330.99 feet along the North line of said Section1 to the Point of Beginning; thence south 00°36'35" East, 675.35 feet; thence South 89°43'44" West, 330.79 feet along the East-West quarter line of said Section 1; thence North 00°37'26" West, 678.04 feet; thence South 89°48'19" East, 330.99 feet along the North line of said Section 1 to the Point of Beginning.

Parcel C

A parcel of land on part of the fractional northeast quarter of Section 1, Town 30 North, Range 4 West, Hayes Township, Otsego County, Michigan described as:
Commencing at the Northeast corner of said Section 1; thence North 89°48'19" West, 601.98 feet along the North line of said Section 1 to the Point of Beginning; thence South 00°37'26" East, 678.04 feet; thence South 89°43'44" West, 380.79 feet along the East-West line of said Section 1; thence North 00°38'17" West, 680.73 feet; thence South 89°48'19" East, 330.99 feet along the north lie of said Section 1 to the Point of Beginning. Containing 6.16 acres, more or less and being subject to an easement for highway purposes over and across the northerly 33.00 feet thereof. Also subject to any other easements or restrictions of record (if any). Otsego County Records.

Parcel D

A parcel of land on part of the fractional Northeast quarter of Section 1, Town 30 North, Range 4 West, Hayes Township, Otsego County, Michigan described as: Commencing at the Northeast corner of said Section 1; thence North 89°48'19" West, 992.97 feet along the North line of said Section 1 to the Point of Beginning; thence South 00°38'17" East, 680.78 feet; thence South 89°43'44" West, 330.79 feet along the East-West quarter line of said Section 1; thence North 00°39'07" West, 683.42 feet along the East one-eighth line of said Section 1; thence South 89°48'19" East, 330.99 feet along the North line of said Section 1 to the Point of Beginning. Containing 5.18 acres more or less and being subject to an easement for highway purposes over and across the northerly 33.00 feet thereof. Also subject to any other easements or restrictions of record (if any). Otsego County Records.

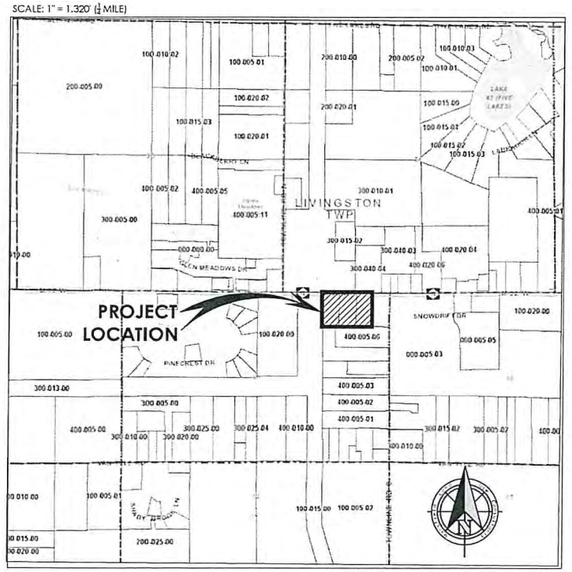
STANDARD PLAN LEGEND

DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR	605	613
SPOT ELEVATION	613.2	613.50
CONTOUR FROM USGS TOPOGRAPHIC MAP		
TOP OF CURB ELEVATION / PAVEMENT (OR GUTTER FLOW LINE) ELEVATION	613.5 / 613.0	613.50 / 613.00
DIRECTION OF SURFACE FLOW		
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
WATER MAIN		
SANITARY FORCE MAIN		
SANITARY SEWER		
STORM SEWER		
GAS MAIN	GAS	GAS
OVERHEAD ELECTRIC	OHE	
PROPERTY LINE		
TREE LINE		
PINE LINE		
EDGE OF WETLAND		
EDGE OF WATER		
C/L OR DRAINAGE DITCH OR WATER LINE		
SILT FENCE		
DETENTION BASIN BERM		
MANHOLE (MH)		
CATCH BASIN (CB)		
CLEAN OUT (CO)	CO	CO
RISER		
GATE VALVE		
FIRE HYDRANT ASSEMBLY		
CURB STOP & BOX		
POLE, POWER OR ELECTRIC		
LIGHT POLE		
SIGN		A
BENCH MARK (BM)	BM	
U/G UTILITY SIGN		
GUY ANCHOR		
SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P=PERMANENT T=TEMPORARY		6
IRON FOUND / IRON SET		
CONCRETE MONUMENT		
GOVERNMENT CORNER		
NAIL FOUND / NAIL SET		Δ
RECORD / MEASURED	(R)	(M)
FENCE		
WOOD STAKE		

(3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

VICINITY MAP

SCALE: 1" = 1,320' (¼ MILE)



PLAN INDEX

1 COVER SHEET
2 EXISTING CONDITIONS AND DEMOLITION PLAN
3 PRELIMINARY SITE PLAN

Proposed Multi-Use Commercial

Hayes Township, Otsego County, Michigan

Exhibit 5

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

REV#	DATE	DLD	DWN	CHK	DESC
01	02-07-18	dmc	mm	dmc	Original design
02	02-08-18	dmc	mm	dmc	Revise design
03	02-09-18	dmc	mm	dmc	Revise design
04	02-27-18	dmc	mm	dmc	Revise design
05	04-30-18	dmc	mm	dmc	Revise design
06	06-06-18	dmc	mm	dmc	Add topo/inv. revise for site plan submittal
07	09-17-18	dmc	mm	dmc	Redivided Lot/Phases with storage units

Proposed Multi-Use Commercial
COVER SHEET
Section 1, Town 30 North, Range 4 West
Hayes Township, Otsego County, Michigan

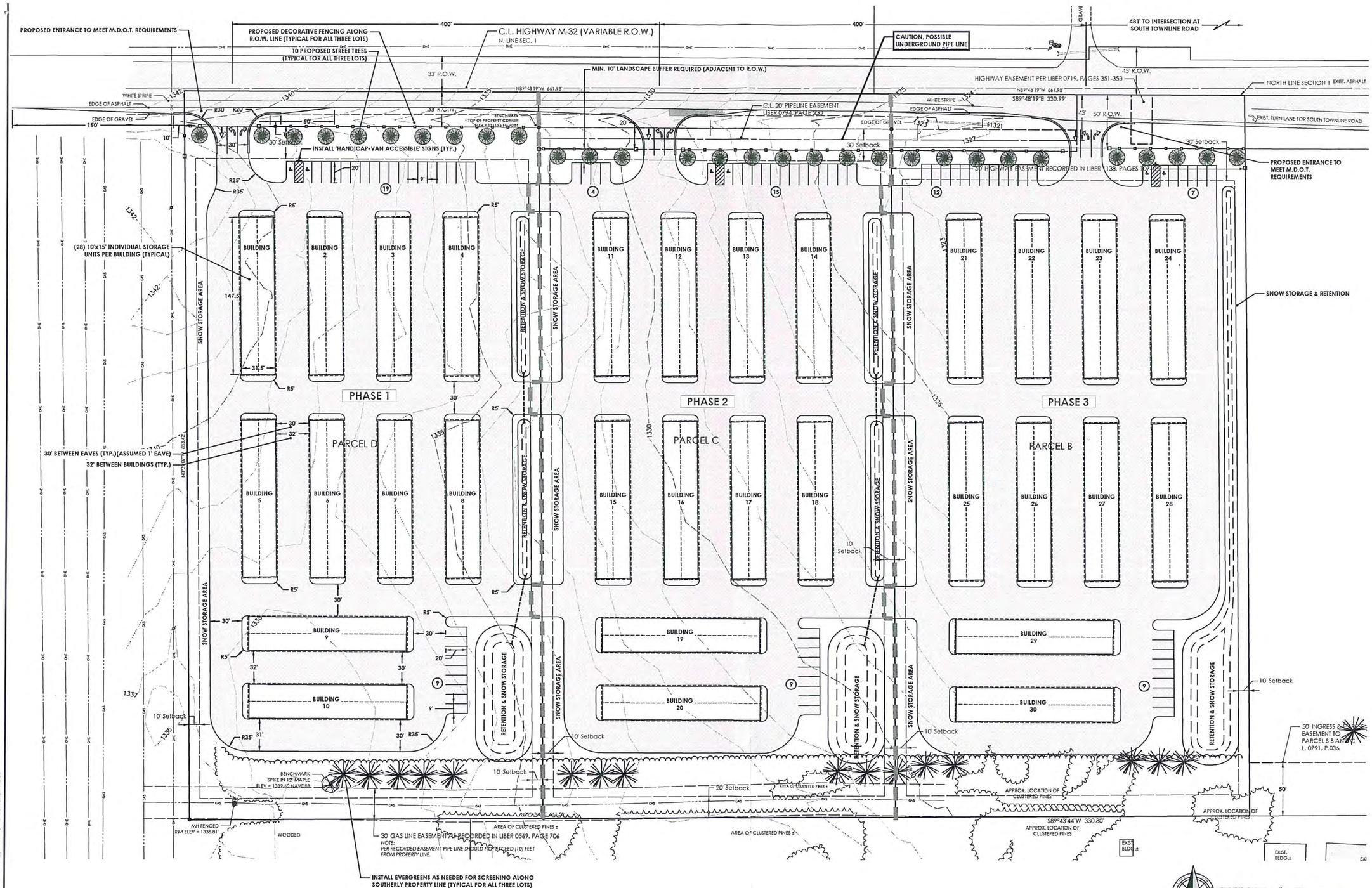
CONCEPTUAL

PM: dmc

DR: mmm CKD: dmc CREATED: 02.07.18

JOB NO.: 18025

1 OF 3



NOTES:

1. PROPOSED INDIVIDUAL STORAGE UNITS ARE 10'x15', INTERIOR DIMENSIONS.
2. EACH BUILDING CONTAINS 28 UNITS, WITH OVERALL BUILDING DIMENSIONS OF 174.5'x31.5' WITH ASSUMED 1' ROOF OVERHANGS.
3. MINIMUM PROPOSED DISTANCE BETWEEN BUILDINGS: 30' EAVE TO EAVE AND 32' WALL TO WALL.
4. 10 BUILDINGS PROPOSED PER PARCEL EQUALING 280 STORAGE UNITS.
5. 30 BUILDINGS TOTAL PROPOSED FOR ALL THREE LOTS EQUALING 840 UNITS.
6. 19 PARKING SPACES REQUIRED AND PROVIDED PER LOT.
7. PARKING SPACES ARE 9'x20', HANDICAP SPACES AND STRIPING 8'x20'.

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

REV#	DATE	DES	DRN	CHK	DESC
01	02-07-18	dmc	mrm	dmc	Original design
02	02-08-18	dmc	mrm	dmc	Revise design
03	02-09-18	dmc	mrm	dmc	Revise design
04	02-27-18	dmc	mrm	dmc	Revise design
05	04-25-18	dmc	mrm	dmc	Revise design
06	06-06-18	dmc	mrm	dmc	Add topo/inv, revise for site plan submittal
07	09-17-18	dmc	mrm	dmc	Individual Lot/Phases with storage units

Proposed Multi-Use Commercial

SITE AND DIMENSION PLAN

Section 1, Town 30 North, Range 4 West
Hayes Township, Otsego County, Michigan

CONCEPTUAL

P.M.: dmc

DR.: mrm CKD.: dmc CREATED: 02.07.18

JOB NO.: 18025

OTSEGO COUNTY
PLANNING COMMISSION

PZSU18-008 071-001-100-005-02
PZSU18-009 071-001-100-005-03
PZSU18-010 071-001-100-005-04
Special Use Permit/Site Plan Review

Exhibit List

Exhibit #1:	Applications for case PZSU18-008, -009, -010 submitted by Applicant
Exhibit #2:	Otsego County Zoning Map Effective Date March 20, 2010/Amended January 24, 2017
Exhibit #3:	Otsego County Zoning Ordinance Effective March 20, 2010/Amended July 10, 2018
Exhibit #4:	Copy of Otsego County Equalization Department record card/QC-625/689, WD-763/584
Exhibit #5:	Site Plan/PZSU18-008, -009, -010 submitted by Applicant - Representative
Exhibit #6:	Letter of representation *(Requested-Pending)*
Exhibit #7:	Public Hearing Notice
Exhibit #8:	Letter to Hayes Township Board dated October 9, 2018
Exhibit #9:	Response from Hayes Township Board dated October 10, 2018
Exhibit #10:	Receipt #01315914
Exhibit #11:	Map and list of parties notified
Exhibit #12:	General Finding of Fact/PZSU18-008, -009, -010
Exhibit #13:	Specific Finding of Fact/PZSU18-008, -009, -010
Exhibit #14:	Street Address *(Requested-Pending)*
Exhibit #15:	Letter from Otsego County EMS *(Requested-Pending)*
Exhibit #16:	Letter from Otsego County Fire Department *(Requested-Pending)*
Exhibit #17:	Letter from Otsego County Sheriff Department *(Requested-Pending)*
Exhibit #18:	Letter from Otsego County Soil Conservation District *(Requested-Pending)*

OTSEGO COUNTY
LAND USE SERVICES

1322 HAYES RD GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

APPLICATION FOR SPECIAL USE PERMIT

Date: July 24, 2018	Parcel Number: 071-001-100-005-02

PROPERTY LOCATION: *(REQUIRED)*

Address: Parcel B M-32 West		City: Gaylord	Zip Code: 49735
Township: Hayes	Zoning District: TBD	Section: 01	T 30 N/R 4 W

APPLICANT:

Name: Brian Royce		Owner/Agent/Other Interest *(circle one)*	
Address: 2765 Hidden Ridge Ct	City: Grayling	State: MI	Zip Code: 49738
Phone: (989) 370 - 9423	Fax: ( ) -		

PROPERTY OWNER: *(If different from Applicant)*

Name: Three M West		Phone: (989) 619 - 4905	
Address: 316 W 2nd St	City: Gaylord	State: MI	Zip Code: 49735

DESCRIPTION OF PROJECT AND PROPOSED USE:

Construction of a Mini - Storage Development on three (3) parcels (Parcels B, C & D) for commercial purposes

SIGNATURE OF APPLICANT:	**DATE:** 7-30-18

***All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes but is not limited to, all copies of drawing and blueprints.

OFFICE USE ONLY

Date Application Received:	Permit Number: PZSU18-008	
Date Application Complete:	Fee: ✓	Receipt Number: 01315914

Exhibit 1

OTSEGO COUNTY
LAND USE SERVICES

1322 HAYES RD GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

APPLICATION FOR SPECIAL USE PERMIT

Date: July 24, 2018	Parcel Number: 071-001-100-005-03

PROPERTY LOCATION: *(REQUIRED)*

Address: Parcel C M-32 West		City: Gaylord	Zip Code: 49735
Township: Hayes	Zoning District: TBD	Section: 01	T 30 N/R 4 W

APPLICANT:

Name: Brian Royce		Owner/Agent/Other Interest *(circle one)*	
Address: 2765 Hidden Ridge Ct	City: Grayling	State: MI	Zip Code: 49738
Phone: (989) 370 - 9423	Fax: ( ) -		

PROPERTY OWNER: *(If different from Applicant)*

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******OFFICE USE ONLY******

Date Application Received:	Permit Number: PZSU18-00	
Date Application Complete:	Fee: ✓	Receipt Number: 0131591 4

Exhibit 1

OTSEGO COUNTY
LAND USE SERVICES

1322 HAYES RD GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

APPLICATION FOR SPECIAL USE PERMIT

Date: July 24, 2018	Parcel Number: 071-001-100-005-04

PROPERTY LOCATION: *(REQUIRED)*

Address: Parcel D M-32 West		City: Gaylord	Zip Code: 49735
Township: Hayes	Zoning District: TBD	Section: 01	T 30 N/R 4 W

APPLICANT:

Name: Brian Royce		Owner/Agent/Other Interest *(circle one)*	
Address: 2765 Hidden Ridge Ct	City: Grayling	State: MI	Zip Code: 49738
Phone: (989) 370 - 9423	Fax: ( ) -		

PROPERTY OWNER: *(If different from Applicant)*

Name: S & H PROPERTIES		Phone: (989) 390-0362	
Address: PO BOX 189	City: Gaylord	State: MI	Zip Code: 49734

DESCRIPTION OF PROJECT AND PROPOSED USE:

Construction of a Mini - Storage Development on three (3) parcels (Parcels B, C & D) for commercial purposes

SIGNATURE OF APPLICANT:	**DATE:** 7-30-18

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OFFICE USE ONLY

Date Application Received:	Permit Number: PZSU18-	
Date Application Complete:	Fee: ✓	Receipt Number: 0131591H

Exhibit 1

OTSEGO COUNTY
LAND USE SERVICES

1322 HAYES RD GAYLORD MI 49735

PHONE: 989.731.7400 * FAX: 989.731.7419

www.otsegocountymi.gov

APPLICATION FOR SITE PLAN REVIEW

APPLICANT:

Name: Brian Royce	Owner/Agent/Other Interest *(circle one)*
Address: 2765 Hidden Ridge Ct Grayling, MI 49738	
Phone: (989) 370 - 9423	Fax: ( ) -

PROPERTY OWNER: *(If different from Applicant)*

Name: Three M West	
Address: 316 W 2nd St Gaylord, MI 49735	
Phone: (989) 619 - 4905	Fax: ( ) -

PROPERTY LOCATION:

Township: Hayes	Section: 01	T 30 N/R 4 W	Zoning District: TBD
Site Address: Parcel B M-32 West Gaylord, MI 49735			
Parcel Number: 071-001-100-005-02			
Description of Project and Proposed Use: Construction of a Mini-Storage Development on three (3) parcels (Parcel B, C & D) for commercial purposes			

Signature of Applicant:	**Date:** 7-30-18

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OTSEGO COUNTY
LAND USE SERVICES

1322 HAYES RD GAYLORD MI 49735

PHONE: 989.731.7400 * FAX: 989.731.7419

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APPLICATION FOR SITE PLAN REVIEW

APPLICANT:

Name: Brian Royce	Owner/Agent/Other Interest *(circle one)*
Address: 2765 Hidden Ridge Ct Grayling, MI 49738	
Phone: (989) 370 - 9423	Fax: ( ) -

PROPERTY OWNER: *(If different from Applicant)*

Name: Three M West	
Address: 316 W 2nd St Gaylord, MI 49735	
Phone: (989) 619 - 4905	Fax: ( ) -

PROPERTY LOCATION:

Township: Hayes	Section: 01	T 30 N/R 4 W	Zoning District: TBD
Site Address: Parcel C M-32 West Gaylord, MI 49735			
Parcel Number: 071-001-100-005-03			
Description of Project and Proposed Use: Construction of a Mini-Storage Development on three (3) parcels (Parcel B, C & D) for commercial purposes			

Signature of Applicant:	**Date:** 7-30-18

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OTSEGO COUNTY
LAND USE SERVICES

1322 HAYES RD GAYLORD MI 49735

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APPLICATION FOR SITE PLAN REVIEW

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Name: Brian Royce	Owner/Agent/Other Interest *(circle one)*
Address: 2765 Hidden Ridge Ct Grayling, MI 49738	
Phone: (989) 370 - 9423	Fax: ( ) -

PROPERTY OWNER: *(If different from Applicant)*

Name: S & H PROPERTIES	
Address: PO BOX 189, GAYLORD MI 49734	
Phone: (989) 390-0362	Fax: ( ) -

PROPERTY LOCATION:

Township: Hayes	Section: 01	T 30 N/R 4 W	Zoning District: TBD
Site Address: Parcel D M-32 West Gaylord, MI 49735			
Parcel Number: 071-001-100-005-04			
Description of Project and Proposed Use: Construction of a Mini-Storage Development on three (3) parcels (Parcel B, C & D) for commercial purposes			

Signature of Applicant:	**Date:** 7-30-18

***All information received by this department is subject to the Freedom of Information Act. Under this act, persons are allowed to request copies of said information. This includes but is not limited to copyrighted drawings and blueprints

Exhibit 1

Attention

*These items **must** be submitted in conjunction with this application.

- Proof of property ownership and whether there are any options on the property or any liens against it.
- A signed statement that the applicant is officially acting on the owner's behalf.
- Appropriate fees paid to Otsego County.

*Please refer to the Otsego County Zoning Ordinance particularly Section 21 and Section 23 to assure all items are addressed on the site plan and allow for a smooth presentation to the governing body.

This checklist and the following items are required on all site plans before they can be submitted for review to the various approving entities:

1. The applicant's name, address and phone number in full.

   Yes ✓ No____ if "No" explain:_____

2. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s).

   Yes ✓ No____ if "No" explain:_____

3. The address and or parcel number of the property.

   Yes ✓ No____ "No" explain:_____

4. Name and address of the developer (if different from the applicant).

   Yes ✓ No____ if "No" explain:_____

5. Name and address of the engineer, architect and/or land surveyor.

   Yes ✓ No____ if "No" explain:_____

6. Project title.

   Yes ✓ No____ if "No" explain:_____

7. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided and related information as pertinent or otherwise required by the ordinance.

   Yes ✓ No____ if "No" explain:_____

8. A vicinity map drawn to scale with North point indicated.

   Yes ✓ No____ if "No" explain:_____

9. The gross and net acreage of all parcels in the project.

   Yes ✓ No____ if "No" explain:_____

10. Land uses, zoning classification(s) and existing structures on the subject parcel and within ten feet (10') of property lines of adjoining parcels.

    Yes ✓ No____ if "No" explain:_____

11. Project completion schedule/development phases. (refer to Section 23.9)

Yes X No____ if "No" explain:_____

12. The site plan shall consist of an accurate, reproducible drawing at a scale of 1"= 50 or fewer feet or less or sites of less than three (3) acres and 1"=100 or fewer feet or less if the site is larger than three (3) acres. The site plan shall show the site and all land within fifty (50) feet of the site. If multiple sheets are used, each shall be labeled and the preparer identified.

Yes X No____ if "No" explain:_____

All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect. Each site plan shall depict the following:

13. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, monument locations and shoreland and natural river district, if any.

Yes X No ____ if "No" explain:_____

14. Existing topographic elevations and proposed grades in sufficient detail to determine direction of drainage flows.

Yes X No ____ if "No" explain:_____

15. The type of existing soils at proposed storm water detention and retention basins and/or other areas of concern. Boring logs may be required if necessary to determine site suitability.

Yes X No ____ if "No" explain:_____

16. Location and type of significant existing vegetation.

Yes X No ____ if "No" explain:_____

17. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains and wetlands within fifty (50) feet of the parcel.

Yes X No ____ if "No" explain:_____

18. Location of existing and proposed buildings and intended uses thereof, as well as the length, width and height of each building and typical elevation views of proposed structures.

Yes X No____ if "No" explain:_____

19. Proposed location of accessory structures, buildings and uses, including all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, site amenities and the method(s) of screening where applicable.

Yes X No ____ if "No" explain:_____

20. Location of existing public roads, right-of-ways and private easements of record and abutting streets. Notation of existing traffic counts and trip generation estimates may be required if deemed appropriate by the Zoning Administrator or Planning Commission.

Yes X No ____ if "No" explain:_____

21. Location of and dimensions of proposed streets, drives, curb cuts and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations shall be separately depicted with an elevation view.

Yes X No ____ if "No" explain:_____

22. 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) and fire lanes.

Yes X No ____ if "No" explain:_____

23. Location, size, and characteristics of all loading and unloading areas.

Yes X No ____ if "No" explain: _____

24. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.

Yes X No ____ if "No" explain: _____

25. Location of water supply lines and/or wells, including fire hydrants and shut off valves, the location and design of storm sewers, retention or detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.

Yes X No ____ if "No" explain: _____

26. Location of all other utilities on the site including natural gas, electric, cable TV, telephone and steam.

Yes X No ____ if "No" explain: _____

27. Proposed location, dimensions and details of common open spaces and common facilities, such as community buildings or swimming pools if applicable.

Yes X No ____ if "No" explain: _____

28. Location, size and specifications of all signs and advertising features with elevation views from front and side.

Yes ____ No X if "No" explain: TBD, Will Comply With Sign Ordinance

29. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.

Yes X No ____ if "No" explain: _____

30. Location and specifications for all fences, walls and other screening features with elevation views from front and side.

Yes X No ____ if "No" explain: _____

31. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.

Yes X No ____ if "No" explain: _____

32. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.

Yes ____ No X if "No" explain: None on Property.

33. 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 as any containment structures or clear zones required by government authorities.

Yes ____ No X if "No" explain: None to be on property.

34. North arrow, scale and date of original submittal and last revision.

Yes X No ____ if "No" explain: _____

35. Seal of the registered engineer, architect, landscape architect, surveyor or planner who prepared the site plan.

Yes X No ____ if "No" explain: _____

Attention

All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect. In the immediate area of the seal there shall also be the following statement, signed by the professional sealing the plans:

> I do hereby certify that these plans have been prepared under my sustained review and, to the best of my professional knowledge, understanding and information; the design of this project is in compliance with the Otsego County Zoning Ordinance dated: _____

Or

> I do hereby certify that those plans have been prepared under my sustained review and, to the best of my professional knowledge, understanding and information; the design of this project is in compliance with the Otsego County Zoning Ordinance dated _____, except for the following items: (List known variations from the Ordinance)

******OFFICE USE ONLY******

Date Application Received:	Fee: ✓	Receipt Number: 01315914
Permit No: PZSU18-008, 009, 010	Soil Erosion Permit No:	
Approved:	Denied:	By:
Conditions:		
Reasons:		

PZSU18-008 071-001-100-005-02 M-32 WEST
PZSU18-009 071-001-100-005-03 M-32 WEST
PZSU18-010 071-001-100-005-04 M-32 WEST

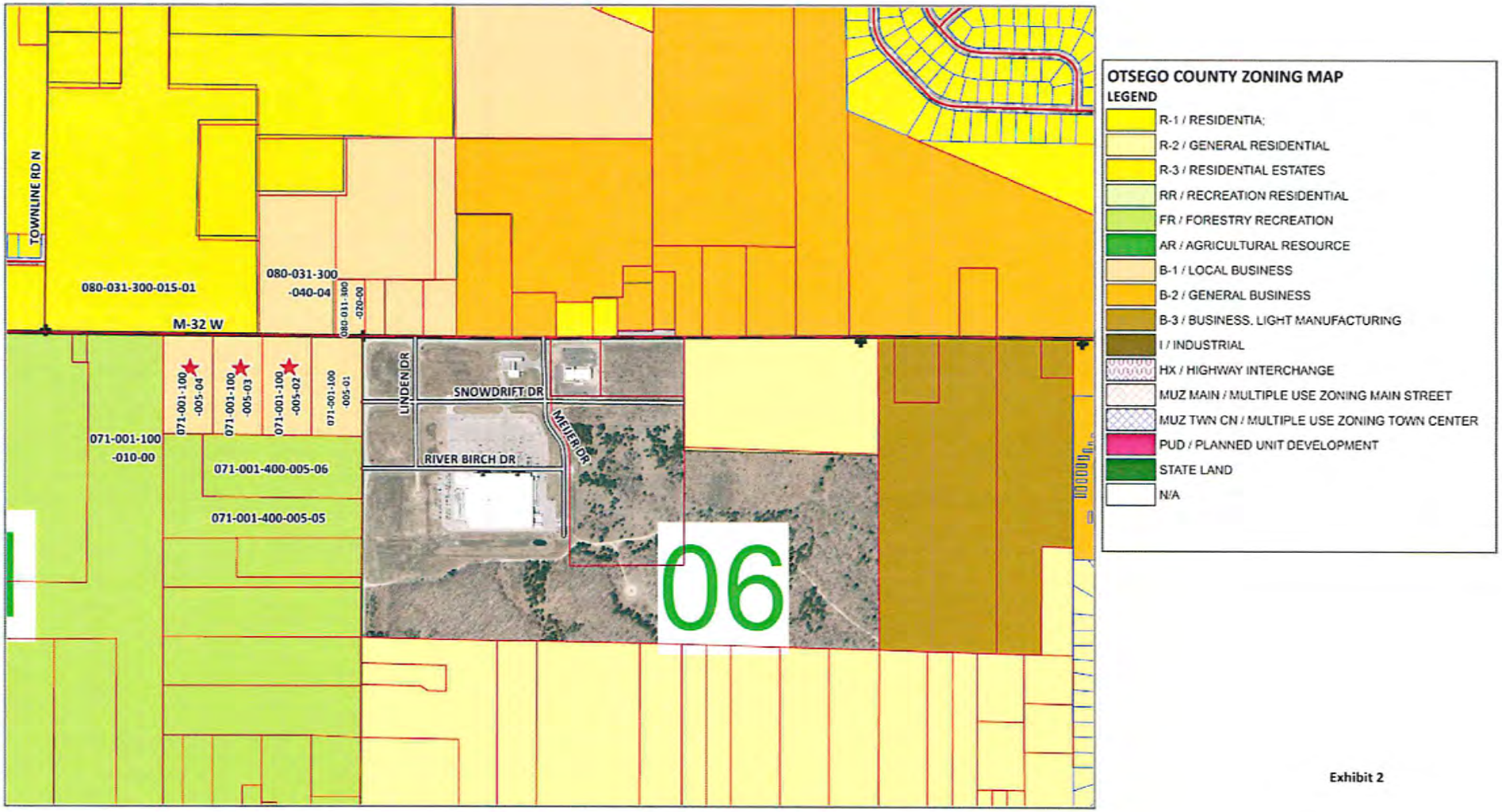


Exhibit 2

OTSEGO COUNTY
MICHIGAN
RECEIVED FOR RECORD

96 NOV 13 AM 11:20

EVELYN M. PRATT
CLERK / REGISTER OF DEEDS

QUIT CLAIM DEED

Know all men by these presents: That Joseph F. Tomaski and Jeni S. Tomaski, Husband and wife, and Bill Touroo and Cheryl N. Touroo, Husband and wife, as Joint Tenants w/ROS,

whose address is: 682 Rosemary, Gaylord, Michigan 49735

Quit Claim to: Three-M-West, Inc., a Michigan Corporation,

whose address is: 682 Rosemary, Gaylord, Michigan 49735

the following described premises situate in the Township of Hayes, County of Otsego, State of Michigan:

The East Fractional One-Half (1/2) of the Northeast Quarter (1/4), Section 1, T30N, R4W, Hayes Township, Otsego County, Michigan.

together with all and singular the tenements, hereditaments, and appurtenances thereunto appertaining for the sum of: Exempt pursuant to MCL 207.526(a); MCL 207.505(a)

Dated this 8th day of October, 1996.

In the presence of:

John M. Dennany

Hope S. Washburn

John M. Dennany

Hope S. Washburn

Joseph F. Tomaski

Jeni S. Tomaski

Bill Touroo

Cheryl N. Touroo

State of Michigan)
County of Otsego)

The foregoing instrument was acknowledged before me this 8th day of October, 1996, by Joseph F. Tomaski and Jeni S. Tomaski, and Bill Touroo and Cheryl N. Touroo.

Hope S. Washburn, Notary Public
Otsego County, Michigan
My Comm. Expires: 7-17-2001.

Send Subsequent Tax Bills
& Return to:
Grantee

Drafted by:
John M. Dennany, JS
Attorney at Law
114 N. Court St/P.O. BOX 973
Gaylord, MI 49735

Tax Parcel I.D. No. 071-001-100-005-00

Recording Fee: $9.00 Revenue Stamps

Exhibit 4

OTSEGO COUNTY TREASURER'S OFFICE
Gaylord, Mich., } 7-29-99

I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

June Van Den Boom COUNTY TREASURER

LIBER 0728 PAGE 031

OTSEGO COUNTY
MICHIGAN
RECEIVED FOR RECORD

99 JUL 29 PM 1:31

EVELYN M. PRATT
CLERK / REGISTER OF DEEDS

STATE OF MICHIGAN
Dept of Taxation
County of Otsego
0064090 29 Jul 1999

REAL ESTATE TRANSFER TAX
672.60-C
8495.00-S
00006928

WARRANTY DEED

THE GRANTOR: Three-M-West, Inc., a Michigan Corporation, whose address is: P.O. BOX 994, Gaylord, Michigan 49734

CONVEYS AND WARRANTS TO: S & H Properties, L.L.C.
whose address is: ~~2360 Opal Lake Road~~, Gaylord, MI 49735
2336 South Otsego Ave.

the following described premises situate in the Township of Hayes, County of Otsego, State of Michigan:

Parcel D as shown in Certificate of Survey recorded January 24,1977 in Liber 632, Pages 302-303, Otsego County Records, described as:
A parcel of land on part of the fractional Northeast 1/4 of Section 1, T30N, R4W. Commencing at the Northeast corner of said Section 1; thence N89°48'19"W, 992.97 feet along the North line of said Section 1 to the Point of Beginning; thence S00°38'17"E, 680.78 feet; thence S89°43'44"W, 330.79 feet along the East-West 1/4 line of said Section 1; thence N00°39'07"W, 683.42 feet along the East 1/8 line of said Section 1; thence S89°48'19"E, 330.99 feet along the North line of said Section 1 to the Point of Beginning. Subject to an easement for highway purposes over and across the Northerly 33 feet thereof. Also subject to any other easements or restrictions of record. Excepting and Reserving therefrom all oil, gas and mineral rights. Also excepting and reserving unto Seller and a certain disclosed third party the right to harvest all standing timber with attendant profit therefrom for a period of four years from and after October 4, 1996.

For the sum of: Sixty Six Thousand ($66,000.00) Dollars

Subject to easements, restrictions, and reservations of record.

RECITALS: This deed is given in fulfillment of a certain land contract dated April 30, 1997, by and between Grantor and Grantee's predecessor herein, and is not subject to any defects or irregularities subsequent to that date, except through acts or omissions of Grantor herein.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 20th day of April, 1998.

In the presence of:

Leah Wagner
LEAH WAGNER

Joseph Tomaski
JOSEPH TOMASKI

Three-M-West, Inc., A Michigan Corporation

BY: Bill Touroo
ITS: President

State of Michigan)
County of Otsego)

The foregoing instrument was acknowledged before me this 20th day of April, 1998, by Bill Touroo, President of Three-M-West, Inc., a Michigan Corporation, for and on behalf of said Corporation.

Joanne Phillips
Joanne Phillips Notary Public
Otsego County, Michigan
My Comm. Expires: 3-9-00

Send Subsequent Tax Bills & Return to:
Grantee :

Drafted by:
John H. Dennany,
Attorney at Law
114 N. Court St/P.O. BOX 973
Gaylord, MI 49735

Tax Parcel ID No. 071-001-100-005-~~00~~ 09
New 04
Recoridng Fee: $9.00 [+ $1.00 Tax Cert]
Revenue Stamps: X567.60

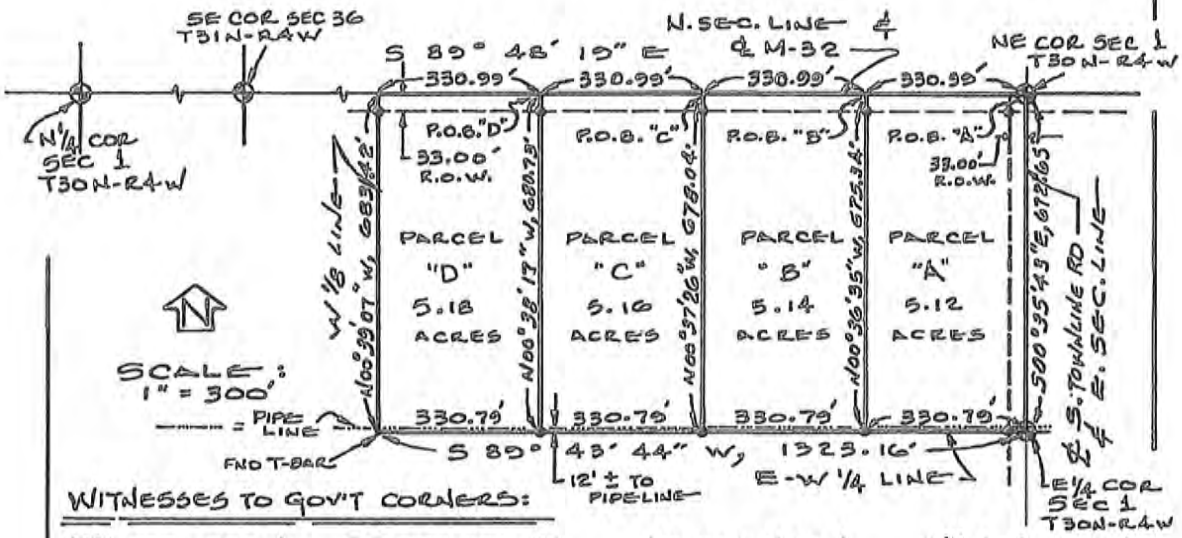
Exhibit 4

64090 72.60 495-

CERTIFICATE OF SURVEY

LEGEND:

1. All dimensions are in feet and decimals thereof.
2. 1/2" bars with identification caps have been placed at all points marked " ⊙ ".
3. ———— = described boundary line.
4. All bearings are relative and referenced to the East-West 1/4 line of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, as recorded in previous survey in Liber 391, page 687, Otsego County Records.



WITNESSES TO GOV'T CORNERS:

N1/4 COR SEC 1
T30N-R4W
FND. R.R. SPIKE
STR. SIGN,
S35°E, 46.29'
NW COR. TELE. PED.
S05°W, 32.40'
MAPLE, S50°W,
79.09'
P.P., N24°W, 39.91'

SE COR SEC 36
T31N-R4W
FND. 5/8" PIPE
P.P., N40°W, 60.75'
P.P., S20°E, 36.51'
P.P., S75°W, 102.75'
P.P., N60°W, 88.80'

NE COR SEC 1
T30N-R4W
FND 5/8" IRON
36" BASSWOOD,
S60°W, 74.75'
36" BASSWOOD,
S67°W, 96.9'
15" ELM,
S40°E, 54.63'

E1/4 COR SEC 1
T30N-R4W
FND. 1/2" BAR
12" DEAD PINE,
S78°E, 44.06'
12" PINE, S50°E,
51.91'
12" PINE, S75°W,
54.05'
P.P., N89°W, 32.17'

LEGAL DESCRIPTION:

0-11-001-100-005-

PARCEL A

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: BEGINNING at the NE corner of said Section 1; thence S00°35'43"E, 672.65' along the East line of said Section 1; thence S89°43'44"W, 330.79' along the East-West 1/4 line of said Section 1; thence N00°36'35"W, 675.34'; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.12 acres, more or less and being subject to an easement for highway purposes over and across the Northerly and Easterly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

OTSEGO COUNTY
MICHIGAN
RECEIVED FOR RECORD
97 JAN 24 AM 11:22
EVELYN M. PRATT
CLERK / REGISTER OF DEEDS

STATE OF MICHIGAN
JAMES L. SCHWANDT
PROFESSIONAL SURVEYOR
No. 28466
LICENSED PROFESSIONAL SURVEYOR

James L. Schwandt

FOR
Three M West

Wade-Trim, Inc.
128 N. Court • P.O. Box 618
Gaylord, MI 49735
517-732-3584 • FAX: 517-732-6391

SEC 1	, T30N	, R4W
DRAWN	D	SHEET 1 OF 2
COMPUTED	JLS	JOB NO. GSU 4540-01G

AG 6364

Exhibit 4

CERTIFICATE OF SURVEY

PARCEL B

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: commencing at the NE corner of said Section 1; thence N89°48'19"W, 330.99' along the North line of said Section 1 to the POINT OF BEGINNING; thence S00°36'35"E, 675.34'; thence S89°43'44"W, 330.79' along the East-West 1/4 line of said Section 1; thence N00°37'26"W, 678.04'; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.14 acres, more or less and being subject to an easement for highway purposes over and across the Northerly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

PARCEL C

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: commencing at the NE corner of said Section 1; thence N89°48'19"W, 661.98' along the North line of said Section 1 to the POINT OF BEGINNING; thence S00°37'26"E, 678.04'; thence S89°43'44"W, 330.79' along the East-West line of said Section 1; thence N00°38'17"W, 680.73'; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.16 acres, more or less and being subject to an easement for highway purposes over and across the Northerly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

PARCEL D

A parcel of land on part of the fractional NE 1/4 of Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan, described as: commencing at the NE corner of said Section 1; thence N89°48'19"W, 992.97' along the North line of said Section 1 to the POINT OF BEGINNING; thence S00°38'17"E, 680.73'; thence S89°43'44"W, 330.79' along the East-West 1/4 line of said Section 1; thence N00°39'07"W, 683.42' along the East 1/8 line of said Section 1; thence S89°48'19"E, 330.99' along the North line of said Section 1 to the Point of Beginning. Containing 5.18 acres, more or less and being subject to an easement for highway purposes over and across the Northerly 33.00' thereof. Also subject to any other easements or restrictions of record (if any), Otsego County Records.

CERTIFICATE OF SURVEY

I hereby certify to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, a tract of land (previously described as):

The East fractional 1/2 of the NE 1/4, Section 1, T30N-R4W, Hayes Township, Otsego County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels; and that the more particular legal descriptions of said parcels are as designated hereon.

This survey complies with the requirements of P.A. 132 of 1970.

This survey was performed with an unadjusted error of closure of no greater than a ratio of 1 in 5,000.

STATE OF MICHIGAN
JAMES L. SCHWANDT
PROFESSIONAL SURVEYOR
No. 26466
LICENSED PROFESSIONAL SURVEYOR

James L. Schwandt 1-17-97

James L. Schwandt, PS — Date
Registration No. 26466

FOR Three M West	Wade-Trim, Inc. 128 N. Court • P.O. Box 618 Gaylord, MI 49735 517-732-3584 • FAX: 517-732-6391	SEC 1 , T 30N , R 4W	
		DRAWN DD	SHEET 2 OF 2
		COMPUTED JLS	JOB NO. GSU 4540-01G

AG 6364

Parcel Number: 69-071-001-100-005-02 Jurisdiction: HAYES TOWNSHIP County: OTSEGO Printed on 07/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Class: 402 RES VACANT Zoning: B-1 Building Permit(s) Date Number Status

School: Gaylord Community

P.R.E. 0%

: 0.00

2019 Est TCV 119,000(Value Overridden)

Owner's Name/Address

THREE M WEST
316 W 2ND
GAYLORD MI 49735

Improved X Vacant Land Value Estimates for Land Table .

Public Improvements	Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road				5.140	Acres	0	100		0
Gravel Road				5.14	Total Acres	Total Est. Land Value =			0
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description

PARCEL B BEG AT THE NE CORNER OF SEC 1, THN89DEG48 '19"W 330.99 FT TO POB, TH S00DEG36'35"E675.34 FT, TH S89DEG43'44"W 330.79 FT, TH N00DEG37'26"W 678. 04 FT TH S89DEG48'19"E 330.99 FT TO POB SEC 1 T30 N R4W CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

Comments/Influences

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	59,500	0	59,500			9,377C
2018	59,500	0	59,500			9,377C
2017	59,500	0	59,500			9,185C
2016	59,500	0	59,500			9,104C

Who When What

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

Parcel Number: 69-071-001-100-005-03 Jurisdiction: HAYES TOWNSHIP County: OTSEGO Printed on 07/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Class: 402 RES VACANT Zoning: B-1 Building Permit(s) Date Number Status

School: Gaylord Community

P.R.E. 0%

: 0.00

2019 Est TCV 119,000(Value Overridden)

Owner's Name/Address

THREE M WEST
316 W 2ND
GAYLORD MI 49735

Improved X Vacant Land Value Estimates for Land Table .

Public Improvements	Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road				5.160	Acres	0	100		0
Gravel Road			5.16 Total Acres			Total Est. Land Value =			0
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description

PARCEL C BEG AT THE NE CORNER TH N89DEG48'19"W 661 .98 FT TO POB, TH S00DEG37'26"W 678.04 FT, TH S89DEG43'44"W 330.79 FT TH N00DEG38'17"W 680.73 FT TH S89DEG 48'19"E 330.99 FT TO POB SEC1 T30N R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

Comments/Influences

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	59,500	0	59,500			9,377C
2018	59,500	0	59,500			9,377C
2017	59,500	0	59,500			9,185C
2016	59,500	0	59,500			9,104C

Who When What

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

Parcel Number: 69-071-001-100-005-04 Jurisdiction: HAYES TOWNSHIP County: OTSEGO Printed on 07/24/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEIDELL, CRAIG & BERNADETT	S&H PROPERTIES, LLC	0	02/06/2008	QC	No Sale Price	1163/680	Buyer	0.0
HERON, PATRICK C & DANA	S&H PROPERTIES, LLC	0	02/01/2008	QC	No Sale Price	1163/683	Buyer	0.0
THREE M WEST, INC	S & H PROPERTIES, LLC	66,000	04/01/1998	WD	Good	728:031		0.0
THREE M WEST INC	SEIDELL - HERON	0	05/06/1997	MLC	Mem of Land Contract	639:228		0.0

Property Address

Class: 402 RES VACANT Zoning: B-1 Building Permit(s) Date Number Status

School: Gaylord Community

P.R.E. 0%

: 0.00

Owner's Name/Address

S&H PROPERTIES, LLC
PO BOX 189
GAYLORD MI 49734

2019 Est TCV 119,000(Value Overridden)

Improved X Vacant Land Value Estimates for Land Table .

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			5.180	Acres	0	100		0
		5.18 Total Acres			Total Est. Land Value =			0

Tax Description

PARCEL D BEG AT THE NE CORNER OF SEC 1, TH N89DEG4 8'19"W 993.97 FT ALG THE N SEC LINE, TO THE POB, T H S00DEG38'17"E 680.73 FT, TH S89DEG43'44"W 330.79 FT, TH NOODEG39'07"W 683.42 FT, TH S89DEG48'19"E 330.99 FT, TO POB SEC 1 T30N R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00
L632/302

Comments/Influences

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2019	59,500	0	59,500			44,992C
			2018	59,500	0	59,500			44,992C
			2017	59,500	0	59,500			44,067C
			2016	59,500	0	59,500			43,674C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

OTSEGO COUNTY
PLANNING COMMISSION
PUBLIC HEARING NOTICE
November 19, 2018

The Otsego County Planning Commission will hold public hearings on Monday November 19, 2018 at 6:00 pm in the Planning and Zoning Meeting room located at 1322 Hayes Rd Gaylord, Michigan.

The purpose of the public hearings will be to obtain citizen comment on the following:

1. Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Rezone for three (3) contiguous parcels located in Hayes Township on M-32 West Gaylord, MI 49735. The proposed purpose of the rezone is to permit construction of storage units for commercial purposes. The property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business.

   Parcel identification number: **071-001-100-005-02**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL B: BEG AT THE NE COR OF SEC 1, TH N89°48 '19"W 330.99 FT TO POB: TH S00°36'35"E 675.34 FT, TH S89°43'44"W 330.79 FT, TH N00°37'26"W 678. 04 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-03**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL C: BEG AT THE NE COR, TH N89°48'19"W 661 .98 FT TO POB; TH S00°37'26"W 678.04 FT, TH S89°43'44"W 330.79 FT, TH N00°38'17"W 680.73 FT, TH S89°48'19"E 330.99 FT TO POB SEC1 T30N/R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number : **071-001-100-005-04**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL D: BEG AT THE NE COR OF SEC 1, TH N89°4 8'19"W 993.97 FT ALG THE N SEC LN TO THE POB; TH S00°38'17"E 680.73 FT, TH S89°43'44"W 330.79 FT, TH NOO°39'07"W 683.42 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

2. Three M West Inc and S&H Properties LLC, property owners, being represented by Brian Royce, applicant, have requested a Special Use Permit for three (3) contiguous parcels located in Hayes Township on M-32 West Gaylord, MI 49735. The proposed purpose of the request is to permit construction of storage units for commercial purposes. The property is currently zoned B1/Local Business with a request to be rezoned to B2/General Business, *to be determined*. Storage units are a permitted use subject to special conditions in a B2 Zoning District.

   Parcel identification number: **071-001-100-005-02**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL B: BEG AT THE NE COR OF SEC 1, TH N89°48 '19"W 330.99 FT TO POB: TH S00°36'35"E 675.34 FT, TH S89°43'44"W 330.79 FT, TH N00°37'26"W 678. 04 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W
   CONT 5.14 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-03**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL C: BEG AT THE NE COR, TH N89°48'19"W 661 .98 FT TO POB; TH S00°37'26"W 678.04 FT, TH S89°43'44"W 330.79 FT, TH N00°38'17"W 680.73 FT, TH S89°48'19"E 330.99 FT TO POB SEC1 T30N/R4W CONT 5.16 ACRES L632/302 1997 SPLIT FROM 005-00

   Parcel identification number: **071-001-100-005-04**
   M-32 West
   Gaylord, MI 49735

   Legal Description:
   PARCEL D: BEG AT THE NE COR OF SEC 1, TH N89°4 8'19"W 993.97 FT ALG THE N SEC LN TO THE POB; TH S00°38'17"E 680.73 FT, TH S89°43'44"W 330.79 FT, TH NOO°39'07"W 683.42 FT, TH S89°48'19"E 330.99 FT TO POB SEC 1 T30N/R4W CONT 5.18 ACRES 1997 SPLIT FROM 005-00 L632/302

3. Otsego County Rezone – The rezoning of six (6) subdivisions in Bagley & Otsego Lake Townships from R1/R2 Zoning Districts to R3/Residential Estates along with a proposed text amendment to Section 21.22.6 to be changed *from* 'Units manufactured prior to 1976 (title date) shall not be installed' *to* 'Units manufactured shall have a Building Title Date not to exceed fifteen (15) years from application date'

   Gaylord Mobile Home Estates Legal Description:
   THE LAND EMBRACED IN THE ANNEXED PLAT OF "GAYLORD MOBILE HOME ESTATES"
   BEING A PART OF THE SW1/4 OF SECTION 9, T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:
   COMM AT THE SW COR OF SEC 9 T30N R3W BAGLEY TWP OTSEGO CO MICHIGAN; THENCE S 81°44'E ALG THE S SEC LN OF SD SEC 9 DISTANCE OF 1314.32' TO POB; TH N1°56'E DISTANCE OF 1310.1'; THENCE S81°33'E DISTANCE OF 503.0'; TH S3°14'W DISTANCE OF 1305.5' TO SD S SEC LN; TH N81°44'W ALG SD S SEC LN DISTANCE OF 473.0' TO POB.
   CONT 25 LOTS NUMBERED 1 TO 25 INCLUSIVE

Exhibit 7

Hidden Pines Mobile Estates Legal Description:

THE LAND SHOWN ON PLAT AS "HIDDEN PINES MOBILE ESTATE"
BEING PART OF THE SW1/4 OF SECTION 9, T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

COMM AT THE SW COR OF SEC 9 T30N R3W; TH S81°44'E 879.3' TO POB; TH N0°42'W 1320.05'; TH S81°33E 495.0'; TH S1°53'W 1310.10'; TH N81°44'W 435.0' TO POB
CONT 23 LOTS NUMBERED 1 TO 23 INCLUSIVE - CONT 13.9 AC

Maple Grove Estates 1 Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF "MAPLE GROVE ESTATES"
BEING PART OF NE1/4 OF SW1/4 SECTION 9 T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

BEG AT CONCRETE MONUMENT 1314.32' S81°44'E ALG SEC LN & 1310.10' N°56'E OF SW COR SEC 9 T30N R3W, POINT OF INTERSECTION OF W1/8 LN WITH S1/8 LN OF SD SEC & ALSO THE NORTHWESTERLY COR OF THE RECORDED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N0°41'W ALG SD W1/8 LN 1317.80' TO CONCRETE MONUMENT ON THE E & W1/4 LN OF SD SEC; TH S81°26'E ALG SD 1/4 LN 554.71' TO CONCRETE MONUMENT 80' WESTERLY & PERPENDICULARLY FROM WESTERLY LN OF FORMER MC RR ROW; TH S3°17'37"W PARALLEL WITH SD RR ROW LN 855.30' TO CONCRETE MONUMENT; TH S86°42'23"E 40' TO CONCRETE MONUMENT; TH S3°17'37"W PARALLEL WITH SD RR ROW LN 453.56' TO CONCRETE MONUMENT ON AFOREMENTIONED S1/8 LN.PT ALSO THE NORTHEASTERLY COR OF AFOREMENTIONED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N81°33'W ALG SD 1/8 LN (N LN OF SD PLAT OF GAYLORD MOBILE HOME ESTATES) 503.00' TO POB
COMPRISED OF LOTS 1 TO 43 INCLUSIVE

Maple Grove Estates 2 Legal Description:

THE LAND SHOWN ON PLAT AS "MAPLE GROVE ESTATES NO 2"DESCRIBED AS FOLLOWS:
MAPLE GROVE ESTATES NO 2 PART OF SW1/4 OF NW1/4 AND PART OF NW1/4 OF SW1/4 SECTION 9 T30N R3W AND PART OF LOTS 2 AND 11 MAPLE GROVE ESTATES BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN.

BEG AT CONCRETE MONUMENT 1314.32' S51°44E ALG THE S LN OF SEC 9 T30N R3W & 1310.10' N1°56'E OF SW COR OF SD SEC (SD PT BEING INTERSECTION OF W1/8 LN WITH S1/8 OF SD SEC BEING ALSO POB OF RECORDED PLAT OF MAPLE GROVE ESTATES & BEING ALSO THE NORTHWESTERLY COR OF THE RECORDED PLAT OF GAYLORD MOBILE HOME ESTATES; TH N81°33'W ALG SD S1/8 LN 598.57' TO PT ON THE EASTERLY LN OF MI ST HWY I-75; TH N3°12'50"E PARALLEL WITH SD HWY LN 2228.32'; TH ON A CURVE TO THE LEFT 141.85' (CHORD OF SD CURVE BEARS N2°51'46"E 141.85', RADIUS IS 11563.16', DELTA IS 0°42'08"); TH S81°21'E 383.95'; TH S3°12'18"W 180'; TH N86°47'42"W 133'; TH S3°12'18"W 66'; TH S86°47'42"E 133'; TH S3°12'18"W 827.50'; TH S86°47'42"E 125' TO W1/8 LN OF SD SEC (SD PT BEING THE NORTHWESTERLY COR OF SD RECORDED PLAT OF MAPLE GROVE ESTATES); TH S0°41'E ALG W LN OF SD PLAT 173.8' TO SW COR OF LOT 1 OF SD PLAT; TH N89°19'E ALG SD LOT LN 100' TO NE COR OF LOT 2 OF SD PLAT; TH S0°41'E AG E LN OF SD LOT 66'; TH S89°19'W 100' TO W LN OF SD RECORDED PLAT OF MAPLE GROVE ESTATES; TH S0°41'E ALG SD PLAT IN (W1/8 LN OF SD SEC) 900' TO SW COR OF LOT 10 OF SD PLAT; TH N89°19'E ALG S LN OF SD LOT 100' TO SE COR OF SD LOT; TH S0°41'E ALG W LN OF W AVE OF SD PLAT 66'; TH S89°19'W 100' TO W LN OF SD RECORDED PLAT (W LN OF SD PLAT) 112' TO THE POB.
COMPRISED OF LOTS 44 TO 93 INCLUSIVE

Parkwood Subdivision Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF THE "PARKWOOD SUBDIVISION"
BEING PART OF THE SE1/4 SECTION 9 T30N R3W BAGLEY TOWNSHIP OTSEGO COUNTY MICHIGAN

COMM AT THE SE COR OF SEC 9 T30N R3W BAGLEY TWP OTSEGO CO MI; TH N80°49'W ALG S LN OF SEC 9 A DISTANCE OF 1074.7' TO POB; TH N0°04'W 1640'; TH N76°32'W 355.82'; TH S0°01'W 355' TO 1/8 COR; TH S0°04'E PARALLEL TO E BOUNDARY LN OF PARKWOOD SUBDIVISION 800'; TH S80°33'E 177'; TH S0°04'E ALG W ROW OF PARKWOOD DR OF SEC 9; TH S80°49'E ALG S LN OF SEC 9 174' TO POB
CONT 23 LOTS NUMBERED 1 TO 23 INCLUSIVE

Arbutus Beach Highlands Legal Description:

THE LAND EMBRACED IN THE ANNEXED PLAT OF "ARBUTUS BEACH HIGHLANDS"
PART OF GOV'T LOT 4 SECTION 33 T30N R33W BAGLEY TOWNSHIP AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 4 T29N R3W OTSEGO LAKE TOWNSHIP OTSEGO COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

BEG AT PT ON SEC LN BETWEEN SEC 33 T30N R3W AND SEC 4 T29N R3W N87°53'W 676.03' FROM THE N1/4 COR OF SEC 4 T29N R3W OTSEGO LAKE TWP; PROCEEDING TH N01°26'W 30.06'; TH N87°53'W 301.86'; TH S16°36'w 31.00'; TH N87°53'w 320.77' TO NW COR OF NE1/4 OF NW1/4 OF SEC 4 T29N R3W; TH S01°26'E ALG W LN OF SD NE1/4 OF NW1/4 1318.27' TO SW COR OF SD NE1/4 OF NW1/4; TH S88°49'E ALG S LN OF SD NE1/4 OF NW1/4 631.68'; TH N01°26'W 1307.96' TO POB
CONT LOTS NUMBERED 1 TO 55 INCLUSIVE
"ARBUTUS BEACH HIGHLANDS NO 2": PART OF THE NE1/4 OF TH ENW1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP AND PART OF GOV'T LOT 4 SEC 33 T30N R3W BAGLEY TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
BEG AT N1/4 COR OF SEC 4 T29N R3W; TH S1°37'0"E 1226.76' ALG N & S ¼ LN OF SD SEC 4; THS84°57'51"W 477.90'; TH S88°33'54"W 66.00'; TH N1°26'06"W 68.52'; TH S8833'54"W 135.00'; TH N1°26'06"W 1230.09' ALG E LN OF ARBUTUS BEACH HIGHLANDS AS RECORDED IN L3/P11, 12 OCR TO TOWN LN COMMON TO SD SEC 4 T29N R3W AND GOV'T LOT 4 SEC 33 T30N R3W; TH IN SD GOV'T LOT 4 N1°26'06"W 30.06'; TH S87°53'00"E 201.39'; TH S1°26'06"E 30.06' TO AFOREMENTIONED COMMON TOWN LN; TH S87°53''00"e 473.96' ALG SD TOWN LN TO POB
COMPRISED LOTS 56 TO 102 INCLUSIVE
"ARBUTUS BEACH HIGHLANDS NO 3": PART OF THE NE1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
BEG AT N1/4 COR OF SEC 4 T29N R3W TH S88°19'E ON N LN OF SEC 4 900.00'; TH TH S1°37'E 186.00'; TH S6°48'E 205.20'; TH S39°49'E 272.63'; TH S38°41'E 149.80'; TH S51°22'40"W 621.80'; TH S61°09'W 359.15'; TH S78°23'W 365.29'; TH N1°37'W ON N & S ¼ LN OF SD SEC 4 1377.76' TO POB
CONT 41 LOTS NUMBERED 103 TO 143 INCLUSIVE - CONT 26.5 AC
"ARBUTUS BEACH HIGHLANDS NO 4": PART OF THE NE1/4 OF SEC 4 T29N R3W OTSEGO LAKE TWP OTSEGO CO MI DESCRIBED AS FOLLOWS:
COMM AT N1/4 COR OF SD SEC 4 T29N R3W TH N88°19'E 900.00' TO POB; TH S88°24'34"E 1452.39'; TH S12°12'28"W (ALG A LONG CHORD OF A 1°32'49" CURVE TO THE RIGHT) 2061.03'; TH N64°22'35"W 759.38'; TH N44°38'04"W 512.90'; TH N50°52'29"W 326.12'; TH N61°0941"E 107.01'; TH N51°23'24"E 612.84'; TH N38°4049"W 149.77'; TH N39°48'50"W 272.57'; TH N6°47'28"W 205.17'; TH N1°26'25"W 185.97' TO POB
CONT 108 LOTS NUMBERED 144 TO 251 INCLUSIVE - CONT 51.8 AC

4. Capital Improvement Plan 2019-2024

All citizens are welcome to attend the meeting or provide written comment. If written comments are provided the comments must be received at the Otsego County Land Use Services Office by noon (12:00 pm) the day of the meeting.

Any citizen who has questions regarding this application or needs assistance to attend this meeting should contact the Director of Land Use Services at 989.731.7400.

Otsego COUNTY
ESTABLISHED 1875 MICHIGAN

Department of Land Use Services
1322 Hayes Rd • Gaylord, MI 49735
Phone: 989.731.7400 • Fax: 989.731.7419
www.otsegocountymi.gov

October 9, 2018

Hayes Township
7200 Hayes Tower Rd
Gaylord, MI 49735

RE: SUP

Pursuant to Article 27 of the Otsego County Zoning Ordinance/Township Participation in County Zoning, applications are being forwarded for a Special Use Permit for three (3) properties.

If you require the applicants to be present at your meeting, they can be notified at the following:

Applicant:

Brian Royce
2765 Hidden Ridge Ct
Grayling, MI 49738
989.370.9423

Owners:

Three M West Inc
316 W 2nd St
Gaylord, MI 49735
989.619.4905

S&H Properties LLC
PO Box 189
Gaylord, MI 49734
989.390.0362

If you have any questions, please contact us and we will be glad to assist you. We anticipate your input concerning this matter. Thank you for your participation in County Zoning.

Sincerely,

James Mouch
Otsego County Land Use Director

cbw

encl

Exhibit 8

HAYES TOWNSHIP, OTSEGO COUNTY
MARY SANDERS, SUPERVISOR/ASSESSOR
7200 HAYES TOWER ROAD
GAYLORD, MI 49735

LAND USE SERVICES DEPARTMENT
1322 HAYES ROAD
GAYLORD, MI 49735

OCTOBER 10, 2018

PZR 18-004	071-001-100-005-02	Doug Johnson
PZR 18-005	071-001-100-005-03	Doug Johnson
PZR 18-006	071-001-100-005-04	Craig Seidell

At the October 9, 2018 regular Hayes Township meeting, the new application for re-zoning and special use permit for M 32 W and South Townline Rd was reviewed, discussed, questions asked and answered, and a decision made. The current zoning is B1 (1996) and the request is to move to B 2 zoning.

This application is for 3 parcels which will be developed in 3 phases over perhaps a 10 year period. This application removed the commercial buildings of undetermined use, and also removed the outdoor storage for motorhomes, large boats, etc. The first phase will be Parcel D that is the furthest West and the current owner is Craig Seidell.

The township board made, as part of the motion, certain deed restrictions upon the property of uses that the board believes is not in the best interest of the township. Those **deed restrictions** were agreed to by Brian Royce and he will sign the letter with the agreement which will be given to the land use services department and to the planning commission. This was **vital to the success of the vote** that was taken.

At the end of the evening, the board members voted to approve the re-zoning of the 3 parcels with the special use permit with deed restrictions to be put with the land and that document will be recorded. The motion to move forward was made by Rich Ross and the second was made by Lisa Daly. The vote was a split vote but passed and thus the recommendation is now forwarded to the Otsego County Planning Commission for their consideration.

Sincerely,

Mary Sanders

Mary Sanders, Supervisor

HAYES TOWNSHIP, OTSEGO COUNTY
MARY SANDERS, SUPERVISOR/ASSESSOR
7200 HAYES TOWER ROAD
GAYLORD, MI 49735

Brian Royce
2765 Hidden Ridge Court
Grayling, MI 49735

October 10, 2018

Deed Restrictions for approved uses for the parcels being considered for B 2 re-zoning

As part of the motion made to re-zone the parcels, the uses that are not appropriate to Hayes Township were listed in discussion and is included with the motion that the deed restrictions are to be recorded in Otsego County and will stay with the land.

The following uses will not be allowed by deed restriction:
These were agreed to by letter 10/2/1996 by the current owners of said property

No tavern/night clubs
No public parking garages
No businesses with drive through sale of alcohol
No gas stations
No dry cleaners

Township board members asked that the following be included as per the current agreement to move forward:

No outdoor storage
No flea markets or open air merchants
No adult theaters or adult business ventures
No drive through services
No auto repair/auto shop business with outdoor storage
No solid waste hauler business
No service centers for vehicles, watercraft, mobile homes etc that can cause environmental harm

Please sign this letter as approval for the deed restrictions for the re-zoning that stays with the land.
A copy will be kept with the township, a copy for the land use services department, and a copy for the proposed owners of this transaction.

Mary Sanders, Supervisor

Brian Royce

Douglas C. Johnson

Gaylord, Michigan 49735
517-732-1313 • Fax 517-732-2733

October 2, 1996

Re: Hayes Township
Section 1, East 1/2 of Northeast 1/4,
T30N, R4W

Dear Board Members:

Having received your letter dated September 30, 1996 regarding our request for B1 Zoning. We would ask that it be approved. Like you, we would like orderly pleasing growth throughout the county. We appreciate you working with us for the mutual benefit for all of us.

Although we can not change the county zoning ordiance we are willing to place certain Deed Restrictions for businesses that are considered not suitable or of concern to the township, on the property.

Those being NO:

A. *Tavern/Night Clubs*
B. *Public Parking Garages*
C. *Businesses with drive through sale of alochol*
D. *Gas Stations or Dry Cleaners*

If there is any question with any business that would be coming in we would bring it to the township board.

Thank you for your consideration,

Doug

Doug Johnson/Joe Tomaski

OTSEGO COUNTY LAND USE SERVICE
1322 HAYES RD
GAYLORD, MI 49735
PH: 989-731-7400
FAX: 989-731-7419
INSPECTION LINE: 989-731-7401

Otsego COUNTY
ESTABLISHED 1875 MICHIGAN

Paid By:

NORTHBOUND OUTFITTERS -ROYCE, BRIAN

RECEIPT NUMBER

01315914

10/04/2018

Type	Record	Category	Description	Amount
Permit	PZRZ18-004	ADMIN ZONING	REZONE	$ 700.00

Total	**$ 700.00**
Cash	
Check	$ 700.00
Credit	
Transferred	
Tendered	**$ 700.00**
Change	**$ 0.00**
To Overpayment	**$ 0.00**

Expiration of permit:

A permit will remain valid as long as work is progressing and inspections are requested and conducted. A permit will become invalid if the authorized work has not commenced within 6 months of issuance or if the authorized work is suspended or abandoned for a period of 6 months.

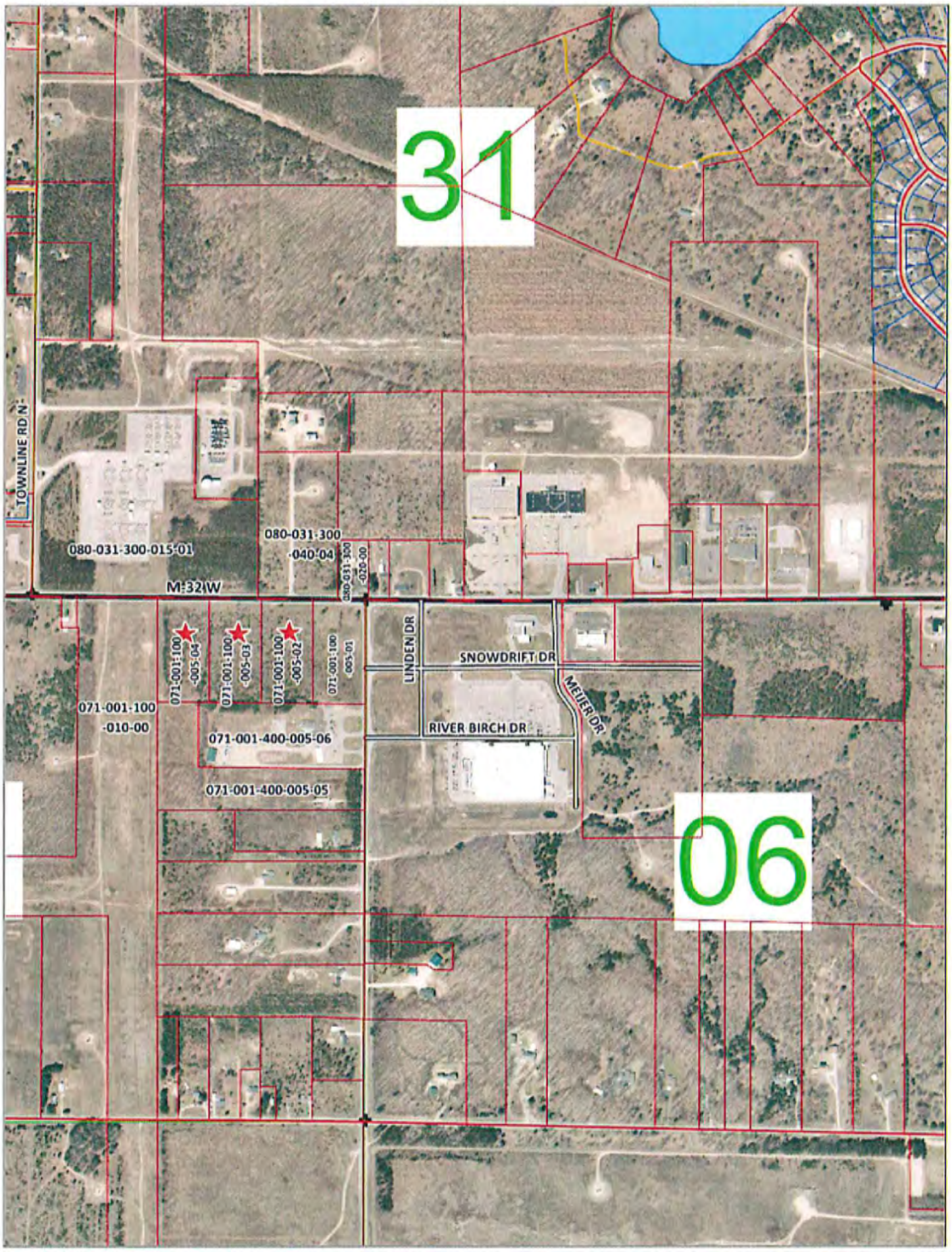
Exhibit 10

PZSU18-008, -009, -010 M-32 WEST 071-001-100-005-02, 071-001-100-005-03, 071-001-100-005-04

OWNERS WITHIN THREE HUNDRED FEET (300')									
Parcel Number	Property Address	Owner	Mailing Address				Record Acres	Zoning Code	Class
071-001-100-005-01		LUBNIK, NICHOLAS & DEBORAH A	5365 ADAM RD	BLOOMFIELD HILL	MI	48304	5.24	402	B1
071-001-100-005-02		THREE M WEST	316 W 2ND	GAYLORD	MI	49735	5.11	402	B1
071-001-100-005-03		THREE M WEST	316 W 2ND	GAYLORD	MI	49735	5.10	402	B1
071-001-100-005-04		S&H PROPERTIES, LLC	PO BOX 189	GAYLORD	MI	49734	5.09	402	B1
071-001-100-010-00		CONSUMERS POWER CO	ONE ENERGY PLAZA	JACKSON	MI	49201	62.58	302	FR
071-001-400-005-05	384 TOWNLINE RD S	GRACE BAPTIST CHURCH OF GAYLORD	PO BOX 177	GAYLORD	MI	49734	10.80	708	FR
071-001-400-005-06	232 TOWNLINE RD S	GRACE BAPTIST CHURCH	PO BOX 177	GAYLORD	MI	49734	10.23	708	FR
080-031-300-015-01	161 TOWNLINE RD N	CONSUMERS ENERGY COMPANY	ONE ENERGY PLAZA	JACKSON	MI	49201-2357	73.71	202	R3
080-031-300-020-00	2622 M-32 WEST	LIFE TABERNACLE UN PENTECOS CH	PO BOX 401	GAYLORD	MI	49734	1.71	702	B1
080-031-300-040-04		MCDONNELL, SOPHIA TRUST	851 ASA GRAY DR	ANN ARBOR	MI	48105	11.11	202	B1

Exhibit 11

PZSU18-008	071-001-100-005-02	M-32 WEST
PZSU18-009	071-001-100-005-03	M-32 WEST
PZSU18-010	071-001-100-005-04	M-32 WEST



071-001-100-005-01
071-001-100-005-02
071-001-100-005-03
071-001-100-005-04
071-001-100-010-00
071-001-400-005-05
071-001-400-005-06
080-031-300-015-01
080-031-300-020-00
080-031-300-040-04

Exhibit 11

OTSEGO COUNTY
PLANNING COMMISSION

PZSU18-008 071-001-100-005-02
PZSU18-009 071-001-100-005-03
PZSU18-010 071-001-100-005-04

Special Use Permit/Site Plan Review

GENERAL FINDING OF FACT

1. This is a proposal to construct storage units. *Exhibit #1, Exhibit #5*

2. The property is located in a B1/Local Business Zoning District with a pending request for rezone to B2/General Business Zoning District. *Exhibit #2*

3. The proposed use is a permitted use subject to special conditions in a B2/General Business Zoning District. *Exhibit #3*

4. The proposed properties are 5.14 acres, 5.16 acres and 5.18 acres for a total of 15.48 acres. *Exhibit #4*

5. The property is currently under the ownership of Three M West Inc & S&H Properties LLC. *Exhibit #4*

6. The owners are being represented by Brian Royce. *Exhibit #6*

7. Addresses will be obtained for the proposed site and buildings. *Exhibit #16*

8. The project will be completed in phases. *Exhibit #5*

9. The Public Hearing Notice was published in the Herald Times on November 2, 2018. *Exhibit #7*

10. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #8, Exhibit #9*

11. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #11*

12. The Planning Commission has the authority to approve a Special Land Use request after review and compliance with the Otsego County Zoning Ordinance. (Section 19.7) *Exhibit #3*

13. The required fees have been collected by Otsego County Land Use Services. *Exhibit #10*

14. Letters from the Otsego County Road Commission, EMS, Fire Department, Sheriff's Department, Soil Conservation District and MDOT will be submitted prior to the public hearing. *Exhibit #14, Exhibit #15, Exhibit #17, Exhibit #18, Exhibit #19, Exhibit #20*

15. The site plan requirements of Article 23 have been reviewed by Otsego County Land Use and all requirements pertaining to the proposed development have been addressed by the Applicant/Representative. *Exhibit #4, Exhibit #5, Exhibit 8, Exhibit #11, Exhibit #13, Exhibit #14...*

OTSEGO COUNTY
PLANNING COMMISSION

PZSU18-008 071-001-100-005-02
PZSU18-009 071-001-100-005-03
PZSU18-010 071-001-100-005-04

Special Use Permit/Site Plan Review

SPECIFIC FINDING OF FACT

FINDINGS UNDER ARTICLE 11/SECTION 11.2

ARTICLE 11 B2 GENERAL BUSINESS DISTRICT

INTENT

The B2 General Business District is designed to provide sites for more diversified business types than the B1 Local Business District and often located so as to serve passer-by-traffic. Tourist services are included as being in character with the District.

SECTION 11.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 19 and only after the review and approval of the site plan by the Planning Commission. [See Article 21 for applicable Specific Requirements for Certain Uses, if any and Article 23 for Site Plan Requirements.]

11.2.1 All uses subject to special conditions in the B1 Local Business District

11.2.2 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage

11.2.3 Rifle or pistol ranges when within a completely enclosed building

11.2.4 Auto repair garages or auto body shop, including wrecker service, provided that outdoor storage of vehicles under repair be confined to the rear yard and screened from view

11.2.5 Car wash

11.2.6 Sales, rental, and service centers for vehicles, watercraft, and/or mobile homes, including new or used automobiles, motor bikes, bicycles, boats, ATV's, campers, snowmobiles, trailers, and motor, mobile, modular, manufactured homes, or farm equipment, provided:

11.2.6.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two (2) streets

11.2.6.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off-street parking lots

11.2.6.3 No sales or display shall occupy any public street or road right-of-way; and further, must be set back at least twenty (20) feet from the front property line

11.2.6.4 The use of a display model for a business office is permissible provided it is connected to sanitary and water facilities and approved by the County Health Department

11.2.7 Hospitals

11.2.8 Commercial outdoor sport and recreational facilities

11.2.9 Flea markets

11.2.10 Mini-storage buildings consisting of separate storage rooms rented or leased by the month

11.2.11 Wireless Telecommunication Towers and Facilities one hundred ninety (190) feet or more in height [Permit criteria includes Article 21.46]

11.2.12 Solid Waste Hauler

11.2.13 WTG Small: Permitted as an accessory use to an allowed Principal Use

11.2.14 Unlisted property uses if authorized under Article 21.44.

11.2.15 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed [Permit criteria includes Article 21.46]

***A Permitted Use Subject to Special Conditions in B2 Zoning District**

Exhibit 13

ARTICLE 20 ACCESS MANAGEMENT REQUIREMENTS

SECTION 20.1 PURPOSE

The purpose of this section is to provide reasonable access to the property owner to all roads within Otsego County while protecting the public health, welfare, safety and aesthetics of the County. All Land in a parcel having a single tax code number or contiguous parcels owned by a person as of the effective date of this Ordinance shall meet the requirements of this Ordinance. The intent of this ordinance is to provide standards, which will preserve the traffic capacity and enhance the safety of the highway by regulating safe and reasonable access, though not always direct access, between public roadways and adjacent land. Access controls provide for orderly growth and development. This in turn will protect the long term viability of existing and new businesses in addition to protecting property values of commercial and residential development along the corridor. It is recognized that existing development may not be able to meet all of the standards contained in this ordinance; Upon expansion or redevelopment, the standards' contained herein shall be applied to the maximum extent possible in conformance with the Otsego County Access Management Map.

The standards of this section are further intended to:

- Minimize traffic conflicts, in order to reduce the frequency of fatal injury and property damage crashes;
- Separate traffic conflict areas by reducing the number of direct access points;
- Provide efficient spacing and size standards between access points and between access points and intersections;
- Establish uniform access standards to ensure fair and equal application;
- Protect the substantial public investment in the roadway system by preserving capacity and avoiding the need for unnecessary and costly reconstruction which disrupts business;
- Require coordinated access among several landowners;
- Ensure reasonable access to properties, though the access may not always be direct access;
- Coordinate local management decisions on development proposals with access permit decisions by the Michigan Department of Transportation (MDOT) and the Otsego County Road Commission, (OCRC).

SECTION 20.2 DEFINITIONS

Road ways are defined according to the following categories:

20.2.1 Local Roads -- Provide direct property access, do not serve through traffic.

20.2.2 Major Collectors -- Serve traffic traveling from Local Roads or Minor Collectors to Arterials; are public thoroughfares with a lesser degree of traffic than Arterials.

20.2.3 Minor Arterials -- Serve as primary routes for travel within and between community sub-areas and augment the Major Arterial system; accessed primarily from the Collector system.

20.2.4 Major Arterials -- Serve as primary routes for travel between areas of principal traffic generation and major urban activity centers, and for trips between non-adjacent areas.

20.2.5 Regional Arterials -- Freeways and principal routes that move traffic and do not provide direct access to land use activities.

20.2.6 Service Roads -- Local roads that parallel an expressway or through street and that provide access to property near the expressway or through street

SECTION 20.3 LOCATION AND SPACING

20.3.1 All State and County public roads shall be subject to and regulated by the standards of this ordinance.

20.3.2 In order to minimize left turn conflicts, new access points shall be aligned with those across the roadway where possible. If alignment is not possible, access points shall be offset a minimum of two hundred fifty-five (255) feet from those on the opposite side of the roadway, measured centerline of access point to centerline of access point. Longer offsets may be required by the Michigan Department of Transportation (MDOT) in accordance with the MDOT Access Management Guidebook.

20.3.3 Where spacing requirements cannot be met for parcels, lots, or building sites having frontage or access on more than one roadway, access shall be provided from the lesser traveled roadway.

20.3.4 In the case of expansion, alteration, change of use or redesign of an existing development where existing access points do not comply with the guidelines set forth herein, the closing, relocation, or redesign of the access point may he required.

20.3.5 Driveway profile shall be designed and constructed according to Michigan Department of Transportation (MDOT) and Otsego County Road Commission (OCRC) standards.

20.3.6 Land access is permitted based on driveway spacing, stopping distance, and land use type.

Driveway Spacing and corner clearance requirements shall be PER MDOT MANUAL

SECTION 20.4 SIGHT DISTANCE

Minimum intersection sight distance shall be ten (10) times the vehicular speed of the road PERMDOT MANUAL

SECTION 20.5 ACCESS

All developments shall have reasonable access to a county or public roadway. Access onto any roadway shall be permitted only upon issuance of an access permit by the MDOT or OCRC in compliance with the site review planning process.

20.5.1 Interconnections of Parking Areas

20.5.1.1 Parking areas shall be designed to facilitate interconnection of parking lots

20.5.1.2 Shared parking is encouraged. Shared parking shall he permitted a reduction in required parking spaces if peak parking demand periods at interconnected developments do not occur at the same time.

20.5.1.3 Shared driveways, cross access driveways, interconnected parking, and private roads constructed to provide access to properties internal to a subdivision shall be recorded as an easement and shall constitute a covenant running with the land; Operating and maintenance agreements for these facilities shall be recorded with the deed.

SECTION 20.6 ROAD STANDARDS

20.6.1 All roads proposed to be of public ownership shall conform to the county road standards

20.6.2 All proposed curve radii shall be designed to county road standards for truck turning requirements.

*Access: Conditional Approval

FINDINGS UNDER SECTION 21.10

Section 21.10
Fences
Amended .2018

Section 21.10.01
Permit Required
A Fence Permit shall not be required when all applicable sections and regulations of this ordinance have been met.

Section 21.10.02
Fence Regulations:

Section 21.10.02.01	A fence in the Front Yard shall not exceed a height of 3.5 feet and be of a see through design and material that does not obscure the vision of drivers of vehicles at any driveway entrance or exit, street intersection or other pedestrian property access point.
Section 21.10.02.02	A fence along any side lot line may extend to the front property line except that it shall not exceed a height of 3.5 feet from the front property line back 25 feet and shall be of a see through design and material that does not obscure the vision of drivers of vehicles at any driveway entrance or exit, street intersection or other pedestrian or vehicle property access point.
Section 21.10.02.03	A fence in the Side and Rear Yards cannot exceed a height of 7.0 feet except as noted in Section 21.10.02.01.
Section 21.10.02.04	A fence may be located at or along an adjoining property line. Adequate space shall be allotted to permit access for maintenance without trespass.
Section 21.10.02.05	A fence in any platted subdivision, residential development or residential zoning district shall not contain barbed wire or be electrified.
Section 21.10.02.06	A fence must be structurally sound and kept in good repair. There should be no evidence of deterioration, damaged or collapsing pieces.
Section 21.10.02.07	Comply with Section 21.10.03 and Section 21.10.04.

Exhibit 13

Section 21.10.03
Fences-Maximum Heights
Fences designed to enclose property in any district shall be subject to the following table of regulations:

Yards	Height
Front of site, parallel with the principal roadway	3.5 ft.
Rear	7.0 ft.
Side Side with front yard setbacks of 25 ft.	7.0 ft. 3.5 ft.
Game Preserves	Special Use Permit Required
Junk Yard	8.0 ft.
Recycling Facility	8.0 ft.

Section 21.10.04
Fences-Swimming Pools, Hot Tubs, Spas
Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception:
Spas or hot tubs with a safety cover than complies with ASTM F1346 shall be exempt from the provisions of the section.
Note:
ASTM F1346 requires fastening the safety cover to the hot tub or spa via key locks, combination locks or similar devices that will keep the cover in place; testing to demonstrate that the cover can support a minimum required weight; limitations on openings in the cover; and minimum installation requirements.

***Fencing: Decorative fencing to be installed along roadway / Conditional Approval**

FINDINGS UNDER SECTION 21.18

SECTION 21.18 LANDSCAPING
21.18.1 PURPOSE

The purpose of this section is: to protect and enhance property values, economic welfare and community attractiveness; to provide beneficial climatic impacts by cleaning the air and providing shade; to protect health, safety and welfare by reducing air and water borne pollutants, flooding and noise; to mitigate adverse effects of sighting different uses near one another through buffering; to facilitate preservation of existing valuable trees and other vegetative cover; to provide wildlife habitat and environmental standards within developed areas; to protect privacy.

21.18.2 General Performance Standards:

This, Section 21.18 Landscaping, requirements shall not apply to single family residences located on individual lots. The Section shall apply to residential plats and site condominiums.

All areas not covered by buildings, parking or other structures shall be treated with landscape materials including street trees, shrubs and groundcovers consistent with these provisions. The selected combination of plant materials shall be a harmonious combination of deciduous and evergreen trees, shrubs, vines and/or ground covers so arranged to present an aesthetically pleasing whole.

21.18.2.1 Landscape Materials:

All landscape materials planted pursuant to the provisions of this section shall be healthy and compatible with the local climate, site soil characteristics, drainage and available water supply.

Trees and shrubs should be at least, at the time of planting, the sizes as outlined in this section and shall be consistent with the current American Standard for Nursery Stock as set forth from time to time by the American Association of Nurserymen.

Deciduous trees shall be not less than one and one-half (1 ½) inches in diameter for single family residential uses and two and one-half (2 ½) inches in diameter for other uses.

Coniferous trees should be at least six (6) feet in height. Shrubs shall be of a size generally known in the nursery industry as requiring at least a five (5) gallon container.

All planting beds constructed pursuant to Sections 21.18.2, 21.18.5 and 21.18.6 shall be mulched with mulch cover at least three (3) inches deep to retain moisture around roots.

Trees shall be planted on the project sites so as to allow for their desired mature growth.

Access to or view of fire hydrants shall not be obstructed from any side.

Plantings shall be designed so as to not conflict with power lines or impede fire safety services.

21.18.2.2 Irrigation & Maintenance Performance Standards:

All uses with the exception of single family residential, which are landscaped with live plants, pursuant to this Section shall be equipped with a watering system which will provide sufficient water to maintain plants in a healthy condition.

21.18.2.2.1 Whenever the landscaped area required by Sections 21.18.3, 21.18.5 and 21.18.6 is two thousand (2,000) square feet or more of living plants whether or not the plants are contiguous, the site shall have a permanent irrigation system capable of meeting the typical watering requirements of all the plant materials on site.

21.18.2.2.2 Whenever there is less than two thousand (2,000) square feet of landscaped area required by Sections 21.18.3, 21.18.5 and 21.18.6 on a site, there should be at least one reliable water source available during the growing season. The hose bib or other water source shall be within fifty (50) feet from a border of the plants.

21.18.2.2.3 All irrigation systems shall be maintained in good working condition.

21.18.2.2.4 Irrigation requirements may be adjusted in part or in whole by the Zoning Administrator for landscape areas having established healthy plant material, or where irrigation is deemed unnecessary for plant health and survival.

All plants required by this Section shall be maintained in a live and healthy state. Dead or unsalvageable unhealthy plants shall be replaced with the size and type of plants required on the site development plan and by this Section. Plant materials including grasses and herbaceous plants uses on berms, along road sides, etc. shall be routinely maintained during growing seasons. When growing in close proximity to residential land uses, grasses and common weeds shall be maintained at a height of ten (10) inches or less.

All fences, walls and similar structures shall be maintained in good condition. Chipped paint, missing fence pieces, leaning or fallen portions of a fence or other forms of deterioration shall immediately be replaced or repaired.

Replacement of plants may be delayed whenever the Zoning Administrator determines that extenuating circumstances beyond the owner's control prevent the immediate replacement of the dead or unhealthy plants within a time established by the Zoning Administrator. In any event, the dead or salvageable plants shall be replaced within nine (9) months of the time the plants are clearly dead.

21.18.2.3 Existing Vegetation:

If there is no practical alternative in terms of sighting buildings and other development, trees and other plants may be removed.

Significant shrubs, grasses and trees are to be preserved within areas not required for development.

Healthy, younger mature plants shall be preserved which would normally succeed older plants.

Natural vegetation shall be preserved within areas below an ordinary high water mark of a lake, stream or other water body.

Existing vegetation to be preserved shall be protected during construction with barriers as required and approved by the Zoning Administrator.

The application of landscape standards within this Ordinance may be adjusted in part or in whole by the Zoning Administrator to allow credit for established healthy plant material to be retained on or adjacent to the site if such an adjustment is consistent with the intent of this Ordinance.

21.18.2.4 Berms constructed pursuant to Section 21.18.3 shall be constructed with slopes not to exceed one to three (1:3) gradient with side slopes designed and planted to prevent erosion, and with a rounded surface a minimum of two (2) feet in width at the highest point of the berm, extending the length of the berm. Berm slopes shall be protected with sod, seed, shrubs or other form of natural ground cover.

21.18.3 Buffer Yards:

Buffer yards shall be constructed to mitigate problems associated with traffic, noise, vibration, odor, glare, dust, smoke, pollution, water vapor, conflicting land uses and density, height, mass, layout of adjacent uses, loss of privacy, unsightly views and other potentially negative effects of development. Buffering may be achieved using landscape, building fences and berm or a combination of the above techniques.

Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Buffer yards shall not be located on any portion of an existing or dedicated public or Private Street or right-of-way.

Tables I and II shall be used to determine buffer yard dimensions and plant materials specifications. Table I is used to determine the type of Buffer yard (A, B, C, D, E, EX, or NA) which will be required between districts or users. Once the type of Buffer yard is obtained, Table II outlines the plant material specifications for alternative widths and specifications and treatments (walls, berms, etc.) of buffer yard. Each property line should be analyzed independently to determine the appropriate buffer yard required.

The buffer yard tables are to be considered minimum standards. Increased landscaping requirements may be imposed by the Zoning Administrator or the Planning Commission if it is determined any of the following conditions exist.

The type of required buffer yard will not sufficiently mitigate noise, glare, fumes, smoke, dust or unsightly views within the site.

The scale of the project in regard to mass and height indicates the need for a buffer yard developed specifically for the project.

The proposed use is next to an existing sensitive use such as a school, church or residential area.

21.18.4 Roadside Greenbelt Buffers:

Unless as otherwise required by Section 21.18.3, required front yards shall be landscaped with a minimum of one (1) tree, not less than one and one-half (1½) inches in diameter for single family residential uses and two and one half (2½) inches in diameter of other use, for each one thousand (1000) square feet, or major portion thereof, of front yard abutting a road right-of-way. The remainder of the greenbelt shall be landscaped provided however, rock or other inorganic ground cover shall not exceed twenty (20) percent of the yard area.

Access ways from public rights-of-way through required landscaped strips shall be permitted but such access ways shall not be subtracted from the square foot dimension used to determine the minimum number of trees required.

21.18.5 Screening of Unsightly Areas:

Unsightly areas, including but not limited to outside storage areas, utility boxes and open areas where machinery or vehicles are stored or repaired, shall be screened from public sidewalks, streets and other areas from which the property is visible. Such screening shall not be located as to interfere with required maintenance activities of utility boxes.

Whenever plants are used as a screen, they should provide an effective opaque screen within three (3) years of the time they are planted.

The materials and colors of the screen should blend with the site and the surroundings.

21.18.6 Parking Lot Screening:

Unless otherwise required by Section 21.18.3 or 21.18.4, a no-building buffer strip not less than ten (10) feet wide shall be required on the perimeter of all parking lots containing twenty-seven hundred (2,700) square feet or more of parking area where not adjacent to buildings. Said buffer strip shall be used for landscaping, screening or drainage as required herein.

Landscaping design standards:

21.18.6.1 Any required planting strip shall be a minimum of ten (10) feet in width.

21.18.6.2 One (1) street tree shall be planted adjacent to the public right-of-way for each twenty-four (24) lineal feet of frontage. (This requirement shall not duplicate the requirements of Sections 21.18.4 or 21.18.3.)

21.18.6.3 Where screens of non-living material are used, at least one (1) shrub or vine shall be planted on the right-of-way or property line side for each ten (10) lineal feet of screen or fraction thereof.

21.18.6.4 Parking lots with more than two (2) parking aisles shall require landscaped areas of at least ten (10) square feet of interior landscaping for each parking space, interior being defined as the area within the perimeter of the paved surface.

21.18.6.4.1 Landscaped areas shall be a minimum of seventy-five (75) square feet with a minimum dimension of ten (10) feet. Interior landscape areas shall be designed so as to cause minimum interference with snow removal. Each interior landscape area shall include one (1) or more canopy trees based on the provision of one (1) tree per each one hundred (100) square feet of interior landscape area.

***Buffer Yard Required / Landscaping: Existing trees as buffer along south property line – Landscaped buffer between right of way and parking - Conditional Approval**

21.18 TABLE I : Planting Buffer Yard

Boundary Zoning District →		R-1	R-2	R-3		RR	FR	AR		B-1	B-2	B-3		MUZ MAIN STREET	MUZ TOWN CENTER		HIGHWAY INTERCHANGE	I INDUSTRIAL
Proposed Development Zoning District																		
R-1		N																
R-2		B	N															
R-3		C	B	N														
RR		C	C	B		N												
FR		C	C	B		B	N											
AR		C	C	C		C	C	N										
B-1		B	B	B		B	B	B		N								
B-2		C	C	B		C	C	C		B	N							
B-3		C	C	C		C	C	C		B	B	N						
MUZ – MAIN STREET		A	A	A		B	C	C		A	A	B		N				
MUZ – TOWN CENTER		A	A	A		B	C	C		A	A	C		A	N			
HIGHWAY INTERCHANGE		C	C	C		C	C	C		B	B	B		B	C		N	
I - INDUSTRIAL		E	E	E		E	D	D		D	C	C		E	E		C	N

Key: N= No buffer yard required /See TABLE II

Exhibit 14

TABLE II STANDARD PLANT MATERIAL REQUIREMENTS							
Plant Material Requirements				Vegetation Types			
Type	Plant Material Reductions with: 6' Wall	3' Berm	Buffer Width	Canopy Trees	Flowering Trees or Large Shrubs	Shrubs	Evergreens & Conifers
A	.50	.75					
			10'	1	1	4	
			15' or more	1	1	3	
B	.50	.75					
			10'	3	3	6	2
			15' or more	2	2	5	1
C	.65	.80					
			10'	4	3	19	4
			15'	3	2	15	3
			20'	2	2	15	1
			25'	3	2	15	1
			30'	3	2	15	2
			35'	3	2	15	2
			40'	3	2	15	3
D	.75	.85					
			15'	1	4	32	1
			20'	2	4	30	1
			25'	3	4	30	1
			30'	3	5	30	2
			35'	3	5	30	2
			40'	3	5	30	3
			45'	4	6	30	4
E	NA	NA					
			20'	2	4	38	1
			25'	3	4	38	1
			30'	3	5	38	2
			35'	3	5	38	2
			40'	3	5	38	3
			45' or more	5	6	30	4

Exhibit 14

FINDINGS UNDER SECTION 21.19

SECTION 21.19 LIGHTING, OUTDOOR

Outdoor light fixtures are electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include search, spot and flood lights for buildings and structures, recreation areas, parking lot lighting, landscape lighting, billboards and other signs (advertising or other), street lighting, product display area lighting, building overhangs and open canopies.

All outdoor lighting fixtures including pole mounted or building mounted yard lights, dock lights, and shoreline lights other than decorative residential lighting such as low level lawn lights, shall be subject to the following regulations:

21.19.1 Lighting shall be designed and constructed in such a manner:

21.19.1.1 To insure that direct or directly reflected light is confined to the area needing it and that it is not directed off the property,

21.19.1.2 That all light sources and light lenses are shielded,

21.19.1.3 That any light sources or light lenses are not directly visible from beyond the boundary of the site,

21.19.1.4 That light from any illuminated source shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas.

21.19.2 Lighting fixtures shall be a down-type having one hundred (100) percent cut off. The light rays may not be emitted by the installed fixture at angles above the horizontal plane, as may be certified by photometric test. A United States flag, Michigan flag or a flag of a veteran's organization chartered by the United States Government shall be allowed to have light illuminating them from below

21.19.3 There shall be no blinking, flashing, or fluttering lighting, including changes in light intensity, brightness or color, except that lights may be controlled by a dimmer which can be periodically adjusted for conditions and signs as allowed in 21.38.2.1. Beacon lights are not permitted except where required by law.

21.19.4 No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

21.19.5 Decorative lights during holiday seasons shall be allowed.

21.19.6 Modification of these outdoor lighting standards may be permitted by the Zoning Board of Appeals for temporary uses of not more than ten (10) days per year, following these provisions as closely as possible.

***Lighting: Conditional Approval**

FINDINGS UNDER SECTION 21.27

SECTION 21.27 PARKING

There shall be provided in all districts at the time of erection or enlargement of any main building or structure or use, automobile off-street parking space with adequate access to all spaces.

21.27.1 Off-street parking for other than residential uses shall be either on the same lot or within four hundred (400) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.

21.27.2 Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

21.27.3 In the instance of dual function of off-street parking spaces where operating hours of uses do not overlap, the Zoning Board of Appeals may grant an exception by reducing the total number of spaces required.

21.27.4 The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited on required off-street parking lots.

21.27.5 Residential off-street parking spaces shall consist of a driveway, parking strip, parking bay, garage, carport, or combination thereof.

21.27.6 The parking or storage of any commercial motor vehicle shall be prohibited in any R1, R2 or RR District, or in any residential area with lots of twenty thousand (20,000) square feet or less. (See definition of COMMERCIAL MOTOR VEHICLE.)

21.27.7 For the purpose of computing the number of parking spaces required, the definition of FLOOR AREA, USABLE shall govern.

21.27.8 For those uses not specifically mentioned in the Off-street Parking Schedule, requirements for off-street parking facilities shall be in accord with a use which the Board of Appeals considers as being similar in type.

21.27.9 Entrance drives to the property and off-street parking area shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from the boundary of a different Zoning District. A greater distance may be required by the Planning Commission if the lesser would cause a traffic issue.

21.27.10 Off-street Parking Schedule

The minimum number of off-street parking spaces required by use shall be in accordance with the following schedule:

MINIMUM PARKING SPACES REQUIRED

LAND USE	PER UNIT OF MEASURE
Commercial	
Planned Shopping Center	1 per 200 sq. ft. of usable floor area
Auto Wash-Automatic	5 per wash stall plus 1 per employee
Auto Wash-Automatic-Drive-in	1 for each 2 employees
Auto Wash-Self Service	1 per employee
Barber or Beauty Shop	1 per employee plus 1 per service chair
Dance Hall, Rinks or Assembly Building (no fixed seats)	1 per 3 persons at maximum capacity
Drive-in Business	1 per employee plus drive-in stalls and/or lanes to serve patrons
...	
Retail Groceries	1 per 150 sq. ft. of usable floor area
Other Retail Stores	1 per 150 sq. ft. of usable floor area
Self-Storage Rental Units	1 per 10 units
Personal Service Establishments	1 per 100 sq. ft. usable floor area not otherwise specified
Museums	1 per 150 sq. ft. of usable floor area
Rental Shops	1 per 200 sq. ft. of usable floor area in addition to a loading and unloading area; and a vehicle turnaround drop-off area
Rifle or Pistol Range	2 per range plus 1 per employee

***Parking: Requirements met**

Exhibit 14

FINDINGS UNDER SECTION 21.38

SECTION 21.38 SIGNS AND BILLBOARDS

Any publicly displayed sign, symbol or notice on premises to indicate the name of the occupant, to advertise the business there transacted, or directing to some other locale, shall be regulated as follows, and shall require permits in accordance with the terms of the County Building Code:

21.38.1 Signs Permitted

21.38.1.1 Name Plates in All Districts Residential, business or industrial name plates which are not illuminated and do not exceed a total area of two (2) square feet, may be permitted in any district, and may be permitted in addition to any other legal sign.

21.38.1.2 Accessory Signs in R1, R2, R3, RR, FR and AR Districts One (1) sign not to exceed fifteen (15) square feet may be permitted for uses other than dwelling units, in R1, R2, R3, and RR Districts. In the FR and AR Districts, one (1) sign not to exceed thirty-two (32) square feet in area and measuring not more than four (4) feet by eight (8) feet shall be permitted.

21.38.1.3 Accessory Signs in B, HX and I Districts

A. Signs for Single Business: A single business on one (1) lot or combination of lots in the B1, B2, B3, I and/or HX District may install accessory signs in accordance with the following regulations:

1. Accessory Signs in B1, B2, B3, HX and/or I Districts may be permitted at the rate of two (2) per use, except that at least one (1) sign shall be affixed to or be within two (2) feet of and be parallel with the wall of the main building. One (1) sign may be a freestanding or pylon sign.

2. Signs mounted on and parallel with the wall of the main building shall not exceed a total area of two and one half (2½) feet times the length of the mounting wall.

3. Freestanding signs intended for local or passerby traffic shall not exceed a height of twelve (12) feet measured from the average grade at the base of the sign to the top of the sign. No freestanding sign shall exceed an area of thirty-two (32) square feet, and no such sign shall be longer than three (3) times its width.

4. Pylon signs, designed and intended to attract traffic from a major expressway or highway, are approved but shall not exceed a height of thirty-five (35) feet and must be constructed and mounted by approval methods set forth in the State Construction Code provided they meet the Airport Zoning Ordinance standards.

B. Signs for Shopping Centers, Shopping Centers, Commercial Developments or two (2) or more stores, offices, research or manufacturing facilities, or retail developments with multiple stores or Commercial PUDs or retail stores with an area over one hundred thousand (100,000) square feet or other Commercial Developments requiring Special Use Approval which have common off street Parking and/or entrance, may install accessory signs in accordance with the following regulations:

1. Signs which direct traffic movement within a property, and which do not exceed four (4) square feet in area for each sign are permitted.

2. One (1) free-standing identification sign for each street that the development faces.

   a. The free standing sign shall state only the name of the Shopping Center or multiple use development and Tenants located therein.

   b. No freestanding sign face shall exceed an area of one hundred (100) square feet.

   c. Freestanding signs shall not exceed a height of twenty five (25) feet measured from the average grade at the base of the sign to the top of the sign face. The structure supporting the sign shall not exceed a height of thirty (30) feet measured from the average grade at the base of the structure. The height shall not exceed three (3) times the width.

   d. Tenants of the shopping center or the owner of outlots included within the development plan or PUD shall not be permitted individual free standing signs, except gas stations as noted below.

3. Businesses within the development or PUD shall be permitted exterior wall signs; the total area of the exterior wall signs shall not exceed twenty percent (20%) of the area of the largest wall.

4. All businesses may display window signs in ground level windows in addition to any wall signs. Window signs shall not cover more than twenty percent (20%) of the total window area.

5. An automobile service station located on an outlot or on an individual lot within the development or PUD may have one (1) free standing sign in addition to the free standing sign utilized for the development. The free standing sign shall be for the purpose of advertising gasoline prices and other services provided on the premises. The service station sign shall comply with the regulations for a single business on its own lot as noted in Section 21.38.1.3(A) above.

Exhibit 14

21.38.1.4 Non Accessory Signs and Billboards

Billboards, poster boards, and non-accessory signs may be permitted in B2, B3, & I Districts provided the area of the sign does not exceed an area of two hundred (200) square feet in B2 & B3 Districts and three hundred (300) square feet in I Districts. A non-accessory sign or billboard shall not measure longer than three (3) times its width.

Signs that come under the jurisdiction of P.A. 106 of 1972 are under the jurisdiction of the Township, if the Township has adopted a sign ordinance.

21.38.1.5 Sign Lighting (also see SECTION 21.19 LIGHTING, OUTDOOR)

Signs internally illuminated or with a light emanating surface are allowed only in the RR, FR, AR, B1, B2, B3, I, HX, MUZ-Main Street and MUZ-Town Center Districts provided they meet the other requirements of this ordinance and are setback a minimum of ten (10) feet from all road right-of-ways and seventy-five (75) feet from any other property line.

Signs internally illuminated or if sign has a light emanating surface, all light sources and reflecting surfaces immediately adjacent to the light source shall be shielded from view. Sign luminance level, beginning one (1) hour after sunrise and continuing until one (1) hour before sunset, shall not be greater than three thousand (3,000) nits, nor greater than one hundred (100) nits at all other times.

Signs externally illuminated, the light on the proposed sign shall be mounted on the top of the sign, shall be directed downward onto the sign and shall be shielded so as to prevent rays of light from being directed into the sky or onto any portion of a street, road, highway or adjacent properties. Illumination shall be limited such that reflected luminance does not exceed one hundred (100) nits per square meter.

21.38.2 Signs Prohibited

21.38.2.1 Signs containing flashing, intermittent or moving lights. (A sign with messages or images accomplished by instantaneous re-pixilation NOT more often than one (1) time in any sixty (60) seconds shall NOT be considered flashing, intermittent or moving and shall be ALLOWED.)

21.38.2.2 Signs with moving or revolving parts.

21.38.2.3 Signs affixed to trees, rocks, shrubs or similar natural features.

21.38.2.4 Signs insecurely fixed, unclear, in need of repair, or signs which imitate official traffic signals or traffic control signs or devices.

21.38.2.5 Signs utilizing vehicles, trucks, vans, or other wheeled devices, unless such signs are used for periods of less than seven (7) consecutive days in any ninety (90) day period, or unless such

signs have been approved by the Planning Commission as meeting a special purpose, need and/or as being appropriate for the particular use.

21.38.2.6 Advertising devices such as banners, balloons, flags, pennants, pinwheels, searchlights or other devices with similar characteristics, except when used temporarily for periods not to exceed seven (7) days within any ninety (90) day period.

21.38.2.7 Signs which overhang or extend into a dedicated public right-of-way, without the written consent of the government unit having jurisdiction.

21.38.3 Signs Not Requiring a Zoning Permit

21.38.3.1 Name Plates not to exceed two (2) square feet.

21.38.3.2 Existing signs may be changed or altered so long as none of the provisions of the Zoning Ordinance are violated.

21.38.3.3 Bulletin Boards that do not exceed fifteen (15) square feet for churches, public and semi-public institutions, and/or schools.

21.38.3.4 Signs that have been approved in conjunction with a valid zoning permit for any principal use or use as detailed in a plot plan or site plan.

21.38.3.5 Street name signs and other signs established by state, county, or township units of government when necessary for giving proper directions or otherwise safeguarding the public in any district.

21.38.3.6 Non-advertising signs erected by any organization, person, firm, or corporation that are needed to warn the public of dangerous conditions and unusual hazards including: caving ground, drop-offs, high voltage, fire danger, explosives, severe visibility limits, etc., in any district.

Exhibit 14

21.38.3.7 Temporary signs not exceeding ten (10) square feet advertising a premises being for rent, for lease, and/or for sale in any district. All such signs shall be removed within fourteen (14) days of the consummated lease or sale of the premises.

21.38.3.8 Accessory signs on farms advertising stock, produce and other farm products produced on the premises, provided the area of sign does not exceed thirty-two (32) square feet.

21.38.3.9 Accessory directional signs each not to exceed two (2) square feet in area on buildings, such as but not necessarily limited to: entrance, exit, loading dock, low clearance, garage, office, warehouse, boiler room, service, and the like.

21.38.3.10 Up to two (2) accessory property directional signs each not to exceed two (2) square feet in area, identifying or directing to the following: entrance, exit, visitors parking, no parking, other traffic flow directions, and similar functional signs.

It is intended that accessory property directional signs be included on the site plan for approval as to location and number by the Planning Commission.

21.38.4 Placement of Signs and Setbacks, Signs in any zoning district must be placed at least ten (10) feet back from any right-of-way or lot-line.

21.38.5 Off Premises Directory Sign – Private, Where a business use or tourist service facility is not located directly on a major tourist route, but is dependent upon passerby traffic for support, one (1) off the premises directory sign located on a County maintained road may be permitted in business or non-business districts, on each road or link or segment of road that affords access to the use, but entails a major change in the direction of travel.

Off premises directory signs shall not exceed an area of fifteen (15) square feet. Community directional signs serving more than one (1) use may be permitted to a maximum size of thirty-two (32) square feet.

21.38.6 Sign Variances, In order to provide relief for reasons of practical difficulty and to allow greater flexibility in property and use signing, the Zoning Board of Appeals may, after a public hearing, permit signs that:

21.38.6.1 Exceed the maximum number of signs permitted when there is more than one (1) bordering street to serve the use.

21.38.6.2 Exceed the maximum sign area for reasons of unusual setback, cooperative sign use (joint use or community type advertising), large site area, and/or natural feature limitations to attaining reasonable signing of the use.

21.38.6.3 Revolve, provided it can be demonstrated that a stationary sign would not afford reasonable notice to the use.

21.38.6.4 Have intermittent lighting in order to construct a public service time and temperature sign in those instances where the applicant can demonstrate a need or show community desire for such a sign service.

21.38.6.5 Exceed the maximum height in those instances where a taller sign is necessary to overcome natural conditions (topography, vegetation, etc.).

In granting sign variances, the Zoning Board of Appeals shall consider the impact of each sign on adjoining residential districts, scenic views, out of character skyline intrusions, and obstructions to signs or uses on adjoining properties. Also the purpose of the sign and its applicability to uses that serve tourists or passerby motorists shall be considered in granting or denying a sign exception.

***Signage: Conditional Approval**

FINDINGS UNDER SECTION 21.42

SECTION 21.42 TRASH RECEPTACLES/DUMPSTERS

21.42.1 Residential Trash Receptacles shall be placed at curbside no earlier than twenty-four (24) hours from the scheduled pick-up day. Any trash receptacle placed at curb side shall be removed from curb side no later than twenty-four (24) hours after the scheduled pick-up day.

21.42.2 Commercial Trash Receptacles / Dumpsters may be placed upon a parcel of land in such a manner to facilitate loading and unloading. They may be placed no closer than ten (10) feet to any adjoining property. All Trash Receptacles shall be properly maintained with working lids and the lids shall be maintained in a closed position.

21.42.2.1 During the site plan review process the Planning Commission or Zoning Administrator may require Commercial Businesses abutting land zoned Residential (R1, R2, R3, RR) or existing residential development in other zoning districts (HX) to maintain a greater setback than ten (10) feet but in no case shall the required setback be greater than twenty five (25) feet.

21.42.3 Temporary Commercial Construction Dumpsters are exempt from these regulations.

21.42.4 Trash Receptacles / Dumpsters meeting the requirements of Sections 21.42.1, 21.42.2 & 21.42.3 shall not be considered unsightly areas as covered in Section 21.18.5.

*Trash Receptacle: No trash receptacle planned

FINDINGS UNDER SECTION 21.43

SECTION 21.43 UNDERGROUND UTILITY WIRES

Within the area of a plat or site plan, all distribution lines for electric, communications or similar associated services shall be placed underground. Those electric and communication facilities placed in dedicated public ways shall be installed so as not to conflict with other underground utilities. All communication and electric facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission. All underground utility installations which traverse privately-owned property shall be protected by easements granted by the owner of such property.

The Planning Commission may, by resolution, waive or modify any of the above requirements for underground line installations with respect to a particular plat or site plan when the strict application of the above requirements would result in unnecessary hardship. Prior to any such waiver or modification, a public hearing regarding the proposal shall be held by the Planning Commission.

*Utilities: Conditional Approval

FINDINGS UNDER ARTICLE 19 / PERMITTED USES SUBJECT TO SPECIAL CONDITIONS:

19.7.1 The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
HAS – HAS NOT BEEN MET

19.7.2 The proposed special land use will not 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.
HAS – HAS NOT BEEN MET

19.7.3 The proposed special land use will not 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.
HAS – HAS NOT BEEN MET

19.7.4 The proposed special land used will be designed, constructed, operated and maintained so as not to diminish the opportunity for the surrounding properties to be used and developed as zoned.
HAS – HAS NOT BEEN MET

19.7.5 The proposed special land use will not place demands on fire, police or other public resources in excess of current capacity.
HAS – HAS NOT BEEN MET

19.7.6 The proposed special land use will be adequately served by public or private streets, water and sewer facilities and refuse collection and disposal services.
HAS – HAS NOT BEEN MET

19.7.7 If the proposed special land use includes more than fifteen thousand (15,000) square feet of impervious surface, then the storm water management system employed by the use shall (i) preserve the natural drainage characteristics of the site and enhance the aesthetics of the site to the extent possible, (ii) employ storm water disposal through evaporation and infiltration when reasonably possible, (iii) shall not discharge storm water directly to wetlands or surface waters unless there is no other prudent or reasonably feasible means of discharge, (iv) shall not serve to increase the quantity no rate of discharge leaving the property based on 25-year storm criteria, (v) shall be designed using Best Management Practices identified by the DNR or its successor agency, and (vi) shall identify the party responsible for maintenance of the storm water management system.
HAS – HAS NOT BEEN MET

19.7.8 The proposed special land use complies with all specific standards required under this Ordinance applicable to it.
HAS – HAS NOT BEEN MET

SECTION 19.8 - CONDITIONS

The Planning Commission may attach reasonable conditions to the approval of a special use permit. These conditions may include those necessary to insure that public services and facilities affected by a proposed special land use will be capable of accommodating increased service and facility loads caused by the special land use, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land and to promote the use of land in a socially and economically desirable manner. Any conditions imposed, however, shall meet all the following requirements.

19.8.1 Be designed to protect natural resources, the health, safety and welfare and the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed special land use and the community as a whole.

19.8.2 Be related to the valid exercise of the police power and purposes which are affected by the proposed special land use.

19.8.3 Be necessary to meet the intent and purpose of the zoning ordinance, be rated to the standards established in the ordinance for the special land use under consideration and be necessary to insure compliance with those standards.

Exhibit 14

Otsego County Six Year Capital Improvement Plan - Appendix A

Project Name	Agency	Project Type	Funding Source(s)	Estimated Cost	P.C. Priority	2019	2020	2021	2022	2023	2024
Gaylord Regional Airport Box Hangar	Otsego County	New Construction	Federal 91%; State 4.5%; Local 4.5% (Airport Capital Projects Fund)	$660,000			$ 660,000				
Gaylord Regional Airport Rehabilitate Runway 9-27	Otsego County	New Construction	Federal 90%; State 5.0%; Local 5.0% (Airport Capital Projects Fund)	$5,250,000						$5,250,000	
Iron Belle Trail Downtown Gaylord Trailhead	Otsego County	New Construction	State 96%; Local 4% (Capital Improvement Fund)	$732,180		$ 732,180					
Otsego Lake Outlet Structure Replacement	Otsego County	New Construction	TBD	$200,000		$ 200,000					
Otsego County Jail	Otsego County	New Construction	TBD	$7,800,000						$ 7,800,000	
Heatherton Road Project	OC Road Commission	Major Renovation	Federal 40%; Local 60%	$922,000		$ 922,000					
Krys Road Small Urban Road Project	OC Road Commission	Major Renovation	Federal 73%; Local 27%	$516,416		$ 516,416					
Marlette Road From Sherman Road To Fantasy Drive Project	OC Road Commission	Major Renovation	Federal 53%; Local 47%	$704,555			$ 704,555				
Krys Road Resurfacing Project	OC Road Commission	Major Renovation	Federal 80%; Local 20%	$450,000				$ 450,000			
Marlette Road From Old 27 To Sherman Road Project	OC Road Commission	Major Renovation	Federal 50%; Local 50%	$756,000					$ 756,000		
Murner Road Project	OC Road Commission	Major Renovation	Federal 63%; Local 37%	$595,000					$ 595,000		
Wilkinson Road Project	OC Road Commission	Major Renovation	Federal 80%; Local 20%	$1,515,000							$1,515,000
Groen Nature Preserve Entrance	Otsego County	Major Renovation	Local 100% (Groen Foundation)	$300,000		$ 300,000					
			Total Costs:	$20,401,151		$ 2,670,596	$ 1,364,555	$ 450,000	$ 1,351,000	$ 13,050,000	$ 1,515,000

REMINDER:	It is encouraged that all Planning Commission members participate in committees for input from all areas of Otsego County			
		Adopted:		
	2019 OBJECTIVE LIST			
OBJECTIVE	**INTENT**	**COMMENTS**		**COMPLETED**
IN PROCESS: Wireless Communications/ Section 21.46/Article 6 R3 Zoning District	Possible amendments to height and lot size for towers/R3 Zoning District	Committee / Volunteers: Mr. Arndt, Mr. Hartmann, Mr. Brown, Mr. Hilgendorf, Mrs. Jarecki		Committee meeting - 9.28.18 - Sent to Twps - 10.1.2018
0. Administrative and Enforcement/ Article 25	Penalty Fee increase from $50 to $170 per enforcement occurence	To go before the Finance Committee in December		
1. Non-Conforming Structures/Section 21.26	Language developed to insure property owners the ability to reconstruct their residence in the event of a natural disaster	Committee / Volunteers: Mr. Arndt, Mr. Hartmann, Mr. Klee		
1. Schedule of Dimensions/Article 17	Setbacks - Minimum structure width R3, FR, AR			
2. Township Participation in County Zoning/ Article 27	Streamline Process/ Possilbe amendment to include email to Township Clerks/Timeframe	Committee / Volunteers: Mr. Hartmann, Mrs. Jarecki, Mr. Arndt, Mr. Hilgendorf, Mrs. Norton		
3. Pets and Other Animals/ Section 21.29	Enforcement Issue/ Define GAAMP Procedure - Regulations/ Animal Control/ Framework/ Define Pets - Residential	Committee / Volunteers: Mr. Hartmann, Mrs. Jarecki, Mr. Arndt, Mr. Hilgendorf, Mrs. Norton		

4. Private Roads/ Emergency Vehicle Access	Identify Setbacks/ Easement - Develop very basic requirements for private roads within Otsego County to insure access is available to all emergency vehicles	Committee / Volunteers: Mr. Arndt, Mr. Brown		
5. Lots Near Water/ Article 18	Enforcement Issue/ Correlate Article w/State of MI, DEQ, DNR...	Committee / Volunteers: Mr. Hartmann, Mrs. Jarecki, Mr. Arndt, Mr. Hilgendorf, Mrs. Norton		
6. Accessory Buildings/ Section21.1	Algorithm/Non conforming lots			
Site Plan Review/ Article 23	Discussion/ Conditional - Not Conditional items	Committee / Volunteers: Mr. Hartmann, Mrs. Jarecki, Mr. Arndt, Mr. Hilgendorf, Mrs. Norton, Mr. Caverson		
B3 Business, Light Manufacturing Zoning District/ Article 12 - Overlay District	To provide consistency throughout Ordinance/ Possible amendment of 12.2.2 - Add 12.2.1/Possible Permitted Use Overlay			
Pigeon River - Overlay District	A recommended action in the 2009 Otsego County Master Plan/Developing special conditions to ensure the protection of the unique characteristics of the Pigeon River Country Area.	To be discussed w/legal counsel for language		