

Hello Rick,

The attached pdf file contains our revised submittal for a proposed project on tax p 013-223-057-20. Since our previous submittal, the owners have decided to defer a construction on their main house, and instead add a 1-bedroom living space above garage on this parcel.

The overall size of the building has increased under this submittal:

**PREVIOUS SUBMITTAL**

Use: 4-car garage with storage above

Size: 34' 3-7/8" W x 60' D x 24' 6" H

**THIS SUBMITTAL**

Use: 1-bedroom residence above 4-car garage

Size: 37 7-3/4" W x 60' D x 27' 6" H

We request to appear before the Planning Commission on July 11, 2023 for review approval of this revised project. As before, please call or email if you require additi information.

Thank you! Best regards,  
Maura

**Maura Turner**

Chief Construction Officer | Greenwald & BC Inc.

C: (517) 575-5454 | Maura@GreenwaldBC.com

**APPLICATION FOR ZONING PERMIT**

(Expires 1 year from date of issuance.)

**St. James Township**  
**Charlevoix County, Michigan**

(Please print clearly or type  
all information.)

FEE AMOUNT: \$ **75.00** (See Attached Schedule)

Check # \_\_\_\_\_

(Make check payable to appropriate township.)

**I. Identification - Complete the following:**

A. Property Owner(s) **Timothy W. Turner**

Address **800 N. Michigan Ave., #800, Chicago IL**

Zip Code **60611**

Phone ( **312** ) **972 - 0500**

B. Applicant, if other than property owner **Greenwald & BC Inc.**

Address **27890 Barney's Lake Rd. N., Beaver Island, MI**

Zip Code **49782**

Phone ( **989** ) **763 - 2342**

C. Legal description of property for which Zoning Permit is being requested, (attach separate sheet, if necessary): **See Exhibit A**

Street address of property (required) **38203 Maple St., Beaver Island, MI 49782**

Property tax ID no. **15 - 013 - 223 - 057 - 20**

Zoning District in which property is located **H**. (Ex: R-1, R-2, A, H, etc.)

Are there any dedicated rights-of-way or easements which abut or traverse part or all of the subject property? **No**

(If yes, illustrate locations on sketch plan.)

**D. Furnish evidence of the following:**

- Driveway/Road Permit, obtained from the Charlevoix County Road Commission.
- Property address, obtained from the Charlevoix Co. Equalization Dept.
- Proof of ownership of the property on which use will occur.
- Health Dept. approval/permit for on-site septic system or hook-up to sewer system.
- Soil and Erosion permit, (if the site is within 500 feet of a lake or stream.)
- Other information with respect to the proposed structure, use, lot, and adjoining property as may be required by the Zoning Administrator.

**II. General information - Complete the following:**

A. Lot dimensions **181' X 78'**; Total square feet or acres **0.3 acres**

B. Exterior dimensions of proposed structure **60' x 37' 7-3/4"**; Height **~27' 6"** ft.

C. Proposed use:

Residential

(X) One Family w/4-car garage

( ) Two or more family

Number of units \_\_\_\_\_

( ) Transient hotel or motel

Number of units \_\_\_\_\_

( ) Mobile Home

( ) Accessory building

specify \_\_\_\_\_

( ) Other (Specify) \_\_\_\_\_

Non-Residential

( ) Commercial  
specify \_\_\_\_\_

( ) Industrial  
specify \_\_\_\_\_

( ) Other  
specify \_\_\_\_\_

Case No. **S - 1906A**  
Date Received: **4/22/23**  
Permit Issued: **/ /**  
Permit Denied: **/ /**  
Action ☒ To the Planning  
Deferred: Commission  
( ) To the ZBA  
Reason Deferred: \_\_\_\_\_

General Information (continued)

- F. Type of improvement: (check as many as appropriate)
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> New Building   | <input type="checkbox"/> Repair, replacement |
| <input type="checkbox"/> Addition  | <input type="checkbox"/> Wrecking            |
| <input type="checkbox"/> Alteration  | <input type="checkbox"/> Moving, relocation  |
| <input checked="" type="checkbox"/> Earth change involving land within 500 feet of a lake or stream; |  |
| Number of feet to the water <u>450'</u>  |  |
| Body of water involved <u>Lake Michigan</u>  |  |

- G. Names of Contractors involved in the project:

Greenwald & BC Inc.

Schwartzfisher Stoneworks

Jim Wojan Excavating

J Clark Drywall

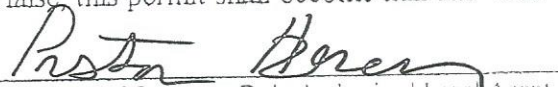
Robert's John Works

Eveleigh Tile

III. Complete a sketch (see page 3) or separate site plan, which MUST include:

- Any existing structure(s) including location and exterior dimensions.
- Proposed structure(s) including location and exterior dimensions.
- Location of existing or proposed well and septic system.
- Location of any public roads or rights-of-way and/or any easements which abut or traverse all or any part of this property.
- Location of shore line if this site is within 500 feet of a lake or stream.
- Location of structures on abutting lots that are within 10 feet of the property lines.
- Depths of all yards; front, back, and side yards (distances from the building lines, including decks, porches, etc., to property boundaries.)
- Other details as may be required by the Zoning Administrator.

I hereby depose and say, under the penalties of perjury, that all the statements and information contained herein or submitted with this application are true. If any statements or information are found at a later date to be false, this permit shall become null and void.



Signature of Owner or Duly Authorized Legal Agent

SEE ATTACHED DEVELOPMENT REVIEW APPLICATION



Parcel Number 15 - 013 - 223 - 057 - 20

Date: 21-June-2023

Name: Timothy W. Turner

ST JAMES TOWNSHIP  
ZONING - DEVELOPMENT REVIEW APPLICATION

Preston Herren - Greenwald & BC Inc.  
(applicant --person filing the application)

27890 Barney's Lake Rd. N., PO Box 83  
(address)

Beaver Island, MI 49782  
(city, state, zip code)

989-973-2342  
(telephone, home and business)

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Timothy W. Turner  
800 N. Michigan Ave. #2301  
Chicago, IL 60611

Phone ( 312 ) 972 - 0500

OFFICE USE ONLY

Case number \_\_\_\_\_  
Date Rec'd \_\_\_\_\_  
Fee Rec'd \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Hearing date \_\_\_\_\_

APPLICANT'S CAPACITY IF NOT PROPERTY OWNER (circle one):

Builder Agent/other \_\_\_\_\_

PROPOSED CONSTRUCTION SITE ADDRESS (if known) 38203 Maple St., Beaver Island, MI 49782

(If new construction, an address will not be known yet.)

PARCEL SIZE Approx. 181' x 78' (0.3 acre)

PROPERTY DESCRIPTION See Exhibit A: Property Description

PARCEL TAX ID NUMBER 15 - 013 - 223 - 057 - 20

ZONING DISTRICT (see zoning ordinance) (H) - Harbor

PROJECT DESCRIPTION

(4) private vehicle garage; separate entry and stairwell  
accessing a single living space within the roof trusses.  
Total number of structures, units, bedrooms, offices; (1) living space, with (1) bedroom, (1) bath, (1) kitchenette.  
Total floor areas, gar: 1,344sf; stairwell: 188; 2nd fl: 1,122 parking spaces, 4 garages, (1) 4-car  
Employment Levels for commercial and/ or industrial uses, n/a  
Amount of recreation and open space, type of recreation facilities to be provided as pertinent or  
otherwise required by this ordinance. (attach sheets if necessary) ( ☐ attached) n/a

Name and address of all registered professionals involved with the proposed project, including engineers, architects,  
and surveyors. Plan shall contain the seal of a minimum of one (1) of the registered professionals responsible for  
preparation of the plan, if required by the ordinance. Exhibit B (attached)

Total acreage of the project 0.3 acre

Project's proposed beginning July 1, 2023 and completion schedule June 30, 2024 ( by phase if the entire  
project is to be divided into phases.

If the project proposed is to be a condominium or site condominium, the proposed Master Deed is to be included with  
the application package. n/a - Private residence.

Health department, soil erosion, and any other required county or state permits shall be submitted with the  
development plan to the Planning Commission. Permits will be completed when Planning Commission  
approval is granted; submittal will be made at that time.

#### DEVELOPMENT PLAN DETAILS:

Seven (7) copies of the Development Plan drawings shall be submitted with the application package, one of which shall be capable of being reproduced. The development plan shall consist of accurate drawings at a scale of 1" = 100' or less, showing the site and all land within 150' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each set of development plan drawings shall depict the following.

- a) Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, as well as the current land uses, zoning classifications on the subject parcel.
- b) Location and type of existing vegetation to be retained as well as those proposed to be removed if applicable.
- c) Location of existing and proposed buildings and intended use thereof, as well as the length, width and height of each building.
- d) Proposed location of accessory structures, buildings and uses, including but not limited to all satellite dishes over 3.5' in diameter, antennas, flag poles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
- e) Location of all existing public and private easements including road and utility rights-of-way on or abutting the property.
- f) Location, design and dimensions of existing and/or proposed, barrier free access, or parking areas.
- g) Location, size and characteristics of all loading and unloading areas if applicable.
- h) Location of water supply lines and/or wells, and the location of waste water lines, and septic systems.
- i) Location of all other utilities on property including, but not limited to, propane, fuel oil, electric, satellite TV and telephone.
- j) Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.
- k) Location, size and specification of all signs.
- l) Exterior lighting locations with area of illumination depicted as well as the type of fixtures and shielding to be used.
- m) Location and type of fencing, walls and size and specifications for screening of all trash receptacles or other solid waste disposal facilities.
- n) Location and specifications for all proposed perimeter and internal landscaping or buffering features. Each new planting, will specify the type and size of plant or tree at the time of planting. All vegetation to be retained on the site, must also be indicated, as well as its size and specific location.
- o) Plan will contain an arrow indicating North, the scale of all drawings, and date of original submission and last revision.
- p) Other information deemed necessary by the Planning Commission to allow the Commission to determine whether the project will be harmonious with the community and to ensure the health, safety and welfare of the community is protected including but not limited to the following.
  - 1) The location and type of soils.
  - 2) Elevations of buildings, signs and other structures and typical elevation views of proposed structures.
    - a) The Zoning Administrator shall review the contents of the application package and shall forward said materials to the Planning Commission, upon determination that the application package is complete and meets all requirements of this ordinance.
    - b) The Planning Commission upon request of the applicant may waive certain requirements of the plan listed above provided the Planning Commission shall document on the record specific reasons why the identified requirements are being waived.



## DEVELOPMENT PLAN DETAILS

- a) Legal description is shown on Exhibit A. Exhibit C shows locations, zoning classifications and current land use. Building plans, dimensions, and setbacks are shown on Exhibit D.
- b) Refer to Exhibit C for existing vegetation. Trees were removed for septic system construction; additional vegetation will be removed for the new apartment and garage building, future driveway, and site grading.
- c) This information is included in Exhibit D. There are no existing buildings on the property. The new building is proposed to be located 10 feet off the North side property line; and 25 feet off the Maple Street front property line. Building dimensions: 60' wide, 37'8" deep, 27'6" high. Multi-purpose usage, including vehicular storage below and 1-bedroom living space above, in the building's attic trusses and dormers.
- d) No accessory structures are proposed.
- e) This property fronts (and abuts) Maple Street on the East, and has non-described utility easement.
- f) Not applicable – private property.
- g) Not applicable – private property.
- h) Well is located on adjoining property owned by the same party. Septic is located on this property and serves the adjoining property. The new living space will be served by the existing well on adjoining property with same ownership; septic service will be obtained by utilizing the existing septic field, while installing a 1,000 gallon tank and 500 gallon pump chamber for the new building.
- i) Not applicable – vacant land.
- j) Not applicable.
- k) Not applicable.
- l) Exterior lighting will be dark-sky compliant, to be (2) sconces flanking the South pedestrian door; (1) sconce at the East pedestrian door; wafer lighting over the overhead doors; and (2) small gable lights.
- m) No outdoor trash receptacles are anticipated.
- n) The project will be restored with lawn in the landscaped areas. Plantings and hardscape will be finalized at a future date.
- o) Refer to Exhibit E for a detailed site plan.
- p) 1) Soil type: Ak – Alpena, Kiva, and East Lake soils; 2) provided in Exhibit D.

## EXHIBIT A

### PROPERTY DESCRIPTION

A parcel of land located in the Township of St. James, Charlevoix County, Michigan, Commencing at a  $\frac{3}{4}$ " pipe in concrete at the intersection of the Northerly line of Pine Street with the West line of Section 23, Town 39 North, Range 10 West; thence along the West line of said section, South  $00^{\circ}51'50''$  West 761.95 feet (recorded as South  $01^{\circ}32'$  West and South  $04^{\circ}01'37''$  West 762.02 feet) to a boat spike at the Meander Corner on the north shore of Beaver Harbor (Lake Michigan); thence North  $78^{\circ}57'37''$  East 1345.44 feet (recorded as North  $82^{\circ}07'24''$  East 1345.56 feet) to a boat spike in concrete at the Northwest corner of Government Lot 5 of said section, as monumented by D.C. Nettleton, D.S.; thence along the North line of said government lot, as monumented, North  $89^{\circ}58'22''$  East (recorded as South  $86^{\circ}51'44''$  East) 622.84 feet to a  $\frac{3}{4}$ " pipe at the Northeast corner of the Dr. Frank Luton Property; thence along the East line of said Luton Property and West line of Maple Street, South  $00^{\circ}38'06''$  East (recorded as South  $03^{\circ}46'43''$  West) 285.00 feet to a  $\frac{1}{2}$ " rod, being the Point of Beginning of this description; thence continuing along the West line of said street, South  $00^{\circ}34'04''$  East 75.02 feet (recorded as South  $00^{\circ}38'06''$  East 75.00 feet) to a  $\frac{1}{2}$ " rod; thence North  $89^{\circ}19'04''$  East 151.54 feet (recorded as 151.56 feet) to a concrete monument; thence North  $22^{\circ}05'45''$  West 80.56 feet (recorded as North  $22^{\circ}07'32''$  West 80.58 feet) to a  $\frac{1}{2}$ " rod; thence North  $89^{\circ}18'41''$  East 181.10 feet (recorded as North  $89^{\circ}19'04''$  East 181.09 feet) to the Point of Beginning of this description, being a part of Government Lot 5, Section 23, Town 39 North, Range 10 West. Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

EXHIBIT B  
REGISTERED PROFESSIONALS  
INVOLVED WITH THE PROPOSED PROJECT

SURVEYOR:	Ferguson & Chamberlain Associates Inc. 103 W Upright St. Charlevoix , MI 49720 231.547.6882  Scott A. Papineau, PS #4001050446
ENGINEER	Performance Engineering 406 Petoskey Ave. Charlevoix, MI 49720 231.547.2121  Bryan W. Lindfors, PE #6201039675
BUILDER	Greenwald & BC Inc. 1970 Airway Dr. Mt. Pleasant, MI 48858 989.772.2202  Colin W. Herren #2101117660



## EXHIBIT C

# ST JAMES TOWNSHIP ZONING MAP

ZONING EFFECTIVE 6/27/2017 - 5/21/2018



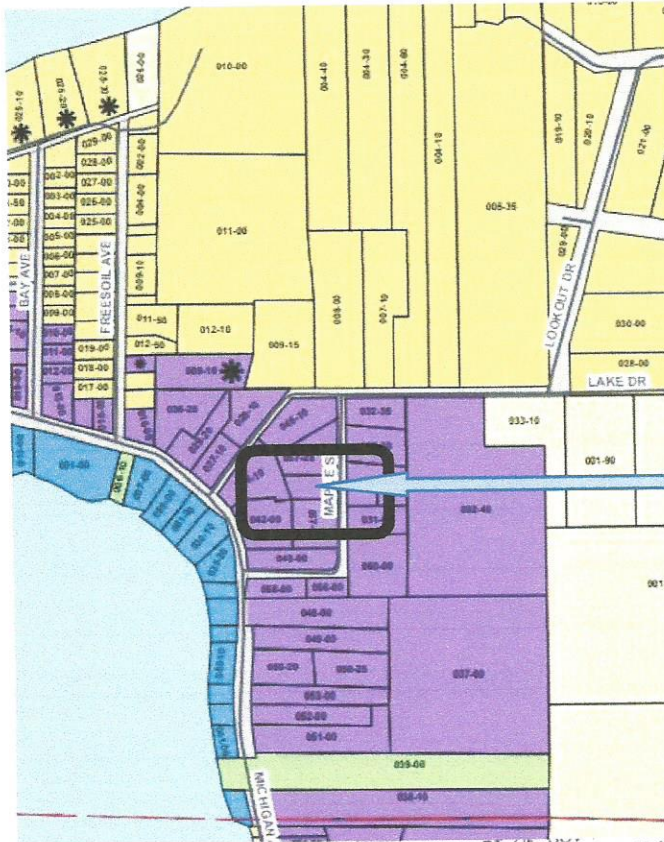
Charlevoix County  
Evaluation Department  
301 State Street, Charlevoix, MI 49720  
231-547-7200

The official zoning map is on display at the township hall. Zoning should be determined with the township zoning administrator. This map is not survey quality and cannot be used to replace an actual survey.



### LEGEND

- STREETS
- ST JAMES SECTION LINES
- LAKES
- ST JAMES PARCELS 2017
- PEAINE PARCELS/ROAD ROW
- ZONING DISTRICTS**
  - A: AGRICULTURAL
  - C-1: RESORT COMMERCIAL
  - CD: CRITICAL DUNE
  - H: HARBOR
  - MR: MARINE RELATED
  - PLFD: PUBLIC LAND AND FACILITIES
  - R-1: SINGLE-FAMILY RESIDENTIAL
  - R-2: SINGLE-FAMILY RESIDENTIAL
  - \* CONDITIONAL REZONE



### PARCEL LOCATION

### CURRENT LAND USE

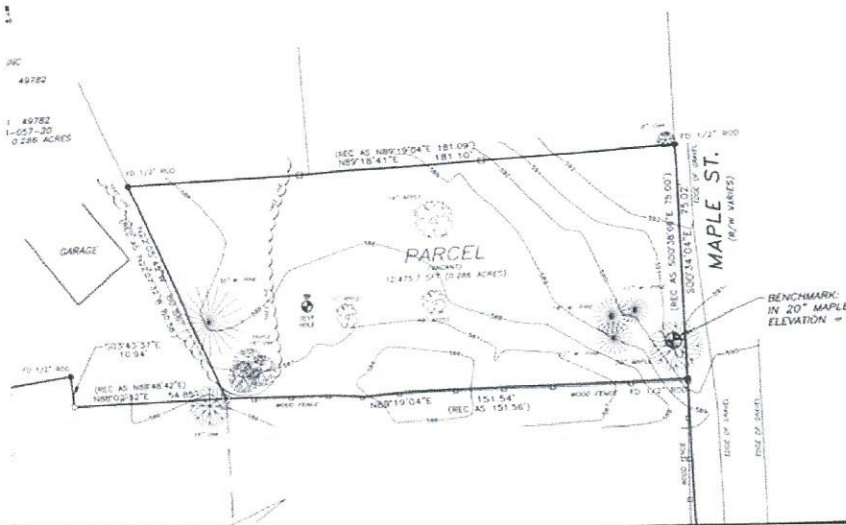
This parcel

- Vacant land with septic system serving adjoining parcels.

Surrounding properties

- Residential
- Seasonal rentals

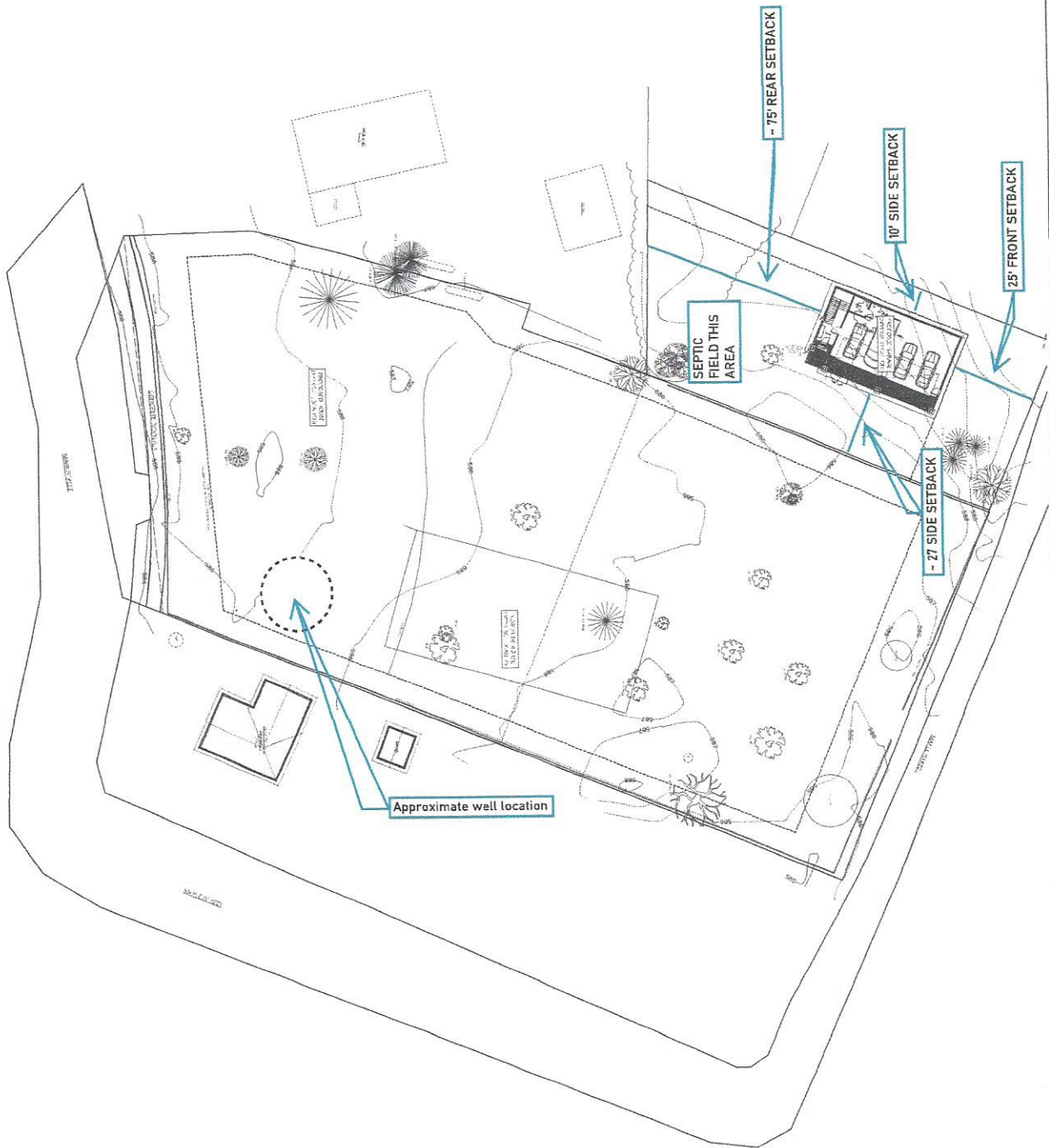
PART OF J.V.  
SECTION 23, TOWN 39 NORTH, RANGE 10 WEST  
ST. JAMES TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN



### EXISTING TOPOGRAPHY

- Open lawn areas with a mixture of trees & shrubs.
- Trees were removed during installation of the septic field.
- Additional trees to be removed during garage construction & site grading.

# EXHIBIT D



SITE PLAN  
22' x 11' x 20'

A0.4

PROJECT EXCLUSIVELY DESIGNED FOR:  
**TURNER FH23**

DRAWING NAME:  
**PROPOSED SITE PLAN**

DATE	REVISIONS
1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY
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1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY
1/15/2023	REVISED PER CITY

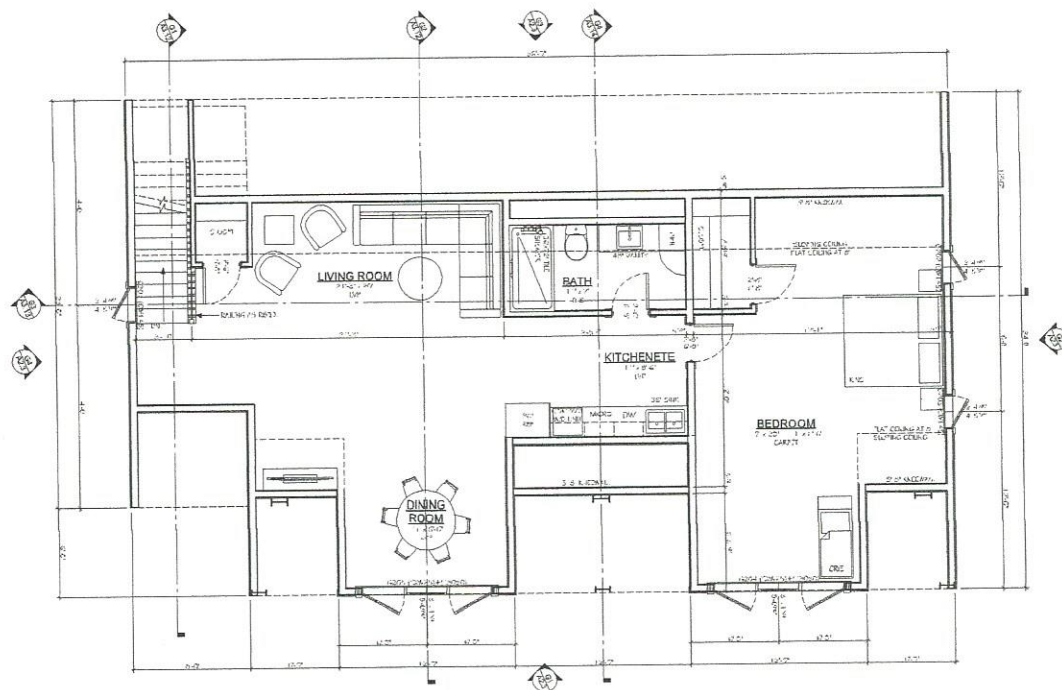
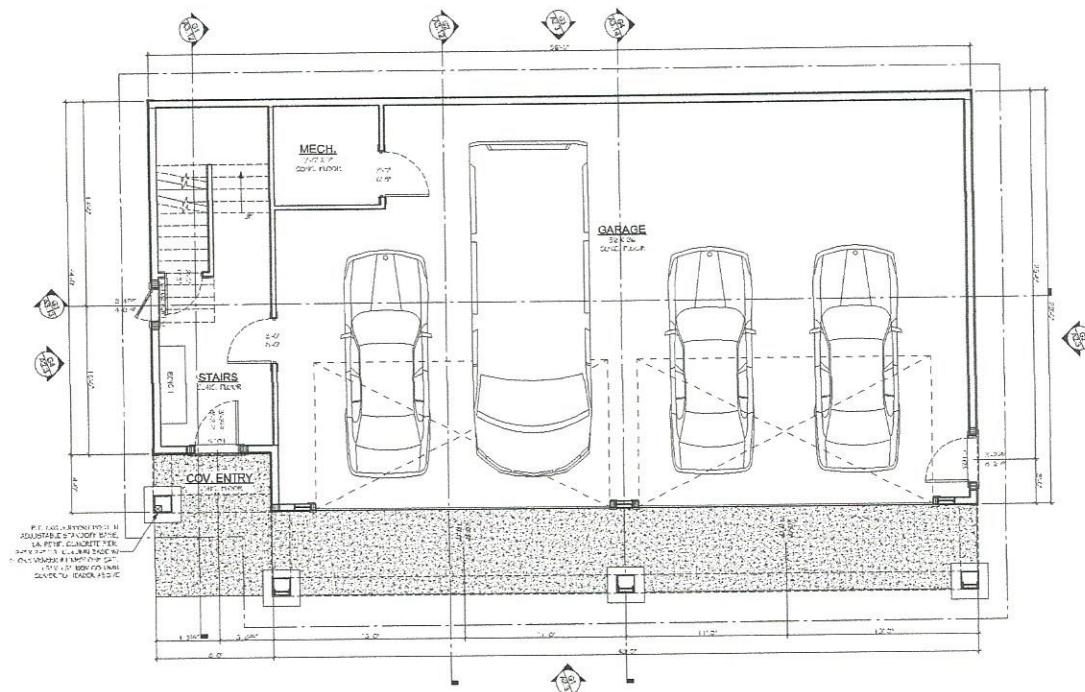
**EDGEWATER**  
DESIGN GROUP

301 E. MITCHELL STREET  
PETOSKEY, MICHIGAN 49770  
(231) 348-8487

THIS DRAWING IS UNRECORDED  
IN THE PUBLIC RECORDS OF THE  
COUNTY OF EMIGAN, MICHIGAN  
IT IS HEREBY CERTIFIED AND APPROVED  
BY THE ENGINEER  
DATE: 1/15/2023 BY: [Signature]



FLOOR PLAN - UPPER LEVEL



A1.

DATE:	AS 5/10/11
PLANTED:	6/20/2023
SUBJECT:	

PROJECT EXCLUSIVELY DESIGNED FOR:	
-----------------------------------	--

TURNER FH23

DRAWING NAME:

FLOOR PLAN - GARAGE

DATE	
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REVISIONS:

1/11/2022	SC-DMATIC LUNGE
1/11/2022	BIO SEC. REVIEW
1/11/2022	DRAWN FOR RELEASE FOR ENGINEERING REVIEW
1/21/2022	START SECTION DURING ITS RELEASE FOR PERMANENT CONTRACTOR
1/21/2022	WORK NOT ALLOWED AND MODIFIED
1/21/2022	REV. 2/1/2022, 1/21/2022 FOR CLIENT REVIEW

CHS  
BY:

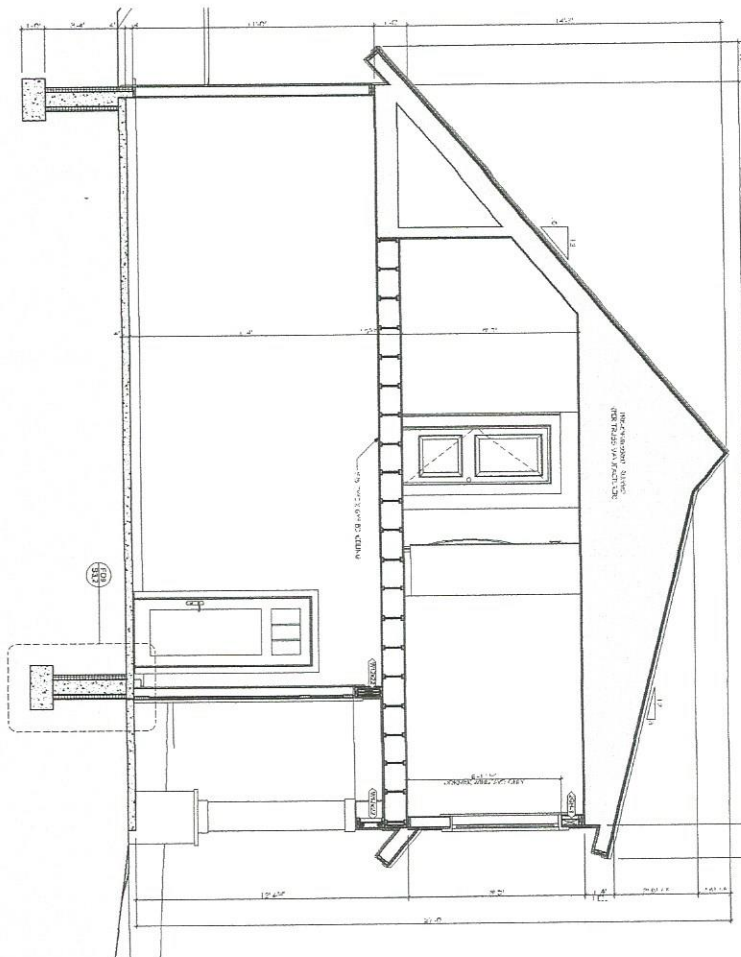
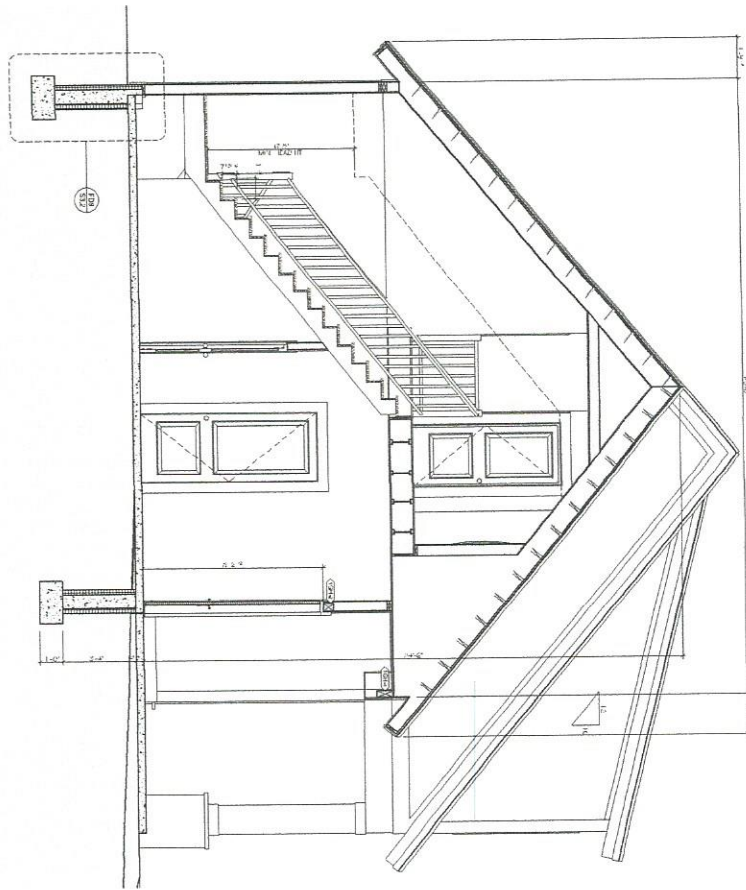
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EDGEWATER  
DESIGN  GROUP

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PETOSKEY, MICHIGAN 49770  
(231) 348-0497

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**38203 Maple St., St. James Twp., Development Review Application**

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**From :** Maura Turner <Maura@greenwaldbc.com>

Thu, Jun 22, 2023 12:34 PM

**Subject :** 38203 Maple St., St. James Twp., Development Review Application

 1 attachment

**To :** Richard Speck <rickspeck@tds.net>

**Cc :** Preston <preston@greenwaldbc.com>, Colin  
<colin@greenwaldbc.com>