LELAND TOWNSHIP SITE PLAN REVIEW APPLICATION

P.O. Box 238, Lake Leelanau, MI 49653
Phone 231-360-2557, Fax 231-256-2465, Email: tim@allpermits.com
(Revised March 1, 2022)

SECTION 1 - Owner / Contractor / Agent Information

Application completed by	Parcels Owner's Name and Mailing Address & Email	Phone Number
Owner ☒ Contractor ☐ Agent ☐	Skip and Lynn Telgard PO Box 871, Leland MI, 49654	(231) 256 9119
Application Date	Contractor's / Agent's Name and Mailing Address, if different than above **If contractor/agent, provide a letter of authorization from the parcel owner**	Phone Number
10/3/2023		
Parcel or Tax ID#	Physical Address of Parcel, if different than above	Lot # and Subdivision Name
45-009- 750-111-50 45-009-750-00	101 S. Main Street, Leland, MI 49654 102 E. River Street, Leland, MI 49654	

SECTION 2 - Proposed Project, Additions, or Changes to Existing Structures

Project Description	

Dimensions – Identify types separately	Types		Width	Length	Height	Stories	Area
	P1 Bluebird #1 Rest. + Retail	Restaurant, second story office	118'	54'	21'-9"	2	11,795 Ft^2
	P2 Retail #2	Retail, second story Res.	65'	45'	35'-0"	2	2,925 Ft^2
	P2 Retail #3	Retail, second story Res.	53'	95'	35'-0"	2	4,592 Ft^2
	N/A #4						Ft^2

Type of Foundation:		Type of Frame/		# of Baths	19	Total area	13,367 Ft^2
	☒ Slab ☐ Crawl ☒ Basement ☐ Piers		☒ Wood ☐ Other ☒ Metal				
		Type of Siding	☒ Wood ☒ Stone/Brick ☐ Vinyl	# of Rooms	42		

SECTION 3 - Existing Structure Information, if any

All measurements must include overhangs, if any.

List all existing structures and area of each even if currently planned work is an addition to an existing structure	Type of Structure		Width	Length	Height	Stories	Area
	Structure #1 Early Bird Rest	1 # of Baths 3 # of Rooms	42.5'	46.5'	25'	1	1,628 Ft^2
	Structure #2 N/A	# of Baths # of Rooms					Ft^2
	Structure #3 N/A						Ft^2
	Do existing structures conform to zoning district setbacks? If Yes, please show on Site Plan	☐ Yes		☒ No		Total area of existing structures	1,628 Ft^2

New (replacement) Building will conform

SECTION 4 - Other Information

Health Department / Sewer Permit #	In Process	Soil Erosion Permit # Driveway Permit #	In Process	Fire Chief # Article 6 Zoning Req	In Process -- ----

SECTION 5- Zoning Information

NOTE: If site condominiumization is allowed, see site plan for site unit sizes, coverage, and setbacks.

Parcel is located in which Zoning District?	C-1	Village Commercial District					
% Permitted Lot Coverage, if any	(A) 80	Total area of existing & proposed structures	(B) 13,367 Ft^2	Lot / Parcel Size	(C) 29,993 Ft^2	Percentage of Lot Coverage	(B/C=D) 45 %
Setbacks REQUIRED by District Regulations If lake frontage , front is always lakeside	Front 25' (River)	Rear 5'		PROPOSED Setbacks	Front 25'	Rear 5'	
	Sideyard 5'	Easement Private Road n/a			Sideyard 5'	Easement Private Road n/a	

SECTION 6. **A site plan and legal description of the lot or parcel must be attached to this application. All setback measurements should be measured from the edge of the overhang, if any, to the nearest point on the adjacent property line. Property lines must be flagged for inspection adjacent to the construction area. The following information must be included on the site plan:**

1. Dimensions of parcel with front (roadside), rear, left & right sides clearly labeled
2. Location & dimensions of existing & proposed structures
3. Setback measurements of existing & proposed structures
4. Location & dimensions of existing & proposed easements or driveways
5. Location & name of nearest public/private road
6. Location of well, septic and fuel tank, if any.
7. North directional arrow

SECTION 7. **Answer the following questions:**

1. Is the physical address of the parcel marked at the site? Yes
2. Does the access road or driveway have at least 12 foot of width and overhead clearance? yes
3. Are there deed restrictions on the site that you need to be aware of? no
4. Have there been any previous known zoning violations on this parcel? no If yes, describe _____
5. Have any variances been granted for this parcel? no
6. Is this a residential parcel adjacent to agriculturally zoned land? no
7. Circle all environmentally sensitive characteristics existing on the lot or parcel: **See Zoning Ordinance, Article 24**

Including but not limited to:

Marsh/Swamp Wetland Steep Slope Ridgeline Not Applicable
Lake Michigan Shoreline Critical Duneland / High Risk Erosion Area Inland Lake or Stream Shoreline

Previously permitted and approved, Egle permit WRP034538

Application is hereby made for a Site Plan Review approval to authorize the proposed activity described herein. I understand that the granting of other permits by local, county, state or federal agencies, does not release the property owner from the requirement of obtaining the permit requested hereon before commencing the project. I understand that the granting of a Land Use Permit from Leland Township does not exempt the property owner from obtaining other permits that may be required by county, state or federal agencies. Article 6 of the Leland Township Zoning Ordinance applies to this application process.

With the granting of the permit for the above, it is agreed that such work will conform to state building codes, zoning and other ordinances of Leland Township, and that said Township shall not be liable for any resulting damage. Under no condition does the granting of a Land Use Permit suggest that Leland Township can provide emergency services to the permitted structure or building in the location permitted.

I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief such information is true and accurate and in compliance with the Leland Township Zoning Ordinance. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow a representative of Leland Township to enter upon said property in order to inspect the proposed project.

Applicant's Signature: Lynn Telgard Date: 10/3/2023

Office Use Only:
Date Received Date Processed Fee Amount Approved by