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225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

November 9, 2023

Mr. Timothy Cypher
Empire Township
P.O. Box 226
Lake Leelanau, Michigan 49653

Re: The Red Barn- 3800 W. Empire Hwy.

Dear Mr. Cypher:

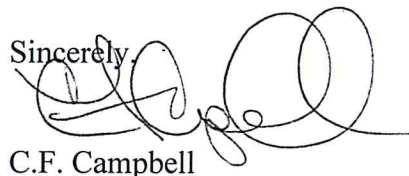
Please review and accept the following documentation and accompanied attachments as our submission for a Special Use permit at the above referenced project located at 3800 W. Empire Hwy.

The owner would like to renovate the building to an owner-occupied lodging house. This use most closely aligns with a hotel/motel, which is not a use-by-right in the existing district. As a place of lodging, the building remains residential in nature and is required to conform to the Michigan Residential Code. We have reviewed the zoning ordinance and believe this project conforms to the intent of the Special Use permit.

Please review this application for completeness and inform us if any further information is required. Our client is eager to begin the project and if there is anything we can provide to facilitate the process we are happy to assist. If you feel it is necessary, please add us to the upcoming planning commission meeting agenda.

If there should be any questions, please contact me.

Sincerely,



C.F. Campbell

**A PROPOSED LODGING HOUSE
at THE RED BARN**

IMPACT ASSESSMENT STATEMENT

OWNER:

Northern Retreat Properties LLC
3800 W. Empire Hwy
Empire, Michigan 49630

PREPARED BY APPLICANT:

JML Design Group, Ltd.
225 E. 16th Street, Suite B
Traverse City, Michigan 49684
(231) 947-9019

November 9, 2023

Proposed Project

Northern Retreat Properties is proposing to renovate the “Red Barn” into a lodging house. This report contains the anticipated physical impacts of a proposed lodging house on the immediate project area.

The existing “Red Barn” sets on 3.02 acres. The property is currently zoned Commercial. The “Red Barn” is existing and faces onto W. Empire Highway. The width of the lot is 200 feet. The address is 3800 W. Empire Hwy.

Property Tax Number is 45-007-019-008-00. The legal description for the overall property is:

PT SW 1/4 SEC 19 COM SW COR SD SEC TH S 87 DEG 30'05" E 267.41 FT TO POB TH N 00 DEG 57'05" E 660 FT TH S 87 DEG 30'05" E 200 FT TH S 00 DEG 57'05" W 660 FT TH N 87 DEG 30'05" W 200 FT TO POB (A/K/A PARCEL A) SEC 19 T28N R13W 3.02 A M/L 2023 SPLIT FROM 007-019-008-00

The building site is owned by Northern Retreat Properties, LLC.

The Barn contains 3,479 SF on the first floor, 3,025 SF in the lower level and 2,049 SF in the loft. The building is a timber frame structure with wood floors on the first and loft, and concrete slab in the basement.

The building coverage of the site is .02% of the lot area. The building conforms to the setback requirements.

The building will be classified as a lodging house per the Michigan Building Code. The structure will be an owner-occupied house with five or fewer guest rooms. Hotels and motels are allowed in a commercial district with a Special Use Permit.

Soils

The soils of the site are sand and loamy sand. The existing soils are classified Kalkaska-Emmet, which are level to steep, well drained sands.

Drainage

A storm water management plan exists even though the parking lot is not paved. A retention basin is to be located at the east of the existing parking area.

Sanitary Sewer

The existing facility is serviced by a septic tank and field. The septic field will be reviewed with the Health Department to determine if modifications are necessary and to what degree.

Water Supply

The existing building is serviced from an existing well. The addition will not change the water needs. The building will not be fire suppressed.

Waste Management

Regular trash containers and recycle bins will be used for trash. Containers will be rolled to the road for weekly pickup.

Traffic Access

The existing access to the site is off W. Empire Hwy. No alterations will be made to the existing curb cut.

Parking

An existing gravel parking lot will remain. The required parking is (7) spaces, including (1) handicapped space. (1) space per guest room plus employees.

Signage

An existing 4'x4' sign will be utilized. The existing signage on the wall is to remain. No modifications are planned.

Landscaping

No significant landscaping alterations are planned at this time.

Miscellaneous

Agency review letters have been sent to the following entities:

1. Leelanau County Soil Erosion
2. Benzie-Leelanau District Health Department
3. Kasson Township Fire Department

Hours of Operation are as follows: (24) hour

Number of employees: (1) full-time and (2) part-time employees are planned. Contract employees will be used as needed.

No hazardous materials are utilized or stored on site.

The project is to be constructed over a 6–8-month duration. Construction is anticipated to begin December 2023/January 2024. Upon completion of the lower level, the owner's residence will be completed in the next 6-8 months.