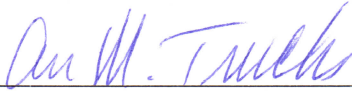


Affidavit of Publication

STATE OF MICHIGAN }
County of Wexford }

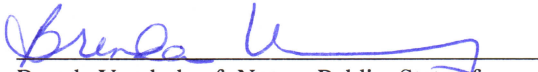
Ann Trucks of Cadillac News, a paper published in the County of Wexford and circulated in the Counties of Wexford, Missaukee, Osceola, and Lake; being duly sworn, deposed and says that she is the Business Department Clerk of said newspaper and that a notice, a true copy of which is annexed hereto, has been duly published in said paper on the following date(s):

November 3, 2017



Ann Trucks

Subscribed and sworn to before me this 3rd day of November A.D. 2017.



Brenda Vanderhoef, Notary Public, State of Michigan, County of Osceola, Acting in County of Wexford
My commission expires: December 16, 2017

WEXFORD JOINT PLANNING COMMISSION PUBLIC NOTICE

The Wexford Joint Zoning Board of Appeals has received an application requesting a dimensional variance that would allow the placement of an Accessory Building in the front yard as opposed to being located in the side yard or rear yard as required by the Wexford Joint Zoning Ordinance. The subject property is located at: 9436 N 31 Road, Manton, Michigan 49663 and is identified as parcel # 2410-1531-02, and is located in Greenwood Township. A public hearing will be conducted at the regularly scheduled meeting of the Wexford Joint Zoning Board of Appeals on Wednesday, November 22, 2017 at 6:00 pm being conducted at the offices of the Wexford County Road Commission, 85 W. M-115, Boon, Michigan 49618. Written correspondence may be directed to: WJPC, c/o Cherry Grove Twp., 4830 E. M-55, Cadillac, Michigan 49601
November 3

WEXFORD JOINT PLANNING COMMISSION

4830 E. M-55 Cadillac, Michigan 49601-9332

Phone: 231-775-1138x6

Fax: 231-775-0037 Attn: **ZONING**

planningandzoning@wexfordjpc.org

Municipality: (please check one)

☐ Antioch Twp. ☐ Boon Twp. ☐ Cherry Grove Twp. ☒ Greenwood Twp. ☐ Hanover Twp.

☐ Liberty Twp. ☐ Selma Twp. ☐ Slagle Twp. ☐ South Branch Twp. ☐ Springville Twp. ☐ Wexford Twp.

APPLICATION FOR LAND USE PERMIT [page 1 of 2]

[WARNING: THIS FORM IS NOT A LAND USE PERMIT]

Property Owner: Komisarz Karen, Stan Phone: (586) - 994 - 0034
Last Name First Name

Owner Address: _____

Project Address: 9436 N 31 Rd Manton MI 49663
Street # or P.O. Box City State Zip

2410 15 3102
Street # City State Zip

PARCEL ID # 24 - 10 - 153102 Are property lines and building site staked? YES ☒ NO ☐

Email: pricedrightbuilders@gmail.com [circle one]

IF USING A CONTRACTOR PLEASE COMPLETE THIS SECTION

Contractor Information: Priced Right Builders, Inc. 1 Jason Burton
[Company Name] [Individual Name]

Contractor Address: 3226 Maplewood Dr. Cadillac MI 49601
Street # or P.O. Box City State Zip

Contractor Phone: (231) - 920 - 9150

SITE PLAN: All applications must be accompanied by a (legible) site plan drawn to scale on a separate sheet of paper that demonstrates the lot size, location and size of all improvements (existing and proposed) with setbacks from the property lines showing roadways and any known easements and in accordance with all other site plan requirements of the Wexford Joint Zoning Ordinance. The Zoning Administrator may require that a registered survey accompany this application in order to insure compliance with any provision of the Wexford Joint Zoning Ordinance.

PROJECT DESCRIPTION (check all that apply)

☐ Residential / Dwelling ☐ New Comm. Construction ☐ Deck
☐ Residential Addition ☐ Comm. Addition ☐ Change of Use
☒ Residential Accessory Bldg. ☐ Comm. Accessory Bldg. ☐ Other

If 'other', please describe: _____

Please describe (in detail) the proposed 'use' of the building, structure and/or land as applicable: [do not leave blank]

Will this building and / or use be devoted 100% for Agricultural purposes? ☐ YES ☐ No

APPLICATION FOR LAND USE PERMIT [PAGE 2 OF 2]

AFFIDAVIT: I agree the statements and representations made herein and attached to this application are true and if found not to be true, any zoning (Land Use) permit that may be issued may be void. Further, I agree to comply with any conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Wexford Joint Zoning Ordinance will be complied with. Further, I agree to notify the Planning and Zoning Administrator for the Wexford Joint Planning Commission for inspection before the start of construction and when locations of proposed uses are marked on the ground. **Further, I agree to give permission for officials of the Wexford Joint Planning Commission, the County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection.** Finally, I understand this is a [Land Use Permit] application, (not a permit), and that a Land Use Permit, if issued, conveys only land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: _____

Date: _____

www.wexfordjpc.org

Do Not Write Below This Line – For Administrative Use Only

Assigned Land Use Permit # _____

Date Application Received: 9/27/2017 Date of Land Use Permit Action: 9/28/2017

Fee: \$ 70⁰⁰

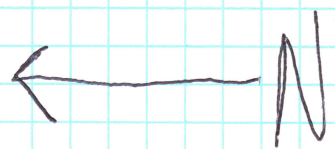
How Paid: ☒ Cash ☐ Check # _____

Receipt # 975323

Minimum Requirements for a Site Plan [Residential / Residential Accessory Use]

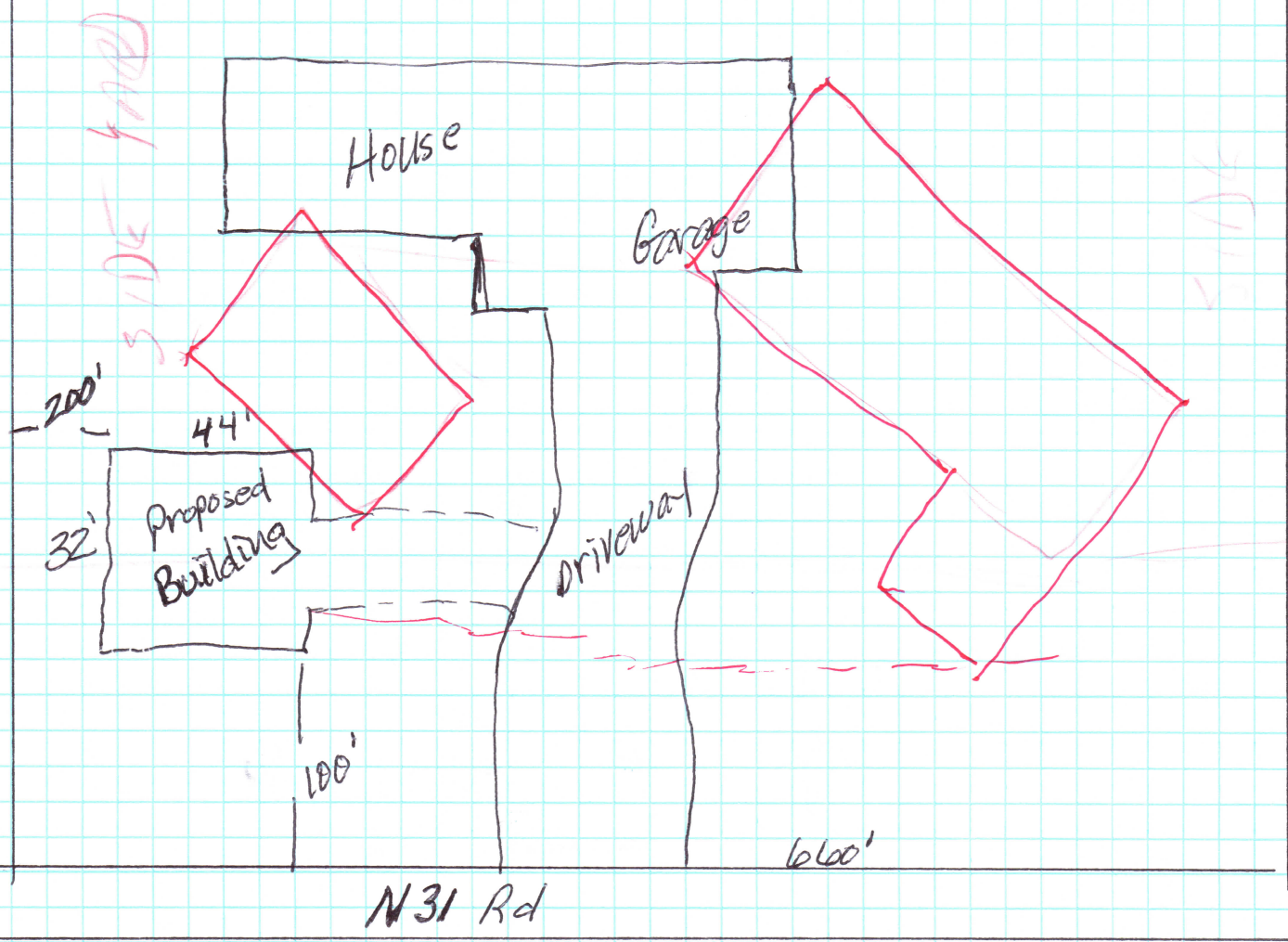
- ☐ Show length of all parcel lines
- ☐ Show all known easements
- ☐ Show sizes of all existing and proposed structures
- ☐ Show setbacks to all existing and proposed structures from all property lines
- ☐ Show distances from all existing and proposed structures to all bodies of water (lake, river or stream)
- ☐ Show elevations of buildings / structures as appropriate to demonstrate compliance with maximum height requirements

660'



2,640'

2,640'



WEXFORD JOINT PLANNING COMMISSION

c/o Cherry Grove Township 4830 E. M-55 Cadillac, Michigan 49601
231-775-1138 Ext. #6 planningandzoning@wexfordjpc.org

ZONING - LAND USE PERMIT # [GRE-2017-106]

DENIED

ISSUED TO:

Komisarz, Stanley
9436 N 31 Rd.
Manton, Michigan 49663

Email: pricedrightbuilders@gmail.com

Property Number: 2410-15-3102

Property location: Same as above

CONTRACTOR INFORMATION:

Priced Right Builders - Jason Burton
3226 Maplewood Dr.
Cadillac, MI 49601

231-920-9150

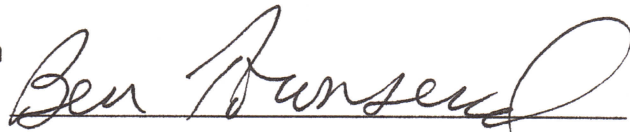
Specific Land Use allowed by this permit: [Construction / Erection of Accessory Building]

Size of building, structure, addition: [32' X 44']

Township: [GREENWOOD TOWNSHIP]

Zoning District: [FC]

**Wexford Joint Planning Commission
Planning and Zoning Administrator:**



Ben Townsend DENIED: [Thursday, September 28, 2017]

Wexford County Bldg. Department: [231-779-9465]

NOTES / CONDITIONS: [Confer - WJZO 1072.A Location of Accessory Buildings and Structures]

This Land Use Permit Expires one (1) year from date of issue

Wexford Joint Planning Commission
c/o Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601

planningandzoning@wexfordjpc.org

www.wexfordjpc.org

231-775-1138x6

APPLICATION FOR ZONING BOARD OF APPEALS [page 1 of 2]

[WARNING: THIS FORM IS NOT A LAND USE PERMIT]

Property Owner: Stan and Karen Komisarz Phone: 586-994-0034

Owner Address: 9436 N 31 Rd Manton MI 49663
Last Name First Name City State Zip
Street # or P.O. Box

Project Address: Same
Street # or P.O. Box City State Zip

Parcel ID # 2410 1531-02 Are property lines and building site staked? (YES) NO
[Circle one]

IF BEING REPRESENTED BY AGENT OR ATTORNEY PLEASE COMPLETE THIS SECTION

Agent / Attorney: Priced Right Builders, Inc. Jason Burton
Contractor Company Name Individual Name

Agent / Attorney Address: 3226 Maplewood Cadillac MI 49601
Street # or P.O. Box City State Zip

Agent / Attorney Phone: (231)-920-9150 Email: pricedrightbuilders@gmail.com

ZONING BOARD OF APPEALS - ACTION BEING REQUESTED

(Check Only ONE)

- ☐ Administrative Appeal / Decision
☒ Dimensional Variance Request
☐ Ordinance Text / Map Interpretation

SITE PLAN: When applicable, the Zoning Administrator (on behalf of the Zoning Board of Appeals) may require that this application be accompanied by a legible site plan drawn to scale in accordance with Article 94 of the Wexford Joint Zoning Ordinance.

Please describe (*in detail*) the current use(s) of the buildings, structures, and / or land as applicable: [do not leave blank]

The proposed building will be used for
vehicle and personal storage.

The project address / property is located in the _____ Zoning District.

Do Not Write Below This Line - For Administrative Use Only

Assigned ZBA Case # ZBA-2017-01
Fee: \$ 590.00 Receipt # _____

Date Application Received: 10 / 19 / 2017
Date of ZBA Action: _____ / _____ / _____

APPLICATION FOR ZONING BOARD OF APPEALS [page 2 of 2]

DEMONSTRATING PRACTICAL DIFFICULTY

The Zoning Board of Appeals must find that very specific standards can be demonstrated or 'proven' that apply to your particular situation in order to grant a 'variance' from the zoning ordinance. You are encouraged to arrange a pre-application conference with the Zoning Administrator so that you can be presented with information that will assist you in submitting a complete application. **An application to appear before the Zoning Board of Appeals will not be considered complete unless accompanied by the appropriate fee, a site plan (as required), and a narrative that addresses all of the standards that the Zoning Board of Appeals is required to consider.**

AFFIDAVIT: I agree the statements and representations made herein and attached to this application are true and if found not to be true, any zoning (Land Use) permit that may be issued in reliance upon this application may be void. Further, I agree to comply with any conditions and regulations provided with any permit that may be issued in connection with this application. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Wexford Joint Zoning Ordinance (and all conditions attached) will be complied with. Further, I agree to notify the Planning and Zoning Administrator for inspection before the start of construction and when locations of proposed uses are marked on the ground. *Further, I agree to give permission for the Wexford Joint Zoning Board of Appeals / Planning and Zoning Administrator, the County and the State of Michigan to enter the property subject to this permit application for purposes of inspection.* Finally, I understand this is an application to appear before the Wexford Joint Zoning Board of Appeals, (not a permit), and that a Land Use Permit, if issued, conveys only land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: _____

Date: _____

Please see Article 94 of the Wexford Joint Zoning Ordinance for Site Plan requirements related to any matter before the Zoning Board of Appeals:

www.wexfordjpc.org

10/20/2017 - REQUESTED PDF COPY OF SURVEY FROM LEADMAN
EDGE SURVEYING, LLC
10/20/2017 - ZED'S NARRATIVE FROM JASON / PRILEN RIGHT BORDS.

Wexford County Zoning Board of Approvals

To whom it may concern:

I Jason Burton, President of Priced Right Builders, Inc. am requesting a zoning variance for a storage building for Mr. and Mrs. Komisarz at 9436 N 31 Road in Manton.

The request is that the Komisarz's be able to construct a pole building for storage closer to the road than the existing home. The requested placement of the new building is the only location on their property that is suitable for the building. This placement creates a very good location for drainage and construction maintenance as well. The location of the existing well and septic systems creates a very difficult challenge to construct this building anywhere else on the property.

This requested location is still 90' from the road and does not create any visual disturbance or any impact of any kind on neighboring properties or the value of this property. This location is extremely non-intrusive.

The colors of the siding and roofing selected are a very good match to the existing home and would look very aesthetically pleasing.

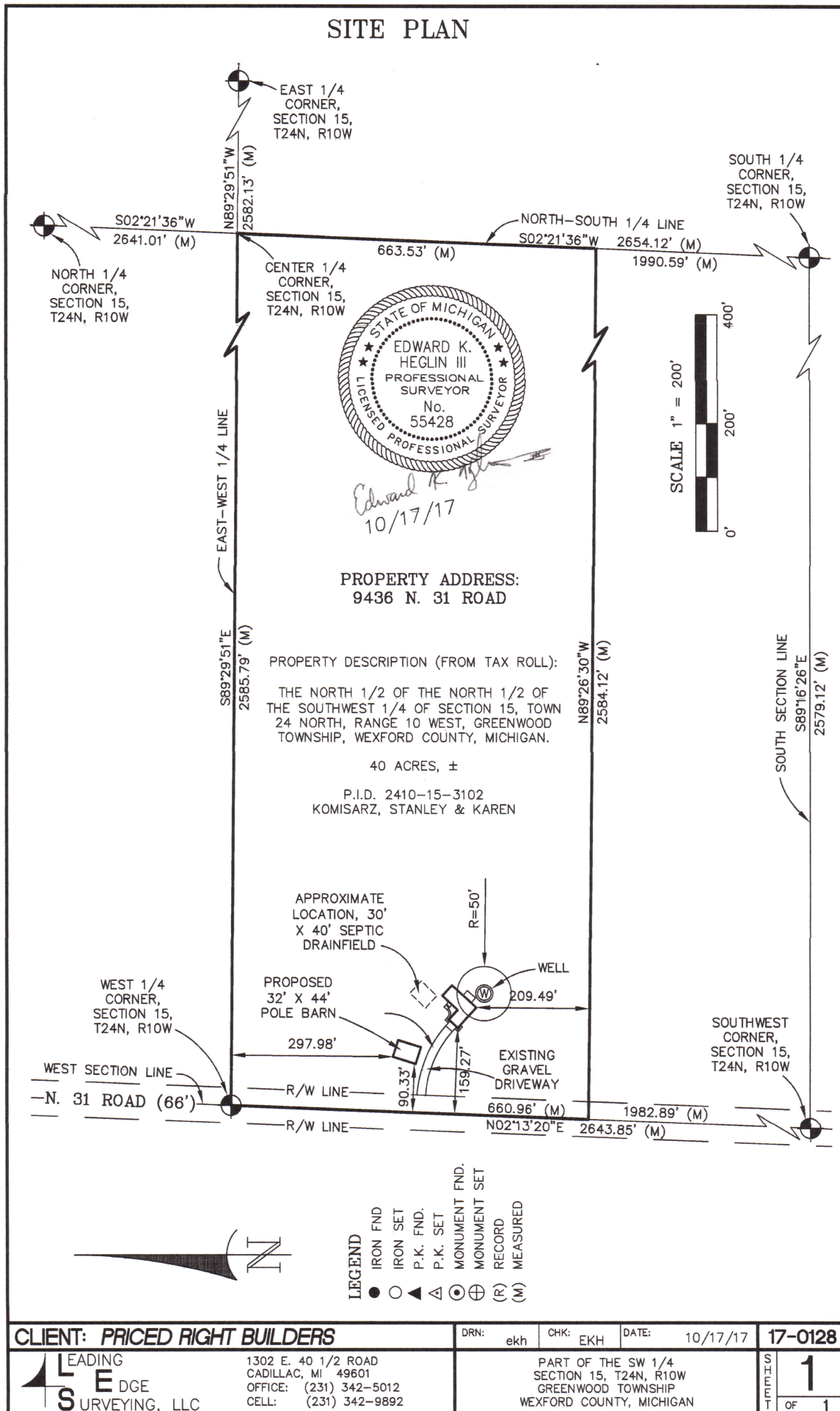
This proposed building location and building meets all other required setbacks and building requirements for the Township and County.

With all things considered, I ask that you please consider this zoning variance to construct the proposed building on the proposed location.

Thank you,

Jason Burton

SITE PLAN



CLIENT: **PRICED RIGHT BUILDERS**

DRN: **ekh**

CHK: **EKH**

DATE: **10/17/17**

17-0128

**LEADING
EDGE
SURVEYING, LLC**

1302 E. 40 1/2 ROAD
CADILLAC, MI 49601
OFFICE: (231) 342-5012
CELL: (231) 342-9892

PART OF THE SW 1/4
SECTION 15, T24N, R10W
GREENWOOD TOWNSHIP
WEXFORD COUNTY, MICHIGAN

1
OF 1