

Wexford Joint Planning Commission

c/o Cherry Grove Township

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

Ph: 231-775-1138x6 Fax: 231-775-0037 Attn: WJPC

planningandzoning@wexfordipc.org**SPECIAL LAND USE
PERMIT APPLICATION**

1. APPLICANT: Name: O'Connor Mike L
(Last) (First) (MI)
Address: 1059 Lakeshore Dr Columbille MI 48421
(No. & Street) (City) (State) (Zip)
Phone Nos: 231 577-1658 NO 417-3447
(Work) (Home) (Cell) (Fax)

2. APPLICANT'S INTEREST IN PROPERTY: Owner

3. OWNER: Name: M.L.O. Investments LLC
(Last) (First) (MI)
Address: 1059 Lakeshore Dr Columbille MI 48421
(No. & Street) (City) (State) (Zip)
Phone Nos: 231 577-1658 NO 417-3447
(Work) (Home) (Cell) (Fax)

4. REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use): Event Center
Lazy Landing, Dining Hall

5. LEGAL DESCRIPTION OF PROPERTY: Parcel Identification # 2409-18-1101
E 1/2 OF NE 1/4 S04 L1B Sec 18 T24N R9W - Manton -

6. ADDRESS OF PROPERTY: 9889 N. 39 Rd Manton MI 49663

7. PRESENT USE OF PROPERTY: Campground

8. ATTACH REQUIRED SITE PLAN DRAWING and all documentation required to demonstrate compliance with Article 94 (Site Plan), Article 86 (Special Uses), and all other applicable articles and provisions of the Wexford Joint Zoning Ordinance.

9. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL INTEREST IN THE PROPERTY: None

10. APPLICANT'S SIGNATURE:

[Signature] Date: _____

11. OWNER'S SIGNATURE:

[Signature] Date: _____

-OFFICIAL USE ONLY-

CASE NO: _____

FILING DATE: _____

REC'D BY: _____ RECEIPT NO: _____

PC ACTION: _____ DATE: _____

BOARD ACTION: _____ DATE: _____

EFFECTIVE DATE: _____

TAXID NAME1	PARC_ADD1	PARC_CTY	PAI PARC_Z	OWNER_ADD	OWNER_CTY	OW OWNER_ZI
2409- KABODIAN, ARAM A. & JUDITH C.	KABODIAN FAMILY TRUST			✓ 65/ALTON	EAST LANSING	MI 48823
2409F MICHIGAN DEPT OF	NATURAL RESOURCES			LP O BOX 30722	LANSING	MI 48909
2409- BRED AHL, DANIEL L	9676 N 39 RD ✓	MANTON	MI	49663-9676 N 39 RD	MANTON	MI 49663
2409- BRED AHL, RONALD K.	9490 N 39 RD ✓	MANTON	MI	49663-9490 N 39 RD	MANTON	MI 49663
2409- MLO INVESTMENTS LLC	9889 N 39 RD ✓	MANTON	MI	49663-1059 LAKESHORE DR	COLUMBIAVILLE	MI 48421
2409- STATE OF MICHIGAN	DNR			GRANTS ADMINISTRATION	LANSING	MI 48909-823
2409- HYDE, THOMAS V.	9453 N 39 RD ✓	MANTON	MI	49663 4214 2ND ST	CALEDONIA	MI 49316
2409- JONES, TERRY L.	10200 ZEB RD	MANTON	MI	49663 10200 N 37 3/4 RD	MANTON	MI 49663
2409- STATE OF MICHIGAN	DNR			GRANTS ADMINISTRATION	LANSING	MI 48909-823



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
DRINKING WATER AND MUNICIPAL ASSISTANCE DIVISION

CAMPGROUND LICENSE

REFERENCE NO. 6050-83

VALID 1/1/2019 through 12/31/2019

An annual Local Health Department Inspection is required to maintain a valid license.

This is to certify that the owner named below is authorized to operate a campground.

MIKKI O'CONNOR
9889 N 39 ROAD
MANTON MI 49663

License Type: RENEWAL

Date Issued: 4/10/2019

CAMPGROUND INFORMATION:

MANTON PINES RV & CAMPGROUND RESORT
9889 N 39 ROAD
MANTON MI 49663
WEXFORD COUNTY
LIBERTY TOWNSHIP Section

Modern Individual Sites	146
Modern Group Sites	0
Primitive Individual Sites	0
Primitive Group Sites	0

TOTAL SITES: 146

This license is issued with the following conditions:

1. The owner shall comply with the stipulations on the most recent inspection report
2. The owner shall comply with Part 125 of 1978 PA 368, as amended, and rules promulgated thereunder (Part 125)
3. Part 125 cites and requires compliance with:
 - A. The Safe Drinking Water Act 1976 PA 399, as amended, and rules promulgated thereunder
 - B. The Michigan Criteria for Subsurface Sewage Disposal, dated 1994
 - C. Part 125, Sections 12521 through 12563 (Regulations for Public Swimming Pools and Bathing Beaches)
 - D. Part 125, Rules 325.2101 through 325.2103 (Bathing Beach Rules) and Rules 325.2111 through 325.2199 (Public Swimming Pool Rules)
4. The owner shall comply with the Special License Conditions listed below:
NONE

POST IN A CONSPICUOUS LOCATION

(Rev. 03/2016)

61043

N 39 Rd

100 98 96 94 92 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

Blue Spruce Ct.

White Pine Ln.

Birch Rd.

Maple Ave.

Oak St.

Willow St.

Red Pine Rd.

Elderberry Ln.

Sycamore Alley

Elm St.

Manton Pines Blvd

6 1/2 Rd

136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161

- Seasonal Sites
- Rustic Sites
- Social Fire Pits
- Parking
- Trail
- Road
- Event Center
- The Lazy Landing
- Playground
- Bath House
- Registration
- Pavilion



Manton Pines RV & Campground Resort

2019

2,640'

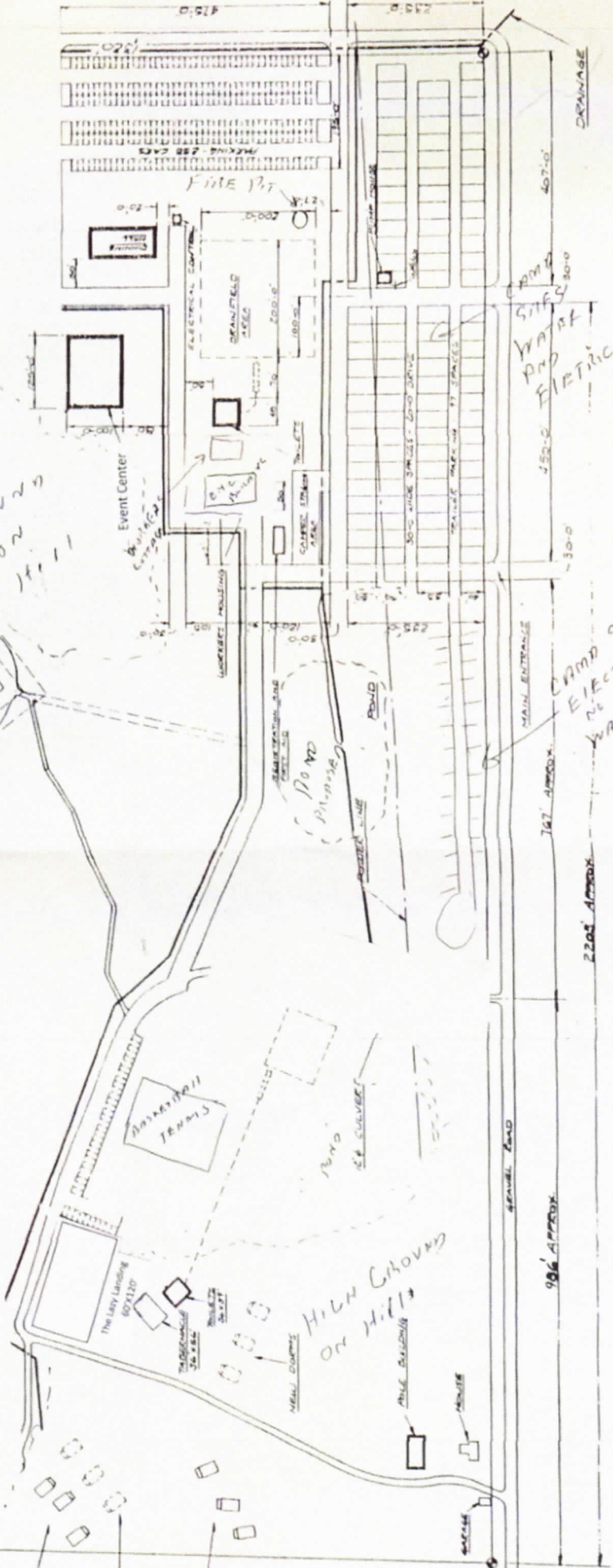
HIGH GROUND ON HILL

GET BALL FIELD

CONCRETE 20' x 30'

20' x 30'

CONCRETE 20' x 30'



Manton Pines RV & Campground Resort
800 ACRES - SCALE

986' APPROX

2200' APPROX

762' APPROX

CAMP SITES
ELECTRIC
WATER

MAIN ENTRANCE

ROAD

HIGH GROUND ON HILL

RESTAURANT AND BAR

POND

SEWER LINE

MAIN ENTRANCE

ROAD

SEWER LINE

WATER

ELECTRIC

CAMP SITES

2200' APPROX

762' APPROX

986' APPROX

SEWER LINE

WATER

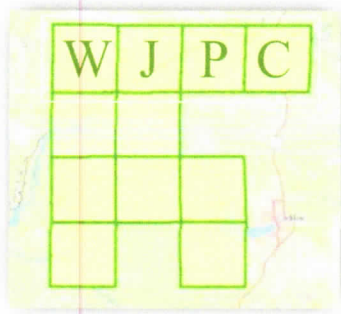
ELECTRIC

CAMP SITES

2200' APPROX

762' APPROX

986' APPROX



Wexford Joint Planning Commission

% Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org
(231)775-1138x6

September 11, 2019

STAFF REPORT/SITE PLAN REVIEW/SPECIAL LAND USE

1. Application

Applicant's Agent:	Natalie Maynard, for Manton Pines Campground
Applicant:	O'Connor, Mikki 1059 Lakeshore Drive Columbiaville, MI 48421
Owner(s):	M.L.O Investments LLC. Aka Manton Pines Campground 1059 Lakeshore Drive Columbiaville, MI 48420
Site Address, And Proposed Location	9889 N. 39 Rd., Manton, MI 49663 Parcel ID# 2409-18-1101 Liberty Township
Zoned:	2409-18-1101 Rural Residential
Site Plan:	Attached (Exhibit A)

Synopsis of the below Report:

Manton Pines Campground bought the beautiful Wesleyan Campground in Liberty Township. They changed the usage from Institutional (Religious) to Commercial. As a result, they are still regulated by the same DNR and DEQ regulations. **All the usages are already set in place. The sole purpose for the WJPC to consider is whether or not to allow "outdoor arts and entertainment" at the campground.** The Manton "Bluegrass Festival" is moving to the Campground, is indoors at the present. The Camp needs to look to the future to approve a larger "Festival" being outdoors. **They have all the facilities to handle an outdoor festival in the future, but they need the Planning Commissions' approval to have this festival on their grounds.**

2. Development Proposal

- 2.1 Property Description – Parcel ID# 2409-18-1101, Liberty Township consisting of 80 acres (more or less)
- 2.2 Action Report – The Applicant(s) are a bonified for-profit Campground in Liberty Township and are seeing a Special Use Permit to have future events in their Event Center, their housing building (“Lazy Landings”), and the Dining Hall. These buildings would be accessory buildings to future outdoor gatherings of people for concerts, etc.
- 2.3 Background:
 1. This property has historically been used for a non-profit, religious campground with the Wesleyan churches. They were the ones who built all of the buildings and campsites on the property.
 2. M.L.O. LLC. Purchased the property in 2018 and sought a zoning permit for the purpose of updating the “usage” of the property from institutional to commercial.
 3. That 2018 Zoning Permit (LIB-2018-116) notified the Assessor of the change so that they could assess the property as Commercial.



2.4 Current Narrative:

1. The Planning and Zoning Administrator was contacted on June 25, 2019 via email by the Clerk of the City of Manton, Jessica Schisser, who stated that the City of Manton wanted to move their Bluegrass Festival to the “Manton Pines in Liberty Township.

2. A back and forth series of emails explained the purpose for the Zoning Permit (LIB-2018-116) and the Applicants agreed to come into the office to be informed as to the process for obtaining a Special Use Permit.
3. Application was made on behalf of M.L.O., LLC for a “Special Land Use” / Temporary outdoor Arts, Entertainment, and Recreation [71] under Article 37, Section 3703.G to be conducted on the properties as indicated on the application and site plan.
4. After a review of the initial application materials received on August 16, a Staff Report was started to comply with the Zoning Ordinance and help the Planning Commission under the particulars of this camp.
5. Public Notification was made in the Cadillac News as per the Zoning Ordinance on September 6, 2019.
6. On Monday, September 9, 2019 the 300-foot notices were mailed out to those property owners within 300 feet of the Campground.

3. Standards for Site Plan Review with Staff Comments and Recommendations

3.1 According to WJZO Article 9411 – The following standards shall be used by the Planning Commission to review site plans.

1. Does the site plan show that “all applicable regulations of this Ordinance” both “generally to all districts,” and to the “specific zoning district” (R-R) as being complied with? (Refers to page 141 WJZO 9411.A)

*Staff Comment and Recommendations: All of the captioned properties are located within the Rural Residential zoning district and the appropriate district regulations have been demonstrated via the provided narrative. **Again, this has been a campground, albeit an Institutional campground instead of a Commercial campground, for many years. All buildings and uses to this point have been approved.***

2. Have “all utility easements” been “distributed on site in a manner which is least harmful to surrounding properties?” And, are all “electric, telephone, and coaxial cable and other lines” to be located (if not already located) underground? (Refers to page 141 WJZO 9411.B)

Staff Comments and Recommendations: Manton Pines Campground has taken care of this and met the requirements of the ordinance.

3. Are all “water lines, sewer lines,” and “all provisions of surface water drainage” approved by respective agencies?

Staff Comments and Recommendations: The Applicants have taken great care to comply with the requirements of the DEQ towards campgrounds in the matter of water via the Safe Water Drinking Act and the Subsurface Sewage Disposal. Also regulated are Public Swimming Pools and Bathing Beaches, and the Bathing Beach Rules.

4. Standards for Special Use Permit with Staff Comments and Recommendations

4.1 According to WJZO Article 8609 – The following standards shall be used by the Planning Commission to review Special Use Permits.

1. Is the use reasonable and designed to protect the health, safety, and welfare of the community? (Refers to page 131, Section 8609.A.1)

*Staff Comment and Recommendations: The is an obscure rural area. There are only half a dozen property owners within the 300-foot standards. Staff **Recommends** as the Wesleyan campground held many events and retreats over the years, the public was unharmed by these.*

2. Is the use consistent with the intent and purpose of the district? (Refers to page 131, Section 8609.A.2)

*Staff Comment and Recommendations: According to Article 3701, the purpose of the R-R District is “to provide for neighborhoods of a rural character with a mix of forestry practices, agricultural practices, residential uses, resort-residential uses of a same or similar kind or nature, and to implement the Master Plan; while at the same time discouraging retail, manufacturing, wholesale, service businesses, etc. and other major institutional or community services.” Staff **notes** that the requested ‘use’ is listed as a Special Use under Article 37, Section 3703.G, Temporary outdoor Arts, Entertainment, and Recreation [71]. Special use permits generally relate to uses that are allowed in specific zoning districts provided they meet certain conditions set out in the ordinance. Those conditions are generally related to avoiding adverse impacts on the neighboring area. In a manner of speaking, ‘special’ uses are permitted as long as the appropriate safeguards are in place to adequately protect the uses permitted by right. The Staff **recommended** a commitment from the Manton Pines campground should any new large gatherings of people be scheduled in the future. **At present, even the Bluegrass Festival was held indoors at the already approved Events Center. Applicant is safeguarding for a time when this indoor event may become large enough for an outdoor event.***

3. Is the use compatible with adjacent land uses? (Refers to page 131, Section 8609.A.3.)

*Staff Comment and Recommendations: In Michigan, Zoning must be based on a plan (part of the Master Plan). The uses (both Permitted and Special) that are listed in the Rural Residential District (Article 37 of the Wexford Joint Zoning Ordinance) in which this property is located are contemplated as being compatible when and if certain provisions are complied with. Hence, the site plan review and special use process for the requested use. Please refer to the comments in Section three (3) above of this staff report – the **applicants’ narrative may be used as a commitment to insure compatibility for the duration of the requested activity. Recommend** that this ‘use’ will act in harmony with the adjacent land uses if the*

Planning Commission mandates that the narrated assertions are followed through with.

Is the use designed to ensure that the public services and facilities are capable of accommodating increased loads caused by the land use or activity? (Refers to page 131, Section 8609.A.4.)

*Staff Comments and Recommendations: The proposed location is extremely rural in nature. A County gravel road leads to the property. The former campground held all the facilities for large conferences and retreats. Staff **Recommendation: The Staff commends Manton Pines campground for their wonderful facilities which they present to the public.** Does the use comply with other general and specific standards in section 1601 of this ordinance, the respective district, and general provisions of this ordinance? (Refers to page 131, Section 8609.A.5.)*

Staff Comment and Recommendations: There is nothing in section 1601 that would pertain to this Special Use. The applicant has adequately demonstrated their intent to comply with applicable provisions of Article 10, General Regulations.

Recommendation #1 – Approval of Site Plan

“If the Applicant agrees to the above suggestions from the Zoning Administrators, and approved by the Planning Commission, then we recommend the Site Plan of Applicant be approved.”

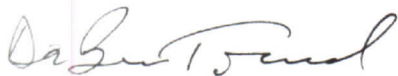
Recommendation #2 – Approval of Special Use

“The Zoning Administrators recommend the Special Use Permit be approved by the Planning Commission as is suggested above.”

Recommendation for Current Application of an Addition of an outdoor festival when the need arises in the future.

Staff recommends granting this application for outdoor gatherings as needed.

Very truly yours,



For:
Robert A. Hall, Planning and Zoning Administrator

