

August 8, 2018

To: Robert Hall - Planning and Zoning Administrator,  
the Members of the Wexford County Joint Planning Commission,

From: The residence of The Hideaway subdivision in Cherry Grove Township, Wexford County, MI

It has come to the attention of the residence of this neighborhood that a Special Use Permit has been applied for the property at 116 W. Lake Drive for the purpose of developing a weekly rental property. It is my understanding that a special use permit authorizes land uses that are allowed and encouraged by ordinance and declared harmonious with the applicable zoning district. A weekly rental property is akin to a motel and in our opinion a motel in a residential neighborhood is not harmonious.

In recent years three single family residence have been purchased by absentee investors and converted to weekly rentals. The properties are not managed according to the disclosure agreement at the time it is made into a rental and that includes maintaining the grounds. Two of the properties only get the grass cut every two or three weeks. This is not harmonious with the owner-occupied properties that maintain their properties in a pristine condition

Personally, my neighbor and I have one /weekly rental at 238 W. Lake Drive that is within 300 ft of our properties and another, 120 Birch Lane that is within 100 ft. our properties. If you grant a special use permit for 116 W. Lake Drive (also within 100 ft of our property), we feel that it is over the top and unreasonable for the neighborhood to tolerate.

We feel that these daily/weekly rentals are a detriment to the Hideaway Subdivision and not harmonious with a residential district. If this is allowed to persist you will be creating a motel atmosphere in a residential subdivision. Therefore, we respectfully request that a special use permit be denied.

# HIDEAWAY PLAT HOMEOWNERS

We the undersigned object to the special use permit for 116 W. Lake Drive

Name	Address	Signature
Gaetano Talluto	226 W Lake Drive, Cadillac	Gaetano Talluto
Steve M Smith	228 W Lake	Steve M Smith
JAY PAVOLE	222 W. LAKE DR.	Jay P
LLOYD MOX	223 W. LAKE DR.	Lloyd Mox
SCOTT H JOHNS	226 W LAKE DR	Scott H Johns
Judy D Gerhart	243 W Lake Dr.	Judy D. Gerhart
C & W VERES	123 Birch Ln.	Nelson Veres
Dennis CLARK	219 West LK. Drive	Dennis Clark
Lori Clouston	221 W. Lake Dr.	Lori Clouston
NORMAN YOCKEY	11402 LAKE CIRCLE DR W	Norman Yockey
CAROL Stull	231 W. LAKE DR	Carol Stull
Rebecca Seeman	265 W. Lake Dr.	Rebecca Seeman
JACK POWELL	255 W. LAKE DR	Jack Powell
INEZ D. PARKER	275 W. LAKE DR	Inez D. Parker
MARK BACHA	253 W. LAKE DR.	Mark Bacha
Row Zyrowski	277 W LAKE DR	Row Zyrowski



PROTECTIVE COVENANTS FOR THE PLAT OF THE HIDEAWAY,  
 BEING PART OF GOVERNMENT LOTS TWO (2) and THREE (3),  
 SECTION THREE (3), TOWNSHIP TWENTY-ONE NORTH (T 21 N),  
 RANGE TEN WEST (R 10 W), CHERRY GROVE TOWNSHIP,  
 WEXFORD COUNTY, MICHIGAN

1) PREAMBLE:

These Protective Covenants of the said Plat of The Hideaway, dated as of the 30<sup>TH</sup> day of SEPTEMBER 1965, and executed by the undersigned, in all being the owners in fee simple of the property to which these Protective Covenants apply, have been prepared and executed by the undersigned because of their belief that protective covenants are essential to the sound development of the area known as the said Plat of The Hideaway, and because the undersigned firmly believe that the protective covenants contribute to the maintenance of the value levels in this neighborhood.

These Protective Covenants, from the date of execution hereof, apply to the following described real estate:

The Plat of The Hideaway, Part of Government Lots Two (2) and Three (3), Section Three (3), Township Twenty-one North (T 21 N), Range Ten West (R 10 W), Cherry Grove Township, Wexford County, Michigan.

2) Area of Application:

All covenants and provisions herein in their entirety shall apply to all of the land and all other real estate located and to be located in the aforesaid Plat of the Hideaway.

3) Residential Area Covenants:

(a) Land Use and Building Type:

No lot shall be used except for residential purposes. No building, excepting those buildings presently existing on the property, shall be erected, altered, placed or permitted to remain on any lot other

### **Definitions**

**Special Use Permit:** A special use permit authorizes land uses that are allowed and encouraged by the ordinance and declared harmonious with the applicable zoning district.

**Diminution of Property in value** is a legal term of art used in calculating damages in a legal dispute and describes a measure of value lost due to a circumstance or set of circumstances that caused the loss.



## DISCUSSION

- **Harmonious**
- **Need**
- **Responsibility**
- **Revocable**
-





116 W. LAKE DR.

Parking Situation






116 W. Locke Dr.

lawn maintenance  
or lack of



A photograph of a lawn with a yellow pole and handwritten text. The lawn is green with some bare patches and weeds. A yellow pole is leaning against the grass. In the background, there are trees and a body of water. A brown building is visible on the right side. The text is handwritten in black ink.


116 W. LAKE DR.  
LAWN MAINTENANCE  
OR LACK OF






238 W. Lake Dr.  
PERMANENT SIGN?  
LAWN MAINTENANCE  
OR WALK OF





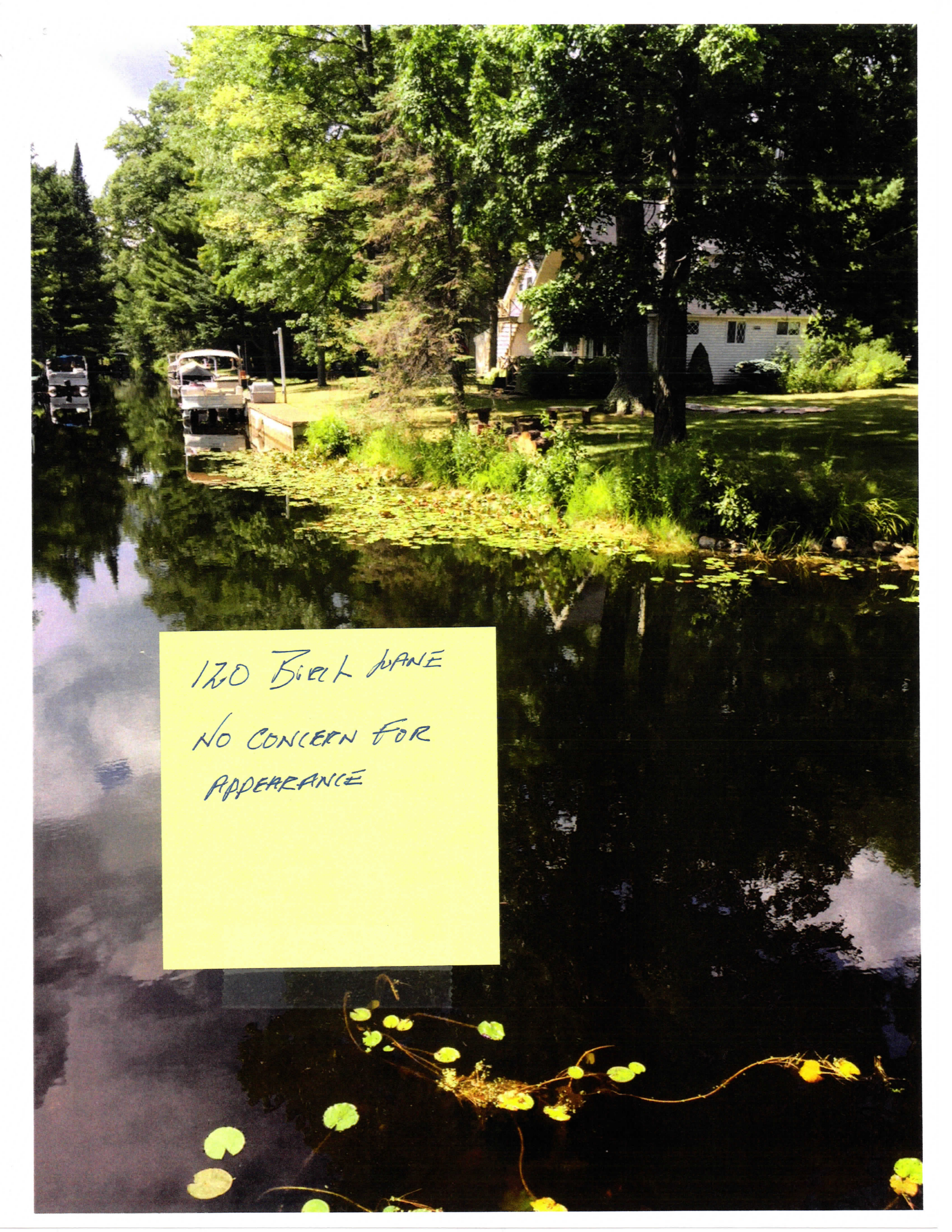
238 W. Lake Dr.  
Not CONCERNED  
ABOUT APPEARANCE



A photograph of a pond with lily pads and a red house in the background. The pond is filled with green lily pads, and the water reflects the surrounding trees and the red house. The house is partially obscured by trees and is situated on a grassy lawn. The trees are lush and green, suggesting a summer setting. The overall scene is peaceful and natural.

120 Birch have  
NO CONCERN FOR  
APPEARANCE



A photograph of a pond with lily pads, a dock with a boat, and a house in the background. The pond is filled with lily pads and reflects the surrounding trees and sky. A dock with a boat is visible on the left side of the pond. A house is visible in the background, partially obscured by trees. The text is written on a yellow sticky note in the center of the image.

120 BIRCH LANE  
NO CONCERN FOR  
APPEARANCE