

## Wexford Joint Planning Commission

% Cherry Grove Township  
4830 E. M-55

Cadillac, Michigan 49601

[www.wexfordjpc.org](http://www.wexfordjpc.org)

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

### STAFF REPORT/Zoning Board of Appeals Case # ZBA-2019-03

#### 1. Application

Agent/Contractor:	Van Putten, Larry 1502 Van Buren Street Hudsonville, Michigan 49426
Owner(s):	SAME
Site Address, And Proposed Location	None Assigned Parcel ID# 2210-HB-020 – Selma Township
Zoned:	R2
Site Plan:	Attached

#### 2. Development Proposal

- 2.1 Property Description – LOT 20 HIAWATHA BEACH PARK SEL. EC. 36 T22N R10W -CAPS-
- 2.2 Action Report – The Applicant is requesting a dimensional variance from the required side yard setback of 10' (ten) feet as per the Regulations and Standards listed in Article 46 (R-2 Residential District) of the Wexford Joint Zoning Ordinance. Applicant wishes to place the proposed 864 square foot dwelling so that future access can be made to the rear of the property for a 'possible' future Accessory Building in the rear yard of the property.
- 2.3 Background:
  1. This property is approximately 6032 square feet; less than the required minimum of 7,000 square feet.

2. The property is located in the R-2 Residential Zoning District

2.4 Current Narrative:

1. The Applicant and owner of the subject property emailed the WJPC on June 27, 2017, inquiring as to the specific zoning regulations to build a dwelling. On July 5, 2017, the Assistant Zoning Administrator responded in detail answering the questions presented by the applicant.
2. The applicant met with the Zoning Administrator on Friday, May 31, 2019 to discuss the possibility of seeking a variance regarding the proposed construction of a new dwelling. Although a site plan was presented that could be administratively approved, the applicant expressed a desire to encroach into one of the side yard setbacks by approximately 5 (five) feet in order to allow adequate access to a potential future garage in the rear of the proposed dwelling and to preserve existing mature trees.
3. The applicant was advised of the appeals procedure and provided a copy of Article 96; Appeals Board, from the Wexford Joint Zoning Ordinance. After a brief discussion regarding the Zoning Board of Appeals nuances, the applicant decided to apply for a variance. The Zoning Administrator applied the traditional application fee to the Zoning Board of Appeals application fee, as it was discovered in the conversation that the applicant desired to pursue a variance in lieu of administrative approval.
4. The Zoning Administrator made a site visit to the subject parcel on the afternoon of Friday, May 31, 2019 to compare the specifications on the site plan to the physical layout of the property.
5. Public Hearing Notification was published in the Cadillac News on: July 1, 2019; 23 days in advance of any required public hearing
7. 300 Foot Notices were sent out on July 8, 2019.
8. Packets were sent out to the Zoning Board of Appeals members on July 12, 2019.

3. Article 46: R-2 RESIDENTIAL DISTRICT

- 3.1 Section 4604 of Article 46 describes the regulations applicable to the specific zoning district – the following is presented for review by the Zoning Board of Appeals:
  1. The minimum parcel area is: 7,000 (seven thousand) square feet; the subject Parcel is approximately 6,032 (six thousand and thirty-two) square feet.
  2. The minimum buildable area is: 5,000 (five thousand) square feet; the subject Parcel has a buildable area of approximately 2,050 (two thousand and fifty) Square feet.
  3. The minimum parcel width is: 75' (seventy-five) feet; the subject parcel has 33' (thirty-three) feet on the road and 67' (sixty-seven) feet across the rear.

4. setback requirements are as follows:  
 Front: 4604.D.1.a.(2) average setback 25' (twenty-five) feet  
 Side: 4604.D.1.b.(3) 10' (ten) feet  
 Rear: 4604.D.1.c.(2) 15' (fifteen) feet required / 25' (twenty-five) feet proposed

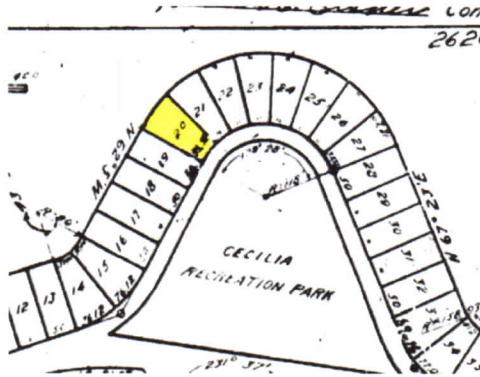


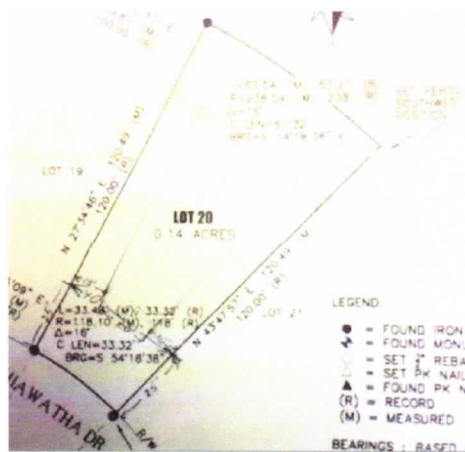
Figure 1-Google Earth Image

#### 4. STANDARDS FOR GRANTING A DIMENSIONAL VARIANCE

- 4.1 According to WJZO, Article 9607.F.2.a.(1) thru (5) – The following standards shall be used by the Zoning Board of Appeals when considering a variance request.

1. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicants personal or economic difficulty.

**Staff Comments:** By virtue of the ordinance standards, the subject property does exhibit unique circumstances. The property is narrower than the required 75' (seventy-five) feet, and has 14% less square footage than required. The survey demonstrates only 33' (thirty-three) feet of frontage with an approximate width of 40' (forty) feet at the minimum required front yard setback.



2. That the need for the requested variance is not the result of actions of the property

owner or previous property owners (self-created).



***Staff Comments: This subdivision was originally platted in 1910. There is no record of the lot having been altered and / or subdivided***

3. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, **or** will render conformity with those regulations unnecessarily burdensome.

***Staff Comments: One of the primary purposes of the Zoning board of Appeals is to ensure that: "...the spirit of the Ordinance is observed, public safety secured, and substantial justice done..." – although strict compliance will not unreasonably prevent the property owner from using the property for a permitted purpose – staff believes that the strict application of the ordinance standards would be unnecessarily burdensome. The applicant is proposing to build a structure on the property in harmony with the character of the surrounding area by preserving as much of the rear yard area as possible for a future accessory structure and parking***

4. That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

***Staff Comments: The applicant is requesting the minimum variance while attempting to utilize the nonconforming property in a manner consistent with the surrounding character of the neighborhood. The applicant has taken great care in positioning the proposed dwelling to minimize the impact on adjacent land owners.***



Applicant is proposing  
to have driveway  
adjacent to dwelling =  
Less Impact





Setback variance  
request area / next  
to adjacent  
accessory building =  
Less Impact

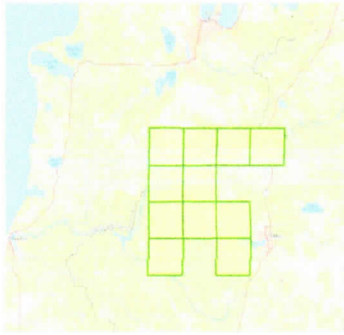
5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district

***Staff Comments: The applicant has made conscious efforts to minimize the impact on the surrounding property by proposing to position the dwelling on the parcel in harmony with those already present.***

**Staff recommends that the Wexford Joint Zoning Board of Appeals make independent findings and conclusions that allow the requested side yard setback variance to be granted as demonstrated on the site plan, submitted by the applicant.**

Respectfully submitted for consideration by the Wexford Joint Zoning Board of Appeals,

Robert (Bob) Hall  
Zoning Administrator



## Wexford Joint Planning Commission

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

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

July 8, 2019

Greetings -

the Wexford Joint Zoning Board of Appeals has recieved an application for a variance and will be conducting a public hearing as noticed below. According to the Wexford County records you are the owner of 'real' property within 300' of the subject property; accordingly, you are being notified as required by the Michigan Zoning Enabling Act, PA 110 of 2006 (as amended). No action is required on your part.

All meetings are open to the public.

### **PUBLIC NOTICE**

The Wexford Joint Zoning Board of Appeals has received an application requesting a variance from the terms and conditions of Article 46, Section 4604 of the Wexford Joint Zoning Ordinance regulating parcel and building area, coverage, and setbacks. The subject property is parcel #2210-HB-020, a vacant parcel located on Hiawatha Drive in Selma Township. Copies of the application documents may be viewed / copied at the Cherry Grove Township offices (Wexford Joint Planning Commission office of record) on Wednesday, Thursday or Friday during established office hours or may be viewed on line at: [www.wexfordjpc.org](http://www.wexfordjpc.org), under the ZBA MTGS tab A public hearing will be conducted at the regular July 24, 2019 meeting of the Wexford Joint Zoning Board of Appeals at 6:00 pm at the Wexford County Road Commission offices, 85 W. Highway M-115, Boon, MI 49618. Written comments may be sent to and will be received until noon on July 24, 2019 at: Wexford Joint Planning Commission, c/o Cherry Grove Township, 4830 E. M-55, Cadillac, MI 49601 or emailed to: [planningandzoning@wexfordjpc.org](mailto:planningandzoning@wexfordjpc.org)

Very truly yours,

Robert (Bob) Hall  
Planning and Zoning Administrator



ZBA-2019-03



Front View – Lot Width



Front View showing adjacent property



Front View / West Line – Proposed Driveway area

ZBA-2019-03



Adjacent Property West



Adjacent Property East



# 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](mailto: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: Van Putten Larry Phone: (616) - 662 - 4898

Last Name

First Name

Owner Address: 1502 Van Buren St. Hudsonville Mi 49426

Street # or P.O. Box

City

State

Zip

Project Address: Hiawatha Dr. Selma Twp. Mi

Street #

City

State

Zip

PARCEL ID # 2210 - HB - 020

Are property lines and building site staked? YES ☐ NO ☒

Email: candyman374@gmail.com

[circle one]

IF USING A CONTRACTOR PLEASE COMPLETE THIS SECTION

Contractor Information: \_\_\_\_\_ / \_\_\_\_\_

[Company Name]

[Individual Name]

Contractor Address: \_\_\_\_\_

Street # or P.O. Box

City

State

Zip

Contractor Phone: (\_\_\_\_) - \_\_\_\_ - \_\_\_\_

**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]**

Seasonal Residential Dwelling

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](http://www.wexfordjpc.org)

***Do Not Write Below This Line – For Administrative Use Only***

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Assigned Land Use Permit # \_\_\_\_\_

Date Application Received: \_\_\_\_/\_\_\_\_/\_\_\_\_ Date of Land Use Permit Action: \_\_\_\_/\_\_\_\_/\_\_\_\_

Fee: \$ \_\_\_\_\_ How Paid: ☐Cash ☐Check # \_\_\_\_\_ Receipt # \_\_\_\_\_

**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



**Wexford Joint Planning Commission**

c/o Cherry Grove Township  
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[planningandzoning@wexfordjpc.org](mailto:planningandzoning@wexfordjpc.org)

[www.wexfordjpc.org](http://www.wexfordjpc.org)

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

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

**Property Owner:** \_\_\_\_\_ Phone: (\_\_\_\_)-\_\_\_\_-\_\_\_\_\_  
Last Name First Name

**Owner Address:** \_\_\_\_\_  
Street # or P.O. Box City State Zip

**Project Address:** \_\_\_\_\_  
Street # or P.O. Box City State Zip

**Parcel ID #** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ **Are property lines and building site staked?** YES NO  
[Circle one]

**IF BEING REPRESENTED BY AGENT OR ATTORNEY PLEASE COMPLETE THIS SECTION**

**Agent / Attorney:** \_\_\_\_\_ / \_\_\_\_\_  
Company Name Individual Name

**Agent / Attorney Address:** \_\_\_\_\_  
Street # or P.O. Box City State Zip

**Agent / Attorney Phone:** (\_\_\_\_)-\_\_\_\_-\_\_\_\_ **Email:** \_\_\_\_\_

**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 project address / property is located in the \_\_\_\_\_ Zoning District.

**Do Not Write Below This Line - For Administrative Use Only**

Assigned ZBA Case # ZBA-2019-03 Date Application Received: 05/31/2019  
Fee: \$ 590.00 Receipt # 301967 Date of ZBA Action: \_\_\_\_/\_\_\_\_/\_\_\_\_  
#1085

## 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:** 5/31/19

**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](http://www.wexfordjpc.org)



To: Wexford Joint Planning Commission:

9604. Variance

I hereby request a variance to reduce the side lot set back from the current 10' to 5' on the south east property line for Property ID Number 2210-HB-020; for the following reasons:

This is an original lot that has never been altered since it was platted and surveyed over 100 years ago. Your present set back and lot sizes (square footages) have changed over time and do not conform with my original platted buildable lot.

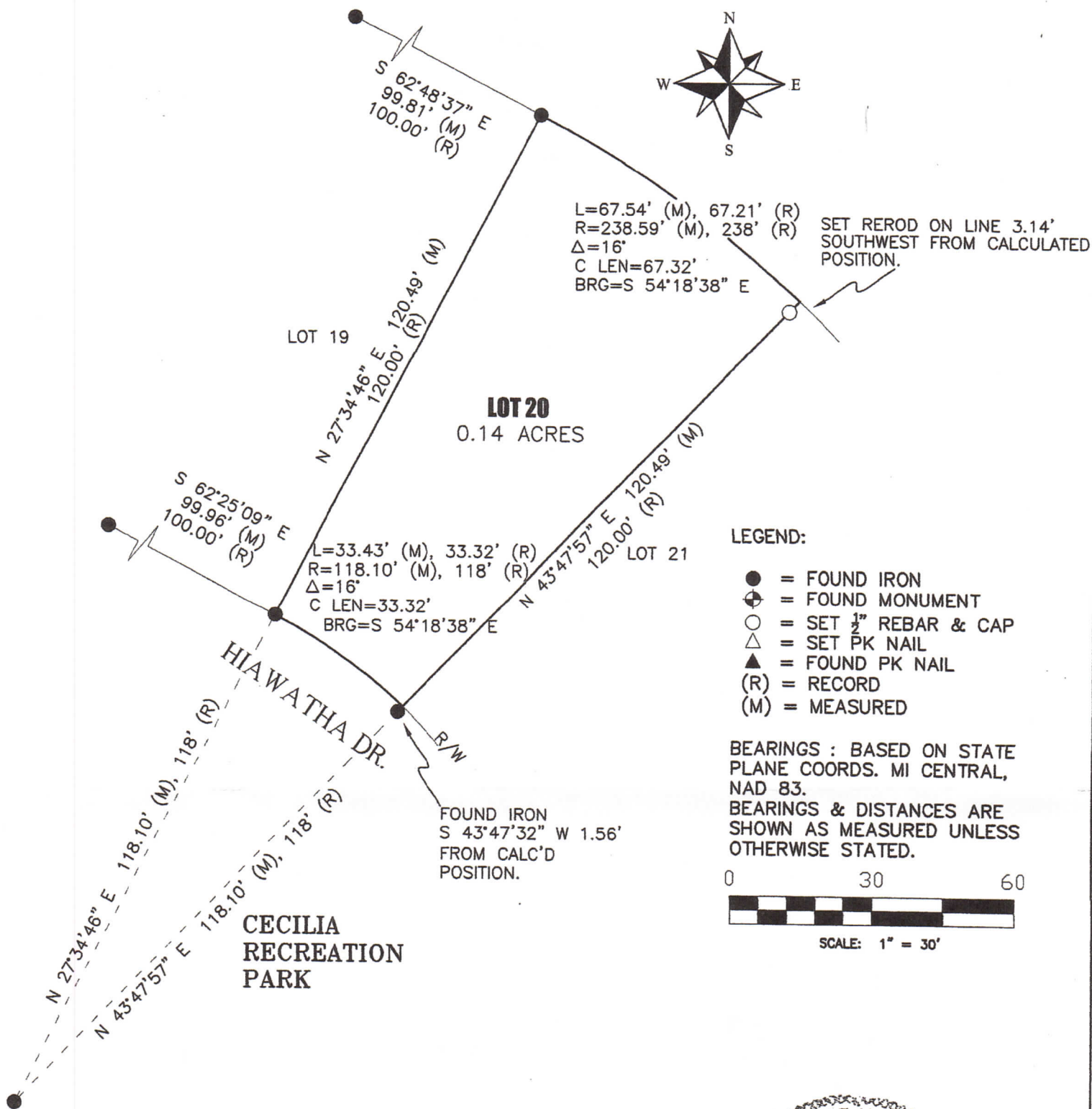
Your set back infringes on my property; limiting access to the rear - which is necessary for car and boat trailer parking and " we all know the problem of cars parked on the street in a lake side neighborhood".

A 5' set back on the SE side will allow the preservation of 2 very large trees, one of which is 7' 4" in circumference in order that I can still have a good usable driveway to access all of my original buildable lot which only has 33' of road frontage access. Without a variance these 2 trees will of necessity have to be removed.

*Larry Van Patten*

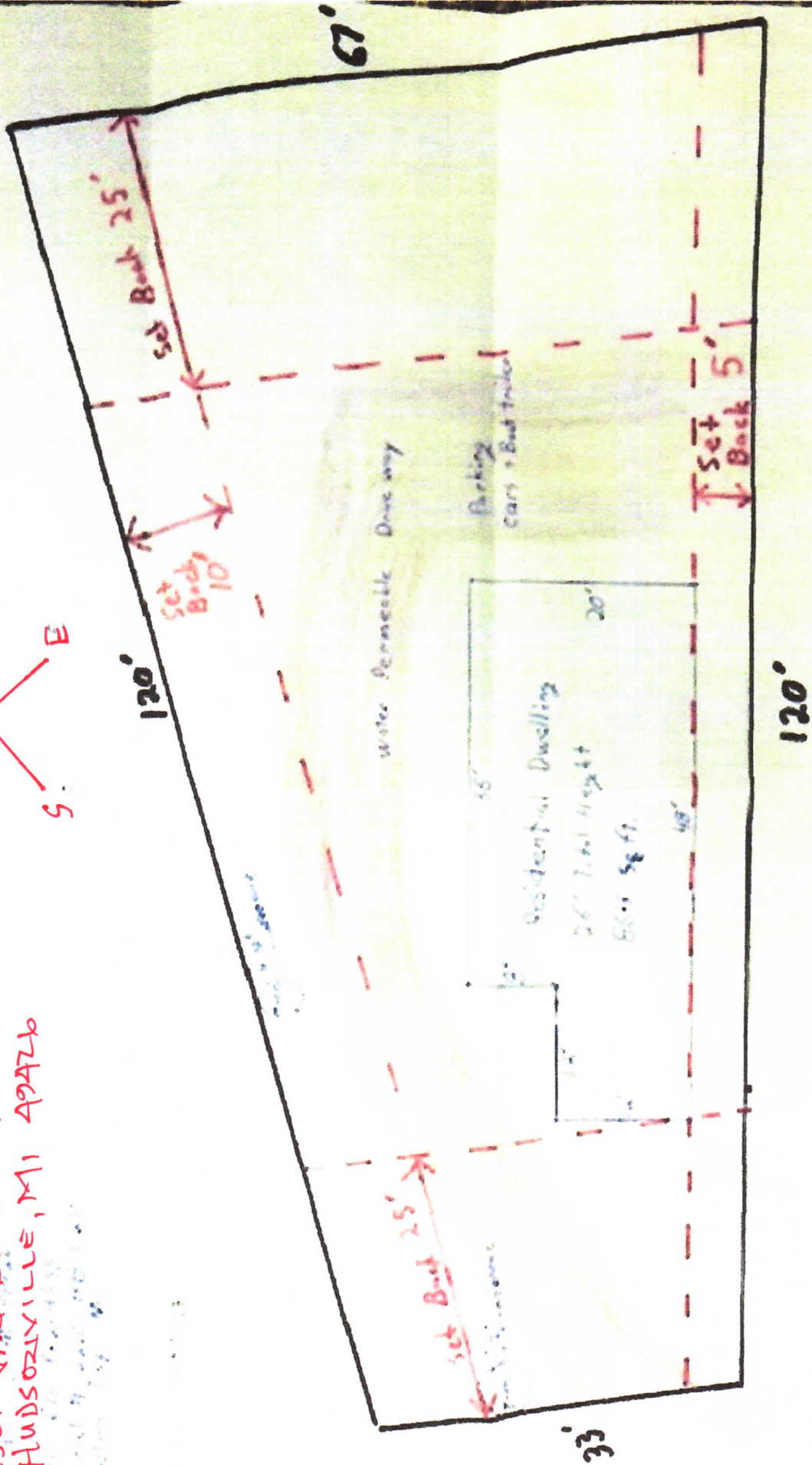
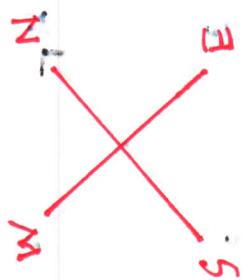
# CERTIFICATE OF SURVEY

LOT 20, HIAWATHA BEACH PARK, SEC. 36, T 22 N, R 10 W,  
SELMA TWP., WEXFORD CO., MICHIGAN.

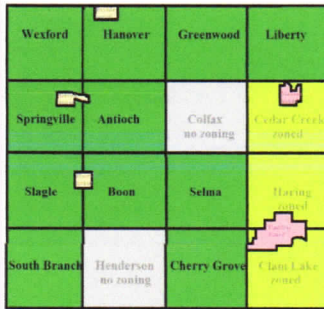


$\frac{1}{8}" = 1'$

LARRY VAS PUTTEN  
1501 VAX BURTON ST.  
HUDSONVILLE, MI 49426







## Wexford Joint Planning Commission

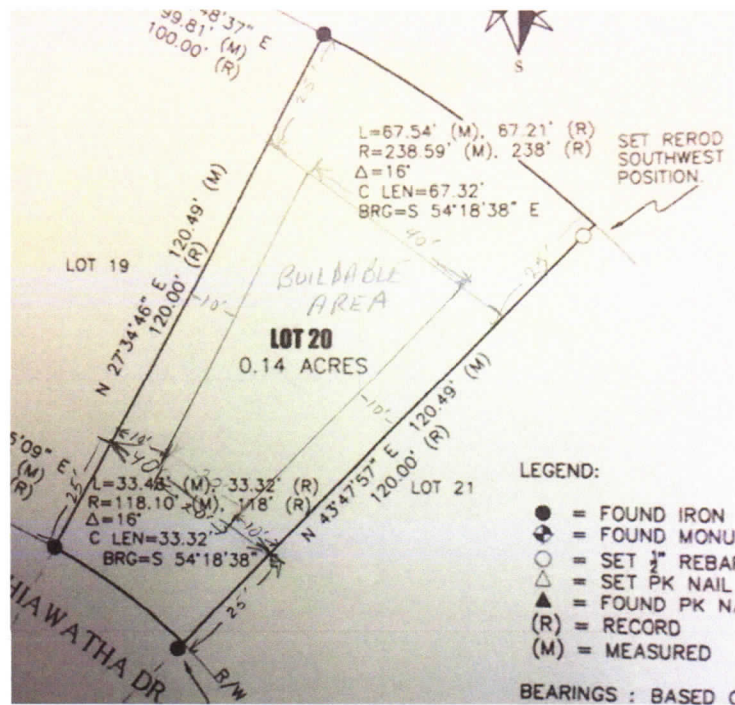
% Cherry Grove Township  
4830 E. M-55  
Cadillac, Michigan 49601-9332

(231)775-1138x6  
planningandzoning@wexfordjpc.org | www.wexfordjpc.org

May 31, 2019

Dear Mr. Van Putten,

Below is in answer to your email of 6/27/2017 in which you asked about your irregular lot (nonconforming parcel 2210-HB-020) on Hiawatha Drive. I am sending you a blown-up picture of your survey which will give you the answers you requested. On it, I have drawn the building envelope for the buildable area on the lot. With the buildable area you will see the allowed setbacks for such a property which I have also drawn on the survey. Below the picture I will outline the Zoning Ordinance Articles which support these setbacks. You can go on our website to look at or download the Zoning Ordinance and peruse these articles along with the rest of the ordinance. The website is [www.wexfordjpc.org](http://www.wexfordjpc.org). Go to the Zoning Ordinance page and click on the ordinance itself. It will open on PDF. And, as to answer your other question, setbacks are measured to the foundation.



### First the good news:

1. The front yard setback is normally 40' for R-2 properties. However, because of your

nonconforming parcel, plus the setbacks to the three homes on Lots 19, 18, and 17 give our ordinance the leeway to

allow for a 25' setback for the start of your house. Doing this does make the closest building to the front of the property to be only a 20' front on the house itself. (WJZA-4604.D.1.a.2)

2. As you can see, the 10' setbacks are the result of the property being only 50'-64' as is discussed on page 99 of the ordinance (WJZA-4604.D.1.b.3). That being true, the 10' setbacks on the side yards only give 20' remaining at the closest position to the front of the parcel. To make the front of the house wider could only be possible by moving the house back farther into the properties' building envelope or buildable area.

3. The building envelope or buildable area is approximately 2100 square feet, so it does give you several options as to the type or position of homes you could expect. The only problem is if you desire to go as close to the road for the purpose of viewing the water the front of the building could only be 20' wide.

**Now the not as good news:**

1. Because the property is a nonconforming parcel in that it is smaller than 7000 square feet, then Article 80 on Nonconformities comes into play. Your parcel is 6032 square feet, which means there is going to have to be some variances applied for to the Zoning Board of Appeals. The reasons for this is elucidated in section 8003.C.1-5 on page 118 of the ordinance.

1. "It is documented by the applicant the parcel existed prior to January 1, 2016, and"

2. "The parcel was not made smaller after January 1, 2016, and"

3. "It is documented by the applicant that contiguous land, or enough contiguous land, cannot be purchased, and"

4. "The parcel is large enough to accommodate required on-site sewage, if needed; well, with proper isolation; as determined by the District Health Department, and"

5. "Other standards for issuing a variance by the Appeals Board are met."

**(Note: those "other standards by the Appeals Board" are given in Section 9604.A.1-**

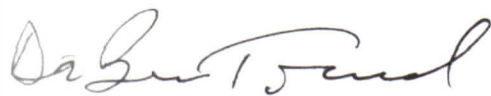
**4)**

2. Another obstacle is the ordinance states the "buildable area" is supposed to be 7500 square feet as per WJZO-4604.B. This again shows that you will need to go before the Zoning Board of Review to explain to them the extenuating circumstances as to why this particular parcel does not meet the standard.

3. The only other hindrance is that the ordinance spells out that the Minimum parcel Width "shall be no less than seventy five (75) feet (WJZO-4604.C)." Again, showing the Zoning Board of Appeals the property survey along with the already existing properties along Hiawatha that have similar square footage and frontage would be what I would recommend to you.

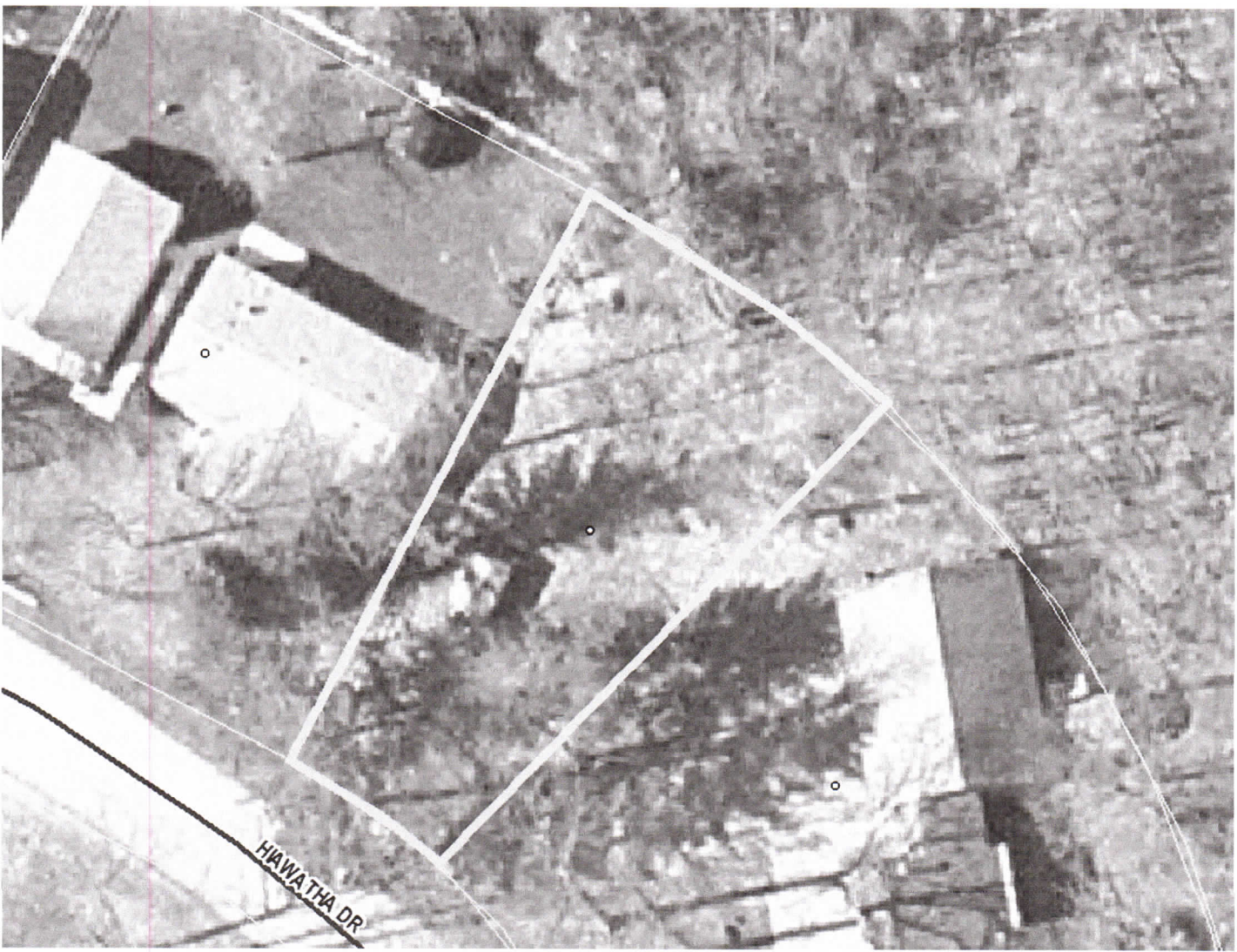
If you have any further questions or wish to discuss my findings, please do not hesitate to call our office. I am here Wednesday-Thursday each week. Or you can talk to the Planning and Zoning Administrator, Bob Hall if I am not in to receive your call.

Very truly yours,



Dr. Ben Townsend, Assistant Zoning Administrator





2210-HB-020  
LARRY VANPUTTEN



# Tax ID 2210-HB-020

Selma Twp., Wexford County

\* Please contact Wexford County Register of Deeds for official ownership information.

**Assessment Roll Owner Name(s):** VANPUTTEN, LAURENCE J

**Assessment Roll Owner Address:** 1502 VANBUREN ST  
HUDSONVILLE MI 49426

## Property Information

**Jurisdiction:** Selma Twp.

**Property Class:** 402 Residential Vacant

**School District:** 83010 Cadillac

**Assessed Value for 2018:** \$2,400

**SEV for 2018:** \$2,400

**Taxable Value for 2018:** \$2,400

**Qualified Ag. Exemption % for 2018:** 0%

**Homestead % for 2018:** 0%

**Assessed Value for 2017:** \$2,400

**Taxable Value for 2017:** \$2,400

**Property Square Feet:** 6031.90257 Sq Ft

**Property Acreage:** 0.13847 Acres

## Assessment Roll Description

LOT 20 HIAWATHA BEACH PARK SEL. EC. 36 T22N R10W -CAPS-

\* Please contact Wexford County Register of Deeds for official legal description.

	A	B	C	D	E	F	G	H	I	J	K
1	TA	NAME1	NAME2	PARC_ADD1	PARC_CTY	PA	P OWNER_ADD		OWNER_CTY	OW	OWNE
2	ROW										
3	ROW										
4	PARK										
5	22 MEISTE, BRIAN		& AMBER				<del>4743 BELLA CT</del>		<del>HOLLAND</del>	MI	49424
6	22 MEISTE, BRIAN		& AMBER	✓ 2046 HIAWATHA DR	CADILLAC	MI	✓ 4743 BELLA CT		HOLLAND	MI	49424
7	22 MARVIN, GARY MICHAEL			✓ 2048 HIAWATHA DR	CADILLAC	MI	<del>2048 HIAWATHA DR</del>		<del>CADILLAC</del>	MI	49601
8	22 HALLMAN, DAVID A.		& KAREN M.	✓ 2050 HIAWATHA DR	CADILLAC	MI	✓ 2523 N MAIN ST		ROYAL OAK	MI	48073
9	22 GRIMES, DEBORAH L			✓ 2052 HIAWATHA DR	CADILLAC	MI	✓ 549 JAMES DRIVE		BARTLETT	IL	60103
10	22 BLACKMER, MICHAEL		& RUSSEL PARKER				✓ 2169 PINE RIDGE		JENISON	MI	49248
11	22 BLACKMER, MICHAEL TRUST		& RUSSEL PARKER TRUS	✓ 2056 HIAWATHA DR	CADILLAC	MI	✓ 6165 GROEN CT		ALLENDALE	MI	49401
12	22 LANNING, MARY ANNE LE		& JENNIFER PEDROZA	✓ 2066 HIAWATHA DR	CADILLAC	MI	<del>2066 HIAWATHA DR</del>		<del>CADILLAC</del>	MI	49601
13	22 BISHOP, JOSH & HEIDI			✓ 2068 HIAWATHA DR	CADILLAC	MI	✓ PO BOX 2202		WATFORD CITY	ND	58854
14	22 VANPUTTEN, LAURENCE J						✓ 1502 VANBUREN ST		HUDSONVILLE	MI	49426
15	22 WILLIAMS, EDWARD S			✓ 2076 HIAWATHA DR	CADILLAC	MI	✓ P.O BOX 556		PORTLAND	MI	48875
16	22 HAYS, DALE R & SHIRLEY LE		HAYS LIVING TRUST	✓ 2084 HIAWATHA DR	CADILLAC	MI	✓ 6229 MARLOW DR		KALAMAZOO	MI	49024
17	22 NIXON, BRIAN ETAL			✓ 2088 HIAWATHA DR	CADILLAC	MI	✓ 3080 MT MORRIS RD		MOUNT MORRIS	MI	48458
18	22 WECKERLY FAMILY TRUST			✓ 2104 E LAKE MITCHELL DR	CADILLAC	MI	<del>2104 E LAKE MITCHELL DR</del>		<del>CADILLAC</del>	MI	49601
19	22 SNYDER, BRIAN D			✓ 2118 E LAKE MITCHELL DR	CADILLAC	MI	<del>2118 E LAKE MITCHELL DR</del>		<del>CADILLAC</del>	MI	49601
20	22 ANN ADDISON HOLDINGS LLC						✓ 121 RINDLE BLUFF		PORTLAND	MI	48875



## Affidavit of Publication

RECEIVED JUL 08 2019

STATE OF MICHIGAN }  
County of Wexford }

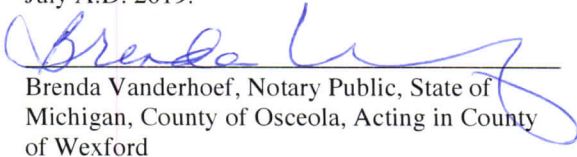
Tara Hall of Cadillac News, a paper published in the County of Wexford and circulated in the Counties of Wexford, Missaukee, Osceola; being duly sworn, deposed and says that she is the Business Department Leader of said newspaper and that a notice, a true copy of which is annexed hereto, has been duly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

July 1, 2019



Tara Hall

Subscribed and sworn to before me this 1st day of July A.D. 2019.



Brenda Vanderhoef, Notary Public, State of Michigan, County of Osceola, Acting in County of Wexford

My commission expires: December 16, 2023

### WEXFORD JOINT PLANNING COMMISSION PUBLIC NOTICE

The Wexford Joint Zoning Board of Appeals has received an application requesting a variance from the terms and conditions of Article 46, Section 4604 of the Wexford Joint Zoning Ordinance regulating parcel and building area, coverage, and setbacks. The subject property is parcel #2210-HB-020, a vacant parcel located on Hiawatha Drive in Selma Township. Copies of the application documents may be viewed / copied at the Cherry Grove Township offices (Wexford Joint Planning Commission office of record) on Wednesday, Thursday or Friday during established office hours or may be viewed on line at: [www.wexfordjpc.org](http://www.wexfordjpc.org). under the ZBA MTGS tab A public hearing will be conducted at the regular July 24, 2019 meeting of the Wexford Joint Zoning Board of Appeals at 6:00 pm at the Wexford County Road Commission offices, 85 W. Highway M-115, Boon, MI 49618. Written comments may be sent to and will be received until noon on July 24, 2019 at: Wexford Joint Planning Commission, c/o Cherry Grove Township, 4830 E. M-55, Cadillac, MI 49601 or emailed to: [planningandzoning@wexfordjpc.org](mailto:planningandzoning@wexfordjpc.org)  
July 1