



**Village of Empire**  
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**STAFF REPORT**  
**September – October 2023**

*This report is meant to provide a snapshot of activity, typically for the previous reporting period. The intended distribution channel is from the ZA to the Planning Commission, and then via the Planning Commission liaison to the Village Council. While it will not detail every interaction, it will provide a synopsis of planning and zoning related activity that is taking place.*

The ZA has been communicating with representatives of Cherry Republic regarding ‘proposed’ expansion / merger of existing operations – no details are available at this time. They have recognized existing conditions and an intention to ‘make things better’ in the future, recognizing potential impacts in the community.

A Land Use Permit was issued (after a Level B site plan review) that authorizes the installation of an electrical vehicle (EV) charging station in the northeast corner of parcel #45-041-300-049-00:



**LOCATION FOR EV  
(Electrical Vehicle)  
CHARGING STATIONS**

The permit also allows (though not required) the interior / exterior historic restoration and energy efficiency updates but does NOT authorize structural / aesthetic changes to the exterior or change(s) of use for the interior.



**Land Use Permit (zoning) Activity**  
*(year-to-date summary)*

PERMIT #	TYPE	ZONE	PARCEL ID #	NAME(last) NAME(first) - BDR	SITE ADDRESS / LOCATION
2023-01	ND	PUD	45-041-550-059-00	McNutt, Stephen and Sharon-Pathway Homes	9974 W. South Street
2023-02	SIGN	G-RES	45-041-719-011-00	St. Philip Neri Catholic Church	11411 S. LaCore Street
2023-03	FM-MKT	FSD	45-041-824-009-10	Leelanau Farmers Markets   Baril, Bob	N/A - West Front Street
2023-04	RA	G-RES	45-041-824-052-00	Greisiger, Joe	11472 S. Lacore Street
2023-05	RA	PUD	45-041-550-005-00	Evans, James and Kaye	9888 Wilce Street
2023-06	TEMP	REC-CON	<b>WITHDRAWN</b>	Quinn, Robert - Benzie Community Band	Niagra Street- S. Bar Lake
2023-07	RA	V-RES	45-041-702-018-00	Jacob, Karen and Cortright, David	10138 W. Wilce Street
2023-08	SIGN	FSD	45-041-702-022-00	Glen Lake Community Library	10115 N Front Street
2023-09	FENCE	G-RES	45-041-719-011-00	St. Philip Neri Catholic Church	11411 S. LaCore Street
2023-10	ND	PUD	45-041-325-065-00	Ford, Carey	11757 S. Roen Road
2023-11	RA	VR	45-041-300-058-00	Weber, Tima nd Beth	11857 S. Lake Street
2023-12	RAD	G-RES	45-041-200-002-00	Schueller, Guy and Nikki	11231 S. LaCore Street
2023-13	RA	PUD	45-041-550-020-00	Greenwoods of MI, LLC-Ernst, Dan and Jeanne	11914 S. Ontario Street
2023-14	ADU	G-RES	45-041-824-037-00	Chase, Robert and Linda	11364 LaCore Street
2023-15	C-ACC	G-COR	45-041-719-003-01	Blarney Castle   EZ Mart	9988 W. Front Street
2023-16	DECK	G-RES	45-041-730-003-00	Palmer, Sue	12089 S. Wood Street

The ZA attended one day of the 2-day MTA Professional Development Retreat in Harbor Springs on October 3<sup>rd</sup>. Major topics of discussion were STR’s (Short-Term Rentals), the effect on neighborhoods and the economy along with administration and compliance techniques, pending legislation on alternative energy that will preempt most all local zoning control (HB’s # [5120](#), [5121](#), [5122](#), and [5123](#)).

Also discussed was a need for ‘basic-training’ for elected officials on matters related to planning and zoning and the importance of COMMUNICATION.

Sincerely,

Robert (Bob) Hall  
 Village of Empire – Zoning Administrator

