

July 31, 2023

Dear Zoning Board of Appeals,

We are requesting to replace the existing deck within the same location. The deck will be safer as it will be up to current code. We are seeking a variance as we are unable to determine when the deck was constructed. We have evidence showing that the deck was constructed in 1982 (see attached letter found from previous owner which was found behind a mirror during an interior remodel), but the 30' water's edge setback was adopted in 1980. The house was constructed in 1955. We do not have a survey that shows the house and deck, but we are seeking a variance to keep the deck in the same location and size as it currently exists. The deck is approximately 352sq ft. The deck has not created any issues since we purchased the property in 2005. We understand and respect the definition of Water's Edge. We have included pictures showing that the water has been much further back than what is currently onsite.

Included in the application are pictures of the existing deck. They just do not show when the deck was constructed.

We are happy to answer any questions,

Stephen Earl





## CHARTER TOWNSHIP OF ELMWOOD

### Planning and Zoning

10090 E. Lincoln Rd, Traverse City, MI 49684

(231) 946-0921 Fax (231) 946-9320

Email: [planner@elmwoodtownship.net](mailto:planner@elmwoodtownship.net)

### Zoning Board of Appeals

#### Application

Applications will not be accepted unless containing all the following information:

- 1) Completed application form with owner's signature
- 2) A scaled drawing, if applicable, with sufficient detail to indicate the nature and necessity of the request.
- 3) Cover Letter describing the request
- 4) Payment of an application fee (\$650)
- 5) Signed Escrow Policy with \$500 escrow (if found necessary by Planner or ZBA; any and all unused escrow funds will be returned per the escrow agreement)

Applications are to be submitted 45 days prior to the Zoning Board of Appeals meeting. Regular meetings are the 1<sup>st</sup> Wednesday of the Month.

Please note that no application shall be accepted for a use variance, or any other request that would effectively grant a use variance, as consideration of such a variance is not permitted under the Elmwood Township Zoning Ordinance.

Charter Township of Elmwood  
Zoning Board of Appeals Application

**Property Information (if applicable):**

Property Address: 10945 S West-Bay Shore Drive  
Parcel Number: 45-004-016 - 039 - 00 Zoning District: R-1  
Project Name or Title: Existing Deck remove and replace

**Applicant**

Stephen Earl  
Name  
6008 Allan Drive  
Street Address  
Brighton MI 48116  
City State Zip  
248-804-5126  
Phone Number  
searl@peoplepc.com  
Email Address

**Owner (if different)**

SAME  
Name  
  
Street Address  
  
City State Zip  
  
Phone Number  
  
Email Address

**Contact Person (All communications from the Township will be sent to this individual regarding the submitted application)**  Applicant  Owner

**Type of Request:**  Variance  Interpretation  Appeal (attach decision)  Other

Section(s) of Ordinance seeking Variance from or Interpretation on: \_\_\_\_\_

Required Dimension in Ordinance 30

Amount of Variance Requested from Required Dimension: 10

Previous Appeal Requests (Date, Request, Decision): 04/18/1984; enlarge garage 10 x 10  
(approved for 5' x 5' expansion)

Other Information to explain request: \_\_\_\_\_

**Dimensional Variance Approval Criteria. If you are applying for a dimensional variance, please answer, in detail, how your project meets the following standards of approval from the Zoning Ordinance:**

- a. Will this request be contrary to the intent and purpose of the Zoning Ordinance?

Decks are currently allowed; would like to remove replace in existing location.

- b. Will this request establish a use not permitted in the zoning district the property is located in?

**No; decks are currently allowed.**

- c. Will this request cause a substantial adverse effect upon property, which includes, but is not limited to property values, in the immediate vicinity or in the district in which the property of the applicant is located?

It will increase property value; deck is in disrepair.

- d. Will this request be specific to the property and not be so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical?

**Yes**

- e. Will this request relate only to property that is owned or occupied, or where the applicant has equitable interest?

**Yes**

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- 
- f. Will this request be the result of a condition created by the applicant?

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No; when we purchased the property the deck was already there.

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- g. Will this request create possible precedents or affects, which might result from the approval or denial of the appeal and which would be contrary to the intent and purpose of this Ordinance?

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No; the case is specific to this site due to the shape of the lot.

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In addition to the above questions, the variance request must also meet one of three special conditions. Please answer a minimum of one of the following questions:

- a. Are there practical difficulties, which prevent carrying out the strict letter of this Ordinance? These difficulties shall not only be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.

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- b. Are there exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district? Such circumstances or conditions shall have not resulted from any act of the appellant subsequent to the adoption of this Ordinance.

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The shape of the lot and location of water's edge are unique.

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- c. Will this request result in a variation necessary for the preservation of a substantial property right possessed by other properties in the same zoning district?

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**Zoning Ordinance Interpretations. If you are applying for an interpretation or a similar use interpretation, please note the following:**

Since every type of potential use cannot be anticipated in this Ordinance, the Zoning Administrator shall determine if the use is similar to a use listed in this Ordinance. The Zoning Administrator may refer matters wherein a use not specifically listed in this Ordinance or may be substantially similar to a permitted use or permitted special land use to the Zoning Board of Appeals for its interpretation and decision.

Text interpretations shall be narrow and address only the situation being interpreted, be based on a thorough reading of this Ordinance for the purpose of implementing the intent of this Ordinance, and not have the effect of amending this Ordinance.

Interpretations shall give weight to practical interpretations by the Zoning Administrator and other administrative officials if applied consistently over a long period of time.

Interpretation of the zoning map shall be subject to the provisions of Article 4 of this Ordinance

**Administrative Appeal. If you are appealing a decision to the ZBA, please note the following:**

An appeal may be taken from any aggrieved person or by an officer, department, board, or bureau of this state or the local unit of government regarding any order, requirement, decision, or determination where it is alleged by the appellant that there is error or misinterpretation in any order, requirement, decision, grant, or refusal made by the Zoning Administrator or other administrative official or body charged with the enforcement of the Ordinance.

An appeal shall be filed with the ZBA and the Zoning Administrator or the body from whom the appeal is taken within sixty (60) days of the final decision being appealed. The filing shall specify the grounds of the appeal. The appeal shall be transmitted to the ZBA together with all the papers constituting the record upon which the action being appealed is taken.

In deciding the appeal, the ZBA shall be limited to determining whether or not the decision that was made was done so using the proper requirements and standards in the Ordinance. The decision of the ZBA is limited to the information that was available to the administrative official or body who made the decision initially. Additional testimony is not appropriate. Regardless of the wording contained in the grounds for the appeal, if the substance of the basis for the

appeal is that the decision incorrectly evaluated the facts related to the land use application under the standards or requirements of this Ordinance, then the ZBA shall determine whether the decision was supported by competent, material and substantial evidence based on the evidence presented to or known by the decision maker. The ZBA shall not consider evidence which was not presented to or known by the decision maker.

No decision regarding a planned development may be appealed to the ZBA.

Escrow may be required.

An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the ZBA, after notice of appeal has been filed, that by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, the proceedings shall not be stayed other than by a restraining order, which may be granted by a court of record.

**Affidavit:**

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained ad the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right if entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.

Stephen Earl 7/31/23  
Owner Signature Date

\_\_\_\_\_  
Applicant Signature Date

**OFFICE USE ONLY:**

Case Number: 2023-05 Fee: \$650 Paid: \$650  
Board Decision: \_\_\_\_\_ Date: \_\_\_\_\_  
Date Permit Issued: \_\_\_\_\_ Issued By: \_\_\_\_\_



## Charter Township of Elmwood Escrow Policy

Accordingly, the procedure for the handling and processing of escrow deposits henceforth shall be as follows:

- A. In connection with any application for a special land use, site plan approval, zoning amendment, cluster residential development review, site condominium review, planned unit development review, appeal, interpretation, variance, or other application as required by this Ordinance, the Township may require the applicant to pay in advance into an escrow fund established to cover the reasonable costs of reviewing the application. These costs may include staff costs or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No application shall be reviewed further or considered complete, and no permit shall be issued, until all costs have been paid and/or the escrow fund has been replenished as outlined below. The Township shall account for the expenditure of all escrow funds, and the Township Clerk shall refund any unexpended funds within sixty (60) days of final action.
  
- B. Should the escrow fund ever dip below fifty (50%) of the original fund amount, the applicant shall be advised and required to replenish said escrow fund to the full original amount within five (5) business days of having been so notified by the Township Clerk.
  
- C. The applicant may seek an accounting from the Township Clerk of expenditures from the escrow fund when a request is made by the Township to replenish the fund and/or after a final decision on the application has been made. However, the applicant has no authority to approve or deny expenditures.

Amount of Escrow Deposit Required: \_\_\_\_\_

Amount of Escrow Deposit Received: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

\_\_\_\_\_





AA

bsaonline.com



traverse



1960 bluep...



How to Find...



1980 wetla...

Save with X...



PNC Bank O...

Leelanau C...



Pa

Enter an address or address range such as 100-200 Main St

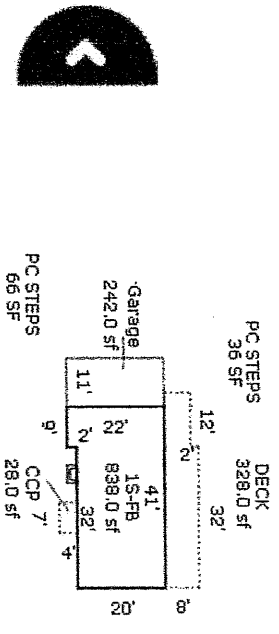
Use Advanced Address Search

Home > Online Payment > Record Details

# 10945 S WEST-BAY SHORE DR TRAVERSE CITY, MI 49684 (Property Address)

Parcel Number: 004-016-039-00

004-016-039-00



Sketch by Apex Madman

Item 1 of 1

0 Images / 1 Sketch

## Property Owner: EARL STEPHEN

### Summary Information

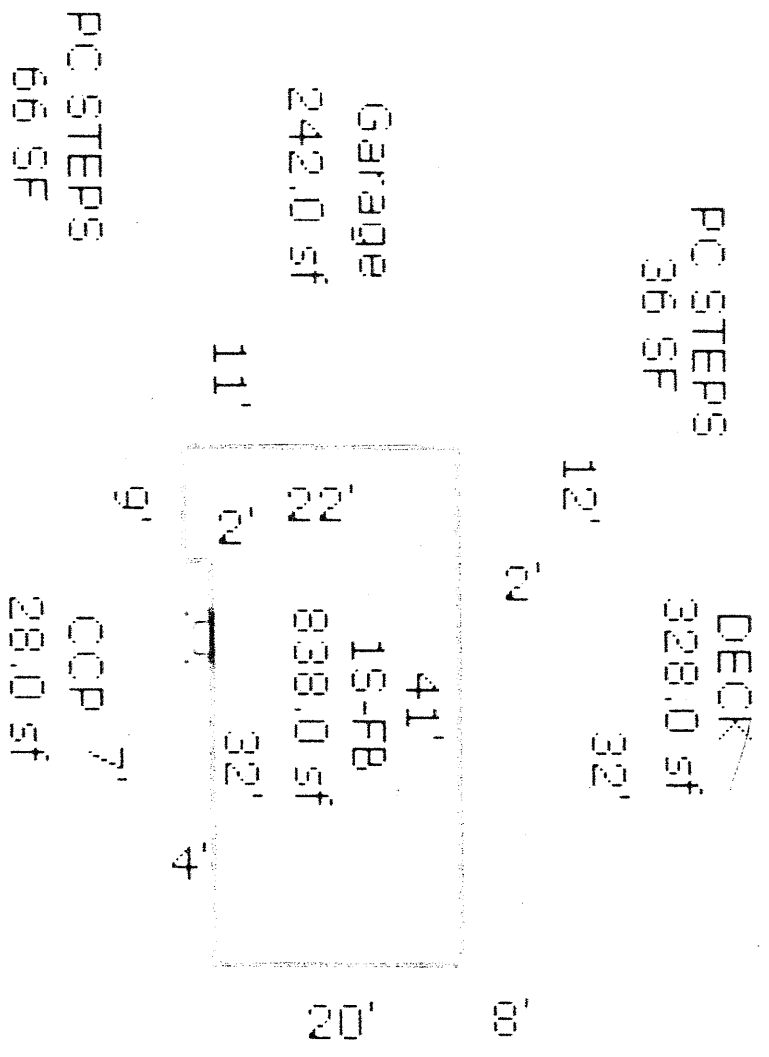
#### > Residential Building Summary

- Year Built: 1955
- Full Baths: 1
- Sq. Feet: 838
- Bedrooms: 2
- Half Baths: 0
- Acres: 0.141

Property Information

Tax Information





Sketch by Ape Medina



Parcel Number: 004-016-039-00

Property Owner: EARL STEPHEN A LIVING TRUST



> Residential Building Summary

> Assessed Value: \$230,900 | Taxable Value: \$174,748  
> Property Tax information found

**Owner** EARL STEPHEN A LIVING TRUST  
736 OLD MILFORD FARMS  
MILFORD, MI 48381  
**Taxpayer** SEE OWNER INFORMATION

**Property Class** 408 RESIDENTIAL-IMPROVED Unit 004 ELMWOOD TOWNSHIP  
**School District** TRAVERSE CITY SCHOOL DIST. **Assessed Value** \$230,900  
**MAP #** 25 **Taxable Value** \$174,748  
**USER NUMBER IDX** 0 **State Equalized Value** \$230,900  
**USER ALPHA 1** **Date of Last Name Change** 09/10/2012  
**USER ALPHA 3** **Notes**  
**Historical District** **Census Block Group**  
**USER ALPHA 2** **Exemption**

**Homestead Date** 05/27/1994

**Principal Residence Exemption** **June 1st** **Exemption**  
2021 0.0000 % 0.0000 %

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$221,000	\$221,000	\$169,166
2020	\$218,300	\$218,300	\$166,831
2019	\$215,700	\$215,700	\$163,721

**Zoning Code** R-1 **Total Acres** 0.141  
**Land Value** \$350,000 **Land Improvements** \$3,142  
**Renaissance Zone** No **Renaissance Zone Expiration Date**  
**ECF Neighborhood** R-H20-M22 **Mortgage Code**  
**Lot Dimensions/Comments** **Neighborhood Enterprise Zone** No

**Lot(s)** **Frontage** **Depth**  
Lot 1 75.00 ft 82.00 ft  
**Total Frontage: 75.00 ft** **Average Depth: 82.00 ft**

LOT 4 TR NWLY ON R/W 10 FT 280 FT S OF N LN S 1/2 GOVT LOT 4 TR E TO SHR GRAND TRAVERSE BAY TR SELY ALG SHR TO FEE OF POB TH W  
 10' POB SEC. 16 T28N R17W 141 A

10/15/2005 11/17/2005

<b>Date of Last Split/Combine</b>		<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>		<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/01/0001	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	
<b>Split Number</b>	0	<b>Courtesy Split</b>	
<b>Parent Parcel</b>			

10/15/2005

Date Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Libel/Page
05/19/2005	\$0.00	QC	EARL STEPHEN A	EARL STEPHEN A LIVING TRUST	21-NOT USED/OTHER	1133:177
03/15/2005	\$339,000.00	WD	MADDY BARBARA L	EARL STEPHEN	03-ARM'S LENGTH	

10/15/2005 11/17/2005

<b>Floor Area</b>	838 sq ft	<b>Estimated TCV</b>	\$108,614
<b>Garage Area</b>	242 sq ft	<b>Basement Area</b>	838 sq ft
<b>Foundation Size</b>	838 sq ft		
<b>Year Built</b>	1955	<b>Year Remodeled</b>	
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	42 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	3	<b>Water</b>	
<b>1st Floor Rooms</b>	4	<b>Sewer</b>	
<b>2nd Floor Rooms</b>	0	<b>Style</b>	1 STORY
<b>Bedrooms</b>	2		

Height	Foundation	Exterior	Area Heated
1 Story	Basement	Siding	838 sq ft 1 Story

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	480 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

3 Fixture Bath 1

Exterior 1 Story 1

<b>Area</b>	242 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	1 Wall
<b>Year Built</b>		<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

CCP (1 Story) 28 sq ft Foundation Standard

Treated Wood 328 sq ft



10/10/84  
Barbara Maddy  
10945 W. Bay Shore Dr.  
Traverse City, Mich. 49684

Elmwood Township Board of Appeals  
Elmwood Town Hall  
Cherry Bend Road  
Traverse City, Mich. 49684

Dear Sir:

I appreciate the variance the board has granted me to build a garage and thank you for it.

The builder I want to do the work is tied up until Christmas, so will be unable to start until spring. May I have an extension on the time to add onto my garage?

Please advise:

Thanking you in advance.

*Barbara Maddy*  
Barbara Maddy

Elmwood Township Zoning Board of Appeals  
April 18, 1984  
Page 2

Barb Maddy asked for a variance to enlarge her existing garage by 10 feet on the front and 10 feet on the side. The reason for this is for safety and convenience so she can have an inside door going directly into her home as she returns from work at 11:30 p.m. and also this will give her room for two automobiles.

A motion was made by Stan Kouchnerkavich and seconded by Ruth Wilber for a denial of the application to grant Barb Maddy another 10 feet on the front and 10 feet on the side of her existing garage on the basis for concern of vehicles parking on the right of way.

All board members voted for the denial of her request.

John Gallagher made a proposal that she could enlarge the existing garage by 5 feet in the encroachment on the front and 5 feet on the side instead of the 10 feet for each as she had requested. This is the maximum the Appeals Board would allow. He stated that the rear of the garage comply with fire laws on this addition. This proposal was supported by Stan Kouchnerkavich.

All board members voted YES on this proposal.

The meeting was adjourned at 9:30 p.m. by John Gallagher.

Attached are the signatures of those present at the April 18, 1984, meeting.

Respectfully submitted

*John M. Cullbeck*



July 12 - 1984

This house was built  
by Harry Phelps (a  
Kansas City policeman)  
about 1960. Purchased  
by me in 1973 for  
\$32,500. new plumbing-  
wiring - basement finished  
in 1984 at a cost of  
\$15,000. new roof 1983  
(1000)  
new deck 1982 (1500)

The water line is  
high - 2 - 3 ft from  
sew wall. Garage to  
be built larger 1984.

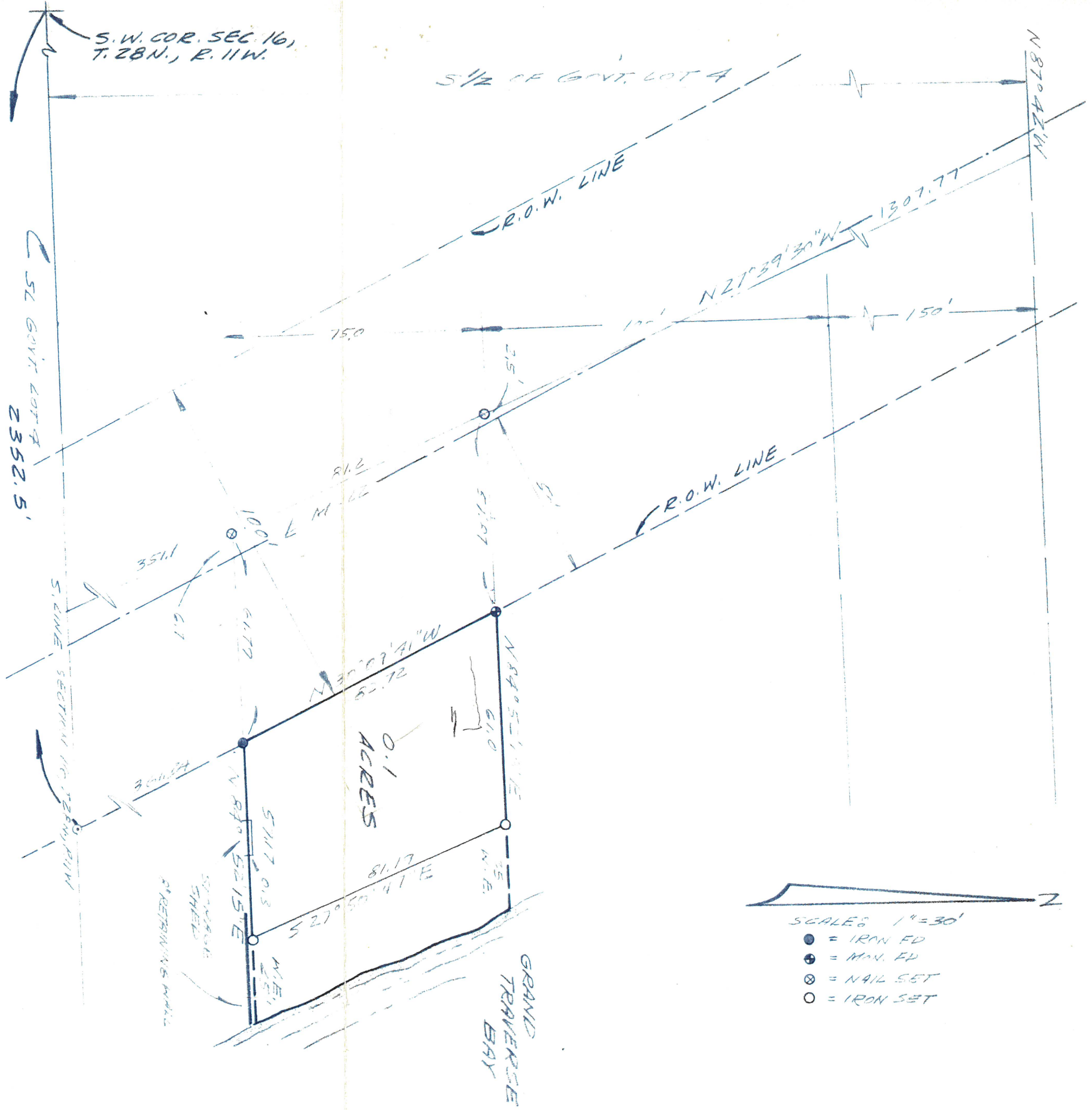
Happy owner

Barbara L. Maddy R.W.

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PLAT OF FOREST HILLS SUBDIVISION LOT # 1



- SCALE: 1" = 30'
- = IRON FD
  - ⊙ = MAN. FD
  - ⊗ = NAIL SET
  - = IRON SET

DESCRIPTION AS FURNISHED BY CLIENT

The South 75 feet of the North 175 feet of following description: All that part of South 1/2 of Government Lot 4, Section 16, Town 28 North, Range 11 West, Elmmood Township, Leelanau County, Michigan, lying East of the Highway M-22, except the North 150 feet, and also excepting a parcel described as follows: Commencing at the intersection of the South line of Government Lot 4 with the Easterly line of Highway M-22, said point being East 2352.5 feet from the Southwest corner of Section 16; thence (accepting the South line of Section 16 as due East and West) North  $24^{\circ}-19'$  West, 246.23 feet, along the Easterly line of Highway M-22; thence East, 84.6 feet to a point near the shore of Grand Traverse Bay; thence South  $20^{\circ}-40'$  East, 140.46 feet, along the shore of Grand Traverse Bay to the concrete and iron meander post between Section 16 and 21; thence West 3.5 feet to the point of beginning. Including riparian rights to waters of Grand Traverse Bay along parcel hereby conveyed, subject to easements of record.

SURVEY FOR  
ROLAND HABRECHT

BARBARA MARY  
10945 W. Bay Shore  
TRaverse City Mich 4968  
4468855

0.1  
ACRES

GRAND  
TRAVERSE  
BAY











### Help Wanted

**VILLAGE OF EMPIRE NOW HIRING**  
Full-time opening for a DPW Technician with opportunity for promotion. Job responsibilities include park, grounds maintenance and snow removal. Application and job description available at [www.leelanau.gov/empirevillage.asp](http://www.leelanau.gov/empirevillage.asp). For first consideration, apply by October 16, 2023. Contact (231)326-5466 or [deputyclerk@villageofempire.com](mailto:deputyclerk@villageofempire.com) with questions. EOE.

**NORTHPORT HIGHLANDS**



**Hiring Caregivers, CNA's full and part-time**  
**Sign on bonus \$500 for part-time and \$1,000 for full-time**  
**Call 231-386-9900**  
215 S. High St, Northport, MI EOE  
Call: 231-386-9900 or Email [kathryn@northporthighlands.com](mailto:kathryn@northporthighlands.com)

**nmcaa**  
Northern Michigan Council on Aging  
Discovery Early Head Start Learning Center in Traverse City  
Come and join our team of "baby brain builders".  
Early Head Start teacher needed to join co-teacher in a classroom of 8 at where we provide responsive caregiving to infants and toddlers. Year Round, no weekends, health, vision, and dental insurance, paid holidays, accrued vacation up to 3 weeks, accrued sick/personal time off, and professional development opportunities.  
\$19.93 - \$21.14  
Dependent on credentials. Minimum Child Development Associate Credential (CDA) with a focus on infant and toddler development. Bachelor or Associate degree in early childhood education or child development with a focus on infant and toddler development preferred.  
EOE. Respond by Oct 11. For details visit [www.nmcaa.net](http://www.nmcaa.net)

**LEBEAR RESORT • GLEN ARBOR**

**RESORT SERVICES**  
Seasonal and Year-Round Full and Part-Time Positions  
If you enjoy working in a team environment than may be the ideal job for you!

Resort Services Attendants are responsible for assisting with light maintenance, groundskeeping, housekeeping assistance and owner and guest requests.

**KEY RESPONSIBILITIES:**

- Resort opening or closing functions
- Pool attendant services
- Arrival and departure assistance
- Provide exceptional customer service
- Ability to work a flexible schedule

**CONTACT**  
(231) 334-2500 or [jennifer@holidayvacationrental.com](mailto:jennifer@holidayvacationrental.com)

**Le Bear**



### Help Wanted

**CASHIER HELP WANTED**  
Suttons Bay BP and Lake Leelanau BP offers flexible schedules, paid vacation, profit sharing plan, and Very, Very Competitive Compensation. Perfect for the semi retired. Variety of shifts available. Confidential interview and questions, call Jeff 256-9261

**PERSONAL ASSISTANT WANTED**  
We are seeking a highly organized and efficient personal assistant to join our team. The successful candidate will be responsible for providing comprehensive administrative support to our busy executive. Key responsibilities include managing schedules, coordinating appointments, overseeing correspondence, and assisting with various ad-hoc tasks as needed. The ideal candidate should possess excellent communication skills, strong attention to details, and the ability to prioritize and multitask effectively. Email resume to [Jamesblack463@outlook.com](mailto:Jamesblack463@outlook.com)

**RECORDING SECRETARIES NEEDED!**  
Leland Township, Kasson Township, and Solon Township are looking for one or more recording secretaries for their Planning Commissions. The recording secretary is responsible for:  
• Attending Planning Commission meetings (generally one meeting per month per township, plus special meetings as needed)  
• Producing meeting minutes.  
• Assisting with drafting meeting agendas and producing/distributing meeting packets, as needed.  
• Attending to other secretarial duties as agreed to by the Planning Commission and recording secretary.  
Pay commensurate with experience; willing to train. If you have questions or are interested in applying for the position of recording secretary in one or more of these townships, please contact:  
Leland Township - Lisa Brookfield - clerk@lelandtownship.com or 231-256-7546, ext. 201  
Kasson Township - Dana Boomer - [kassontwpclerk@gmail.com](mailto:kassontwpclerk@gmail.com) or 231-590-9788  
Solon Township - Shirley Mikowski - [sidmikowski@hotmail.com](mailto:sidmikowski@hotmail.com) or 231-228-7578

**BONEK insurance agency**  
Integrity • Relationships • Since 1934

Bonek Insurance Agency is seeking a full-time Personal Lines Customer Service Representative. Candidate must be professional, friendly, a team player and have excellent multi-tasking skills. A Property & Casualty insurance license is not expected at the time of hire but will be required. Classes and exam paid for by Bonek. Benefits include paid vacation, sick time, and holidays. Health insurance is 100% covered and we also offer an employer match pension plan. Email resume to [susan@bonek.com](mailto:susan@bonek.com).

### Miscellaneous For Sale

**FIREWOOD**  
Seasoned split firewood \$70.00 a cord, please call 231-620-0207

**APPLE TREES ON SALE**  
All Apple Trees on sale at 50% Off. In large pots and ready to go! Peninsula Perennial Nursery 7740 N. Swede Rd., Northport 231-944-6663

### Yard/Garge Sales

**ESTATE SALE**  
One day only. Antiques, coins, jewelry, etc. Friday Sept. 22nd from 9:00 am to 6:00 p.m., at 320 S. Shabwasung St., Northport.

**Cut The Clutter!**  
List those items in the Classifieds.  
**256-9827**



### Real Estate Rentals

**MOBILE TRAILER FOR RENT**  
Perrins Landing, Traverse City. For one person only; no pets of any kind. No drugs; no smoking in trailer. \$800 a month plus deposit. Call (231)493-5731.

**LAKE VIEW COTTAGE**  
Lime Lake. September to Memorial Day \$600/week, includes all utilities, or \$100/night (three night minimum), \$125 cleaning fee. Memorial Day through Labor Day \$1500/week or \$225/night (3 night minimum), \$125 cleaning fee. Contact Kellie O'Toole @ 517-655-4286 or [kellieoole65@gmail.com](mailto:kellieoole65@gmail.com)

### Real Estate Sales

**PUBLIC LAND AUCTION**  
Tax reverted real estate in Leelanau County will be offered at an online-only public auction [www.tax-sale.info](http://www.tax-sale.info). All bids must be placed by 5:00pm EDT on Oct 30th, 2023. For more information and to view the list of the properties being sold, please visit [www.tax-sale.info](http://www.tax-sale.info) or call +800-259-7470.

### Real Estate Wanted To Buy

**VACANT LOT WANTED**  
I am looking for a Leelanau parcel on which to build my modest retirement cottage. I am a landscape gardener so a little extra land would be welcome. I am open to an off-market sale and this would be a cash sale with quick closing. Please call or email Alan at: 231.883.3006/ [vanderpaas@gmail.com](mailto:vanderpaas@gmail.com)

**Public Notices**  
For Leelanau County Notices Past and Present may also be viewed at: [LeelanauNews.com](http://LeelanauNews.com)

**YOUR RIGHT TO KNOW**  
Notices printed in newspapers help fulfill the citizen's Constitutional right of due process by law by putting them on notice of matters that affect them or their property.

### Public Notice

**NOTICE OF MORTGAGE FORECLOSURE SALE** Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, starting promptly at 01:00 PM, on October 18, 2023. The amount due on the Mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a Mortgage made by Daniel O. Schaap and Linda J. Schaap to Fifth Third Bank (Western Michigan) dated April 16, 2007 and recorded May 11, 2007 in Liber 940 at Page 771, Leelanau County, Michigan. Said Mortgage is now held by Fifth Third Bank, National Association by assignment and/or merger. There is claimed to be \$169,448.07. Said premises are located in Leelanau County, Michigan and are described as: SITUATED IN THE TOWNSHIP OF EMPIRE, COUNTY OF LEELANAU AND STATE OF MICHIGAN: LOT 22 AND THE WEST 60 FEET OF LOT 23, HARRIGER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 49. EXCEPTING THEREFROM THE EAST 20 FEET OF THE WEST 60 FEET OF LOT 23, HARRIGER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 49. Permanent Parcel Number: 45-005-450-023-51 Said property is commonly known as 8691 S Shorebird Ln, Empire, MI 49630. The redemption period shall be 6 months from the date of sale, unless determined abandoned in accordance with MCLA 600.3241a. In which

case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgage can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply: ATTENTION HOMEOWNER: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Mortgage at the telephone number stated in this notice. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE, ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY, OR HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY. Dated: September 7, 2023 Attorney for the party foreclosing the Mortgage: Thomas E. McDonald (P39312) Brock & Scott, PLLC 5431 Oleander Drive Wilmington, NC 28403 PHONE: (844) 856-6646 File No. 23-12663 (09-14)(10-05)

### Public Notice

**NOTICE OF FORECLOSURE BY ADVERTISEMENT**  
NOTICE UNDER MCL 600.3278: Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale under MCL 600.3201 et seq., the Mortgagee will be responsible to the person who buys the property at the foreclosure sale or the Mortgagee for damaging the property during the redemption period. SALE - Default has been made in the conditions of a mortgage (the "Mortgage") upon property owned by NORTHERN DELIGHT, LLC, a Michigan limited liability company, of 9009 South Dunn's Farm Rd, Maple City, Michigan, 49664 (the "Mortgagor"), for the benefit of First Community Bank, of 102 East Front St, Traverse City, Michigan, 49684 (the "Mortgagee"), dated May 3, 2017 and recorded on June 9, 2017, at Liber 1297, page 382, number 2017003381. In the Office of the Register of Deeds for Leelanau County, Michigan.

As of September 15, 2023, there is due to the Mortgagee and secured by the Mortgage in principal and late fees and costs of collection paid by the Mortgagee a total of \$1,463,545.10.

No suit or proceedings at law or in equity have been instituted to recover the debt secured by said Mortgage, or any part thereof.

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212 that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, Michigan (the Governmental Center at 8527 E Government Center Drive, Suttons Bay, MI 49682), starting promptly at 1:00 p.m. on Wednesday, November 1, 2023. The amount due on the Mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The premises to be foreclosed are situated in Township of Kasson, Leelanau County, Michigan, and are described as:

Part of the South 1/2 of the Northwest 1/4, part of the North 1/2 of the Southwest 1/4, and part of the Northwest 1/4 of the Southeast 1/4 of Section 5, Town 28 North, Range 13 West, Kasson Township, Leelanau County, Michigan, more fully described as:

Beginning at the West 1/4 corner of said Section 5; thence North 00 degrees 08 minutes 35 seconds East, 1323.17 feet, along the West line of said Section 5 to a point on the North 1/8 line of said Section 5; thence South 87 degrees 36 minutes 20 seconds East, 1313.05 feet,

along said North 1/8 line to a point on the West 1/8 line of said Section 5; thence South 00 degrees 01 minute 15 seconds East, 1323.70 feet, along said West 1/8 line to a point on the East and West 1/4 line of said Section 5; thence South 87 degrees 35 minutes 21 seconds East, 624.38 feet, along said East and West 1/4 line to a point on the centerline of Tremain Road; thence South 03 degrees 32 minutes 39 seconds West, 763.25 feet; along said centerline of Tremain Road to a point on the centerline of County Road 618; thence South 89 degrees 27 minutes 37 seconds West, 172.27 feet; along said centerline of County Road 618; thence Southwesterly 454.81 feet, along a 5000.00 foot radius curve to the left, and along said centerline, (chord = South 86 degrees 51 minutes 16 seconds West, 454.65 feet); thence South 84 degrees 14 minutes 55 seconds West, 1094.11 feet; along said centerline; thence South 86 degrees 15 minutes 29 seconds West, 178.66 feet, leaving said centerline to a point on the South line of the North 60 acres of the Southwest 1/4 and the West line of said Section 5; thence North 00 degrees 02 minutes 42 seconds East, 992.32 feet, along said West line of said Section 5 to the West 1/4 corner of said Section 5 and the Point of Beginning.

The address is commonly known as: West Burdickville Rd, Maple City, MI, 49664

Parcel ID: 45-007-005-008-10 and 45-007-005-006-00

The redemption period shall be six (6) months from the date of such sale unless the property is established to be abandoned pursuant to MCL 600.3241a in which case the redemption period shall be later of thirty (30) days from the date of sale or fifteen (15) days from the date the notice required by MCL 600.3241a(b) was posted and mailed.

Is/ Andrew J. Blodgett  
Andrew J. Blodgett (P68259)  
PARKER HARVEY PLC  
Attorneys for the Mortgagee  
901 S. Garfield, Suite 200  
Traverse City, MI 49686  
(231) 929-4878  
[ablodgett@parkerharvey.com](mailto:ablodgett@parkerharvey.com)  
Dated: September 15, 2023  
Publication Dates: September 21, 2023, September 28, 2023, October 5, 2023, and October 12, 2023

### Elmwood Township Notice to the Public

The Township Board of the Charter Township of Elmwood held a regular meeting on September 11, 2023. The complete minutes and the videos of the meetings may be viewed online at [www.elmwoodmi.gov](http://www.elmwoodmi.gov) under Meetings. The minutes are available at the township office during normal business hours. The videos may also be viewed on Govt. TV channel 191.

### Elmwood Township Zoning Board of Appeals

**Notice of Public Hearing**  
A Public Hearing is scheduled for Wednesday, October 11, 2023 at 7:00 p.m. before the Elmwood Charter Township Zoning Board of Appeals to consider:

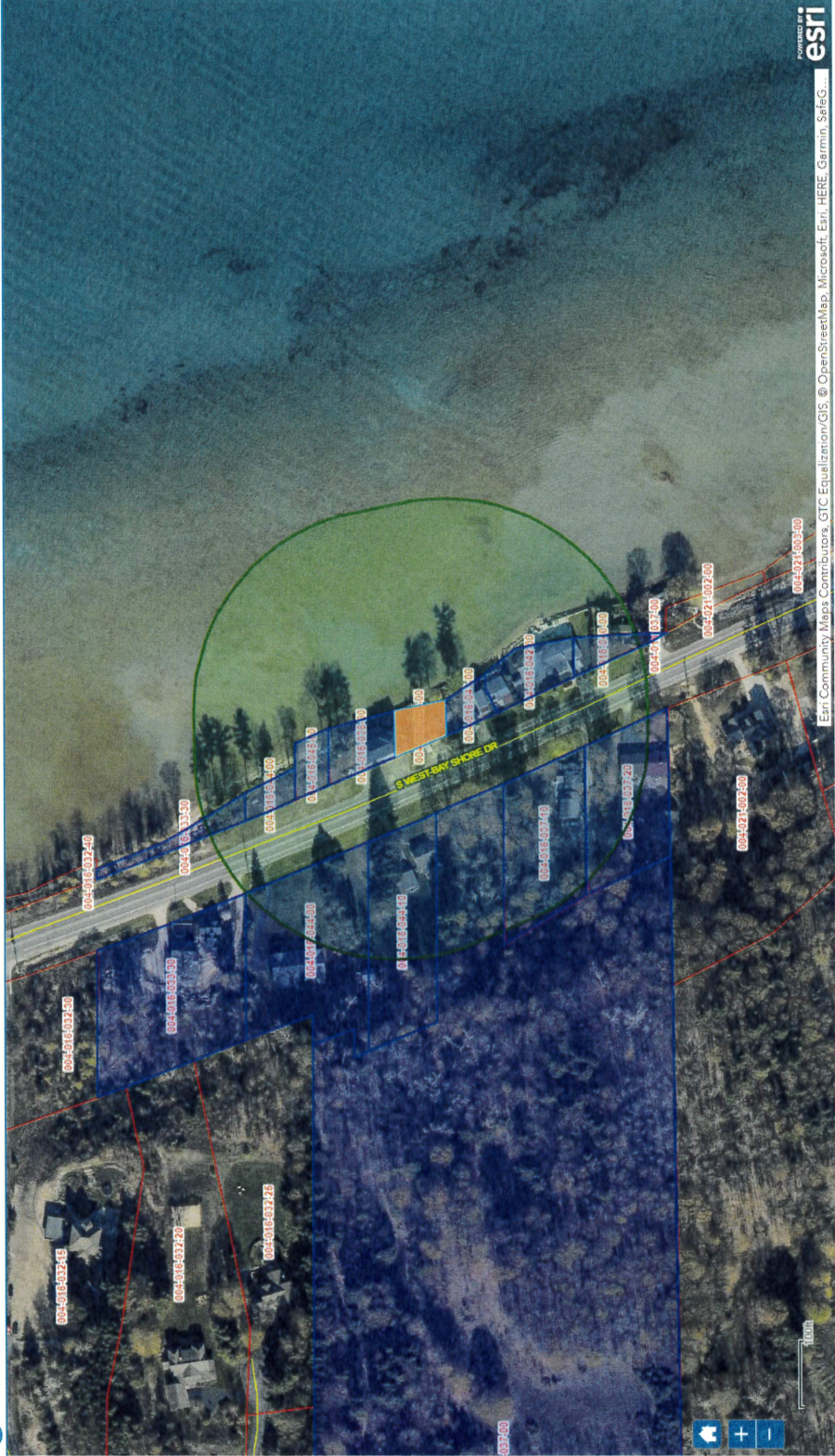
Case # 2023-05 Request by Stephen Earl regarding property at 10445 S West-Bay Shore Dr, Parcel #45-004-016-039-00 for a 10-foot water's edge setback variance to remove and replace rear deck in same location.

Case # 2023-06 Request by TCWC Holding Company LLC at 9432 S Center Hwy, Parcel #45-004-008-009-20 for a 10-foot height variance to construct a 45-foot-high portion of the building for equipment used in distillation in the Agricultural-Rural Zoning District. Maximum height allowed is 35 feet per section 5.4 of the Elmwood Township Zoning Ordinance.

The files may be viewed at the Township Hall during regular business hours, Monday through Friday, 9:00 am to 5:00 pm or online at [www.elmwoodmi.gov](http://www.elmwoodmi.gov).

The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City. Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd, Traverse City, MI 49684 or [planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov). Written comments submitted prior to the public hearing regarding these requests will be received until 5:00 p.m., Wednesday, October 11, 2023.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921



### Mailing Label Creator

Select or search for a feature in the map  
004-016-039-00

Select Clear

Apply a search distance  
300 Feet

Address Layer  
Tax Parcels - Mailing Address

Format  
PDF label 11 x 2.5/8 inches, 30 per page

12 addresses found, do you want to continue?

Download

STREET DOUGLAS L &  
10969 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

BOHANNON LON M & VICKI J  
PO BOX 928  
TRAVERSE CITY, MI, 49685

NEIHARDT JONAS B & JOANNE ...  
10988 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

DONLEY JEAN E  
10924 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

HAND KENNETH & JAQUELINE ...  
10890 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

*Stephen East  
6008 Allan Dr  
Brighton MI 48116*

GORSLINE THOMAS & TERESA ...  
10966 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

BONJERNOOR BRETT  
10878 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

HARBOR 22 LLC  
424 HIGHVIEW RD  
TRAVERSE CITY, MI, 49696

LANDIS ROGER D  
PO BOX 99  
INTERLOCHEN, MI, 49643

NEIHARDT JONAS B & JOANNE ...  
10988 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

EARL STEPHEN A TRUST  
736 OLD MILFORD FARMS  
MILFORD, MI, 48381

BOHANNON LON M & VICKI J  
PO BOX 928  
TRAVERSE CITY, MI, 49685