

NOTICE OF PUBLIC HEARING ELMWOOD CHARTER TOWNSHIP ZONING BOARD OF APPEALS

A Public Hearing is scheduled for Wednesday, September 4, 2024 at 6:30 p.m. before the Elmwood Charter Township Zoning Board of Appeals to consider:

Case #2024-03. Request by Roger Landis regarding property at 10989 S West-Bay Shore Dr, Parcel #45-004-016-040-00 for an 18' front yard setback variance to construct front porch. Proposed front porch would not encroach further into front setback than existing home.

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.

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. Written comments submitted prior to the public hearing regarding these requests will be received until 5:00 pm September 4, 2024.

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

Posted: 8/14/2024
2PM
Elmwood Township Hall
Connie Preston, Clerk

Public Notices For Leelanau County

Notices Past and Present may also be viewed at: 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 to Creditors
 Decedent's Estate
 State of Michigan
 Probate Court
 Leelanau County
 Case No.: 22-13456-DE
 Judge: Hon. Marian Kromkowski
 Estate of Robynn C. Rueckert
 Date of birth: 8/27/1962
TO ALL CREDITORS:--
NOTICE TO CREDITORS: The decedent, Robynn C. Rueckert, died 9/13/2022.
 Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Mattias Johnson, personal representative, or to both the probate court at 8527 E. Government Center Dr., Ste 203, Suttons Bay, MI 49682 and the personal representative within 4 months after the date of publication of this notice.
 8/15/24
 Mattias Johnson
 310 W. Front St., Ste 401
 Traverse City, MI 49684
 231-883-6705

Public Notice

Notice to Creditors
 Decedent's Estate
 State of Michigan
 Probate Court
 Leelanau County
 Case No.: 24-13675-DE
 Judge:
 Estate of Neal Edward Neese,
 Deceased Date of birth:
 February 16, 1936
TO ALL CREDITORS:--
NOTICE TO CREDITORS: The decedent, Neal Edward Neese, died May 3, 2024.
 Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Michael J. Long, personal representative, or to both the probate court at 8527 E. Government Center Dr., Ste 203, Suttons Bay, MI 49682 and the personal representative within 4 months after the date of publication of this notice.
 8/15/24
 Michael J. Long
 411 W. 1st Street
 Suttons Bay, MI 49682
 231-590-4635
 R. Edward Kuhn P24722
 4033 Easter Sky Drive
 Traverse City, MI 49684
 231-947-7900

Public Notice

Notice to Creditors
 Decedent's Estate
 State of Michigan
 Probate Court
 Leelanau County
 Case No.: 24-13686-DE
 Judge: Hon. Marian Kromkowski
 Estate of Robin Lee Reisen, Deceased
 Date of birth: January 13, 1963
TO ALL CREDITORS:--
NOTICE TO CREDITORS: The decedent, Robin Lee Reisen, Deceased, died April 19, 2024.
 Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Ashley Reisen and Shane Reisen, personal representative, or to both the probate court at 8527 E. Government Center Dr., Ste 203, Suttons Bay, MI 49682 and the personal representative within 4 months after the date of publication of this notice.
 8/15/24
 Ashley Reisen and Shane Reisen
 965 W. Nickerson Street, Unit 41
 Seattle, WA 98119

(253) 863-4015
 Kish Dykstra & Scott
 Heather Blanton-Dykstra P60308
 5385 Anna Drive, Suite B
 Traverse City MI 49684
 (231) 933-5322

Suttons Bay Township Notice Of Public Hearing Zoning Ordinance Text Amendment

The Suttons Bay Township Planning Commission will conduct a Public Hearing on Tuesday, September 3, 2024 at 6:00 p.m. at the Suttons Bay Township Office, 95 W. Fourth Street, Suttons Bay, MI 49682, with viewing available via Zoom electronic remote access to review and consider a zoning ordinance text amendment of Articles 11, 8, and 2 to allow for individual Site Condominium lots/trits to be created with conditions in the Waste Management Zoning District.

Meeting materials, including the proposed amendment may be reviewed at the Suttons Bay Township Office, 95 W. Fourth Street (Hansen's Plaza), Suttons Bay, MI during regular office hours, and on the township website at: <https://www.leelanau.gov/suttonsbaytwsp.asp>.

Public viewing of the Hearing will be available via Zoom. The Zoom link will be posted on the township website at: <https://www.leelanau.gov/suttonsbaytwsp.asp>.

Members of the public have the opportunity to speak during the public hearing and public comment portions of the meeting. In addition, written comments will be received until 12 pm the day of the hearing by mail or drop-off to Suttons Bay Township, P.O. Box 457, 95 W. Fourth Street, Suttons Bay, MI 49682, by fax to (231) 271-2773, or by email to clerk@suttonsbaytwsp.com.

Suttons Bay Township will provide necessary reasonable auxiliary aids and services at the meeting to individuals with disabilities upon 72 hours advanced notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk at 231-271-2722 ext. 1, or clerk@suttonsbaytwsp.com.

Suttons Bay Township Planning Commission

Public Notice

SHORT FORECLOSURE NOTICE - LEELANAU COUNTY Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature 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 1:00 PM, on September 18, 2024. 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. **MORTGAGE:** Mortgagor(s): Judith M. Davis, a single woman Original Mortgagee; Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: October 11, 2012 Recorded on October 22, 2012, Liber 1140, on Page 940, Foreclosing Assignee (if any): The Huntington National Bank Amount claimed to be due at the date hereof: Eighty Thousand Two Hundred Twenty-Three and 22/100 Dollars (\$80,223.22) Mortgaged premises: Situated in Leelanau County, and described as: Lot 153, Sugar Loaf Charlets No. 3, according to the recorded plat in Liber 9 of Plats, Page 29, Leelanau County Records, Commonly known as 4193 S Hemlock Rd, Cedar, MI 49621 The redemption period will be 6 months from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under 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 damaging the property during the redemption period. Attention homeowners: 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. The Huntington National Bank Mortgage/Assignee, Schneiderman & Sherman P.C., 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 1536669 (08-01)(08-22)

Elmwood Township Zoning Board of Appeals Notice of Public Hearing

A Public Hearing is scheduled for Wednesday, September 4, 2024 at 6:30 p.m. before the Elmwood Charter Township Zoning Board of Appeals to consider:

Case #2024-03, Request by Roger Landis regarding property at 10989 S West-Bay Shore Dr, Parcel #45-004-016-040-00 for an 18' front yard setback variance to construct front porch. Proposed front porch would not encroach further into front setback than existing home.

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

Public Notice

Order for Service
 by Publication/Posting
 and Notice of Action
 State of Michigan
 Judicial District
 13th Judicial Circuit
 County Probate
 Case No.: 24-11247-CH
 527 E Government Center Dr #203,
 Suttons Bay, MI 49682
 231-922-4 707
 Rebecca Katchik & Jane Lakritz,
 Trustees of the Lavern J. Fees Living Trust
 6432 NW Bay Shore Dr
 Northport, MI 49670
 Lane T. Plamondon (P78276)
 Marshall & Bruce Law Firm, PC
 13872 S. Compass Rose Drive
 Traverse City, MI 49684
 (231) 947-6900
 V

Estate of Joseph Narcisse
 Plamondon
 Michigan Department of
 Transportation
 425 W. Ottawa St
 P.O. Box 30050
 Lansing, MI 48909
 State of Michigan c/o Resident Agent,
 Anita G. Fox, Director
 530 W. Allegan Street, 7th Floor
 Lansing, MI 48933
TO: DEFENDANTS
IT IS ORDERED:

1. You are being sued in this court by the plaintiff to quiet title to and grant title in favor of Plaintiffs for real property located in Leland Township, Leelanau County, Michigan. You must file your answer or take other action permitted by law in this court at the court address above on or before August 5, 2024. If you fail to do so, a default judgment may be entered against you for the relief demanded in the complaint filed in this case.

2. A copy of this order shall be published once each week in the Leelanau Enterprise for three consecutive weeks, for and proof of publication shall be filed in this court.

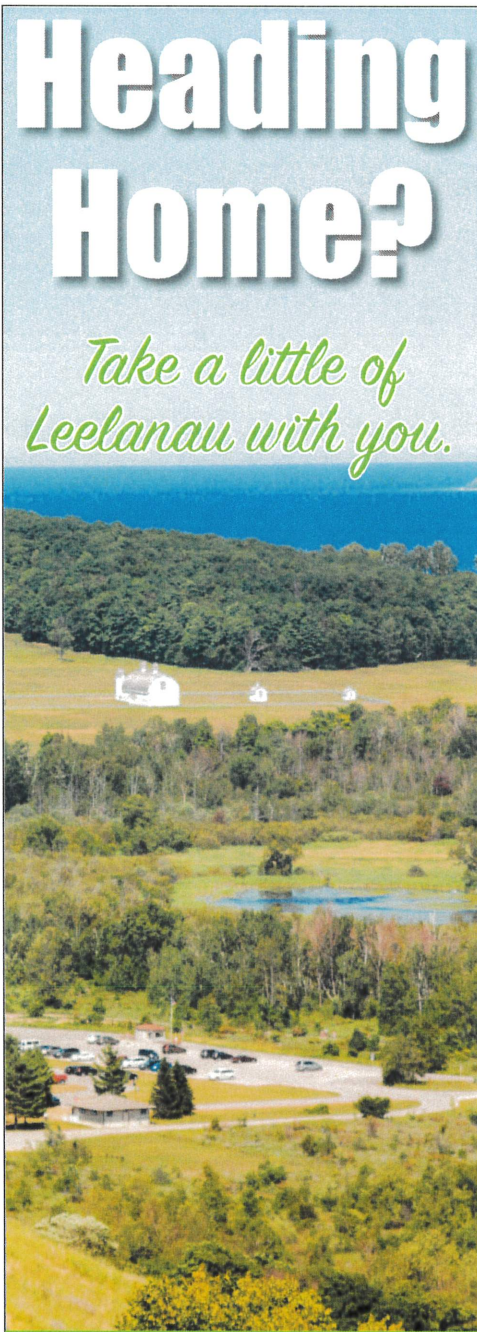
3. shall postcopy of this order in the courthouse, and at and at, three continuous weeks, for, and shall file proof of posting in this court.

4. A copy of this order shall be sent to the Michigan Department of Transportation and State of Michigan at last known address by registered mail, return receipt requested before date of the last publication and the affidavit of mailing shall be filed with this court.

8-8-24
 Charles M. Hamlyn, Circuit Court Judge, P74133

MC307 (9/09) Order for Service by Publication/Posting and Notice of Action MGR 2.106, MGR 5.101 (G)

LEELANAUNews.com



Heading Home?

Take a little of Leelanau with you.

Leelanau Enterprise

Name _____
 Address _____
 City/State/Zip _____
 Email _____

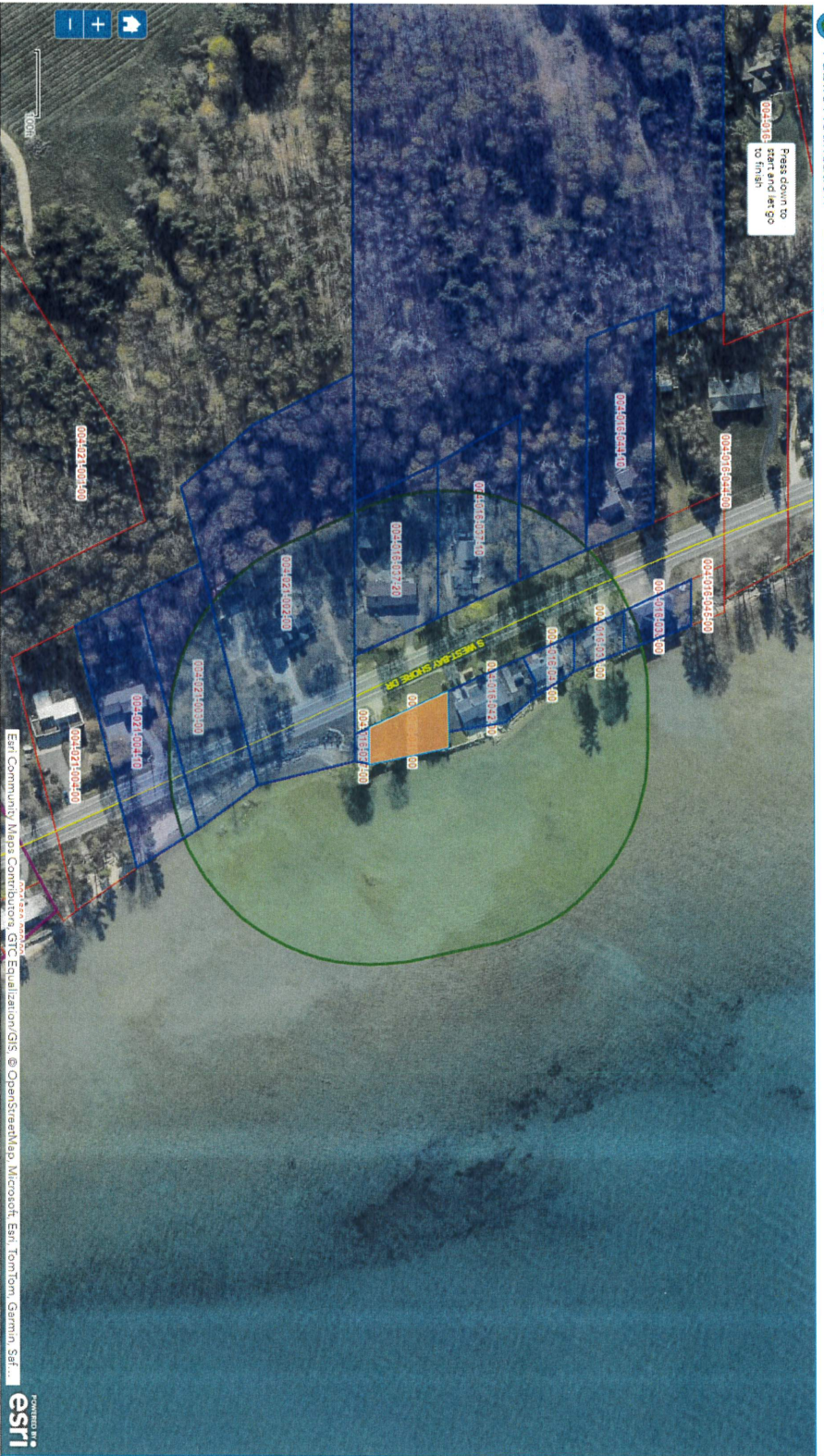
Subscription Rates: \$53.00 IN Leelanau County
 New **\$65.00 Benzie/Grand Traverse counties**
 Renewal **\$71.00 ALL OTHER PLACES**
\$53.00 ONLINE only

Mail or deliver payment to: Leelanau Enterprise
 7200 E. Duck Lake Rd. • Lake Leelanau, MI 49653



Call (231) 256-9827
 for Visa, Mastercard, Discover or American Express payment.

www.leelanaunews.com



Mailing Label Creator

Select or search for a feature in the map

004-016-040-00

Apply a search distance

300 Feet

Addressed Layer

Tax Parcels - Mailing Address

Format

PDF label 1 x 4 inches 20 per page

12 addresses found; do you want to continue?

004-016-040-00
Show search results for 004...



22

WEST BAY SHORE DR

004-016-042-00

83.3'

12'
20' X

004-016-040-00

128.5'

004-016-037-00

54.7

119.3'

7/29/27

enVI

call 2
fax 2
10241
trave
env-6

RIM

Shore, Ltd.

MET/NASA

12x6
Krated
plywood
4 1/2"

16'
DMP
UND
PAD

16'
K6
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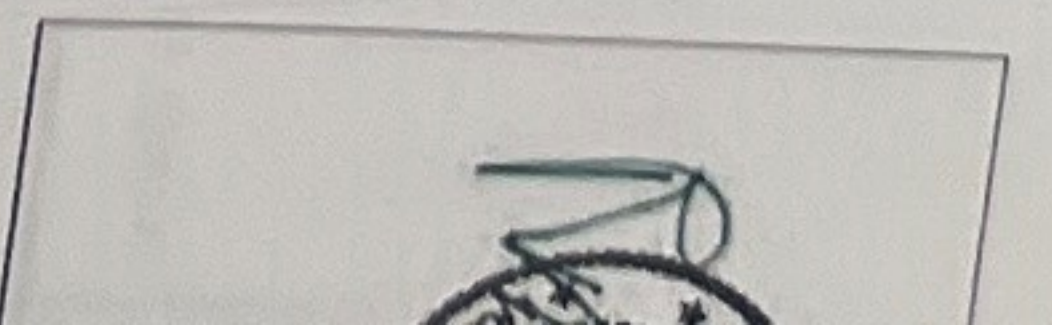
Map Production: GIS Construction/Info & Presentation Microsoft Corp. Text: Res...

Farm Club
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Site City

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29



lands

Show search results for lan...

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004.016-042.00

Measure

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Feet (US)

Measurement Result

12.3 Feet (US)

Clear

Press CTRL to enable snapping

44,819 -85,646 Degrees

20ft

WEST BAY SHORE DR 22

004.016-040.00



Roof

METUNASA USGS E...

RIM

Averse Highway Suite 300

NOTES

ca fa 102 tra en

environmental

nes 1month -2829

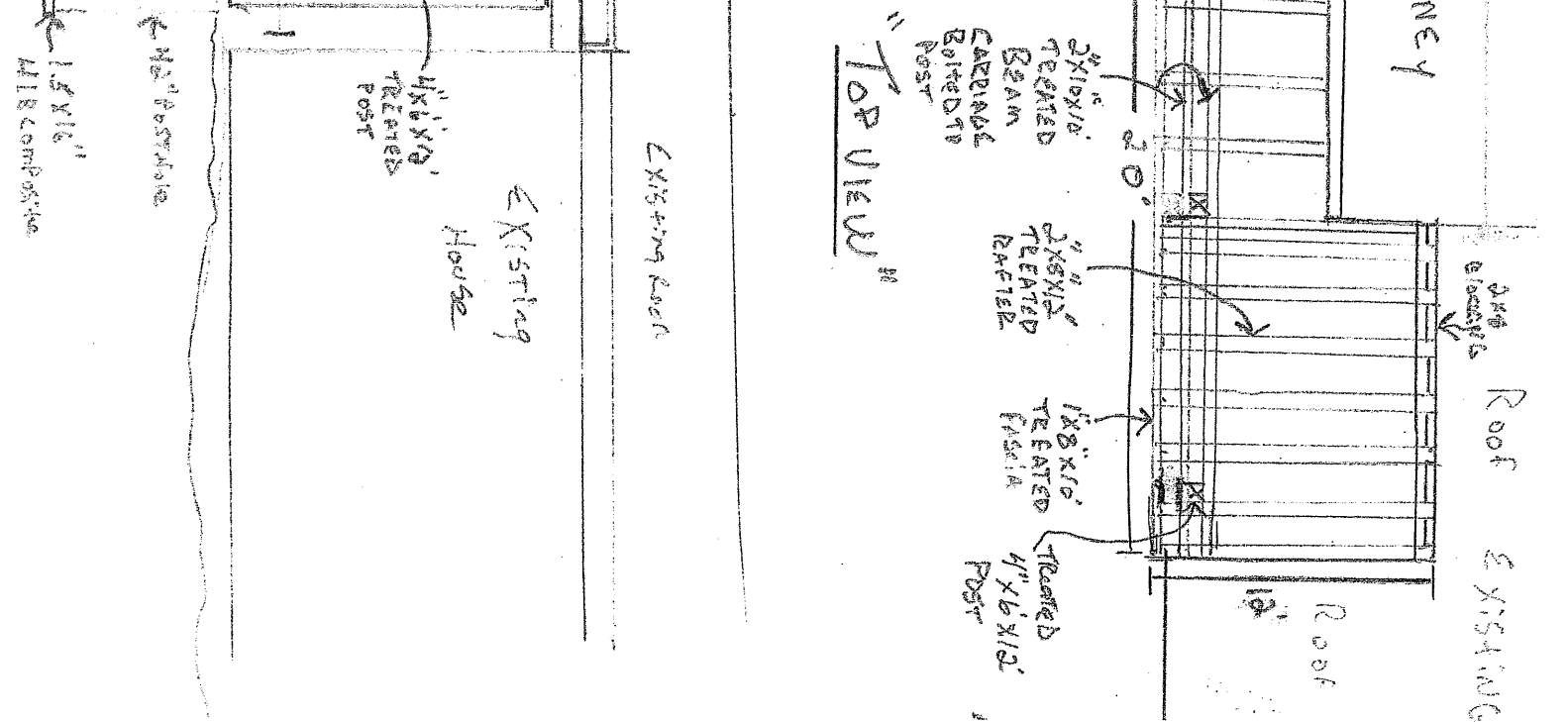
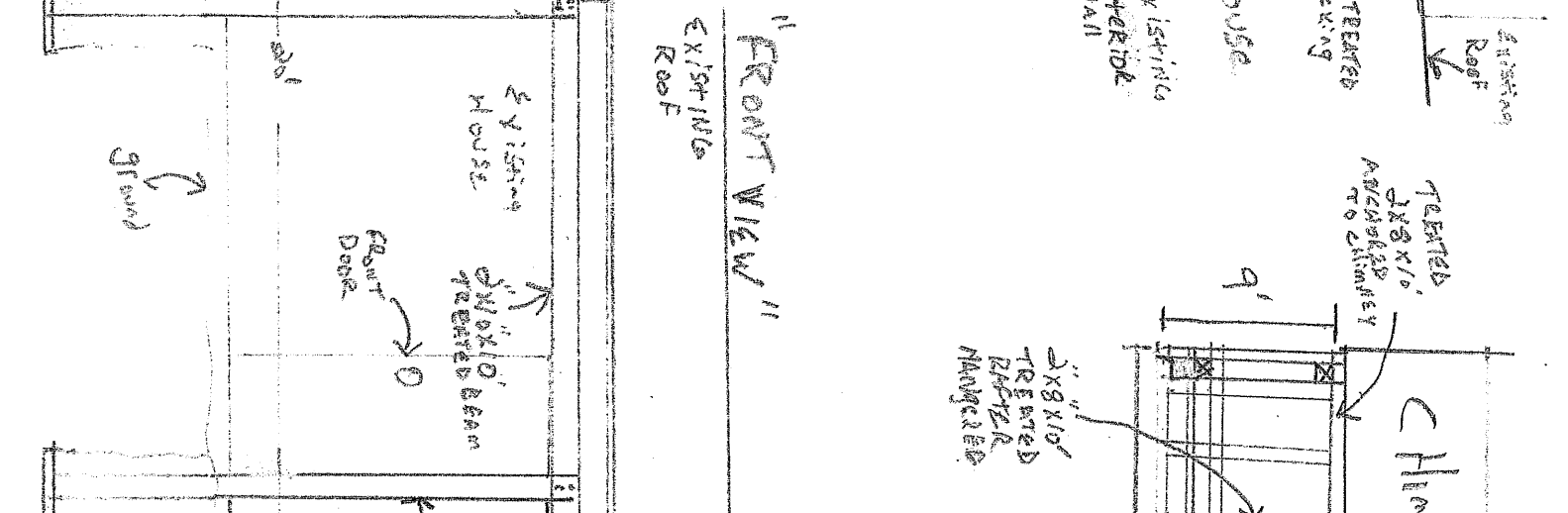
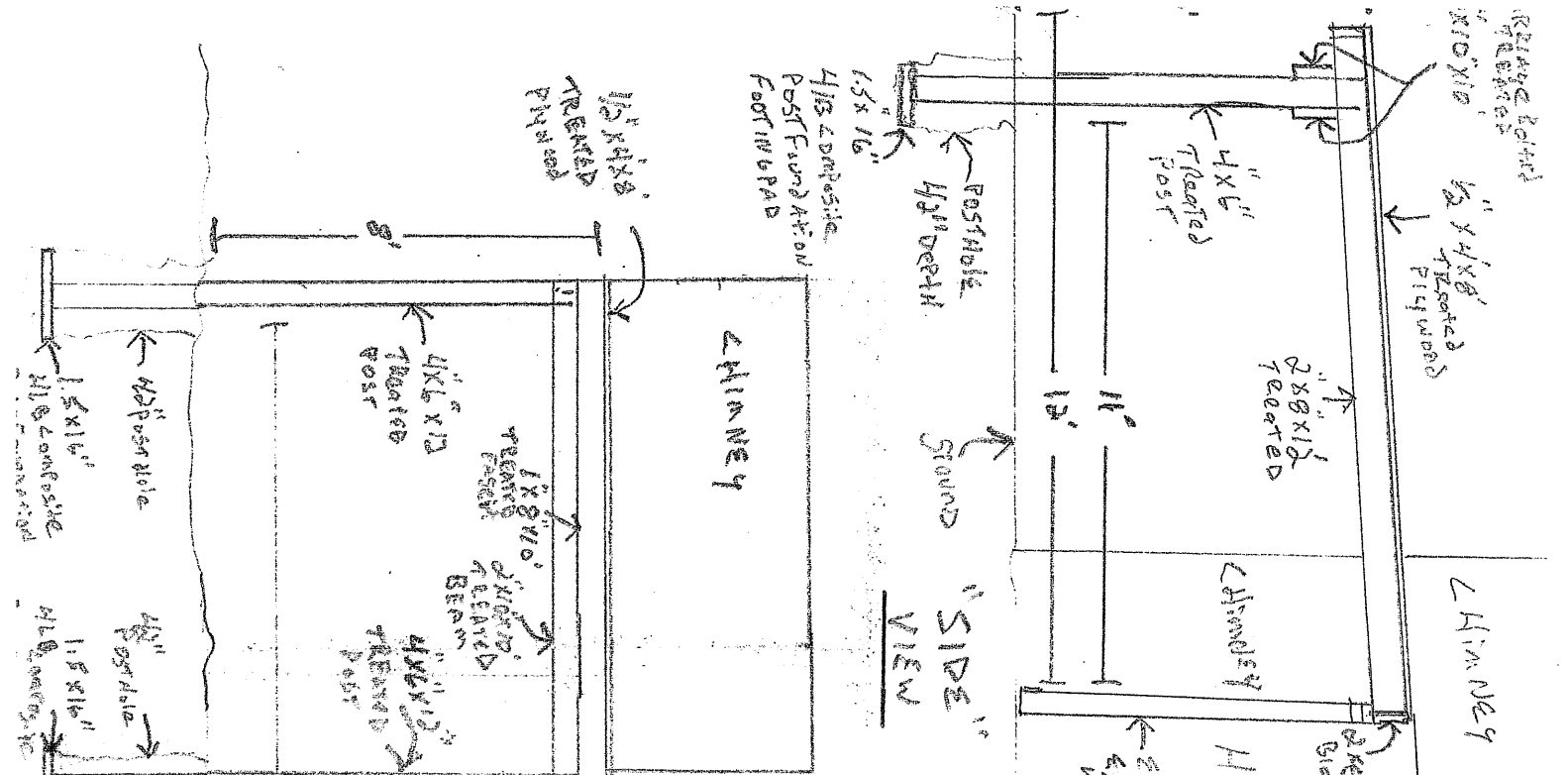
John-Besse site 31, Ton 3707

ton 3d, Tower

4446 300 71

MINIARY

Handwritten notes: 2 x 4 x 8' Treated Plywood





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

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 1st 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: _____

Parcel Number: 45-004- _____ - _____ - _____ Zoning District: _____

Project Name or Title: _____

Applicant

Owner (if different)

Name

Name

Street Address

Street Address

City State Zip

City State Zip

Phone Number

Phone Number

Email Address

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 _____

Amount of Variance Requested from Required Dimension: _____

Previous Appeal Requests (Date, Request, Decision): _____

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?

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

- 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?

- 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?

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

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

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?

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.

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.

- 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?

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 and 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 of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.

Roger Landis
Owner Signature

Aug 5, 2024
Date

Roger Landis
Applicant Signature

Aug 5, 2024
Date

OFFICE USE ONLY:

Case Number: _____ Fee: _____ Paid: _____
Board Decision: _____ Date: _____
Date Permit Issued: _____ Issued By: _____