

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: \_\_\_\_\_

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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

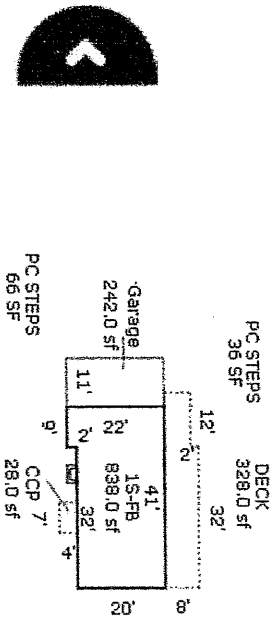
Use Advanced Address Search

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

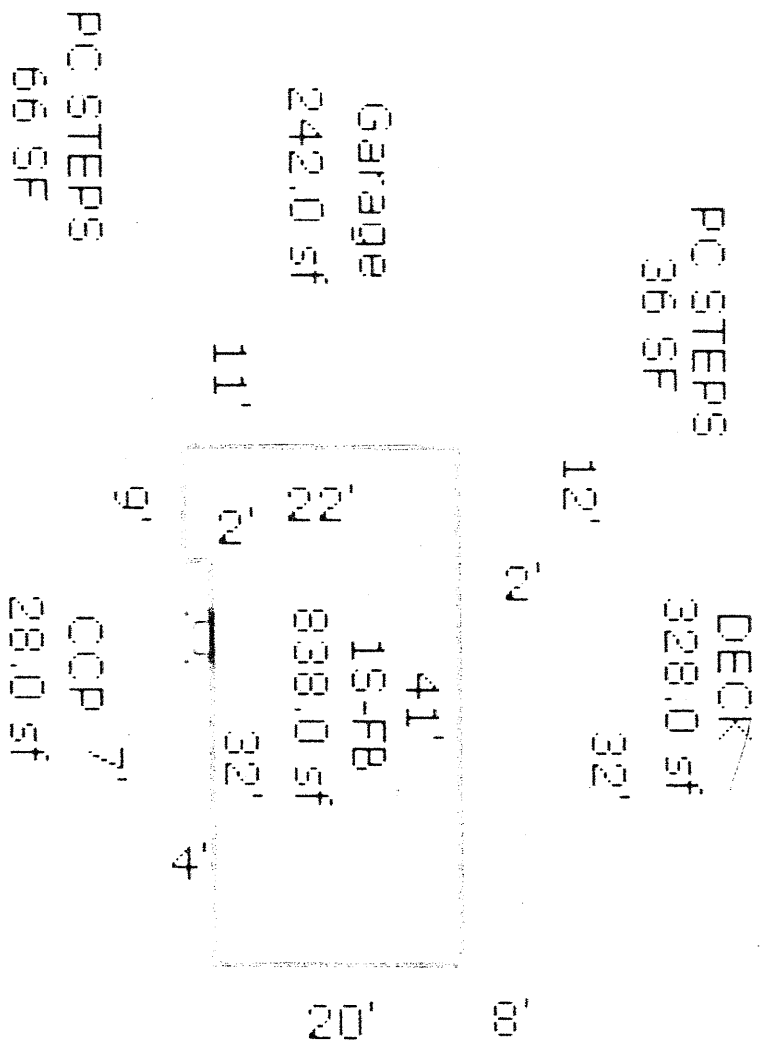
#### > Residential Building Summary

- 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 TH 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>Acreege 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.

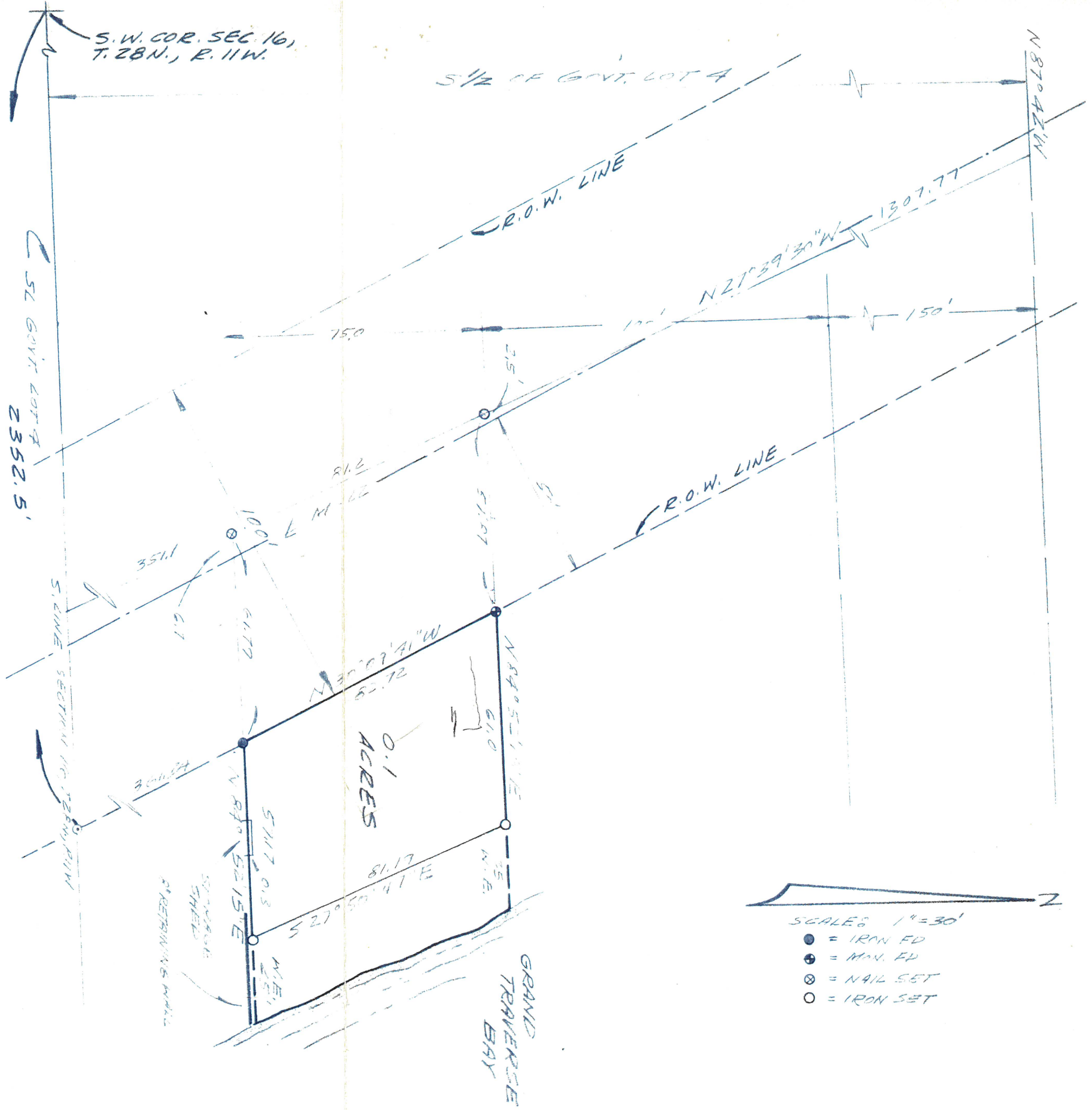
Happy owner

Barbara L. Maddy R.W.

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PLAT OF FOREST HILLS SUBDIVISION LOT # 1



SCALE: 1" = 30'

- = IRON PD
- ⊙ = MAN. PD
- ⊗ = 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, Elmore 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°-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 2°-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













**Mailing Label Creator**

Select or search for a feature in the map

10945 S West-Bay Shore Dr

Select Clear

Apply a search distance

300 Feet

Addressee Layer

Tax Parcels - Mailing Address

Format

PDF label 1 x 2-5/8 inches; 30 per page

12 addressees found; do you want to continue?

Download

Planning/ Zoning Department  
[planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov)

**Elmwood Charter Township**  
10090 E. Lincoln Rd.  
Traverse City, MI 49684

Contact Information  
Ph: (231) 946-0921  
Fax: (231) 946-9320

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## **NOTICE OF PUBLIC HEARING ELMWOOD CHARTER TOWNSHIP ZONING BOARD OF APPEALS**

A Public Hearing is scheduled for Wednesday, September 6, 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 10945 S West-Bay Shore Dr, Parcel #45-004-016-039-00 for a 10' foot front water's edge setback variance to remove and replace rear deck is same location.

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 pm, Wednesday, September 6, 2023.

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

Posted: August 16, 2023  
3:45 PM  
Elmwood Township Hall  
Connie Preston, Clerk

**Public Notice**

Notice to Creditors  
**TO ALL CREDITORS:** Sheila M. Lingaur and Clifford A. Smith, Co-Trustees of the Jon F. Smith Trust, U/T/D January 11, 1995, as amended, hereby give notice that the settlor of the above referenced trust, Jon F. Smith whose date of birth was August 9, 1943, and who resided in Leelanau County, Michigan, died July 12, 2023.

Creditors of Jon F. Smith or the Trust are notified that all claims against the estate or Trust will be forever barred unless presented to Sheila M. Lingaur and Clifford A. Smith, Co-Trustees of the Jon F. Smith Trust, U/T/D January 11, 1995, as amended c/o Timothy J. Clulo, Bowerman, Ford, Clulo & Luyt, P.C., attorneys for Sheila M. Lingaur and Clifford A. Smith, Co-Trustees of the Jon F. Smith Trust, U/T/D January 11, 1995, as amended, 620-A Woodmere Avenue, Traverse City, Michigan 49686, within four (4) months after the date of publication of this notice.

**Elmwood Township Zoning Board Of Appeals Notice Of Public Hearing**

A Public Hearing is scheduled for Wednesday, September 6, 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 10945 S. West-Bay Shore Dr., Parcel #45-004-016-039-00 for a 10' foot front water's edge setback variance to remove and replace rear deck in same location.

The files may be viewed at the Township Hall during regular business hours, Monday through Friday, 9:00 am to 5:00 p.m. or online at [www.elmwood-mi.gov](http://www.elmwood-mi.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, September 6, 2023.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921. 08-17-2023.

**Cleveland Township Planning Commission Notice To The Public**

Public Hearing & Regular Meeting  
 Wed., September 6, 2023 - 6:45 p.m.  
 Cleveland Township Hall, 955 E Harbor Highway, Cedar MI 49621

The Cleveland Township Planning Commission will hold a public hearing on Wednesday, September 6, 2023, at 6:45 p.m. before the regular meeting. The subject of the public hearing is a proposed ordinance to allow a defined number of well-regulated Short-Term Rentals in the Residential and Agricultural districts.

To review the referenced DRAFT ordinance, visit the Cleveland Township website at

<https://www.leelanau.gov/cleveland-township.asp> or write the Cleveland Township Office, 1691 E April Rd., Cedar, MI 49621. To submit written comments, write Cleveland Township, c/o Victoria Sutherland, 1164 E Traverse Lake Rd., Cedar, MI 49621; or email Commission Chair, Dean Manikas, [manikasdean@gmail.com](mailto:manikasdean@gmail.com).

Persons requiring accommodation to participate in the meeting should contact the Township Clerk (at 303-960-0457) 4 days prior to the meeting. Sincerely, Victoria Sutherland, Secretary, Cleveland Township Planning Commission.

**Public Notice**

Notice to Creditors  
 Decedent's Trust  
 State of Michigan Probate Court  
 County of Leelanau  
 FILE NO. N/A

In the matter of Charles A. Gilfeather and Valorie A. Gilfeather Joint Revocable Trust Dated June 18, 2018 Date of Birth: February 20, 1952

**NOTICE TO CREDITORS:** The decedent, Valorie A. Gilfeather, died July 7, 2023.

Creditors of the decedent are notified that all claims against the trust will be forever barred unless presented to Sean A. Gilfeather, C/O Clayton J. Johnson, Braun Kendrick Finkbeiner P.L.C., 4301 Fashion Square Blvd., Saginaw, MI 48603, named trustee within 4 months after the date of publication of this notice.

August 17, 2023  
 Sean A. Gilfeather  
 477 Onderdonk Ave., Apt. 1R  
 Ridgewood, NY 11385  
 Braun Kendrick Finkbeiner P.L.C.  
 Clayton J. Johnson P72094  
 4301 Fashion Square Blvd.  
 Saginaw, MI 48603  
 989-498-2100

**Cedar Area Fire & Rescue Board**

2024-2026 Budget Public Hearing Notice

The Cedar Area Fire & Rescue Board will hold a public hearing for the proposed Fire and Rescue Budget Operating Fund and Capital Fund for the operating years beginning April 1, 2024 and ending March 31, 2026 at the Cedar Area Fire Department, 8907 Railroad Avenue, Cedar, MI 49621 on Thursday, September 7, 2023 at 2:00 p.m.

A copy of the budget will be available for public inspection six days prior to the meeting at Cedar Area Fire and Rescue, 8907 Railroad Avenue, Cedar, MI, 49621 during regular business hours. The budget is also available for review at <https://www.leelanau.gov/cafrdocsments.asp>.

If you are planning to attend this hearing and require special assistance, please contact Dana Boomer at 231-590-9788 or [dboomer@cedarareafire-rescue.org](mailto:dboomer@cedarareafire-rescue.org), at least 2 days prior to the scheduled meeting date.

Cedar Area Fire & Rescue Board  
 Greg Julian, Chairman  
 A copy of this notice is on file at Cedar Area Fire and Rescue.

**Exceptional Lake Michigan Luxury Home on Good Harbor Bay**



Phenomenal attention to detail in this 4 bedroom/4 bath waterfront cottage. Expansive sunset-facing deck with views of Pyramid Point, Whaleback, and the Manitou Islands. Over one acre of privacy and 144 feet of frontage on Lake Michigan. Call Serbin today for a stunning showing! 231-334-2758

**MLS# 1914373 \$3,295,000**

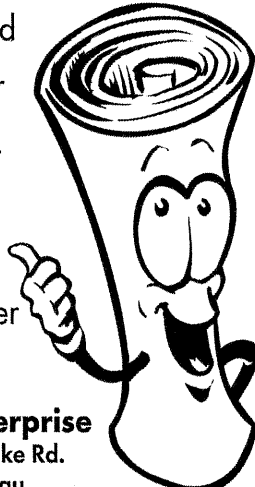


**SERBIN**  
 REAL ESTATE

Located in downtown Glen Arbor  
**231-334-2758**  
[www.serbinrealestate.com](http://www.serbinrealestate.com)

**NEWSPRINT Stub-End Rolls**

Clean, unprinted newsprint 34 or 17 inches wide. **\$3 to \$7**, depending on amount of paper on roll.



**Leelanau Enterprise**  
 7200 E. Duck Lake Rd.  
 Lake Leelanau

**SAM SHIMEK**  
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