



Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

April 22, 2024

Planning Commission Members
Onekama Township
5435 Main Street
Onekama, MI 49675

Dear Planning Commission Members,

On September 21, 2023 the Planning Commission held a public hearing to consider Bob Gezon's request to amend his existing and valid Special Use Permit for parcel ID numbers 51-11-370-093-00, 51-11-370-095-00, 51-11-370-113-00, 51-11-370-114-05, 51-11-370-116-00, 51-11-410-010-00, 51-11-410-015-00, 51-11-410-037-00, 51-11-410-038-00, 51-11-410-041-00, 51-11-410-054-00, 51-11-410-124-00, 51-11-411-038-00, and 51-11-900-022-01 commonly known as Portage Point Inn , with the addresses of 8513 South Portage Point Dr. Onekama, MI 49675; 8552 S. Portage Point Dr. Onekama, MI 49675; 2165 Ninth St. Onekama, MI 49675; 8556 S. Portage Point Dr. Onekama, MI 49675; 8558 S. Portage Point Dr. Onekama, MI 49675; 8564 S. Portage Point Dr. Onekama, MI 49675; 8566 S. Portage Point Dr. Onekama, MI 49675; 8569 S. Portage Point Dr. Onekama, MI 49675; 8520 S. Portage Point Dr. Onekama, MI 49675; 8511 S. Portage Point Dr. Onekama, MI 49675; and 8525 S. Portage Point Dr. Onekama, MI 49675.

Background:

Mr. Gezon's amendment had four requests. One was to edit the Parcel ID Numbers that corrected some clerical Mistakes and was passed. The second was modification to the Hotel Footprint as shown on the submitted site plan. Third was the addition of a second swimming pool and lastly was Modification of Doll House Footprints and Structures. During the public hearing three of the four requests were approved. The fourth request on the Doll House modifications was tabled pending more information. At the April 18, 2024, meeting, the Planning Commission moved to remove the Doll House Modification from the table and set a

public hearing to continue the special use permit amendment.

Please review the following information:

- Bob Gezon's Special Land Use Amendment Request
- Modified site plans for Portage Point in and the Boat Barn
- Parcel Maps, Circa 2023
- Picture of the Doll Houses taken in September 2023
- Notice of Meeting/Public Hearing for Newspaper
- Letters that were sent to parcel owners and occupants per Planning and Enabling Act 2008.
- Motions Memo

Regards,



Jodie Lynch
Planning and Zoning Administrator
Manistee County
231.398.3587
kmehl@manisteecountymi.gov





August 21, 2023

Manistee County
Planning & Zoning Department
395 Third Street
Manistee, Michigan 49660

David H. Rowe
E: drowe@nmichlaw.com
P: (231) 346-5407

412 S. UNION STREET
TRAVERSE CITY, MI 49684
P: (231) 346-5400
F: (231) 941-9679

NMICHLAW.COM

Re: Amendment to Portage Point Inn Special Use Permit

To Whom it May Concern:

Our firm represents Windfalls Landing, LLC ("WFL"), the successor developer of Portage Point Inn and Marina. In 2017, Onkama Township Planning Commission approved an amendment to the 2014 Special Use Permit ("Amended SUP"). My client received a letter from Jodie Lynch, Planning and Zoning Administrator, dated July 25, 2023, requesting a Special Use Permit Amendment Application and further additional information as outlined in the letter ("Letter").

The purpose of this letter, is to request an amendment to the existing Special Use Permit ("SUP") for Portage Point Inn for the following purposes:

1. Clarification of clerical mistakes in the Amended SUP.
2. A modification of the hotel footprint as shown on the submitted site plan.
3. A modification of the doll house footprint and structures as shown on the submitted site plan.
4. The addition of a pool, spa and sundeck as shown on the submitted site plan.

INTRODUCTION

Upon approval of the Amended SUP, WFL commenced work on the approved site plan. WFL has invested over 3.1 million dollars into Portage Point Inn and Marina since the Amended SUP was approved. The improvements have been significant. WFL completely removed the collapsed pool house structure, leaking plastic pool and spa and constructed a new infinity edge pool and spa. WFL has constructed a new sundeck, which has radiant heat for four seasons use, and lounge area. As part of this project, WFL constructed a frame superstructure, which includes a second floor viewing area and sundeck. The old leaking bathrooms and showers have been replaced with new bathrooms, showers and laundry facilities. The ballroom has also been fully renovated with new French doors leading to a newly constructed exterior deck space. The bar has also been gutted and rebuilt, and the Portage Point Café has been constructed and open for business.

WFL will continue its investment into the project and wishes to have some minor modifications to the Amended SUP approved to make Portage Point Inn and Marina an even better project.



SUMMARY OF REQUESTED AMENDEMENTS TO SUP

Clarification of Clerical Mistakes in Amended SUP

It has come to my client's attention that there were errors in the list of parcel identification numbers contained in the first paragraph of the Amended SUP. This list included incorrect parcel identification numbers and was not a complete list of parcel identification numbers impacted by the SUP. We believe the parcel identification numbers listed in the Amended were a clerical error and listed the parcels from the original SUP.

Attached as Exhibit A is a list of all parcels owned by my client and that are subject to the SUP. We are requesting that the Planning Commission approve amending the SUP to include this list of properties.

Also, footnote 1 Amended SUP indicates "A list of those other condominium units is attached as Exhibit 1 to this SUP Amendment." It looks like the Exhibit was never included in the final signed Amended SUP. We are asking the planning commission to amend the SUP to include the list of properties identified on Exhibit B as Schedule 1 to the Amended SUP.

Modification of Hotel Footprint as Shown on the Submitted Site Plan

My client has been planning on fully renovating and restoring the historic hotel. In preparing for the renovation, my client learned that the hotel is virtually resting on the sand and its footings and foundations are grossly inadequate. In order to remedy this, my client will need to jack up the entire structure and construct a basement, foundation and footings. The basement will be used for the purpose of housing mechanicals, storage and possibly a fitness center. The new footprint is shown on the site plan submitted for your review.

The hotel has also been reduced from 26 units to 23 units. The reduction of the number of Units in the hotel, also reduces the number of required parking spaces, which is reflected on the provided site plan.

Modification of Doll House Footprints and Structures

The Amended SUP approved seven (7) Doll Houses, which were 14 feet by 28 feet sites. WFL plans on combining a couple of these sites into a total of five (5) doll houses. There will be two (2) units that will remain as the standard Doll Houses and three (3) new cottage units that will be on the larger footprints as shown on the submitted site plan.



Addition of an Additional Swimming Pool

Based on guests' responses to the new pool and sundeck, WFL would like to add an additional swimming pool, spa and sundeck in front of the historic hotel as shown on the submitted site plan. This pool will reduce the burden on the existing pool once the historic hotel has been renovated and in service. It will be constructed in conjunction with the historic hotels renovation and be a very nice addition to Portage Point Inn and Marina.

RESPONSE TO ADDITIONAL INFORMATION REQUESTED

In response to the materials and information requested in the Letter, below is a response to each of the requests.

1. Master Deed for the Condominium Association.

The Master Deed for Portage Point Inn Condominiums was originally recorded in 1996. The project consists of the traditional condominium units containing residential and commercial units and six (6) site condominiums located on 5th Street. As requested, I have enclosed a copy of the Master Deed and Amendments 1-5 for your records.

2. The Parcel ID Numbers to remain under the SUP.

Attached to this letter as Exhibit A are all of the Parcel Numbers that will remain as part of the SUP.

3. Clean Marina Certificates.

As Mr. Gezon has discussed with the Planning and Zoning officials, the Clean Marina Certificates cannot be obtained until the Marina has been renovated, improved, and expanded. As the Planning Commission may recall, WFL agreed to not commence the work on the marina until the final phase of the buildout. This was reflected in the phasing plan that was part of the Amended SUP. To the extent that the SUP needs to be amended to modify this requirement, we are requesting that the SUP be amended to reflect that the Clean Marina Certificates will be required once the Marina has been completed.

4. Marina slip ownership (10% reserved for transit boaters).

The Marina is wholly owned by WFL and 10% of the slips are reserved for transient boaters.

5. An updated site plan that reflects any changes to the SUP you may be making.

The site plan has been submitted with the application to amend the SUP.



6. A timeline been for phasing.

Phase 1 - Infrastructure approvals and installation, such as a municipal sewer system, three phase electric, T1 internet, etc. This is subject to governmental approvals, which are beyond WFL's control.

Phase 2 – Apply for and obtain all local, state, and federal permits, such as USACE & EGLE permits, approval of county road vacation, etc.

Phase 3 - Build Out: Completed within 6 years from completion of infrastructure and obtaining all governmental and regulatory permits and approvals.

NOTE - Economic Conditions could affect start dates of Phase 3. Extension Approvals for Build Out will not be unreasonably withheld by the Planning Commission or Onekama Township.

CONCLUSION

We appreciate your consideration of WFL's request to amend the SUP. WFL and its representatives will be available to respond to any questions you may have.

If you have any questions or concerns, please contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. H. Rowe', is written over the typed name.

David H. Rowe

DHR/jje

cc: Association

W:\Portage Point Inn & Marina, LLC\SUP Letter 8-21-2023.v.2.docx

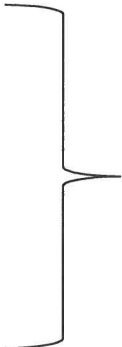
Exhibit A

Windfalls Landing, LLC Parcel ID #s.
Subject to the July 20, 2017 Special Use Permit Zoning


51-11-370-093-00,
51-11-370-095-00,
51-11-370-113-00,
51-11-370-114-05,
51-11-370-116-00,
51-11-410-010-00,
51-11-410-015-00,
51-11-410-037-00,
51-11-410-038-00,
51-11-410-041-00,
51-11-410-054-00,
51-11-410-124-00,
51-11-411-038-00,
and 51-11-900-022-01.


Exhibit B

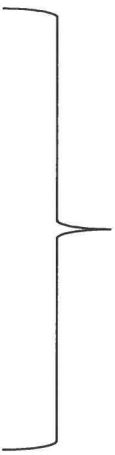
Windfalls Landing, LLC Special Use Permit Parcels


11-411-001-00	Unit #1		Hotel Reserve
11-411-002-00	Unit #2		
11-411-003-00	Unit #3		
11-411-004-00	Unit #4		
11-411-005-00	Unit #5		
11-411-006-00	Unit #6		

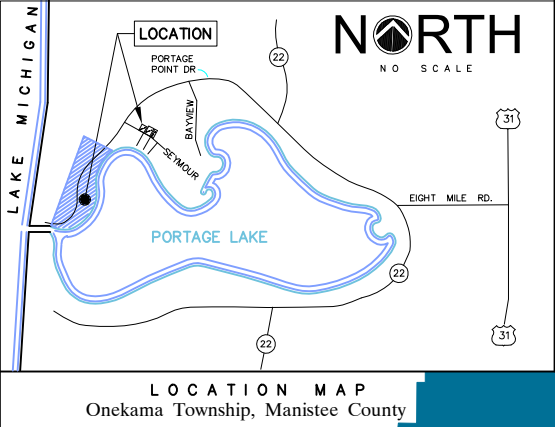
11-411-007-00	Unit #7	Johnson Cottage
11-411-008-00	Unit #8	Hall Cottage
11-411-009-00	Unit #9	Lakeview Cottage
11-411-010-00	Unit #10	Rexwood Cottage
11-411-011-00	Unit #11	Avalon Cottage

11-411-012-00	Unit #12		Terrace Apartments
11-411-013-00	Unit #13		
11-411-014-00	Unit #14		
11-411-015-00	Unit #15		
11-411-016-00	Unit #16		
11-411-017-00	Unit #17		
11-411-018-00	Unit #18		
11-411-019-00	Unit #19		
11-411-020-00	Unit #20		
11-411-021-00	Unit #21		
11-411-022-00	Unit #22		
11-411-023-00	Unit #23		

11-411-024-00	Unit #24		Terrace Apartments
11-411-026-00	Unit #26		
11-411-027-00	Unit #27		
11-411-028-00	Unit #28		
11-411-029-00	Unit #29		
11-411-030-00	Unit #30		

11-411-031-00	Unit #31		Beech Lodge
11-411-032-00	Unit #32		
11-411-033-00	Unit #33		
11-411-034-00	Unit #34		
11-411-035-00	Unit #35		
11-411-036-00	Unit #36		
11-411-037-05	Unit #37A		
11-411-037-10	Unit #37B		

11-411-038-00	Unit #38		Pavilion
11-411-039-00	Unit #39		
11-411-040-00	Unit #40		
11-411-041-00	Unit #41		
11-411-042-00	Unit #42		
11-411-043-00	Unit #43		
11-411-044-00	Unit #44		
11-411-045-00	Unit #45		
11-411-046-00	Unit #46		
11-411-047-00	Unit #47		
11-411-048-00	Unit #48		
11-411-049-00	Unit #49		



- GENERAL NOTES:
- 1.) No construction will proceed without all applicable Federal, State & Local permits.
 - 2.) All renovations & additions to existing structures to be at the same elevations & grades.
 - 3.) No proposed stuctures or additions shall disturb any protected areas.
 - 4.) Underground Fuel Tank and Fuel Operations all subject to State of Michigan approval.

PARKING SPACE CALCULATIONS

A. Dwellings Units

1. Hotel Condominiums - total units = 23	Parking spaces required per family unit = 2 parking spaces
Total spaces required = 46 spaces	Total spaces provided = 16 spaces
2. Terrace and Pavilion Condominiums - total units = 29	Parking spaces required per family unit = 2 parking spaces
Total spaces required = 58 spaces	Total spaces provided = 32 spaces
3. Doll House Cottages - total units = 5	Parking spaces required per family unit = 2 parking spaces
Total spaces required = 10 spaces	Total spaces provided = 10 spaces
4. Existing Cottages 5 @ 1 unit	Parking spaces required per family unit = 2 parking spaces
Total spaces required = 10 spaces	Total spaces provided = 10 spaces
5. Existing Beech Lodge Condo's - 1 @ 8 units	Parking spaces required per family unit = 2 parking spaces
Total spaces required = 16 spaces, Total spaces provided = 12 spaces	
6. New boat house (1 dwelling) (Main Floor accessory to Marina)	Parking spaces required per family unit = 2 parking spaces
Total spaces required = 2 space, Total spaces provided = 2 space	

B. Recreation Places

1. Existing Recreation Building (54 seats + 1 staff Bunk room)	Parking spaces required per dwelling unit = 2 parking spaces
(54 seats are accessory use to Hotel / Marina)	Total spaces required = 2 (Dwelling) spaces, Total spaces provided = 2 spaces

C. Eating and Drinking Places

1. Restaurant / Bar - total seating capacity = 343 seats	Parking spaces required per 3 persons of legal capacity = 1 parking space
Total spaces required = 114 spaces, Total spaces provided = 18 spaces,	Valet Services will be provided

D. Marina

1. Marina - total slips = 80, Parking spaces required per slip = 0.75 spaces per zoning	Total spaces required = 60 spaces, Total spaces provided = 34 spaces,
Valet Service will be provided	

E. Easements

1. Boat Barn - 44 spaces provided	
2. Marine - (Bath / Showers / Pool / Fitness) - parking as part of the marina.	

Total parking spaces on site = 134 spaces

Total parking spaces needed = 305 spaces (per Zoning)

Additional Parking (199) provided at Ballfield Property.

NORDLUND & ASSOCIATES, INC.

813 E Ludington Ave • Ludington, MI 49431 • (231) 843-3485

287 River St • Manistee, MI 49660 • (231) 723-6460

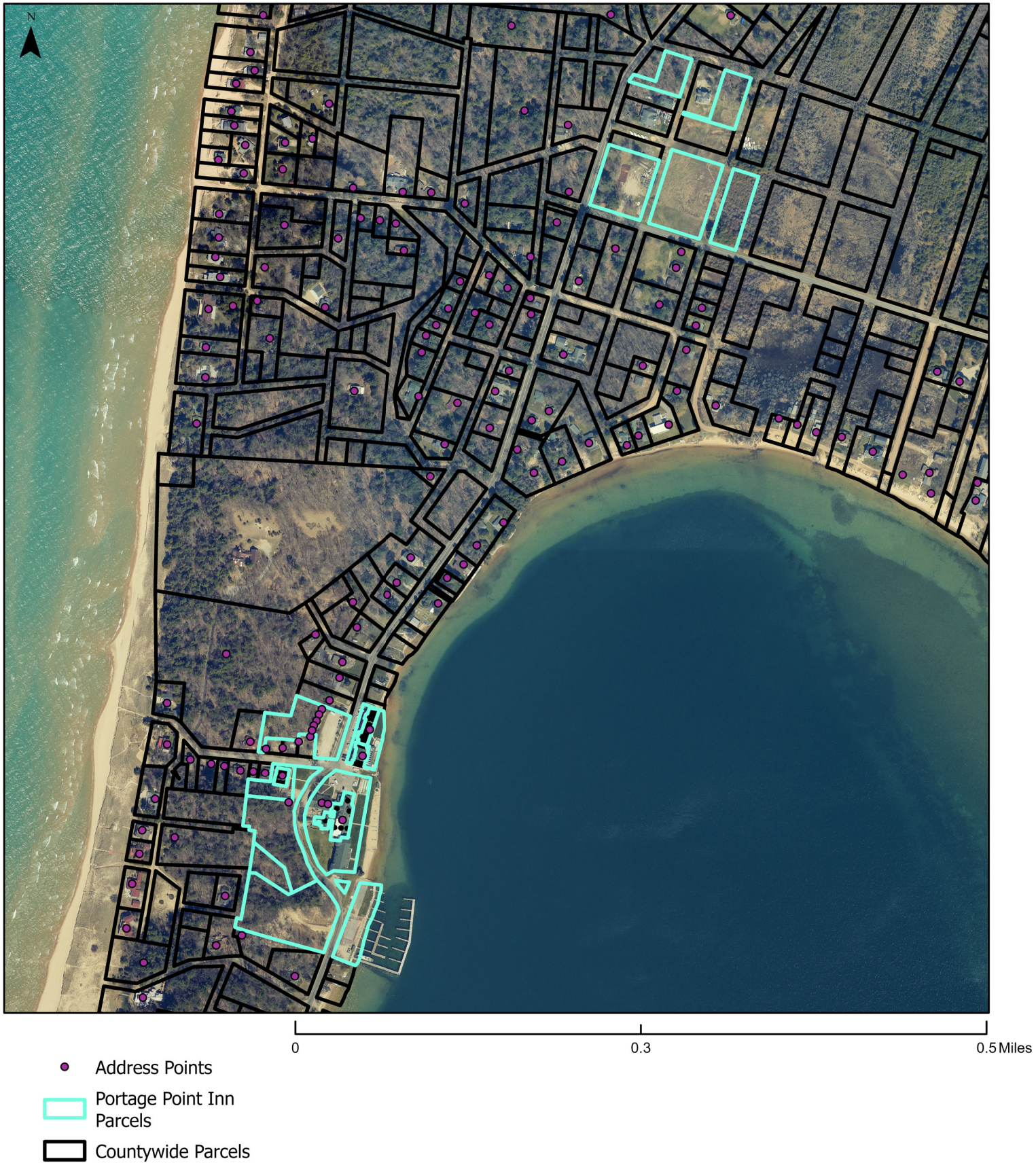
www.nordlundandassociates.com

INA

Providing Complete Engineering & Surveying Services Since 1972

DESCRIPTION:	REV:	DATE:
WINDFALLS LANDING, LLC		
4927 STARHA DR #C		
NORTON SHORES, MICHIGAN 49441		
PROPOSED SITE PLAN OF		
PORTAGE POINT INN		
DRAWN BY	TCB	
CHECKED BY	HAM	
SCALE	1:100	
DATE	AUG 2023	
JOB NUMBER	9035-59B	
SHEET	1 OF 1	

Parcel ID numbers listed in Exhibit A





The Doll Houses

NOTICE OF SPECIAL MEETING / PUBLIC HEARING

The Onekama Township Planning Commission will hold a public hearing during their meeting scheduled for May 16 at 7 PM at the Onekama Township Hall, 5435 Main St., Onekama, MI. 49675; phone: (231) 889-3308. The public hearing will be held to consider a previously tabled request to amend an existing special land use permit. The request is as follows:

Public Hearing:

For parcel ID numbers 51-11-370-093-00, 51-11-370-095-00, 51-11-370-113-00, 51-11-370-114-05, 51-11-370-116-00, 51-11-410-010-00, 51-11-410-015-00, 51-11-410-037-00, 51-11-410-038-00, 51-11-410-041-00, 51-11-410-054-00, 51-11-410-124-00, 51-11-411-038-00, and 51-11-900-022-01 commonly known as Portage Point Inn , with the addresses of 8513 South Portage Point Dr. Onekama, MI 49675; 8552 S. Portage Point Dr. Onekama, MI 49675; 2165 Ninth St. Onekama, MI 49675; 8556 S. Portage Point Dr. Onekama, MI 49675; 8558 S. Portage Point Dr. Onekama, MI 49675; 8564 S. Portage Point Dr. Onekama, MI 49675; 8566 S. Portage Point Dr. Onekama, MI 49675; 8569 S. Portage Point Dr. Onekama, MI 49675; 8520 S. Portage Point Dr. Onekama, MI 49675; 8511 S. Portage Point Dr. Onekama, MI 49675; and 8525 S. Portage Point Dr. Onekama, MI 49675; The property owner is still seeking an amendment to an existing special land use permit to modify footprints and structures of existing “Doll House” cottages. The parcel resides within the Resort Residential 3 Zoning District.

All documentation regarding the above request can be found on the Onekama Township Website at <https://www.onekamatwp.org> or by visiting Onekama Township Hall to review or purchase the special land use permit amendment request during their regular office hours (Mon-Wed 9:00 AM- 2:00 PM).

Correspondence can be sent by mail, or hand delivered to Onekama Township Hall, 5435 Main St. P.O. Box 458 Onekama, MI 49675. Correspondence can also be sent via email to the Township Clerk at clerk@onekamatwp.org or via fax at (231) 889- 5587. Please, mark it ATTN: Onekama Township Planning Commission. All correspondence must be received by end of business day, on the day of the meeting or can be presented to the Planning Commission during the public hearing.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact Onekama Township by writing or calling the following: Amber Sedelmaier, Onekama Township Clerk, 5435 Main St. P.O. Box 458 Onekama, MI 49675. Phone 231-889-3308 Ext: 102.

NOTICE OF SPECIAL MEETING / PUBLIC HEARING

The Onekama Township Planning Commission will hold a public hearing during their meeting scheduled for May 16 at 7 PM at the Onekama Township Hall, 5435 Main St., Onekama, MI. 49675; phone: (231) 889-3308. The public hearing will be held to consider a previously tabled request to amend an existing special land use permit. The request is as follows:

Public Hearing:

For parcel ID numbers 51-11-370-093-00, 51-11-370-095-00, 51-11-370-113-00, 51-11-370-114-05, 51-11-370-116-00, 51-11-410-010-00, 51-11-410-015-00, 51-11-410-037-00, 51-11-410-038-00, 51-11-410-041-00, 51-11-410-054-00, 51-11-410-124-00, 51-11-411-038-00, and 51-11-900-022-01 commonly known as Portage Point Inn , with the addresses of 8513 South Portage Point Dr. Onekama, MI 49675; 8552 S. Portage Point Dr. Onekama, MI 49675; 2165 Ninth St. Onekama, MI 49675; 8556 S. Portage Point Dr. Onekama, MI 49675; 8558 S. Portage Point Dr. Onekama, MI 49675; 8564 S. Portage Point Dr. Onekama, MI 49675; 8566 S. Portage Point Dr. Onekama, MI 49675; 8569 S. Portage Point Dr. Onekama, MI 49675; 8520 S. Portage Point Dr. Onekama, MI 49675; 8511 S. Portage Point Dr. Onekama, MI 49675; and 8525 S. Portage Point Dr. Onekama, MI 49675; The property owner is still seeking an amendment to an existing special land use permit to modify footprints and structures of existing “Doll House” cottages. The parcel resides within the Resort Residential 3 Zoning District.

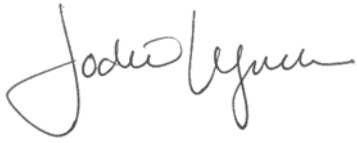
All documentation regarding the above request can be found on the Onekama Township Website at <https://www.onekamatwp.org> or by visiting Onekama Township Hall to review or purchase the special land use permit amendment request during their regular office hours (Mon-Wed 9:00 AM- 2:00 PM).

Correspondence can be sent by mail, or hand delivered to Onekama Township Hall, 5435 Main St. P.O. Box 458 Onekama, MI 49675. Correspondence can also be sent via email to the Township Clerk at clerk@onekamatwp.org or via fax at (231) 889- 5587. Please, mark it ATTN: Onekama Township Planning Commission. All correspondence must be received by end of business day, on the day of the meeting or can be presented to the Planning Commission during the public hearing.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact Onekama Township by writing or calling the following: Amber Sedelmaier, Onekama Township Clerk, 5435 Main St. P.O. Box 458 Onekama, MI 49675. Phone 231-889-3308 Ext: 102.

Per Planning and Enabling Act of 2008, you must be notified if you own property or occupy a structure within 300 feet of the property requesting special land use approval. Attached you will find a listing of addresses and parcel owners that have been notified of this request.

Sincerely,

A handwritten signature in black ink, reading "Jodie Lynch". The signature is fluid and cursive, with the first name "Jodie" and last name "Lynch" clearly distinguishable.

Jodie Lynch
Manistee County Planner
Bear Lake Township Zoning Administrator

Parcel #	Owner Name	Property Address	City	State	Owner Name 2	Owner Street Address	Owner City	State	Zipcode
11-411-000-00 WINDFALLS LANDING LLC						5145 INDUSTRIAL PARK RD	MONTAGUE	MI	49437
11-411-001-00 FRANK ANNE M						635 SOUTH HARVEY ST	PLYMOUTH	MI	48170
51-252-001-00 BALDWIN JAMES C & DEBRA S		1 HARBOR POINT LN	MANISTEE	MI		1 HARBOR POINT LN	MANISTEE	MI	49660
51-252-001-00 BALDWIN JAMES C & DEBRA S		1 HARBOR POINT LN	MANISTEE	MI		1 HARBOR POINT LN	MANISTEE	MI	49660
11-411-001-00 FRANK ANNE M						635 SOUTH HARVEY ST	PLYMOUTH	MI	48170
11-415-001-00 PETER PAN AT PORTAGE LAKE LLC		2074 SIXTH ST				9177 WEST R AVE	KALAMAZOO	MI	49009
11-028-001-00 SMUCKER JON E TRUST &					SMUCKER JANET M TRUST	1112 S 7TH ST	GOSHEN	IN	46526
11-411-002-00 SANDEL SANDRA KOCH		8513 S PORTAGE POINT DR B				516 VIRGINIA ST	ALMA	MI	48801
11-415-002-00 SWANSON NANCY K TRUST		2073 SIXTH ST	ONEKAMA	MI		311 SUMMER VIEW DRIVE	CINCINNATI	OH	45255
11-411-003-00 BARKER CASEY & MARGOT H		8513 S PORTAGE POINT DR UNIT C	ONEKAMA	MI		419 N ELM ST	HINDS DALE	IL	60521
11-411-004-00 J-D REAL ESTATE LLC						1475 SHADYVIEW DR	GRAND RAPIDS	MI	49503
11-411-005-00 LAHEY'S PUB LLC						12055 BLUEWATER RD	GRAND HAVEN	MI	49417
11-410-005-00 DRAKE GAIL & CARRIGAN SUSAN &						8620 PORTAGE POINT DR	ONEKAMA	MI	49675
11-425-005-00 MONAHAN W DANIEL & SANDRA R		8520 LAKESIDE AVE	ONEKAMA	MI		8520 LAKESIDE AV	ONEKAMA	MI	49675
11-411-006-00 LAHEY'S PUB LLC						12055 BLUEWATER RD	GRAND HAVEN	MI	49417
11-410-006-00 SMUCKER JON E TRUST &					SMUCKER JANET M TRUST	1112 S 7TH ST	GOSHEN	IN	46526
11-411-007-00 SCHROTENBOER RICH & LISA		2165 NINTH ST	ONEKAMA	MI		2988 ROYAL HANNA DR NE	ROCKFORD	MI	49341
11-410-007-00 DOMRES ALLAN E & CATHERINE B						8600 PORTAGE POINT DR	ONEKAMA	MI	49675
11-411-008-00 RUEPING FRANK & JANIS		2149 NINTH ST				5450 N BERNARD	CHICAGO	IL	60625
11-410-008-00 SORENSON EVELYN L TRUST						2350 MYRA ST	JACKSONVILLE	FL	32204
11-410-009-00 NORTHWOODS DEVELOPMENT LLC						9025 S PORTAGE POINT DR	ONEKAMA	MI	49675
11-411-009-00 SAILLOT ANNE & WINSLOW JAMES		2162 NINTH ST	ONEKAMA	MI		115 SEURAWAY DR	SAN MATEO	CA	94403
11-410-010-00 WINDFALLS LANDINGS LLC		8569 S PORTAGE POINT DR	ONEKAMA	MI		4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-411-010-00 REXWOOD COTTAGE LLC		2170 NINTH ST	ONEKAMA	MI		PO BOX 326	HARBERT	MI	49115
11-410-010-00 WINDFALLS LANDINGS LLC		8569 S PORTAGE POINT DR	ONEKAMA	MI		4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-410-011-00 STILES FREDERICK C JR		8604 PORTAGE POINT DR	ONEKAMA	MI		2436 SHARON AVE SW	WYOMING	MI	49519
11-411-011-00 CULP VAUGHN & MAUREEN TRUST		2184 NINTH ST UNIT #11	ONEKAMA	MI		PO BOX 326	HARBERT	MI	49115
11-411-012-00 PALOMAR ALBERT F &		8569 S PORTAGE POINT DR UNIT 12	ONEKAMA	MI	DILL-PALOMAR DANIELLE L TRUST	471 DUNLEAVY DR	HIGHLAND	MI	48356
11-410-012-00 DOMRES ALLAN E &		8600 PORTAGE POINT DR	ONEKAMA	MI		8600 PORTAGE POINT DR	ONEKAMA	MI	49675
11-411-013-00 FARTHING TIMOTHY A & DANA M		8569 S PORTAGE POINT DR UNIT 13	ONEKAMA	MI		540 S ST CLAIR ST	TOLEDO	OH	43604
11-410-013-00 SORENSON EVELYN L TRUST		8586 PORTAGE POINT DR	ONEKAMA	MI		2350 MYRA ST	JACKSONVILLE	FL	32204
11-411-014-00 COLE DAVID M & MICHELLE L		8567 PORTAGE POINT DR TERRACE #2	ONEKAMA	MI		8017 BENN RD	PARMA	MI	49269
11-410-014-00 NORTHWOODS DEVELOPMENT LLC		8576 S PORTAGE POINT DR	ONEKAMA	MI		9025 S PORTAGE POINT DR	ONEKAMA	MI	49675
11-411-015-00 OCONNELL THOMAS P & MELINDA L						471 LAKESHORE DR S	HOLLAND	MI	49424
11-410-015-00 WINDFALLS LANDINGS LLC						4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-411-016-00 PETERSON KARL & AMY		8569 S PORTAGE POINT DR UNIT 16	ONEKAMA	MI		11453 GALTIER DR	BURNSVILLE	MN	55337
11-410-016-00 PETERSON STEPHEN W & CYNTHIA K		2144 NINTH ST	ONEKAMA	MI		2144 NINTH ST	ONEKAMA	MI	49675
11-411-017-00 GRANT GENE A II & JODY C						4823 APPALOOSA TRAIL	MASON	OH	45040
11-411-018-00 TOMASZEWSKI RANDAL L & KELLY P (LE)		8567 S PORTAGE POINT DR UNIT 18	ONEKAMA	MI	TRUST	9693 VALLEY VIEW DR	ONEKAMA	MI	49675
11-411-019-00 HOOPER CHAD & HOOPER SUZANNE		8567 S PORTAGE POINT DR UNIT 10	ONEKAMA	MI		2410 BLACKBERRY LN NE	GRAND RAPIDS	MI	49525
11-425-019-00 HERZOG ALBERT P III & JUDITH A						10752 WATERFALL CT	SOUTH LYON	MI	48178
11-411-020-00 ADAMS LISA & ORTHELL						7834 LAKE CREST DR	YPSILANTI	MI	48197
11-425-020-00 WIPER FAMILY TRUST		2109 NINTH ST	ONEKAMA	MI		PO BOX 434	ELK RAPIDS	MI	49629
11-410-020-00 SMUCKER JON E TRUST &					SMUCKER JANET M TRUST	1112 S 7TH ST	GOSHEN	IN	46526
11-411-021-00 COX BENJAMIN A & MICHELLE R		8569 S PORTAGE POINT DR UNIT 21	ONEKAMA	MI		1205 FOREST LN	MOUNT PLEASANT	MI	48858
11-410-021-00 DRAKE GAIL & CARRIGAN SUSAN &		8620 PORTAGE POINT DR	ONEKAMA	MI		8620 PORTAGE POINT DR	ONEKAMA	MI	49675
11-411-022-00 SMITH NANCY J						17147 ST PAUL	GROSSE POINTE	MI	48230-1537
11-410-022-00 SMUCKER JON E TRUST &					SMUCKER JANET M TRUST	1112 S 7TH ST	GOSHEN	IN	46526
11-411-023-00 KOVACK PAUL & KELLI (LE) TRUST						4830 MEANDERING CREEK NE	BELMONT	MI	49306
11-411-024-00 MARTY PROPERTIES LLC		8569 S PORTAGE POINT DR UNIT 24	ONEKAMA	MI		1248 SPRINGFIELD PIKE	CINCINNATI	OH	45215
11-411-024-00 MARTY PROPERTIES LLC		8569 S PORTAGE POINT DR UNIT 24	ONEKAMA	MI		1248 SPRINGFIELD PIKE	CINCINNATI	OH	45215
11-411-026-00 ALEXANDER GEORGE & LORI		8569 S PORTAGE POINT DR UNIT 26	ONEKAMA	MI		1241 HAWTHORNE LN	GLENVIEW	IL	60025
11-411-027-00 KOVACK PAUL & KELLI (LE) TRUST						4830 MEANDERING CREEK	BELMONT	MI	49306
11-411-028-00 BROWN LOREN D & MIDGE B						7788 NORTHLAND DR	ROCKFORD	MI	49341
11-411-029-00 GROSS ANITA TRUST		8569 S PORTAGE POINT DR UNIT 29	ONEKAMA	MI		676 ANITA LANE	MOUNT PLEASANT	MI	48858
11-411-030-00 BROEKSTRA SCOTT & KAREEN						51 MIDDAY SUN PL	THE WOODLANDS	TX	77382
11-411-031-00 CONLEY CONSTANCE & DUDLEY						2340 HARTREY AVE	EVANSTON	IL	60201
11-410-031-00 MONAHAN W DANIEL & SANDRA R						1067 N OLD WOODWARD	BIRMINGHAM	MI	48009
11-411-032-00 KROMBEIN WILLIAM E & PHYLLIS M (LE)		8567 PORTAGE POINT DR UNIT 1	ONEKAMA	MI	TRUST	7684 RAILYARD DRIVE SW	BYRON CENTER	MI	49315
11-411-033-00 ONEKAMA		PORTAGE POINT DR	ONEKAMA	MI		610 W UNIVERSITY DR STE B	ROCHESTER	MI	48307
11-411-034-00 WHITE COTTAGE LLC		8520 S PORTAGE DR	ONEKAMA	MI		8461 PARAMUS DR	CLARKSTON	MI	48346
11-410-034-00 OCONNOR SALLY JO TRUST		2119 NINTH ST	ONEKAMA	MI		8591 ROGUEVIEW CT	BELMONT	MI	49306
11-411-035-00 YOUNG LAWRENCE III						444 MORRIS AVE SE	GRAND RAPIDS	MI	49503
11-410-035-00 PORTAGE POINT LLC		2127 NINTH ST				5805 KEMRICH DR	MINNEAPOLIS	MN	55439
11-411-005-00 LAHEY'S PUB LLC						12055 BLUEWATER RD	GRAND HAVEN	MI	49417
11-411-005-00 LAHEY'S PUB LLC						12055 BLUEWATER RD	GRAND HAVEN	MI	49417
11-411-036-00 KENNEDY FREDERICK P &		8520 S PORTAGE POINT DR #36	ONEKAMA	MI	LINDSEY-KENNEDY REBECCA	1806 CHESTER RD	LANSING	MI	48912
11-410-036-00 OLSON ELIZABETH		2143 NINTH ST				11348 HERITAGE DR	TWINSBURG	OH	44087
11-411-031-00 CONLEY CONSTANCE & DUDLEY						2340 HARTREY AVE	EVANSTON	IL	60201
11-410-037-00 WINDFALLS LANDINGS LLC		8520 S PORTAGE POINT DR	ONEKAMA	MI		4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-411-037-05 DOODY FAMILY TRUST		8520 PORTAGE POINT DR 37A	ONEKAMA	MI		18013 BRECKENRIDGE BLVD	ORLAND PARK	IL	60467
11-411-037-10 WHITE COTTAGE LLC						6461 PARAMUS	CLARKSTON	MI	48346
11-411-038-00 WINDFALLS LANDINGS LLC						4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-410-038-00 WINDFALLS LANDINGS LLC		8513 S PORTAGE POINT DR	ONEKAMA	MI		4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-410-038-50 WALTERS THADDIUS D TRUST						1235 NORTH LOOP WEST SUITE 205	HOUSTON	TX	77008
11-411-039-00 ALFERINK BRENT & RANDI TRUST		8535 S PORTAGE POINT DR #39	ONEKAMA	MI		10541 RIVER BLUFF TRAIL	ZEELAND	MI	49464
11-410-039-00 GERHARDT KATHRYN HARRIS TRUST		8451 LAKESIDE AVE	ONEKAMA	MI		2208 LITZ BLVD	JACKSON	MO	63755
11-411-040-00 HOOSIER TRADEWINDS PROPERTIES LLC						17435 TILLER CT STE A	WESTFIELD	IN	46074-9873
11-411-041-00 DURREN MICHAEL J & PAULA E (LE) &		8535 S PORTAGE POINT DR UNIT 41	ONEKAMA	MI	DURREN MICHAEL J & PAULA E TRUST	19 S JAMESON ST	NEW BUFFALO	MI	49117
11-410-041-00 WINDFALLS LANDINGS LLC						4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-411-042-00 LAKESIDE HOLDING LLC						PO BOX 200	ROCKFORD	MI	49341
11-411-043-00 LAKESIDE HOLDING LLC						PO BOX 200	ROCKFORD	MI	49341
11-411-044-00 HARPJO LLC		8535 PORTAGE POINT DR 44	ONEKAMA	MI		1511 SYLVED LN	CINCINNATI	OH	45238
11-411-045-00 NELSON TOM & JEAN MARIE		8535 S PORTAGE POINT DR UNIT 45	ONEKAMA	MI		607 HOME ST	TERRACE PARK	OH	45174
11-411-046-00 JOHNSON SUSAN G TRUST		8535 S PORTAGE POINT DR UNIT 46	ONEKAMA	MI		2480 N CASCADE PIKE	BARRINGTON	IL	60010
11-411-047-00 TRIPLE P INVESTMENTS LLC		8535 S PORTAGE POINT DR UNIT 47	ONEKAMA	MI		7007 GOLDENGATE DR	CINCINNATI	OH	45244
11-410-047-00 HANKS DAVID ETAL						4 GLOVER CIR	SOMERVILLE	MA	02144
11-411-048-00 LAKESIDE HOLDINGS LLC		8535 S PORTAGE POINT DR UNIT 48	ONEKAMA	MI		320 BYRNE INDUSTRIAL DR NE	ROCKFORD	MI	49341
11-411-049-00 LAKESIDE HOLDING LLC						320 BYRNE INDUSTRIAL DR	ROCKFORD	MI	49341
11-410-049-00 STARICK H WILLIAM & MARTHA E						PO BOX 1280	MORRISON	CO	80465-5280
11-410-049-10 STARICK H WILLIAM & MARTHA E		2102 PARK PL				PO BOX 1280	MORRISON	CO	80465-5280
11-410-050-00 HANKS DAVID ETAL						4 GLOVER CIR	SOMERVILLE	MA	02144
11-410-051-00 PETER PAN AT PORTAGE LAKE LLC						9177 WEST R AVE	KALAMAZOO	MI	49009
11-410-052-00 FRY STEPHEN & SUSAN (LE) & TRUST		2104 SIXTH ST	ONEKAMA	MI		2510 LAKE MICHIGAN DR NW APT A210	GRAND RAPIDS	MI	49504
11-410-054-00 WINDFALLS LANDINGS LLC						4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	49441
11-410-055-00 COOK J ANDREW & BARBARA						17435 TILLER CT #A	WESTFIELD	IN	46074
11-410-056-00 SHAW FRED (LE) &					BRADFORD CATHERINE (LE) TR	8368 PORTAGE POINT DR	ONEKAMA	MI	49675
11-410-057-00 SWANSON NANCY K TRUST						311 SUMMER VIEW DRIVE	CINCINNATI	OH	45255
11-410-058-00 WIPPERMAN FAMILY LLC						8201 ALBANS CT	LOUISVILLE	KY	40241
11-370-058-00 HARLEY JOHN W & ELAINE K		2378 HAPPY HOLLOW WAY				19717 BLUFF DR	GOSHEN	IN	46526
11-410-060-00 SWANSON NANCY K TRUST						311 SUMMER VIEW DRIVE	CINCINNATI	OH	45255
11-370-060-00 SHAPE JOHN F TRUST		2378 LAKEISLE AVE	ONEKAMA	MI		682 CASCADE HILLS RDG-SE	GRAND RAPIDS	MI	49546
11-410-061-00 WATTERS THADDIUS D TRUST						1235 NORTH LOOP WEST SUITE 205	HOUSTON	TX	77008
11-370-061-00 WOODSIDE KENNETH & KAREN						42080 CRESTVIEW CR	NORTHVILLE	MI	48168
11-410-062-00 WIPPERMAN FAMILY LLC		8324 PORTAGE POINT DR	ONEKAMA	MI		8201 ALBANS CT	LOUISVILLE	KY	40241
11-370-062-00 FARRIS MARY SKINNER & SKINNER WARREN						597 OLD HALIFAX RD	LOUISBURG	NC	27549
11-330-067-00 MAKOWIEC TED & KRUGER PHILIP &					GORANSON HANK	21473 BEAUFORD LAND	NORTHVILLE	MI	48167
11-330-068-00 MAKOWIEC TED & KRUGER PHILIP &		9080 S PORTAGE POINT DR	ONEKAMA	MI	GORANSON HANK	21473 BEAUFORD LAND	NORTHVILLE	MI	48167
11-330-080-00 WORKMAN THOMAS & WORKMAN GARY &		9080 PORTAGE POINT DR	ONEKAMA	MI	GREGOR NANCY & WORKMAN DAVID	1311 ROSS ST	PLYMOUTH	MI	48170
11-370-085-00 SHAPE JOHN F TRUST						682 CASCADE HILLS RDG-SE	GRAND RAPIDS	MI	49546
11-370-086-00 WOODSIDE KENNETH & KAREN		8946 PORTAGE POINT DR	ONEKAMA	MI		42080 CRESTVIEW CR	NORTHVILLE	MI	48168
11-370-087-00 FARRIS MARY SKINNER & SKINNER WARREN						597 OLD HALIFAX RD	LOUISBURG	NC	27549
11-370-088-00 FARRIS MARY SKINNER & SKINNER WARREN						597 OLD HALIFAX RD	LOUISBURG	NC	27549
11-370-089-02 WORKMAN THOMAS & WORKMAN GARY &		9010 S PORTAGE POINT DR	ONEKAMA	MI	GREGOR NANCY & WORKMAN DAVID	1311 ROSS ST	PLYMOUTH	MI	48170
11-377-089-03 RUMLER STEVEN H & MARY JANE		9010 S PORTAGE POINT DR	ONEKAMA	MI		9010 S PORTAGE POINT DR	ONEKAMA	MI	49675
11-370-090-00 WORKMAN THOMAS & WORKMAN GARY &					GREGOR NANCY & WORKMAN DAVID	1311 ROSS ST	PLYMOUTH	MI	48170
11-370-091-00 WORKMAN THOMAS & WORKMAN GARY &		9054 S PORTAGE POINT DR	ONEKAMA	MI	GREGOR NANCY & WORKMAN DAVID	1311 ROSS ST	PLYMOUTH	MI	48170
11-370-092-02 WORKMAN THOMAS & WORKMAN GARY &					GREGOR NANCY & WORKMAN DAVID	1311 ROSS ST	PLYMOUTH	MI	48170
11-370-092-25 DEVOE MICHAEL C & JANE C						9025 PORTAGE POINT DR	ONEKAMA	MI	49675
11-370-092-30 DEVOE MICHAEL C & JANE C						9025 PORTAGE POINT DR	ONEKAMA	MI	49675
11-370-093-00 WINDFALLS LANDING LLC						4927 STARIHA DRIVE SUITE C	NORTON SHORES	MI	

11-370-113-00 WINDFALLS LANDING LLC	2476 SEYMOUR ST			4927 STARIHA DRIVE SUITE C	NORTON SHORES MI	49441
11-370-114-05 WINDFALLS LANDING LLC				4927 STARIHA DRIVE SUITE C	NORTON SHORES MI	49441
11-370-114-07 POELLET JAMES & SHIRLEY (LE)&TRUST				9015 S PORTAGE POINT DR	ONEKAMA MI	49675
11-370-114-09 DEVOE MICHAEL				9025 S PORTAGE POINT DR	ONEKAMA MI	49675
11-370-115-00 DEVOE MICHAEL C & JANE C				9025 S PORTAGE POINT DR	ONEKAMA MI	49675
11-370-116-00 WINDFALLS LANDING LLC				4927 STARIHA DRIVE SUITE C	NORTON SHORES MI	49441
11-370-117-00 MIHAEL NANCY H REVOCABLE TRUST &	8854 PORTAGE LAKE AVE		HOTSON MARY L REVOCABLE TRUST	1738 CHICAGO AVE #903	EVANSTON IL	60201
11-370-118-00 WARSH MOLLY ANNIS	8868 PORTAGE LAKE AVE	ONEKAMA MI		3040 BRERETON STREET	PITTSBURGH PA	15219
11-370-119-00 WARSH MOLLY ANNIS				3040 BRERETON STREET	PITTSBURGH PA	15219
11-370-120-00 ELDER STEVEN A & JODIE L				2066 HUNTERS RUN NE	ADA MI	49301
11-370-121-00 VERPLANK MARTIN & CHRISTINE				8916 CHERYL ANN	CRESTWOOD MO	63128
11-410-124-00 WINDFALLS LANDING LLC				4927 STARIHA DRIVE SUITE C	NORTON SHORES MI	49441
11-410-125-00 SHAW FRED (LE) &	8368 PORTAGE POINT DR	ONEKAMA MI	BRADFORD CATHERINE (LE) TR	8368 PORTAGE POINT DR	ONEKAMA MI	49675
11-410-126-00 MARTY PROPERTIES LLC	2114 SIXTH ST	ONEKAMA MI		23 DIPLOMAT DR	CINCINNATI OH	45215
11-370-131-00 MIHAEL NANCY H REVOCABLE TRUST				6254 OLD FARM LN	GURNEE IL	60031
11-370-132-00 ELLIS GEORGE JR & DEBRA E				2720 S MARYS LN	RENSSELAER IN	47978-8402
11-370-133-00 KELLER ERIC & TRISHA				416 UNIVERSITY DR	EAST LANSING MI	48823
11-290-238-00 ONEKAMA TOWNSHIP					ONEKAMA MI	49675
11-290-242-00 BOWER ZACHARY ROBERT	S PORTAGE POINT DR	ONEKAMA MI		2852 QUINCY ST	HUDSONVILLE MI	49426
11-290-242-10 MOEGGENBORG SEAN M & GWENEVERE S	9085 S PORTAGE POINT DR	ONEKAMA MI		912 SHELTON RD	GRAND HAVEN MI	49417
11-290-243-00 MOEGGENBORG SEAN M &				912 SHELTON RD	GRAND HAVEN MI	49417
11-290-244-00 CORONELLA JOSEPH T				14858 ROUND VALLEY DR	SHERMAN OAKS CA	91403
11-290-244-10 MOEGGENBORG SEAN M &				912 SHELTON RD	GRAND HAVEN MI	49417
11-290-245-00 RICHMOND DAVID				38841 COUNTY ROAD 653	PAW PAW MI	49079



Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

4-24-2024

Planning Commission Members
Onkama Township
5435 Main Street
Onkama, MI 49675

Dear Planning Commission Members,

For the Special Use Permit request on parcels 51-11-370-093-00, 51-11-370-095-00, 51-11-370-113-00, 51-11-370-114-05, 51-11-370-116-00, 51-11-410-010-00, 51-11-410-015-00, 51-11-410-037-00, 51-11-410-038-00, 51-11-410-041-00, 51-11-410-054-00, 51-11-410-124-00, 51-11-411-038-00, and 51-11-900-022-01 commonly known as Portage Point Inn , with the addresses of 8513 South Portage Point Dr. Onkama, MI 49675; 8552 S. Portage Point Dr. Onkama, MI 49675; 2165 Ninth St. Onkama, MI 49675; 8556 S. Portage Point Dr. Onkama, MI 49675; 8558 S. Portage Point Dr. Onkama, MI 49675; 8564 S. Portage Point Dr. Onkama, MI 49675; 8566 S. Portage Point Dr. Onkama, MI 49675; 8569 S. Portage Point Dr. Onkama, MI 49675; 8520 S. Portage Point Dr. Onkama, MI 49675; 8511 S. Portage Point Dr. Onkama, MI 49675; and 8525 S. Portage Point Dr. Onkama, MI 49675, it should be noted Bob Gezon is seeking to amend his existing and valid Special Use Permit for his property.

This memo is to act as a starting point for action for this request for special land use approval. The following can be followed completely, partially, or not at all. They are simply to help the Planning Commission members have a starting point for discussion.

Option A: Deny the request for special land use approval. The special land use request fails to pass the majority vote needed.

Option B: Allow the request for special land use approval as written. Motion to Approve the special land use as applied for. All other aspects of the Onkama Township Zoning Ordinance would have to be followed.

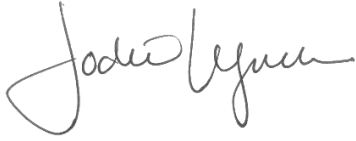
Option C: The Planning Commission may approve the request for special land use approval with conditions. Motion to approve a with conditions that the planning commission sees fit.

To establish an enforceable Special Use Permit, I recommend that the Planning Commission request a site plan from the applicant, detailing all relevant aspects such as the doll houses, the boat

barn, the hotel, and marina with parking details. This plan should be reviewed and approved by the Planning Commission to ensure compliance with zoning regulations and the existing Special Use Permit.

The decision on special land use shall be incorporated in a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed.

Regards,

A handwritten signature in black ink, appearing to read "Jodie Lynch". The signature is fluid and cursive, with the first name "Jodie" being more prominent than the last name "Lynch".

Jodie Lynch
Planning and Zoning Administrator
jlynch@manisteecountymi.gov
231-398-3587