

Milton Township
Planning Commission
Special Meeting
May 28, 2025
5:00 PM

7023 Cherry St. / Kewadin, MI

1. Call meeting to order. Note members, present, absent, or excused.
2. Public Comment
3. Approval of Agenda
4. Purpose of Special Meeting
 - a) PUBLIC HEARING-SUP 2025-01: Northshore Dock at 13960 Blue Water Dr, 05-12-535-006-00 to add outdoor display as an accessory use.
5. Future Meeting Considerations – June 4, 2025
6. Adjourn

Active Subcommittees (created date)

Fence Regulations

Peters, Renis, Merillat

Date: 05.23.2025

From: Sara Kopriva, AICP
To: Milton Township Planning Commission

Project: SUP 2025-01 Northshore Dock, 05-12-535-006-00, 13960 Blue Water Dr- New storage buildings

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The applicant has submitted an application to add outdoor storage as an accessory use to a dock business. The Township recently added this use as a special use in Manufacturing zoning district into the Zoning Ordinance. The application is proposing two locations for outdoor display areas.

The public hearing was published in the Elk Rapids News on May 8, 2025 with 300 ft mailing be deposited in the mail on May 9, 2025.

Property Address: 13960 Blue Water Dr

Parcel Number: 05-12-535-006-00

Current Use: Marina sales, service, and repair facility with indoor storage

Proposed Use: Outdoor display/sales of "dock, hoist, boats, trailers, and accessories"



Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734.663.2622 ph
734.663.6759 fx

www.bria2.com

Petoskey Office
113 Howard Street
Petoskey, MI 49770

231.347.2523 ph
231.347.2524 fx


Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231.933.8400 ph
231.944.1709 fx

Grand Rapids Office
5211 Cascade Road SE
Suite 300
Grand Rapids, MI 49546

616.585.1295 ph

117.603, B -- Schedule of Regulations and Dimensions.

Lot Dimensions				Setbacks (Feet)			Building Standards				
 initiative	Minimum Lot Area (sq ft)	Minimum Lot Width ⁶ (ft)	Maximum Lot Coverage ¹ (percent)	Front ^{8,9}	Side ¹⁰	Rear	Building Height (Lesser of) ¹² (Stories) (ft)		Minimum Dwelling Floor Area (sq ft)	Minimum Exterior Dwelling Dimension ² (ft)	Minimum Setback From Waterfront ¹¹ (ft)
	40,000	200	NA	40 ¹³	10 ¹³	25 ¹³	3	40	-	-	50

13. In addition to required side and rear setback, where a manufacturing or commercial use abuts a residential or agricultural land use, the provisions of Section 117.311, Greenbelts shall apply, provided that such greenbelt may be located within the required side and rear yards and need not be in addition to those yards. If, outdoor Storage is included as a use in the Manufacturing Zone, the provisions of Section 117.1205 D. shall apply.

The Planning Commission will need to determine if adequate landscaping/buffer is provided at the site.

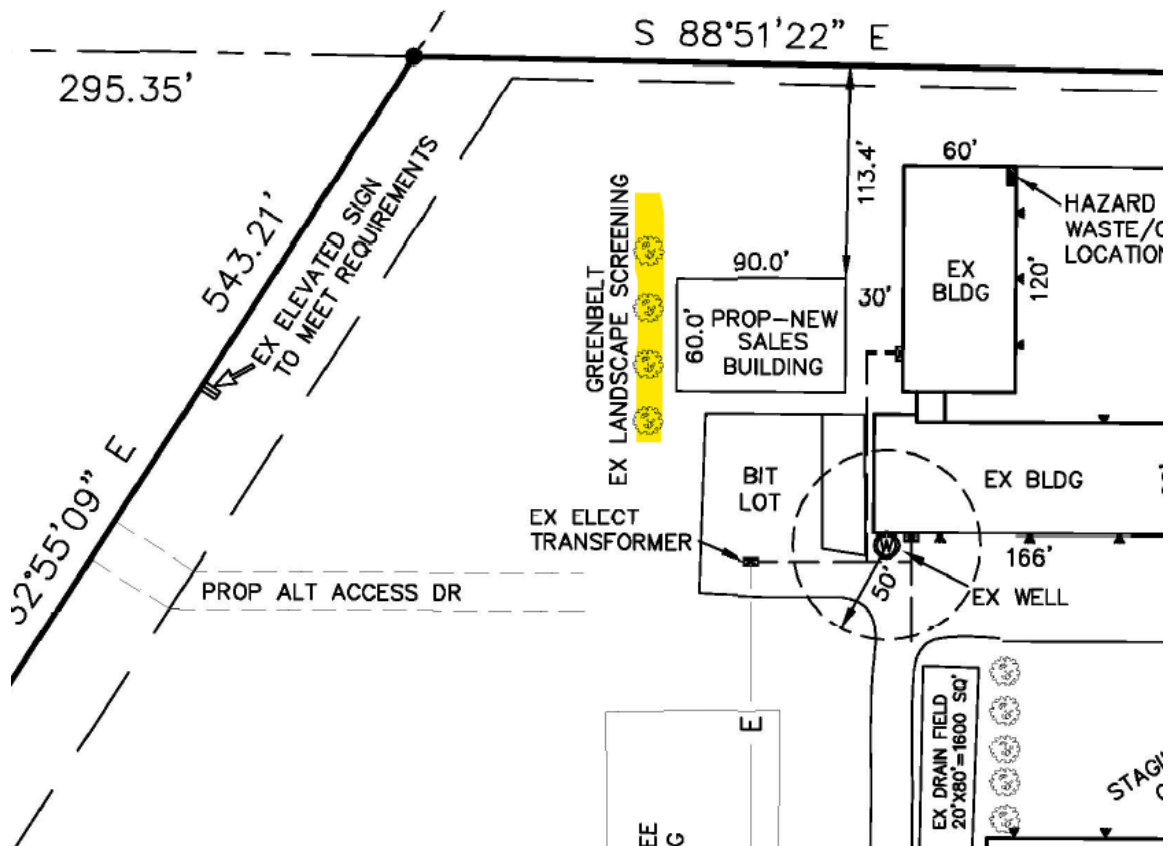
117.311 Greenbelts and Landscaping.

- A. When Required. A greenbelt, as defined herein, shall be required for any commercial or industrial use that abuts a residential or agricultural use. If waived in writing by the adjacent residential or agricultural property owners, the greenbelt may be omitted or a fence substituted for the greenbelt if the Planning Commission finds that there would be no adverse effects resulting from the waiver or omission.
- B. Standards. A greenbelt shall be a planting strip or buffer strip, at least ten (10) feet in width, which shall consist of deciduous or evergreen trees or a mixture of both, spaced not more than thirty (30) feet apart, and not less than one (1) row of dense shrubs spaced not more than five (5) feet apart and which grow at least five (5) feet or more in height after one (1) full growing season. The above must be planted and maintained in a healthy growing condition by the property owner. The Planning Commission may require additional greenbelt area or plantings or a particular type of planting, such as evergreens trees, to ensure adequate buffering.

- C. The Planning Commission may waive or modify any requirement of this section as not applicable to particular development circumstances and providing that such waiver does not detract from the aesthetics or quality of the natural environment of the Township.

On the previous site plan that was recently approved, there was a landscape buffer on the plans. This landscaping has already been removed and not included on this plan. See the applicant's comments regarding landscaping that was removed.

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117.2103 Application Procedure for Site Plan Review. Requests for site plan approval shall be made by filing with the Township Zoning Administrator a complete application accompanied by seven (7) copies of a detailed site plan that shall contain all information required in this Ordinance. The fees as established in the Milton Township Fee Resolution Schedule must accompany the application.



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A. At a minimum, the application shall include the following information:

1. The applicant's full name, address and phone number including area code.

Provided

2. Proof of property ownership, and whether there are any options on the property, or liens against it.

Provided

3. A signed statement that the applicant is the owner of the property or officially acting on the owners behalf and authorizing reasonable entry onto the property by the Zoning Administrator, Planning Commission and other Township representatives for the purpose of administering their responsibilities under this ordinance.

Provided

4. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land), and the signature of the owner(s).

Provided

5. The address and parcel (Tax Roll) number of each parcel contained in the proposed site plan.

Provided

6. The name and address of the developer (if different from applicant).

Provided

7. Name and address of the licensed professional engineer; architect; landscape architect; surveyor or planner who prepared the plan.

Provided

8. Project title.

Provided

9. An overall project description.

Provided

10. A vicinity map drawn at 1" = 2,000' with north point indicated.

Not Provided

11. The gross and net acreage of all parcels in the project.



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Provided

12. Current land use, zoning classification and existing structures on the subject parcel and adjoining parcels.

Provided

13. Project development phases and completion schedule.

Provided

14. A written statement relative to project impacts on existing infrastructure (including traffic capacity of street, schools and existing utilities) and on the natural environment of the site and adjoining lands and as it is related to the Milton Township Zoning Ordinance. Detailed requirements will vary depending on the project size and impact to the Township and the Planning Commission may request additional information.

Provided

15. All required permits from outside agencies such as, but not limited to, Antrim County Soil Erosion, Antrim County Road Commission, Michigan Department of Transportation, Michigan Department of Environment, Great Lakes and Energy, and Health Department of Northwest Michigan. A letter of "no concern" can be used in place of a permit if the agency cannot issue a permit until after a zoning permit.

Not provided

- B. The site plan shall consist of accurate drawings at a scale of not less than 1" = 100' or as recommended by the Planning Commission and/or Zoning Administrator, showing the site and all land within one hundred and fifty (150) feet of the site. If multiple sheets are used, each shall be labeled and preparer identified. Each site plan shall depict the following, unless waived by the Planning Commission as irrelevant to the proposal under consideration.

1. Location of proposed and existing property lines, dimensions, legal descriptions, easements, setback lines and monument locations.

Provided

2. Existing topographic elevations at two (2) foot intervals, proposed grades and directional drainage flows.

Not Provided

3. The location and type of existing soils on the site.

Not Provided

4. Location and type of existing vegetation and wetlands, and how they are proposed to be preserved and managed.

Provided

5. Location and elevations of existing water courses and water bodies, including county drains, man-made surface drainage ways, floodplain and wetlands, as identified by the DNRE in an official determination request or by a specialist approved by the DNRE.

None on-site

6. Location of existing and proposed buildings and intended use thereof as well as the length, width and height of each building, and typical elevation views of proposed structures.

Provided

7. Proposed location of accessory structures, buildings and uses; including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where required.

Provided

8. Location of existing public roads, rights-of-way and private easements of record and abutting streets.

Provided

9. Location and dimensions of proposed streets, drives, curb cuts and access easements, as well as acceleration, deceleration and passing lanes serving the development. Details of entry way and sign locations shall be separately depicted with an elevation view.

Provided

10. Location, design and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and methods of surfacing) fire lanes and all lighting thereof.

No new parking to be proposed

11. Location, size and characteristics of all loading and unloading areas.

No new loading areas proposed

12. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.



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No new sidewalks proposed

13. Location or layout of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention and detention ponds, waste water lines, cleanout locations, connection points and treatment systems, including septic systems if applicable.

No new proposed

14. Location or layout of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and stream.

No new proposed

15. Proposed location, dimensions and details of common open spaces and any common facilities such as community buildings and swimming pools, if applicable.

No new proposed

16. Locations, size and specifications of all signs and advertising features showing all views.

No new signage proposed

17. Exterior lighting locations with areas of illumination illustrated as well as the type of fixtures and shielding to be used.

No new lighting proposed

18. Location and specifications for all fences, walls and other screening features with cross-sections.

No new fences or screening proposed

19. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material the proposed size at the time of planting must be indicated. All vegetation to be removed or retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.

No new landscaping proposed

20. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.

No trash proposed

21. Location and specification for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous



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materials as well as any containment structures or clear zones required by government authorities.

No new storage of hazardous materials

22. Identification of any significant site amenities or unique natural features.

No significant site amenities shown.

23. Identification of any significant views onto or from the site to or from adjoining areas.

No views identified

24. North arrow, scale and date of original submission and last revision.

Provided

25. A seal is required of a licensed, professional engineer; architect; landscape architect; surveyor or planner who prepared the plan.

Provided

26. Storm water plan that retains all storm water on site and shall use a 100-year storm event as the engineering basis of design.

Condition of Approval

117.1615 Outside Sales and Display

In addition to the standards of Section 117.1602, A, the Planning Commission shall find that a proposed facility which shall incorporate outside sales and display activities shall meet the following specific Special Land Use standards.

- A. Outside sales and display activities shall be conducted entirely on the parcel and not on any public road right-of-way. No outside sales or display shall be located in any required yard area and no item or items displayed outdoors shall exceed the height limits of the zoning district.

Provided

- B. The Planning Commission may establish, as a condition of approval, hours of operation for the Outside Sales and Display.

Planning Commission to determine

- C. The Planning Commission may establish, as a condition of approval, buffering mechanisms, including, but not limited to, evergreen landscaping, berms, and fencing; and such conditions may be in addition to the Landscaping and

Screening standards of Section 117.311 of this Ordinance to mitigate the visual impact of an Outside Sales and Display.

Planning Commission to determine

- D. The Planning Commission may make reasonable inquiries of the applicant, including, but not limited to, what types of items will be for sale. Certain items, as determined by the Planning Commission, may be restricted for display to rear or side yards and with adequate screening or fencing.

Dock, hoist, boats, trailers, and “accessories”. Upper display area to have 50 dock sections, 10 hoists, and accessories. Lower display (adjacent to road) 15 items including boats, trailers, dock/hoist.

- E. The application shall provide for measures acceptable to the Planning Commission to prevent any noise in excess of 60 dBA at any property line. Unless specifically approved by the Planning Commission, the use of amplifiers, banners, and other attention gathering devices shall be prohibited.

It is not anticipated that this use would generate any noise off site.

- F. The outdoor sales area shall be paved, or otherwise provided with a dust-free surface. The site plan shall include measures satisfactory to the Planning Commission to contain blowing dust, trash and debris on the site.

Grass surface and crushed stone provided. The Planning Commission will need to determine if this meets the requirements of this section.

- G. All off-street parking shall be in compliance with Chapter 18 and any outside sales and displays shall not displace any parking area required under this Ordinance.

Provided

Approval Criteria

Below are the approval criteria for both site plan review and special land use approval. Draft findings are provided but may be updated/changed as the Planning Commission deems appropriate.

Site Plan Review

117.2105 Criteria for Review. In reviewing the application and site plan and approving, disapproving or modifying the same, the Planning Commission shall be governed by the following standards:

- A. That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic.



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The Planning Commission find that a proper relationship exists with documentation from MDOT that there is no concern regarding parking/traffic for the road side display area.

- B. The buildings, structures and entryway thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects there from upon owners and occupants of adjacent properties and the neighborhood.

The Planning Commission finds that the new display areas are located to minimum adverse effects on neighboring properties.

- C. That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.

The Planning Commission finds

- D. That the adverse effects of the proposed development and activities emanating there from upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.

The Planning Commission finds

- E. That all provisions of the Township Zoning Ordinance are complied with unless the Zoning Board of Appeals has granted a prior variance.

The Planning Commission finds that no variance is required.

- F. That all buildings and structures are accessible to emergency vehicles.



The Planning Commission finds that the fire department will be required to review to ensure that there are no access concerns for the additional display areas.

117.1602 Special Land Use Review Standards.

- A. General Review Standards. The Planning Commission, before acting on a Special Land Use Application, shall employ and be guided by standards of this Chapter and the intent and purpose of this Zoning Ordinance, and the Milton Township Master Plan. The Planning Commission shall review each application and shall approve such Special Land Use only if it finds that such Special Land Use application meets each of the following standards, together with any and all Special Land Use standards reflected for the zoning district, and any and all applicable specific review standards found in this Article. The Planning Commission shall find adequate evidence that each use at its proposed location will be consistent with the public health, safety, and welfare of the Township and shall comply with the following standards:
 - a. The proposed use shall be consistent with the adopted Township Master Plan.

The Planning Commission finds that the use is currently established on-site and that the additional structures are the same use as already on site.

- b. The proposed use shall be designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The Planning Commission finds that the proposed use is consistent with the intended character of the general vicinity of the area with current (or proposed) landscaping.

- c. The proposed use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.

The Planning Commission finds that the proposed use will not be hazardous to the existing or future land use in the general vicinity.

- d. The proposed use shall be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, stormwater drainage, refuse disposal, water and sewage facilities and schools or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

The Planning Commission finds that there will be no additional needs for the use related to public facilities.

- e. The proposed use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

The Planning Commission finds that no additional public costs are required for the addition of the display areas.

- f. The proposed use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.

The Planning Commission finds that there will be no excessive traffic, noise, or pollution related to the use.



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- g. The proposed use shall ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications that result in maximum harmony with adjacent areas.

The Planning Commission finds that the environment is preserved in its natural state insofar as practicable.

- h. The proposed use shall meet the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

The Planning Commission finds that the proposed use meets the intent of and purpose of the current zoning ordinance.

- C. Specific Review Standards. Certain Special Land Uses may generate objectionable off-site impacts which may be effectively mitigated with appropriate design measures. To address such impacts, in addition to the general review standards set forth in Section 117.1602, 1, of this Chapter, the Planning Commission, shall apply the applicable specific review standards set forth in this Chapter 16 for any such named Special Land Use.

Recommendation:

Following the public hearing, the Planning Commission will need to determine if there is enough information provided to make a decision on the application.

Outstanding Staff Concerns:

1. Landscaping that was removed in violation of previously approved site plan. What other landscaping will be removed as there have recently been removal of

vegetation in the right-of-way.

2. Traffic concerns on US 31 due to the fact that there is no on-site parking available and access is not provided on 31, making it difficult for shoppers to get to parking.
3. Surface of display areas. How maintained?

Possible Motion: Motion to approve/not approve SUP 2025-01, Northshore Dock at 13960 Blue Water Dr, 05-12-535-006-00 to allow 2 outdoor display areas.



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1. Permits from outside agencies must be provided to the Township prior to zoning permit including fire and MDOT.
2. Stormwater shall be retained on site.
3. Items and numbers limited to those listed application.

MILTON TOWNSHIP

SPECIAL USE PERMIT APPLICATION

Fee: \$500 + \$1,000 Escrow

P.O. Box 309, 7023 Cherry Avenue, Kewadin, MI 49648

(231) 264-6697 / fax: (231) 264-6728

miltonzoning@gmail.com

SUP 2025-01
NORTHSHORE DOCKS
OUTSIDE SALES/
DISPLAY

Parcel #: 05-12- 535-006-00

Property Address: 13948 Blue Water dr

Waterfront: Torch Lake ☐ GT Bay ☐ Elk Lake ☐ None ☒

Zoning District: R1 ☐ A/R ☐ R3 ☐ V ☒ PDZ ☐ E ☐ A ☐

Fee Paid: \$1500 /Escrow? yes \$1,000

SPECIAL USE: (describe the nature of the request)

Outside sales & display areas 231-313-9090
1 @ 180 x 30 - DOCK DISPLAY - OUTSIDE STORE BUILDING (See Site Plan)
1 @ 30 x 200 - Boat/Hoist DISPLAY - NEAR SIGN (See Site Plan)

Lot: width: 1335.89 depth: 137.88 area: 38.87 acres

APPLICANT INFORMATION

Owner Name: Tad Dorker Phone: 231-313-9090
Mailing Address: 4300 Coon Hwy Email: tad.dorker@northshoredocks.com

A Special Land Use is a use that may be permitted within a specified zoning district after meeting specific requirements listed in this Chapter 16. It is the purpose of this Chapter to set forth the procedures that will apply to the consideration, review and evaluation of special land uses. Due to the nature of the use, Special Land Uses require special consideration in relation to the welfare of adjacent properties and to the community as a whole.

Issuance of a Zoning Permit. A Zoning Permit shall be issued by the Zoning Administrator in accordance with Section 117.2300 upon approval of the Special Land Use by the Planning Commission. The Zoning Permit shall list all the conditions of approval stipulated by the Planning Commission. A Site Plan submitted as an attachment to a Special Land Use application may be considered and reviewed in conjunction with said Special Land Use application and shall be processed according to the procedures of Chapter 21.

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent. I hereby certify that this application complies with all provisions of the Milton Township Zoning Ordinance and other applicable laws and requirements.

Applicant/Agent: _____

Date: _____

OFFICE USE ONLY:

Date of Public Hearing: _____

Approved: ☐ Denied: ☐

Zoning Administrator: _____

Date: _____

COMMENTS:

1. How many 24x30
2. Requests special mag before 6.4.25

\$1500 pd 4.23.25
↳ 500 App fee
↳ 1,000 Escrow
CR # 1151

From: [Tad Dowker](#)
To: [Jackie Petersen](#)
Subject: Re: Northshore Dock Outdoor Display Application SUP 2025-01
Date: Monday, May 5, 2025 10:14:04 PM
Attachments: [Outdoor display info.pdf](#)

CAUTION: This email originated from outside the Township of Milton. Maintain caution when opening external links/attachments

Jackie,

See attached,

I am also working to get site plan updated for you

Tad

Additional items that are needed by May 9 to keep your application moving forward on schedule for a meeting.

1. Your site plans will need to be to scale and the same areas delineate on all the plans. You cannot have any display areas in the required setbacks, the display along 31 will need to be moved to meet setback requirements.
2. The display areas are required to be paved or other dust free surface, the plans need to be updated to include material and proof that it is dust free. Stormwater plans will need to be updated to show that this additional area is accommodated on-site.
3. All items that you will be providing in the outdoor display area. Currently the application has "Dock" display and "Boat/Hoist" display, these will be the only items that will be allowed in the space designated.
4. How many of each item will be in each display area
5. Proposed landscaping-You are removing landscaping from the site for the display area, this will need to be replaced
6. Any grading? Lighting?
7. How will customers access the display areas?
8. How will the display on 31 not impact traffic?
9. Section 117.1601 (B) (f)
10. Section 117.2103 (A) (14)

Let me know if you have any questions,

Additional items that are needed by May 9 to keep your application moving forward on schedule for a meeting.

1. Your site plans will need to be to scale and the same areas delineate on all the plans. You cannot have any display areas in the required setbacks, the display along 31 will need to be moved to meet setback requirements. **See site plan**
2. The display areas are required to be paved or other dust free surface, the plans need to be updated to include material and proof that it is dust free. Stormwater plans will need to be updated to show that this additional area is accommodated on-site. **The display areas will be grass and crushed stone. Same as the current areas, no changes elevations are any of the current stormwater plans**
3. All items that you will be providing in the outdoor display area. Currently the application has “Dock” display and “Boat/Hoist” display, these will be the only items that will be allowed in the space designated. **The area will contain dock, hoist, boats, trailers and accessories. All displayed products will be related to our dock and marine business**
4. How many of each item will be in each display area, *the dock and hoist area will contain 50 dock sections, 10 hoists, and accessories. The lower display will hold 15 items, including boats trailers dock/hoist*
5. Proposed landscaping-You are removing landscaping from the site for the display area, this will need to be replaced. **We are not removing any landscaping for this area, I don't see where we are required to have any.**
6. Any grading? Lighting? **No current plans to light the displays, any future lighting would meet the zoning ordinances for outdoor lighting.**
7. How will customers access the display areas? **Via blue water drive and our current parking areas**
8. How will the display on 31 not impact traffic? **No access from US 31, should have no impact**
9. Section 117.1601 (B) (f) **I don't foresee any changes in emergency service requirements, schools, or storm water systems. As far as vehicles and local traffic, we are directing them all to Northshore via Blue Water dr. This will have minimal impact as most of our traffic is employees, not customers. There will be no backups on public roads.**
10. Section 117.2103 (A) (14) **This project will have minimal impact on existing infrastructure. They only change would hopefully be more vehicles coming into Northshore Dock via Blue Water dr. The displays will not affect the natural environment that surrounds them, they are stationary and will be maintained. There will be no effect on adjoining lands from an impact perspective.**



NOTE: ALL DIMENSIONS (UNLESS OTHERWISE NOTED) ARE BASED ON AVAILABLE RECORDS AND FIELD SURVEY. NO ASSUMPTIONS ARE MADE AS TO ACCURACY OF RECORDS OR FIELD SURVEY. FOR THE PURPOSE OF THIS REPORT, THE SURVEYOR HAS ASSUMED THAT THE RECORDS AND FIELD SURVEY ARE CORRECT. FOR FURTHER INFORMATION, CONTACT THE SURVEYOR AT 248-261-7171 FOR FIELD SURVEY OUT.

- Legend**
- IRON FND
 - IRON SET
 - ▲ P.K. FND.
 - △ P.K. SET
 - ⊙ MONUMENT FND.
 - (R) RECORD
 - (M) MEASURED
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - ▲ OUTSIDE SHIELDED LIGHT TO MEET REQUIREMENTS
 - ⊙ LAND SHAPE SCREENING GREENBELT
 - ⊙ ELECTRIC METER



I hereby certify to: The Dart Bank, ISAOA/ATIMA

That the subject property was inspected on: 3/31/2025 AND that the visible improvements are within the property lines, and there are no encroachments upon the land described UNLESS OTHERWISE NOTED ABOVE.

NOTES:
The property described hereon is subject to easements, right-of-ways, reservations and restrictions of record.

Property dimensions shown above are from the description as furnished and/or recorded plat, or as noted and are subject to an accurate survey.

Consult a National Flood Insurance Program Servicing Company or local insurance agent or broker to determine if subject property is eligible for flood insurance.

This Mortgage Report is for MORTGAGE LOAN PURPOSES ONLY, and is prepared for the exclusive use of the persons or entity named in the certificate, said certificate does not extend to any unnamed persons or entity without an express recertification by the surveyor naming said person, and should not be used to establish property lines for the construction of any permanent or temporary improvement to the land. No responsibility is extended herein to the present or future landowner or occupant.

NOTE: LIBER 388 PAGES 1218 & 1220 TO TOP OF MICHIGAN IS A BLANKET EASEMENT FOR POWER INSTALLATION AND MAINTENANCE OVER PARCEL A, AS SHOWN BELOW.

NOTE: INST NO 202200000701 TO GREAT LAKES ENERGY IS A BLANKET EASEMENT FOR POWER INSTALLATION AND MAINTENANCE OVER PARCEL A, AS SHOWN BELOW.

05-12-535-005-00
AFE HOLDING COMPANY LLC
ZONED MFC
USE MFG

DESCRIPTION PARCEL 3; AS FURNISHED, LIBER 753, PAGE 2171;

A parcel of land situated in Milton Township, Antrim County, Michigan, and more fully described as follows:

That part of the Northwest 1/4 of Section 35, Town 30 North, Range 9 West, described as: Commencing at the North 1/4 corner of said Section 35; thence South 00°00'03" East along the North and South 1/4 line of said Section 2066.58 feet; thence North 88°57'34" West 878.18 feet to the point of beginning; thence South 00°01'18" East 200.00 feet; thence North 88°59'24" West 439.04 feet to a point on the West 1/8 line of said Section; thence North 00°01'54" West along said 1/8 line 200.00 feet; thence South 88°59'24" East 438.08 feet to the point of beginning; and containing 2.02 acres of land.
Subject to and together with Easement "A" as described below.
Also subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION EASEMENT "A"; AS FURNISHED, LIBER 753, PAGE 2172;

40 FEET WIDE EASEMENT "A";

An easement situated in Milton Township, Antrim County, Michigan, and more fully described as follows:

A 40 feet wide easement for ingress and egress and the installation and maintenance of public and private utilities over and across part of the Northwest 1/4 of Section 35, Town 30 North, Range 9 West, the North line of said easement being described as:

Commencing at the North 1/4 corner of said Section 35; thence South 00°00'03" East along the North and South 1/4 line of said section 2066.58 feet to the point of beginning of said easement North line; thence North 88°59'24" West 878.18 feet to the point of ending of said easement North line.
Subject to the rights of the public over the Easement 33 feet thereof as occupied by Quarterline Road.
Also subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL A; AS FURNISHED, LIBER 399, PAGE 0587;

A parcel of land situated in Milton Township, Antrim County, Michigan, and more fully described as follows:

That part of the Northwest 1/4 of Section 35, Town 30 North, Range 9 West, described as: Commencing at the North 1/4 corner of said Section 35; thence South along the North and South 1/4 line of said Section 2066.74 feet; thence North 88°59'46" West 1320.00 feet to the point of beginning; thence South 88°59'46" West 1314.85 feet; thence North 00°02'21" West 1336.32 feet along the West line of said Section; thence South 88°59'22" East 1318.82 feet; thence South 735.53 feet to the point of beginning.
EXCEPT US 31 Highway right-of-way and containing 38.87 acres of land.

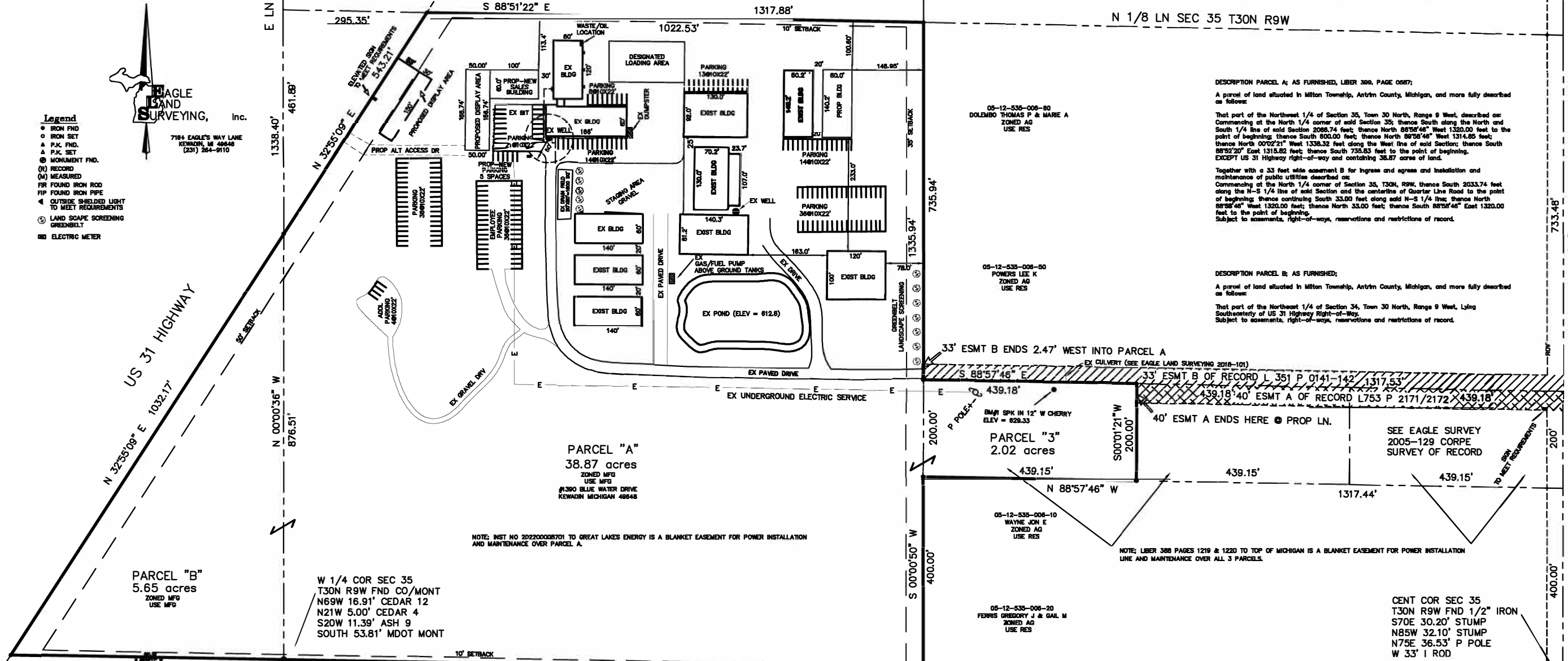
Together with a 33 feet wide easement B for ingress and egress and installation and maintenance of public utilities described as:

Commencing at the North 1/4 corner of Section 35, T30N, R9W, thence South 2033.74 feet along the N-S 1/4 line of said Section and the centerline of Quarter Line Road to the point of beginning; thence continuing South 33.00 feet along said N-S 1/4 line; thence North 88°59'46" West 1320.00 feet; thence North 33.00 feet; thence South 88°59'46" East 1320.00 feet to the point of beginning.
Subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL B; AS FURNISHED;

A parcel of land situated in Milton Township, Antrim County, Michigan, and more fully described as follows:

That part of the Northeast 1/4 of Section 34, Town 30 North, Range 9 West, Lying Southeasternity of US 31 Highway Right-of-Way.
Subject to easements, right-of-ways, reservations and restrictions of record.



05-12-534-004-00
MILLIRON ROBERT A & JULIE A JT D TS
MILLIRON ROBERT A & JULIE A TRUSTEE
ZONED AG
USE VAC

NEIL L. WAY
PROFESSIONAL LAND SURVEYOR
NO. 28432
4001028432

REVISED: AUG. 22, 2018
REVISED: SEPT. 5, 2018
REVISED: MAY 20, 2019
REVISED: AUG. 10, 2020
REVISED: AUG. 27, 2020
REVISED: OCT. 7, 2020
REVISED: MAY 11, 2021 BUILDING LOCATIONS
REVISED: AUG. 25, 2022 BUILDING LOCATIONS
REVISED: JULY 31, 2024 ASBUILT & BUILDING LOCATIONS
REVISED: AUG 13, 2024 ASBUILT & BUILDING LOCATIONS
REVISED: DEC 2, 2024 REVISIONS
REVISED: JAN 29, 2024 182 PARKING SPACES
REVISED: MAR 31, 2025 COMMERCIAL MOTRGARE REPORT
REVISED: APR. 5, 2025 NOTES RE ESMTS.
REVISED: MAY. 13, 2025 DISPLAY AREA

05-12-535-005-00
FERNSEMER BRIAN J
ZONED AG
USE RES

BM#1 SPK IN 12" W CHERRY
ELEV = 628.33

Eagle Land Surveying, Inc.

(231) 264-9110
FAX: 264-9311
eaglelandsurveying@aol.com

7164 EAGLE'S WAY LANE
KEWADIN, MI 49648

Scale: 1" = 100'

0' 50' 100' 200'

TITLE: **COMMERCIAL MORTGAGE**
REPORT - DARTBANK MADA / ATIMA

CLIENT: **NORTH SHORE DOCK**
NORTH SHORE DOCK PROP. LLC.

Part of the NW 1/4 Sec. 35 & NE 1/4 Sec. 34,
T30N, R9W, Milton Twp.,
Antrim County, Michigan.

FB/PG: N.A. File No.: 2025-038

Drafted By: NLW Drwg File: 2025-038.dwg

SHEET
1 of 1

DATE:
Mar. 31, 2025