## Notice of Public Hearing Huron County Planning Commission Wednesday, April 6, 2022 at 7:00 p.m. Huron County Building 250 E. Huron Avenue, Meeting Room 305 Bad Axe, Michigan 48413

## Consideration of Zoning Map Amendment ZA 2022-01 Hume Township: Parcel of Land in Section 7 of Hume Township Huron County, Michigan R-1 Residential (RES) to General Business (BUS) District Zoning Classification

NOTICE IS HEREBY GIVEN that the Huron County Planning Commission will conduct a public hearing on Wednesday, April 6, 2022 at 7:00 p.m., during a regular meeting, to receive comments on the following proposed property zoning classification amendment pursuant to PA 110 of 2006, as amended, being the Michigan Zoning Enabling Act:

**ZA 2022-01** Brandon Moore, agent for Lakeshore Pines LLC Mobile Home Park, 3193 Port Austin Road, Port Austin, Michigan, 48467, requesting a zoning classification change for a parcel of land from R-1 Residential (RES) zoning classification to General Business (BUS) District zoning classification. Said parcel of land is located in Section 7 of Hume Township and contains approximately 4.54 acres, more fully described below:

**HUME TOWNSHIP, PARCEL NO. 3211-007-164-80, MAP NUMBER 06 07 300 018**: Commencing at the South quarter corner of Fractional Section 7, T18N-R12E, Hume Township, Huron County, Michigan; thence North 02°44'37" East along the North and South quarter line of said Fractional Section 7, 1323.46 feet to the POB of this description; thence N33°51' West 590.14 feet; thence N59°10'42" East 350.0 feet; thence N33°51' West 375.0 feet; thence along a curve to the right along the Southeasterly line of Thompson Park Subdivision, part of Government Lots 2, 3, and 4, Section 7, T18N-R12E, Hume Township, Huron County, Michigan, as recorded in Liber 4 of Plats, Page 24, (long chord bearing and distance = N63°53'44" East 323.91 feet, radius = 4087.18 feet) an arc distance of 324.0 feet; thence S02°44'37" West along the North and South quarter line 1124.69 feet to the POB, being in and a part of Government Lot 3, Fractional Section 7, T18N-R12E. Subject to Easements, Restrictions, and Rights of Way of Record.

The purpose of this request is to revise Article III, Zoning Districts and Map, Section 3.02, District Boundaries of the Huron County Zoning Ordinance, by revising the zoning classification from <u>R-1</u> <u>Residential (RES)</u> to <u>General Business (BUS)</u> <u>District</u> for the parcel of land described above. The owner intends to combine said parcel with parcels 3211-007-243-00 and 3211-007-245-00, which may allow for the future expansion of the Lakeshore Pines LLC mobile home park.

Persons interested in the above are invited to this hearing. For those unable to attend the meeting, written comments will be accepted by mail at the Huron County Building & Zoning Department, 250 E. Huron Avenue, Room 102, Bad Axe, Michigan 48413, by fax to 989-269-3362, or by email smithj@co.huron.mi.us. The Zoning Ordinance of Huron County/Zoning Maps, as well as the above request, are available for review during office hours, 8:30 a.m. to 12:00 p.m. & 1:00 p.m. to 5:00 p.m., prior to the hearing. Following the public hearing, a recommendation may be transmitted to the Huron County Board of Commissioners for possible action. Questions concerning the above should be directed to Jeff Smith of the Huron County Building & Zoning Department at 989-269-9269.

This notice is disseminated and posted pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Huron County Planning Commission Julie Epperson, Secretary



### HURON COUNTY PLANNING COMMISSION REQUEST FOR ZONING CLASSIFICATION CHANGE

\$600.00 Application Fee at Regular Monthly Meeting \$800.00 for Special Meeting (Rev Orange)

CASE NO.: <u>ZA-</u> 2022-0 1		DATE:	2 122	22.		
APPLICANT'S NAME: BRANDO	N MOORE-L	akeshore P.	hes LLC			
ADDRESS: 3193 POLT AUG (mailing street address)	TN RD PORT A	STNO MI	48467	80  54  5945 telephone		
PROPERTY OWNER'S NAME AND ADDRESS (if different than above):						
пате						
street address	city	state	zip	telephone		
ADDRESS OF PROPERTY REQUESTED FOR REZONING: 3193 ROLT AUSTIN D., POLT AVSTIN						
PROPERTY IDENTIFICATION NO .: 11007 - 164 - 80 HUM2 TWP						
LEGAL DESCRIPTION OF PROPERTY: 556 ATTACHTO PAPERE 2 095941770N						
RECLASSIFICATION REQUEST: This	request is to change t	the zoning classif	fication of the ab	ove property		
FROM	•	and the second se	L BUSINESS			
present classification		P	roposed classifica	tion		

The above information is true and accurate. This application must be returned with the filing fee to the Huron County Building & Zoning Office before a Planning Commission public hearing can be scheduled. Contact the Building & Zoning Office at (989) 269-9269 regarding information about present zoning and proposed use of this property before submitting this application.

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Signature of Applicant

Z/22/22

By signing this application, owner/agent is granting County officials the right to on-site inspection of property involved in this request.  $f_{ii} f_{io} = R M Recept = 71664$ 

ZA-Zoning Amendment Application

Parcel Number: 3211-007-164-	80	Jurisdicti	on: HUME*			County: HURC	N	]	Printed on		03/07/2022
Grantor Gra	Grantee		Sale Price		Inst. Type	Terms of Sale		Liber & Page	Ver By	ified	Prcnt. Trans.
JOERDALI INCORPORATED LAK	KESHORE PINES	HORE PINES LLC		10/01/2021	MLC	21-NOT USE	O/OTHER	1760:67	4		0.0
GARRISON ELIZABETH J TRUS MEL	L-O-DAY ACRES	INCORPORA	0	01/03/2003	WD	03-ARM'S LENGTH		946:208	}		0.0
MEL-O-DAY INCORPORATED JOE	ERDALI CORPORA	TION	300,000	01/03/2003	WD	03-ARM'S LENGTH		946:211			
BAILEY WILLIAM A & LOIS E GAR	GARRISON ELIZABETH J TRUS		0	01/03/2003	WD	03-ARM'S LENGTH		946:202	2		0.0
Property Address	*****	Class: CO	MMERCIAL-VACAN	NT Zoning:	Bui	lding Permit	(s)	Date	Number	St	tatus
3193 PORT AUSTIN ROAD		School: N	ORTH HURON SCI	HOOL DISTRIC	T						
		P.R.E.	0%								
Owner's Name/Address		MAP #: 06	07 300 018								
LAKESHORE PINES LLC	SHORE PINES LLC 2022 Est		t TCV 31,800(	Value Overri	dden)						
PO BOX 521674 SALT LAKE CITY UT 84152-1674			ed X Vacant			ates for Lan	d Table .		I		
SALI DARE CITI OI 04132-1074		Public					* Factor	°s *			
		Improve		Descrip	tion Fr	ontage Dept	h Front I	Depth Rate	%Adj. Reaso	n	Value
Tax Description		Dirt R				4 1	4.150 Ac 5 Total Acr		100 Rat I and		0
Sec 7, Town 18N, Range 12E.	COM AT S	Gravel Paved				4.1	5 TOLAL ACT	res Total	Est. Land	value =	0
Standa Underg		lk									
		Site Level Rollin Low High Landsc Swamp Wooded Pond Waterf Ravine Wetlap	aped ront								
		Wetlan Flood		Year	Lan Valu	e	Value	Assessed Value	Board of Review	Tribunal/ Other	Value
5		Who W	hen What		15,90		0	15,900			15,900S
The Equalizon Commission (-)	1000 - 2000			2021	15,90		0	15,900			13,283C
The Equalizer. Copyright (c) Licensed To: County of Huron,				2020	13,10	0	0	13,100			13,1005
				2019	13,10	0	0	13,100			13,100S

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

## HURON20180116







Lakeshore Pines LLC Mobile Home Park. Parcel to be Rezoned from R-1 Residential to Business (BVS) District.

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RCEL 2:

Commencing at the South quarter corner of Fractional Section 7, Township 18 North, Range 12 East, Hume Township, Huron County, Michigan; thence North 02 degrees 44 minutes 37 seconds East along the North and South quarter line of said Fractional Section 7, 1323.46 feet to the point of beginning of this description; thence North 33 degrees 51 minutes West 590.14 feet; thence North 59 degrees 10 minutes 42 seconds East (350.0 feet); thence North 33 degrees 51 minutes (West 375.0 feet; thence along a curve to the right along the Southeasterly line of Thompson Park Subdivision, part of Government Lots 2, 3, and 4, Section 7, Township 18 North, Range 12 East, Hume Township, Huron County, Michigan, as recorded in Liber 4 of Plats, Page 24, (long chord bearing and distance = North 63 degrees 53 minutes 44 seconds East 323.91 feet, radius = 4087.18 feet) an arc distance of 324.0 feet; thence South 02 degrees 44 minutes 37 seconds West along the North and South quarter line 1124.69 feet to the point of beginning, being in and a part of Government Lot 3, Fractional Section 7, Township 18 North, Range 12 East.



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Effective Dec. 1, 1995. Current thru 6-1-2016.

> PREPARED BY: Huron County Equilization/GIS Department 250 East Huron Avenue Room 306 Bad Axe, MI 48413-1165 969 269 3269 9421 969 269 2368 FAX G-1-2016/dik

\*\*\*All zoning is subject to change. Please check with county zoning official for any updates.\*\*\*

IRS DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023

Date of this notice: 08-24-2021

Employer Identification Number: 87-2322345

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-2322345. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

#### Form 1065

#### 03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

LAKESHORE PINES LLC JOHN B MOORE MBR 3193 PORT AUSTIN RD PORT AUSTIN, MI 48467 (IRS USE ONLY) 575B

#### IMPORTANT REMINDERS:

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is LAKE. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records. CP 575 B (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

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Your	Telephone Number	Best Time to Call	DATE OF THIS NOTICE: 0	8-24-2021
(	) –		EMPLOYER IDENTIFICATION	NUMBER: 87-2322345
			FORM: SS-4	NOBOD

INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023 հետեւերերերերերեր LAKESHORE PINES LLC JOHN B MOORE MBR 3193 PORT AUSTIN RD PORT AUSTIN, MI 48467

## Verify a License

To apply for or renew a license, you must have an account. Licenses CANNOT be renewed more than 90 days prior to the license expiration date.

If you are here to renew a license and have already linked your license to your account, sign in to your account and click "My Records" and then "Renew Application".

If you are here to renew a license and have not linked your license to your account, CLICK HERE

IF YOU NEED INSTRUCTIONS FOR CREATING YOUR ACCOUNT, RENEWING A LICENSE, OR CHANGING YOUR ADDRESS, CLICK HERE.

Home BCC Licenses BCC Permits Plan Review Fire Services OLSR

Advanced Search

## License Information: Manufactured Home Community 1201336

## Licensee Detail

License Type:	Manufactured Home Community
License Status:	Issued
License Number:	1201336
License Issue Date:	09/23/2009
Name:	
License Expiration Da	ite: 10/01/2024
Address:	3193 PORT AUSTIN RD
	PORT AUSTIN MI 48467
<b>Business Name:</b>	JOERDALI CORPORATION
Phone 1:	
DBA:	
Phone 2:	
Number of Sites:	40
E-mail:	

First Last or License #

QV