



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: Daryl's Way boundary adjustments
DATE: APRIL 1, 2021

On your Planning Commission agenda for this coming Tuesday's meeting are two boundary adjustments intended to wrap-up the effort to create waterfront lots in Sanstone Estates that we have been working on for the past two months.

As previously discussed, the developer of Sanstone Estates has agreed to extend the property lines of two more parcels to secure water access for those residents. While these narrow water access areas create lot extensions and parcel shapes that are not common elsewhere in the City, this style or lot shape is in keeping with properties found throughout the state along water frontage. Furthermore, I do not believe these violate the standards for property size and shape found in the City Code.

While the Code does discourage excessively long or narrow lots, and calls for side lot lines that are at a right angle to the street (or at least having a radial relationship to the street), it also indicates that lot size and shape for residential uses should "be appropriate to the location and type of development contemplated." Because, the original plat for these parcels does strictly adhere to our standards, as does the balance of these individual properties; and because these extensions are intended to provide access to the nearby water resource for the residents, it is my opinion that these boundary adjustments are indeed appropriate for the location and type of development.



city of CHARLOTTE

Date 3-8-2021

2011 LOT SPLIT REQUEST FORM

Applicant Name Rebecca Behm

Applicant Address 6440 HIGHLAND RIDGE DR.
EAST LANSING, MI, 48823

Applicant Telephone 1(231) 420-6500

Property Address 3572 E DARVLS WAY, CHARLOTTE,
MI, 48813

State Parcel Identification Description Numbers of all affected properties (may be obtained from the Assessor's Office) 200-079-000-640-00

Legal Description of Property (may be obtained from the Assessor's Office, attach if necessary)
LOT 64, SANDSTONE ESTATES NO. 3, NW 1/4 OF SEC 9,
T2N, R4W, CITY OF CHARLOTTE SPLIT ON 01/15/2002
FROM 200-009-100-050-00 AND -04-00- AND -040-00.
Note: If legal description is not provided, the application will be considered incomplete.

Current Zoning RESIDENTIAL Rezoning Needed Yes No

A survey or drawing showing the dimensions and layout of the proposed split must be attached. The survey/drawing should indicate the distance of all buildings from the lot lines and should show the nearest streets.

What is the reason for the lot split? LAND OWNERS WOULD LIKE THE ABILITY TO SELL THEIR LOT AS A WATERFRONT PROPERTY. OWNERS HAVE HAD TROUBLE SELLING IT AS IS, DEVELOPER AGREES TO SPLIT OFF A PORTION OF HIS LAND TO
Please have all parties involved sign below indicating their approval of the proposed lot split ACCOMPLISH THIS.
as described in this application:

Troy Jamieson
Real Estate Agent

Authentisign
Troy Jamieson
3/15/2021 11:42:54 AM EDT
Crandell Enterprises Inc

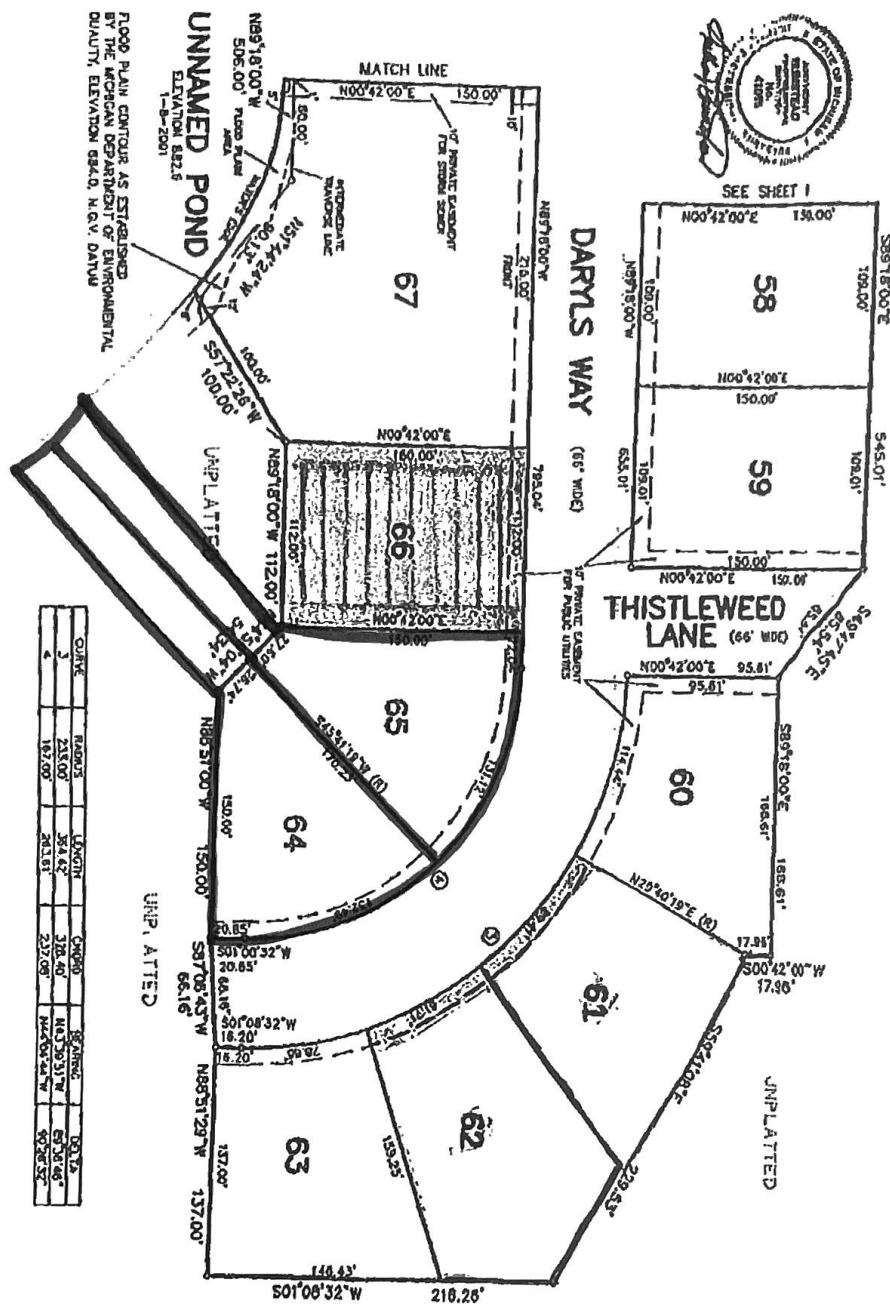
Authentisign
Rebecca Behm
Power of Attorney

The Zoning Official will review this application and will then forward it to the Planning Commission for action. Planning Commission meets the first Tuesday of the month at 7:00 pm, unless otherwise noticed.

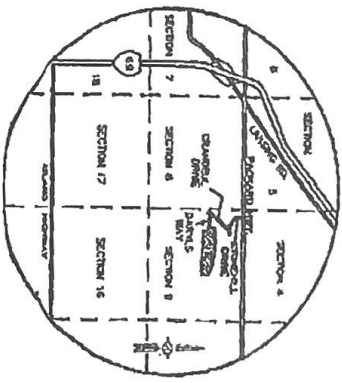
THIS PLAN IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 206 OF 1929 AND CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER 1722 PAGE(S) 516-517 OF RECORDS OF THIS COUNTY.

SANSTONE ESTATES NO. 3

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 9, T2N, R4W, CITY OF CHARLOTTE, EATON COUNTY, MICHIGAN



| CHUTE | RADIUS | LENGTH | CURVE | BEARING | DETA |
|-------|---------|---------|-----------|--------------|-----------|
| 1 | 213.00' | 284.42' | M. 22.00' | N43°30'31" W | 57'10.46' |
| 2 | 192.00' | 241.81' | M. 22.00' | N42°00'44" W | 50'20.82' |



UNPLATTED

LEGEND:

- 1) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2) STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "C".
- 3) STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "C".
- 4) LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS 1/2" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "SSS 25000 STRONG 47085".
- 5) ALL CURVE DIMENSIONS ARE AND ADJUSTMENTS.
- 6) ALL BEARINGS ARE DERIVED FROM THE NORTH LINE OF SECTION 9 WHICH IS RECORDED IN LIBER 1722 PAGE(S) 516-517 OF RECORDS OF THIS COUNTY UNDER 12 OF PLATS PAGES 38 & 39, EATON COUNTY RECORDS.
- 7) "P" INDICATES RADIAL LOT LINE, "W" INDICATES NON-RADIAL LOT LINE.
- 8) LOT LINES EXTEND TO THE WATER'S EDGE.

66420