Village Of Northport
P.O. Box 336
Northport, MI 49670

APPLICATION FOR SITE PLAN REVIEW, SPECIAL USE PERMIT, AND PLANNED UNIT DEVELOPMENT

OFFICE USE ONLY

FILE NUMBER_____

DATE RECEIVED:_____
DATE APPLICATION DETERMINED COMPLETE:_____
DATE(S) REVIEWED BY PLANNING COMMISSION:_____
DATE APPROVED:_____

FEE: _____

RECEIPT NO: _____

Check all that apply:

SITE PLAN REVIEW X **SPECIAL USE PERMIT**_____ **PLANNED UNIT DEVELOPMENT**_____

Project Title: 109 WAUKA200 REAR Deck Project

Owner / Applicant Information:

Applicant:

Name: Daniel Caudill

Address: 15311 E. Wood How Ln.
Northport, MI 49670

Phone: 626-807-4675 Fax: _____

Email: DANIELCAUDILL@ME.com

Applicant's Interest / Relationship in the property (circle one): OWNER PURCHASER AGENT

Owner (If other than the Applicant):

Name: WAUKA200 LLC

Address: _____

_____

Phone: 269-357-4543 Fax: _____

Email: LRJOHNCOCK@GMAIL.com

Authorized Agent or Representative:

Name: NONE - APPLICANT ACTING AS CONTRACTOR

Company: _____

Address: _____

_____

Phone: _____ Fax: _____

Location of Property:

Property (Tax) Number(s):45-042- 500-002-00

Street Address of Parcel: 109 E. NAGONABA ST., NORTHPORT, MI

Current Zoning of Parcel: C-1

Acreage of Parcel: 0.37 ACRES

Existing Structures on Parcel: EXISTING HOTEL/RESTAURANT

Description of Proposed Project (or attach detailed description):

CONSTRUCTION OF A NEW EXTERIOR ENTRANCE AND ASSOCIATED DECK AND STAIRS TO PERMIT DIRECT ACCESS TO A NEW RETAIL SPACE AT THE SOUTH END OF THE EXISTING HOTEL BUILDING.

Project Completion Schedule / Description of Phasing (or attach): DECK TO BE DETERMINED. EXTERIOR ~~STAIR~~ IS THE ONLY PORTION OF THE PROJECT SUBJECT TO SITE PLAN APPROVAL. INTERIOR BUILD OUT SUBJECT TO APPROPRIATE BUILDING PERMIT APPROVAL

Describe prior Site Plan Reviews, Variances, and Permits related to subject property, including dates:

NONE APPLICABLE.

I hereby certify that the above information is true, that I am authorized to make this application, and authorize Village of Northport officials to enter the property during Site Plan Review.

Signature: By: DANIEL CAUDILL (NOTE SIGNED LAND USE PERMIT ASSOCIATED WITH PROJECT)

Name: _____

Title: LESSEE AND OWNER OF LLC TO BE FORMED.

Attachments Required:

- Legal Description of Property
- Site Plan and applicable information per Articles 17, 18, & 19 of the Zoning Ordinance. Review/Application Fees
- Other information such as pictures that assist the Village in making a decision

Village of Northport Land Use Permit Application

PO Box 158, 116 W. Nagonaba, Northport, MI 49670
Phone: (231) 386-5182 Fax: (231) 386-5184 Email: clerk@villageofnorthport.net

SECTION 1: OWNER/CONTRACTOR/LOCATION INFORMATION – If application is completed by other than the property owner, please attach a letter of authorization for agent.

Application completed by: Owner ☐ Contractor ☐	**Parcel owner's name and mailing address** WAUKA200, LLC **Email:** LRJOHNCOCK@GMAIL.COM	**Phone number** 269-757-4543 **Fax:**
Type of Permit: New Structure ☐ Addition ☐ Accessory Bldg. ☐ Deck or Other ☒ Demolition ☐ Fence/Wall or Sign ☐	**Contractor's name and mailing address** 2XT SERVICES LLC P.O. BOX 281, OMENA, MI 49674 **Email:** 2XTSERVICES@GMAIL.COM	**Phone number** 616-885-0273 **Fax:**
Parcel ID# 042-500-002-00	**Parcel address** 109 E. NAGONABA ST. NORTHPORT, MI 49670	**Subdivision name and lot #**
Date of application:		**Lot of record?** Yes ☐ No ☐

SECTION 2: PROPOSED PROJECT – All measurements must include overhangs, if any. Please identify project types separately (structure, addition, accessory building, fence/wall, sign, other) and on-site plan.

Type of Structure	Width	Length	Height	Stories	Area
1 WOODEN DECK ENTRANCE	22'	44'	2'	✓	
2 EXTERIOR SIGN - COMMERCIAL		SEE	ATTACHMENT		
3					
4					

Type of Foundation
Basement ☐ Crawl ☐ Piers ☒ Slab ☐ Other ☐ _____
Type of Framing
Metal ☐ Wood ☒ Other ☐ _____
Type of siding
Stone/brick ☐ Vinyl ☐ Wood ☐ Other ☐ _____

# baths	# bed rooms	Total area

SECTIION 3: A site plan must be attached to this application (For all New Builds). All setback measurements should be taken from the property line to the nearest point of the building or structure foundation (including eaves and overhangs). Property lines must be flagged for inspection adjacent to the construction area. The following information must be included on the site plan, (see Article 18 of the Village of Northport Zoning Ordinance for details):

1. Dimensions of parcel with front, rear, left and right sides clearly labeled.
2. Location and dimensions of existing and proposed structures.
3. A Floor Plan
4. Typical elevation views of the front and side of each type of building.
5. A Landscaping Plan (When available should be submitted. However, will not hold up the permitting process)
6. Setback measurements of existing and proposed structures.
7. Construction Staging area shall be identified on the site plan
8. Location and dimensions of existing and proposed easements and/or driveways.
9. Location and name of nearest public/private road.
10. Location of well, water connection, septic/sewer connection and fuel tank, if any.
11. North directional arrow with Scale 1" =20' for properties less than 3 acres and 1"=100' for those 3 acres or more.

SECTION 4: OTHER INFORMATION – If applicable, copies of any other regulatory agency permits must be submitted with this application.

Zoning District		C-1			**Type of Wastewater System** Sewer ☒ Septic ☐
Lot Coverage % Permitted, if any		A N/A %			**Environmental Conditions/Requirements** ☐ Dominant ridge elevation _____ ☐ Wetlands ☐ High Risk Erosion ☐ Steep slopes ☐ Inland lake/stream ☐ GT Bay shoreline Soil Erosion Permit # N/A EGLE Permit # N/A
Total area of existing and proposed structures		B Sq ft			
Total area of lot or parcel		C Sq ft			
Percentage of lot coverage B/C = D		D %			
REQUIRED Setbacks	**Front** N/A	**Rear** N/A	**Left** N/A	**Right** N/A	**Driveway** Existing ☒ New ☐ Soil erosion permit # _____ County Road Commission permit # _____ Village driveway permit # N/A
PROPOSED Setbacks	**Front** N/A	**Rear** N/A	**Left** N/A	**Right** N/A	
Flood Zone Information Is any portion of the lot or parcel located in a flood zone? Yes ☐ No ☒					

SECTION 5: Answer the following questions:

1. Is the physical address of the parcel marked at the site? _____
2. Are there deed restrictions on the site that you need to be aware of? _____
3. Do all existing structures conform to district setbacks? _____ If no, describe _____
4. Have there been any previous known zoning violations on this parcel? _____ If yes, describe _____
5. Have any variances been granted for this parcel? _____

Application is hereby made for a permit to authorize the proposed activity described herein. I understand that the granting of other permits by local, county, state or federal agencies does not release the property owner from obtaining the permit requested here. I understand that the granting of a Land Use Permit by the Village of Northport does not exempt the property owner from obtaining other permits that may be required.

With the granting of this permit, it is agreed that this work will conform to state building codes, zoning and other Village ordinances, and that said Village shall not be liable for any resulting damage.

I certify that to the best of my knowledge and belief this information is true and accurate and in compliance with the Village Zoning Ordinance. I certify that I have the authority to undertake the activities proposed herein. By signing this application, I agree to allow a representative of the Village to enter upon said property in order inspect the proposed project.

Changes to this application and attached documents must be made, initialed and dated by the applicant.

Applicant's signature _____ Date 1/1/25

Zoning Administrator Comments/Conditions:

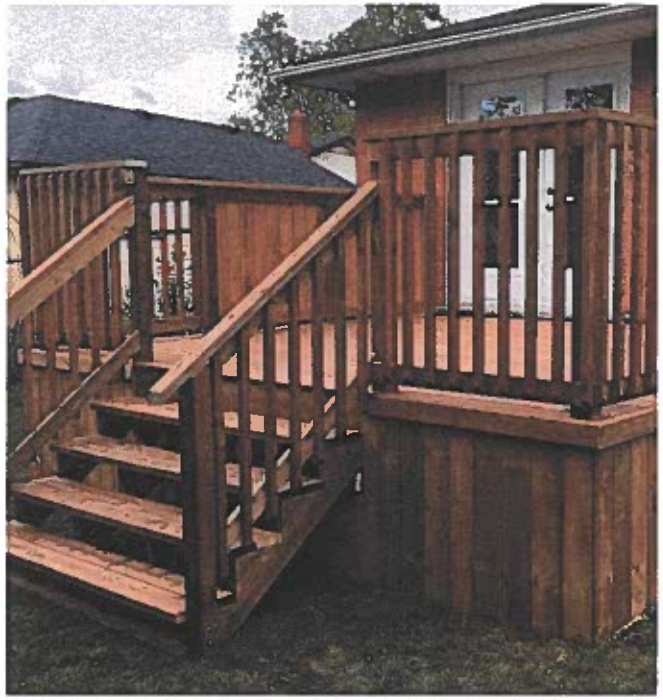
Permit Number: _____

Zoning Administrator's signature _____ Date _____

PERNETTE'S
Antique • Modern • Unique

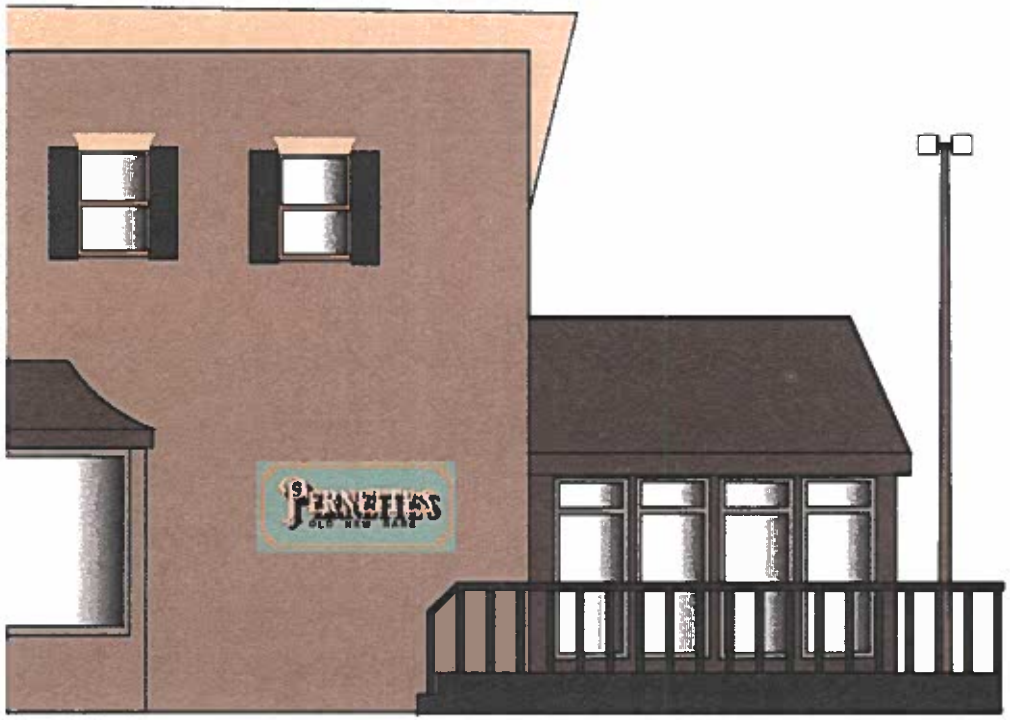
Pernette's Retail Entrance
-New retail entrance on Waukazoo St.
-Salvaged doors from the basement previously on the building
-Wood construction to match existing decks on the building
-Dark bronze paint color to match existing metal work color
-Stairs down onto Waukazoo St.
-Existing ADA access ramp into building
-Deck width on Waukazoo St. matching same distance as ADA entrance ramp.

Wooden deck design



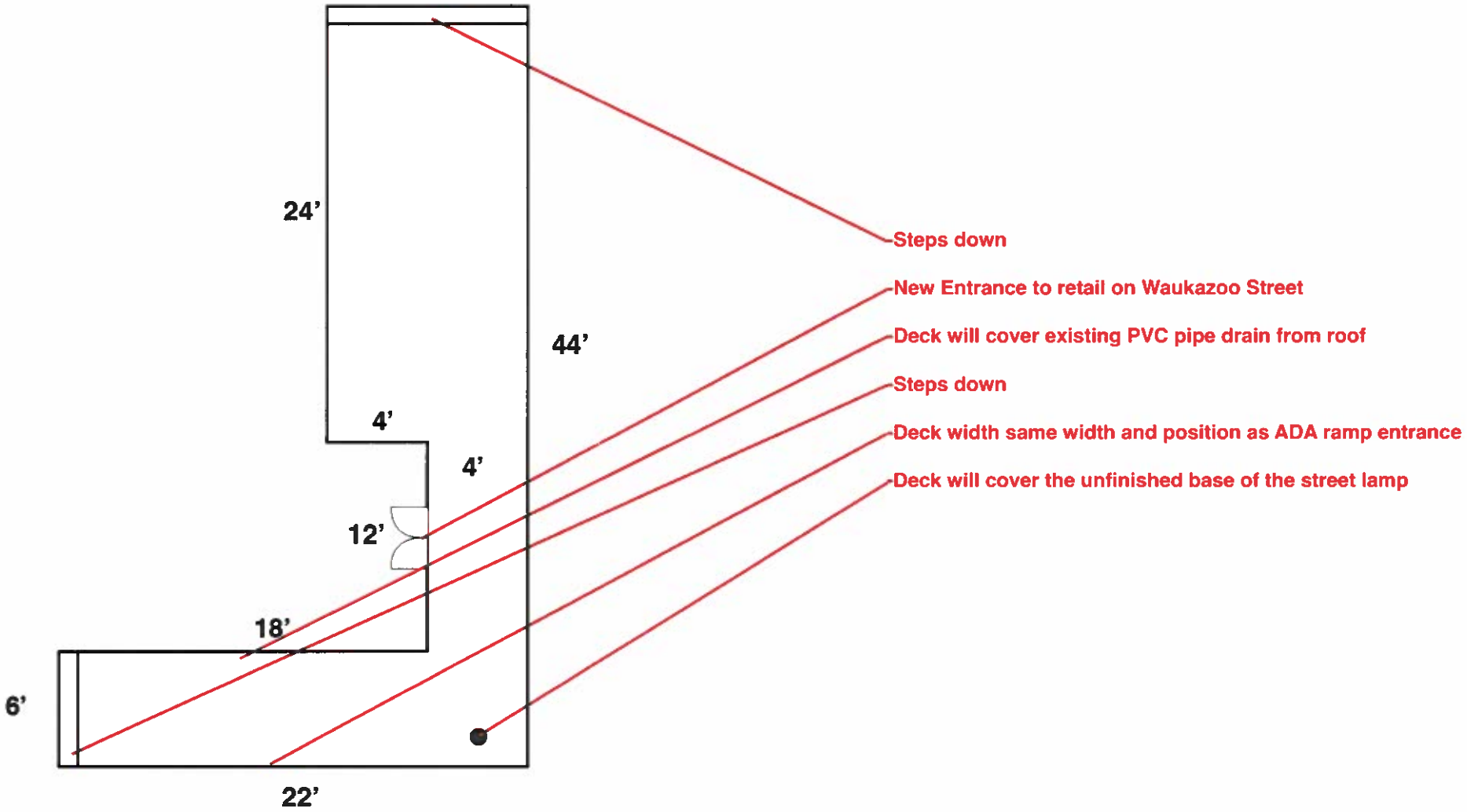
Painted dark bronze

Salvage doors found in the basement of the building



Side view facing Waukazoo St.

Front view facing parking lot.


24’
44’
4’
4’
12’
18’
6’
22’
Steps down
New Entrance to retail on Waukazoo Street
Deck will cover existing PVC pipe drain from roof
Steps down
Deck width same width and position as ADA ramp entrance
Deck will cover the unfinished base of the street lamp

Stair up to deck + entrance

Proposed deck within proprty lot line. Same distance as existing ADA ramp

Proposed new store entrance

Easement for Tom's market

Reason for new entrance and deck off Waukazoo

-Much needed visual retail presence upon entering the village.

-Direct eye line view when turning onto Waukazoo from Main St.

-Retail entrance off Waukazoo instead of the back alley or through the Inn is critical to the success of this being a retail space. This is a make or break for any business in this space.

-This will greatly enhance the building and street experience for guests visiting Northport.