

City of Buchanan Planning & Zoning
302 North Redbud Trail,
Buchanan, Michigan 49107
Phone (269) 695-3844 x 19 Fax (269)695-4330

General Information Application
For Land Development
(Complete application must be filed with the Zoning Administrator)

1. Applicant and Owner Information

Applicant(s)
Principle Contact:
Name Lindsey Summness
Address 207 W. front St.
City Buchanan
State MI Zip 49107
Telephone 269.591.9766

Property Owner(s)
Principal Contact:
Name Lindsey Summness
Address 207 W. front St
City Buchanan
State MI Zip 49107
Telephone 269.591.9766

Secondary Contact:
Name _____
Address _____
City _____
State _____ Zip _____

Architect (if applicable):
Name _____
Address _____
City _____
State _____ Zip _____

Agent or Attorney:
Name _____
Address _____
City _____
State _____ Zip _____

Engineer (if applicable):
Name _____
Address _____
City _____
State _____ Zip _____

Is this property held in a trust? [] No
Name of trust _____
Address _____ City _____ State _____ Zip _____

[] Yes Note – for all trusts–Provide, as an attachment, a statement from the trustee verifying the names of all owners

3. Site and Surrounding Property Information

a. Common address or property location of subject property:

207 W. Front St., Buxton, ME 49107

b. Legal Description (Attach additional sheet if necessary):

See Attached Beacon Plat

c. Permanent Real Estate Tax Identification Number: 11-58- 0035-0162-00-3

d. Parcel Size: 10,019 square feet

0.23 acres

100' dimension of lot frontage

100' dimension of lot depth

e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

	Current Zoning	Current Use of Land
On Site		<u>Residential</u>
Property Abutting – North of Site		<u>church</u>
Property Abutting – South of Site		<u>Residential</u>
Property Abutting – East of Site		<u>Residential</u>
Property Abutting – West of Site		<u>Funeral Home</u>

f. Describe any existing structures and the physical attributes of the site:

flat Residential lot

e. Will the building within this proposed development house any hazardous materials at occupancy?

No

Yes – Please continue by describing the type and quantity of materials:

4. Fire Department Approval of Site and Building Plans:

The City requires that the Fire Department must approve all site and building plans. This application and associated documentation must be approved by the Fire Chief or his designee. This approval can be arranged by calling the Fire Chief's office.

Rich Murphy will obtain

Approval Date: _____

Conditions Attached *approval*

By: _____

Yes

No

Title: _____

5. Required and Requested Attachments

- a. _____ Plat of survey with legal description.
- b. Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscape plans, landscaping plans, exterior lighting locations and illumination pattern, building façade portrait and building size and location dimensions. *See attached site plan*
- c. _____ Floodplain / hazard map (engineers drawing or FEMA map showing location of subject project).
- d. Please include any additional comments or pertinent information below or on separate attachment to this application.

Description of the Proposed Development

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:

See attached project summary.

b. What is the proposed time frame for the build – out of the proposed development?

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use:

Building Use	Number of Buildings	Building Area (sq. ft.)	Total Building (sq. ft.)	Req. Parking
Single Family	<u>1</u>	<u>195⁺ See attached floor Plan of salon room</u>	<u>2613</u>	<u>1-2 spaces</u>
Multi Family	_____	_____	_____	_____
Retail	_____	_____	_____	_____
Office	_____	_____	_____	_____
Industrial	_____	_____	_____	_____
Other	_____	_____	_____	_____

Other please specify type of use _____

Totals _____

d. Please describe the number of water and sewer connections this development will require:

Building Use	Water Connections & Size	Sewer Connection
Single Family	<u>no additional sewer or water lines needed</u>	_____
Multi – Family	_____	_____
Retail	_____	_____
Office	_____	_____
Industrial	_____	_____
Other	_____	_____

Other please specify type of use _____

Totals _____

6. Signature and Declaratory Statement

a. Please describe the reason that this petition should be granted:

See Attached Project Summary

b. **Required Attendance at Public Hearing and / or Plan Commission Meeting(s):** The Plan Commission and the Board of Appeals have established a policy requiring the applicant or a designed representative of the applicant shall be present at any meeting or public hearing at which the matter will be considered. Failure of the applicant or designee of the applicant to appear before the Plan Commission or Board of Appeals is ground to postpone consideration of the application.

a. Declaratory Statement: I Lindsay Summers, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

b. Date: 1.27.2023

c. Applicant Signature: [Signature]

d. Notary Public Certification Statement

I Kalla Langston, Notary Public in and for the State of Michigan

hereby state that on the 27 day of Jan, 2023, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this

Application for Land Development are true.
[Signature]
Notary Public

My commission expires June 9, 2025

The following signature is required, for verification that this is a valid and complete application to be considered by the Plan Commission or Zoning Board of Appeals.

Date
Zoning Administrator

Meeting date for initial review: _____

Lindsey Summers - One Chair In Home Salon

Project Summary

The proposed request for a one chair, in home salon is with the intent to harmoniously enhance the quality of life for not only myself, but the community as well. With the recent changes in the economy, my children, marital status, and salon rent increasing, it initiated a look into how I could better serve my family, clients, time, energy and community. After careful thought, resourcefulness, and research, the initiation to turn a space of my home into a one chair salon for myself to serve my clients checked all the boxes for enhancing all of these areas.

With a 2022 cost of approximately \$10,000 in booth rent and vehicle gas, just to get to the salon I'm currently renting (in Granger) and simply be able to have a space for my clients to come, my ability to bring a salon into my home increases my bottom line immediately.

This one aspect does multiple things;

- It allows me to invest into the curb appeal of my home (which is a top priority for me)
 - Increasing property Value
 - Attracting more people into Buchanan
- Less Driving - Approximately 3-5 hours a week
 - Saves on the environment - Less emissions into the air

Additionally:

- Given I am right on Front street and in town, the added, yet non-disruptive traffic into the city brings more patrons seeing and coming through town, supporting other businesses.
- The added time I will now have and bottom line allows me more time freedom to enjoy our town and invest into the businesses as well.

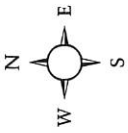
I have over 18 years in the beauty industry with a full clientele, both from Indiana and Michigan. I am also a life coach. When I bring people into the salon and the chair with me, it is more than just their hair they get done, its an opportunity to feel seen, heard and walk away feeling beautiful and amazing. With the ability to relocate to an in home salon, it will give me the ability to take on more clients, enhancing more lives, which overall enhances the quality of everybody's life.

The approval of this special use request would be greatly appreciated.

Thank you,



Lindsey Summers



Interior Of Home

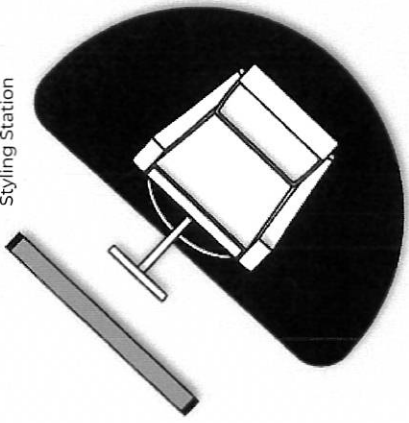
15' 0"

13' 0"

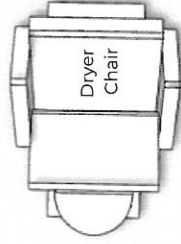
Outside Patio

One Chair
In Home Salon
Floor Plan
Lindsey Summers

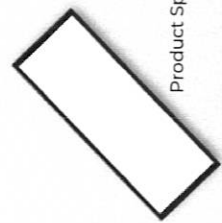
Styling Station



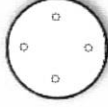
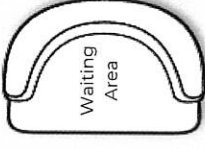
Dryer
Chair



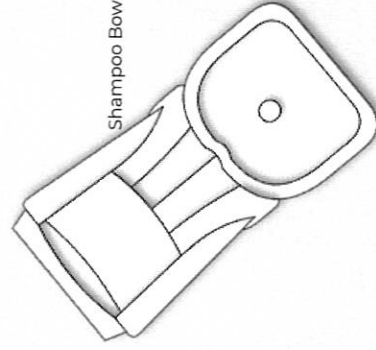
Product Space

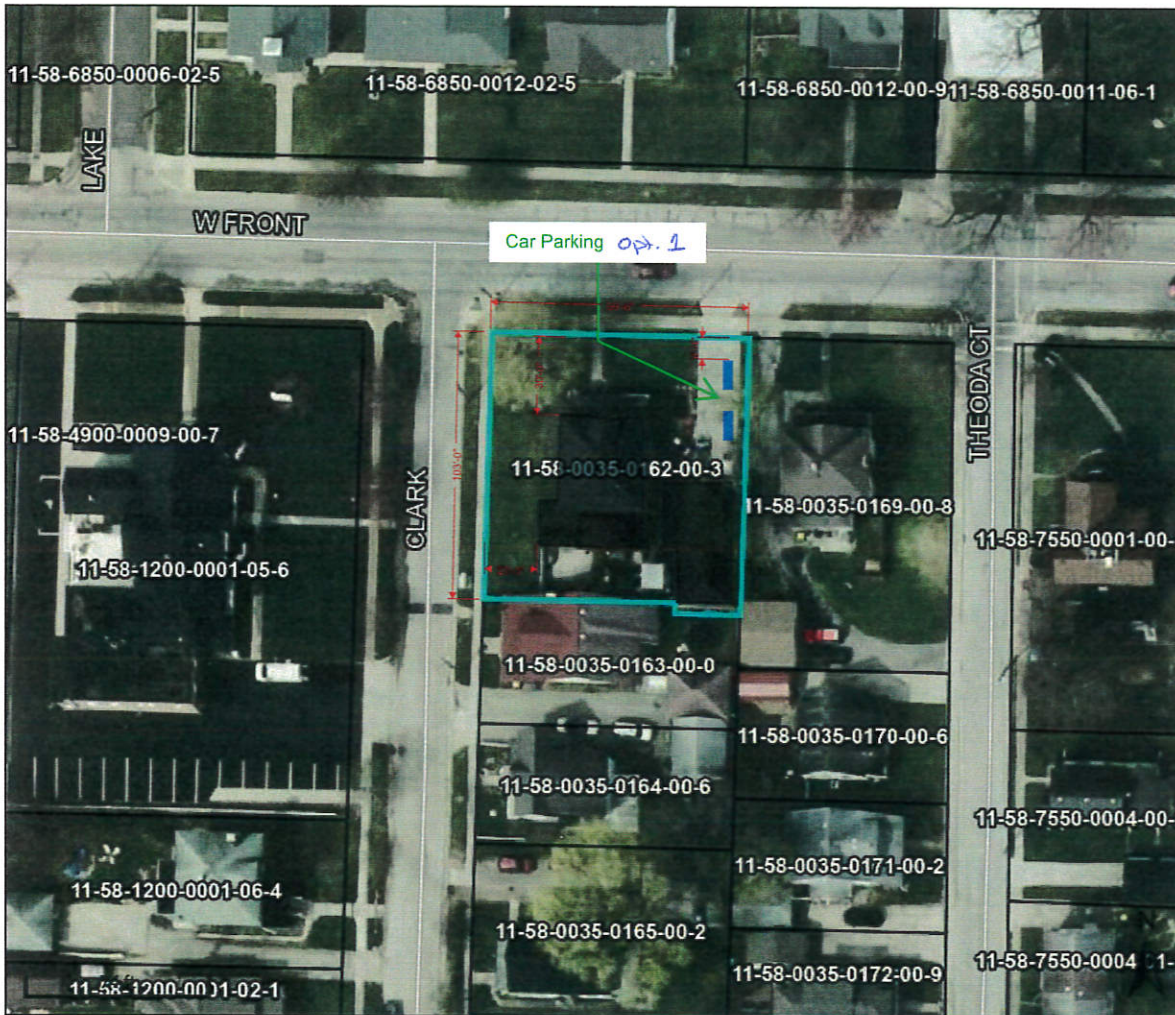


Waiting
Area

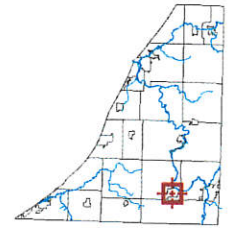


Shampoo Bowl





Overview

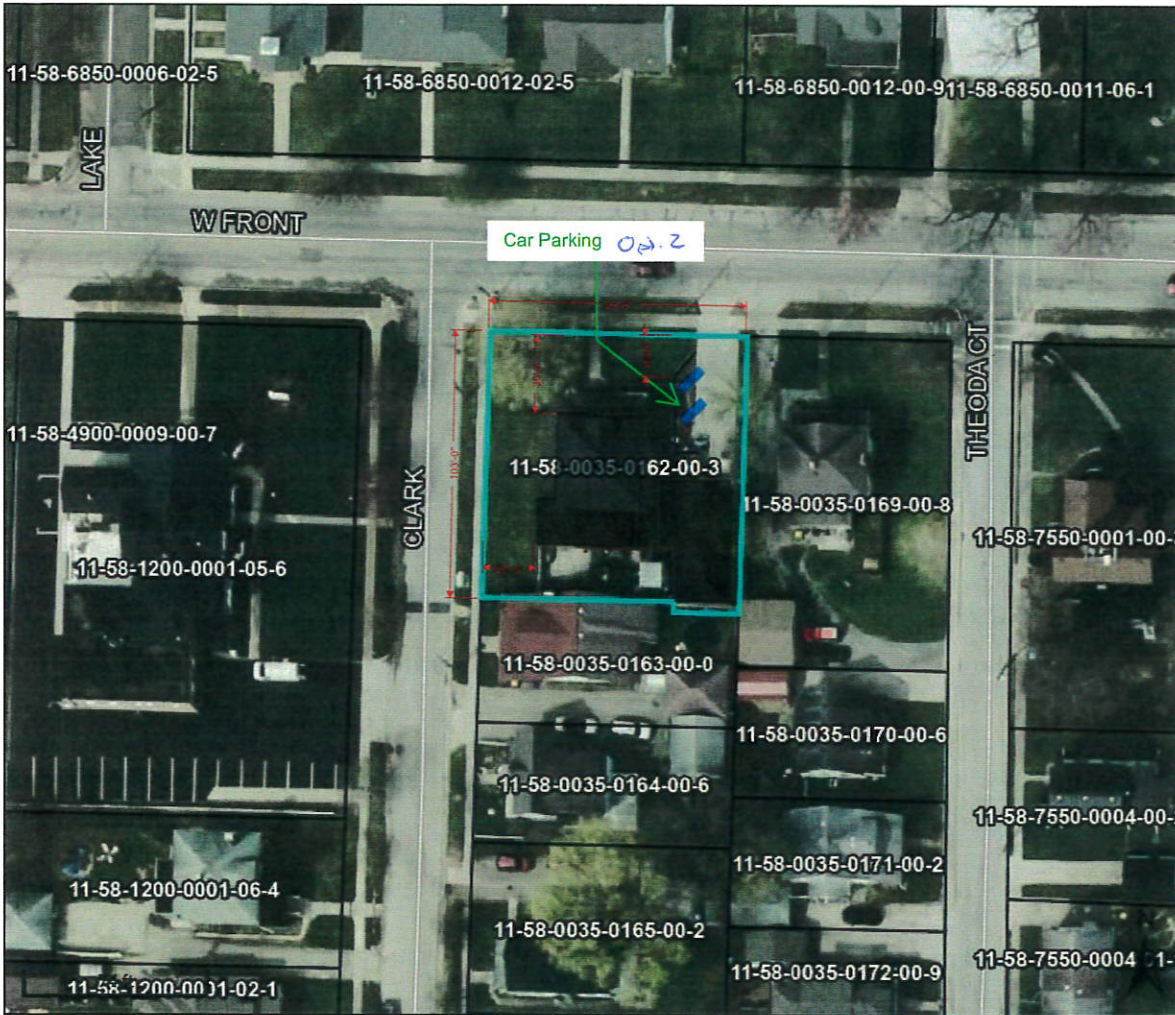


Legend

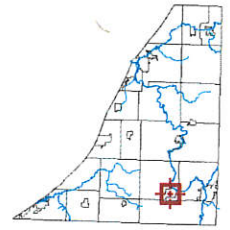
- Roads**
-  Interstate
 -  Major Arterial
 -  Minor Arterial
 -  Roads
 -  <all other values>
- Parcels2022**
-  Parcels2022
 -  Lake Michigan

Parcel ID	11-58-0035-0162-00-3	Alternate ID	n/a	Owner Address	SUMMERS MICHAEL GARRETT & SUMMERS LINDSEY LEE 207 W FRONT ST BUCHANAN, MI 49107-2222
Sec/Twp/Rng	n/a	Class	401		
Property Address	207 W FRONT ST BUCHANAN	Acreage	0.23		
District	11310				
Brief Tax Description	COM 49.5' E OF NE COR OF BLK A IN A B CLARK ADD TO CITY OF BUCHANAN TH E 99.5' S 107' W 25' N 4' W 74.5' TH N 103' TO BEG SEC 35 T7S R18W				
	<i>(Note: Not to be used on legal documents)</i>				

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Overview



Legend

Roads

-  Interstate
-  Major Arterial
-  Minor Arterial
-  Roads
-  <all other values>
-  Parcels2022
-  Lake Michigan

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Developed by  Schneider
GEOSPATIAL

City of Buchanan
302 N Redbud Trail
Buchanan, MI 49107
Phone : 2696953844
www.cityofbuchanan.com

Received From:
SUMMERS, LINDSEY

Date: 01/27/2023 Time: 9:45:23 AM
Posting Date: 01/27/2023
Receipt: 376267 *** REPRINT ***
Cashier: ELYSY

SPECIAL USE PERMIT - 207 W FRONT

ITEM REFERENCE	AMOUNT
PERMIT MISC. LICENSE & PERMITS	\$250.00
MISC. LICENSE & PERMITS	\$250.00
TOTAL	\$250.00
Cash	\$250.00
Total Tendered:	\$250.00
Change:	\$0.00

CITY OF BUCHANAN