COLUMBIA TOWNSHIP PLANNING COMMISSION
VAN BUREN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Commission of Columbia Township will hold a public hearing and regular meeting on Wednesday July 9, 2025 at 7:00 p.m. at the Columbia Township Hall, 53053 C.R.388, Grand Junction, within the Township.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said public hearing include the following:

1. Saddle Lake Trust, Zohaib Syed has petitioned for a Planned Unit Development (PUD) at (vacant land) 51st Street (*approx 09900 51st*), 80-06-015-048-01. 9.7acres, proposed 13 cabins and a clubhouse.
2. Such other and further business as may properly come before the Planning Commission at said hearing

PLEASE TAKE FURTHER NOTICE that the proposed site plan can be reviewed at the Township Hall during regular business hours of regular business days, 53053 C.R. 388, Grand Junction and or email Zoning Administrator mtsallegan@frontier.com for electric copy.

PLEASE TAKE FURTHER NOTICE that written comments will be received by the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail to the Township Clerk at the address set forth below, or email, up to the date of the hearing and will also be received by the Planning Commission at the hearing.

Columbia Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Columbia Township Clerk.

Kara Hartmann Laraway, Clerk
Columbia Township
P.O. Box 323
Grand Junction, MI 49056-0323
(269) 434-6227
clerk@columbiatwp.com

COLUMBIA TOWNSHIP
53053 CR 388 (P.O. Box 323)
GRAND JUNCTION, MI 49056
269-434-6227

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Property Owner

Name Saddle Lake Trust

Mailing Address 6571 beaver creek City washington MI Zip 48094

Telephone 989-70801878 Email zohaibsyed@buildseniorhousing.com

Applicant (if different from Owner)

Name _____

Mailing Address _____ City _____ Zip _____

Telephone _____ Email _____

Project Property Address _____

Tax Id Number 80-06- 015 - 048 - 01

Legal Description – *attach with application*

Current Zoning Classification and Use of Property Residential

Describe Request: Request for PUD

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Columbia Township Zoning Ordinance will be complied with. Further, I agree to give permission for officials of Columbia Township, Van Buren County and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signature of Property Owner _____ Date 06/11/2025

Signature of Applicant _____ Date 06/11/2025

****

Planned Unit Development fee: $2,000.00 (make payable to Columbia Township)

Zoning Ordinance: 4.15, Planned Unit Development

NORDLUND & ASSOCIATES, INC.

Consulting Engineers & Surveyors since 1972

Holly A. Mulherin, P.E. • James T. Nordlund, Jr., P.E. • Craig R. Stapley, P.S.
James T. Nordlund, Sr., P.E., P.S., of Council

June 16, 2025

Tasha Smalley
Zoning Administrator
Michigan Township Services
111 Grand St.
Allegan, MI 49010

RE: Plan Review for PUD
Saddle Lake Trust
Parcel #80-06-015-048-01

Dear Ms. Smalley,

Enclosed please find ten revised site plan drawings for Columbia Township PUD zoning application for the Saddle Lake Trust project on 51st Street and North Shore Lane in Grand Junction.

We received your plan review letter and have the following response:

- The application and fee have been mailed separately.
- This is the first permit application for which we have applied. We will be submitting permit applications to the Van Buren,/Cass District Health Department for well and onsite septic, the Soil Erosion and Sedimentation Control Permit application to Van Buren County Drain Commission, the Van Buren County Road Commission for the driveways, as well as, a Building Permit application to Van Buren County Building Department. Copies of these applications will be forwarded to you.
- To prevent Keyhole/Funnel Waterfront Access for the property, the only units allowed to use the waterfront access will be the three A-frame units that share the waterfront. A note has been added to the plans regarding this.
- A note has been added to the plans that all utilities shall be underground. Each unit shall have sanitary, water and electric services.
- All setbacks have been revised to 30 feet except for the three A-frame units on the waterfront portion of the property. There is a wetland on this property and with the 25'

813 E Ludington Ave.
Ludington, MI 49431
(231) 843-3485 (231) 843-7676 Fax
e-mail: ludington@nordlundandassociates.com

267 East River Street
Manistee, MI 49660
(231)723-6460 (231) 723-6642 Fax
e-mail: manistee@nordlundandassociates.com

www.nordlundandassociates.com

wetland setback there is no room for the 30-foot setback to the west. We are requesting a 5' side setback for these three units.

- A 10-foot-wide landscape buffer has been added to the plans between the units and the property lines. The landscaping will consist of Arborvitae trees. A landscape buffer will also be provided west of the three A-frame units and the property line. There is an existing wetland buffer between the A frames units and the adjacent property to the east.
- The parking area has been revised to show the edges of each 10'x20' space. Additional parking has been added to the parking area north of the A frame units to provide 2 spaces for each unit.
- A maintenance agreement between the Owner and the Township has been drafted stating that "the Owner agrees to maintain, repair and replace if necessary any common property, including the driveways and parking areas on the Property as shown and shall be solely responsible for all costs necessary for the construction, establishment and maintenance of the common property to be kept in a safe and functional condition. If the Township determines that any maintenance, repair, or replacement is required for the common areas on the Property and this work is not performed by the Owner, the Township shall make a written request for performance of the work.
- The open space/common space calculation added to the notes on the site plan.
- The interior roads are 8' gravel cart/walking paths to each unit. Parking for vehicles is provided in the parking areas. This is noted on the plans. The gravel paths for the A-frame units are noted to be 5' wide.
- The existing 12' gravel road that provides access to the property and adjacent properties is North Shore Drive. This is shared access by the adjacent properties and the portion of the road that goes across the property is via an ingress/egress easement. The proposed driveway entrances to the property are gravel and are 20 feet wide.

Please do not hesitate to contact me if you have any questions.

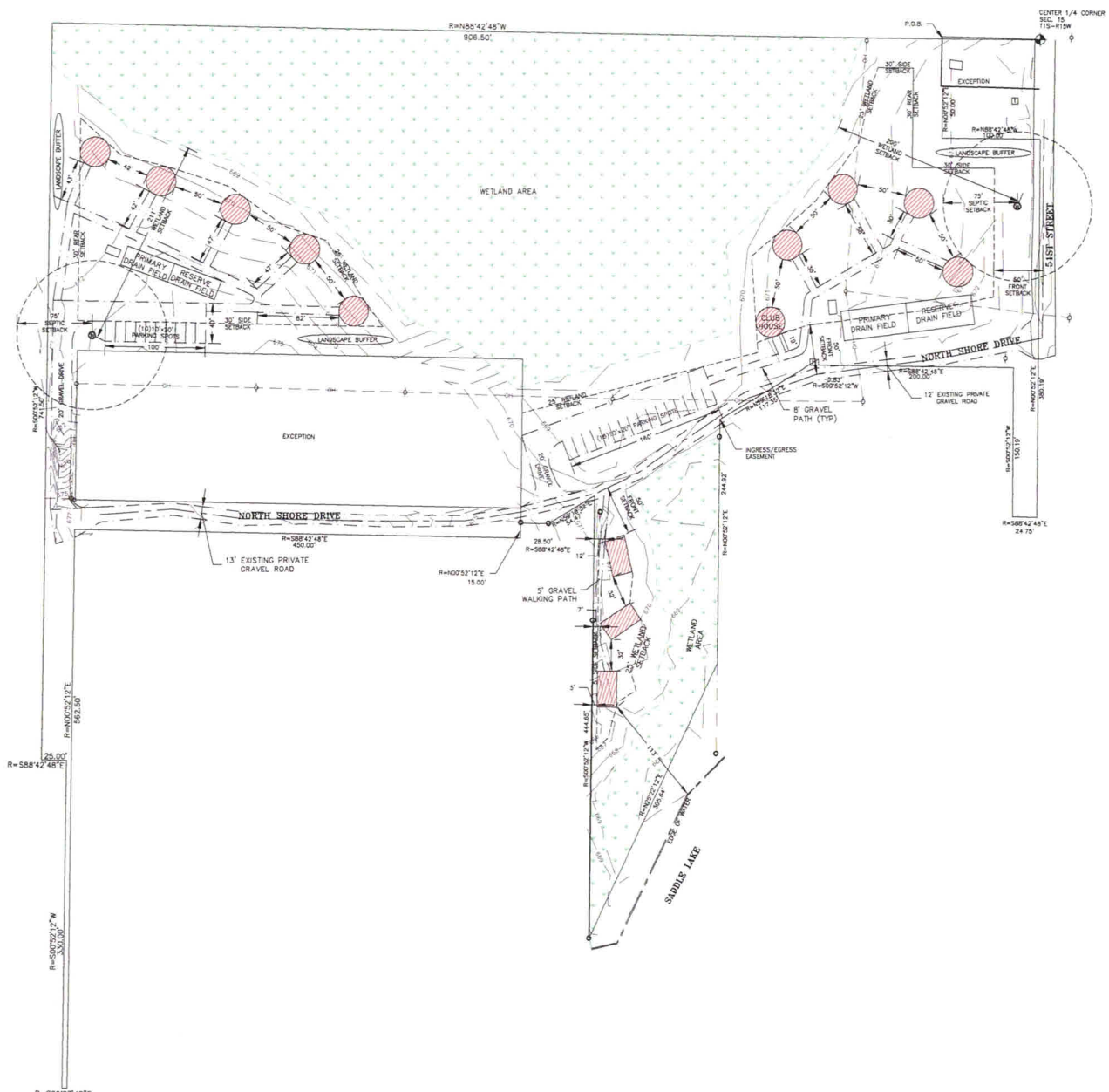
Very truly yours,

NORDLUND & ASSOCIATES, INC.

Holly A Mulherin

Holly A. Mulherin, P.E.
holly@nordlundandassociates.com

Tue Jun 17 17:27:53 2025



SCALE: 1"=50'

—LEGEND—
O=FOUND IRON
R=RECORDED
◊=POWER POLE
⊡=TELEPHONE PEDESTAL
— — — —=O/H UTILITY LINE

PROPERTY TAX ID: 80-06-015-048-01

PROPERTY ADDRESS: 51ST STREET
COLUMBIA TOWNSHIP,
VAN BUREN COUNTY, MICHIGAN

APPLICANT: SADDLE LAKE TRUST
ZOHAIB SYED
6571 BEAVER CREEK
WASHINGTON, MI 48094

PLANS PREPARED BY: HOLLY A. MULHERIN, P.E.
NORDLUND & ASSOCIATES, INC.
813 E. LUDINGTON AVE
LUDINGTON, MI 49431
HOLLY@NORDLUNDENGINEERING.COM
231-843-3485

LEGAL DESCRIPTION PROVIDED BY OTHERS:
BEGINNING ON THE EAST/WEST 1/4 LINE 100.00 FT, N89°35'00"W OF THE CENTER OF SECTION; THENCE N89°35'00"W ON SAID 1/4 LINE 906.50 FT; THENCE S 741.50 FT; THENCE S89°35'00"E 25.0 FT; THENCE S 330.0 FT TO A TRAVERSE LINE ALONG SADDLE LAKE; THENCE E ON SAID TRAVERSE LINE 5.0 FT; THENCE N 562.50 FT; THENCE S89°35'00" 450.0 FT; THENCE N 15.0 FT; THENCE S89°35'00"E 28.50 FT; THENCE N58°26'20"E 54.47 FT; THENCE S 445.18 FT TO A TRAVERSE LINE ALONG SADDLE LAKE; THENCE N24°30'00"E ON SAID TRAVERSE LINE 305.64 FT THENCE N 244.92 FT; THENCE N58°26'20"E 117.35 FT; THENCE S 5.83 FT; THENCE S89°35'00"E 200.00 FT; THENCE S 150.19 FT TO A TRAVERSE LINE ALONG SADDLE LAKE; THENCE S89°35'00"E IN SAID TRAVERSE LINE 24.75 FT TO NORTH/SOUTH 1/4 LINE; THENCE N ON SAID 1/4 LINE 380.19 FT; THENCE N89°35'00"W 100.00 FT; THENCE N 50.0 FT TO THE POINT OF BEGINNING.
TOGETHER WITH ALL LAND LYING BETWEEN SAID TRAVERSE LINES AND SADDLE LAKE.
EXCEPT-COMMENCING AT THE CENTER OF SECTION THENCE N89°35'00"W ON THE EAST/WEST 1/4 LINE 1006.50 FT; THENCE S 329.00 FT; THENCE S89°35'00"E 30.0 FT TO THE BEGINNING; THENCE S 150.0 FT; THENCE S89°35'00"E 450.0 FT; THENCE N 150.0 FT; THENCE N89°35'00"W 450.0 FT TO BEGINNING.
SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS.

PROJECT DESCRIPTION:
PROJECT WILL CONSIST OF (3) 720 SF A-FRAME CABINS AND (10) 720 SF MINI-DOME UNITS. ONE OF WHICH IS A CLUB HOUSE. ALL UNITS SHALL BE CONSTRUCTED ON A PERMANENT FOUNDATION. EACH RENTAL UNIT WILL HAVE 2 BED SPACES. TOTAL MAXIMUM OCCUPANCY = 12x4 = 48 PERSONS. THE TOTAL BED SPACE = 12x2 = 24 BED SPACES.

ZONING AND ADJACENT ZONING = R-2, RESIDENTIAL RESORT

TOTAL AREA = +/- 9.71 ACRES
OPEN SPACE/COMMON SPACE = 8.85 ACRES
PERCENTAGE OPEN SPACE/COMMON SPACE = 91%

SETBACKS
UNITS ADJACENT TO THE PROPERTY LINES WILL HAVE A MINIMUM SETBACK OF 30 FEET FROM THE PROPERTY LINES-EXCEPT THE A FRAME UNIS ON THE SOUTHERN PORTION OF THE PROPERTY-THERE IS A WETLAND PLUS A 25' WETLAND SETBACK FOR THESE UNITS-WE ARE REQUESTING A 5' SIDE SETBACK IN ORDER TO HAVE ENOUGH ROOM FOR THE UNITS.

WATERFRONT ACCESS
THE WATERFRONT ACCESS WILL BE LIMITED TO THREE A-FRAME UNITS LOCATED ALONG THE WATERFRONT PORTION OF THE PROPERTY.

UTILITIES
EACH UNIT WILL BE PROVIDED WITH SANITARY, WATER & ELECTRIC SERVICE. ALL UTILITIES WILL BE UNDERGROUND.

LIGHTING
AN EXTERIOR LIGHT WILL BE PROVIDED AT THE ENTRANCE TO EACH UNIT.

PARKING
26-10'x20' PARKING SPACES ARE REQUIRED WITH 2 SPACES PER UNIT IN TWO GRAVEL PARKING AREAS.

THE PROPOSED DRIVEWAYS WILL BE 20' WIDE WITH GRAVEL PAVEMENT.

ACCESS TO EACH UNIT WILL BE BY AN 8' WIDE GRAVEL PATH.

LANDSCAPING
A LANDSCAPING BUFFER WILL BE PROVIDED BETWEEN THE UNITS AND THE ADJACENT PROPERTY.

PERMITS REQUIRED:
ZONING PERMIT - COLUMBIA TOWNSHIP
BUILDING PERMIT - COLUMBIA TOWNSHIP
SOIL EROSION & SEDIMENTATION CONTROL PERMIT - VAN BUREN COUNTY.
SEPTIC & WELL PERMIT - HEALTH DEPARTMENT VAN BUREN COUNTY

SURVEY NOTES:
THE BOUNDARY LINES SHOWN ARE TAKEN FROM A SURVEY PROVIDED.

THE LEGAL DESCRIPTION OF RECORD DOES NOT CLOSE BACK TO THE POINT OF BEGINNING BY 50 FEET.

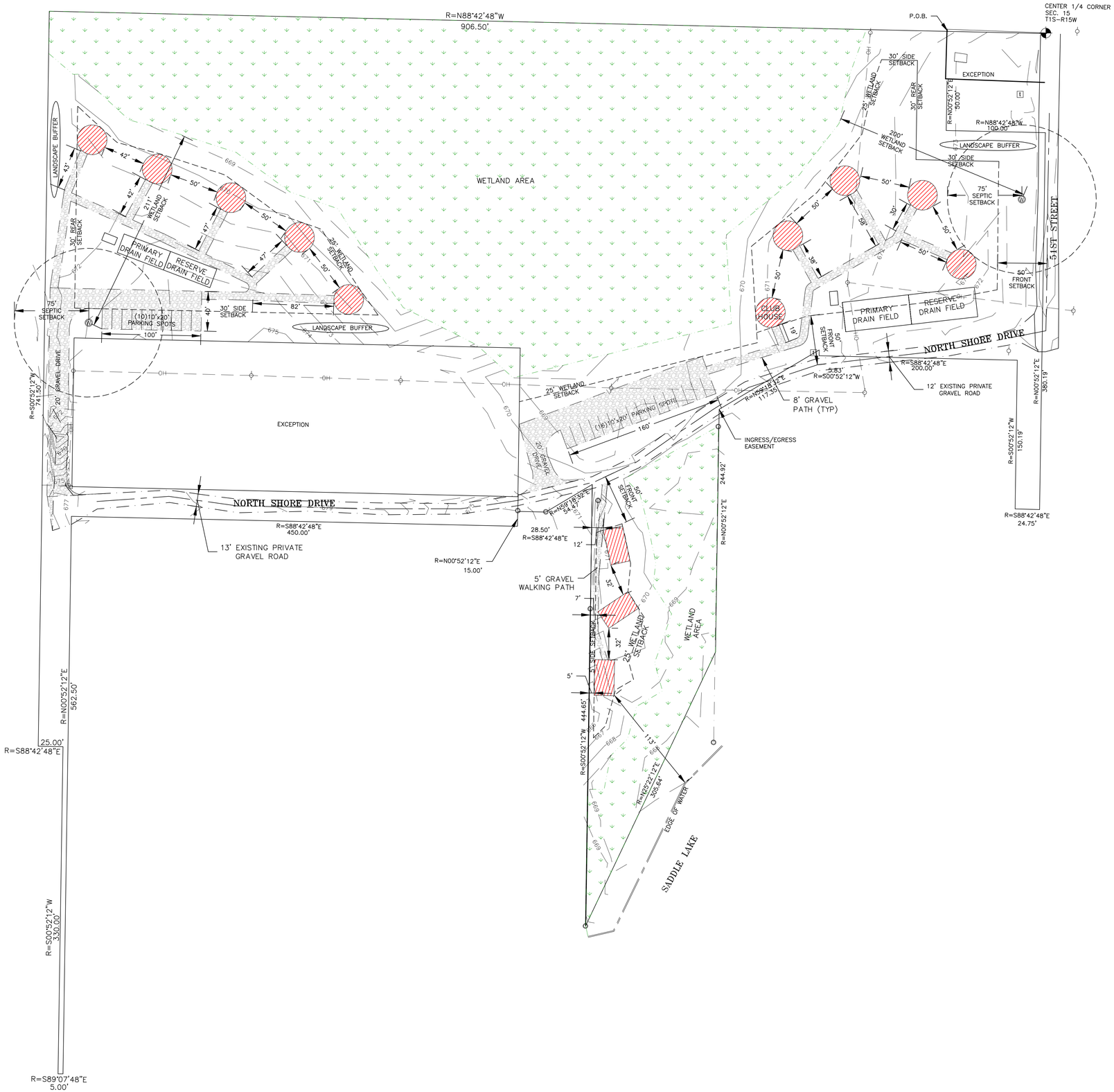
THE CONTOURS SHOWN ARE BASED ON N.A.V.D. 88 VIA GROUND SURVEY.

REV.	DESCRIPTION	BY	DATE

NORDLUND & ASSOCIATES, INC.
Providing Complete Engineering & Surveying Services Since 1972
Ludington, MI 49431 (231) 843-3485
Manistee, MI 49660 (231) 723-6460

CLIENT: SADDLE LAKE TRUST 6571 BEAVER CREEK WASHINGTON, MI 48094	DRAWN BY: CRS/HAM	CHECKED BY: HAM
	SCALE: 1" = 50'	
	DATE: MAY 2025	
DESCRIPTION: GRAND JUNCTION PUD SITE PLAN	JOB NUMBER: 1635-2	SHEET: 1 OF 1

Tue Jun 17 17:27:53 2025



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0' 25' 50' 75' 100'

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