CITY COUNCIL WORKSHOP AGENDA
October 23 2024, 4:00 p.m.

This is an in-person meeting at Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453.
The meeting will also be available live, virtually on Zoom.

1. **Call to Order**

2. **Roll Call**

3. **Agenda Changes** *(Additions/Deletions)*

4. **Guest Speaker**

5. **Public Comment on Agenda Items Only** *(Limit 3 minutes)*

6. **Discussion Items:**
   - **A.** Resolution 241028-A: Approval for On-Premises Tasting Room Permit for Noble Twist Tap House (246 Culver)
   - **B.** Proposed Conservation Easement for Eastern Portion of Old Airport Property

7. **Public Comments** *(Limit 3 minutes)*

8. **Correspondence**

9. **Council Comments**

10. **Adjourn**

NOTICE:
Join online by visiting:
https://us02web.zoom.us/j/2698572603

Join by phone by dialing:
(312) 626-6799 -or-
(646) 518-9805

Then enter "Meeting ID":
2698572603

Please send questions or comments regarding meeting agenda items prior to meeting to:
rcummins@saugatuckcity.com

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at 269-857-2603 or jwolters@saugatuckcity.com for further information.

City Council Agenda Item Report

FROM: Ryan Cummins, City Manager

MEETING DATE: October 23, 2024

SUBJECT: Resolution 241028-A: Approval for On-Premises Tasting Room Permit for Noble Twist Tap House (246 Culver)

DESCRIPTION:

Wes Noble, Managing Partner of Noble Twist LLC, is requesting that City Council recommend their on-premises tasting room permit license for 246 Culver be considered for approval by the Michigan Liquor Control Commission.

Mr. Noble has provided the attached letter providing further information and explaining why they believe they meet the ordinance requirements under Chapter 90: https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-2263.

The project has received special land use approval by the Planning Commission and a certificate of appropriateness from the Historic District Commission (HDC).

LEGAL REVIEW:

Legal will be at your meeting if you have any questions.

SAMPLE MOTION:

Motion to approve Resolution 241028-A, local government approval for on-premises tasting room permit to be located at 246 Culver Street.

Subject: Application for On-Premises Tasting Room Permit

Dear Council Members, City of Saugatuck,

I am writing to formally request your approval for an On-Premises Tasting Room Permit issued by the MLCC (Michigan Department of Licensing and Regulatory Affairs Liquor Control Commission) for Noble Twist Tap House, located at 248 Culver St Saugatuck, MI.

Noble Twist Tap House is a Brewery, Winery, and Distillery dedicated to producing high-quality Beers, Wine, and Artisanal Spirits. Our tasting room will offer patrons the opportunity to experience our products firsthand in a comfortable and inviting atmosphere with a full kitchen menu.

We believe that a tasting room will not only benefit our business but also contribute positively to the local economy. By attracting visitors to our location, we can help to stimulate tourism and support other businesses in the area.

We are committed to operating our tasting room responsibly and in accordance with all applicable laws and regulations. We will take measures to ensure the safety and well-being of our patrons, staff, and community including but not limited to adherence to the requirements of the Michigan Alcohol ServSafe, staff training in the areas of responsible alcohol service, and other various measures for enabling the use of public transportation for patrons.

We have already received approval from the Historic District (for our proposed building modifications), as well as the Special Land Use Permit to operate as a Brewery/Winery/Distillery and both are attached to this email for your review.

Also attached is the application required by the MLCC and must be completed by the local authority (City Council, City of Saugatuck).

Additionally, to my knowledge we would have no reason for denial as set forth in the City of Saugatuck Code of Ordinances section 90.47.

Thank you for your time and consideration. We look forward to the opportunity to serve our community and contribute to the vibrant dynamic of Saugatuck.

Sincerely,

Wes Noble, Managing Partner

NobleTwist LLC

953 S Baywood Dr Holland, MI 49424

(812) 630-9013

Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____
(For MLCC use only)

Local Government Approval For On-Premises Tasting Room Permit

(Authorized by MCL 436.1536)
Resolution 241028-A

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Noble Twist LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW ON-PREMISES TASTING ROOM PERMIT**

to be located at: 246 Culver Street, Saugatuck, Michigan 49453

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____ council/board at a _____ meeting held on _____
(name of township, city, village) (regular or special) (date)

Print Name of Clerk	Signature of Clerk	Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, Mi 48906
Fax to: 517-763-0059

LARA is an equal opportunity employer/program.Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

City of Saugatuck

102 Butler St PO Box 86
Saugatuck, MI 49453
(269) 857-2603 (269) 857-4406

PZ23048

Issued: 08/21/23
Expires: 08/20/24

PLANNING & ZONING

Zoning

Type of Construction: **Special Land Use** Edition of Code: **Section 154**

LOCATION	OWNER	APPLICANT
246 CULVER ST 57-300-192-00 **Lot:** **Plat/Sub:**	LP OPERATIONS INC 589 CAMPBELL ROAD SAUGATUCK MI 49453 **Ph.:** **Fx.:**	Jeffery Harwood 3001 Fuller DR NE ROCKFORD MI 49341 **Ph.:** (504) 261 8034 **Fx.:**

Work Description: Special land use and site plan for a restaurant and brewery per submitted application and plans.

Stipulations: On August 17, 2023 the Planning Commission approved.

Permit Item	Work Type	Fee Basis	Item Total
SLU	Site Plan Review	1.00	$1,000.00
Escrow Deposit	Zoning	1.00	$2,000.00

In accordance with Chapter 154 of the Saugatuck City Code, this permit will remain valid and in full effect unless it expires from the applicant's failure to start construction within twelve months. This permit shall be kept at the site of the work and available for inspection at all times during the project and until an occupancy permit has been issued or until its date of expiration. The Zoning Administrator shall be notified of any proposed modifications in the permitted work prior to the start of such work and shall also determine whether the proposed changes are in compliance with the Saugatuck City Zoning Ordinance and whether a new zoning permit must be issued. This permit does not authorize construction activities on said property until all applicable permits have been issued by MTS and other applicable agencies. The applicant shall notify the building inspector of proposed inspection dates and shall not begin a later stage of work until the previous stage has been approved.

Fee Total:	$3,000.00
Amount Paid:	$3,000.00
Balance Due:	**$0.00**



Ryan Cummins - Zoning Administrator

ADDITIONAL PERMITS MAY BE REQUIRED

This permit conveys no right to occupy any RIGHT OF WAY, STREET, or SIDEWALK, or part thereof either temporarily or permanently.

Building, plumbing, mechanical, electrical, and water and sewer connection inspection permits from MTS: 800-626-5964.

Water and Sewer Connection Permits contact Ryan Cummins at Saugatuck City Hall: 269-857-2603

Working in critical dunes, floodplains, or high risk erosion area contact EGLE: 269-567-3500.

Soil Erosion and Sediment Control Permits from Allegan County Environmental Health: 269-673-5415.

OBTAINING THESE PERMITS IS YOUR RESPONSIBILTY AND OTHER PERMITS NOT IDENTIFIED HERE MAY BE REQUIRED

City of Saugatuck
102 Butler St PO Box 86
Saugatuck, MI 48823
(269) 857-2603 Fax (269) 857-4406

Certificate of Appropriateness
Historic District Approval

P-HIS-24021

Issued: 05/08/24
Expires: 05/08/25

This permit conveys no right to occupy any STREET, ALLEY, or SIDEWALK, or any part thereof either temporarily or permanently.

Type of Construction: Commercial, Add/Alter/Repair Code Section: **SEC 152**

LOCATION	PROPERTY OWNER	APPLICANT
246 CULVER ST 57-300-192-00 **Lot:** **Plat/Sub:**	LP OPERATIONS 589 CAMPBELL ROAD SAUGATUCK MI 49453 **Ph.:** **Fx.:**	Noble Twist LLC 29 Pearl NW GRAND RAPIDS MI 49503 **Ph.:** (616) 295 3590 **Fx.:**

Work Description: Remove an attached rear freezer, construct a small northern/rear building addition, install rooftop cooling equipment, install new double doors for rear service access, and construct a screened dumpster area.

Stipulations: On 5-2-24, the Historic District Commission approved the removal of an attached freezer, the addition of a small northern rear building edition with roof top cooling equipment, new double doors for rear service access and new screen dumpster area at 248 Culver in accordance with the plans and details submitted.

A spec sheet for the doors to be provided to staff.

Cut sheet for doors was provided 5-3-24.

The City of Saugatuck Historic District finds that the project as approved meets the standards as found in Chapter 152 of the City Ordinance

.

Issuance does not absolve the applicant from its obligation to comply with the Zoning and Building Code requirements of the city or other applicable local, state or federal requirements. This permit shall be kept at the site of the work and available for inspection at all times during the project and until an occupancy permit has been issued or until its date of expiration.

Ryan Cummins - Zoning Administrator

City Council Agenda Item Report

FROM: Ryan Cummins, City Manager

MEETING DATE: October 28, 2024

SUBJECT: Proposed Conservation Easement for Eastern Portion of Old Airport Property

DESCRIPTION:

Last year, the Parks and Public Works Committee and City Council prioritized evaluating the "Airport Property" that it owns in Saugatuck Township. This property is approximately 170 acres and is located in the area of 63rd St and 134th Ave. Work last year included:

- A phase 1 environmental assessment.
- An ecological evaluation
- A sustainability evaluation.
- A trail map overview.
- Planning sessions including strengths, opportunities, aspirations and results.
- Evaluating liability and ADA requirements for rustic trails.
- An initial zoning inquiry.

Details from the above work can be found on the City website at this link: https://www.saugatuckcity.com/parks-and-public-works-committee.html

Following that work, the Outdoor Discovery Center (ODC) provided a proposal to:

- Develop trails and signage.
- Create a trailhead.
- Create a parking area.
- Combat invasives and restore habitat.
- Potentially place a conservation easement over a portion of the property.

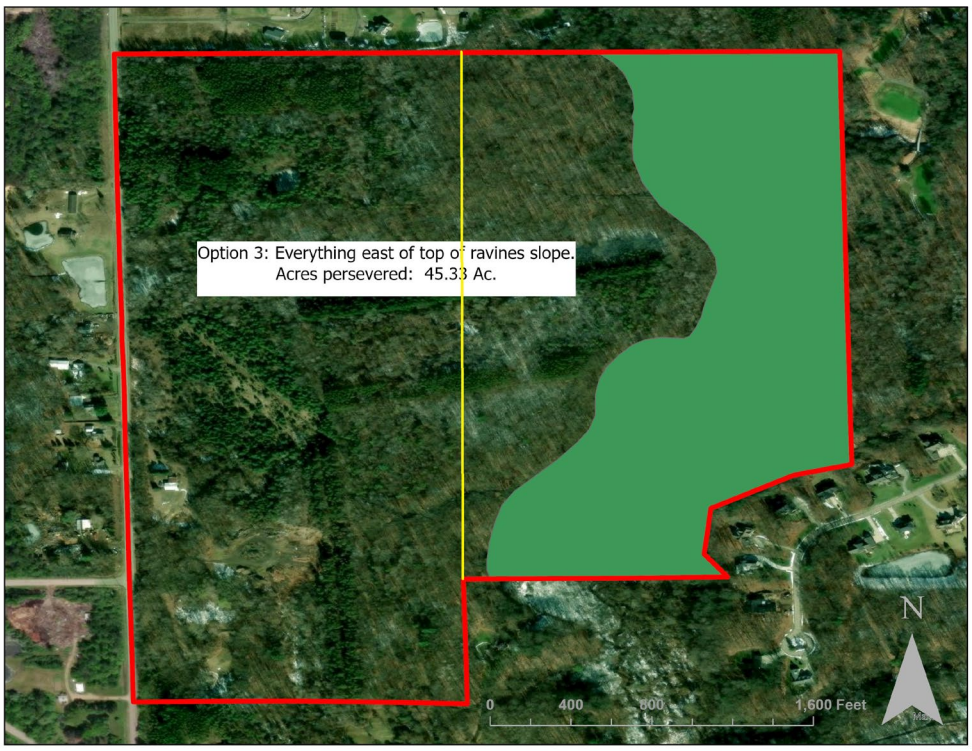
After reviewing the proposal at the March 20 and May 8 workshop meetings and knowing that donors came forth to fully fund the project, the City Council approved moving forward with the ODC proposal on May 13:

Motion by Anderson, second by Muncey to approve the proposal from the Outdoor Discovery Center for the Airport Property contingent upon receiving $130,000 from donors, and to authorize the Interim City Manager to apply for any necessary Saugatuck Township zoning approvals on behalf of the City, and further authorize the Mayor and City Clerk to sign zoning application forms on behalf of the City as the owner. Via roll call vote, motion carried 6-1. Yes – Anderson, Baldwin, Dean, Muncy, Stanton, White. No-Gardner

Since that time, the donations were received, the Council approved the first payment to the ODC, and the ODC has been working on completing the proposed items.

Proposed Conservation Easement

ODC legal has prepared a proposed conservation easement (attached) for the eastern portion of the property, which is shown in green on this image. As a reminder, the area that is proposed for a conservation easement has a steep grade and portions are wetlands and in a floodplain. Further detail on the floodplain and wetlands, contours, and photos of the grade are attached. If it of note that the survey in the proposed easement agreement only shows the eastern portion of the property:



Updates Since Last Workshop Meeting
Attached is a redline version of changes since the last workshop meeting. Staff, legal, and ODC are agreeable to the attached redlines.

Legal has recommended additional redlines, or alternative language, that state the following:

> New 6. Grantee shall provide Grantor an annual report by December 1st of each year following the execution of this Easement detailing as to the conservation efforts for that year and the proposed plans for the following years.
>
> This Easement does not grant or convey to Grantee any right of ownership, possession, or use of the Property except as stated in this Easement. This Easement shall run with the land in perpetuity, or until Grantee terminates the Easement by giving Grantor at least ninety (90) days prior written notice of its election to terminate, or until Grantor terminates the Easement by giving Grantee notice with a ninety (90) day cure period that Grantee is not satisfying the Conservation Activities and goals of the Easement and if no cure is provided by Grantee to Grantor.

As of the writing of this report, ODC has concerns with these redlines. Staff will be having further discussions with ODC before the workshop and will update Council during the meeting. Staff is seeking Council's perspective and direction on all proposed redlines before a potential vote during the October 28 regular meeting.

LEGAL REVIEW:
The City Attorney has reviewed proposed redline changes.

SAMPLE MOTION:
N/A. Workshop item at this time.

CONSERVATION EASEMENT

This conservation easement ("**Easement**") is made as of _____, 2024 by and between the Village of Saugatuck, its successor the City of Saugatuck, a Michigan home-rule city, whose address is 102 Butler St., PO Box 86, Saugatuck, MI 49453 ("**Grantor**"), and the ODC Network, a Michigan nonprofit corporation, of 4214 56th St., Holland, Michigan 49423 ("**Grantee**") (collectively, the "**Parties**").

Grantor is the fee title owner of the real property legally described and shown on the attached **Exhibit A**, and is willing to grant to Grantee an easement to certain property which is a part and portion of the Property and is further described on **Exhibit B** ("**Property**"), for the purpose of implementing activities that align with the Grantee's organizational mission of advancing outdoor education and conservation. In return for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor does hereby grant, bargain, convey and assign unto Grantee, its successors and permitted assigns, a permanent easement over and across the Property that confers the following rights to and restrictions on the Grantee:

1. Grantee shall have the right to engage in conservation activities on the Property which may include, but are not limited to, (i) forestry management, invasive species management, scientific studies, specimen sampling, stream restoration and management, and education, and (ii) land improvement activities such as overlook construction, shade structures construction, non-motorized pathway construction, and other similar activities (collectively, "**Conservation Activities**").
2. Grantee shall only conduct measures related to forestry management and the construction of land improvements with the approval of the City, which will not be unreasonably withheld. Forestry management or other activities related to the use or sale of natural resources on the Property shall be to the benefit of Grantor, including any profits derived therefrom.
3. Grantee shall have the right to utilize, alter or develop the Property in any reasonably necessary manner to facilitate Conservation Activities. Grantee shall allow the public to access and use the Property, but Grantee may limit that access as necessary subject to Grantor ~~otherwise~~ determining such limitation on public access is consistent with the outdoor education and conservation goals accomplished via this Easement. Grantee acknowledges and agrees that the public is currently using the Property for recreational activities not in conflict with the outdoor education and conservation goals and shall continue to be allowed to do so, except as otherwise provided. Grantee shall direct~~allow the public~~ the public, invitees, and guests accessing and using the Property for the reasons set forth in this Agreement to park on the Property in an area designated by Grantor, and

Grantor shall be responsible for the maintenance and upkeep of that area~~a~~. Grantor and its authorized employees and agents may enter on the Property and conduct any activities that do not materially interfere with the rights of Grantee to engage in Conservation Activities.

4. Grantee has the right to enforce this Easement, and upon request of Grantee, Grantor ~~shall~~ may enforce the Easement, in law or equity against any and all persons responsible for any violation of the terms of this Easement. Grantee may waive enforcement of any single violation of the Easement without waiving the right to enforce any other violation occurring prior or subsequent thereto. A claim or cause of action arising out of or relating to a violation of a term or provision of the Easement may be filed in a court of appropriate jurisdiction.
5. As between the Parties, Grantee shall be responsible for the costs of the Conservation Activities made by or on behalf of Grantee within the Property. Grantee shall not be responsible for any other costs or expenses. Should maintenance or damage be caused by Grantor, Grantor shall cause the same to be remedied or repaired if such expenditures have been approved by Grantor and are consistent with state law and the City Charter.
6. Nothing in this Easement limits the ability of Grantor or Grantee to avail themselves of the protections offered by any applicable law affording immunity or limitations of liability upon them (as applicable), including, without limitation and to the extent applicable, governmental immunity, and limitations under the Michigan Recreational Land Use Act and Michigan Natural Resources and Environmental Protection Act, each as amended or modified from time to time.

This Easement does not grant or convey to Grantee any right of ownership, possession, or use of the Property except as stated in this Easement. This Easement shall run with the land in perpetuity, or until Grantee terminates the Easement by giving Grantor at least ninety (90) days prior written notice of its election to terminate. At the time of termination, the Property will return to Grantor "as is," and Grantee has no obligation to restore the Property to the same or similar state prior to this Easement. Grantee shall not be permitted to assign this Easement, except if Grantor consents in writing to such assignment. Any attempted assignment by Grantee of the benefits of this Easement contrary to the terms hereof shall be invalid but shall not operate to extinguish this Easement. This Easement is binding on the successors and assigns of Grantee. All consents or approvals by Grantor under this Easement may be provided by Grantor's City Manager via writing (such as e-mail), or by such other agent or representative of Grantor as the City Manager may direct by written notice to Grantee.

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This instrument is exempt from County Real Estate Transfer Tax pursuant to MCL 207.505(a) and from State Real Estate Transfer Tax pursuant to MCL 207.526(a) because consideration is less than $100.

This Easement is signed and effective as of the date of the last signature, below.

[signatures follow]

GRANTOR:
City of Saugatuck

_____
By: _____, _____

STATE OF MICHIGAN)
)ss
COUNTY OF ALLEGAN)

Acknowledged before me in Allegan County, Michigan on _____, 2024, by _____ as _____ of the City of Saugatuck.

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_____
Printed Name:_____
Notary Public, _____County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

GRANTEE:
The ODC Network

_____
By: _____, _____

STATE OF MICHIGAN)
)ss
COUNTY OF OTTAWA)

Acknowledged before me in Ottawa County, Michigan on _____, 2024, by _____, as _____ of the ODC Network, a Michigan nonprofit corporation, on behalf of the Corporation.

_____
Printed Name:_____
Notary Public, _____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

Prepared by, and when recorded, return to:
Michael Doversberger, Esq.
SMITH HAUGHEY RICE & ROEGGE
85 E. 8th Street, Suite 310
Holland, Michigan 49423
616-499-6360

EXHIBIT A
DESCRIPTION OF SUBJECT PARCEL

LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWN 3 NORTH, RANGE 16 WEST, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: THE SOUTHEAST 1/4 OF SECTION 2; EXCEPTING THE RAVINES CONDOMINIUMS.

ALLEGAN COUNTY TAX PARCEL NO. 20-002-027-00

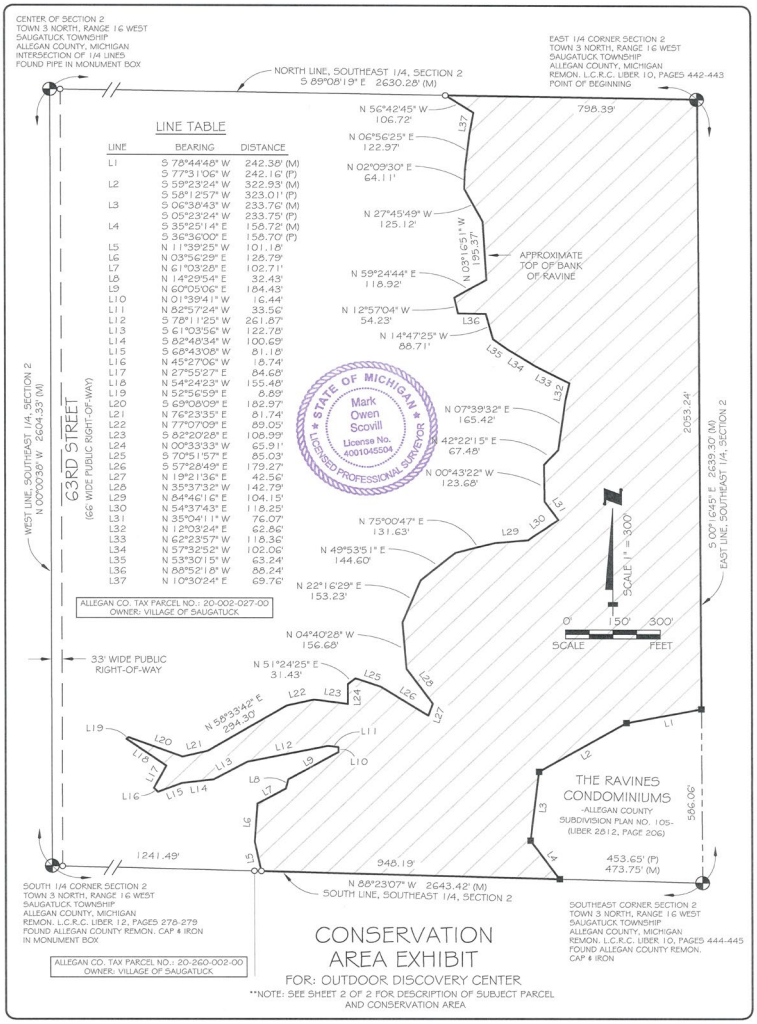
EXHIBIT B
DESCRIPTION OF CONSERVATION EASEMENT

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWN 3 NORTH, RANGE 16 WEST, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 16 MINUTES 45 SECONDS EAST 2053.24 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2 TO THE RAVINES CONDOMINIUMS AS RECORDED IN LIBER 2812, PAGE 206; THENCE ALONG SAID RAVINES CONDOMINIUMS THE NEXT 4 COURSES, SOUTH 78 DEGREES 44 MINUTES 48 SECONDS WEST 242.38 FEET (PLATTED AS SOUTH 77 DEGREES 31 MINUTES 06 SECONDS WEST 242.16 FEET); THENCE SOUTH 59 DEGREES 23 MINUTES 24 SECONDS WEST 322.93 FEET (PLATTED AS SOUTH 58 DEGREES 12 MINUTES 57 SECONDS WEST 323.01 FEET); THENCE SOUTH 06 DEGREES 38 MINUTES 43 SECONDS WEST 233.76 FEET (PLATTED AS SOUTH 05 DEGREES 23 MINUTES 24 SECONDS WEST 233 75 FEET); THENCE SOUTH 35 DEGREES 25 MINUTES 14 SECONDS EAST 158.72 FEET (PLATTED AS SOUTH 36 DEGREES 36 MINUTES 00 SECONDS EAST 158.70 FEET) TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE NORTH 88 DEGREES 23 MINUTES 07 SECONDS WEST 948.19 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE TOP OF BANK THE NEXT 50 COURSES, NORTH 11 DEGREES 39 MINUTES 25 SECONDS WEST 101.18 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 29 SECONDS EAST 128.79 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 28 SECONDS EAST 102.71 FEET; THENCE NORTH 14 DEGREES 29 MINUTES 54 SECONDS EAST 32.43 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 06 SECONDS EAST 184.43 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST 16.44 FEET; THENCE NORTH 82 DEGREES 57 MINUTES 24 SECONDS WEST 33.56 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 25 SECONDS WEST 261.87 FEET; THENCE SOUTH 61 DEGREES 03 MINUTES 56 SECONDS WEST 122.78 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES 34 SECONDS WEST 100.69 FEET; THENCE 68 DEGREES 43 MINUTES 08 SECONDS WEST 81.18 FEET; THENCE NORTH 45 DEGREES 27 MINUTES 06 SECONDS WEST 18.74 FEET; THENCE NORTH 27 DEGREES 55 MINUTES 27 SECONDS EAST 84.68 FEET; THENCE NORTH 54 DEGREES 24 MINUTES 23 SECONDS WEST 155.48 FEET; THENCE NORTH 52 DEGREES 56 MINUTES 59 SECONDS EAST 8.89 FEET; THENCE SOUTH 69 DEGREES 08 MINUTES 09 SECONDS EAST 182.97 FEET; THENCE NORTH 76 DEGREES 23 MINUTES 35 SECONDS EAST 81.74 FEET; THENCE NORTH 58 DEGREES 33 MINUTES 42 SECONDS EAST 294.30 FEET; THENCE NORTH 77 DEGREES 07 MINUTES 09 SECONDS EAST 89.05 FEET; THENCE SOUTH 82 DEGREES 20 MINUTES 28 SECONDS EAST 108.99 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS WEST 65.91 FEET; THENCE NORTH 51 DEGREES 24 MINUTES 25 SECONDS EAST 31.43 FEET; THENCE SOUTH 70 DEGREES 51 MINUTES 57 SECONDS EAST 85.03 FEET; THENCE SOUTH 57 DEGREES 28 MINUTES 49 SECONDS EAST 179.27 FEET; THENCE NORTH 19 DEGREES 21 MINUTES 36 SECONDS EAST 42.56 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 32 SECONDS

WEST 142.79 FEET; THENCE NORTH 04 DEGREES 40 MINUTES 28 SECONDS WEST 156.68 FEET; THENCE NORTH 22 DEGREES 16 MINUTES 29 SECONDS EAST 153.23 FEET; THENCE NORTH 49 DEGREES 53 MINUTES 51 SECONDS EAST 144.60 FEET; THENCE NORTH 75 DEGREES 00 MINUTES 47 SECONDS EAST 131.63 FEET; THENCE NORTH 84 DEGREES 46 MINUTES 16 SECONDS EAST 104.15 FEET; THENCE NORTH 54 DEGREES 37 MINUTES 43 SECONDS EAST 118.25 FEET; THENCE NORTH 35 DEGREES 04 MINUTES 11 SECONDS WEST 76.07 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 22 SECONDS WEST 123.68 FEET; THENCE NORTH 42 DEGREES 22 MINUTES 15 SECONDS EAST 67.48 FEET; THENCE NORTH 07 DEGREES 39 MINUTES 32 SECONDS EAST 165.42 FEET; THENCE NORTH 12 DEGREES 03 MINUTES 24 SECONDS EAST 62.86 FEET; THENCE NORTH 62 DEGREES 23 MINUTES 57 SECONDS WEST 118.36 FEET; THENCE NORTH 57 DEGREES 32 MINUTES 52 SECONDS WEST 102.06 FEET; THENCE NORTH 53 DEGREES 30 MINUTES 15 SECONDS WEST 63.24 FEET; THENCE NORTH 14 DEGREES 47 MINUTES 25 SECONDS WEST 88.71 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 18 SECONDS WEST 88.24 FEET; THENCE NORTH 12 DEGREES 57 MINUTES 04 SECONDS WEST 54.23 FEET; THENCE NORTH 59 DEGREES 24 MINUTES 44 SECONDS EAST 118.92 FEET; THENCE NORTH 03 DEGREES 16 MINUTES 51 SECONDS WEST 195.37 FEET; THENCE NORTH 27 DEGREES 45 MINUTES 49 SECONDS WEST 125.12 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 30 SECONDS EAST 64.11 FEET; THENCE NORTH 06 DEGREES 56 MINUTES 25 SECONDS EAST 122.97 FEET; THENCE NORTH 10 DEGREES 30 MINUTES 24 SECONDS EAST 69.76 FEET; THENCE NORTH 56 DEGREES 42 MINUTES 45 SECONDS WEST 106.72 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE SOUTH 89 DEGREES 08 MINUTES 19 SECONDS EAST 798.39 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2 TO THE POINT OF BEGINNING. CONTAINING 45.419 ACRES OF LAND.

FOR ILLUSTRATION PURPOSES ONLY



Welcome to the Allegan County Parcel Viewer

Find any parcel within Allegan County with ease using this mapping application!

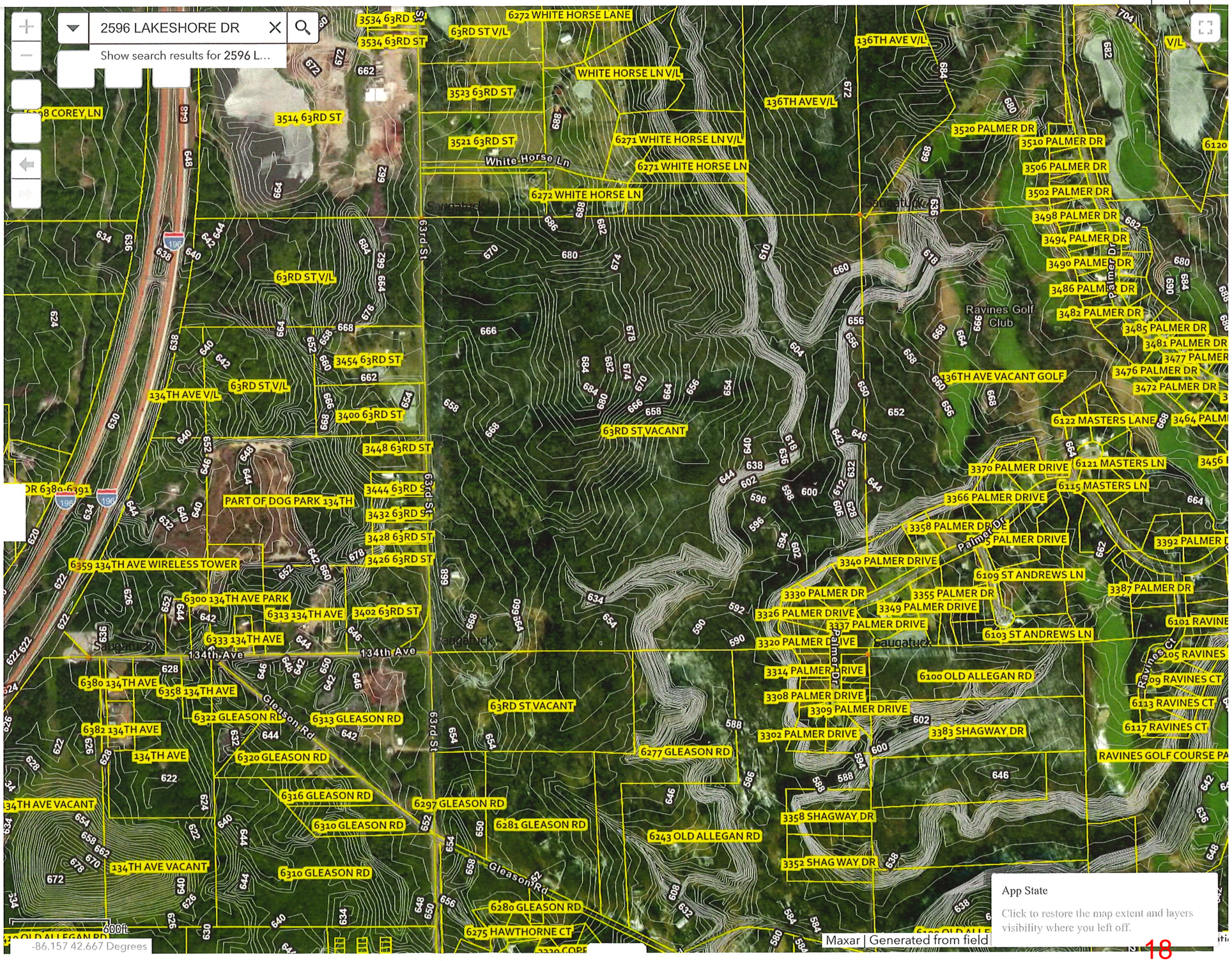
Search: Use the search bar at the top of the application to search for a parcel by ID number, owner name, or property address. The return field will display the ID number associated with any of the above typed in.

Draw: The Draw widget allows the user to create and insert drawings and text to further customize and enhance their map.

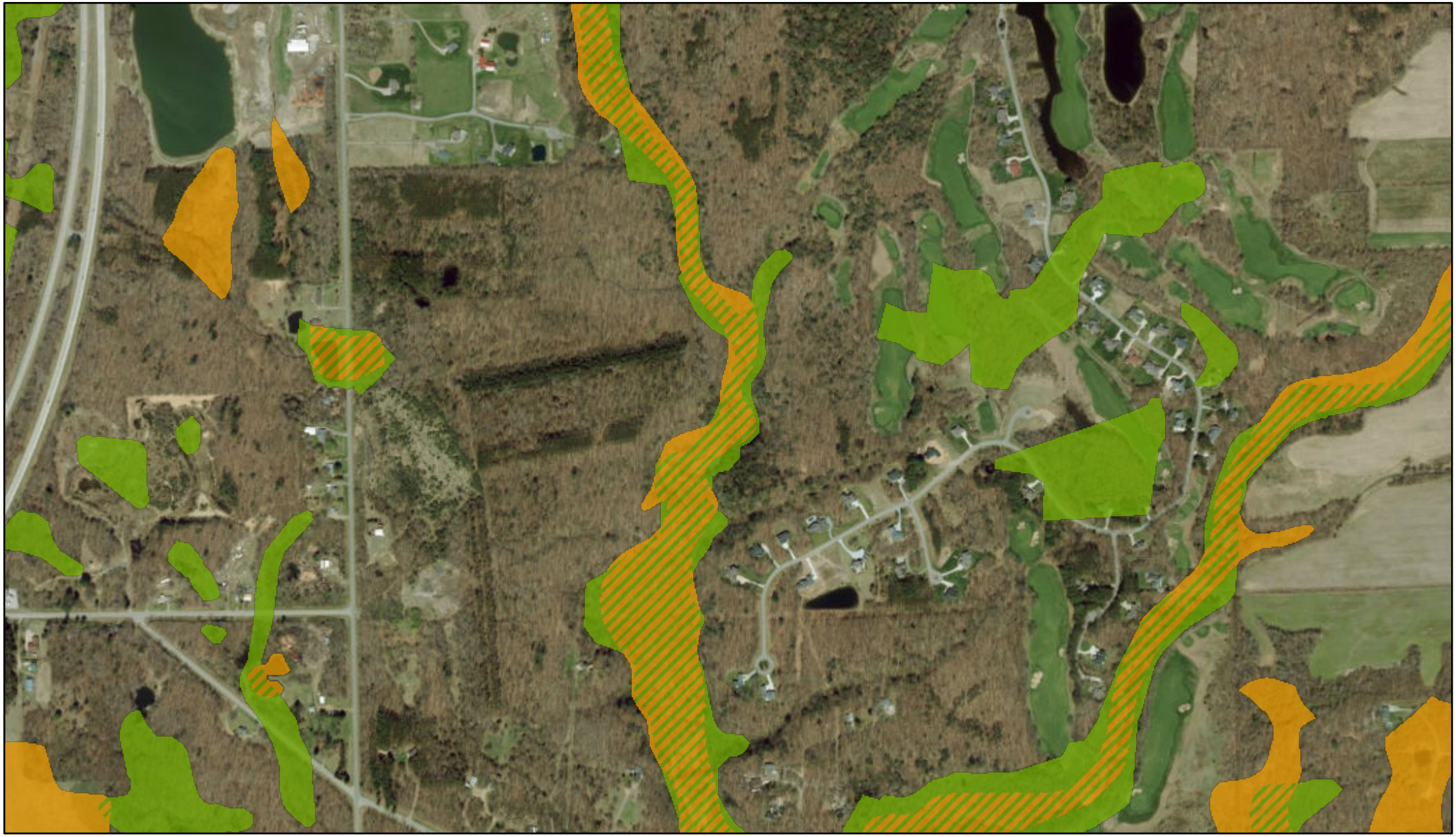
Select: The Select widget allows the user to select a particular parcel without using the Search widget. With the Select widget activate, simply click a parcel to investigate.

Print: The Print widget allows anyone to create their own custom parcel map. Select the Print widget to select between different map templates, or to have just the map image. The default template will be formatted for land record needs.

For more in-depth explanations on the different widget functions available, visit Widgets Overview - ArcGIS Web App Builder.



Wetlands Map Viewer



June 24, 2024

Part 303 Final Wetlands Inventory

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

1:9,410

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

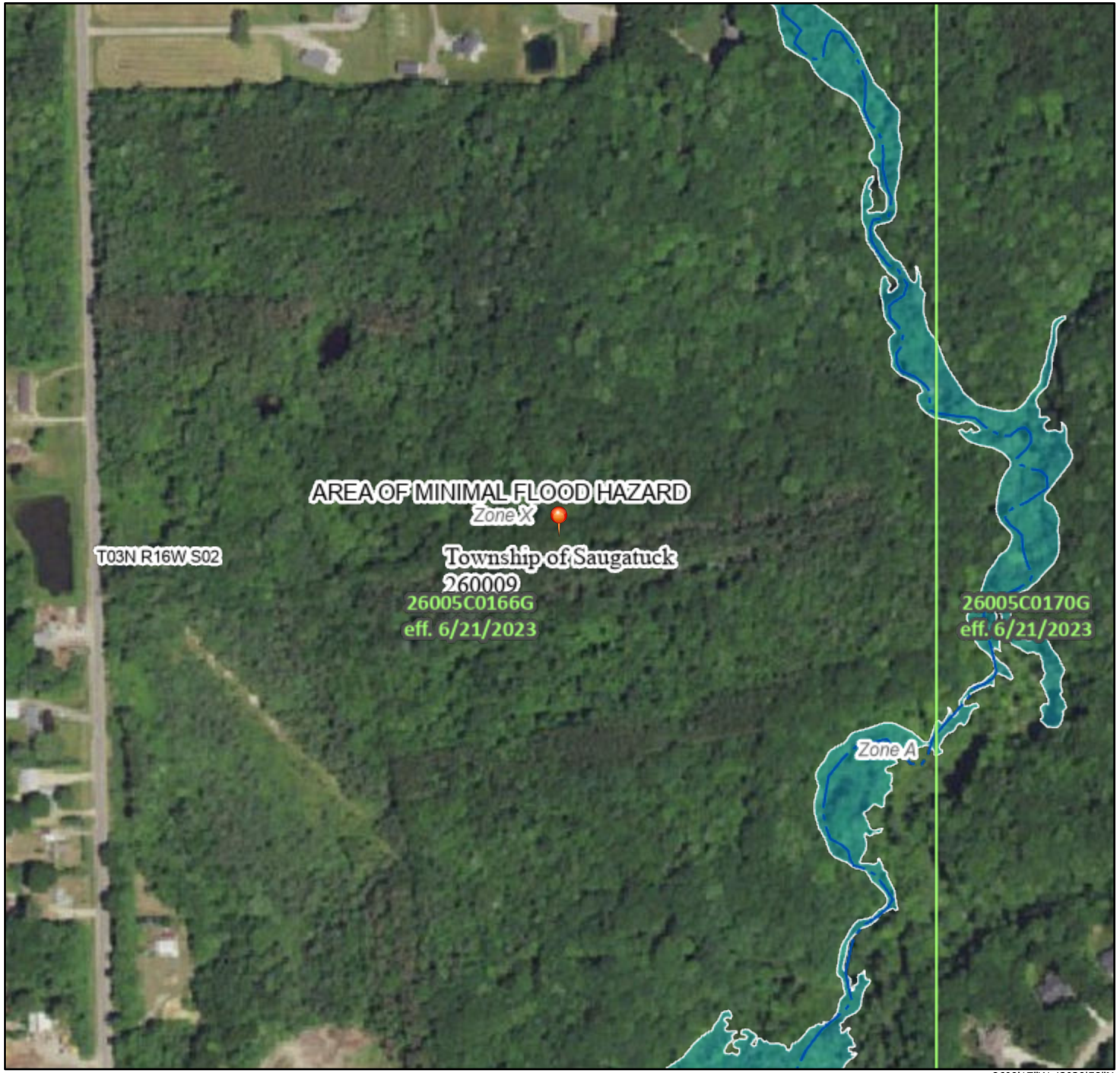
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclamer: This map is not intended to be used to determine the specific

National Flood Hazard Layer FIRMette

FEMA

86°9'54"W 42°40'24"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

86°9'17"W 42°39'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2024 at 6:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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