

**Notice of Public Hearing**  
**Huron County Planning Commission**  
**Wednesday, April 3, 2024 at 7:00 p.m.**  
**County Building, Room 305**  
**250 E. Huron Avenue, Bad Axe, Michigan, 48413**  
**Special Approval Use Permit: SAP 2024-01**

Notice is given that the Huron County Planning Commission will hold a public hearing on Wednesday, April 3, 2024, at 7:00 p.m., in Room 305, County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413. The purpose of this meeting and public hearings is to hear comments about and consider the following request described below:

**Special Approval Use Permit, SAP 2024-01:** Port Crescent Lodge LLC, DBA Dark Sky Lodge, 1884 Port Austin Road, Port Austin, Michigan 48467, is requesting zoning approval to install four (4) seasonal use 10ft. x 10ft. rustic canvas tent structures to be utilized for transient guest lodging. The proposed seasonal units are planned to be placed adjacent the Pinnebog River, which will provide a total of 400 square feet of additional guest lodging. The overall parcel of land consists of approximately 2 acres of General Business (BUS) zoned land, Section 10, Hume Township, Parcel I.D. Number 3211-010-003-00. Under provisions of the Zoning Ordinance of Huron County, Article VII, General Business District, Section 7.3(G) Motels or other transient guest lodging facilities are authorized pursuant special use permit approval procedures.

The application materials and site plan relative to this request are available for public examination during regular office hours at the Huron County Planning, Building & Zoning Department, Room 102 of the County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413 or [www.co.huron.mi.us](http://www.co.huron.mi.us). Following the public hearing, the Planning Commission will consider granting a Special Approval Use Permit.

Persons wishing to comment on the proposed special use permit are invited to this meeting. Written comments may be mailed to the Huron County Building & Zoning Department, 250 E. Huron Avenue, Room 102, Bad Axe, Michigan 48413 or sent by fax to 989-269-3362 or email to [smithj@co.huron.mi.us](mailto:smithj@co.huron.mi.us). For further information on this matter, please contact Jeff Smith of the Building & Zoning Department at 989-269-9269.

This notice is disseminated pursuant to PA 110 of 2006, being the Michigan Zoning Enabling Act, as amended.

Huron County Planning Commission  
Bill Renn, Chairman



SAP 2024-01

Port Crescent Lodge LLC  
DBA Dark Sky Lodge  
Special Approval Use  
request for Seasonal  
Rustic Canvas Structures  
for Transient Lodging.  
1884 Port Austin Road  
Section 10 Hume Twp.  
320ft. Buffer Map



Map Publication:  
03/12/2024 2:37 PM



powered by  
**FetchGIS**

**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Huron County expresses no warranty for the information displayed on this map document.

**Parcel Buffer**

- Buffer
- Buffer Affected Parcel



**HURON COUNTY PLANNING COMMISSION**  
**APPLICATION FOR SPECIAL APPROVAL PERMIT**

\$600.00 Application Fee Regular Meeting

\$800.00 Application Fee Special Meeting Rev. 01/2022

Date: 2/6/24

PROJECT NO.: SAP 2024-01

APPLICANT'S NAME: Port Crescent Lodge, LLC DBA Dark Sky Lodge

ADDRESS: 1884 Port Austin Rd., Port Austin MI 48467 989-551-1311  
street city state zip telephone

PROPERTY OWNER'S NAME AND ADDRESS (if different than above):

CREATE - Chris Boyle, member chrisboyle@icloud.com  
PO Box 261 Port Austin MI 48467 989-551-1311  
name street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR SITE PLAN REVIEW: 1884 Port Austin Rd

PROPERTY IDENTIFICATION No.: 11-010-003-00

DESCRIPTION OF PROJECT (ATTACH SITE PLAN, Application will not be accepted without site plan):

See Attached - Seasonal Rustic Canvas Structures for  
transient lodging per ordinance 7.03(G)

CL BL 2/5/24  
Signature of Applicant Date

By signing this application, owner/agent is granting County officials the right to on-site inspection of property involved in this request.

**PLANNING COMMISSION ACTION:**

☐ **APPROVED, AS SUBMITTED;**  
☐ **APPROVED, WITH THE FOLLOWING MODIFICATIONS:** \_\_\_\_\_

☐ **DENIED, FOR THE FOLLOWING REASON(S):** \_\_\_\_\_

Jeffrey Smith, Director

Date

SAP Permit Application

RECEIVED

FEB 07 2024

HURON COUNTY  
BUILDING & ZONING

CK#1118 \*600 Rec#74798 2/9/24

### **Description Of Project:**

Port Crescent Lodge, LLC d/b/a Dark Sky Lodge (DS Lodge) currently operates 5 lodge/hotel rooms with a pool on 1.9 acres along a branch of the Pinnebog River and connected by a bridge to Port Crescent State Park. DS Lodge intends to expand its lodging by adding 4 tent units out back along the Pinnebog River (see Site Plan).

- Units will be 10 x 10 for a total of 400 square feet of additional lodging space
- Units will be for transient guests only.
- Units will be seasonal—May-October
- Units will not have electricity or running water. Two portable toilet units will be provided.

This expansion is consistent with the surrounding area. DS Lodge is surrounded by land owned by the State. Its closest neighbor is the Port Crescent State Park Campground which will be closed for 2024 while it is being renovated. DS Lodge connects to hundreds of acres of hiking trails just across the river.

This expansion would not be considered a campground pursuant to Michigan Statute because it will only have 4 units. Pursuant to MCL 333.12501 Definitions;

(a) "Campground" means a parcel or tract of land under the control of a person in which sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for **5 or more recreational units**. Campground does not include a seasonal mobile home park licensed under the mobile home

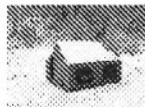
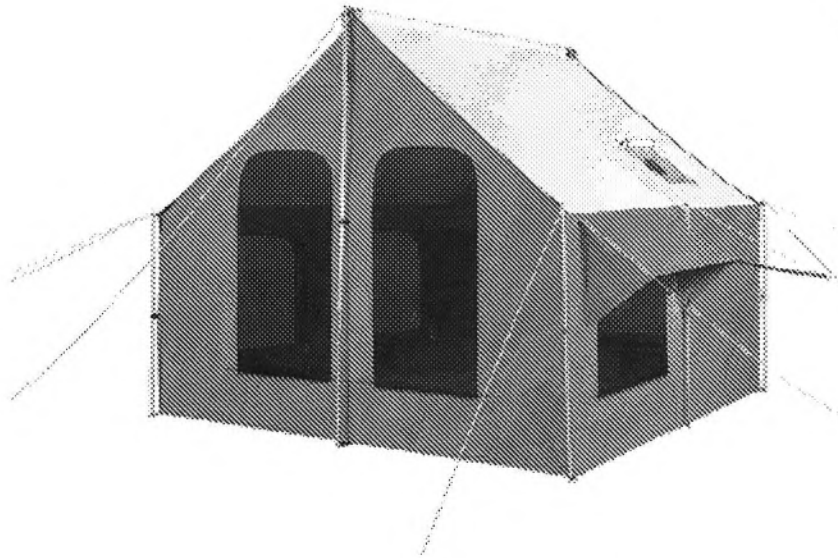
FREE CONTINENTAL U.S. SHIPPING FOR ORDERS \$150 (NO USD)



**KODIAK  
CANVAS**

[HOME](#) [OVERLAND/FAMILY TENTS](#) [ACCESSORIES](#) [CAMP GEAR](#) [RV GEAR](#) [800 917 4088](#)

★ PRODUCT REVIEWS

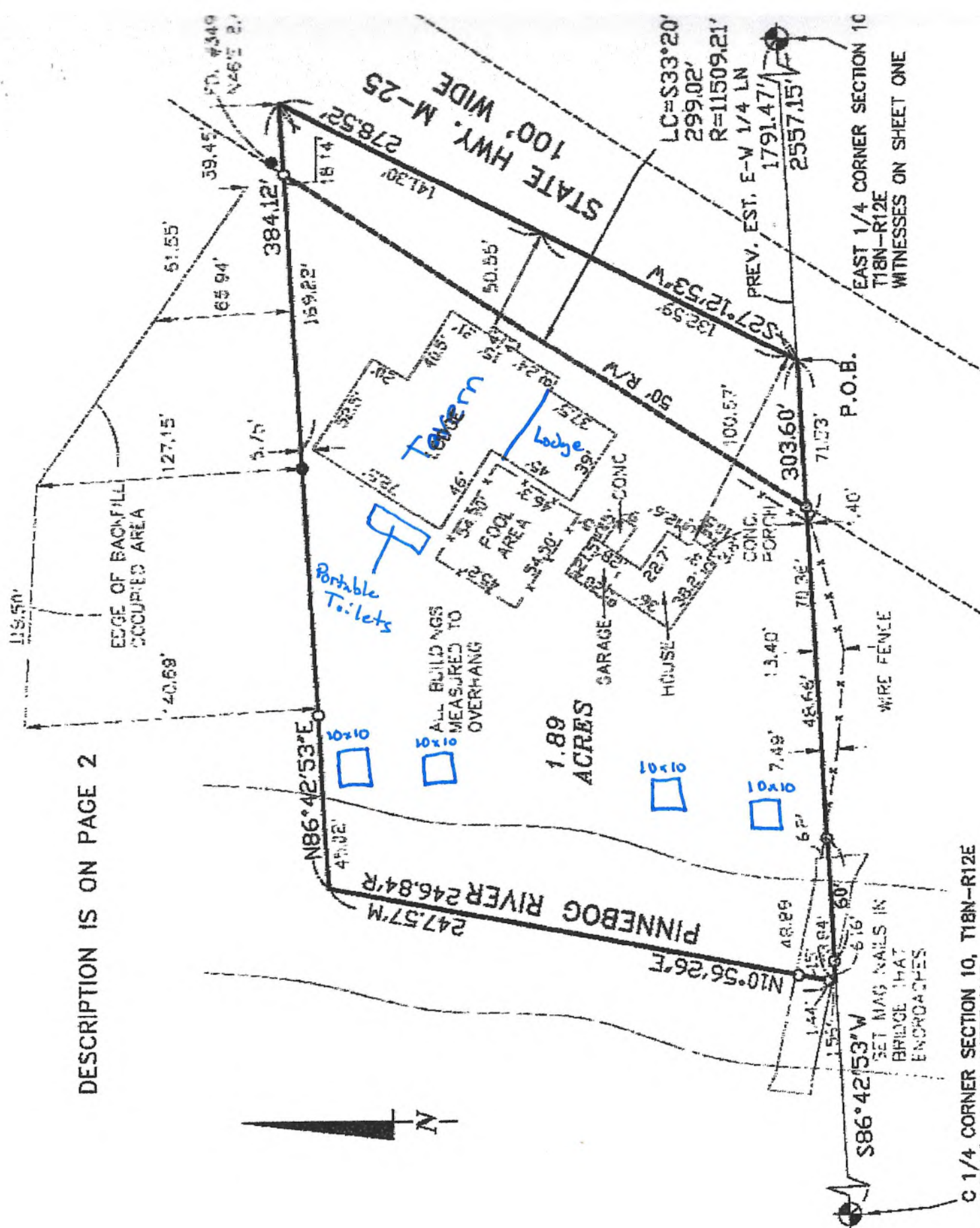


Kodiak

**Kodiak Canvas 6173 Cabin Lodge Tent with Stove Jack (CD)**



9111 1/2 SOUTH PORT CRESCENT





Pinnebog  
River

Port Crescent State  
Park Campsite

DNR

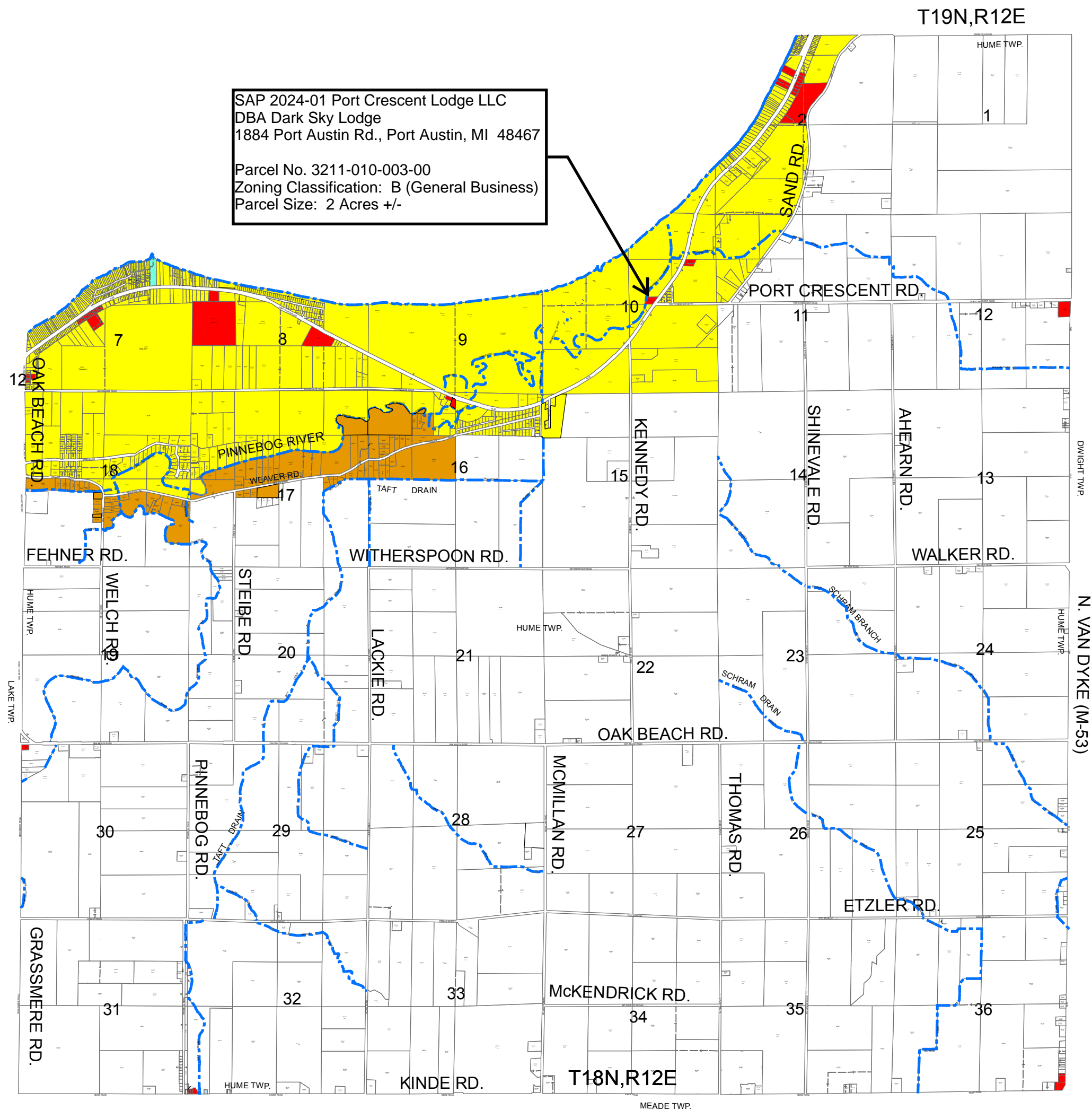
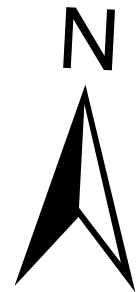
DNR







Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
RUTH BARBARA A	C.R.E.A.T.E. LLC	65,000	04/05/2021	WD	21-NOT USED/OTHER	1740:752	DEED	0.0							
Property Address		Class: COMMERCIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
1884 & 1890 PORT AUSTIN ROAD		School: NORTH HURON SCHOOL DISTRICT			REMODEL	06/17/2021	21000976								
		P.R.E. 0%			RE-ROOF	10/18/2005	05-001994								
Owner's Name/Address		MAP #: 06 10 200 005													
C.R.E.A.T.E. LLC PO BOX 261 PORT AUSTIN MI 48467		2024 Est TCV 327,000 (Value Overridden)													
		Improved	X	Vacant	Land Value Estimates for Land Table .										
		Public Improvements		* Factors *											
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value							
							1.430 Acres	0 100 0							
							1.43 Total Acres	Total Est. Land Value = 0							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.													
Sec 10, Town 18N, Range 12E. LOT COM AT A STAKE IN CEN OF CHANNEL OF PINNEBOG RIVER WHERE E & W 1/4 LINE OF SEC 10 CROSSES SAID RIVER TH N 88 DEG E ON 1/4 LINE 4 CHS 60 LKS TO A STAKE TH N 28 1/2 DEG E 4 CHS 22 LKS TO A STAKE TH S 88 DEG W 5 CHS 82 LKS TO CEN OF PINNEBOG RIVER TH SLY ALONG SAID RIVER TO POB CONTAINING 2 A. MOL															
Comments/Influences															
Liber/Page(s) : 430:0284															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review Tribunal/ Other Taxable Value							
				2024	163,500	0	163,500		151,966C						
				2023	147,000	0	147,000		144,730C						
				2022	96,600	0	96,600		96,600S						
				2021	127,100	0	127,100		127,100S						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Huron, Michigan															



## Hume Zoning Legend

- AGR
- BUS
- IND
- R1
- R2
- RM1

Effective Dec. 1, 1995.  
Current thru 6-1-2016.

\*\*\*All zoning is subject to change. Please check with county zoning official for any updates.\*\*\*

PREPARED BY:  
Huron County Equalization/GIS Department  
250 East Huron Avenue  
Room 306  
Bad Axe, MI 48413-1165  
989.269.9421  
989.269.2836 FAX  
6-1-2016/dlk





Zoning Ordinance of Huron County, Michigan December 1, 2010

**ARTICLE VII. BUSINESS GENERAL BUSINESS DISTRICT Continued.**

**SECTION 7.03 USES AUTHORIZED AFTER SPECIAL APPROVAL continued.**

G) Motels or other transient guest lodging facilities, other than bed and breakfast establishments, provided that access to the site so as not to conflict with the adjacent business or adversely affect traffic flow on a major thoroughfare, and that each unit shall contain not less than two hundred (200) sq. ft. of floor area.

H) Businesses that have a drive-in or open front character, provided that the following can be met:

1. The setback for buildings or canopies shall be a minimum of forty (40) ft. from the right-of-way line of any State trunk line or County Primary Road.
2. Access drives to the property shall be located at least sixty (60) feet from the intersection of any two (2) roads/streets.
3. All lighting shall be shielded from adjacent residential areas.
4. A four (4) ft. high screening fence shall be provided when abutting or adjacent to residential districts.

I) Veterinary hospitals or clinics, and/or commercial kennels with outdoor animal runs, provided the outdoor areas are fenced and not located within the setback areas.

J) Nurseries which have outdoor storage or display of plants, plant materials, garden supplies, lawn furniture, playground equipment subject to the following:

1. The storage and/or display of any materials and/or products shall meet all setback requirements of the principal building.
2. All loading and parking areas shall be provided on the site.
3. The storage of any soil, fertilizer, or other loose, unpacked materials shall be contained so as to prevent any affects on adjacent properties.

K) Bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor skating rinks, or similar forms of indoor commercial recreation shall be located at least fifty (50) feet from any front, rear or side property line when said use or building is adjacent to a residential zoned property.

L) Outdoor commercial recreational facilities such as tennis courts, archery courts, shuffle-board, horseshoe courts, miniature golf facilities, golf driving ranges, baseball batting cages, basketball courts, children's amusement parks, water-slides or similar commercial leisure-time activities, providing all areas or equipment sites are not located in the front yard setback area nor closer than 50 feet from any property line that abuts a residential zoning district; and further, that such activity areas are provided with a security fence around its perimeter. Such perimeters that abut a residential zoning district shall be provided with a six (6) ft. high obscuring wall/fence along the common property line.

C.R.E.A.T.E. LLC  
PO BOX 261  
PORT AUSTIN, MI 48467

MI DNR GRANTS ADMINISTRATION DIV  
PO BOX 30028  
LANSING, MI 48909

C.R.E.A.T.E. LLC  
PO BOX 261  
PORT AUSTIN, MI 48467

MI DNR GRANTS ADMINISTRATION DIV  
PO BOX 30028  
LANSING, MI 48909

STATE OF MICHIGAN  
PO BOX 30448  
LANSING, MI 48909

Mailing List  
SAP 2024-01  
Port Crescent Lodge  
Transient Guest Lodging

Julie Epperson  
919 E. Main Street  
Sebewaing, MI 48759

Rich Swartzendruber  
2751 Stein Road  
Bad Axe, MI 48413

George Lauinger  
710 Kuhl Road  
Bay Port, MI 48720

J. Dean Smith  
8321 Berne Road  
Bay Port, MI 48720

Bill Renn  
6206 Campbell Road  
Pigeon, MI 48755

Bernie Creguer  
3037 Limerick Road  
Kinde, MI 48445

Todd Talaski  
6417 Terrie Drive  
Caseville, MI 48725

Jeremy Polega  
832 Port Crescent Road  
Port Austin, MI 48467

James Leonard  
66 Buschlen Road  
Bad Axe, MI 48413

3 BOC Legislative Members  
Via e-mail

Hume Township Clerk  
Attn: Theresa Mazure  
115 Port Crescent Road  
Port Austin, MI 48467