

REQUEST FOR A SPECIAL APPROVAL PERMIT ELBRIDGE TOWNSHIP

The use that you have proposed for your property requires a special use permit, as provided by Public Act 207 of 1921 (Sec.125.286b) and the Elbridge Township Zoning Ordinance, Article 6 Section 6.04. The following information is necessary to ensure that the Planning Commission has all the information necessary to process your application in the most efficient manner possible. When you have completed this form, return it with all the required information to the Elbridge Township Zoning Administrator.

Name of Applicant:	Twin Bridges LLC
Current Address:	614 S. 144 th Ave Shelby Mi 49455
Daytime Phone Number:	231-730-1658
Address of Subject Property:	3351 N. 144 th Ave Hart Mi 49420
Current Zoning District of Subject Property:	Res/Ag/Commercial (per Tax Role)

With as much detail as you feel necessary, please explain your request.

Approval Request

Twin Bridges

Objective

The Rebuild of Twin Bridges – To support and provide for our neighborhood and community.

Requirements

- A.) Twin Bridges LLC./ Janet Lee Dodge
- B.) SEC 10 T15N R16W. 1 A COM AT NE COR OF SE 1/4 OF SE 1/4, TH RUN W 8 RDS ALG N LN OF SE 1/4 OF SE 1/4, TH S TO CTR OF COUNTY RD, TH NE'LY ALG CTR OF SD CO RD TO POB.
- C.) The Rebuild of Twin Bridges gas station. The building will be in the same footprint of the previous building. The parking area will remain the same. The canopy and signage will be refinished. The existing pumps will be replaced. The site(ground) and tanks have been inspected. Reports are attached.
- D.) Sketch attached
- E.) There is a current well and septic system. The septic system will more than likely need to be upgraded to current standards.
- F.) The current surrounding property is farmland with one residential home/farm across the street.
- G.) Our community is in need of a true convenience store. Twin bridges will be so much more than a gas station. It will bring our community together. It will provide jobs. It will support and help grow our neighborhood.

Contact

Janet Dodge
614 S 144th Ave Shelby
MI 49455
(231)730-1658
Janet.Dodge@cbgreatlakes.com




APPENDIX

PLAT MAP/SKETCH
Provided by third-party.

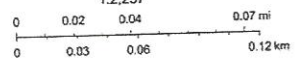
Oceana County GIS



8/1/2019, 12:33:11 PM

-  PropertyInfo
-  OwnerInfo
-  ROADS

1:2,257



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Oceana County
DigitalGlobe | Esri, HERE, Garmin, IPC |

APPENDIX

PHOTOGRAPHS

Photographs provided by third-party.



Figure 1 View of the site.



Figure 2 View of the site.

APPENDIX

PHOTOGRAPHS

Photographs provided by third-party.



Figure 3 Looking north on 144th Avenue.



Figure 4 Looking south on 144th Avenue.

Amber Rd

Amber Rd

James and Evalyn Shull Trust
008-010-400-02

Twin Bridges LLC
3351 N. 144th Ave, Hart
008-010-400-05

Former Building

David and Eva Amsutz
008-010-400-04

James and Evalyn Shull Trust
3348 N. 144th Ave, Hart
008-011-300-02

SWET 2018 SAMPLE MAP
Twin Bridges Market
3351 North 144th Avenue, Hart

- SWET 2018 Proposed Soil Boring
- SWET 2018 Groundwater Sample
- GPR Area

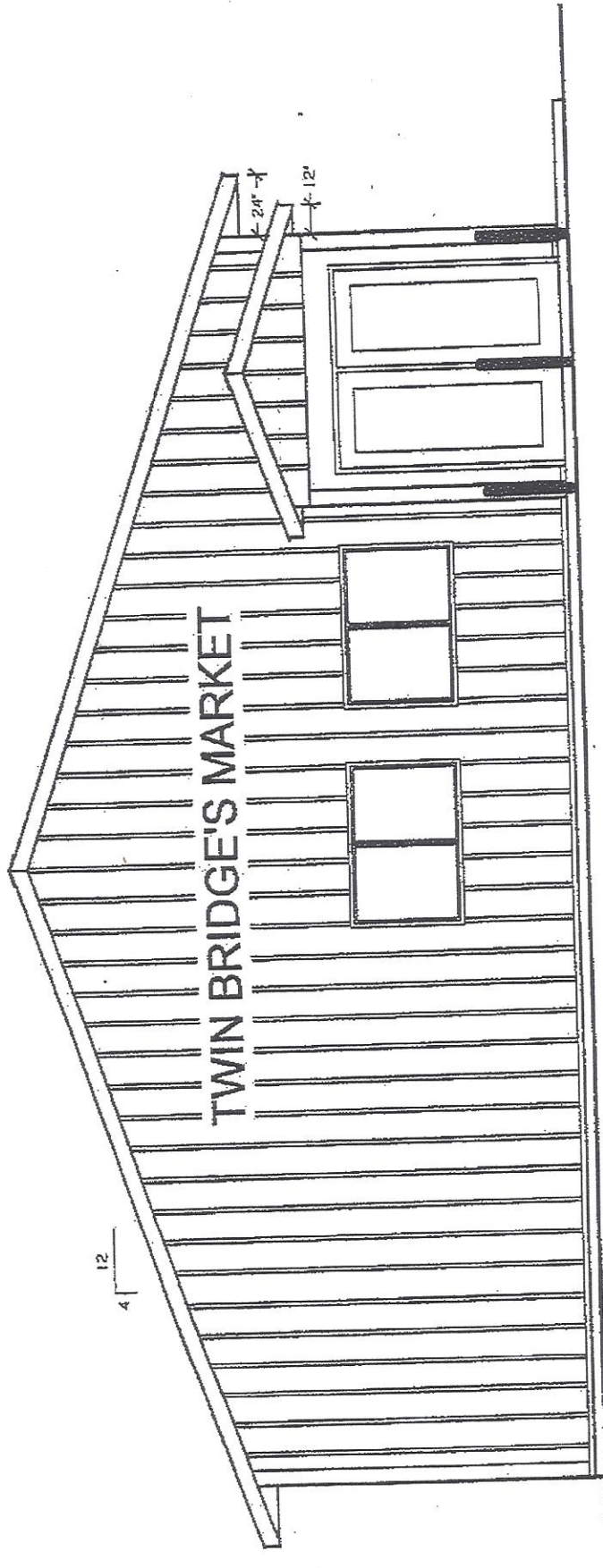
Drilling locations and GPR area may be modified based on access and field conditions by DEQ PM (onsite)

Expected Direction
of Groundwater Flow
towards S Branch of
Pottwater River

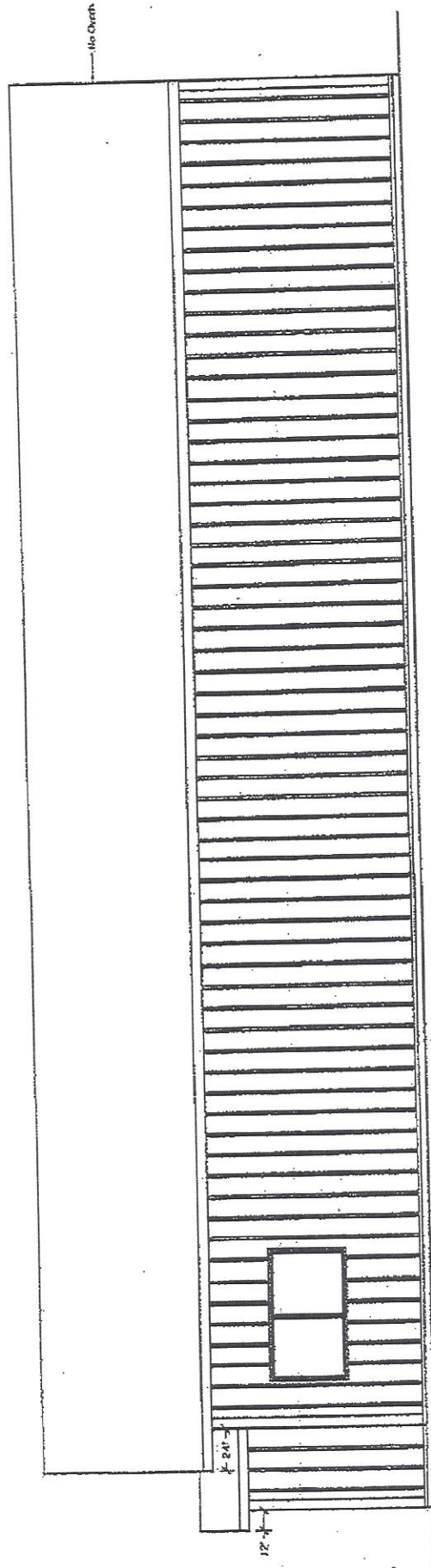


20m
60ft

er Rd



SOUTH ELEVATION



EAST ELEVATION

Legal Description

**SEC 10 T15N R16W. 1 A COM AT NE COR OF SE 1/4 OF SE 1/4, TH RUN W 8
RDS ALG N LN OF SE 1/4 OF SE 1/4, TH S TO CTR OF COUNTY RD, TH
NE'LY ALG CTR OF SD CO RD TO POB.**

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)

for

TWIN BRIDGES, LLC

ID NUMBER: F2804K

received by facsimile transmission on October 25, 2017 is hereby endorsed.

Filed on October 27, 2017 by the Administrator.

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



Sent by Facsimile Transmission

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 27th day of October, 2017.

Julia Dale

Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau

CSC/LCD-700 (Rev. 08/15)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU		
Date Received	(FOR BUREAU USE ONLY)	
This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.		
Name	James R. Prince (P33063), Prince & Monton, PLC	
Address	127 State Street	
City	State	ZIP Code
Hart	MI	49420
		EFFECTIVE DATE:

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION
For use by Domestic Limited Liability Companies
(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: Twin Bridges, LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

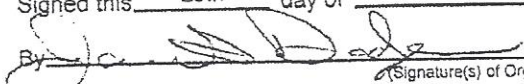
The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

- The name of the resident agent at the registered office is: Janet Dodge
- The street address of the location of the registered office is:
614 S. 144th Avenue Shelby, Michigan 49455
(Street Address) (City) (Zip Code)
- The mailing address of the registered office if different than above:
_____, Michigan _____
(P.O. Box or Street Address) (City) (Zip Code)

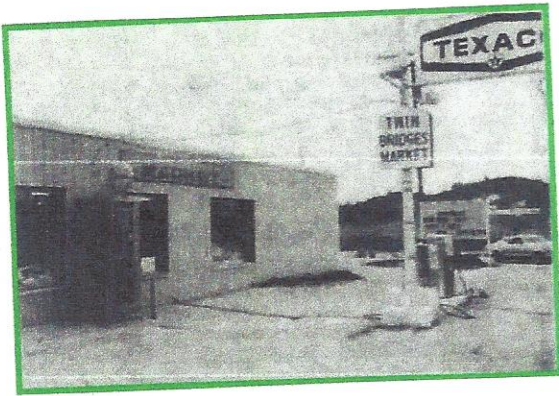
ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Signed this 25th day of October, 2017

By 
(Signature(s) of Organizer(s))

Janet Dodge

(Type or Print Name(s) of Organizer) 10/25/2017 3:57PM (GMT-04:00)



Twin Bridges

09.14.2021



Janet Dodge
Twin Bridges LLC
614 S 144th Ave
Shelby MI 49455
231.730.1658

Overview

Twin Bridges-A store that had everything. A store that supported the community as much as the community supported it. It was a part of everyday life in Elbridge Township. It wasn't uncommon to go to Twin Bridges several times a day. It was where you went to get your milk, gas and everything in between. But when you left. You left with so much more. You left with a sense of belonging. Our neighborhood needs this back.

Goals

1. To bring Twin Bridges back to support the communities needs
2. To offer employment opportunities

Specifications

I am proposing to rebuild Twin Bridges. This will be a Gas Station/Convenience store with a Deli and Ice Cream Shop with the convenience of a walk up window. The Building that I am proposing is a 60'X40' single story with the pole barn style look to fit in with the surrounding farmland.