

# Harbor Commission

## Regular Meeting Agenda

Tuesday, March 15, 2016  
5:30 p.m., Council Chambers



1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – January 19, 2016
5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
6. Financial Reports

### UNFINISHED BUSINESS

### NEW BUSINESS

7. Idler Deck
8. Adjourn

RESPECTFULLY SUBMITTED,

Kate Hosier  
Harbormaster

South Haven City Hall is Barrier-free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Clerk. Individuals with disabilities requiring services should contact the City Clerk by writing or calling South Haven City Hall at (269) 637-0750.

# Harbor Commission

## Regular Meeting Minutes

Tuesday, January 19, 2016, 5:30 p.m.  
Council Chambers, South Haven City Hall



City of South Haven

**Please note that the meeting will be held in South Haven City Hall, Council Chambers.**

### 1. Call to Order

Present: Greg Sullivan, Cathy Pyle, Steve Schlack, Tim Stegeman, Mary Stephens  
Absent: Tim Reineck

### 2. Approval of Agenda

Motion by Stegeman, second by Schlack to approve the January 19, 2106 regular meeting agenda as presented.

All in favor. Motion carried.

### 3. Approval of Minutes: November 17, 2015 Regular Meeting

Motion by Stegeman, second by Sullivan to approve the November 17, 2016 regular meeting minutes as written.

All in favor. Motion carried.

### 4. Interested Citizens in the Audience Will Be Heard on Items Not on the Agenda

There were none.

### 5. Selection of Chairperson

Motion by Sullivan to nominate Stephens for the position of chair. Second by Pyle.

Acceptance by Stephens contingent on the vote.

All in favor. Motion carried.

Motion by Pyle, second by Schlack for Stegeman for vice-chair.

All in favor Motion carried.

## **6. Financial Report**

Acting Harbormaster Kate Hosier reviewed the Financial Report.

Stephens questioned this year's seasonal dock revenue in December since the last five Decembers have some revenue from seasonal dock revenue.

Hosier said we may have received seasonal deposits in November and none in December. Hosier said there are several docks open at Black River Park. Hosier will look into the December number for seasonal dock revenue.

## **7. 2016 Meeting Dates Resolution**

Hosier found no holidays in conflict with the usual third Tuesday of the month and asked if commissioners were aware of any conflicts with their schedules.

Motion by Stegeman, second by Schlack to adopt Resolution #2016-01, a resolution setting the 2016 meeting dates for the Harbor Commission.

All in favor. Motion carried.

## **8. Kal-Haven Marina**

Hosier explained she has added an attorney's review and a map which the GIS Tech drew up showing the harbor lines since the original agenda packet was compiled, noting that the developer, David Nixon, does have a Department of Environmental Quality (DEQ) permit which factors in.

Stegeman suggested reviewing the site plan submittal requirements.

Item 1A. Stephens asked for the width of the river. Schlack said on the width of the river is included on the dock plans provided. Schlack questioned whether we need to vote on the items as to whether they were provided. Stegeman explained that consensus of the commissioners would suffice.

Commissioners agreed that the width of river was provided as was 1B. A cross-section of the river bottom.

1C. Harbor lines. Hosier explained that the GIS tech noted that there will be distortions, the docks shown over the harbor lines are within an acceptable margin of error. Sullivan asked if it is reasonable to assume the two red lines are ninety feet apart, noting he was looking at the last slip on each end. Hosier repeated that the GIS Tech did say that the docks are within the margin of error.

Stephens wondered if we should ask for an updated image because the Harbor Commission is tasked with verifying the harbor lines. Schlack reminded that we are determining whether the harbor lines are provided in this application or not. Stephens

said the submittal requirement is the location of the Harbor lines and the image provided makes it impossible to verify the location of the harbor lines.

Hosier said the margin of error comes in with two maps overlaid, and the grainy 1989 map might not be able to be made any clearer. Stegeman said what is shown is within reason; that if docks are built beyond the harbor lines they would have to be demolished. Schlack said there was a survey and questioned whether the survey actually shows that there is ninety feet between docks on the other side of the river and the docks that are being proposed. Hosier wondered if when the DEQ did the permit they did harbor lines. Zoning Administrator Linda Anderson said on page twenty-six (26) the DEQ does show the harbor lines and the width of the river between the docks. Schlack said the purpose of the ninety feet is to have ninety feet of navigable waterway between the docks to which Hosier responded that is correct.

Hosier suggested the commission review the enlarged version of the site plan; Anderson also brought up the site plans which the applicant brought with him both of which indicated the harbor lines and the ninety feet. The commission agreed that the harbor lines were provided.

1D. Stegeman said the project property lines are indicated on the survey; the commissioners agreed.

1E. Length, width, location and type of construction of existing docks, piers, slips and seawalls is provided as is 1F per consensus of the commissioners.

1F. Length, width, location and type of construction of the proposed development and 1G. Current development of the site on the opposing sides of the Black River. Stegeman believes that both are provided and all were in agreement.

2A. Schlack noted that the soundings varied about three (3) to four (4) feet. The commissioners agreed the soundings are provided.

2B. Dredge spoils. Sullivan asked if any dredging is proposed to be done. Nixon stated there is no dredging proposed or riprap to be placed on the site. Nixon explained, "There are oak tag elders and we have three (3) of the largest in the State of Michigan; they only grow in clay, they are rare, the birds migrating in the south, warblers and finches, congregate in them. That's why we moved the head dock away from the shore so we could leave all the trees where they are, provide shade and habitat and leave the shoreline intact; it's been like that for a thousand years or so. Some of the docks look excessively long, because we moved the head dock back."

Sullivan questioned Nixon saying there would not be any riprap. Nixon said that was removed from the application, on the extreme western end of the property, when it was decided it would not be needed. That was removed from the DEQ application per Nixon and the DEQ said there will not be any fill, according to Hosier. Nixon noted that if the commission approved the site plan, they could make that a contingency of the approval.

The commission agreed that the application and site plan are complete, except for the dredging and riprap, with the applicant stating no dredging or riprap will occur.

Findings:

#1. Stephens noted that the proposed project does not extend beyond the city harbor lines. Schlack commented on the plans, that the plans are complete but they are kind of confusing to me, with the access and he has some questions on the plan.

#2. The commission does not believe there was any impediment to safe navigation.

#3. Adverse affect. Schlack said that's tough with the previous talk of the easement and parking. "It could have some effect on other properties but doesn't know if it would be an adverse effect." On the drawings Schlack sees where there is a parking area on the north side (a parking circle) and an easement access to that. The history of that property with the Zoning Board of Appeals, and the process it has been through, makes it hard to know how someone could be prevented from using that street. Stegemen asked if it is a private drive; Hosier believes it is. Stegeman said there is something in the legal part from our city attorney about the easement.

Attorney Nicholas Curcio reviewed the history of the subject property, which has an extended history starting in 2012 with the ZBA when the developer applied for a zoning interpretation. There is no commercial access allowed to any property in the B-3 zone over a private road. The ZBA determined that any use that would require vehicular traffic on that private road. Then Nixon came back and requested a variance, without any specific commercial use. That had some bearing on the ZBA's decision because they couldn't tell without knowing the use. That decision was taken to circuit court and the court upheld the decision of the ZBA. There can be no commercial traffic, even construction vehicles for the purpose of constructing a commercial site, across a private road. That comes into play when we look at parking for the site; the parking plan and memo details some parking over the Kal-Haven Trail.

The Zoning Administrator has reviewed the Zoning Ordinance and determined that the parking proposed does not comply with the Zoning Ordinance. The first issue is the zoning allowing the property owner to provide parking less than three hundred (300) feet away. A separate requirement states that when there are multiple uses, each use has their own separate parking requirement; you cannot double-count unless the two uses have different business hours. Our understanding is that there will be overlapping business hours with campgrounds being a twenty-four (24/7) use. Practical issues of going over the Kal-Haven Trail include not being able to take vehicles and boats across the Kal-Haven Trail. It would be difficult to police the use of the private road by boaters accessing the marina.

Sullivan said this went to the ZBA first and asked if Curcio is saying that the ZBA had some issues with the parking arrangement. Curcio said all the ZBA decided is that the developer cannot have commercial access to the site across the private road. Stephens said the new arrangement for the parking did not come before the ZBA. Sullivan asked whether the current request would have to go before zoning before it comes to the Harbor Commission. Curcio explained that there is no requirement for this application to go before the ZBA.

Anderson said we are not allowing any commercial vehicles to use that; all construction will be done from the water. From the campground there is no vehicle access to the docks, the turnaround you see is actually for emergency vehicles only. There can be no

parking there; no access to the river there. All access has to come from the campground or the water.

Stegeman feels that is kind of an unimproved road and Schlack said he tried to drive down there but it wasn't plowed all the way so he was unable to get very near to the subject property.

Stephens asked about the adverse effect to the property owners stating that it seems like there are some concerns there. If we consider the Kal-Haven Trail adjacent property and we consider misuse of the Kal Haven Trail, Stephens does not know how we can address the double-counting of parking spaces. Schlack said he doesn't see a problem with walking across the trail with a kayak or canoe. Many people use our boat ramp to launch their boat and have someone else bring their vehicle and trailer back. Schlack said he can see if he had a boat and trailer he might use the Black River Road rather than walking all the way to the campground. He has a problem with that.

Pyle asked about all the tents that are down around the river and how they will have access. "Will slips be offered to them?" to which Nixon said no. Pyle asked how the tents access the area and Nixon responded that there is a driveway off Blue Star Highway. Schlack asked if parking could be added there but Nixon said he is not sure as they have to leave some open space. Nixon said on the concern about someone using Black River Street, to pick someone up or turn around, "That wouldn't be allowed, that would be against the ordinance, and the neighbors would start complaining. We have tried to be sure the neighbors aren't disturbed. The DNR permit allows for the deposition of more crushed concrete." Schlack commented on the construction being done from the river. Nixon said he asked the DNR specifically and the fire and police department; he knew this would come up. They agreed it would be adequate; we do plan to improve that circle but not let anyone else use it.

Anderson responded to Schlack's question that site plan review would be done by fire and other departments. Anderson explained you need to just include those concerns in your motion.

Stegeman commented that regarding adverse effect on neighbor's access to their property, he does not see any problem with the improvements being proposed. Schlack said he would say there is no adverse effect. Stegeman said with the information given you would have to say no.

#4. Adverse effect on the adjacent property owner's ability to develop their property. The commission was in agreement that the proposed project would not have an adverse effect.

Comments.

Schlack: Questioned the extra space between slips fourteen (14) and fifteen (15). Nixon said that was his idea for the ducks that use the property for nesting; he wanted to leave an open area for the ducks to go back and forth. "We could have put another slip there but we wanted the ducks to use that area where the stream comes out. Nixon said there are two tile pilings on either side."

Schlack asked about dinghies in that area and more parking needed to which Nixon responded, "Heavens, no. If the city is not going to allow double-use parking the plan does not meet the parking requirements."

Stegeman asked about the docks being referred to as dinghy docks on the plans; he is curious why forty (40) foot long docks are referred to as dinghy docks. Nixon is not aware of any plan to call them dinghy docks but clarified that the docks are really only thirty (30) or thirty-two (32) feet from the shoreline. "It's to get past that grove of tag elders we want to leave along the river."

Stegeman: Addressed Harbor Commission concerns of the harbor lines. Noted that what is proposed is adequate for safe navigation. Emergency vehicle accidents in case of fire would be his second concern. The third one, from what I've seen, and this is something Zoning and Planning will have to consider; there is not enough parking for what all is being proposed.

Pyle's main concern was the parking, noting her concern was sort of addressed with the tent parking, that they go down that driveway, but how much parking is allowed for the tent parking? Do they park next to their tents? Nixon responded that yes, they park by their tents. Pyle further questioned, "Will guests have somewhere to park?" Nixon said there are twenty-two (22) parking spaces along the fence, none of those are required as extra parking. Nixon said he has been told by Parks Depart and Natural Resources that we have unlimited use of the Kal-Haven Trail parking lot; our customers can use it, I don't have anything in writing, but it's quicker to park in that parking lot and walk in. Without the Harbor Commission approval we will not get to that stage.

Sullivan has a question about the parking. Obviously to have multiple use for the parking, it would only be RV tenants that would be able to utilize the parking for twenty (20) of the slips. Right now most of our customers have boats, according to Nixon, and they keep them off-site or launch them at the launch ramp every day. Sullivan asked if these are mostly seasonal to which Nixon responded that the campground is restricted to twenty-one (21) days at this point. Sullivan's concern is there isn't any way to adequately police that the RV owner is going to be the same. Nixon said he thinks the city is pretty good at policing the ordinance; that we do not let our customers violate the ordinance. Nixon stated, "We don't trust you not to do what you say you are going to do and we don't have the ability to enforce that." Nixon said that of the twenty-two (22) parking spaces along the fence, two (2) or three (3) are set aside for employees. Nixon added that the Kal-Haven Trail visitors' parking is open to our customers for parking also. Sullivan said that is not part of this application.

Nixon said if it goes to Planning Commission we might be able to work out something for additional parking, but for right now we plan on only the RV sites using this. Sullivan commented that there is not any way to verify whether the boats are RV owners or seasonal slip renters. Schlack said he feels that if the city Zoning Administrator says that it is not permitted to have multiple use parking, the application is not complete, it doesn't show enough parking.

Pyle questions the Kal-Haven parking use, noting that the trail is busy and you cannot count that as available.

Schlack said his other concern is people parking down there by the tents, maybe with the open space requirement, you cannot provide enough parking.

Nixon asked if the Harbor Commission does not approve the site plan, where do we go next. Anderson said the Harbor Commission neither approves nor denies the site plan, they make recommendations and comments; and then the Planning Commission holds their own review. If there is a way you can address the parking issues, you can do that before you go to the Planning Commission. Nixon said this is the first I've heard of the multiple use parking problem. Anderson noted multiple use parking is allowed with a special use permit.

Stegeman said the parking is not what the Harbor Commission gets into, that would be the next group. "We do the boat parking not the car parking."

Stephens said the potential misuse of Black River Road and Kal-Haven Trail are her concerns.

Stephens asked if commissioners want to recommend the site plan. Stegeman said we can recommend the site plan with caveats; parking issues and other things that were mentioned.

Discussion ensued regarding the Harbor Commission review and what they need to send to the Planning Commission. Anderson said there is no recommendation to approve or deny. Hosier said you could make a motion to recommend this site plan and your comments to the Planning Commission.

Motion by Stegeman to forward the site plan to the Planning Commission with the comments. Second by Schlack.

All in favor. Motion carried.

Stegeman asked about the short-term rental ordinance, noting we have a lot of condos along the river that have slips with them. The condos are turning into short-term rentals and then the owners rent the slip seasonally separately. How many parking spaces are needed at those condos? Anderson said two (2) parking spaces for the condos and one and one-half (1.5) for the slips.

## **9. 2016 Marina Rates Resolution**

Hosier reminded that the Harbor Commission has already approved the marina rates and sent them on to City Council. There were some discrepancies between the state reservation system (CAMIS) and two separate reservation fees depending on how you reserve your dock. Those fees are eight (\$8) dollars or ten (\$10) dollars, and then there are also docks in city system with a five (\$5) dollar reservation fee. People move from marina to marina throughout the season. Now we have to adjust for auditing purposes. There is a whole can of worms that brings up for your books. We are asking the Harbor Commission to approve an eight (\$8) dollar reservation fee for the ease of the boater and for staff who have to explain that and for bookkeeping. We are trying to streamline the process and make it easier for the books, staff and the boaters.

Schlack asked if City Council has already approved the rates to which Hosier responded, "Yes, this is the only change."

Motion by Stegemen to recommend to council Harbor Commission Resolution #2, noting that the number will change when it becomes a City Council resolution. Pyle asked if this needs to go to DNR to get approved to which Hosier responded that the rates are not changing. Schlack seconded the motion.

All in favor. Motion carried.

## **10. Member and Staff Comments**

Stegeman: Thanked Anderson and Curcio.

Schlack: Thanked Stephens for accepting the position of chair and looks forward to working with the Harbor Commission.

Stephens: Asked if the Harbor Commission is supposed to have seven positions to which Hosier responded, yes and that she has alerted the mayor and he is actively looking for someone to fill that space.

Hosier thanked the commission for the review noting it was very in depth.

## **11. Adjourn**

Motion by Stegeman, second by Pyle to adjourn at 6:48 p.m.

All in favor. Motion carried.

Respectfully submitted,

Marsha Ransom  
Recording Secretary







Marina Fund Revenue

Marina Fund Revenue  
As of February 29, 2016

Fiscal Year Ending in	Seasonal	Transient	Revenue Total	Operational Expense	Net Revenue
2003	259,840	166,084	425,924	403,463	22,461
2004	280,151	167,907	448,058	429,353	18,705
2005	282,245	170,944	453,189	479,287	-26,098
2006	300,819	173,817	474,636	517,881	-43,245
2007	343,171	170,869	514,040	471,088	42,952
2008	368,408	168,362	536,770	493,906	42,864
2009	377,955	166,674	544,629	492,039	52,590
2010	350,635	161,584	512,219	485,399	26,820
2011	314,270	140,546	454,816	521,900	-67,084
2012	330,660	151,046	481,706	427,390	54,316
2013	377,199	89,267	466,466	599,418	-132,952
2014	402,337	154,894	557,231	535,339	21,892
2015	432,603	151,348	583,950	419,246	164,704
2016	429,586	115,673	545,259	267,572	277,687

**NOTES ON OPERATIONAL EXPENSES:**

Operational Expense does not include depreciation of approximately \$133,000 per year.  
Operational Expenses do not include large construction expenses.  
Operational Expenses do not include the annual transfer to the River Maintenance Fund of approximately \$21,080 annually.

**Operating Expense excludes reimbursable dredging costs**

	Seasonal Marina Revenue												Calendar Year Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2007	58,007	147,702	34,975	42,960	23,115	-3,846	6,199	1,554	703	1,100	22,348	19,285	354,102
2008	60,795	185,520	32,325	36,210	19,130	16,761	820	50	0	6,550	26,799	900	385,860
2009	44,784	185,069	32,390	25,955	31,150	23,488	843	50	850	900	27,990	1,000	374,469
2010	13,035	218,460	41,530	20,235	5,050	20,692	0	434	350	200	29,812	1,000	350,798
2011	43,222	157,210	38,473	31,230	12,498	-158	800	1,950	400	1,100	17,625	8,865	313,215
2012	31,810	178,650	44,840	14,750	31,795	-1,925	0	200	1,050	3,940	11,420	850	317,380
2013	29,476	169,790	80,125	37,555	28,362	14,431	0	0	750	7,735	7,300	7,545	383,069
2014	328,765	5,389	22,415	950	13,080	8,408	3,918	4,814	12,360	10,495	5,300	6,481	422,375
2015	359,425	1,345	16,760	9,510	2,135	60	0	200	2,200	16,266	19,965	5,325	433,191
2016	348,790	36,840	-	0	-	0	0	0	0	0	-	0	385,630

	Transient Marina Revenue												Calendar Year Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2007	0	0	0	8,528	11,494	39,340	56,647	48,986	10,983	1,553	-41	0	177,490
2008	0	0	0	11,657	8,957	29,620	53,315	53,501	11,385	630	0	0	169,065
2009	0	0	0	11,972	10,994	24,877	55,645	39,835	22,176	1,301	0	0	166,800
2010	0	0	0	8,445	9,029	25,154	52,730	40,107	8,654	1,299	0	0	145,418
2011	0	0	0	373	16,162	21,221	47,565	41,459	12,635	515	0	0	139,930
2012	0	0	0	4,684	12,448	31,740	40,344	21,935	4,392	0	-267	0	115,276
2013	0	706	3,502	2,466	3,689	12,501	33,066	40,527	17,724	843	359	542	115,924
2014	2,236	4,453	5,894	6,520	10,785	31,946	42,313	40,590	9,691	816	0	1,780	157,023
2015	2,829	7,115	7,571	7,319	13,530	17,793	44,362	48,388	14,946	1,089	0	0	164,941
2016	3,026	3,863	-	0	-	0	0	0	0	0	-	0	6,889





City of South Haven

## 7. Deck Expansion at Old Harbor Village

### Background Information:

Bob Lewis, owner of The Idler Riverboat Restaurant, has submitted an application to convert the former Bling Shop site into a restaurant and bar with deck seating. The site is on the second floor of Old Harbor Village. The project involves a remodel of the building space and the construction of a deck connected to the space. The proposed deck will be an expansion of the existing walkway and be above the lower dock which is not part of this project.

The proposed deck does not extend further than the existing lower level deck and will not extend into the harbor lines. The deck will be eight (8) feet above the lower dock as is the existing upper level walkway.

This project does not require MDEQ or Army Corp of Engineer permits.

This project is before the Harbor Commission as required by city code. All waterfront renovation projects requiring Planning Commission approval shall also be reviewed by the Harbor Commission.

### Recommendation:

Staff recommends that the Harbor Commissioners review the attached plans and documents and prepare comments for the Planning Commission. This project will require site plan approval from the Planning Commission for outdoor seating.

### Support Material:

Application  
Site plans  
Photos of existing/proposed deck  
Model of deck (Will also be available at the meeting)

# HARBOR COMMISSION APPLICATION

CITY OF SOUTH HAVEN

SITE PLAN REVIEW

RECEIVED Page 16 of 24

FEB 22 2016

The Harbor Commission meets the third Tuesday of each month  
Application deadline is 15 days prior to the meeting

PLANNING DEPARTMENT  
CITY OF SOUTH HAVEN

Applicant Name Bob Lewis Phone 269-217-1149

Address 515 Williams # 10

Project Name & Address Foley Dockside

Brief Description of Project Deck to be built over existing dock.

# of Existing Docks 1 # of Proposed Docks 0 # of Docks being increased (decreased) 0

Will there be any change in the length, width, and/or location of existing docks, slips or other structures? YES NO

Will any portion of the project extend past the City Project Lines? YES NO

	Application Made	Permit Received	Copy Attached
	Yes / No	Yes / No	Yes / No
1. Army Corps of Engineers	<u>NA</u>	_____	_____
2. DEQ	<u>NA</u>	_____	_____
3. Flood Plain Management Agency	<u>NA</u>	_____	_____
4. Soil and Erosion Permit	<u>NA</u>	_____	_____

### Submittal Requirements

In addition to the requirements for site plan approval as shown on the Plan Application Cover Sheet, Site Plan Submittal Requirements, Site Plan Review Attachment, and any other forms required for the project, the following information must be submitted for any proposed development along the Black River. The drawings must be prepared by or under the supervision of a professional engineer, architect, land surveyor, or landscape architect licensed in Michigan and be signed and sealed by that professional. (Sec. 1402.4)

1. A scaled drawing of the Black River showing the river where the proposed development will be constructed and depicting the following:
  - A. The width of the river.
  - B. A cross section of the river bottom.
  - C. The location of the U.S. Harbor Line and the City of South Haven Project Line (Per Ord. #740)
  - D. Project property lines.
  - E. Length, width, location and type of construction of existing docks, piers, slips and seawalls.
  - F. Length, width, location, and type of construction of the proposed development.
  - G. The current development of the site on the opposing sides of the Black River.
2. When any type of dredging is needed to complete the proposed project, the area downstream of the project site for five hundred (500) linear feet and one hundred (100) linear feet upstream from the project must be sounded both before the project is started and at the time of completion, prior to issuance of the Certificate of Occupancy of the project. These soundings must be reported in written form to the City of South Haven for its review. Once the project is completed, the developer will be liable for any debris or spoils that have been found due to the development of the project. If the proposed project includes dredging provide the following:
  - A. Pre-construction soundings report.
  - B. Proposed disposition of dredging spoils.

Applicant's Signature Bob Lewis Date 2/22/16

**HARBOR COMMISSION REVIEW FORM  
SITE PLAN REVIEW**  
(To be completed by the Harbor Commission)

SUBMITTAL REQUIREMENTS:	Provided	Not Provided
1A. Width of the river.	_____	_____
1B. A cross section of the river bottom.	_____	_____
1C. The location of the U.S. Harbor Line and the City of South Haven Harbor Line.	_____	_____
1D. Project property lines.	_____	_____
1E. Length, width, location and type of construction of existing docks, piers, slips and seawalls.	_____	_____
1F. Length, width, location, and type of construction of the proposed development.	_____	_____
1G. The current development of the site on the opposing sides of the Black River.	_____	_____
2A. Pre-construction soundings report.	_____	_____
2B. Proposed disposition of dredging spoils.	_____	_____
3. Signed and sealed drawings.	_____	_____

Plans have been reviewed by the Harbor Commission and found to be: Complete / Incomplete (Circle)

If incomplete, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FINDINGS - All questions must be answered "no" for approval to be recommended:**

1. Does any portion of the proposed project extend beyond the City Harbor Lines? YES / NO (Circle)  
 IF YES: Is the length, width and location of the proposed structure different from the existing structure? YES / NO (Circle)
2. Will any portion of the proposed project impede safe navigation? YES / NO (Circle)
3. Will any portion of the proposed project have an adverse effect on the adjacent property owner's access to their property? YES / NO (Circle)
4. Will any portion of the proposed project have an adverse effect on the adjacent property owner's ability to develop their property? YES / NO (Circle)

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_

RECOMMENDATION: \_\_\_\_\_  
 \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
 (Presiding Chairman, Harbor Commission)

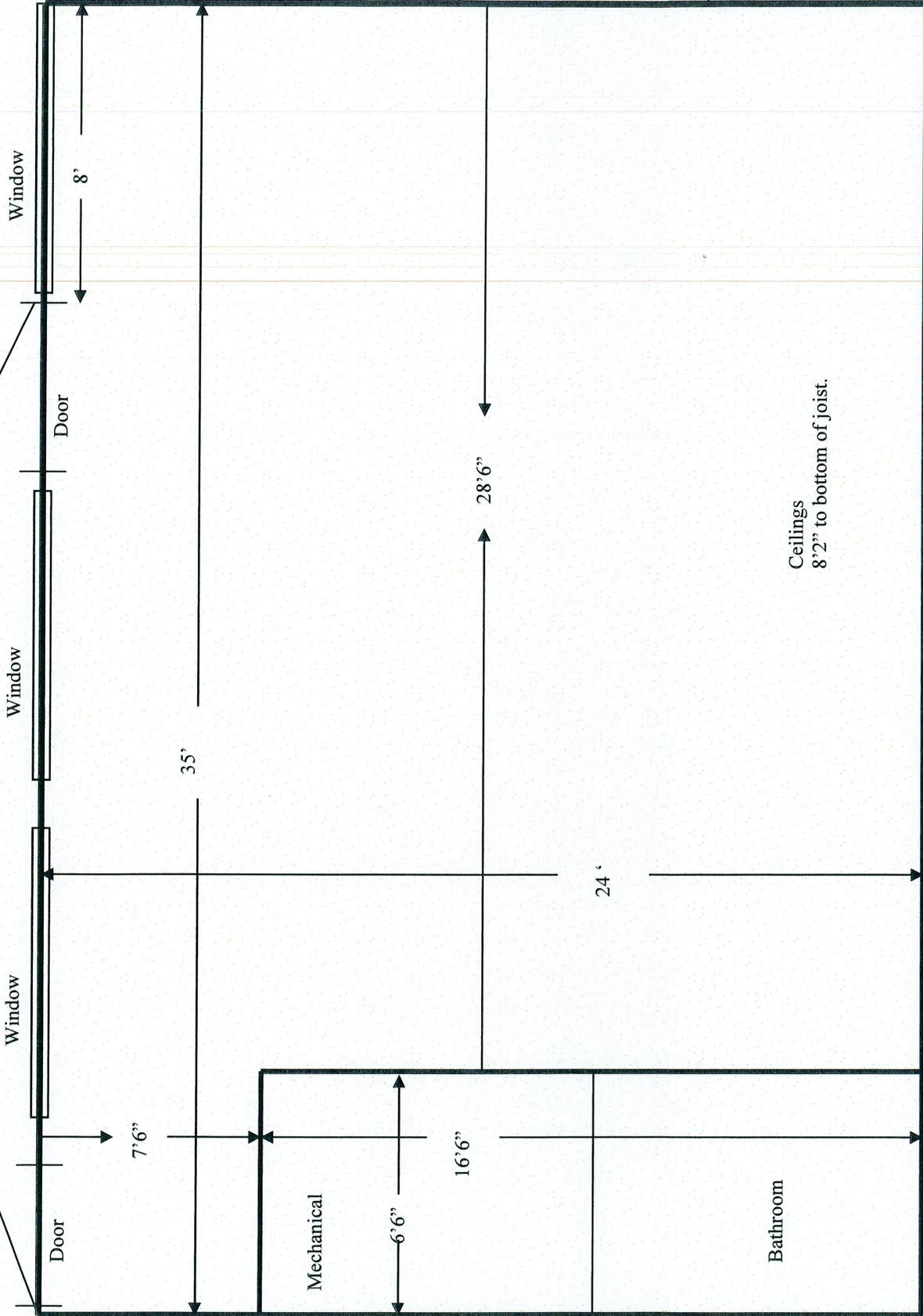
Note: Any approval given by the Harbor Commission under which work is not started within 12 months or, when such use or work has been abandoned for a period of six months, shall lapse and cease to be in effect. (Sec. 38-36 a)

Date of Submittal \_\_\_\_\_ Date of Harbor Commission Review \_\_\_\_\_

Date of Planning Commission Review \_\_\_\_\_ Date of City Council Review \_\_\_\_\_

Bathrooms  
Accessible from  
outside

Old Harbor Village



# Deck

Idler

\* Not to scale

Dockside raw bar

Garage door

Dockside walk out deck (Idler upper deck level)

40'

12'

15'

Idler lower dock

Idler  
entrance  
ramp

Idler

