



# Dockside Village Planned Unit Development Submission

by: McMullen Properties/ Aquadome LLC  
October 2026

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# Project Narrative



For over 100 years, the area at the confluence of Clam River and Torch Lake hosted a small village that was first developed to support a small community dedicated to the logging industry in the area. In the 1950's a general store and tavern with housing above was built on the site of the former market that burned down located on property adjacent to the old swing bridge. That building still exists today as the Dockside Restaurant and the adjacent cabin became Watersports rentals. Still popular due to its proximity to the lake, ample boat dockage and large deck overlooking the river, this former store is beyond its useful lifespan and is in need of renovation.

The project originally began as a simple renovation project for the Dockside Restaurant, however it was determined that this area could become something more. With the Basecamp development less than a quarter mile away and other commercial developments being renovated and expanded, the project team took another look at the property and began to consider what is the highest and best use of this unique property. The culmination of our efforts is presented in this Planned Unit Development for Dockside Village.

Utilizing the existing mixed-use building as a guide, our project contains an expanded Dockside Restaurant and new facilities for Dockside Watersports. In addition, we are proposing a coffee/ ice cream bakery and commercial retail space along with 5 condominium units with views to Torch Lake and Clam River. We also designed the facility to rise away from the adjacent properties to the South which is the extreme corner of Forest Home Township. Additionally, our team added an lighthouse tower feature to both act as a day beacon for boaters and an iconic element that recognizes the importance of the water to the community.

The building is designed with multiple facades and utilizes materials and colors derived from the local area. The façade designs are inspired by structures in Bellaire and Alden with design elements taken from the original swing bridge that crossed Clam River at the adjacent abutment. As stated above, the building rises to the south, with the majority of the structure being one and two stories. Only the Dockside portion is tall and contains the iconic tower element. Balconies and roof decks allow for exterior living spaces while also allowing privacy for the occupants.

Lighting at night will be shaded, using cut-off fixtures and lights that do not shine above horizontal. We are taking cues from Dark Skies International to minimize any light pollution to the neighbors and the community. We are proposing an amber light in the tower for evenings, this will be a muted light with the color chosen specifically to not hinder stargazing from the adjacent lakefront properties. The lamps for this light will be controllable and able to be dimmed or the colors shifted to not be a hinderance to lakefront residents.

The facility will operate utilizing similar hours to the current operations. Business hours may start as early at 7:30am for the Coffee/ Bakery for morning customers. Dockside Watersports will most likely maintain their hours with rentals starting at 9:00am. Retail will follow typical hours of 9am to 7pm. Dockside will maintain their hours of 11am until 9pm during the week and 10pm on Friday and Saturday evenings. The hours may extend to midnight for holidays and special events.

We are proposing residential units above the Commercial level to help maintain the unique character of the property and is a better utilization of the site than more commercial spaces. Per our statements in





# Project Narrative



Tab 4 Population Profile, we intend for the residential units to be sold as second/ vacation homes with short term rentals of a minimum of one week stay. We also intend to add quiet hours to our covenants as well as restricting the amount of people that can stay within the units to two per bedroom for overnight stays. Further, we have placed the units facing the water and away from the existing residences to minimize any disruptions from noise and to help maintain privacy. We intend to enforce the rules to the greatest extent possible.

We are also limited by the capacity of the Advanced Treatment System which will treat the sewage from the project to higher standards than a standard septic system and drainfield – see waste statements under Tab 8. Our water usage will be average and have little to no impact to the aquafer. By utilizing low flow fixtures and through smart water management, our water utilization will be about 50% more than the current water usage of the property. Sewage including the waste tanks, grease interceptors and lift station from their current location adjacent to the lake to the road side of the property below the walkway. This pulls the sewage as far away from the lake as possible. The lift station will be located on the property across the right-of-way and connected into the existing force main to the ATS located at the Basecamp Development.

The existing site will stay mostly intact with the docks, boardwalk and existing wood deck will remain. The existing Dockside building as well as the Watersports building will be torn down and the area will be utilized for the new building. The existing sand beach will remain as well as the public access at the end of Old Torch Lake drive will be maintained. Stormwater will be attenuated as required by Antrim County and EGLE regulations. The service area for trash will be relocated to the parking area and utilize an expanded dumpster enclosure located at the Southeast corner of the adjacent parking area. Parking will utilize the existing parking areas with a pedestrian plaza at the end of Old Torch Lake Drive. This was a request by Forest Home Township to alleviate the tight conditions at the Dockside Restaurant and to remove any conflicts between pedestrians and traffic. This has been approved in concept by the Antrim County Road Commission and is represented in our proposed conceptual design. This removes several parking spaces, however we have entered into written agreements with adjacent property owners for overflow valet parking during peak times. By utilizing Valet parking during peak hours (weekends and holidays) this will allow for parking to be managed and not be a detriment to the surrounding area. We also intend for our guests to utilize a valet parking service which will remove any issues with parking for guests who can utilize the loading area to unload luggage and supplies. We have also added a loading area per Forest Home Township requirements.

Our major ask and the reason that we are coming before the Planning Commission is to receive permission and entitlements for the following items:

- Allow for a shared Parking arrangement and utilizing Valet services during peak hours and high traffic days
- Increased height allowances at the Dockside Restaurant for a 3 Story mixed used area (44' to top of Parapet) as well as allowance for the iconic lighthouse tower (Maximum height 71' to top of dome – note the lantern portion is considered a cupola and is allowed to exceed the maximum building height)
- Allow for residential on the property (Under Special use). This corrects the existing non-conforming apartments that currently exist on the second level of the Dockside Restaurant

# Project Narrative



- Reduce the setbacks to Zero on the Old Torch Lake side (meets the current setbacks as defined by the existing Dockside Restaurant), the existing edge of the wood deck on the Clam River (South) side, and 20'-0" on the waterfront side (meet the Waterfront Commercial side setbacks)

We feel we have provided an excellent project for consideration. Our proposal provides for the highest and best use of the site and a great addition to the Forest Home Township and the Community and look forward to the Grand Opening of the New Dockside Village.

Reduce the setbacks to Zero on the Old Torch Lake side (meets the current setbacks as defined by the existing Dockside Restaurant), the existing edge of the wood deck on the Clam River (South) side, and 20'-0" on the waterfront side (meet the Waterfront Commercial side setbacks)

We feel we have provided an excellent project for consideration. Our proposal provides for the highest and best use of the site and a great addition to the Forest Home Township and the Community and look forward to the Grand Opening of the New Dockside Village.

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# Legal Description



## Legal description per Farrier Surveying Inc. :

Lots 15, 16, 17 and 18, Supervisor's Plat of "Helena", recorded Liber 2 of Plats, Page 58, Part of Government Lots 1 and 2, Section 4, T29N-R8W, Forest Home Township, Antrim Count, MI.

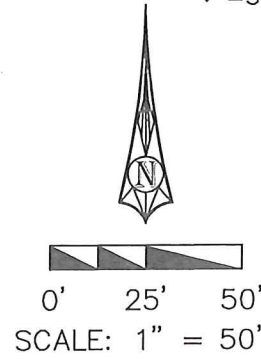
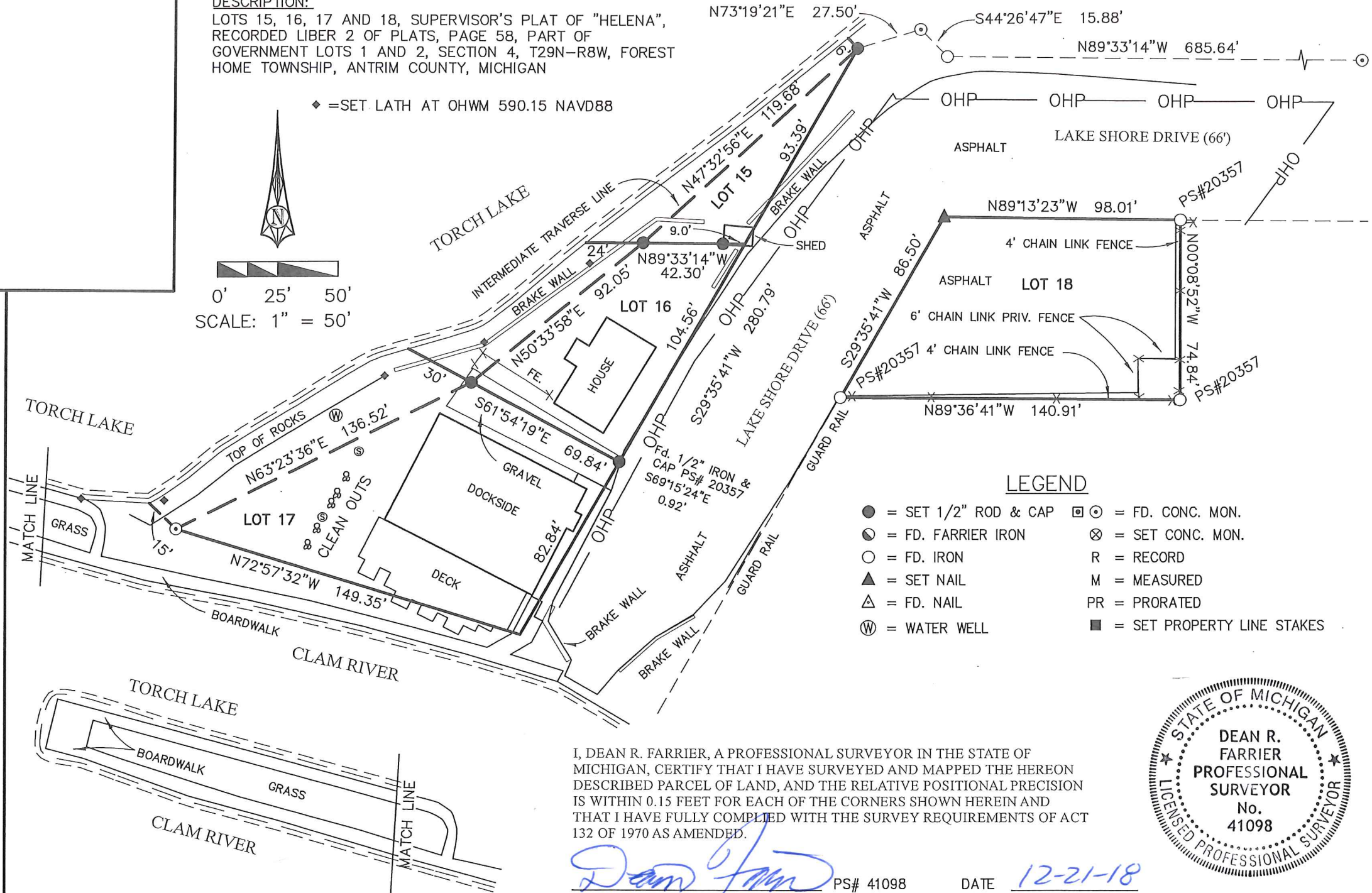
CERTIFICATE OF SURVEY

... A CERTIFIED COPY ... SHALL BE RECORDED AT THE TIME  
OF RECORDING THE CONVEYANCE OF TITLE ... THE  
PART OF (SEC. 1(2), ACT 132 OF 1970 AS AMENDED.)

DESCRIPTION:

LOTS 15, 16, 17 AND 18, SUPERVISOR'S PLAT OF "HELENA",  
RECORDED LIBER 2 OF PLATS, PAGE 58, PART OF  
GOVERNMENT LOTS 1 AND 2, SECTION 4, T29N-R8W, FOREST  
HOME TOWNSHIP, ANTRIM COUNTY, MICHIGAN

◆ = SET LATH AT OHWM 590.15 NAVD88



LEGEND

- = SET 1/2" ROD & CAP
- = FD. FARRIER IRON
- = FD. IRON
- ▲ = SET NAIL
- △ = FD. NAIL
- ⊙ = FD. CONC. MON.
- ⊗ = SET CONC. MON.
- R = RECORD
- M = MEASURED
- PR = PRORATED
- = SET PROPERTY LINE STAKES
- ⊕ = WATER WELL

I, DEAN R. FARRIER, A PROFESSIONAL SURVEYOR IN THE STATE OF  
MICHIGAN, CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREON  
DESCRIBED PARCEL OF LAND, AND THE RELATIVE POSITIONAL PRECISION  
IS WITHIN 0.15 FEET FOR EACH OF THE CORNERS SHOWN HEREIN AND  
THAT I HAVE FULLY COMPLIED WITH THE SURVEY REQUIREMENTS OF ACT  
132 OF 1970 AS AMENDED.

*Dean R. Farrier*

DEAN R. FARRIER

PS# 41098

DATE

12-21-18



BEARING BASIS: MI STATE PLANE CENTREL ZONE

FARRIER SURVEYING INC.

P.O. BOX 998

244 S. CEDAR STREET

KALKASKA, MI 49646

TEL(231)258-8162 FAX(231)258-3249

office@farrisersurveying.com

CLIENT: AQUA DOME CAR WASH LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE CO

DESCRIPTION

PART OF GOVERNMENT LOTS 1 AND 2  
SECTION 4, T29N-R8W, FOREST HOME TOWNSHIP,  
KALKASKA COUNTY, ANTRIM MICHIGAN

FILE No. 28518

CHECK: DRF

Fd. Bk. 256, Pg. 51

DRAWN: DES

DATE: 12/21/2018

SHEET: 1 of 1

C:\DATA DRIVE\Carlson Projects\2018\28518 DOCKSIDE\28518 DOCKSIDE.dwg 12/21/2018 5:18:48 PM



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# Ownership Statement



I, Nick McMullen, officer and authorized agent of Aqua Dome, LLC am sole owner of the subject properties located at 6340 and 6326 Old Torch Lake Drive, Bellaire, MI (Parcel Numbers 05-07-530-015-00, 05-07-530-014-00 and 05-07-530-013-00) as shown on the provided survey and described via the legal description located under tab #2.



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# Population Profile



The area of Torch Lake is a world-class destination attracting millions of visitors to the region for enjoying the water and the pristine natural resources of Northern Michigan, Antrim County and the areas of Bellaire and Alden. The Dockside Restaurant is situated in an historically developed area that has served the needs of the community and tourists alike for over 100 years. The population profile for the Commercial, Retail and Hospitality portions of the project remains the same – local residents and seasonal tourists.

The residential portion of the project is designed for permanent residency, although most adjacent properties around the lake are second homes that are leased out for short-term rentals to visiting families. Our intention is to offer these units as residential with the option for short-term rentals via a management company controlled by the Master Developer. Per our Condominium Agreements, no owner can sublease or rent their unit unless it is through our designated management entity. AirBnB, VRBO, Booking.com or other platforms are not permitted per the same agreements.

It is the intent to offer the products no less than one week rental terms via a management company controlled by the Master Developer. Per our Condominium Agreements, no owner can sublease or rent their unit unless it is through our designated management entity. AirBnB, VRBO, Booking.com or other platforms are not permitted per the same agreements.

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# Proposed Financing



We have contacted both Alden State Bank (local) and Synovus Bank (national) for financing our project and are currently awaiting term sheets for the project. We can share these upon receipt/ request.



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architecture • arts • interiors • sustainability



**McMullen Properties**  
Development • Leasing • Management



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# Development Staging



The development shall be staged as follows:

The overall building will be permitted as a shell structure with individual tenant build-out permits to allow for individual staged opening/ completion of the rest of the facility.

Demolition of the existing facility is scheduled for Fall of 2027.

Dockside Restaurant is scheduled to be opened by May 2028. It is expected that Watersports and Blue Goose Cafe will open shortly thereafter.

The retail component schedule is undetermined at this time as the team is in negotiations with the tenant. Final schedule is to be determined based on Lease execution and negotiations. It is planned that the construction of this space is to be completed by the end of 2028.

The individual Condo Units may be finished and available for the 2028 season, however they will be fully completed and built-out along with the rest of the village by the end of 2028. Our team reserves the right to delay final buildouts to 2029 based on lease negotiations and sales patterns, however we do not anticipate any issues with a final completion by end of 2028.

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# Impact Statements



## Roads

The Dockside Village Team has reached out to the Antrim County Road Commission, Mr. Burt Thompson, PE, Engineering Manager. **The Antrim County Road Commission has no issues with our proposed development.** Their response letter is contained within this section.

## Schools

The Dockside Village Team has not reached out Superintendent of Bellaire Schools, Terry Starr as it is determined that the project has no impact on the School system due to the anticipated lack of permanent full-time residents.

## Utilities (including water and sewer)

The Dockside Village project is not utilizing municipal water supply or sewer conveyance, rather these utilities are to be provided on-site. A detailed utilities statement is provided under Tab 10 – Other Information.

## Fire Protection

The Dockside Village Team has reached out to the Bellaire Fire Department Chief Bill Drolinger. **Chief Drolinger verbally stated that the Bellaire Fire Department has no issue with the proposed development.**

Dockside Village is designed to meet the requirements of the following current codes:

- 2015 Michigan Building Code
- 2015 Michigan Residential Code
- 2012 International Fire Code (based on the 2012 NFPA 101 Life Safety Code)

Dockside Village will utilize a monitored Fire Alarm system and a Knox Box shall be provided for emergency access should the need arise. The existing right-of-way allows for fire access and Fire lanes as required by the Fire Chief shall be provided upon request. Additionally, we can provide a dry hydrant to draw lake water if requested by the Fire Chief.

## Emergency Services

The Dockside Village Team has reached out to the Antrim County Emergency Services Operations Director, Mr. Matthew Adamek. At the time of submission we have received no comments or response from Emergency Services.

# Impact Statements



## Emergency Services continued

Dockside Village utilizes a security system and cameras to monitor the public and parking areas. A Knox Box shall be provided for emergency access should the need arise as required by the Michigan Fire Code. The existing right-of-way allows for emergency access to the facility should there be an emergency.

## Police

The BaseCamp Team has reached out to the Bellaire Police Department Chief Jesse Fisher as well as Antrim County Sheriff Kevin S. Hoch. At the time of submission we have received no comments or response from either entity.

Dockside Village will be designed utilizing the best practices of Crime Prevention through Environmental Design (CPTED) as detailed in the Crime Prevention through Environmental Design manual, 3rd Edition by Thomas Crowe. We also intend to utilize security systems and access control in the form of individual entrances for the tenant spaces as well as security cameras at public spaces, entrances and throughout the development. Individual residential units may choose to provide security systems in the form of intrusion alarms or cameras at the discretion of the owner.



# Antrim County Road Commission

DIETER AMOS, Kewadin  
KEVIN GIAR, Bellaire  
GODFREY "PETE" HOOGERHYDE, Elmira  
ALLEN MUSALL, Manager

September 2, 2026

Mr. Nick McMullen

Via Email

Dear Mr. McMullen:

We have had time to review the preliminary plans that you set to us at Antrim County Road Commission for the purposed development of Dockside Village. After reviewing I believe there are no issues with the purposed plans at this time.

We would request that a right of way permit be filed for the Pedestrian Plaza area with a more detailed drawing showing the objects that would fall within. Based on that and what we have recently talked about the permit would be no issue. The filing for the permit will be done using Oxcart Permits, which you have done before for the Base Camp project.

As of now, I also don't see any traffic concerns at this point as the new additions will increase volumes in and out. That area is already a hot spot during the summer months and seems to be handling it just fine. That said we are fully aware that it could become a focal point at some point down the road but as of now I feel things should still function as designed.

Any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Allen Musall", is written over a light blue rectangular background.

Allen Musall  
Manager

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# Waste Statements



## During Construction

During construction, the site shall be maintained utilizing best practices of waste management including:

- Construction Dumpsters for discarded materials – to be disposed of by dumpster provider at an appropriate facility
- Portable toilets for workers – provided and serviced by a separately contracted vendor
- Wash areas to prevent debris and dust from falling from construction vehicles in the form of a gravel area located at the construction entrance to the site.
- Silt fencing to reduce erosion
- Water trucks to cut down on environmental dust
- Limiting construction activities to daytime hours (between 8am and 5pm, Monday-Saturday)

The site construction will also follow the guidelines as set forth in the Antrim County Soil Erosion, Sedimentation and Stormwater Runoff Control Ordinance.

## During Operation

Dockside Village will utilize an liftstation with grease interception and existing forcemain conveyance to an off-site sewer system as described in the Utilities Narrative in Tab 10.

Stormwater facilities will be maintained per the guidelines as set forth in the Antrim County Soil Erosion, Sedimentation and Stormwater Runoff Control Ordinance.

Solid waste shall be disposed of utilizing private dumpsters located in the parking area and collected by the local designated waste hauler.

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# Market and Economic Feasibility



Commercially, the Dockside Village will expand upon over 100 years of continued development and community services in this location which pre-dates the development of the Village of Bellaire. The property has consistently attracted locals and visitors to the restaurant and the existing Dockside Watersports maintains a robust rental business. Other businesses located in the area have been expanding including the newly opened Odd Fellows venue and their proposed addition of a riverfront hospitality concept as well as the continued operations of the marinas and commercial facilities located across the Clam River in Helena Township. It is very apparent that the area is still viable for commercial entities and there is strong demand for projects such as this.

Utilizing the information above, our project will rebuild and expand the existing facility including:

- A Coffee/ Ice Cream Parlor concept offering Specialty Coffees and Pastries as well as potential Grab and Go meals
- Retail component or potential professional office space
- 5 units of residential located above the commercial area.

This provides for a mixed-use village that can serve as both a community asset and a destination for locals and visitors alike.

It has been consistently pointed out that second home/ vacation homes are very desirable in the area with summertime residents and vacationers looking for respite away from their typical locales. These part-time residents not only pay taxes, but they also support the economy by shopping in the local stores and patronize the local restaurants. The effect increases when you take into account most people with a second home will be bringing additional guests to visit or potentially leasing them on a short-term basis while the residence is unoccupied adding to the local economic impact of the home. Additionally, the immediate proximity of Torch Lake and the Villages of Bellaire and Alden makes this property very attractive to potential buyers who desire a place for adventure and exploration without being too far from the comforts of civilization.

Overall, there is a robust demand for housing opportunities by families looking for a second home/ vacation home. The proximity of the project to Torch Lake as well as local villages for services and support is a positive aspect while the mixed-use component allows for a uniquely attractive development. Dockside Village creates a great development that will allow for the highest and best uses for the existing property.

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# Other Information



Other information provided as part of the Planned Unit Development submission:

- Utility Narrative
- Site Lighting Narrative



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# Other Information



## Utility Narrative

### Domestic Water Supply

The current property is currently being served by a Type IIB well, and the well and equipment are currently located in the Dockside building. At this time, the determination of the viability of the existing well for continued use after the renovation is currently being studied by Northern Michigan Health Department. It is understood that the existing well equipment is inadequate for the proposed use and will need to be replaced/ upgraded to meet the project requirements.

The new water system will be designed to service the proposed facility with submetering for the individual tenants. The operation and maintenance of the well shall be by owner.

If it is determined that the existing well is not viable for the project, the development team has identified an alternate source of water for this project.

### Wastewater/ Sewer

The project's wastewater will be conveyed to a centralized pump station that will then pump the wastewater into an advanced wastewater treatment facility located offsite and being constructed as part of the Basecamp development. The treatment facility is separately permitted and approved by the Department of Environment, Great Lakes and Energy (EGLE). The Advanced Treatment Facility has been designed with the capacity of treating the wastewater to the limits as set forth by the Part 22 groundwater discharge permit issued by EGLE. The treatment system is currently being constructed and will be put into operation prior to the start of construction of the Dockside Village. The treatment system shall be operated by a wastewater treatment operator licensed by the State of Michigan.

### Power

Power is supplied by Consumers Energy via feed from existing overhead power lines. Electrical lines to this facility shall be installed underground by a utilities contractor licensed in the State of Michigan per Consumers Energy requirements. Transformer(s) shall be installed in an unobtrusive and convenient location to service the project.

### Natural Gas Service

Underground natural gas service is provided via transmission main located along Old Torch Lake Drive at the eastern edge of the property. Gas service is currently provided to the existing buildings which will be to service individual units.

### Internet/ Telecommunications

Internet and Telecommunications shall be provided via underground cables located within the public right-of-way.

# Other Information

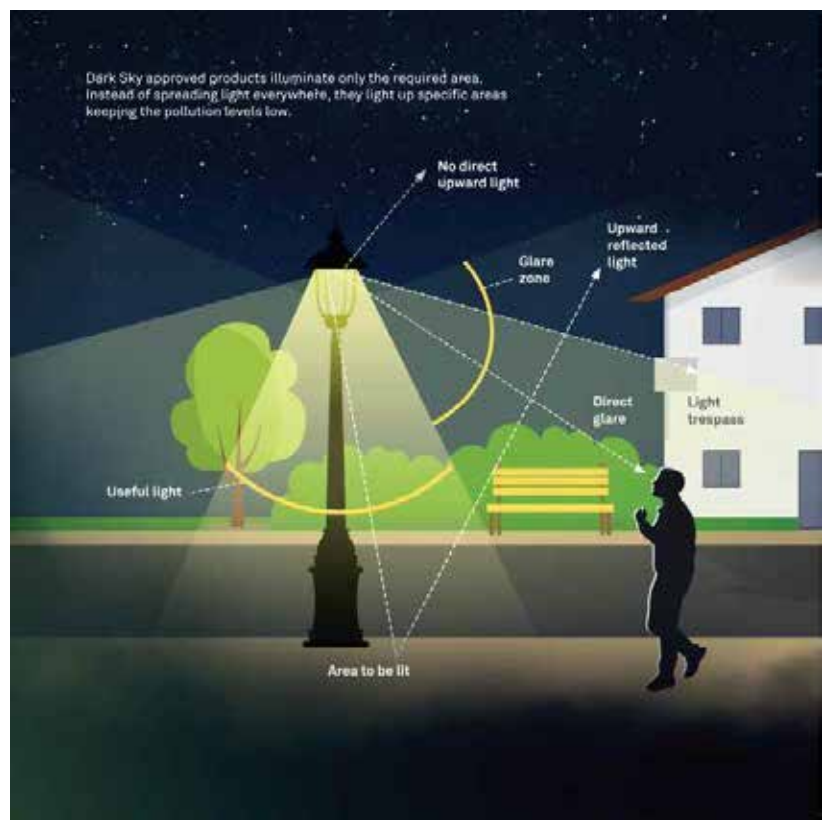


## Site Lighting Narrative

The site lighting shall be designed to meet the Forest Home Township Zoning Ordinance section 1502 Outdoor Lighting requirements. Due to the unique character of the area as well as the desire to maintain a dark sky, site lighting will be limited to down lighting and low lights for safety and security. Overhead lighting will be limited to areas such as crosswalks, the main site entry and parking areas, while general sidewalk lighting will be provided via low lighting along the pathways. Lights shall not be above horizontal with the exception of lighted signage and flagpoles (if provided). It is desirable to have the site have a glow for safety, not an offensive glare.



What we want to preserve - Milky Way over Torch Lake



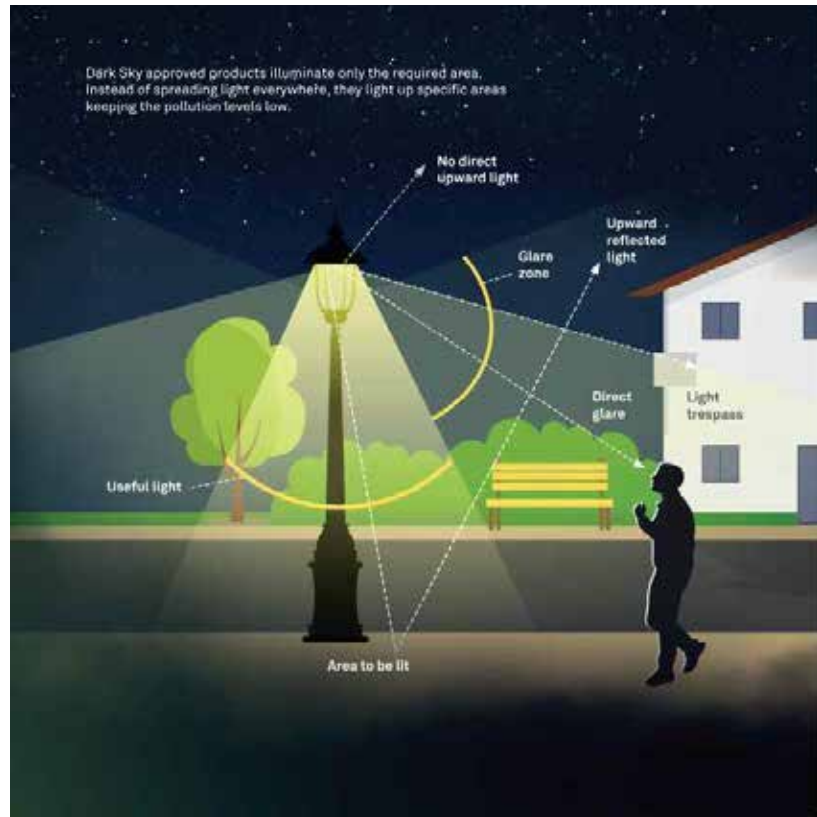
Managing Light Pollution  
Glare versus Glow

# Site Lighting Narrative

The site lighting shall be designed to meet the Forest Home Township Zoning Ordinance section 1502 Outdoor Lighting requirements. Due to the unique character of the area as well as the desire to maintain a dark sky, site lighting will be limited to down lighting and low lights for safety and security. Overhead lighting will be limited to areas such as crosswalks, the main site entry and parking areas, while general sidewalk lighting will be provided via low lighting along the pathways. Lights shall not be above horizontal with the exception of lighted signage and flagpoles (if provided). It is desirable to have the site have a glow for safety, not an offensive glare.



What we want to preserve - Milky Way over Torch Lake



Managing Light Pollution  
Glare versus Glow



# Other Information



## Site Lighting Examples



Pathway/ Sidewalk Lighting utilizing low scale directed fixtures



Street Lighting utilizing downlights and shielded fixtures

# Other Information



## Building Lighting Examples



Utilize cut-off and shaded lights. Reduce glare and light trespass. Preserve dark skies and eliminate light pollution

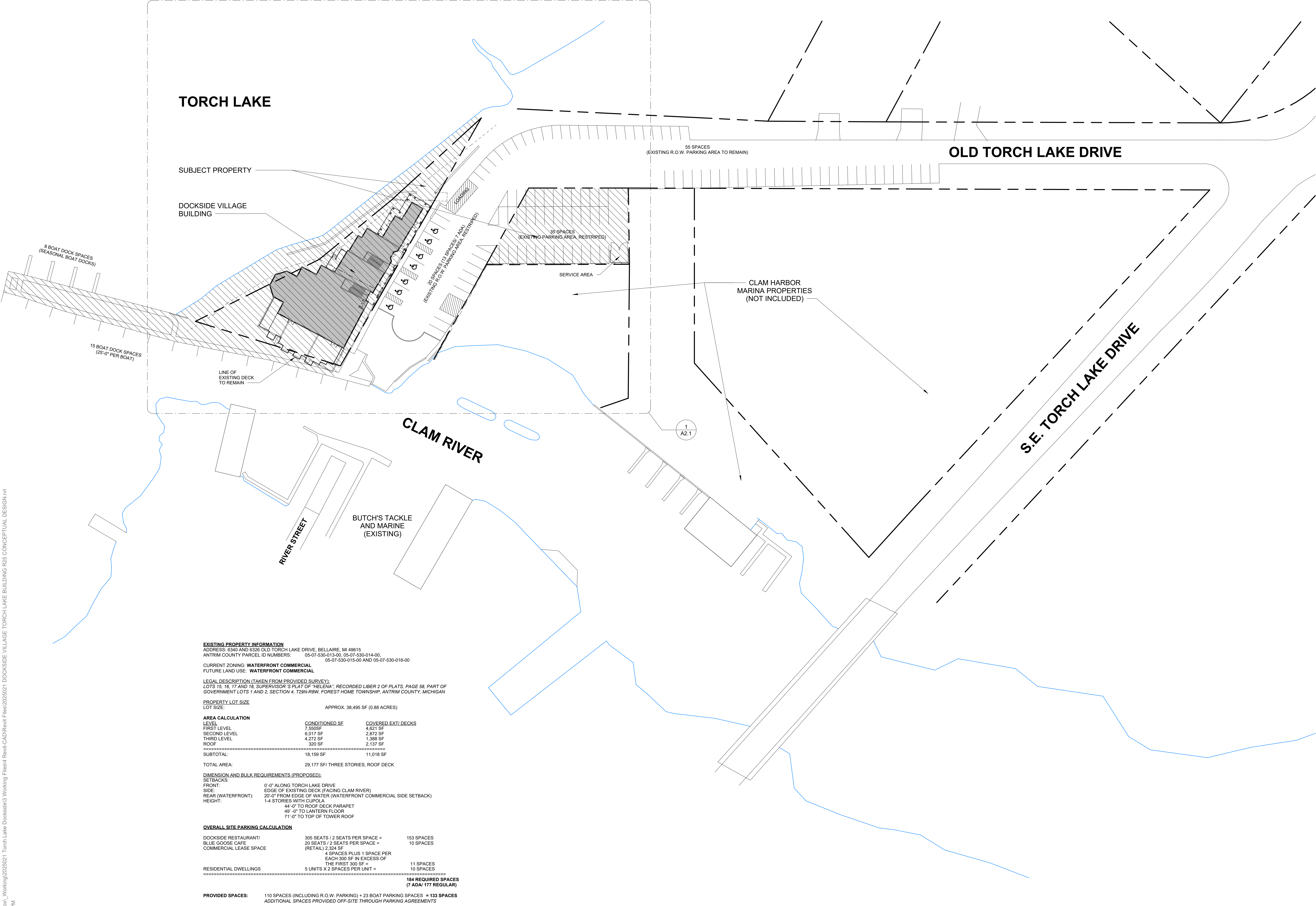


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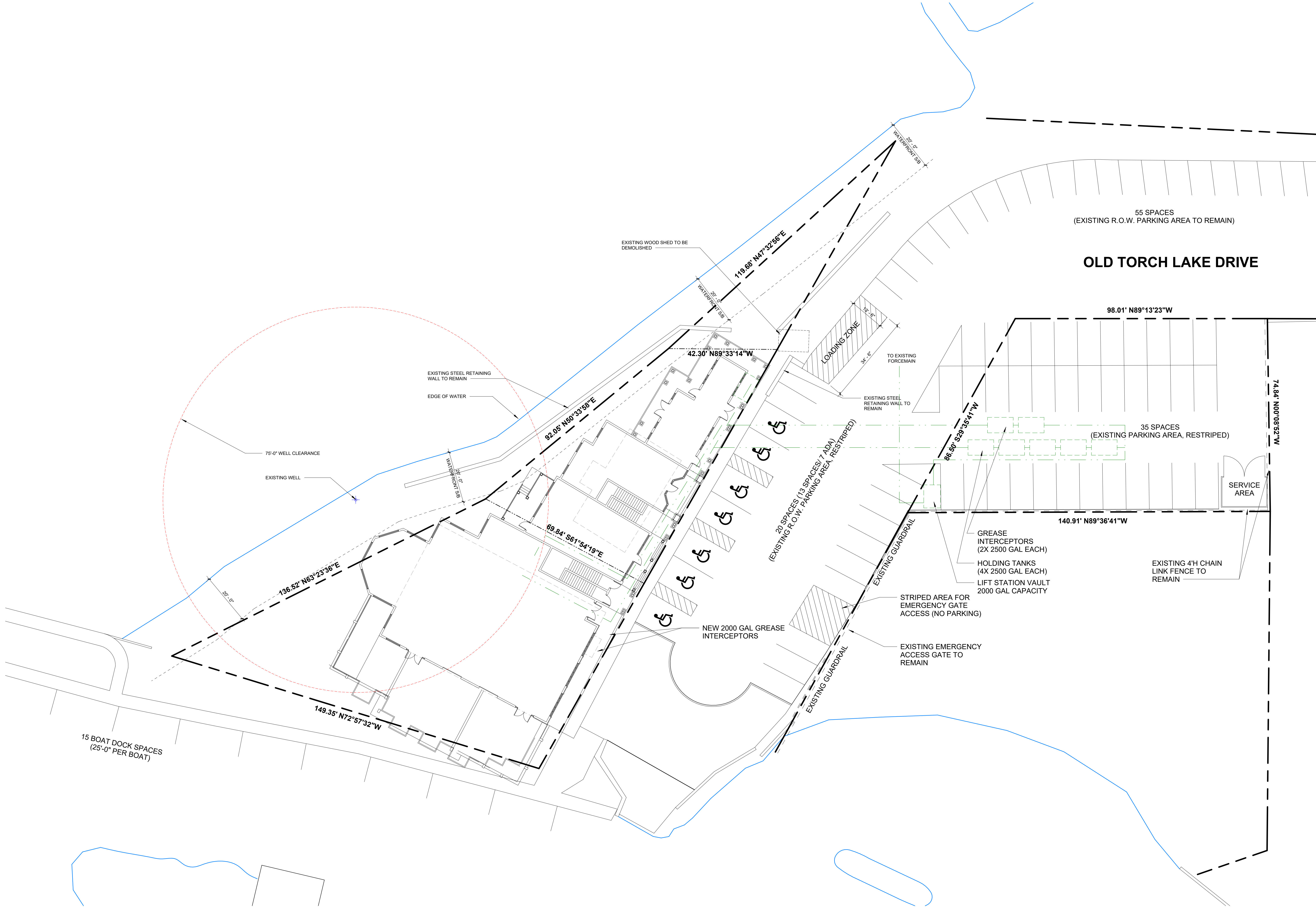
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C:\Users\jblay\Dropbox\1\_Working\0225021 Torch Lake Dockside\3 Working Files\4 Revit-CAD\revit Files\0225021 DOCKSIDE VILLAGE TORCH LAKE BUILDING R25 CONCEPTUAL DESIGN.rvt  
9/20/2026 11:42:40 PM



PARTIAL SITE PLAN 1

1/16" = 1'-0"



CONCEPTUAL  
DESIGN

A2.1

Originals printed @ 24" x 36"  
scale as required  
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"To the best of the Engineer's knowledge, the plans and specifications are in accordance with applicable minimum building codes and standards as determined by local authority in accordance with the Florida Building Code, Chapter 553 and 605 of Florida Statutes."

Jason Brian Taylor  
AR 94880 / JD693

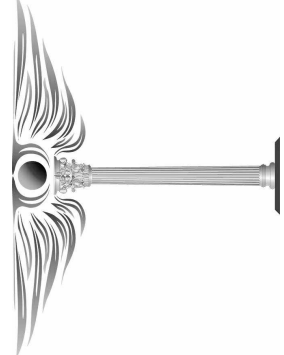
Revisions:

|             |            |
|-------------|------------|
| Project No. | 2026012.00 |
| Drawn By    | Author     |
| Checked By  | Checker    |
| Date        | 09.18.26   |

DOCKSIDE VILLAGE

6340 OLD TORCH LAKE DRIVE, BELLAIRE, MI

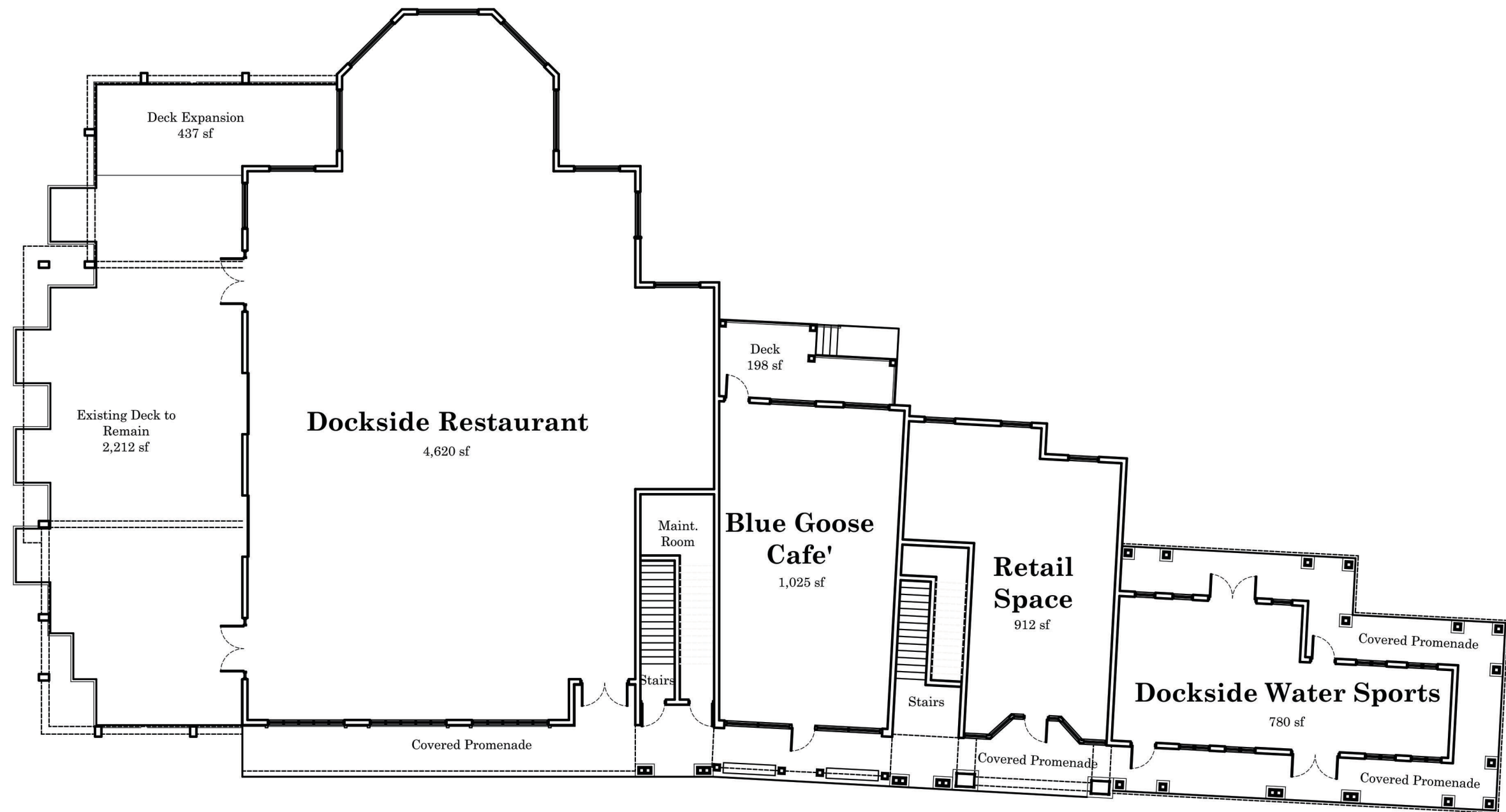
ARCHITECTURAL SITE PLAN



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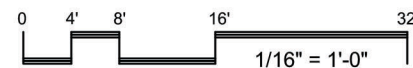
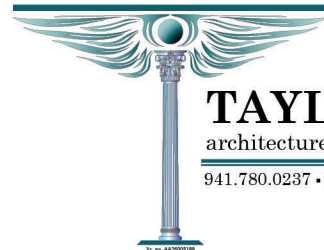


DOCKSIDE  
VILLAGE  
TORCH LAKE, MICHIGAN



## Dockside Village First Level Plan

Scale:  $\frac{1}{16}" = 1'-0"$



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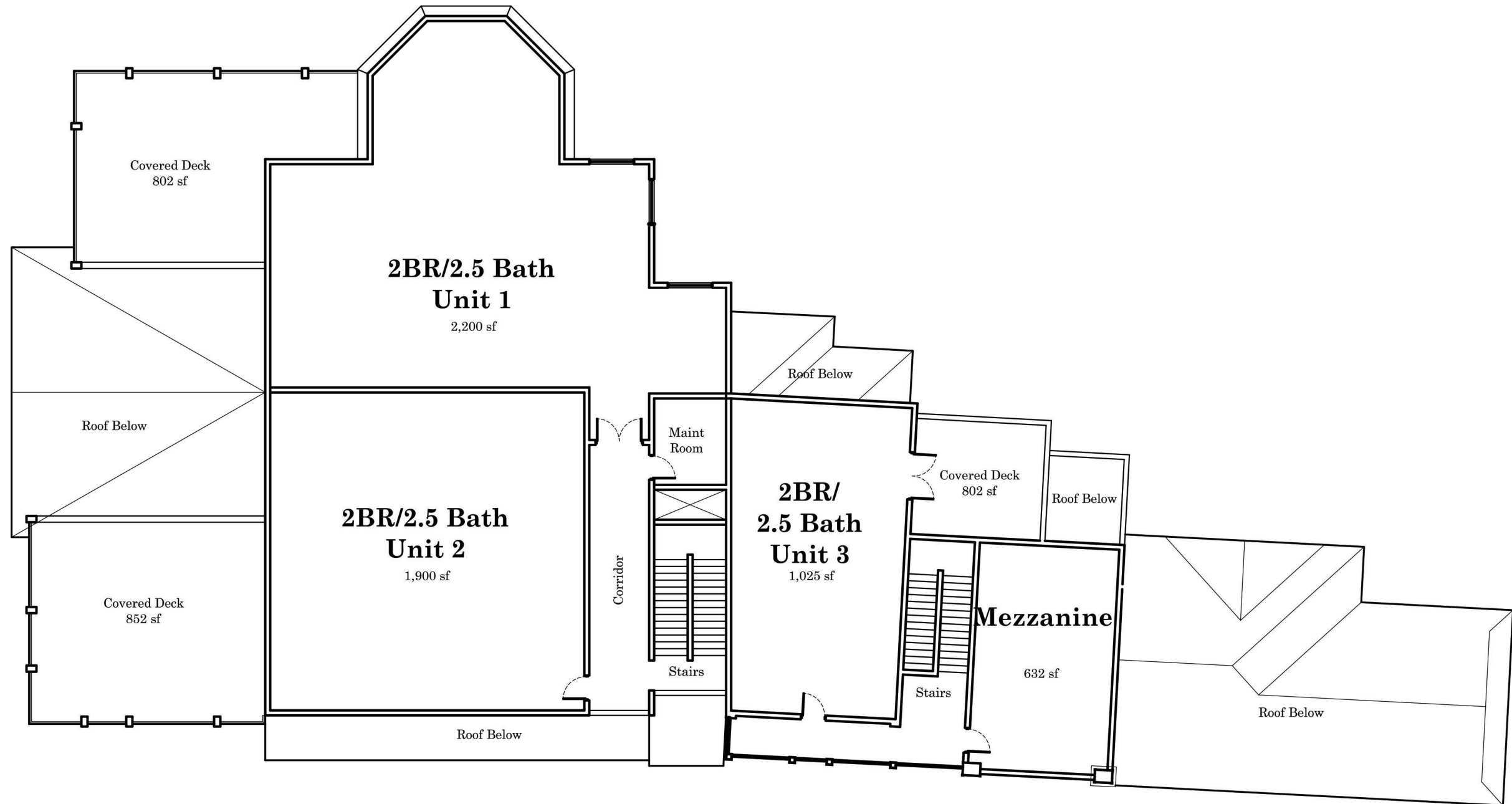
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Dockside Village  
Proposed First Level Floor Plan

1

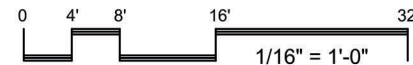


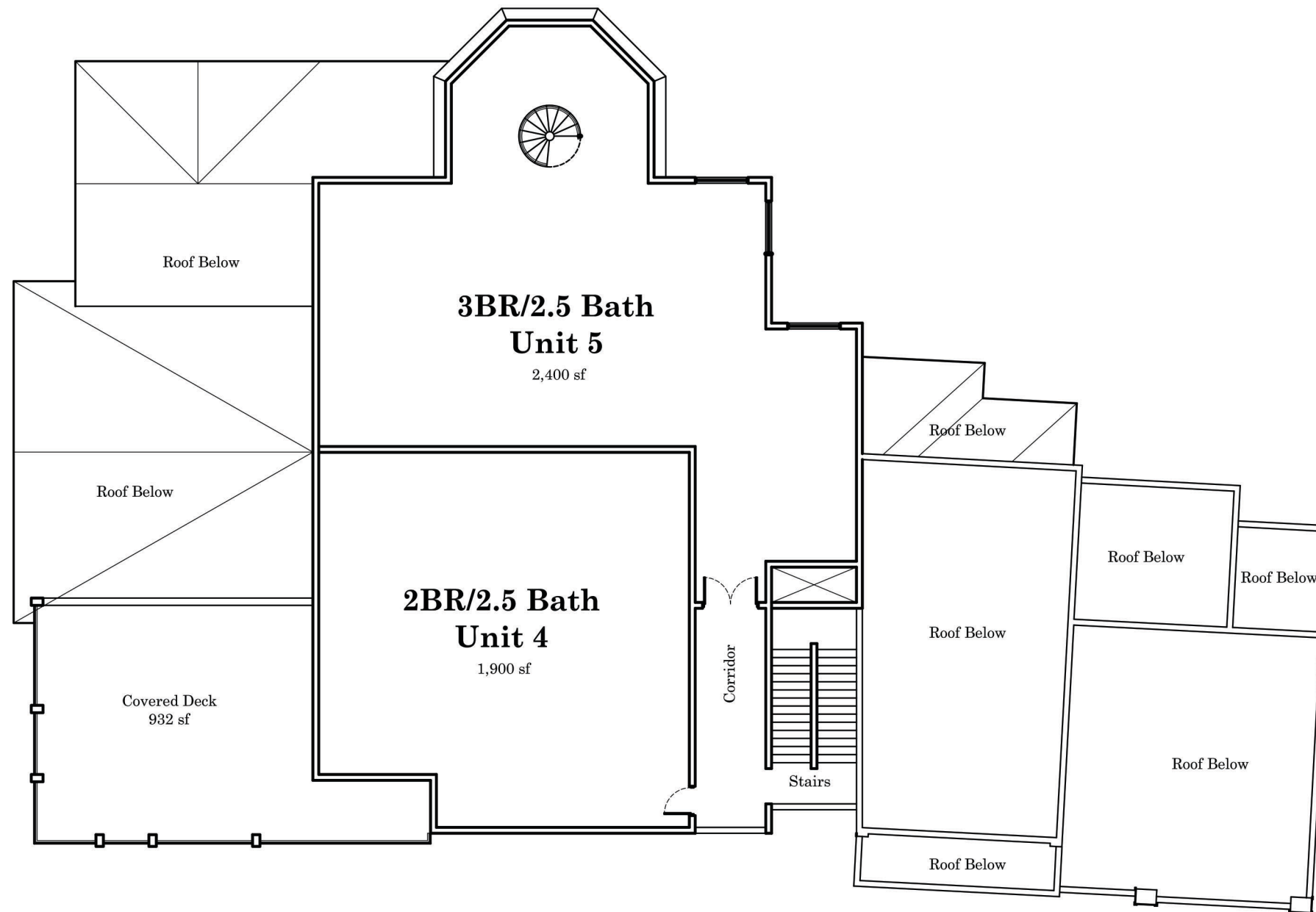


## Dockside Village Second Level Plan



Scale:  $\frac{1}{16}" = 1'-0"$

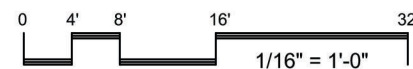
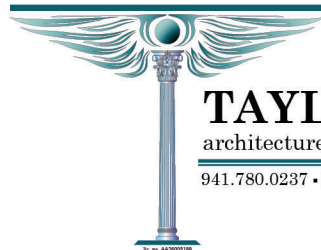




## Dockside Village Third Level Plan



Scale:  $\frac{1}{16}" = 1'-0"$



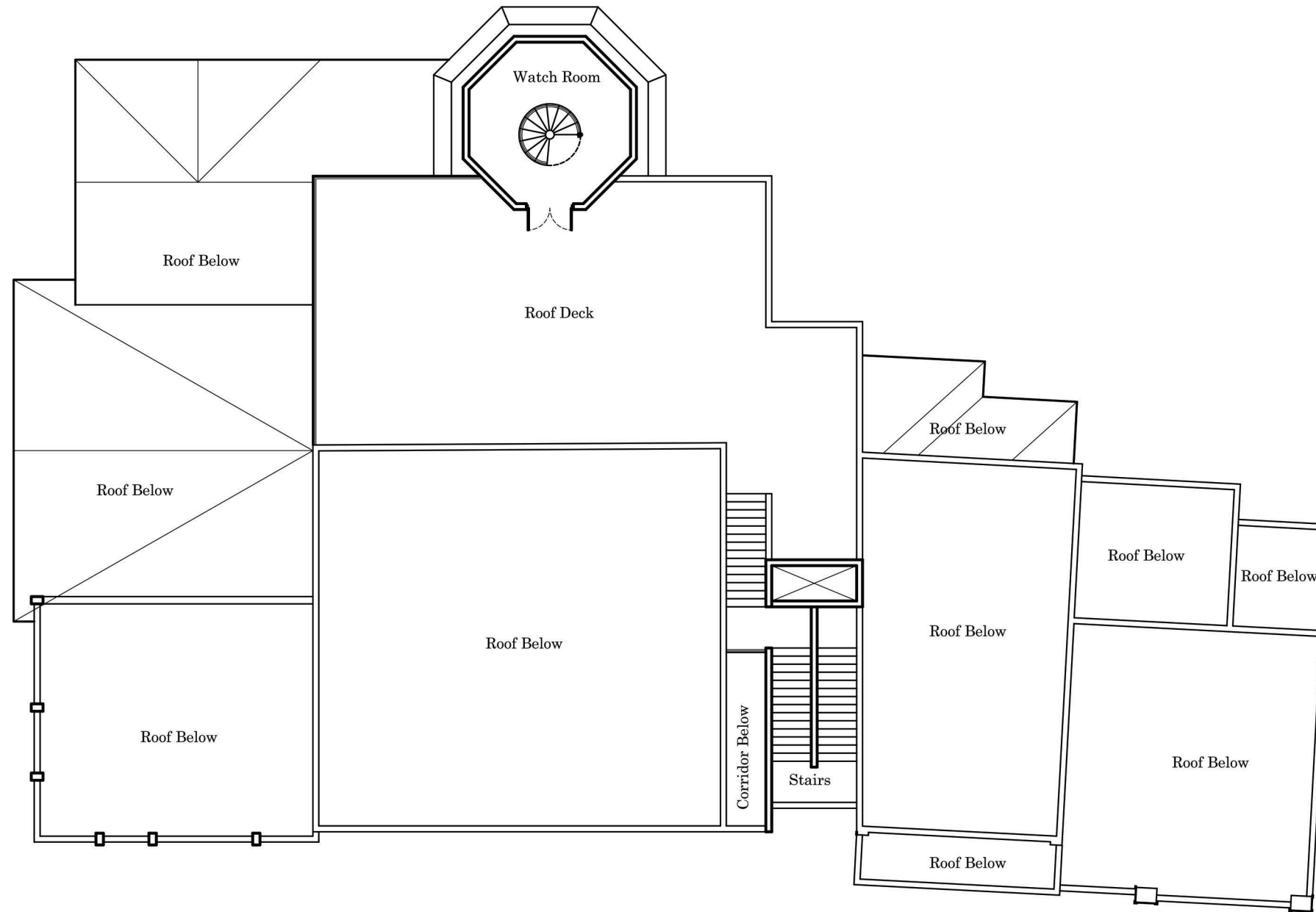
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Dockside Village  
Proposed Third Level Floor Plan

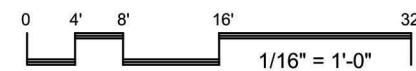
3



## Dockside Village Roof Deck Level Plan



Scale:  $\frac{1}{16}" = 1'-0"$



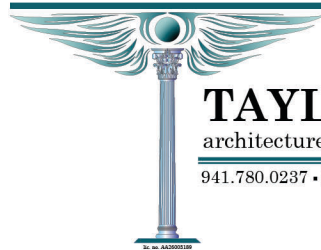












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## Dockside Village Conceptual Rendering - From Torch Lake



