

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, January 11, 2023 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order
Pledge of Allegiance
Roll call of Board Members
Election of Officers

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – December 14, 2022

4. Correspondence

- a. Letter from Haggard's Plumbing & Heating dated December 27, 2022

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. PD 2023-3 – Planning Department Monthly Report – January 2023

6. Unfinished Business

- a. PD 2023-7 – TC Christian School Child Care at Church of the Living God SUP – PH
- b. PD 2023-8 – Loving Neighbors Preschool Special Use Permit – Findings of Fact

7. New Business

- a. PD 2023-9 – 1712 South Garfield Outlot – Site Plan Review
- b. PD 2023-10 – Chelsea Park West Apartments – PUD Minor Amendment
- c. PD 2023-6 – Oleson Foundation Development – Conceptual Review

8. Public Comment

9. Other Business

10. Items for Next Agenda – January 25, 2023

11. Adjournment

**Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 14, 2022**

Call Meeting to Order: Chair Racine called the December 14, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance:

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe McManus, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge, John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:01)

Fudge moved and Cline seconded to approve the agenda as presented.

Yeas: Fudge, Cline, Robertson, DeGood, McManus, Agostinelli, Racine

Nays: None

3. Minutes – November 9, 2022 Regular Meeting (7:02)

Agostinelli moved and Robertson seconded to approve the November 9, 2022 Regular Meeting minutes as presented.

Yeas: Agostinelli, Robertson, Fudge, Cline, McManus, DeGood, Racine

Nays: None

4. Correspondence (7:02)

Correspondence included a Public Notice from Green Lake Township regarding their Master Plan as well as a letter from Haggard's Plumbing & Heating, dated November 28, 2022, in support of the Loving Neighbors Preschool.

5. Reports (7:03)

Township Board Report

Agostinelli stated that McManus and Cline were reappointed to the Planning Commission and the BATA bids are coming in. She stated that the Supervisor attended a meeting regarding an indoor sports consortium and the Board voted to extend watermain into Long Lake Township to service residents in the Black Bear Farms development.

Planning Commissioners**i. Zoning Board of Appeals**

Fudge stated that there was no meeting.

ii. Parks and Recreation Commission

DeGood stated that the draft Parks and Recreation Master Plan was published and will be presented for approval by the Township Board in January. The staff is also working on grant applications.

iii. Joint Planning Commission

McManus stated the next quarterly meeting would be in February.

Staff Report

Staff included department monthly reports from November and December and stated the Parks and Recreation Master Plan was available for public comment.

6. Unfinished Business**a. PD 2022-113 – Loving Neighbors Preschool Special Use Permit – Public Hearing (7:04)**

This application by the Northern Lakes Community Church requests use of an existing 7,441 square foot church to accommodate a child care center. Child care centers are permitted in the A-Agricultural District by Special Use Permit. No new construction is planned. The site is located at 5444 Herkner Road, south of North Long Lake Road on a 5.94-acre parcel. The child care center will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. and will not conflict with current church activities. Because there is no building construction, no building addition, nor similar type of construction, Staff has waived the requirements for a full site development plan. The only improvement is a playground that must meet the requirements of Section 720 in the Zoning Ordinance. Racine opened the public hearing at 7:06pm and seeing no one wishing to comment closed the public hearing.

Agostinelli moved and Fudge seconded TO direct staff to prepare Findings of Fact for application SUP-2001-03-A, submitted by Julie Burton, for a Special Use Permit for a child care center at 5444 Herkner Road (Parcel 05-018-011-02).

*Yeas: Agostinelli, Fudge, Cline, DeGood, Robertson, McManus, Racine
Nays: None*

b. PD 2022-114 – Birmley Hills Site Condominium – Findings of Fact (7:08)

This application is for a site condominium development of 35 single-family residential lots. According to the application, the lots will be between 15,000 and 38,000 square feet in area. About 14% of the site will be

preserved as open space and is primarily forested hills. The proposed development would be served by the water and sewer extending from the existing Birmley Hills Estates subdivision. The property is approximately 21.3 acres and is zoned R-1 One-Family Residential. The property is at the end of Farmington Drive and Birmley Estates Drive, which both provide access from Birmley Road. Planning Commissioners discussed the road stubs and road maintenance in the proposed development.

DeGood moved and Robertson seconded THAT the Findings of Fact for Application SPR 2022-16, submitted by T&R Investments, for a site condominium at Parcel #05-026-020-30, as presented in Planning Department Report 2022-114 and being made a part of this motion, BE ADOPTED.

*Yeas: DeGood, Robertson, Fudge, Cline, Agostinelli, McManus, Racine
Nays: None*

DeGood moved and Robertson seconded TO RECOMMEND TO the Township Board THAT application SPR 2022-16 BE APPROVED subject to the following conditions:

- 1. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
- 2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 3. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township prior to any Land Use Permits being issued.*
- 4. After recording the condominium plan, master deed, bylaws and deed restrictions, the developer shall file two (2) copies of each document, including all pertinent attachments, with the Township.*
- 5. Condominium Protective Covenants and Deed Restrictions which hold harmless the Township for improvements within the site condominium subdivision and which require conformance with all conditions and requirements of condominium plan approval and this ordinance shall be required.*
- 6. The Condominium Master Deed and Bylaws shall include the following statement: "Condominium Amendments which are recorded prior to the receipt of written Garfield Township Planning Department approval shall be considered null and void."*
- 7. After the construction of all improvements, the developer shall file with the Township two (2) copies of the as-built condominium plan and a certification from the developer's engineer that the improvements have been installed in conformance with the approved construction drawings.*

Yeas: DeGood, Robertson, Fudge, Cline, Agostinelli, McManus, Racine
Nays: None

7. New Business

a. PD 2022-115 – K1 Speed Indoor Kart Racing – Site Plan Review (7:17)

The site is located at 1212 West South Airport Road, at the former Sears at Cherryland Center, and is approximately 8.48 acres. The proposed project is to reuse a portion of the existing building as an indoor recreation facility for kart racing. Recreational facilities are a use permitted by right in the C-P Planned Shopping Center district. Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. Sych stated that landscaping will be updated, and sidewalks installed where needed. Bob Verschaeve, an engineer from Gosling Czubak, was present to discuss the project and stated that the owner's intent is to establish the racing track first and then possibly come back with other proposed uses. He stated that the lighting will be updated and will comply with current Zoning Ordinance standards. Commissioners discussed landscaping and asked to see compliance with the ordinance, especially the parking lot landscaping requirements.

McManus moved and Robertson seconded THAT application SPR-2022-21, submitted by Traverse Entertainment Group for an indoor recreational facility on parcel 05-014-049-10 located at 1212 West South Airport Road, BE APPROVED, subject to the following conditions:

- 1. A photometric plan is needed to ensure the proposed lighting meets the requirements of Section 517.*
- 2. Stormwater review by the Township Engineer will be required prior to the issuance of a Land Use Permit. Stormwater management is part of the overall Cherryland Center stormwater system, and all necessary easements will need to be maintained.*
- 3. An updated landscaping plan is required to include at least 16 additional trees and construction of additional landscaped islands to meet parking lot landscaping requirements.*
- 4. Six additional bicycle racks are needed to meet the standards of Section 522.C*
- 5. If future land uses on the site increase the number of required parking spaces, then the snow storage may need to be relocated.*
- 6. All agency reviews, including review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

Yeas: McManus, Robertson, Cline, Fudge, Agostinelli, DeGood, Racine
Nays: None

Sych talked about the need for management of the former Cherryland Center complex in the future as it gets repurposed.

b. TC Christian School Child Care at Church of the Living God SUP – Intro (7:48)

This application by Traverse City Christian School requests the use of an existing church building at 1514 Birmley Road for a child care center as an additional use. Child care centers are permitted via Special Use Permit in the A-Agricultural District. The location is 1514 Birmley Road, on the north side of the road and the parcel size is 21.84 acres. According to the application, the child care center “would be open during business hours Monday-Friday year-round with several scheduled breaks consistent with the school year calendar.”

McManus moved and Cline seconded THAT application SUP-2022-03, submitted by Traverse City Christian School for a Special Use Permit for a child care center at Parcel 05-026-014-10, BE ACCEPTED, and BE SCHEDULED for a public hearing for the regular Planning Commission meeting on January 11, 2023, subject to the following additional information being provided by the applicant:

1. The site plan is subject to review by others, including Metro Fire.

*Yeas: McManus, Cline, Agostinelli, Fudge, DeGood, Robertson, Racine
Nays: None*

8. Public Comment (7:53)
None

9. Other Business (7:54)

a. 2023 Planning Commission Meeting Schedule

Fudge moved and Robertson seconded to approve the 2023 Planning Commission Meeting Schedule as presented.

*Yeas: Fudge, Robertson, Cline, McManus, Agostinelli, DeGood, Racine
Nays: None*

10. Items for Next Agenda – January 11, 2023 (7:56)

- a. Loving Neighbors Preschool Special Use Permit – Finding of Fact
- b. TC Christian School Child Care at Church of the Living God SUP – Public Hearing

Sych stated there would be two other items on the agenda for the next meeting which include a conceptual review and a site plan for an outlot building on the Cherryland Center property.

11. **Adjournment**

Fudge moved to adjourn the meeting at 7:57pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

December 27th, 2022

Garfield Township Planning Commission
3848 Veterans Drive, Traverse City, MI 49684

Ref:

1. Consideration of an application received from Traverse City Christian School for a proposed use of an existing church building for a child care center as an additional use. The property located at 1514 Birmley Road, parcel number 05-026-014-10 is 21.84 acres zoned A-Agricultural District. Child care centers are permitted in the A- Agricultural District by Special Use Permit. No new construction is planned.
2. Such other and further matters as may properly come before the Planning Commission at the public hearing.

To whom it May Concerns,


Upon reviewing the above notice, I would like to express my view on the above request. Haggard's Plumbing & Heating is not opposed to the changes of the property and/or the request. If a property owner is fortunate enough to have the ability and the recourses in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county, and state to do all we can to improve and promote in anyways possible.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Haggard', with a large, stylized loop at the end.

John Haggard

Haggard's Plumbing & Heating

 Charter Township of Garfield Planning Department Report No. 2023-3		
Prepared:	January 3, 2023	Pages: 2
Meeting:	January 10, 2023 Township Board	Attachments: <input type="checkbox"/>
Subject:	Planning Department Monthly Report for January 2023	

PURPOSE:

Staff provides a monthly report to the Township Board on activities of the Planning Department and the Planning Commission. The presentation of this report also provides a venue for the Township Board to have a dialog with staff about any of the activities or planning-related issues facing the Township.

DEVELOPMENTS:

The Planning Commission is currently conducting the following development review activity:

K1 Speed Indoor Kart Racing Center – Site Plan Review

- *Location:* 1212 South Airport Road, former Sears at Cherryland Center
- *Development Description:* Proposed kart racing indoor recreation facility
- *Status:* The application was approved with conditions by the Planning Commission on 12/14/2022.

Birmley Hills – Site Condominium

- *Location:* South of existing Birmley Hills Estates subdivision, south of Birmley Road
- *Development Description:* Proposed 35-lot single-family residential site condominium
- *Status:* The application was introduced at the Planning Commission meeting on 10/26/2022, and a public hearing was held on 11/9/2022. At its meeting on 12/14/2022, the Planning Commission approved Findings of Fact and recommended approval to the Township Board.

Northern Lakes Community Church / Loving Neighbors Preschool – Special Use Permit

- *Location:* 5444 Herkner Road, near intersection with North Long Lake Road
- *Development Description:* Proposed childcare center in existing church building
- *Status:* The application was introduced at the Planning Commission meeting on 11/9/2022 and a public hearing was held at the 12/14/2022 meeting. The Planning Commission directed staff to prepare Findings of Fact for its meeting on 1/11/2023.

Church of the Living God / Traverse City Christian School ELC – Special Use Permit

- *Location:* 1514 Birmley Road, north side of Birmley Road
- *Development Description:* Proposed childcare center in existing church building
- *Status:* The Planning Commission accepted the application on 12/14/2022 and scheduled a public hearing for its meeting on 1/11/2023.

Oleson Foundation Development Plan – Conceptual Review

- *Location:* North US-31 South, north of Rennie School Road
- *Development Description:* Future mixed-use zoning plan for undeveloped 190-acre parcel
- *Status:* The Planning Commission will review and discuss a conceptual zoning plan for the Oleson Foundation property at its meeting on 1/11/2023.

Chelsea Park PUD/Chelsea Park West Apartments – Minor Amendment

- *Location:* Chelsea Lane, north of Hartman Road, east of US-31
- *Development Description:* Construction of the previously approved Chelsea Park West apartments is near completion; however, there are minor changes and issues to be addressed.
- *Status:* The Planning Commission will review an amendment to the Chelsea Park Planned Unit Development (PUD) to consider minor changes to the Chelsea Park West apartments at its meeting on 1/11/2023.

PLANNING:

Other Planning Department activities include the following:


- At its 12/5/2022 meeting, the Parks and Recreation Commission reviewed and recommended approval of the update to the Township's 5-Year Parks and Recreation Master Plan. The Commission also motioned to the required 30-day public review period. The Michigan Department of Natural Resources (DNR) requires an up-to-date Parks and Recreation Plan to be submitted by February 1 to be eligible for grants; the current Plan expired with the DNR on 12/31/2022. The Parks and Recreation Commission recommended adoption of the Plan at the 12/5/2022 meeting and motioned to notice the required 30-day public review period. The rest of the anticipated timeline is as follows:
 - 1/10/2023 – End of 30-day public review period
 - 1/10/2023 – Township Board to hold a public hearing on the Plan and adopt the Plan
 - 2/1/2023 – Deadline to submit final Plan to DNR

The 5-Year Parks and Recreation Master Plan includes the Grand Traverse Commons Natural Area Design Plan. The Parks and Recreation Commission met on 1/3/2023 to discuss the next steps to implement the projects from this Plan.

STAFF:

John Sych, AICP, Planning Director
Email: jsych@garfield-twp.com
Direct Line: (231) 225-3155

Stephen Hannon, AICP, Deputy Planning Director
Email: shannon@garfield-twp.com
Direct Line: (231) 225-3156

 Charter Township of Garfield Planning Department Report No. 2023-7			
Prepared:	January 4, 2023	Pages:	4
Meeting:	January 11, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Traverse City Christian School Child Care at Church of the Living God Special Use Permit – Public Hearing		
File No.	SUP-2022-03	Parcel No.	05-026-014-10
Applicant:	Traverse City Christian School		
Agent:	Carly LaFreniere		
Owner:	Church of the Living God		

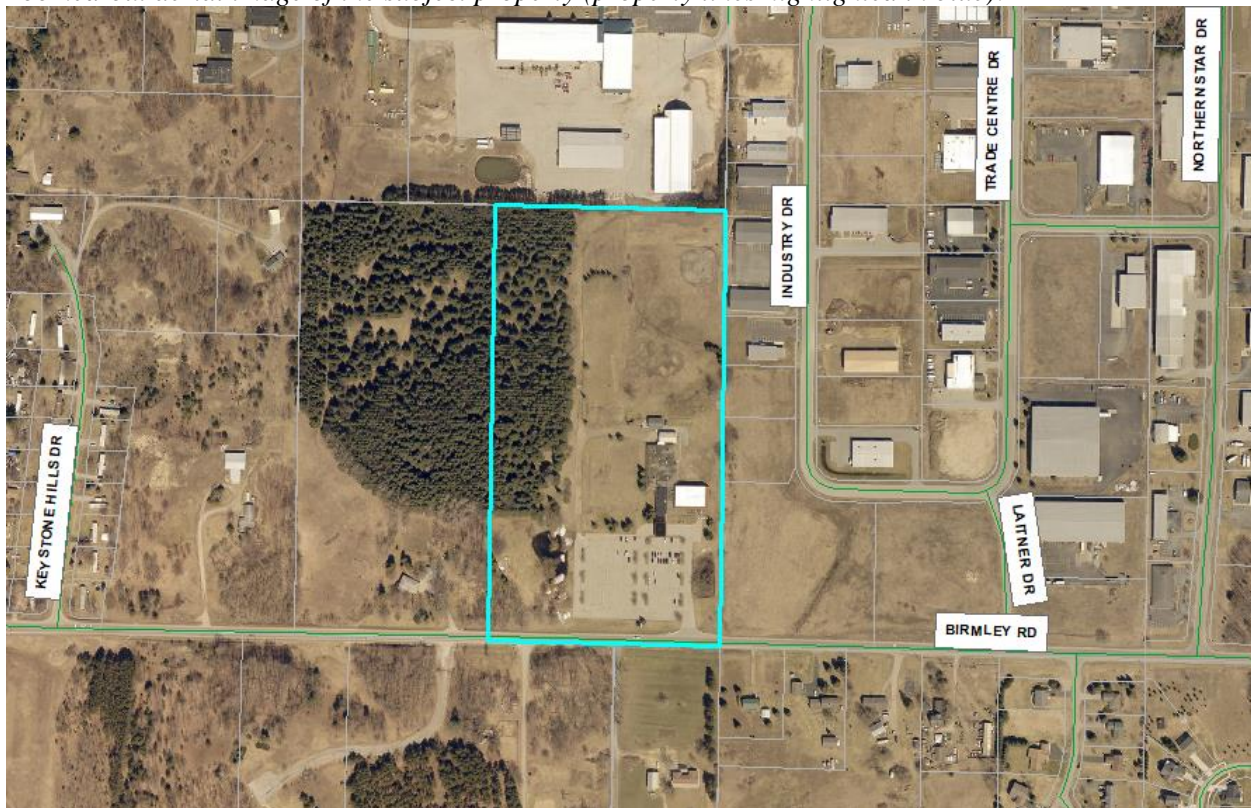
BRIEF OVERVIEW:

- Location: 1514 Birmley Road, north side of Birmley Road
- Parcel area: 21.84 acres
- Existing land use: Church
- Existing zoning: A – Agricultural District

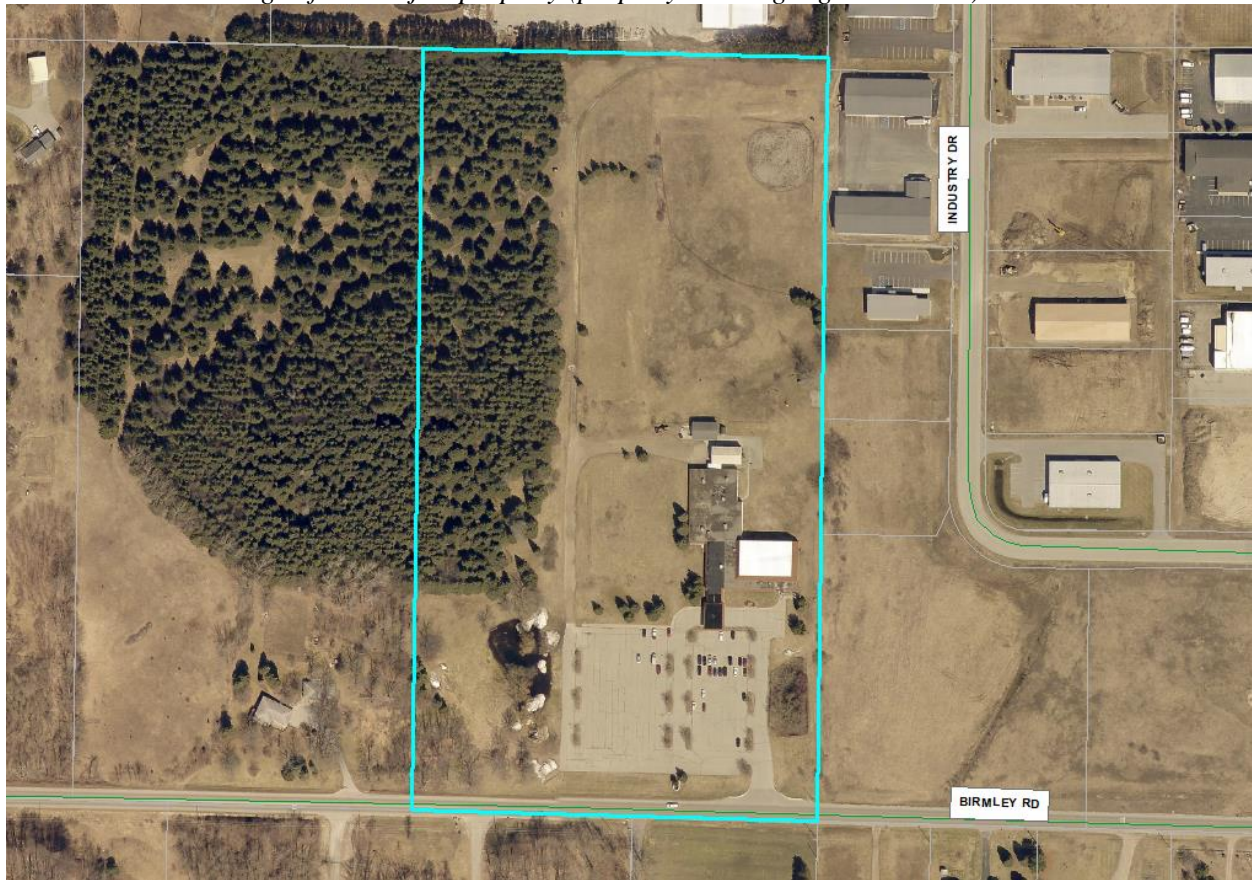
PURPOSE OF APPLICATION:

This application by Traverse City Christian School requests the use of an existing church building at 1514 Birmley Road for a child care center as an additional use. Child care centers are permitted via Special Use Permit in the A-Agricultural District. No new construction is planned.

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



BACKGROUND:

The project was introduced at the December 14, 2022 Planning Commission regular meeting. The public hearing was scheduled for the January 11, 2023 Planning Commission regular meeting.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing;
- b) Availability of adequate public facilities or services;
- c) Dedication of land;
- d) Reservation of land;
- e) Creation of special assessment districts;
- f) Creation of restrictive covenants or easements;
- g) Special setbacks;
- h) Yard requirements;
- i) Increased screening or landscaping requirements;
- j) Area requirements;
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

Staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Proposed Use

The proposed child care center will be an additional use inside an existing church building. According to the application, the child care center “would be open during business hours Monday-Friday year-round with several scheduled breaks consistent with the school year calendar. We hope to have up to 100 children and 15+ staff members.”

The application also states they “are proposing no changes to the building or grounds other than cosmetic and/or equipment upgrades and minor interior renovations.” Because there is no building construction, no building addition, nor similar type of construction proposed, Staff has waived the requirements for a full site development plan. The playground area will need to be enclosed by a privacy fence in accordance with Section 720.A(2) of the Zoning Ordinance.

Parking and Floor Area

The parking requirement for child care centers is one (1) parking space for each three hundred (300) square feet of floor space. The floor area proposed to be used for the child care center will include 4 small rooms totaling 1,758 square feet, 6 small rooms designated for future use totaling 3,600 square feet, and 1 large room totaling 2,064 square feet. This results in 7,422 square feet of the building for child care use which requires 25 parking spaces.

According to the application, there are 238 spaces in the existing church parking lot. If the peak times are different for the child care center and church, it is anticipated the existing parking lot can handle all parking needs for both uses. Arrival and departure times will also be staggered.

Signage

Signs require sign permit review and are not approved under the site plan review process. The applicants stated they understand signs are subject to sign permit review, and also indicated that the existing sign will most likely be replaced.

Other Reviews

Other reviews may be necessary, including Metro Fire.

Child Care Center

Section 720 of the Zoning Ordinance outlines specific regulations and conditions for child care centers:

Facility shall maintain all valid state and local licenses.

- The applicants stated that: “The facility will maintain all valid state and local licenses in accordance with Section 720.A.(1) of the Zoning Ordinance.”

All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home; consisting of a minimum 6-foot high privacy fence along the area adjoining another residence, and a minimum 4-foot high fence in the remaining area devoted to the day-care area.

- The applicants stated that: “A fence will consist of a 4 ft high, minimally 1,200 square foot privacy fence. Child Care Licensing will determine if the playground needs to be larger than the proposed 1,200 square feet.” If the playground is larger than the proposed 1,200 square feet, the fence will need to be enlarged to match.

- The applicants also indicated that a playground is in an area that does not adjoin another residence. There is an extensive tree buffer to the residence to the west.

Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.

- The application states the child care “center would be open during business hours Monday-Friday year round with several scheduled breaks consistent with the school year calendar.

STAFF COMMENT:

Since the previous meeting, the applicant has indicated they discovered that the church building would need extensive fire system updates to bring it up to code for the child care use. These updates may end up being cost prohibitive and the applicant may research other potential locations for the child care use. There are a few potential courses of action:

- The applicant could choose to withdraw this application if this location will no longer be pursued. This application is specifically for this site, so if another location is pursued then a new application would need to be submitted.
- The application could be tabled to allow time for the applicant to determine their course of action.
- The application could be moved forward in this process. All building codes would need to be met in any case as part of the building permit process, which is separate from the Special Use Permit review process.

ACTION REQUESTED:

The purpose of this agenda item is to hold a public hearing on the application. The applicant may need to gather additional information to determine the status of this application. If Commissioners would like to table the application, then the following motion is offered for consideration:

MOTION THAT application SUP-2022-03, submitted by Traverse City Christian School for a Special Use Permit for a child care center at Parcel 05-026-014-10, BE TABLED.

However, if, following the applicant presentation and Planning Commission discussion, the Commission is prepared to direct Staff to prepare Findings of Fact, then the following motion is offered for consideration:

MOTION TO direct staff to prepare Findings of Fact for application SUP-2022-03, submitted by Traverse City Christian School for a Special Use Permit for a child care center at Parcel 05-026-014-10.

Any additional information the Planning Commission deems necessary should be added to the motion.

Attachments:

1. Special Use Permit Application dated November 2, 2022
2. Approval Criteria and Impact Assessment dated November 3, 2022
3. Land Details dated November 1, 2022
4. Building Use Plan
5. Completeness Review Response dated November 21, 2022



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☒ New Special Use Permit
☐ Major Amendment
☐ Minor Amendment
☐ Administrative Amendment

PROJECT / DEVELOPMENT NAME

Traverse City Christian School Early Learning Center

APPLICANT INFORMATION

Name:

Traverse City Christian School

Address:

753 Emerson Rd. Traverse City MI 49696

Phone Number:

231-929-1747

Email:

info@tcchristian.org

AGENT INFORMATION

Name:

Carly LaFreniere

Address:

844 E 8th St. Traverse City, MI 49686

Phone Number:

231-360-8964

Email:

clafreniere@tcchristian.org

OWNER INFORMATION

Name:

Church Of the Living God

Address:

1514 Birmley Rd. Traverse City MI 49686

Phone Number:

231-947-7645

Email:

info@clgonline.org

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

Traverse City Christian School
Carly LaFreniere
Church of the Living God

PROPERTY INFORMATION

Property Address:

Property Identification Number:

Legal Description:

Zoning District:

Master Plan Future Land Use Designation:

Area of Property (acres or square feet):

1514 Birmley Road Traverse City, MI 49686
28-05-026-014-10
E715' SE 1/4 NW 1/4 SEC 26 T27N R11 WEXCRDOW
AGRI
21.302 21.302 Acres

Existing Use(s):

Proposed Use(s):

Church
Church and Child Care Center / Early Learning Center

PROJECT TIMELINE

Estimated Start Date:

Estimated Completion Date:

12/1/22
12/1/23

REQUIRED SUBMITTAL ITEMS

A complete application for a Special Use Permit consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☒ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Development Plan:

- ☒ Ten complete stapled 11"x17" paper sets (Administrative Amendments require one copy)
- ☒ Two complete bound 24"x36" paper sets
- ☒ One digital set (PDF only)

Written Information:

- ☒ Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)
- ☐ One digital copy of the Approval Criteria (PDF only)
- ☐ Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)
- ☐ One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Director of Planning, a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate, on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that: special use is permitted only if the applicant demonstrates that:

- ☒ The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

- ☒ The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- ☒ The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
- ☒ Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- ☒ The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
- ☒ Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- ☒ The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- ☒ The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- ☒ Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- ☒ Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- ☒ The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

A written impact statement to include the following information:

- ☒ A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.
- ☒ Types of uses and other man-made facilities.
- ☒ The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.
- ☒ Phasing of the project including ultimate development proposals.
- ☒ Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.
- ☒ The method to be used to serve the development with water and sanitary sewer facilities.
- ☒ The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.
- ☒ If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

- ☒ The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes vibration, smoke or lights.
- ☒ An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.
- ☒ The proposed density in units per acre for residential developments.
- ☒ Name(s) and address(es) of person(s) responsible for preparation of statement.
- ☒ Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Erosion and Sedimentation office.
- ☒ Type, direction, and intensity of outside lighting.
- ☒ General description of deed restrictions, if any.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Note: Alternate measures must be designed and sealed by a registered Engineer.			

E. Roads and Circulation

- | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
- Upon holding a public hearing, the Planning Commission may approve, approve with conditions, or deny the proposed special use.
- If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

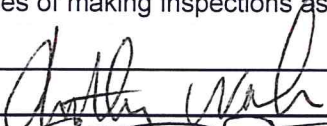



Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Church of The Living God authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

Authy msh
November 1, 2022

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:

Authy msh
November 1, 2022
[Signature]
Nov 2 2022

November 3, 2022

To Whom it May Concern,

Traverse City Christian School, in partnership with Church of The Living God, would like to propose a change in use of property for 1514 Birmley Road. Currently The Church of The Living God meets at this building, we would like to add an Early Learning center to include ages birth-6 years. The Early Learning center would be open during business hours Monday-Friday year round with several scheduled breaks consistent with the school year calendar. We hope to have up to 100 children and 15+ staff members.

We are proposing no changes to the building or grounds other than cosmetic and/or equipment upgrades and minor interior renovations. The property is set back far enough from the road and has enough space that there would be no nuisance to neighboring properties. Arrival and departure times would be staggered, flow of traffic should not be disrupted. There is a large parking lot with 238 spaces to allow parking for staff and visitors. Drive thru drop off/pick up is available for all families. The proposed childcare center would use the church's existing playground, but may be required by licensing to add a fence to enclose 1,200 square feet. The building was originally intended and has previously been used to service students and employ staff in an education environment.

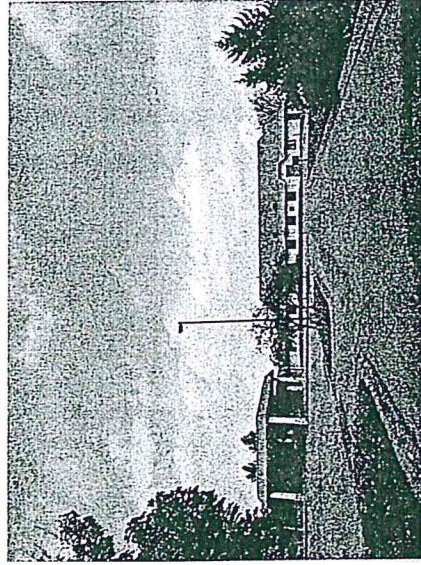
The project will begin once we are approved and end as soon as we secure licensing from the State of Michigan. The project could take 4-12 months depending on upgrades, inspections and the licensing process.

Thank you for your consideration,

A handwritten signature in black ink that reads "Carly LaFreniere". The signature is written in a cursive, flowing style.

Carly LaFreniere
Traverse City Christian School
753 Emerson Road
Traverse City, MI 49696
231-929-1747

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
AUTNER RALPH & MARY	CHURCH OF THE LIVING GOD	26,740	09/04/2003	WD	16-IC PAYOFF	2004/603	BUYER/SELLER	0.0
AUTNER RALPH & MARY	CHURCH OF THE LIVING GOD	26,740	09/06/1996	LC	03-ARM'S LENGTH	1118/299	BUYER/SELLER	0.0
Property Address 1514 BIRMLEY RD Owner's Name/Address CHURCH OF THE LIVING GOD 1514 BIRMLEY RD TRAVERSE CITY MI 49696-8817								
Class: COMMERCIAL-IMPROV		Zoning: A GRI		Building Permit(s)		Date		Status
School: TRAVERSE CITY SCHOOL DIST.				Com Add/Alter/Repair		10/19/2007		PB2007.192
P.R.E. 0%				Com Add/Alter/Repair		10/15/2007		PZ2007-134
MAP #: 2600						08/26/1997		PBI997.181
2023 Est		Vacant				/ /		181-97
X Improved		Vacant						C.O. ISSUE
Land Value Estimates for Land Table 23000.23000 GARFIELD RD AREA * Factors * Description Frontage Depth Front Rate %Adj. Reason Value <Site Value D> 0 100 0 GARFIELD PCLS > 25AC 21.302 Acres 14,439 100 307,588 23595 Sqft 0.00000 100 0 715 Actual Front Feet, 21.84 Total Acres Total Est. Land Value = 307,588								
Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.62 66 23,454 Wood Frame 26.81 96 1,956 Ad-Hoc Unit-In-Place Items Description Rate Size % Good Cash Value /C116/SUBDC/RESSI/STRI/PAVACSA 1.54 97258 107,839 Total Estimated Land Improvements True Cash Value = 133,249								
Work Description for Permit PB2007.192, Issued 10/19/2007: COMM ALTERATION CARL E OK ON THREE ROOF TOP UNITS 12/19/07 Work Description for Permit PZ2007-134, Issued 10/15/2007: ADDITION TO COMM./INDUSTRIAL Work Description for Permit PB1997.181, Issued 08/26/1997: Work Class:437, Use: TEMP 12-22-97 EXP 1-22-98Reciept: , ()								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
2022	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
2021	0	0	0			0	0	
2020	0	0	0			0	0	



The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: Township of Garfield, County
 of Grand Traverse, Michigan

Due W 715'

05-026-014-10

21.84ac

NET: 21.3ac

Due N 1330.78'



Due N 33'

Birmley Rd ROW
-23595.00 sf

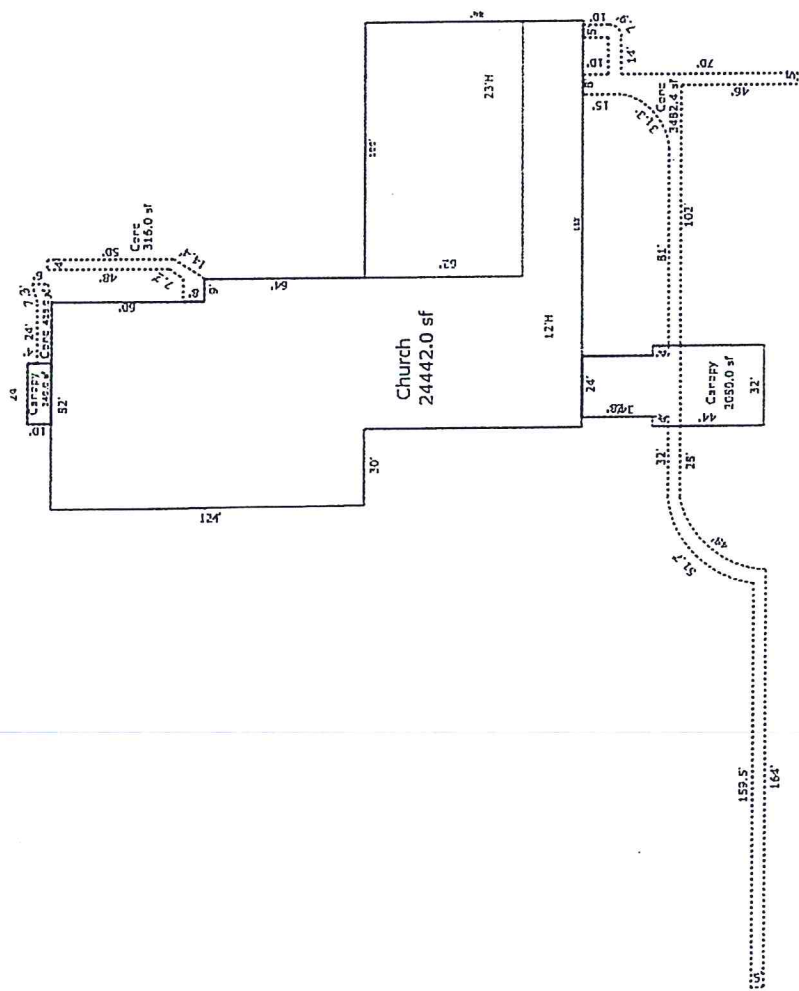
Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		Class: D, Pole Floor Area: 1,500 Gross Bldg Area: 25,942 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Calculator Cost Computations Class: D, Pole Quality: Average Stories: 1 Story Height: 14 Overall Building Height: 14 Base Rate for Upper Floors = 52.81 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.01 100% Adjusted Square Foot Cost for Upper Floors = 58.82 Total Floor Area: 1,500 Base Cost New of Upper Floors = 88,230 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 59,114 ECF (2960 HAMMOND ASHLAND HEIDREDER) Replacement Cost/Floor Area= 58.82 1.031 => TCV of Bldg: 2 = 60,947 Est. TCV/Floor Area= 40.63																																
High	Above Ave.	Ave.	X	Low																																							
2007 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info *		*** Basement Info *** Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Low																																					
Comments: 14 Overall Bldg Height																																											
(1) Excavation/Site Prep: (2) Foundation: X Poured Conc Brick/Stone Block (3) Frame: (4) Floor Structure: (5) Floor Cover:		(7) Interior: (8) Plumbing: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td colspan="2">Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td colspan="2">3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td colspan="2">2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td colspan="2">Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td colspan="2">Toilets</td> <td>Water Softeners</td> </tr> </table> (9) Sprinklers:		Many Above Ave.	Average Typical	Few None	Total Fixtures		Urinals	3-Piece Baths		Wash Bowls	2-Piece Baths		Water Heaters	Shower Stalls		Wash Fountains	Toilets		Water Softeners	(11) Electric and Lighting: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Outlets:</th> <th colspan="2">Fixtures:</th> </tr> <tr> <td>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Unfinished Typical</td> <td>Many</td> <td>Unfinished Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Incandescent</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Non-Metallic Bus Duct</td> <td>Mercury</td> <td>Sodium Vapor Transformer</td> </tr> </table> (13) Roof Structure: Slope=0 (14) Roof Cover:		Outlets:		Fixtures:		Few	Average	Few	Average	Many	Unfinished Typical	Many	Unfinished Typical	Flex Conduit	Rigid Conduit	Incandescent	Fluorescent	Armored Cable	Non-Metallic Bus Duct	Mercury	Sodium Vapor Transformer
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Flex Conduit	Rigid Conduit	Incandescent	Fluorescent																																								
Armored Cable	Non-Metallic Bus Duct	Mercury	Sodium Vapor Transformer																																								
						(39) Miscellaneous: (40) Exterior Wall: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																																		
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*** Information herein deemed reliable but not guaranteed***

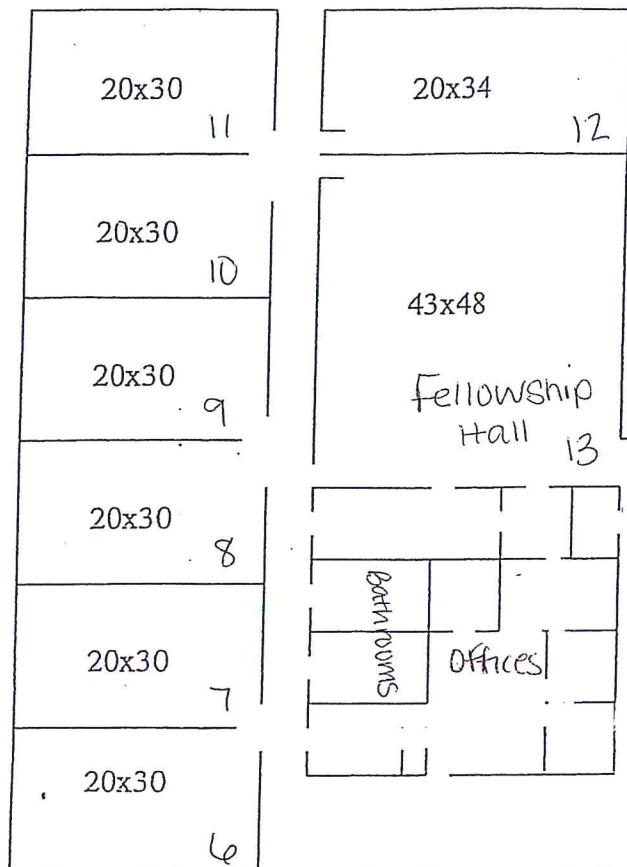


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***



Fellowship Hall wing

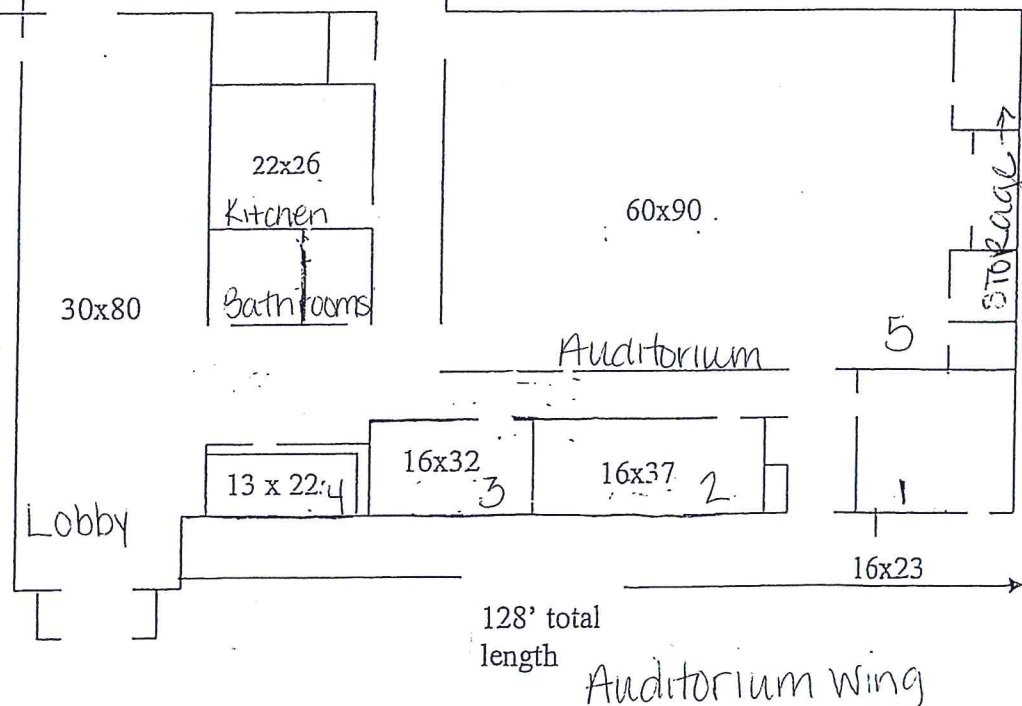


Numbered Room Use

1. Infant/Toddlers at opening
2. 2's at opening
3. 3's at opening
4. 4's at opening
5. Not used for childcare. Church use only.
6. Future use for preschool/Young 5's
7. Future use for Preschool/Young 5's
8. Future use for Preschool/Young 5's
9. Future use for Preschool/Young 5's
10. Future use for Preschool/Young 5's
11. Future use for Preschool/Young 5's
12. Not used for childcare. Church use only.
13. Gross motor space for childcare and children's church.

Non Numbered Room Use

- Kitchen will not be used for childcare.
- Offices, bathrooms and lobby will be used for church and childcare.
- Parking lot, entrance/exit, playground and all grounds will be used for church and childcare.



November 21, 2022


To Whom It May Concern,

This letter is a response to the completeness review submitted to Carly LaFreniere via email on November 9, 2022.

- 1) Fence Detail:** Please see the attached sketch referencing where a fence will be located. A fence will consist of a 4 ft high, minimally 1,200 square foot privacy fence. Child Care Licensing will determine if the playground needs to be larger than the proposed 1,200 square feet. The playground is located in an area that does not adjoin another residence. This fence will have one gate for entrance and exit. Please refer to the included sketch for the location of the playground and gate.
- 2) Maintaining License:** The facility will maintain all valid state and local licenses in accordance with Section 720.A.(1) of the Zoning Ordinance.
- 3) Signage:** The existing sign will most likely be replaced. In the event of a change to the existing or complete replacement of signage we understand that signs are subject to sign permit review. Our intent is to comply with any and all permit reviews for sign changes.

Thank you,

Carly LaFreniere
Traverse City Christian School

 Charter Township of Garfield Planning Department Report No. 2023-8			
Prepared:	January 4, 2023	Pages:	6
Meeting:	January 11, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Loving Neighbors Preschool at Northern Lakes Community Church Special Use Permit – Findings of Fact		
File No.	SUP-2001-03-A	Parcel No.	05-018-011-02
Applicant:	Joe Schmidt / Northern Lakes Community Church		
Agent:	Julie Burton / Northern Lakes Community Church		
Owner:	Northern Lakes Community Church / Dr. Sam Jun, Pastor		

BRIEF OVERVIEW:

- Location: 5444 Herkner Road, south of North Long Lake Road
- Parcel area: 5.94 acres
- Existing land use: Church
- Existing zoning: A – Agricultural District

PURPOSE OF APPLICATION:

This application by the Northern Lakes Community Church requests use of an existing 7,441 square foot church to accommodate a child care center. Child care centers are permitted in the A-Agricultural District by Special Use Permit. No new construction is planned.

Aerial image of the subject property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing;
- b) Availability of adequate public facilities or services;
- c) Dedication of land;
- d) Reservation of land;
- e) Creation of special assessment districts;
- f) Creation of restrictive covenants or easements;
- g) Special setbacks;
- h) Yard requirements;
- i) Increased screening or landscaping requirements;
- j) Area requirements;
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

Staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Proposed Use:

The proposed child care center is to occupy an existing church. The child care center will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. and will not conflict with current church activities.

Because there is no building construction, no building addition, nor similar type of construction, Staff has waived the requirements for a full site development plan. The only improvement is a playground that must meet the requirements of Section 720 in the Zoning Ordinance.

Parking:

The parking requirement for child care centers is one (1) parking space for each three hundred (300) square feet of floor space. In this case, the 7,441 square foot church building would require 25 parking spaces.

The current parking lot has 75 spaces which will be able to handle the parking of staff and parent vehicles, as well as vehicles used by church members during the week. Current church enrollment is approximately 50 people.

The center enrollment is proposed to have 29 children (infant through age 5) and 6 staff people. Parking demand will be limited as most children will be dropped off or picked up during the school hours of operation.

Signage:

Signs require sign permit review and are not approved under the site plan review process. The application states “Signs will be updated and are subject to sign permit review.”

Other Reviews:

Other reviews may be necessary, including Metro Fire.

Child Care Center:

Section 720 of the Zoning Ordinance outlines specific regulations and conditions for child care centers, including the following:

Facility shall maintain all valid state and local licenses.

The application states, “The proposed child care center will maintain all valid state and local licenses.”

All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home; consisting of a minimum 6-foot high privacy fence along the area adjoining another residence, and a minimum 4- foot high fence in the remaining area devoted to the day-care area.

The applications states that the approximate size of the playground is 59’ (along the building) x 45’ x 94’ x 30’ which is approximately 2,525 square feet. Since the playground does not adjoin a residence, no privacy fence is required; however, a 4-foot high fence is required.

Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.

The application states that the hours of operation will be 11 hours per 24-hour period from 7:00 a.m. to 6:00 p.m.

FINDINGS OF FACT:

At its meeting on December 14, 2022, the Planning Commission passed a motion directing Staff to prepare Findings of Fact for the application, which are provided below for your consideration.

A special use is permitted only if the applicant demonstrates that:

(1) The proposed use will be consistent with the purpose and intent of the master plan and this Ordinance, including all regulations of the applicable zoning district;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The site is in the A-Agricultural zoning district. Child care centers are permitted via special use permit in the A district.
- The Master Plan identifies this site as Institutional on the Future Land Use map. The Institutional designation indicates where institutional uses may be appropriate. While the Master Plan does not define Institutional designation, the Zoning Ordinance states that institutional uses are any land use or structure which serves the community’s social, educational, and cultural needs, including but not necessarily limited to schools, libraries, places of worship, and governmental facilities, but not including health services.
- The site will be able to meet all regulations of the A zoning district.

(2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious, and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The site is in an area with other institutional uses, including the Children's House Montessori School to the northeast and Traverse City West Senior High School to the north.
- The applicants are utilizing an existing institutional use, the Northern Lakes Community Church, which has been established and operating for over 20 years.
- There are no known wetlands or sensitive areas of the natural environment on this site.

(3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The applicants are utilizing an existing institutional use, the Northern Lakes Community Church, which has been established and operating for over 20 years.
- The applicant will meet supplemental use regulations for child care centers in Section 720 of the Zoning Ordinance.
- The existing parking lot will be able to handle all school related traffic which will occur during the weekday and not conflict with church services.
- No nuisances or hazards are expected to be generated.

(4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The applicants are utilizing an existing institutional use, the Northern Lakes Community Church, which has been established and operating for over 20 years.
- There will be no building construction, no building addition, nor similar type of construction. The existing parking lot will remain the same.

(5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- There are no known wetlands or sensitive areas of the natural environment on this site.
- There will be no building construction, no building addition, nor similar type of construction. The existing parking lot will remain the same.

(6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Municipal water and sewer facilities exist along Herkner Road and currently serve the site.

- As there will be no building construction, no building addition, nor similar type of construction, no significant additional demand on utilities is expected.
- Significant additional demand for schools, police, or fire protection is not anticipated.

(7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed use will not be detrimental to public health safety, morals, or general welfare. The proposed use is compatible with nearby uses and is not expected to generate any nuisances.

(8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The public interest and welfare are served by the proposed use, which is allowed via special use permit in the A district.
- A public hearing was held on December 14, 2022. No comments nor concerns were made about the proposed use.

(9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The applicant is proposing to utilize a church facility with an existing parking lot. The current parking lot has 75 spaces which will be able to handle the parking of staff and parent vehicles, as well as vehicles used by church members during the week. Current church enrollment is approximately 50 people.
- Herkner Road is a two-lane local road, owned and managed by the Grand Traverse County Road Commission. Herkner Road is expected to accommodate any additional traffic.

(10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- As there will be no building construction, no building addition, nor similar type of construction, no improvements are proposed that alter vehicular and pedestrian traffic within the site.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed use is permitted via special land use permit in the A district. Nothing about the proposed project would impede the orderly development and improvement of surrounding sites.

ACTION REQUESTED:

The purpose of this agenda item is to consider Findings of Fact for the application. Upon consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Findings of Fact for application SUP-2001-03-A, as presented in Planning Department Report 2023-8 and being made a part of this motion, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:

MOTION THAT application SUP-2001-03-A BE APPROVED, subject to the following conditions:

1. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.
2. All proposed site improvements shall be installed prior to the issuance of a Certificate of Occupancy.
3. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.

Any additional information the Planning Commission deems necessary should be added to this motion.

Attachments:

1. SUP Application dated October 6, 2022 with Impact Statement
2. Survey dated January 29, 2019
3. Playground Site Plan dated October 16, 2022
4. Church Addition Site Plan dated July 12, 2007 with playground identified
5. Site photos
6. Natural Playground Idea photographs



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

New Special Use Permit
Major Amendment
Minor Amendment
Administrative Amendment

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name:
Address:
Phone Number:
Email:

AGENT INFORMATION

Name:
Address:
Phone Number:
Email:

OWNER INFORMATION

Name:
Address:
Phone Number:
Email:

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

PROPERTY INFORMATION

Property Address:

Property Identification Number:

Legal Description:

Zoning District:

Master Plan Future Land Use Designation:

Area of Property (acres or square feet):

Existing Use(s):

Proposed Use(s):

PROJECT TIMELINE

Estimated Start Date:

Estimated Completion Date:

REQUIRED SUBMITTAL ITEMS

A complete application for a Special Use Permit consists of the following:

Application Form:

One original signed application

One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Development Plan:

Ten complete stapled 11"x17" paper sets (Administrative Amendments require one copy)

Two complete bound 24"x36" paper sets

One digital set (PDF only)

Written Information:

Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)

One digital copy of the Approval Criteria (PDF only)

Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)

One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Director of Planning, a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate, on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that: special use is permitted only if the applicant demonstrates that:

The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

A written impact statement to include the following information:

A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

Types of uses and other man-made facilities.

The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.

Phasing of the project including ultimate development proposals.

Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.

The method to be used to serve the development with water and sanitary sewer facilities.

The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.

If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes vibration, smoke or lights.

An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.

The proposed density in units per acre for residential developments.

Name(s) and address(es) of person(s) responsible for preparation of statement.

Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Erosion and Sedimentation office.

Type, direction, and intensity of outside lighting.

General description of deed restrictions, if any.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?			
If yes, has a Utility Agreement been prepared?			
2. Will a community wastewater system be installed?			
If yes, has a Utility Agreement been prepared?			
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?			
If yes, is it depicted on plan?			
B. <u>Water Service</u>			
1. Does project require extension of public water main?			
If yes, has a Utility Agreement been prepared?			
2. Will a community water supply be installed?			
If yes, has a Utility Agreement been prepared?			
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>			
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?			
If so, attach approval letter.			
If no, are alternate measures shown?			
2. Stormwater Plans approved by Township Engineer?			
If so, attach approval letter.			
If no, are alternate measures shown?			
Note: Alternate measures must be designed and sealed by a registered Engineer.			

E. Roads and Circulation

1. Are interior public streets proposed?

If yes, has Road Commission approved (attach letter)?

2. Will public streets connect to adjoining properties or future streets?

3. Are private roads or interior drives proposed?

4. Will private drives connect to adjoining properties service roads?

5. Has the Road Commission or MDOT approved curb cuts?

If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
- Upon holding a public hearing, the Planning Commission may approve, approve with conditions, or deny the proposed special use.
- If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1.	Applicant's name, address, telephone number and signature		
2.	Property owner's name, address, telephone number and signature		
3.	Proof of property ownership		
4.	Whether there are any options or liens on the property		
5.	A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent		
6.	The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage		
7.	A vicinity map showing the area and road network surrounding the property		
8.	Name, address and phone number of the preparer of the site plan		
9.	Project title or name of the proposed development		
10.	Statement of proposed use of land, project completion schedule, any proposed development phasing		
11.	Land uses and zoning classification on the subject parcel and adjoining parcels		
12.	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		
B. Site Plan Information			
1.	North arrow, scale, and date of original submittal and last revision		
2.	Boundary dimensions of natural features		
3.	Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		
4.	Proposed alterations to topography and other natural features		
5.	Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		
6.	Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.		
7.	The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		
8.	Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities		
9.	Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	*	
10.	Existing and proposed driveways, including parking areas		
11.	Neighboring driveways and other vehicular circulation features adjacent to the site		
12.	A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		
13.	Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		
14.	Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		
15.	Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		
16.	Location of neighboring structures that are close to the parcel line or pertinent to the proposal		
17.	Location of water supply lines and/or wells		
18.	Location of sanitary sewer lines and/or sanitary sewer disposal systems		
19.	Location, specifications, and access to a water supply in the event of a fire emergency		
20.	Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		
21.	A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		
22.	A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		
23.	A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		
24.	Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		
25.	A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate		
26.	Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		
27.	Changes or modifications required for any applicable regulatory agencies' approvals		

Approval Criteria/Impact Statement:

Northern Lakes Community Church wishes to utilize their existing building (addition added in 2007) for a preschool/childcare center in an effort to support our community. This is based on the immediate need in our local community and state to increase available childcare. Per the Networks Northwest Organization since 2016, there has been a huge decline in Licensed Child Care providers in our area, and waitlists are long at the centers that remain.

We plan to provide full day care for 29 children, infant through age 5. We would hire a director and staff of approximately 5 teachers. We hope to start up in fall of 2023, pending township permission and minor building updates required by the Fire Inspector.

Estimated hours of operation for the Preschool/Childcare will be 7:00am - 6:00pm. These we hope are "worst case" scenario....if we can be open less hours we would like that, however wanted to give the Township the longest hours possible.

This project will not change the current building size. We will add a playground off the north entrance to the newer portion of the building where the child care center will be housed. The playground will be a natural playground, surrounded by fencing to keep the children safely contained. The approximate size of the playground is 59' (along the building) x 45' x 94' x 30'. We have included pictures of examples of what a natural playground can look like.

Our current parking lot has 75 spaces, and will be able to handle the parking of staff and parent vehicles, as well as vehicles used by church members for their various meetings during the week. Our current church enrollment is approximately 50 people.

We do not anticipate any adverse affects on our surrounding neighbors or neighborhoods. The center's enrollment of 29 children and 6 staff people, will result in increased traffic during the morning and evening hours of approximately 35 cars, during pick up and drop off times. Currently the original building (our sanctuary) has an occupancy of 230 people. The addition, where the preschool will be housed has an approved occupancy of 100 people.

Our goal is to maintain the look of our current buildings and landscaping, with the addition of a natural playground area. The play ground is planned for an area that is currently grass. There is a wooded area beyond the playground location that we will keep as is. We like the woods and hope to allow children to take teacher guided walks in that woods!

We do not anticipate or plan for any topographical changes to our property. There are two drainage areas for water which will remain as is.

We do have outside lighting on a timer in our parking lot, and do not plan to change this.

10/11/22 - Additional Information as requested by John Sych, Director of Planning for Garfield Township:

- The proposed child care center will maintain all valid state and local licenses.
- No other improvements are proposed.
- Signs will be updated and are subject to sign permit review.

This was prepared by Julie Burton, identified as Agent for the Owner and Applicant.

CERTIFICATE OF SURVEY

Legend

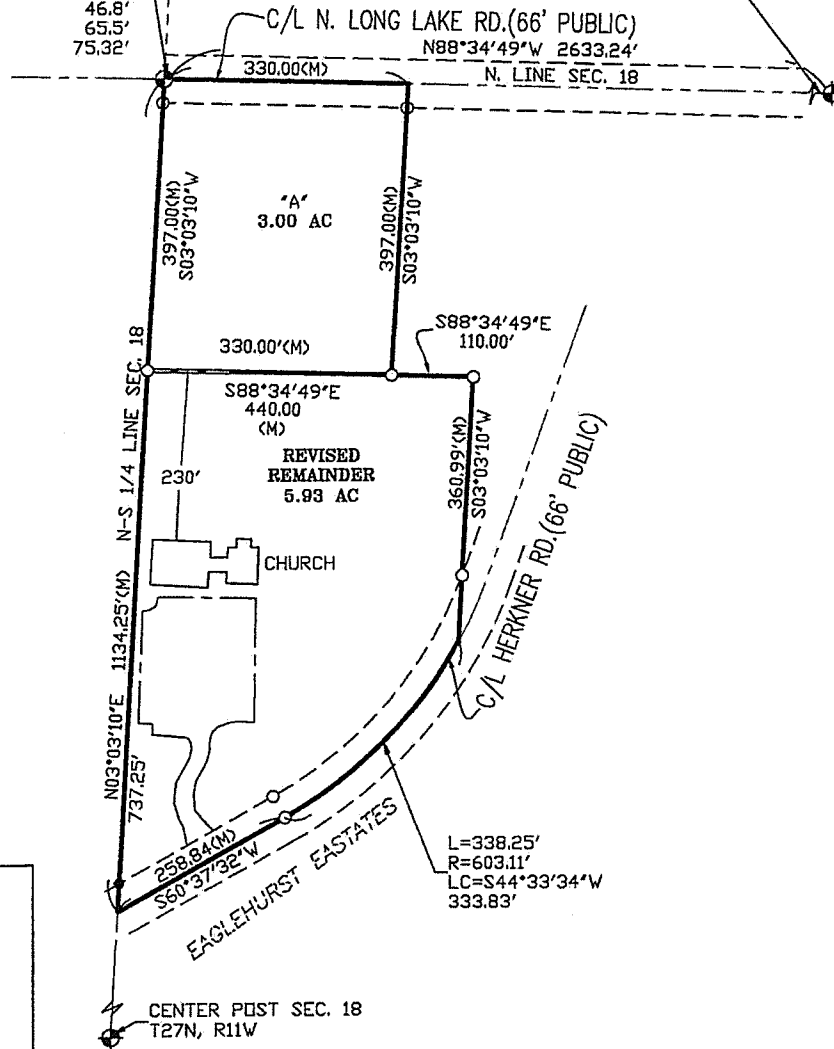
- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- ⊙ SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

Scale: 1" = 200'

SPACE RESERVED FOR REGISTER OF DEEDS

N. 1/4 COR. SEC. 18
T27N, R11W
FD. REMON COR.
S40°W NW COR. GARAGE 177.75'
N36°W 1/2" REBAR 46.8'
S26°E 1/2" REBAR 65.5'
SOUTH P. POLE 75.32'

NE COR. SEC. 18
T27N, R11W
FD. REMON COR.
S20°W P. POLE 123.60'
N78°E 24" MAPLE 107.94'
S83°W 48" MAPLE 141.45'
S26°E TEL. POLE 54.40'



THIS PROPOSED PARCEL DIVISION IS
SUBJECT TO MUNICIPAL APPROVAL
PURSUANT TO THE "LAND DIVISION
ACT", P.A. 591 OF 1996, AS AMENDED.

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE
PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Jesse E. Mitchell
Professional Surveyor No. 54433

ERROR OF CLOSURE IS 1/10,000

BASIS OF BEARING: NAD 83 MI CENT SPCS

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land; That the ratio of closure of the unadjusted field observations was within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970.

CLIENT: NORTHERN LAKES COMMUNITY CHURCH

LOCATION:
PART OF NORTHEAST 1/4 OF SECTION 18
TOWN 27 NORTH, RANGE 11 WEST
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN.



Bob Mitchell & Associates
SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 HANSEN, MI 49825
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-8627
email jesse@mapelville.com

DWN. JEM	DATE 01.29.2019 REVISED	FILE NO. 20170295
CK. WPM	F.D. BK. X PG. X	SHEET 1 OF 2

DESCRIPTION	
-------------	--

DESCRIPTION: A parcel of land situated in the Township of Garfield, County of Grand Traverse, State of Michigan and described as follows to-wit:

PARCEL "A"

Part of the Northeast 1/4, Section 18, Town 27 North, Range 11 West, more fully described as: Beginning at the North 1/4 corner of said Section 18; thence South 88°34'49" East, 330.00 feet, along the North line of said Section 18; thence South 03°03'10" West, 397.00 feet, parallel to the North-South 1/4 line of said Section 18; thence North 88°34'49" West, 330.00 feet, parallel to said North line of said Section 18; thence North 03°03'10" East, 397.00 feet, parallel to said North-South 1/4 line of said Section 18 to the Point of Beginning. Said parcel contains 3.00 acres.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

DESCRIPTION: A parcel of land situated in the Township of Garfield, County of Grand Traverse, State of Michigan and described as follows to-wit:

REVISED REMAINDER PARCEL

Part of the Northeast 1/4, Section 18, Town 27 North, Range 11 West, more fully described as: Commencing at the North 1/4 corner of said Section 18; thence South 03°03'10" West, along the North and South One-Quarter line, 397.00 feet; thence South 88°34'49" East, 440.00 feet; thence South 03°03'10" West, 360.99 feet, parallel to said North-South 1/4 line of said Section 18, to a point on the centerline of Herkner Road; thence 338.25 feet on the arc of a 603.11 foot radius curve to the right, the long chord of which bears South 44°33'34" West, 338.83 feet; thence South 60°37'32" West, 258.84 feet, continuing along said centerline to the North-South 1/4 line of said Section 18; thence North 03°03'10" East, 737.25 feet, along said North-South 1/4 line to the Point of Beginning. Said parcel contains 5.93 acres.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Jesse E. Mitchell
Professional Surveyor No. 54433

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land; That the ratio of closure of the unadjusted field observations was within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970.



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6827
email jesse@mapcivilsurvey.com

CLIENT:

NORTHERN LAKES COMMUNITY CHURCH

LOCATION:

PART OF NORTHEAST 1/4 OF SECTION 18
TOWN 27 NORTH, RANGE 11 WEST
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN.

DWN. JEM

DATE 01.29.2019 REVISED

FILE NO. 20170295

CK. WPM

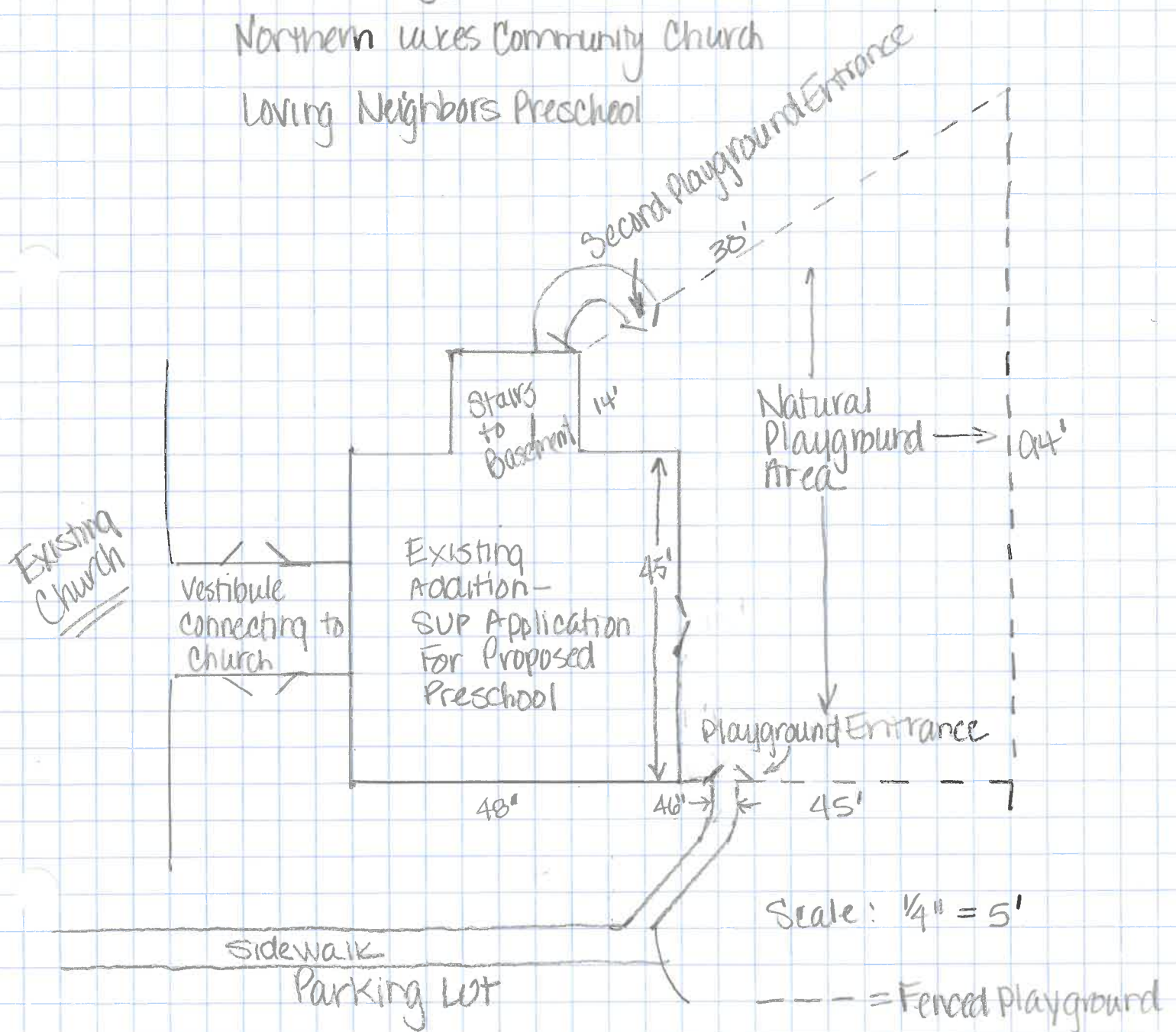
FLD. BK. X

PG. X

SHEET 2 OF 2

October 16, 2022
update

Proposed Playground Area for
Northern Lakes Community Church
Loving Neighbors Preschool



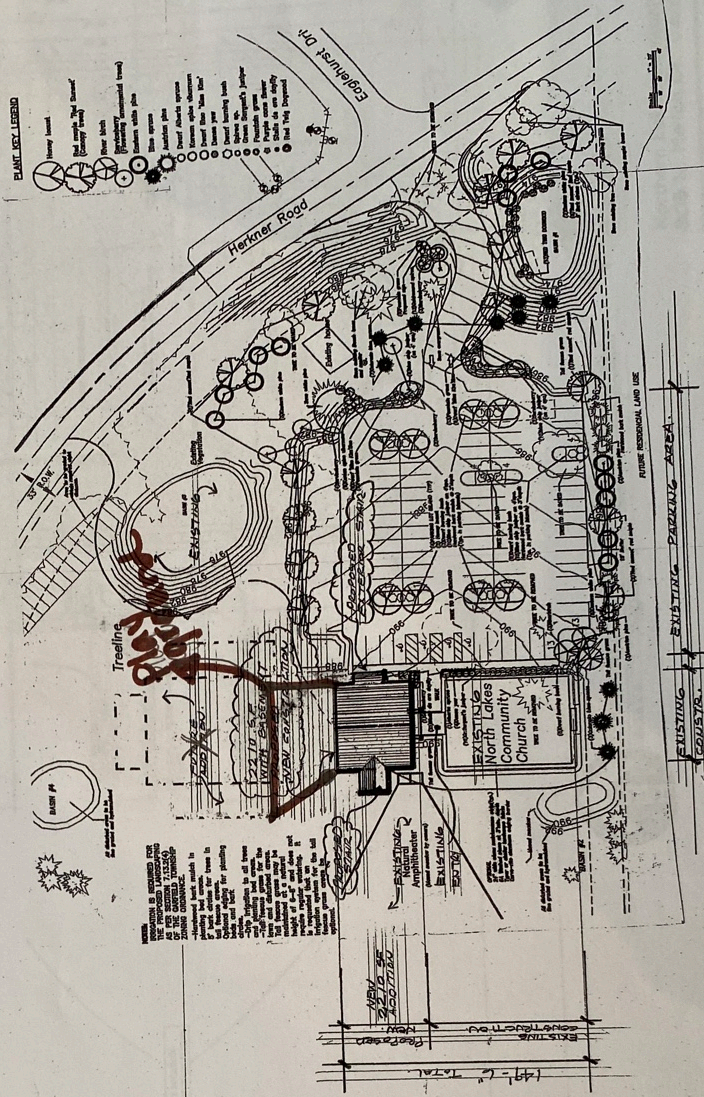
ADDITION FOR:

NORTHERN
LAKES
COMMUNITY
CHURCH

5444 HERKNER RD.
TRAVERSE CITY, MI. 49684

LIST OF DRAWINGS

- S1. SITE PLAN COVER SHEET
A1. FOUNDATION PLAN
A2. FLOOR PLAN
A3. ELEVATIONS
A4. ELEVATIONS
A5. SECTION AND DETAILS
A6. T-JI FRAMING PLAN



DESIGNER SITE PLAN

PROFESSOR



Loving Neighbors Preschool: This photograph is from the parking lot. The larger building section on the left is the original church sanctuary building. The small connector building in the middle is the entrance for both the church and for the preschool. A foyer area. The building section on the right is going to house the preschool. The sidewalk that you will see on other photos is in the upper right area of the parking lot, near the large rock feature. This will provide access to the playground and a second door into the preschool building.



Loving Neighbors Preschool: This is the entrance to our church parking lot that is accessed via Herkner Road. The photograph was taken from across the street. The building is pretty well hidden from Herkner and most neighbors (probably not our best plan when we first built!).



Loving Neighbors Preschool: Entrance and foyer that connects the church building and the future preschool building. There are also double doors to the back yard area and a sidewalk...identical to the front doors.



Loving Neighbors Preschool: Sidewalk from parking lot into side yard of preschool building. After the playground and fencing is added this will go to a playground entrance (door), and to the side building entrance.



Loving Neighbors Preschool: Photo shows side of the Preschool building and location of future playground and the sidewalk approach from the parking lot. Red dashes show approximate location of playground. We kept it at least 10' short of the woods, so emergency vehicles could get through to the backyard of the church if needed.



Loving Neighbors Preschool: Photo also shows side of the Preschool building but more towards the back yard area. The playground will connect/end at the second corner marked with an X. The small white storage shed beyond the X is coming out.



The fencing on the left is the current fencing at the Children's House Montessori School, across from West High School. We like the look of the fencing that you can see through, and plan to use fencing that accomplishes this more open feel. The three fencing options below are what we are hoping to use (one like these), but have not done a full cost assessment of these options, so if it is acceptable to the township we would like to commit to an "open feel" fencing, that is finished with wood, and not just plain wood (too confining) and not chain link (not decorative enough).



Natural Playground Ideas:









Charter Township of Garfield Planning Department Report No. 2023-9

Prepared:	January 4, 2023	Pages:	10
Meeting:	January 11, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	1712 South Garfield Cherryland Center Outlot – Site Plan Review		
Applicant:	Traverse City Retail Management VI LLC		
Agent:	Stonefield Engineering & Design LLC		
Owner:	Traverse City Curling Club Inc.		
File No.	SPR 2022-22		
Parcel No.	05-014-049-20 (portion)		

PURPOSE OF APPLICATION:

Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards.

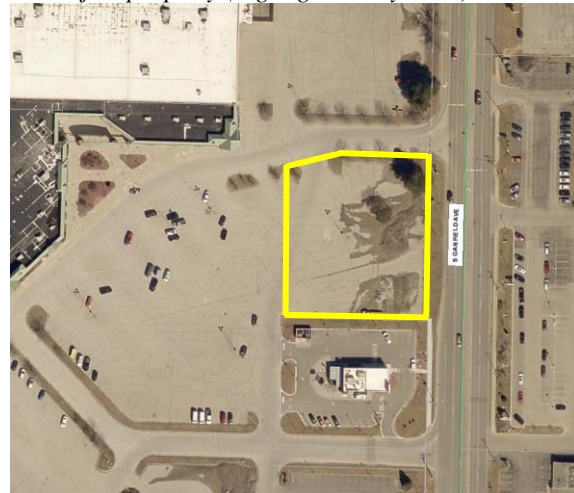
BACKGROUND:

The project is to construct a multi-tenant building including spaces for retail, restaurant, and restaurant with drive-through. The proposed 1.09-acre lot would be a newly created outlot at 1712 South Garfield Avenue on land currently owned by the Traverse City Curling Club, just north of Wendy's. All the proposed uses are permitted by right in the C-P Planned Shopping Center district. The proposed building would have over 6,400 square feet of space available.

The intent of the C-P district as stated in the Zoning Ordinance is as follows:

"It is the intent of the C-P (Planned Shopping) Districts to recognize the various areas of our community that have been developed in a grouped retail setting with department store anchors and expansive parking areas. These planned centers are typically located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. This section recognizes the transition from antiquated development patterns and encourages multi-use, multi-story, infill development of the parking areas to create a more pedestrian-friendly, mixed-use area. Multi-story structures are encouraged."

Zoomed-out (left) and zoomed-in (right) aerial images of the subject property (highlighted in yellow):



SITE DEVELOPMENT REQUIREMENTS:

(1) General

Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. The following criteria as listed in Section 424.F(1)(a)-(j) of the Zoning Ordinance are offered for consideration by the Planning Commission:

(a) Required Information. *All required information shall be provided.*

- Staff has determined the application and site plan to be substantially complete for purposes of completing this report.

(b) Outside Agencies. *All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.*

- The applicant is required to comply with all agencies with jurisdiction. Agency approvals that are not received may be made conditions of the site plan approval.

(c) Essential Facilities and Services. *Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.*

- The project would create a new outlot, allowing for infill development on an underutilized parking lot, and is surrounded by several other compatible developments in the area. Many essential facilities and services are in place.
- The site is 1.09 acres and is not anticipated to overburden area municipal services.
- The site is accessed from within the Cherryland Center using an existing access from South Garfield Avenue. The site is serviced by existing public water and sewer.

(d) Natural Features. *Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.*

- This is a new outlot on an underused parking lot in a planned commercial shopping area.
- There are no known sensitive natural features that would be impacted by this project.

(e) Site Design. *All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.*

- The building is proposed to be designed to be compatible with surrounding uses including other restaurant and retail uses nearby.
- Landscaping which meets the Zoning Ordinance standards will provide screening and help minimize adverse effects on adjacent properties and the neighborhood. See comments on the proposed landscaping plan later in this report.
- For a drive-through, a setback of at least 60 feet from the right-of-way line of any existing or proposed street shall be maintained. The site plan depicts an 89-foot setback maintained between the right-of-way line and the furthest protrusion of the new building.

(f) **Orientation.** *Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*

- The entrances for each tenant space all face South Garfield Avenue.

(g) **Vehicle and Pedestrian Systems.** *The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.*

- The site is accessed from within the Cherryland Center using an existing access from South Garfield Avenue. No new ingress and egress points are proposed.
- The proposed drive-through configuration allows for 14 queuing vehicles onsite as shown on the site plan. A report describing how the site is suitable for a drive-through, including an analysis of vehicle turning movements, has been provided by a traffic engineer for the applicant. See also the comments on drive-through use standards later in this report.
- A new 6-foot-wide sidewalk is proposed on South Garfield Avenue. Most of the sidewalk will be within the right-of-way but some of it will be on private property. For the portion of sidewalk on private property, an appropriate public access easement shall be recorded. An internal sidewalk is also proposed to be constructed between the front entrances of the new building with the proposed new sidewalk on South Garfield Avenue.

(h) **Shared Drives.** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*

- As stated above, the site is accessed from within the Cherryland Center using an existing access from South Garfield Avenue. No new ingress and egress points are proposed.

(i) **Impervious Surfaces.** *The amount of impervious surface has been limited on the site to the extent practical.*

- The site is an infill development of a currently underutilized parking lot. There will be an increase in the total amount of lawn and landscaping areas, which will serve to limit total impervious surface to the extent practical and reduce the total impervious surface from its current level on the site.

(j) **Master Plan.** *The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.*

- The proposal fits with the Future Land Use Map, as the parcel and surrounding vicinity are envisioned as Commercial, which accommodates a wide range of potential businesses.
- The site is part of the Barlow Garfield Neighborhood Plan which guides development in this neighborhood of the Township. This plan included several development principles for this neighborhood encompassing the following:
 - Allow for mixed-use development on primary corridors.
 - Account for public spaces that accommodate a variety of activities.
 - Encourage connectivity through sidewalks, trails, cross-access, and other means.

- Allow sites to be designed at a scale that encourages a neighborhood character.
- Allow for new housing with diverse selection of unit types and sizes.
- Facilitate improvements for public infrastructure upon new development.
- The proposed sidewalk on South Garfield Avenue and sidewalk connection to the building helps support the development principle of encouraging connectivity.
- The site would create a new outlot with cross access connections to neighboring sites and would not create any additional curb cuts on South Garfield Avenue.
- The site design development principle in the Barlow Garfield Neighborhood Plan indicates that the site design will reinforce the development principles by having consistency in the building setbacks and placement, landscaping, planting elements, and other site features. The proposed building will be at a scale that is compatible with other sites on this corridor and meets the minimum setback for a drive-through as stated in the Zoning Ordinance. See comments on the proposed landscaping plan later in this report.
- The Barlow Garfield Neighborhood Plan envisions a connected, livable, community center within Garfield Township in this neighborhood. While the Planning Commission should carefully consider the proliferation of drive-through uses, the site design includes space for other uses besides drive-through, newly created sidewalk on South Garfield Avenue, and no additional curb cuts. These aspects of the site plan will help to further the goals of the Barlow Garfield Neighborhood Plan.

The following review of the proposal with regards to the relevant sections within Article 5 – Development Standards is also provided:

Access Management

As stated above, the site is accessed from within the Cherryland Center using an existing access from South Garfield Avenue. No new ingress and egress points are proposed.

Parking, Loading, and Snow Storage

Restaurants, including those with a drive-through, have a minimum parking requirement of 1 per 150 square feet of floor area and a maximum of 1 per 75 square feet. For retail stores, the minimum parking required is 1 per 250 square feet of floor area and the maximum is 1 per 150 square feet of floor area. The parking requirements for this site are described as follows:

Use	Area (sq. ft.)	Min. Parking	Max. Parking	Provided
Restaurant + Restaurant with drive-through	5,216	35	70	
Retail	1,242	5	9	
Total	6,458	40	79	41

There are two barrier free spaces proposed. A small loading zone of at least 10'x20' is required and a small loading zone of 10'x35' is provided.

Bicycle parking shall be provided at the rate of 2 bicycle spaces per 25 motor vehicle spaces. Two bicycle racks are proposed and indicated on the plan, which provides space for 4 bicycles.

As required by Section 551 of the Ordinance, a ratio of ten (10) square feet of snow storage is required per one hundred (100) square feet of parking area. The site plan indicates 23,420 square feet of parking area, 2,342 square feet of snow storage required, and 3,239 square feet of snow storage provided. Snow storage areas are dispersed throughout the site as shown on the site plan.

Dumpster Enclosure

Section 516 states that enclosures shall be finished with the same materials and colors as the exterior finish of the principal structure or shall be concrete block or similar material. The site plan shows two different dumpster enclosure areas, both in the northwest corner of the site, with a total space for three dumpsters.

Details of the enclosures are included (Sheet PP-4.1) and show that the enclosures will be made of brick to match the building and the gates will have a steel frame with cedar plank boards. Both enclosures will be 6 feet tall, which meets the minimum height.

Stormwater Management

Stormwater review by the Township Engineer will be required prior to the issuance of a Land Use Permit.

Lighting

A photometric site plan is included with the site plan. The lighting standards of Section 517 of the Zoning Ordinance are described by the following:

<i>Zoning Ordinance Lighting Standard</i>	<i>Subject Site</i>
<i>A. Applicability</i> – All outdoor lighting shall be installed in conformance with the provisions of this section. Certain light fixtures exempt from this section include decorative lighting, public streetlights, emergency lights, nonconforming existing lights, neon, and flag lighting.	None of these exceptions apply to this site, so all lighting for this site is subject to the requirements of this section.
<i>B. Shielding and Filtration</i> – Lighting fixtures shall provide glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards. Light sources shall be located, and light poles shall be coated, to minimize glare.	A note on the plan indicates that all lighting shall be fully cut-off and not direct light upwards, per this standard.
<i>C. Illumination</i> – Average illumination levels shall not exceed 3.0 foot-candles for the main parking area, 2.0 foot-candles for the peripheral parking area, 5.0 foot-candles for the main drive areas, and 20.0 foot-candles directly below the lighting fixture. Illumination shall also not exceed 1.0 foot-candles adjoining another nonresidential zoning district along a local street or property line. Average lighting values ranging from 0.5 to 1.5 foot-candles are recommended.	The photometric plan shows 7 light fixtures with 4 pole-mounted and 3 wall-mounted. The most intense light near the drive-thru pickup window at 12.1 foot-candles. Illumination standards for the main parking area, main drive area, and the property lines appear to be met.
<i>D. Color Temperature</i> – All proposed lamps shall emit light measuring 3,500 K or warmer on the Kelvin scale.	The lighting plan shows cut sheets information for the proposed light fixtures, showing a color temperature of 3,000 K for each fixture which meets this standard.

Zoning Ordinance Lighting Standard	Subject Site
E. Prohibitions – Prohibitions include mercury-vapor or metal halide fixture and lamps, laser source lights, searchlights, or any light that does not meet shielding and illumination standards.	No prohibited fixture types are proposed, and a note on the plan indicates all lighting shall be fully cut-off and not direct light upwards.
F. Pole Height – All pole-mounted lighting shall not exceed the maximum permitted height of the zoning district.	Four light poles are proposed at 25 feet. The maximum height in the C-P district is 50 feet, therefore this standard is met.

Landscaping

Landscaping requirements are described by the following for each length of greenspace area (e.g., without including ingress and egress drives):

Greenspace (Length)	Adjacent Land Use	Buffer Planting Requirement	Amount Required	Amount Provided
East (227 ft.)	Arterial Road (S. Garfield)	Type “D” Buffer – ground cover as specified in Section 530.J, plus 4 large trees, 3 medium or small trees, and 3 evergreen or coniferous trees per 100 linear feet of greenspace area, and a minimum width of 20 feet.	10 large trees 7 med/small trees 7 evergreens 20 ft. min width	5 large trees 3 med/small trees * 3 existing small trees 0 evergreens * 1 existing evergreen 20 ft. min width
South (193 ft.)	Commercial	Type “B” Buffer – ground cover as specified in Section 530.J, plus 2 large trees, 1 medium or small tree, and 4 shrubs per 100 linear feet of greenspace area, and a minimum width of 10 feet.	4 large trees 2 med/small trees 8 shrubs 10 ft. min width	4 large trees 2 med/small trees 8 shrubs 10 ft. min width
West (138 ft.)	Commercial		3 large trees 2 med/small trees 6 shrubs 10 ft. min width	3 large trees 2 med/small trees 6 shrubs 18 ft. min width
North (195 ft.)	Commercial		4 large trees 2 med/small trees 8 shrubs 10 ft. min width	1 large trees 1 med/small trees * 4 existing trees 8 shrubs 10 ft. min width

The landscaping for the south, west, and north buffers are sufficient, but the east buffer is short on the total amount of landscaping material. In their letter dated December 22, 2022, the applicants request a waiver from the landscaping requirements for a portion of the east buffer along South Garfield Avenue due to the design constraints of the easements. A note on the landscaping plan indicates the “existing landscape and maintenance clear view easement and utility easement along the frontage of South Garfield Avenue.”

As the approval authority for this project, the Planning Commission may waive or adjust any requirement of this section in whole or in part provided that one or more of the following conditions exist upon the site (as listed in Section 530.H. of the Zoning Ordinance):

- (1) Existing conditions such as topography or vegetation provide an established screen or buffer which is equal to or superior in its ability to meet the Purpose of this Section. For the purposes of this subsection, vegetation requirements may be adjusted either in terms of the quantity of plantings otherwise required or in terms of the physical location of plantings otherwise required.
- (2) Decorative walls or fencing will be provided in lieu of all or some required plantings to provide an equal or superior buffer to meet the Purpose of this Section.
- (3) Natural features such as steep slopes or other topographical features make full compliance impractical or impossible.
- (4) Space limitations on the site or prevailing development patterns in the surrounding neighborhood justify alternative compliance.
- (5) Safety considerations warrant flexibility upon the site.
- (6) No practicable alternative in the placement of a building, structure, street or utility construction, access drives, stormwater management facilities, trails or pathways, or other site improvements is available.
- (7) In the instance of a waiver being requested, a modification request shall only be approved upon a determination that the existing site conditions or developed form of a property are such that the requirements of this section cannot reasonably be completed, that an alternative landscaping plan cannot be reasonably be substituted, and that the requested modification is the minimum modification necessary resulting from such site conditions or developed form.

One of the easement areas appears to take up about 20 feet of the length of the buffer and the other easement area appears to take up about 60 feet of this length. If this length were discounted from the east buffer, it would result in a discounted length of 147 feet and require a buffer of 6 large trees, 5 medium/small trees, and 5 evergreens.

The current landscaping plan shows 5 large trees, 3 medium/small trees, 3 existing small trees giving a 1:1 landscaping credit, and 1 existing evergreen giving a 1:3 landscaping credit. Staff is of the opinion that a partial waiver may be justified, but the full landscaping requirements for the length of 147 feet as shown in the description above should be met.

Signs

Signs require sign permit review and are not approved under the site plan review process. A note on Sheet C-3 states that “Signs are subject to sign permit review.” Also, Sheet PP-4.1 shows a proposed pylon sign; as part of the Cherryland Center development, this site is not permitted to have its own freestanding sign.

(2) External Access

All site plan proposals submitted under the requirements of the C-P Planned Shopping District shall provide for the proper handling of traffic and pedestrians throughout the site. The site plan shall limit ingress and egress along major thoroughfares and access properties by way of internal service drives and pedestrian walkways. As stated above, the site is accessed from within the Cherryland Center using an existing access from South Garfield Avenue. No new ingress and egress points are proposed.

(3) Internal Pedestrian Circulation

Section 522 requires pathways and interior sidewalks. Interior sidewalks are proposed along the front of the building along with a crosswalk connection to a new sidewalk along South Garfield Avenue.

(4) Non-Motorized Pathways

A new sidewalk is proposed along South Garfield Avenue which will connect to the existing sidewalk in front of Wendy’s to the south and future sidewalks to the north. The proposed sidewalk will be 6 feet wide. The applicant shall record a public access easement for the portion of the proposed sidewalk which will be on private property.

(5) Building Placement

From Section 322 C. (5), buildings shall be placed in a manner that encourages pedestrian circulation and connectivity among the various out lots and internal uses. All buildings shall be located adjacent to a curbed internal roadway with the prominent building wall facing the roadway or access drive. Buildings fronting an internal roadway or access drive shall be accessible by pedestrian walkways.

Building placement is consistent with that of surrounding sites, and sidewalk along South Garfield Avenue will provide pedestrian access to the site.

(6) Vegetative Transition Strip

A vegetative transition strip of at least fifty feet wide is required if the site abuts a residential or agricultural zone, but this does not apply in this case. Comments on landscaping for the whole site are included above.

(7) Service Drives

Access to this site is from an interior drive via the existing ingress and egress drives from South Garfield Avenue, a major thoroughfare.

(8) Prohibited Outdoor Storage

The applicant does not propose any outdoor storage.

USE STANDARDS – DRIVE-THROUGH:

Section 730 of the Zoning Ordinance outlines several specific regulations and conditions for drive-in and drive-through uses, including the following:

1. *Service and dining may be in automobiles or outdoors, but all other activities shall be carried on within a building.*

The site plan shows the proposed patio area of about 575 square feet in front of the drive-through restaurant front entrance with a 36-foot railing.

2. *A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street shall be maintained.*

The building measures approximately 89 feet from the right-of-way line of South Garfield Avenue.

3. *Ingress and egress points shall be located at least fifty (50) feet from the nearest edge of the traveled portion of any intersecting streets.*

The nearest existing ingress and egress drives to Cherryland Center on South Garfield Avenue are over 300 and 750 feet away from the intersection of South Airport Road and Garfield Avenue.

4. *Pedestrian areas shall be clearly marked and maintained.*

A new sidewalk is proposed along South Garfield Avenue and includes a connection to the front entrance of the building.

5. *Only one (1) ingress-egress drive shall be allowed per major thoroughfare.*

The existing ingress-egress access drive for Cherryland Center is from South Garfield Avenue, a major thoroughfare.

6. *All parking requirements shall comply with Article 5 of this Ordinance.*

Parking requirements are described previously in this letter.

7. *Notwithstanding the dimensional standards of this Ordinance, lots used for drive-in businesses and drive-in or drive-through restaurants shall have a minimum width of one hundred (100) feet.*

The parcel is approximately 213 feet wide by 227 feet long.

8. *Queuing requirements, drive-in and drive-through businesses shall be designed to accommodate the maximum number of queuing vehicles that may be expected to seek service at any one time without queuing onto an adjacent thoroughfare, including service drives. The determination as to the required queuing spaces shall be established by the Planning Commission based upon the anticipated number of vehicles likely to queue while waiting for service. The Planning Commission may require more than twelve (12) queuing spaces based upon evidence presented to it, but in no event shall the required number of queuing spaces be reduced below twelve (12).*

The site plan shows the drive-through lanes will accommodate at least 14 queuing spaces.

9. *Notwithstanding the provisions of this section, the queuing of vehicles onto the traveled portion of a public roadway providing access to the business establishment such that queuing interferes to an extent with the free flow of traffic on the traveled portion of that roadway shall subject the Special Use Permit holder to enforcement action, including fines, injunctive relief and/or revocation of the Special Use Permit.*

This requirement shall be enforced as needed as part of the operation of the site.

10. *The site shall have been found to be a suitable site for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.*

A report describing how the proposed site is suitable for a drive-through, including an analysis of vehicle turning movements, has been provided by a traffic engineer for the applicant. The resumé of the person who prepared the drive-through suitability report should be included with the report.

RECOMMENDATION:

Following the applicant presentation and Planning Commission discussion, if Commissioners are prepared to decide, then the following motion in support of approval is offered:

MOTION THAT application SPR 2022-22, submitted by Traverse City Retail Management VI LLC, to construct a multi-tenant retail and restaurant building, including a restaurant with a drive-through, on a portion of parcel 05-014-049-20, BE APPROVED, subject to the following conditions:

1. A partial waiver from landscaping requirements along the east buffer is granted on the condition that full landscaping requirements for 147 feet of the length of the east buffer are met.
2. The applicant shall record a public access easement for the portion of the proposed sidewalk along South Garfield Avenue which will be on private property.
3. The resumé of the person who prepared the drive-through suitability report should be included with the report.
4. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.

Additional information deemed necessary by the Planning Commission should be added to the motion.

Attachments:

1. Application for Site Plan Review dated December 6, 2022
2. Site Plan set dated December 22, 2022
3. Drive-Through Suitability Letter dated December 22, 2022



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SITE PLAN REVIEW (SPR) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☐ Site Diagram Review
- ☐ Administrative Site Plan Review
- ☒ Site Development Plan Review

PROJECT / DEVELOPMENT NAME

1712 S Garfield Ave. Outlot

APPLICANT INFORMATION

Name: Traverse City Retail Management VI LLC
Address: 30200 Telegraph Rd., Suite 205, Bingham Farms, MI 48025
Phone Number: 248-646-9999
Email: rachel@alrigusa.com

AGENT INFORMATION

Name: Stonefield Engineering & Design LLC
Address: 607 Shelby St., Suite 200, Detroit, MI 48226
Phone Number: 248-247-1115
Email: ewilliams@stonefieldeng.com

OWNER INFORMATION

Name: Traverse City Curling Club Inc.
Address: PO Box 2245, Traverse City, MI 49685
Phone Number:
Email: kevinbyrne@gmail.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

<i>Applicant:</i>	Rachel Delaney
<i>Agent:</i>	Eric Williams
<i>Owner:</i>	Kevin Byrne

PROPERTY INFORMATION

<i>Property Address:</i>	1712 S Garfield Avenue
<i>Property Identification Number:</i>	05-014-049-20
<i>Legal Description:</i>	Attached
<i>Zoning District:</i>	Planned Shopping District (CP)
<i>Master Plan Future Land Use Designation:</i>	Commercial
<i>Area of Property (acres or square feet):</i>	1.09 AC
<i>Existing Use(s):</i>	Parking Lot
<i>Proposed Use(s):</i>	Mixed Use

PROJECT TIMELINE

<i>Estimated Start Date:</i>	04/01/2023
<i>Estimated Completion Date:</i>	10/01/2023

REQUIRED SUBMITTAL ITEMS

A complete application for a Site Plan Review consists of the following:

Application Form:

- ☐ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☒ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Diagram Review:

- ☐ Two complete stapled 11"x17" paper sets
- ☐ One digital set (PDF only)

Administrative Site Plan:

- ☐ Two complete stapled 11"x17" paper sets
- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Site Development Plan:

- ☒ Ten complete stapled 11"x17" paper sets
- ☒ Two complete bound 24"x36" paper sets
- ☒ One digital set (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Diagram (SD), Administrative Site Plan (ASP), or Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

An administrative site plan or site development plan shall conform to all provisions of the Zoning Ordinance and to the following site development standards which shall be reflected on the plan:

1. Required Information. All required information shall be provided.
2. Outside Agencies. All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.
3. Essential Facilities and Services. Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.
4. Natural Features. Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.
5. Site Design. All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.
6. Orientation. Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
7. Vehicle and Pedestrian Systems. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
8. Shared Drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.
9. Impervious Surfaces. The amount of impervious surface has been limited on the site to the extent practical.
10. Master Plan. The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

A. <u>Sanitary Sewer Service</u>	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Water Service

- | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Does project require extension of public water main? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has a Utility Agreement been prepared? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will a community water supply be installed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has a Utility Agreement been prepared? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, provide construction plans and specifications | | | |

C. Public utility easements required?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

 If yes, show on plan.

D. Stormwater Review/Soil Erosion

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Soil Erosion Plans approved by Soil Erosion Office? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Stormwater Plans approved by Township Engineer? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

 Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review.
- The Planning Commission may approve, approve with conditions, or deny the application.

PERMISSION TO ENTER SUBJECT PROPERTY




Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:




12/6/22

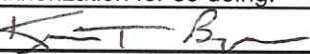
OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:


12-6-2022

AFFIDAVIT



The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

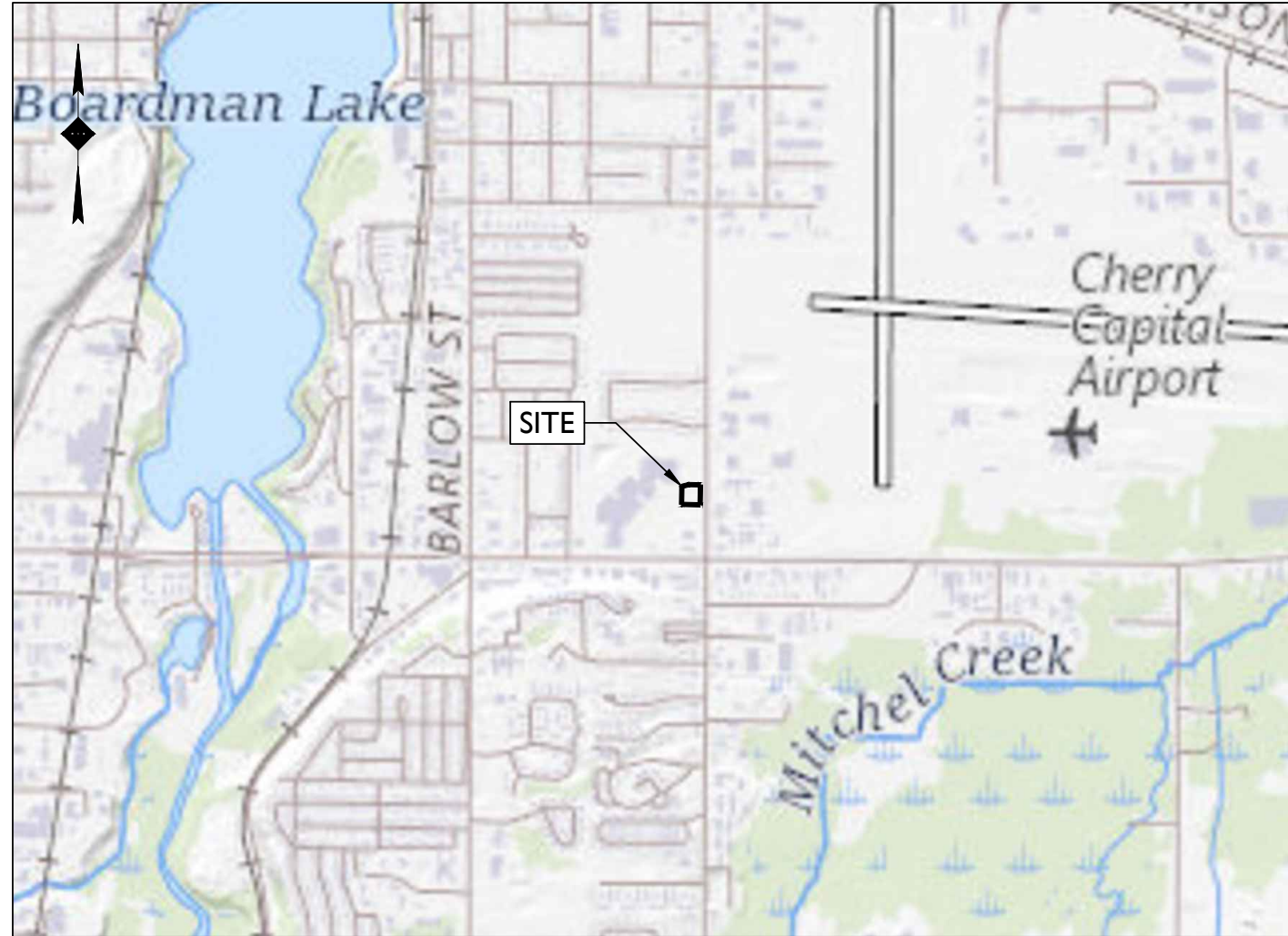
Date:

Applicant Signature:

Date:


12-6-2022

12/6/22

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>	
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>	
7. A vicinity map showing the area and road network surrounding the property	<input type="checkbox"/>	<input type="checkbox"/>	
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>	
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	<input type="checkbox"/>	<input type="checkbox"/>	
B. Site Plan Information			
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>	
2. Boundary dimensions of natural features	<input type="checkbox"/>	<input type="checkbox"/>	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	<input type="checkbox"/>	<input type="checkbox"/>	
4. Proposed alterations to topography and other natural features	<input type="checkbox"/>	<input type="checkbox"/>	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	<input type="checkbox"/>	<input type="checkbox"/>	
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>	
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	<input type="checkbox"/>	<input type="checkbox"/>	
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities	<input type="checkbox"/>	<input type="checkbox"/>	
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>	
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
11. Neighboring driveways and other vehicular circulation features adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>	
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks	<input type="checkbox"/>	<input type="checkbox"/>	
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>	
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes	<input type="checkbox"/>	<input type="checkbox"/>	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	<input type="checkbox"/>	<input type="checkbox"/>	
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>	
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	
19. Location, specifications, and access to a water supply in the event of a fire emergency	<input type="checkbox"/>	<input type="checkbox"/>	
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems	<input type="checkbox"/>	<input type="checkbox"/>	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	<input type="checkbox"/>	<input type="checkbox"/>	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	<input type="checkbox"/>	<input type="checkbox"/>	
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used	<input type="checkbox"/>	<input type="checkbox"/>	
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown	<input type="checkbox"/>	<input type="checkbox"/>	
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate	<input type="checkbox"/>	<input type="checkbox"/>	
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	<input type="checkbox"/>	<input type="checkbox"/>	
27. Changes or modifications required for any applicable regulatory agencies' approvals	<input type="checkbox"/>	<input type="checkbox"/>	



SOURCE: USGS TOPOGRAPHICAL MAP

LOCATION MAP

SCALE: 1" = 2000'±



SOURCE: NEARMAPS ONLINE MAPPING SYSTEM

AERIAL MAP

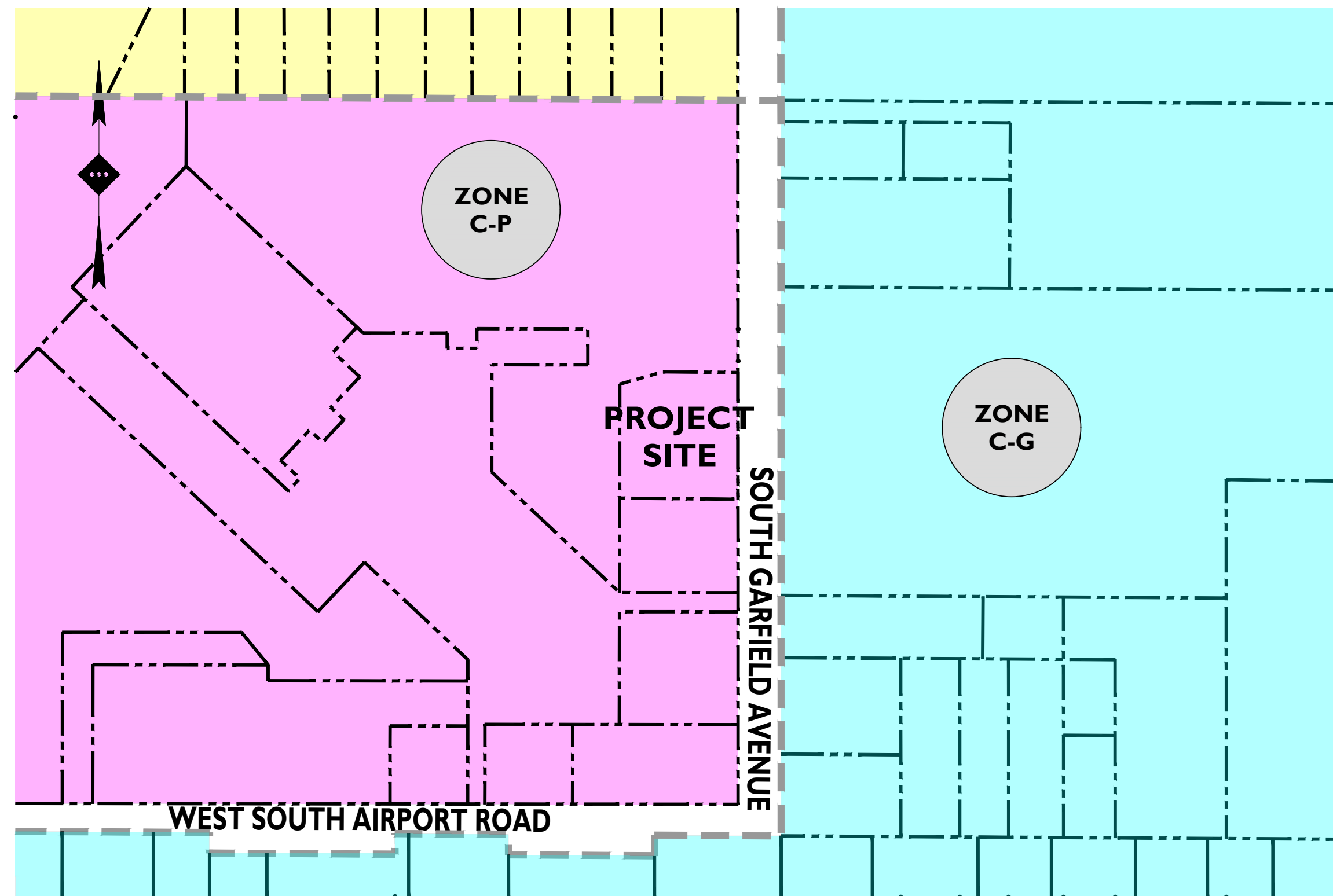
SCALE: 1" = 200'±

SITE DEVELOPMENT PLANS FOR 1712 SOUTH GARFIELD AVENUE PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20

1712 SOUTH GARFIELD AVENUE

CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN



SOURCE: CHARTER TOWNSHIP OF GARFIELD ZONING MAP

ZONING MAP

SCALE: 1" = 200'±

APPLICANT

TRAVERSE CITY RETAIL MANAGEMENT VI LLC.
30200 TELEGRAPH ROAD, SUITE 205
BINGHAM FARMS, MICHIGAN 48025
248-646-9999
RACHEL@ALRIGUSA.COM

OWNER

TRAVERSE CITY CURLING CLUB INC.
PO BOX 2245
TRAVERSE CITY, MI 49685
KEVINBYRNE@GMAIL.COM

NOT APPROVED FOR CONSTRUCTION

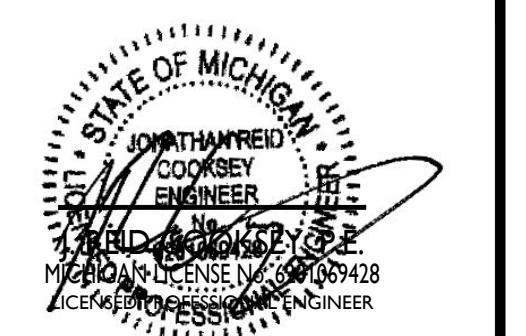


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www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN 1712 SOUTH GARFIELD AVENUE PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20
1712 SOUTH GARFIELD AVENUE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: DET-220304

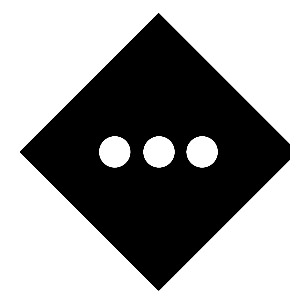
TITLE:

COVER SHEET

DRAWING:

C-1

PLANS PREPARED BY:



STONEFIELD
engineering & design

Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226

Phone 248.247.1115



Know what's **below**
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PLAN REFERENCE MATERIALS:

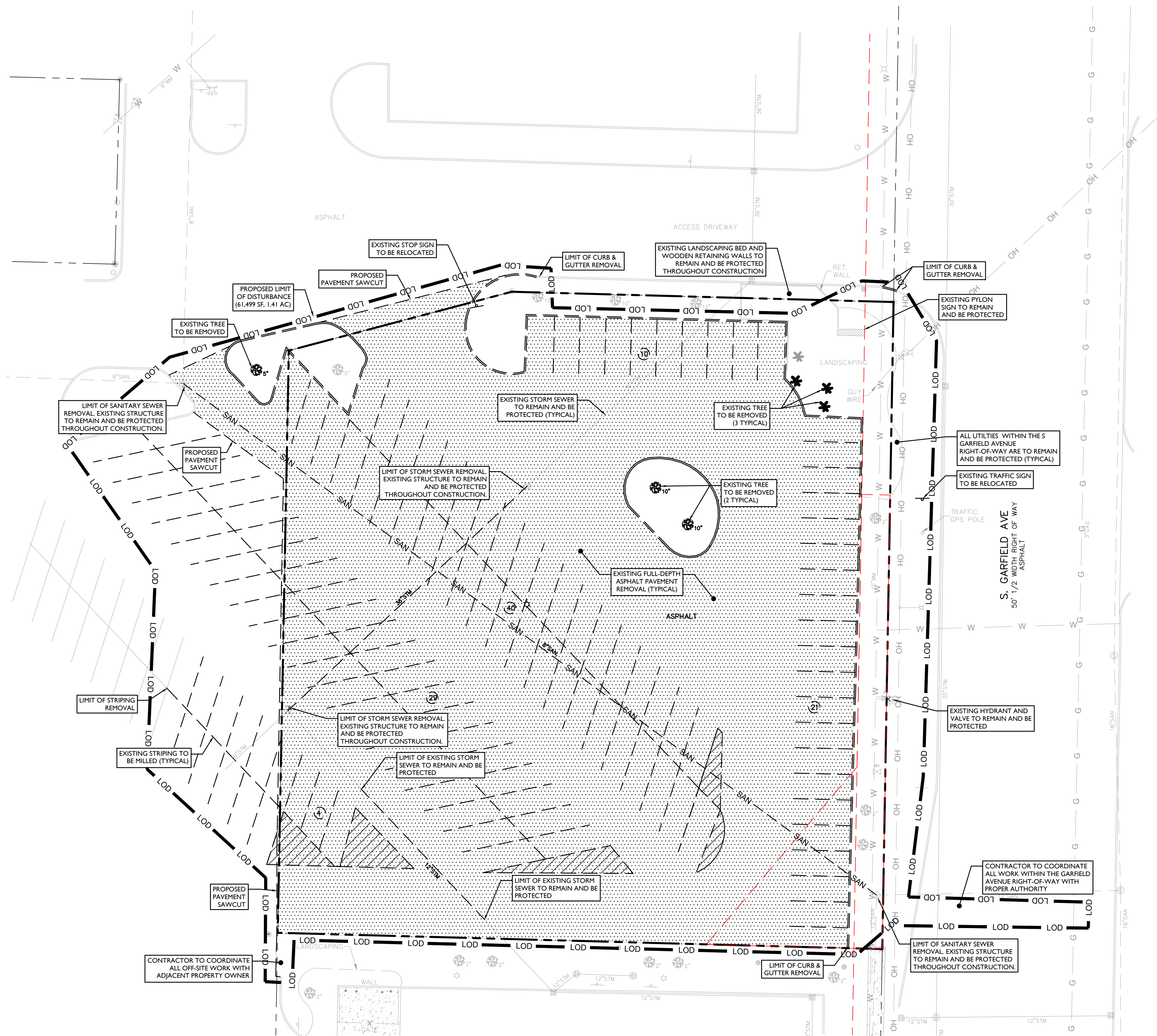
- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY KEM-TEC, DATED 12/06/2021
 - ARCHITECTURAL PLANS
 - AERIAL MAP OBTAINED FROM NEARMAPS ONLINE MAPPING SYSTEM
 - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



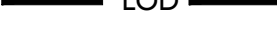
SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING & STORMWATER MANAGEMENT PLAN	C-4
UTILITY PLAN	C-5
LIGHTING PLAN	C-6
SOIL EROSION & SEDIMENT CONTROL PLAN	C-7
LANDSCAPING PLAN	C-8
LANDSCAPING DETAILS	C-9
CONSTRUCTION DETAILS	C-10, C-11 & C-12

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
TOPOGRAPHIC / ALTA SURVEY	1 OF 1
PRELIMINARY FLOOR PLAN & ELEVATIONS	PP-4
PRELIMINARY TRASH ENCLOSURE & SIGN	PP-4.1



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	FEATURE TO BE REMOVED / DEMOLISHED
	LIMIT OF DISTURBANCE
	FULL-DEPTH ASPHALT REMOVAL

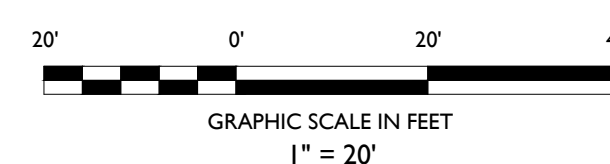
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's **below**
Call before you dig.

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REFERENCE TO THE DEMOLITION PLAN SET TO IDENTIFY ALL ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED BEFORE ANY EXPLOSIVES ARE USED. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL STATE AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AND DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITIES AND ANY RELATED ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL UTILITIES ARE ASSUMED TO BE LOCATED WITHIN THE STRUCTURE. REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURVEILLANCE BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLISHED DEBRIS SHALL BE REMOVED FROM THE SITE AND BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND TO BE IN COMPLIANCE WITH THE ABOVE REGULATIONS.

[illegible]

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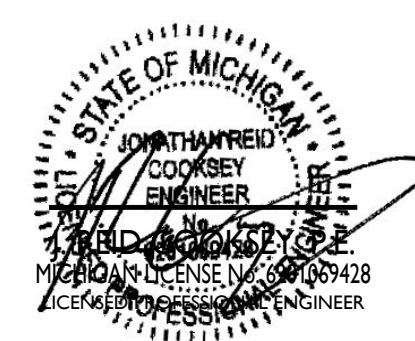
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

**1712 SOUTH GARFIELD
AVENUE**

PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20
1712 SOUTH GARFIELD AVENUE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



SCALE:	1" = 20'	PROJECT ID: DET-220304
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TITLE:

DEMOLITION PLAN

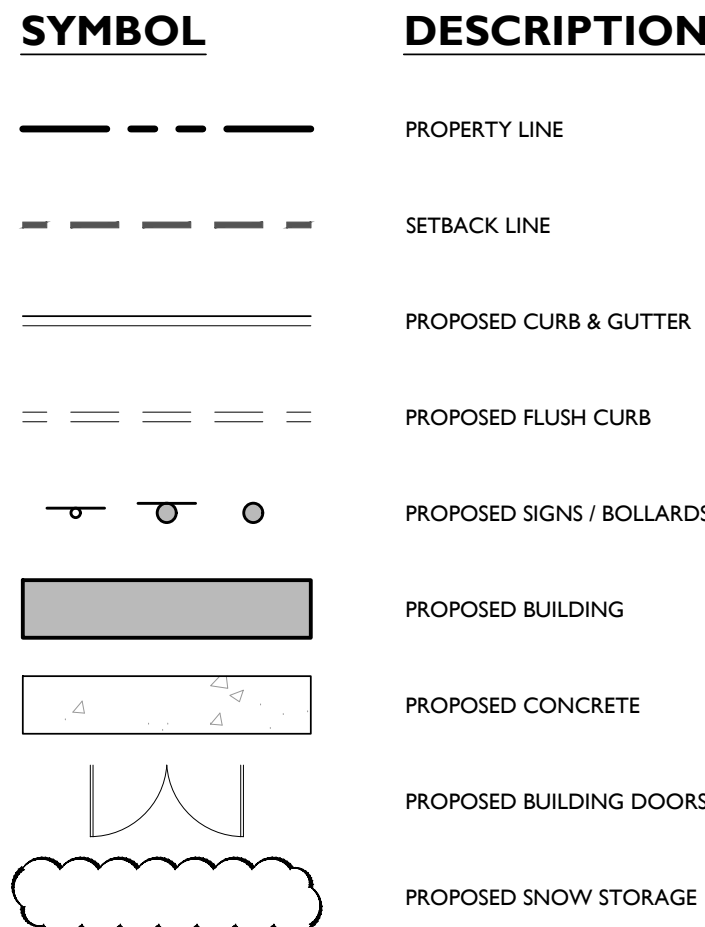
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C-2

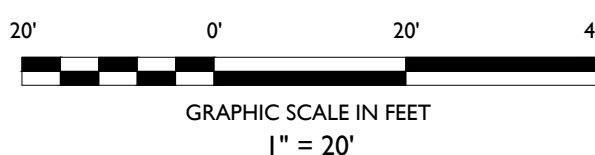
SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW

<h1 style="text-align: center;">LAND USE AND ZONING</h1>			
<h2 style="text-align: center;">PID: 05-014-049-20</h2>			
<h3 style="text-align: center;">PLANNED SHOPPING CENTER COMMERCIAL DISTRICT (C-P)</h3>			
PROPOSED USE			
RESTAURANT WITH DRIVE-THRU	PERMITTED USE		
RESTAURANT W/O DRIVE-THRU	PERMITTED USE		
RETAIL STORE	PERMITTED USE		
ZONING REQUIREMENT	REQUIRED	PROPOSED	
MINIMUM LOT AREA	15,000 SF	47,627 SF (1.09 AC)	
MINIMUM LOT WIDTH	60 FT	2280 FT	
MAXIMUM BUILDING HEIGHT	4 STORIES (50 FT)	< 40 FT	
MINIMUM FRONT YARD SETBACK	30 FT	89.0 FT (W)	
MINIMUM SIDE YARD SETBACK	30 FT	38.9 FT	
MINIMUM REAR YARD SETBACK	30 FT	39.2 FT	
MINIMUM LANDSCAPE BUFFER	10 FT	10.0 FT	

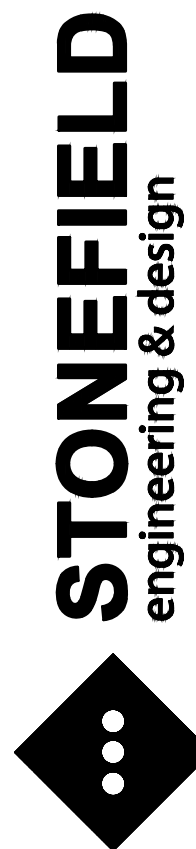
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 551.C.2	<p>MINIMUM PARKING</p> <p><u>RESTAURANT W/ DRIVE-THRU:</u> 1 SPACE PER 150 SF OF FLOOR AREA (5.216 SF)(1 SPACE / 150 SF) = 35 SPACES</p> <p><u>RETAIL STORE:</u> 1 SPACE PER 250 SF OF FLOOR AREA (1,251 SF)(1 SPACE / 250 SF) = 5 SPACES TOTAL = 35 + 5 = 40 SPACES</p>	41 SPACES
§ 551.C.2	<p>MAXIMUM PARKING</p> <p><u>RESTAURANT W/ DRIVE-THRU:</u> 1 SPACE PER 75 SF OF FLOOR AREA (5.216 SF)(1 SPACE/ 75 SF) = 70 SPACES</p> <p><u>RETAIL STORE:</u> 1 SPACER PER 150 SF OF FLOOR AREA (1,251 SF)(1 SPACE / 150 SF) = 8 SPACES MAXIMUM = 70 + 8 = 78 SPACES</p>	41 SPACES
§ 551.B.1	<p><u>PARKING DIMENSIONS:</u> 9 FT X 20 FT W/ 20 FT AISLES</p>	9 FT X 20 FT W/ 20 FT AISLES
§ 552.E.6	<p><u>LOADING:</u> 1 SPACE PER 2,000-12,500 SF GROSS FLOOR AREA</p>	1 SPACE 10 FT X 35 FT
§ 522.C.1	<p><u>BICYCLE PARKING:</u> 2 SPACES PER 25 MOTOR VEHICLE SPACES (41 SPACES)(2 SPACES / 25 VEHICLE SPACES) = 4 SPACES</p>	4 SPACES 2 FT X 6 FT
§ 551.F	<p><u>SNOW STORAGE:</u> 10 SF PER 100 SF OF PARKING AREA (23,420 SF/100 SF) = 2,342 SF</p>	3,239 SF



- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK, (INCLUDING BUT NOT LIMITED TO THE EXISTING UTILITIES) INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A RECORD DRAWING PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUBSIDIARIES FROM AND AGAINST ALL DAMAGES, LOSSES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT OBTAINING THE PROPER PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE ANY DISTURBANCE TO ANY PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO BE AFFECTED BY THE PLAN SET TO ITS ORIGINAL CONDITION OR TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE CONTRACTS AUTHORIZED BY THE CITY OF CHICAGO. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION OF ANY TYPE.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT MEAN THE CITY OF CHICAGO IS PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION OR REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

[illegible]

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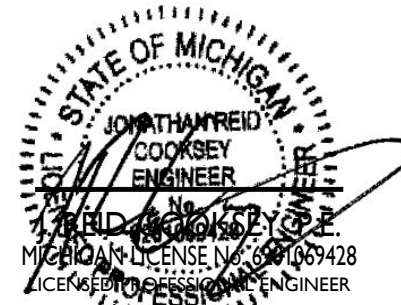
SITE DEVELOPMENT PLAN

1712 SOUTH GARFIELD

AVENUE

PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20
1712 SOUTH GARFIELD AVENUE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



SCALE:	1" = 20'	PROJECT ID: DET-220304
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SITE PLAN

DRAWING:

C-3

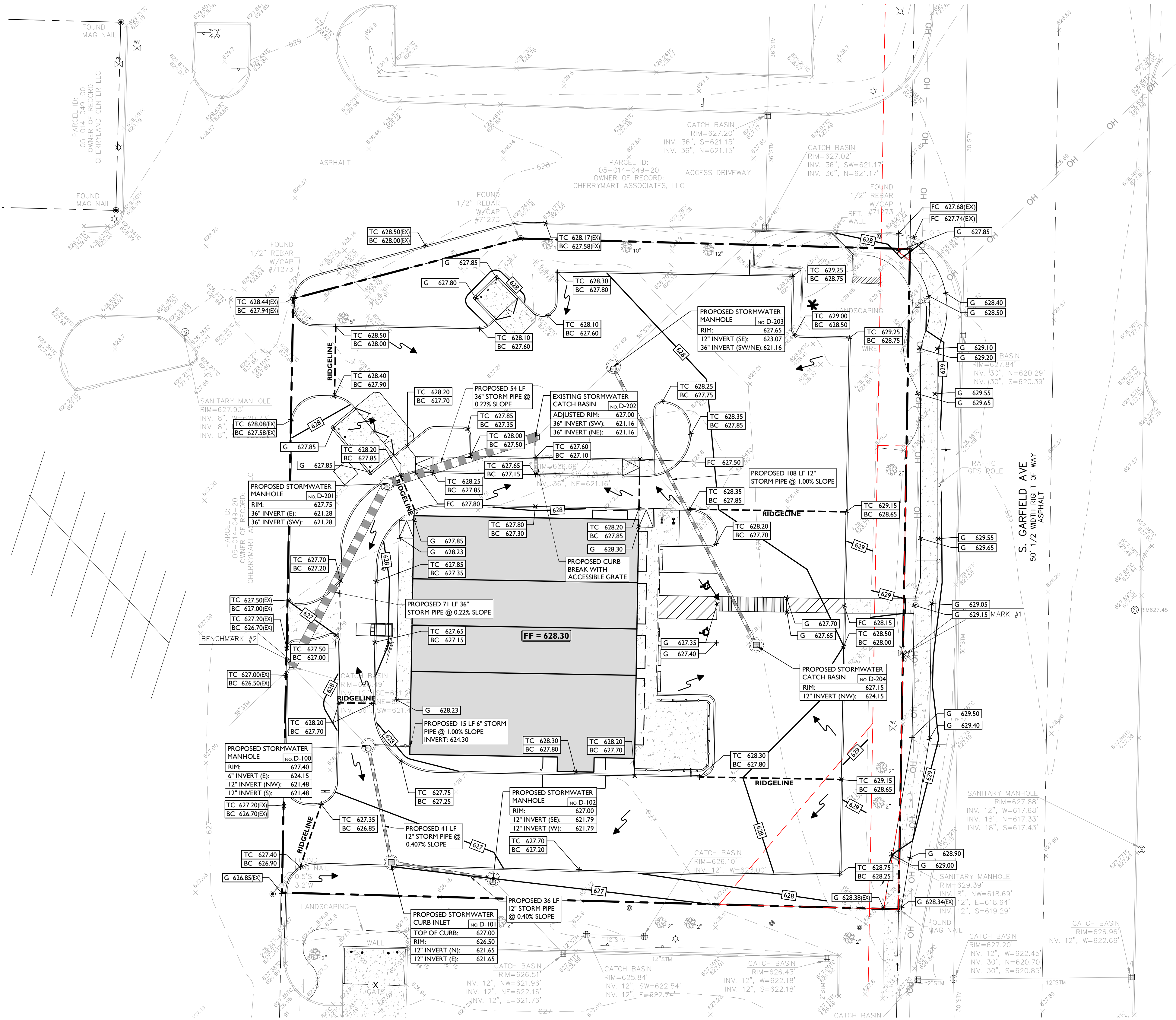
6-1-DET2022\DET-220304-ALRIG-1712 SOUTH GARFIELD AVENUE, CHARTER TOWNSHIP OF GARFIELD, MICADDI\DOTSDP-03-SITE.DWG

SITE BENCHMARK #1
WEST BOLT ON FIRE HYDRANT FLANGE.
ELEVATION = 630.68' (NAVD 88)

SITE BENCHMARK #2
NORTHEAST CORNER OF SQUARE CATCH BASIN
ELEVATION = 626.56' (NAVD 88)

PRE. VS POST IMPERVIOUS COVERAGE	
EXISTING IMPERVIOUS COVERAGE:	41,692 SF
PROPOSED IMPERVIOUS COVERAGE:	34,897 SF
NET REDUCTION / IMPROVEMENT:	6,795 SF

THE SUBJECT SITE'S STORMWATER RUNOFF IS CURRENTLY
DETAINED WITHIN THE CHERRYLAND CENTER
ABOVEGROUND DETENTION BASIN. THE PROPOSED
REDUCTION IN IMPERVIOUS COVERAGE EQUATES TO A
LESSER STORMWATER RUNOFF AND A NET IMPROVEMENT
TO THE BASIN SYSTEM. THEREFORE NO NEW
IMPROVEMENTS TO THE SHARED BASIN ARE REQUIRED



The diagram illustrates various surveying symbols and their corresponding descriptions:

- PROPERTY LINE:** Represented by a solid black line with short, perpendicular dashes on both sides.
- PROPOSED GRADING CONTOUR:** Represented by a solid black line with a rectangular box containing the number "100" attached to it.
- PROPOSED GRADING RIDGELINE:** Represented by a solid black line with short, perpendicular dashes on both sides, similar to the property line symbol.
- PROPOSED DIRECTION OF DRAINAGE FLOW:** Represented by a solid black line with an arrowhead pointing in the direction of flow.
- PROPOSED GRADE SPOT SHOT:** Represented by the letter "X" followed by a rectangular box containing the text "G 100.00".
- PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT:** Represented by the letter "X" followed by a rectangular box containing the text "TC 100.50" and "BC 100.00" stacked vertically.
- PROPOSED FLUSH CURB SPOT SHOT:** Represented by the letter "X" followed by a rectangular box containing the text "FC 100.00".

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. ALL GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. THE CONTRACTOR SHALL PROVIDE A DRAINAGE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND ADJACENT AREAS OF THE SUBGRADE.

3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL MATERIALS FOR CURB, SHAFTS, STONEFILL ENGINEERING & DESIGN, LLC, FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AGENCY REGULATIONS.

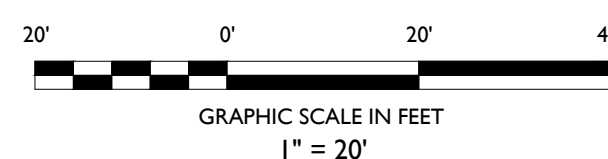
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:

• CURB CUTTER:	0.50%
• CONCRETE SURFACES:	1.00%
• ASPHALT SURFACES:	1.00%

6. MINIMUM SLOPE OF 1:00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFILL ENGINEERING & DESIGN, LLC, IF THIS CONDITION CANNOT BE MET.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS DETECTED WITHIN THE PROPOSED STRUCTURE, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED TO THE STORM SEWER AND SHALL BE SUBJECT TO THE APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 20% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM 0.00% CROSS SLOPE DURING WALKWAYS AND CROSS ACCESSIBLE PATHS. THE CONTRACTOR SHALL MAINTAIN THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES OR GREATER UNLESS OTHERWISE INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 20% SLOPE IN ANY DIRECTION AT ALL LANDINGS, LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF STAIRS, STAIRS, AND ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEARANCE OF 48 INCHES OR 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 0.00% CROSS SLOPE DURING WALKWAYS AND CROSS ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALL OTHERS, A CURB RAMP SHALL HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. CURBS RAMP SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF THE RAMP SHALL BE 36 INCHES.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP. CURBS RAMP SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN. RAMP LANDING AREA SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND RAMP.
7. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/8 INCHES EXISTS, THE CONTRACTOR SHALL MAINTAIN A MAXIMUM OF 1/8 INCHES VERTICAL LEVEL BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT HORIZONTAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
8. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR GULLIES) OR SEPARATIONS ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



**1712 SOUTH GARFIELD
AVENUE**

PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20
1712 SOUTH GARFIELD AVENUE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE:	1" = 20'	PROJECT ID: DET-220304
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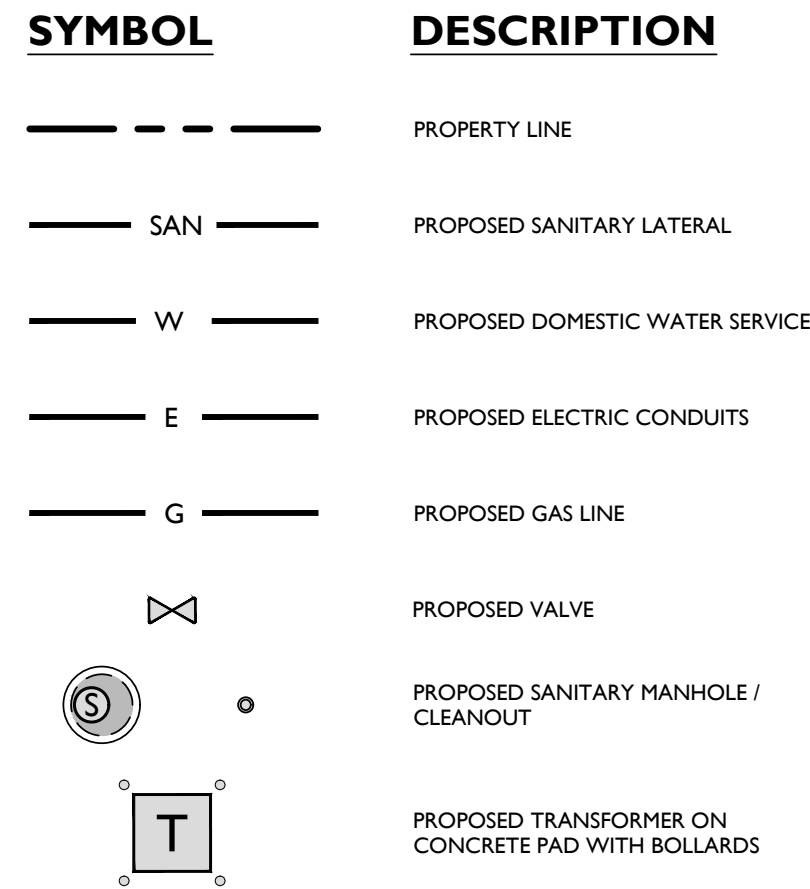
GRADING & STORMWATER MANAGEMENT PLAN

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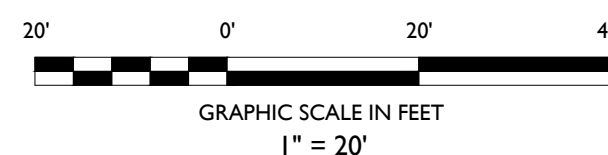
C-4

SITE BENCHMARK #1
WEST BOLT ON FIRE HYDRANT FLANGE.
ELEVATION = 630.68' (NAVD 88)

SITE BENCHMARK #2
NORTHEAST CORNER OF SQUARE CATCH BASIN
ELEVATION = 626.56' (NAVD 88)



- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO LOCATE THE APPROPRIATE AUTHORITY FOR NOTIFICATION OF CONSTRUCTION EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. UTILITIES SHOULD BE IDENTIFIED, EXIST WITHIN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO ANY EXCAVATION.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND TO REPAIR ANY DAMAGE WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
A. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES IF THE EXISTING SANITARY SEWER SERVICE IS NOT PROTECTED BY A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
B. ALL WATER LINES SHALL BE PROTECTED BY A CONCRETE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES, IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 3. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER LINES TO IMPROVE THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 5. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SANITARY SEWER LOWER THAN EXISTING SANITARY SEWER LINES.
 6. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DESIGN AND EXCAVATION. THE RECORD SET SHALL BE MAINTAINED. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 7. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE DESIGN SPECIFICATIONS. THE RECORD SET SHALL BE MAINTAINED AND PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

[illegible]

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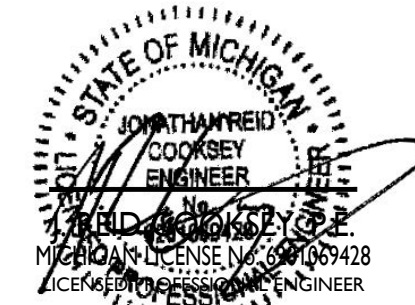
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SITE DEVELOPMENT PLAN

**1712 SOUTH GARFIELD
AVENUE**

PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20
1712 SOUTH GARFIELD AVENUE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



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SCALE:	1" = 20'	PROJECT ID: DET-220304
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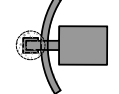
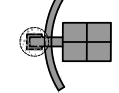
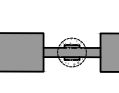
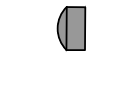
UTILITY PLAN

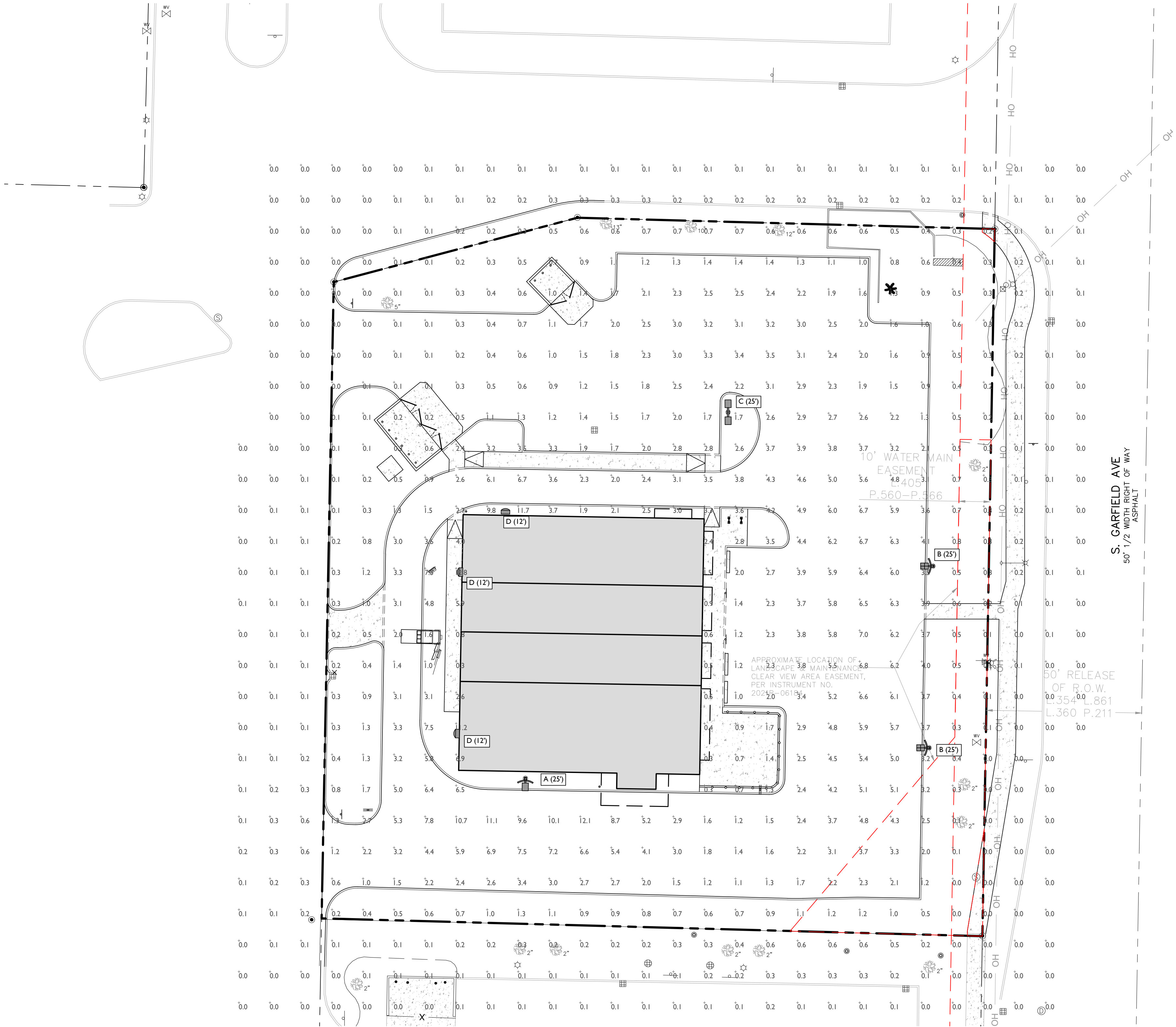
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

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V:\012020\DET220304-ALINE 1712 SOUTH GARFIELD AVENUE CHARTER TOWNSHIP OF GARFIELD, MI\DRAWING\DET220304-ALINE 1712 SOUTH GARFIELD AVENUE CHARTER TOWNSHIP OF GARFIELD, MI\LIGHT.DWG

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 517.C.(1)	AVERAGE ILLUMINATED AREA LEVEL: 0.5 - 1.5 FC	1.2 FC
§ 517.C.(2)(a)	MAXIMUM AVERAGE ILLUMINATION LEVELS:	
	MAIN PARKING AREA: 3.0 FC	3.0 FC
	PERIPHERAL PARKING AREA: 2.0 FC	2.0 FC
	MAIN DRIVE AREA: 5.0 FC	2.6 FC
§ 517.C.(2)(b)	BELOW LIGHTING FIXTURE: 20 FC	12.8 FC
	MAXIMUM PROPERTY LINE ILLUMINATION LEVEL:	
§ 517.D.	RIGHT-OF-WAY: 2.0 FC	0.2 FC
	NON-RESIDENTIAL: 1.0 FC	0.3 FC
§ 517.F.	MAXIMUM COLOR TEMPERATURE: 3,500 K	PROVIDED
	MAXIMUM POLE HEIGHT: 35 FT	25 FT

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	1	LSI MIRADA MEDIUM LED POLE LIGHT FIXTURE W/ HOUSE SIDE SHIELD - 3,000K	TYPE II	0.9	LSI
	B	2	LSI MIRADA MEDIUM LED POLE LIGHT FIXTURE W/ HOUSE SIDE SHIELD - 3,000K	TYPE IV	0.9	LSI
	C	1	LSI MIRADA MEDIUM LED POLE LIGHT FIXTURE W/ HOUSE SIDE SHIELD - 3,000K - 2 @ 180°	TYPE III	0.9	LSI
	D	3	LUMARK XTOR CROSSTOUR MAXX LED WALLPACK FIXTURE - 3,000 K	TYPE IV	0.9	EATON



SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOT-CANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ¹	Voltage	Driver
MRM - Mirada Medium Area Light	LED	7K - 7,000 lms	SIL - Silicone	2 - Type 2	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DM - 0-10V Dimming (0-10V)
		9K - 9,000 lms		3 - Type 3			
		12K - 12,000 lms		SW - Type 5 Wide			
		18K - 18,000 lms		FT - Forward Throw			
		24K - 24,000 lms		FTA - Forward Throw Automotive			
		30K - 30,000 lms		AM - Automotive Merchandise			
		36K - 36,000 lms					
		42K - 42,000 lms					
		48K - 48,000 lms					
		Custom Lumen Packages ²					
Color Temp		Color Rendering		Finish		Options	
50 - 5,000 CCT	AWB - Proportion Converted Amber ³	70CR - 70 CR	BLK - Black BRZ - Dark Bronze GNG - Gun Metal Gray GPT - Graphite	MSV - Metallic Silver PDP - Platinum Plus SWG - Satin Verde Green WHT - White	(blank) - None IH - Integral Hail Louver (Moderate Spill Light Cutoff) ² IL - Integral Louver (Sharp Spill Light Cutoff) ²		
40 - 4,000 CCT							
30 - 3,000 CCT							

FIXTURES 'A', 'B' & 'C'

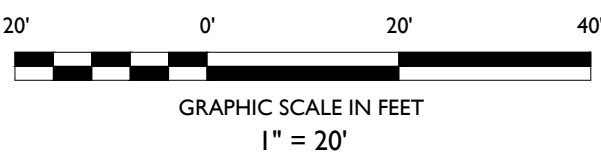


GENERAL LIGHTING NOTES

- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.
- ALL LIGHTING SHALL BE FULLY CUT-OFF AND NOT DIRECT LIGHT UPWARDS.

81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRLW	XTOR8B-Y	XTOR8BRLY
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,078
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W

FIXTURE 'D'



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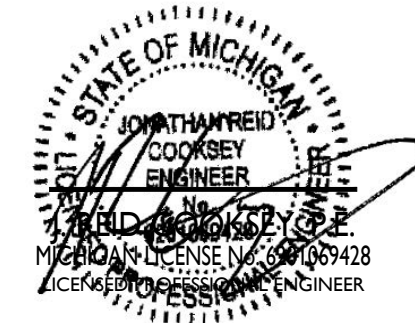
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SITE DEVELOPMENT PLAN

1712 SOUTH GARFIELD AVENUE

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STONEFIELD
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SCALE: 1" = 20' PROJECT ID: DET-220304

TITLE:

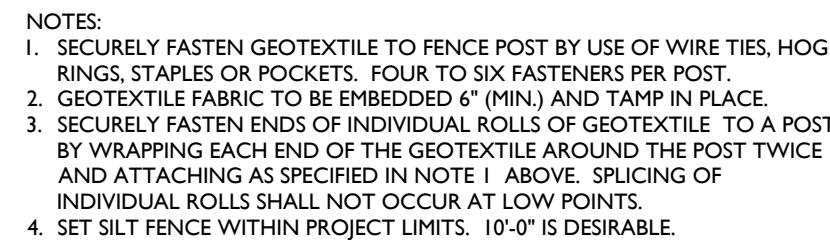
LIGHTING PLAN

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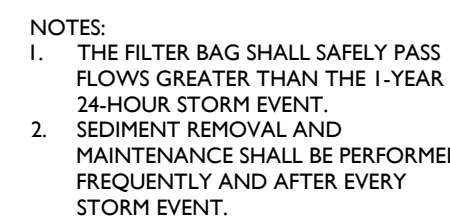
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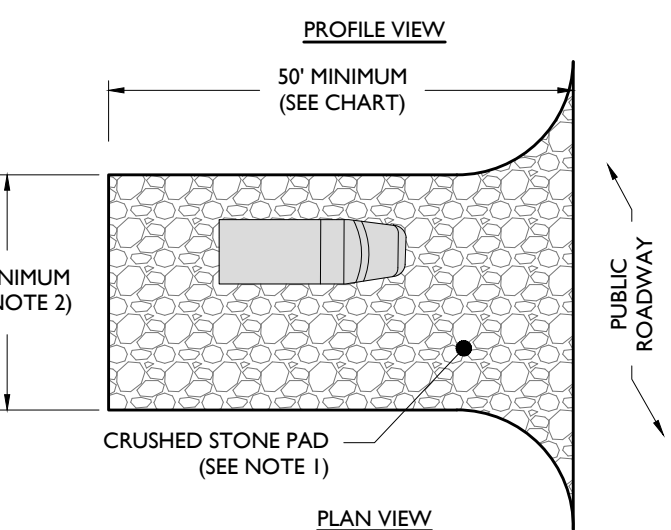
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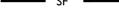
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SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG OF SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

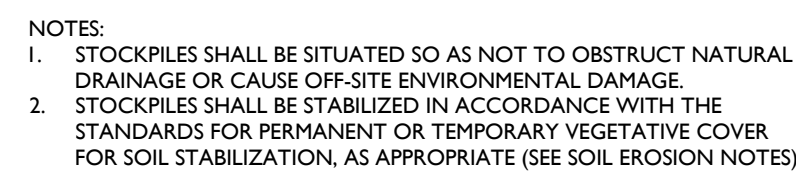
1. INSTALLATION OF SOIL EROSION MEASURES (1 DAYS).
2. UTILITY CONSTRUCTION (15 DAYS)
3. SITE GRADING (15 DAYS).
4. BUILDING CONSTRUCTION (120 DAYS).
5. SITE PAVING, STRIPING, AND FINAL STABILIZATION (15 DAYS)
6. REMOVE SOIL EROSION MEASURES (1 DAY).

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

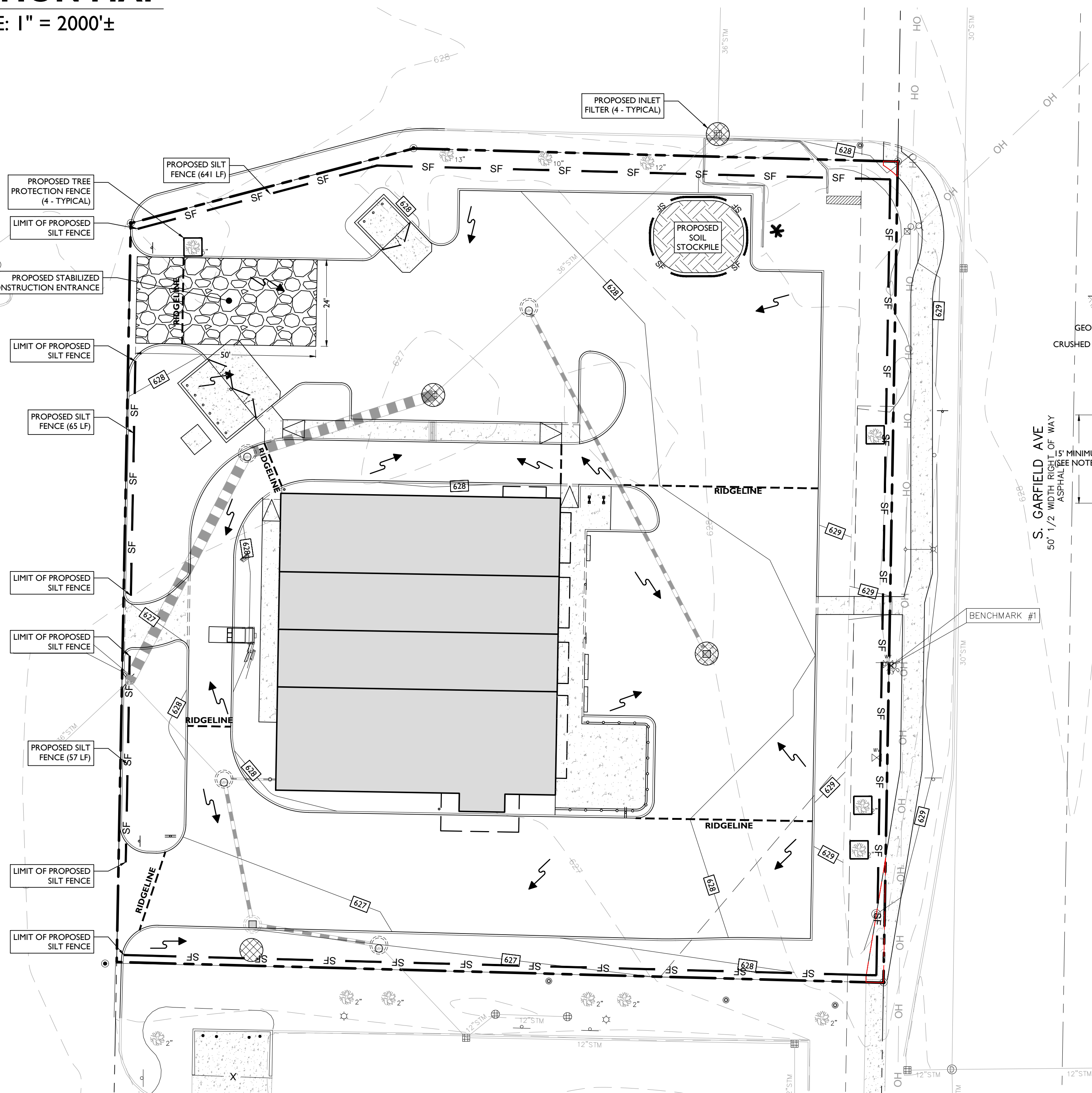
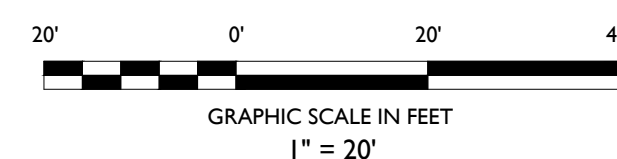
SOIL CHARACTERISTICS CHART		
TYPE OF SOIL	KbB - KALKASKA SAND	RWA - RUBICON SAND
PERCENT OF SITE COVERAGE	74.4%	25.6%
HYDROLOGIC SOIL GROUP	A	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES	> 80 INCHES
SOIL PERMEABILITY	1.42 TO 14.17 IN / HR	5.95 TO 19.98 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES	> 80 INCHES

SITE BENCHMARK #1
WEST BOLT ON FIRE HYDRANT FLANGE.
ELEVATION = 630.68' (NAVD 88)

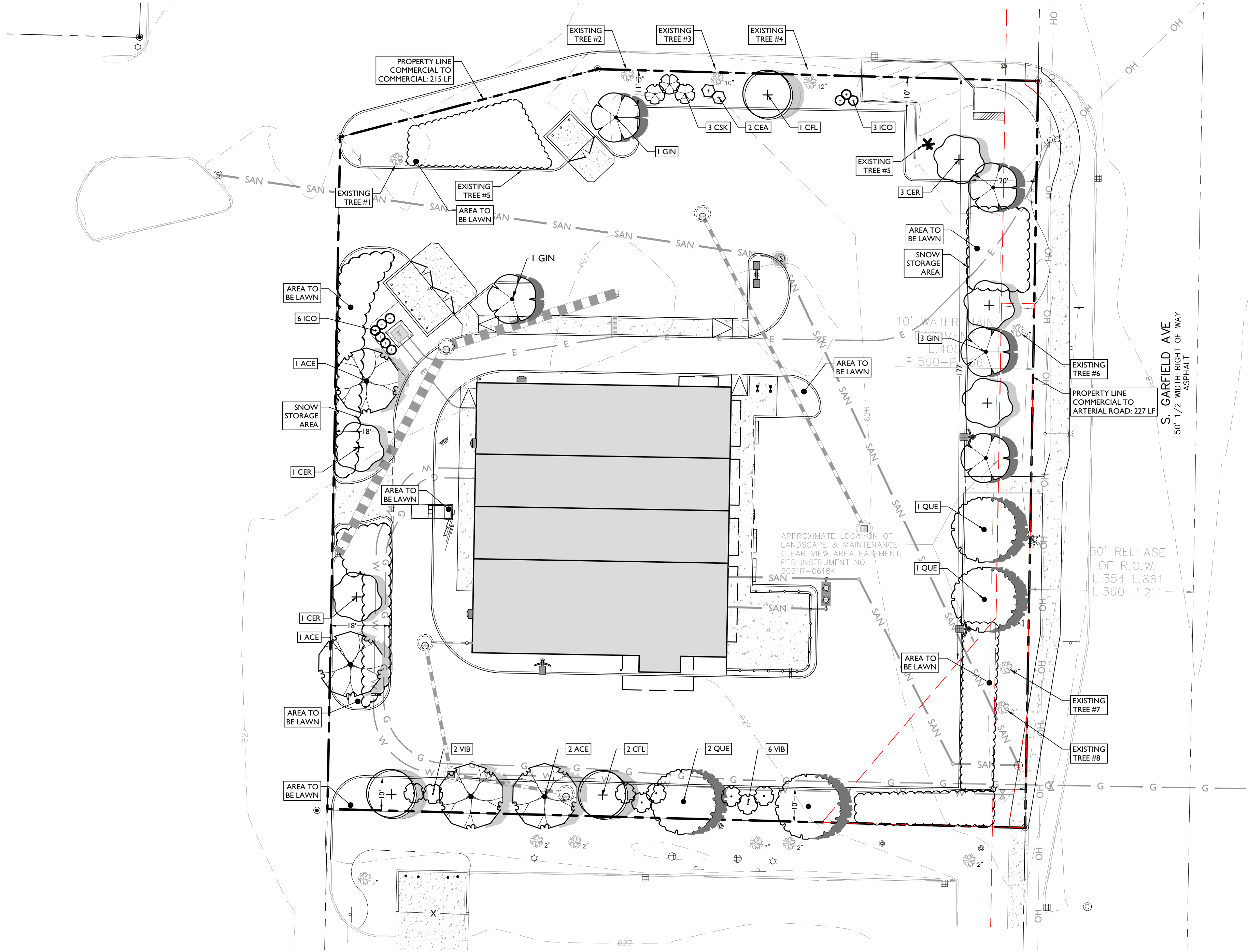
SITE BENCHMARK #2
NORTHEAST CORNER OF SQUARE CATCH BASIN.
ELEVATION = 626.56' (NAVD 88)



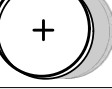


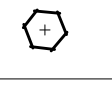
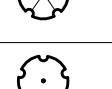




NOT TO SCALE



V:\07102102\DET22034-AJING-1712 SOUTH GARFIELD AVENUE CHARTER TOWNSHIP OF GARFIELD, MICHIGAN\DET22034-AJING-1712 LAND.DWG



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL	B&B
	CER	5	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	6' - 7' HT	B&B
	CFL	3	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" - 2" CAL	B&B
	GIN	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" - 2.5" CAL	B&B
	QUE	4	QUERCUS PHELLOS	WILLOW OAK	2" - 2.5" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CEA	2	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" - 30"	POT
	CSK	3	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	24" - 30"	POT
	VIB	8	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	24" - 30"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ICO	9	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

EASEMENT LIMITATION NOTE:
DUE TO EXISTING LANDSCAPE AND MAINTENANCE CLEAR VIEW EASEMENT AND UTILITY EASEMENT ALONG THE FRONTAGE OF SOUTH GARFIELD AVENUE. DESIGN CONSTRAINTS RELATED TO TREE LAYOUT AND QUANTITY RESIDE. REFERENCE THE LANDSCAPE PLAN SHEET C-8 FOR PROPOSED TREE LOCATIONS.

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

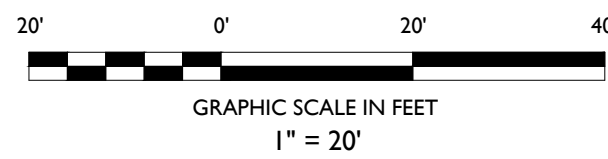
- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

TREE PRESERVATION SCHEDULE		
ALONG WEST BUFFER		
EXISTING TREE KEY	SIZE	SPECIES
01	5" D.B.H.	MAPLE
02	13" D.B.H.	MAPLE
03	10" D.B.H.	MAPLE
04	12" D.B.H.	MAPLE
05	15 FT	PINE
06	2" D.B.H.	OAK
07	2" D.B.H.	OAK
08	2" D.B.H.	OAK

LANDSCAPE CREDIT CALCULATIONS			
§ 530.J	NORTH BUFFER LANDSCAPING CREDIT CALCULATION		TREES TO REMAIN
	EXISTING CANOPY TREE 3" TO 6" CALIPER: 1:2 CREDIT		1 TREES
	EXISTING CANOPY TREE 9" TO 12" CALIPER: 1:4 CREDIT		4 TREES
			2 + 16 = 18 TOTAL TREE CREDITS
	EAST BUFFER LANDSCAPING CREDIT CALCULATION		TREES TO REMAIN
	EXISTING CANOPY TREE 3" TO 6" CALIPER: 1:1 CREDIT		3 TREES
			3 TOTAL TREE CREDITS

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 530.F(2)	LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN 25% OF ANY SINGLE PLANT FEATURE	COMPLIES
§ 531.E	EAST COMMERCIAL TO ARTERIAL BUFFER: TYPE D MINIMUM BUFFER WIDTH: 20 FT (4) LARGE TREES, (3) MEDIUM/SMALL TREE, & (3) EVERGREEN 100 LF: 227 LF 4 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER: 10 LARGE TREES REQUIRED 3 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER: 7 MEDIUM TREES REQUIRED 3 EVERGREEN TREES FOR EVERY 100 LF OF SHARED BORDER: 7 EVERGREEN TREES REQUIRED	20 FT 7 TREES ^{(1)(W)} 3 TREES ^{(1)(W)} 1 EVERGREENS ^{(1)(W)}
	SOUTH COMMERCIAL TO COMMERCIAL: TYPE B MINIMUM BUFFER WIDTH: 10 FT (2) LARGE TREES, (1) MEDIUM/SMALL TREE, & (4) SHRUBS PER 100 LF: 193 TOTAL LF 2 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽²⁾ TREE / 100 FT FRONTAGE = 4 TREES 1 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽¹⁾ TREE / 100 FT FRONTAGE = 2 TREES 4 SHRUBS FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽⁴⁾ SHRUBS / 100 FT FRONTAGE = 8 SHRUBS	10 FT 4 TREES 2 TREES 8 SHRUBS
	WEST COMMERCIAL TO COMMERCIAL: TYPE B MINIMUM BUFFER WIDTH: 10 FT (2) LARGE TREES, (1) MEDIUM/SMALL TREE, & (4) SHRUBS PER 100 LF: 193 TOTAL LF 2 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽²⁾ TREE / 100 FT FRONTAGE = 4 TREES 1 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽¹⁾ TREE / 100 FT FRONTAGE = 2 TREES 4 SHRUBS FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽⁴⁾ SHRUBS / 100 FT FRONTAGE = 8 SHRUBS	10 FT 4 TREES 2 TREES 8 SHRUBS
	NORTH COMMERCIAL TO COMMERCIAL: TYPE B MINIMUM BUFFER WIDTH: 10 FT (2) LARGE TREES, (1) MEDIUM/SMALL TREE, & (4) SHRUBS PER 100 LF: 193 TOTAL LF 2 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽²⁾ TREE / 100 FT FRONTAGE = 4 TREES 1 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽¹⁾ TREE / 100 FT FRONTAGE = 2 TREES 4 SHRUBS FOR EVERY 100 LF OF SHARED BORDER (193 FT) ⁽¹⁾⁽⁴⁾ SHRUBS / 100 FT FRONTAGE = 8 SHRUBS	10 FT 4 TREES 2 TREES 8 SHRUBS
§ 532.B(4)	INTERIOR LANDSCAPING AREAS 10 SF PER PARKING SPACE (42 SPACES) ^{(1)(10 SF)} = 420 SF	4,290 SF
§ 532.B(4)(c)	EACH INTERIOR LANDSCAPE AREA SHALL INCLUDE (1) CANOPY TREE PER 100 SF OF LANDSCAPE AREA (420 SF REQUIRED INTERIOR ISLANDS) ^{(1)(100 SF)} = 4 TREES	4 TREES
§ 532.B(4)(e) § 532.B(4)(f)	PLANTING STRIPS SHALL BE MINIMUM 10 FT WIDE TREES SHALL BE PLANTED WITHIN AN ISLAND AT LEAST 10 FT WIDE x 18 FT DEEP	4 TREES PROVIDED COMPLIES

(W) WAIVER
(1) DUE TO EXISTING EASEMENT (LANDSCAPE AND MAINTENANCE CLEAR VIEW EASEMENT) ALONG THE EAST PROPERTY FRONTAGE, LIMITED OPPORTUNITY FOR PLANTING WITH PROPER TREE SPACING.



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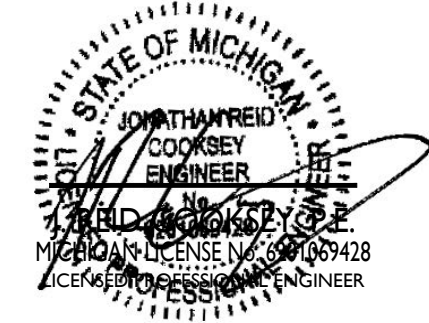
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

1712 SOUTH GARFIELD AVENUE

PROPOSED MULTI-USE DEVELOPMENT

PID: 05-014-049-20
1712 SOUTH GARFIELD AVENUE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



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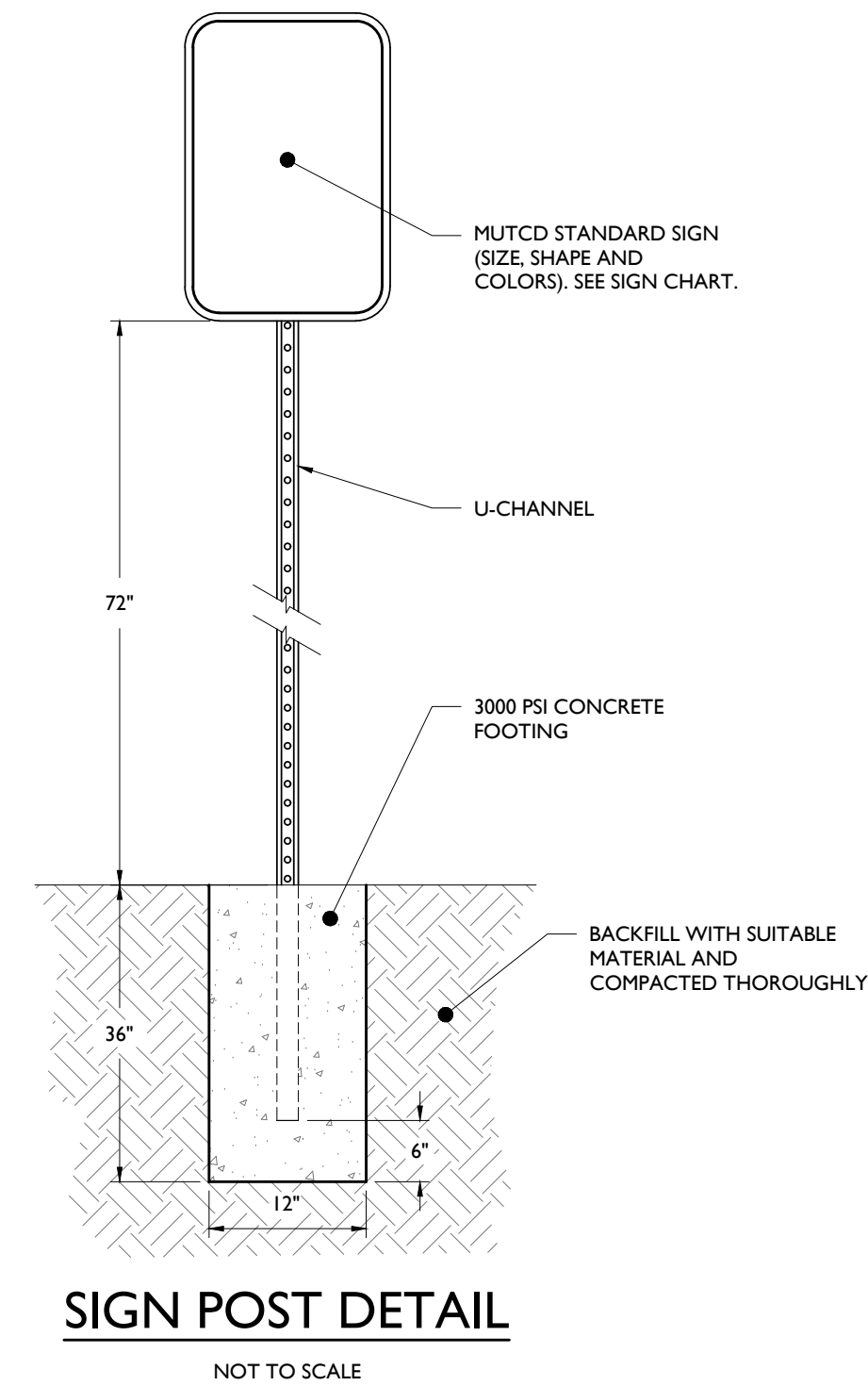
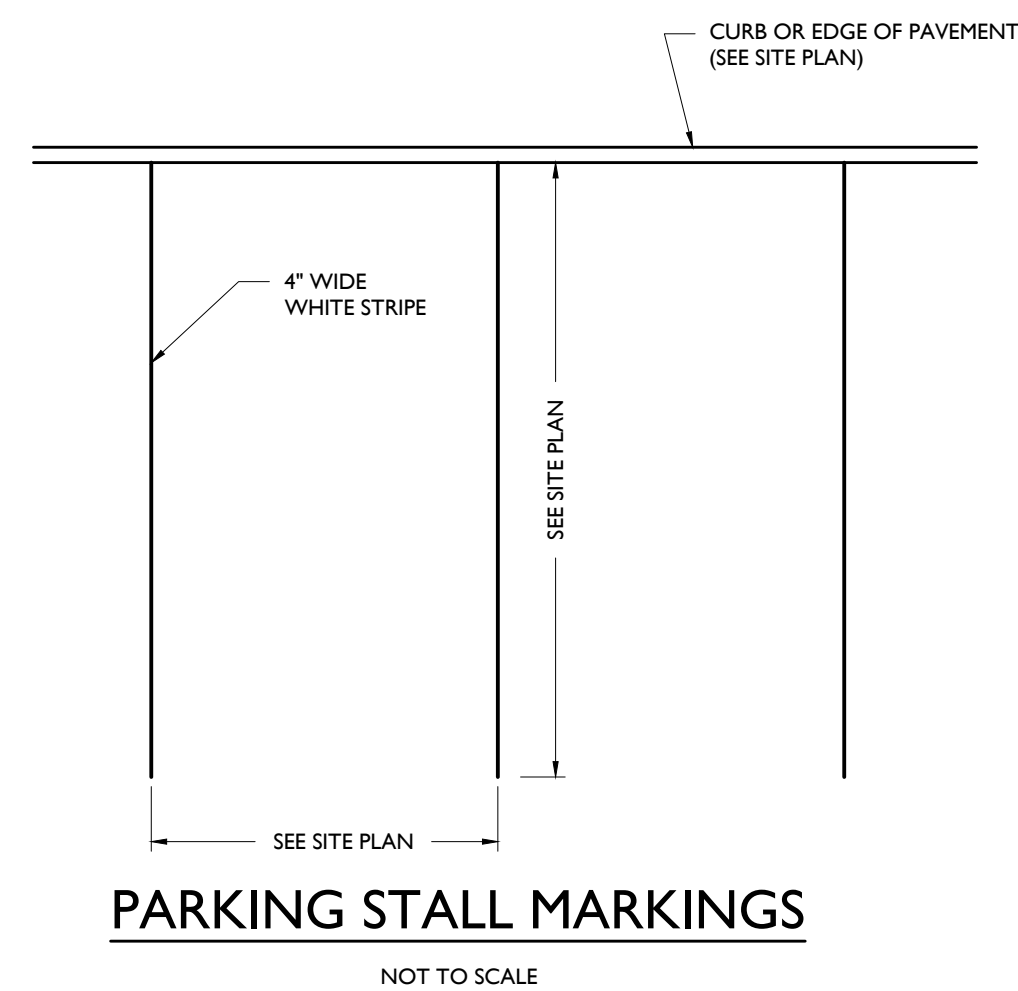
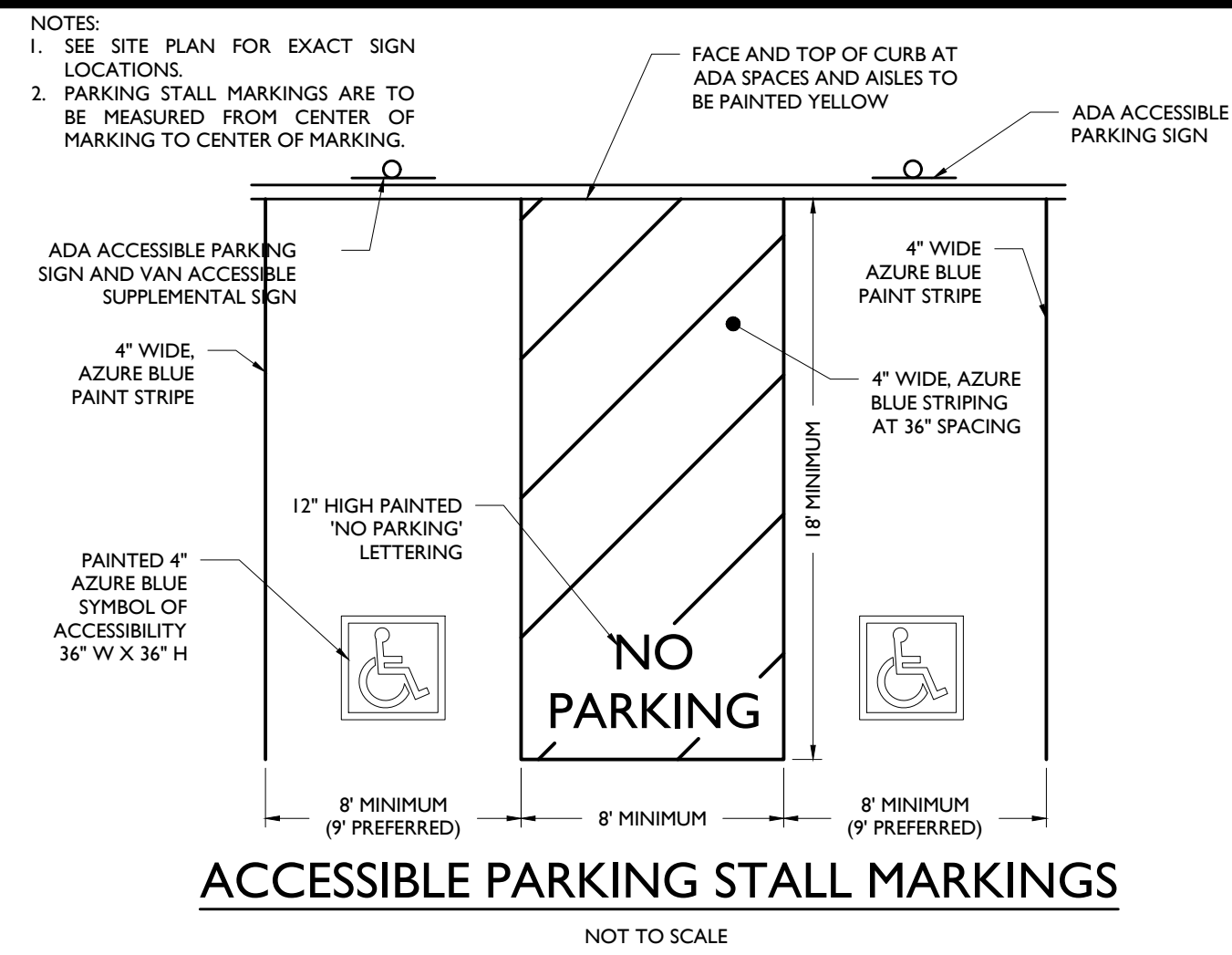
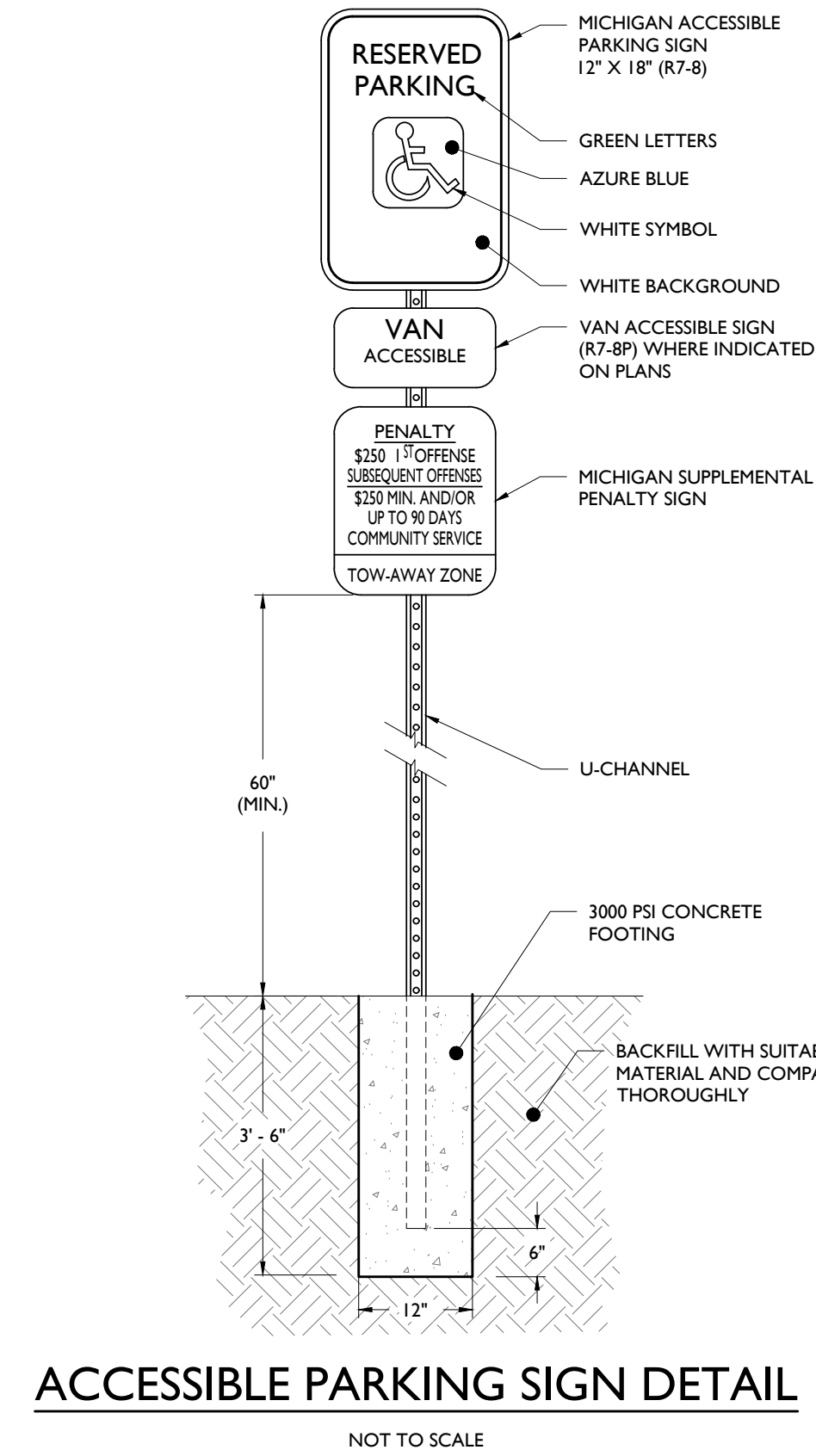
SCALE: 1" = 20' PROJECT ID: DET-220304



TITLE:

LANDSCAPING PLAN

DRAWING:

C-8

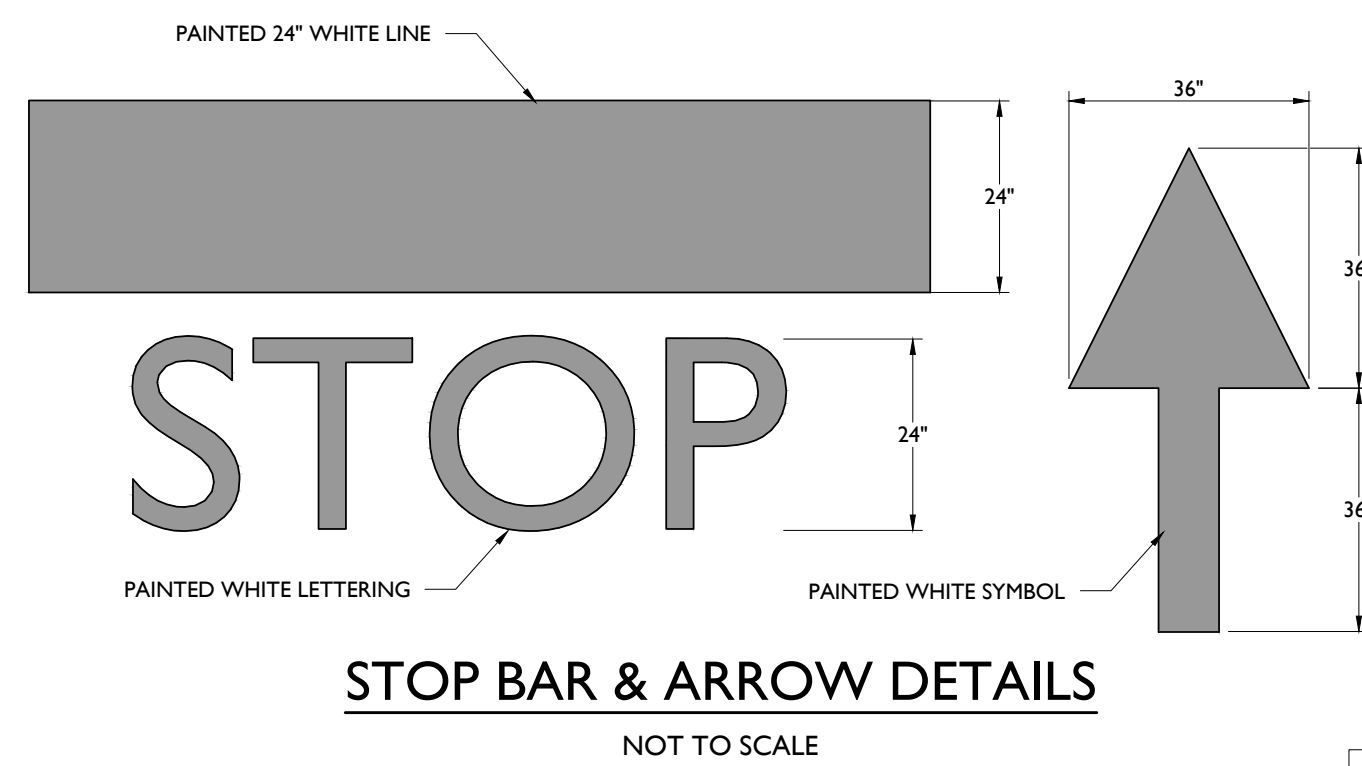
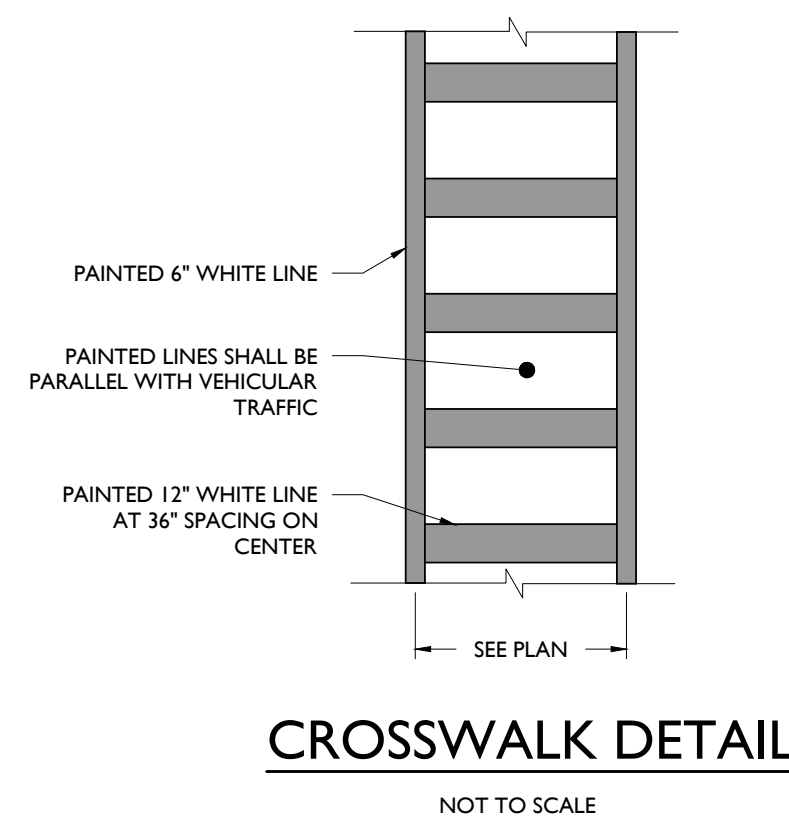
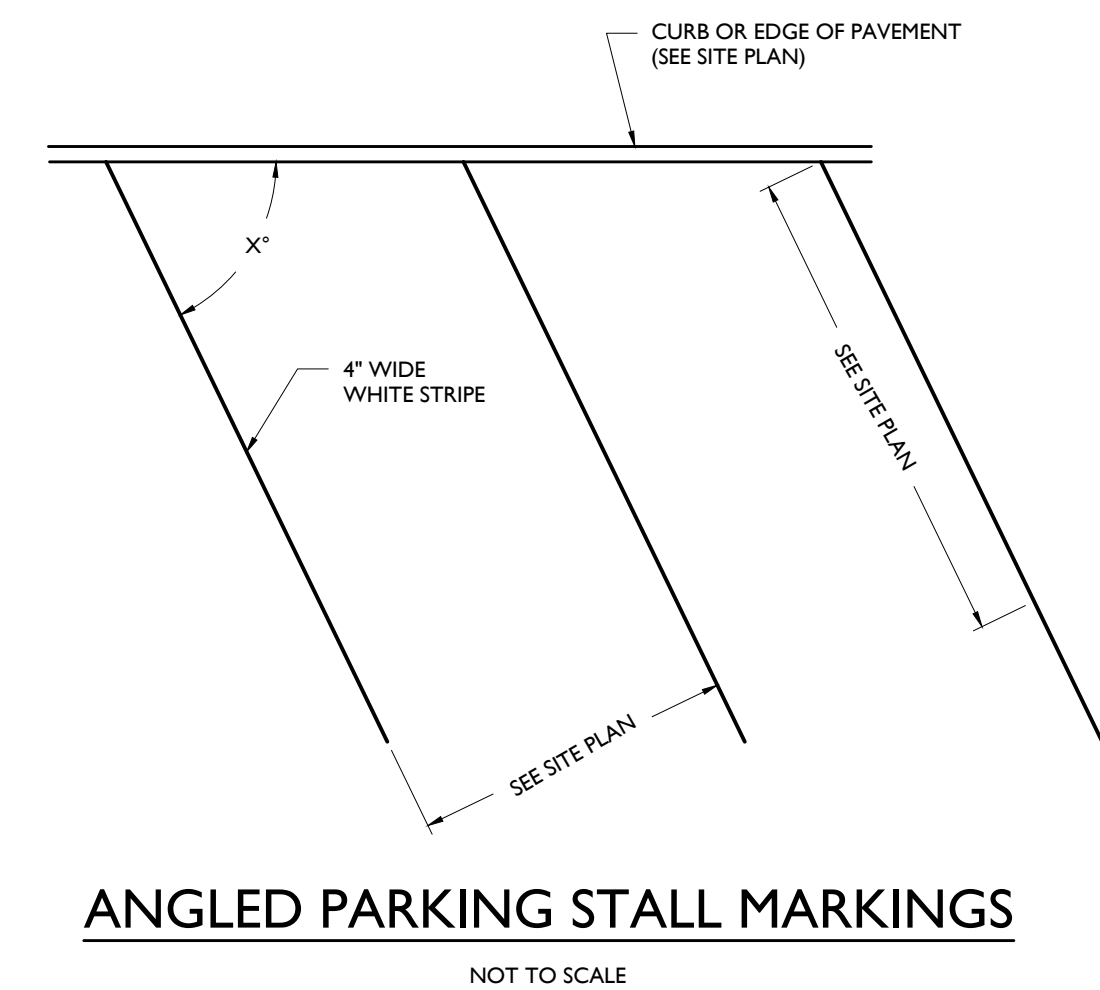


M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND

NOTE:

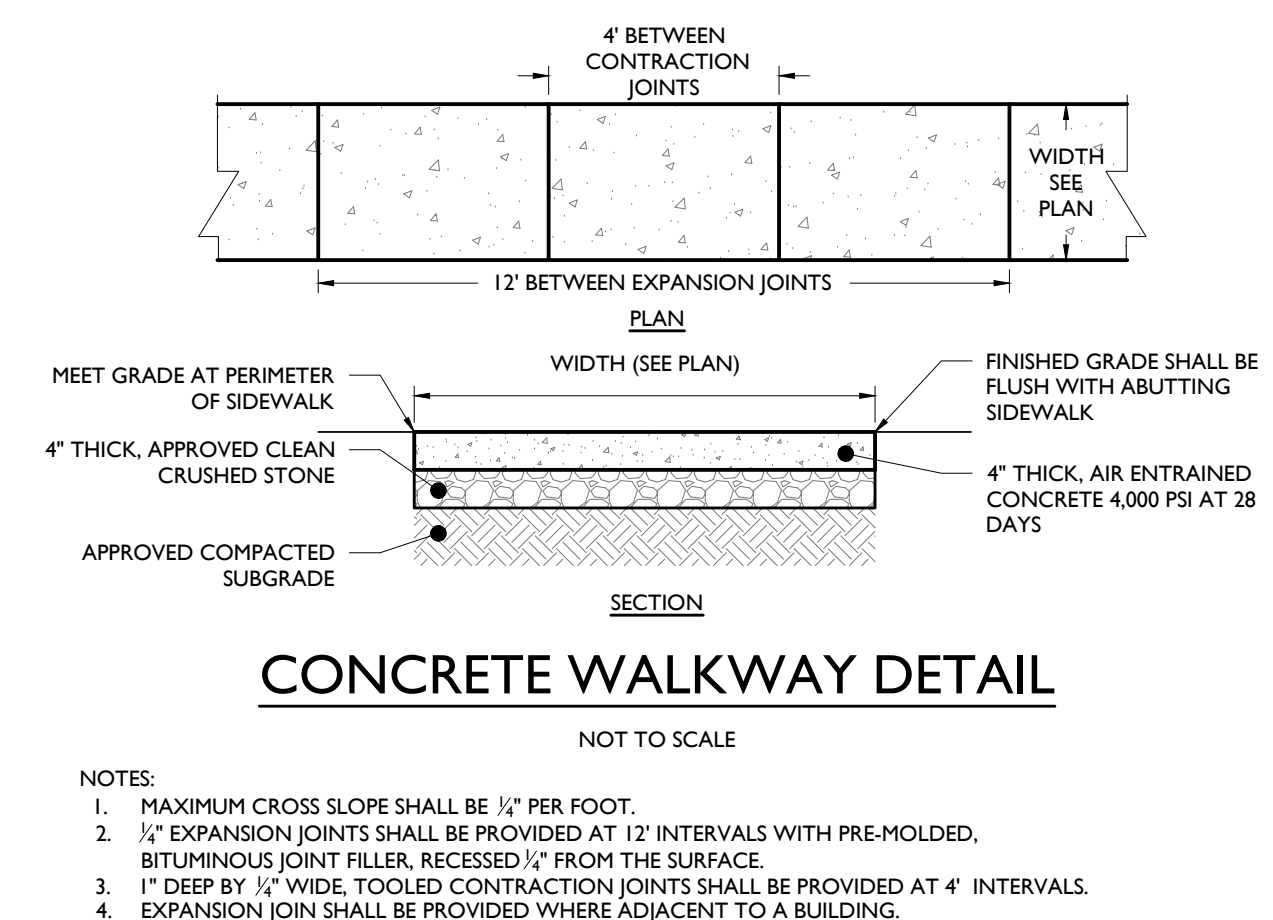
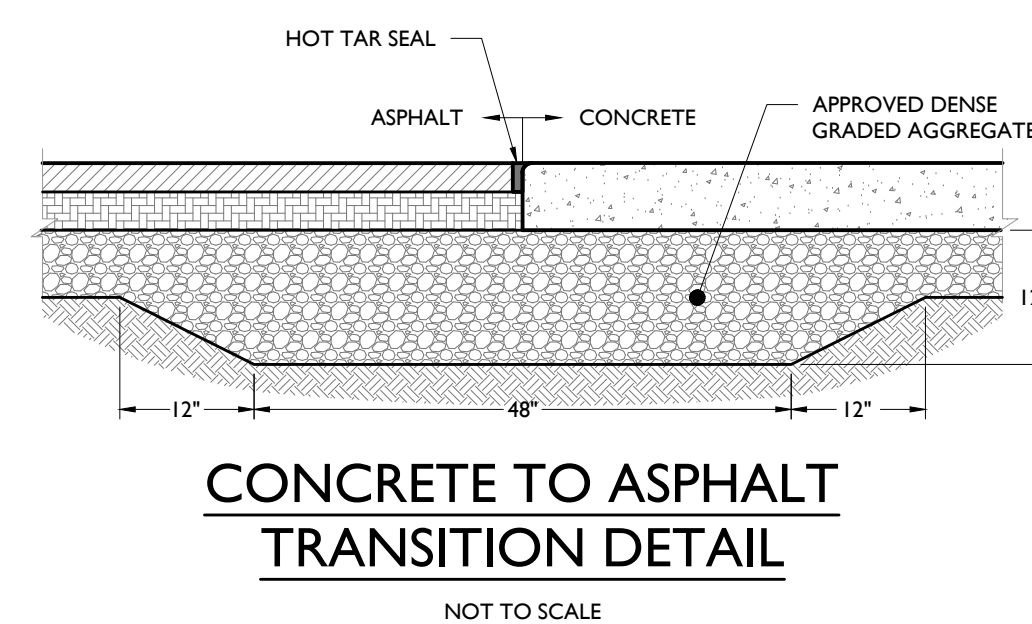
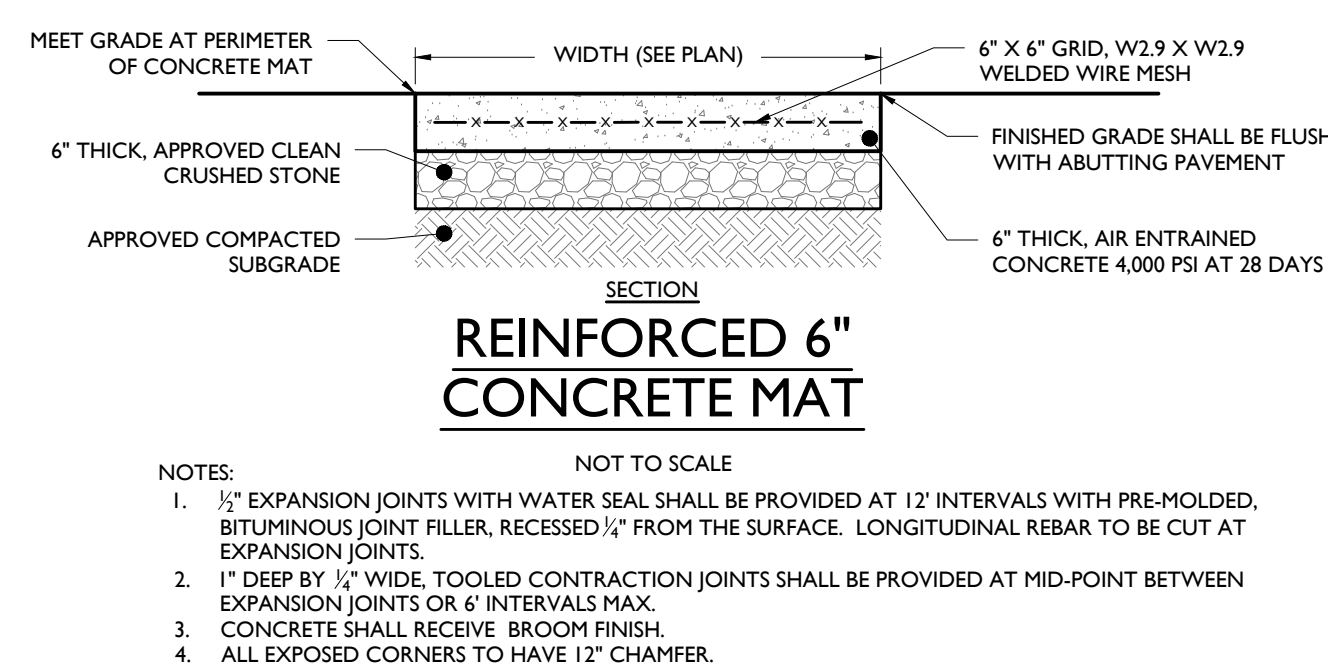
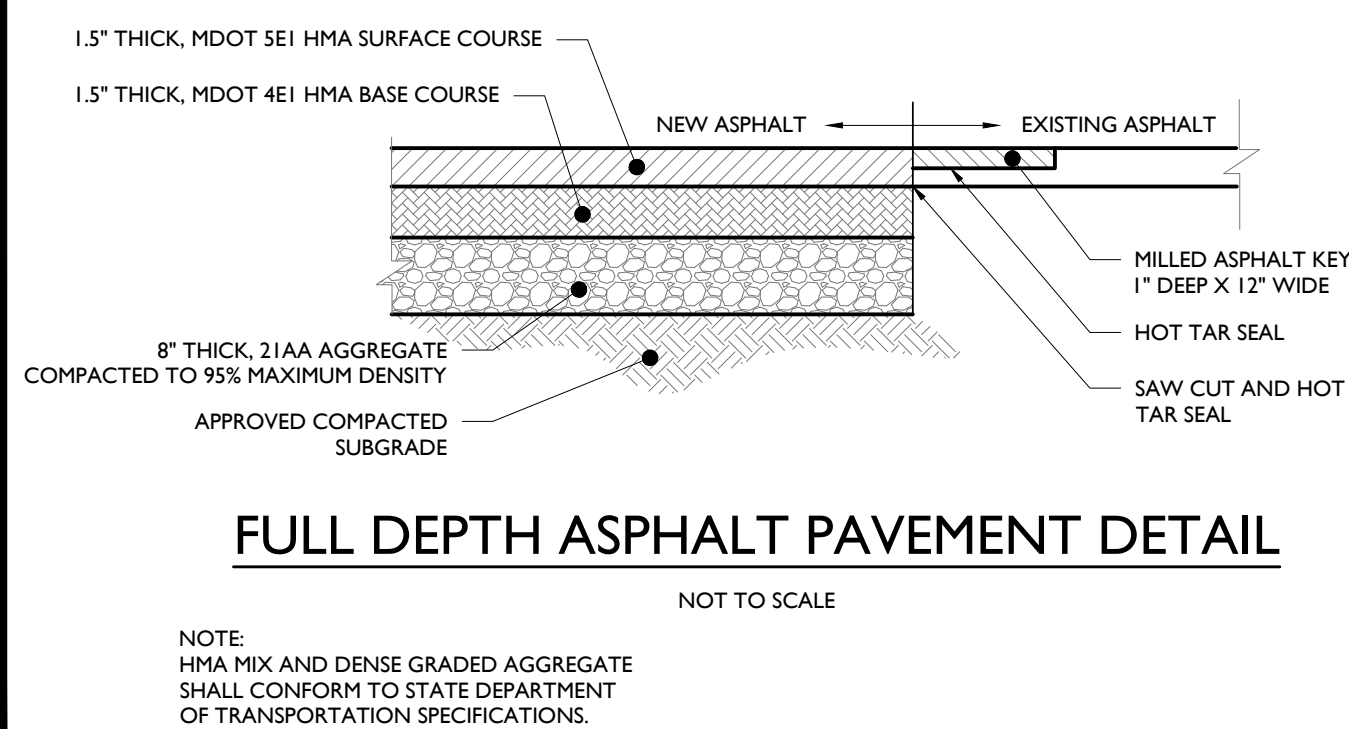
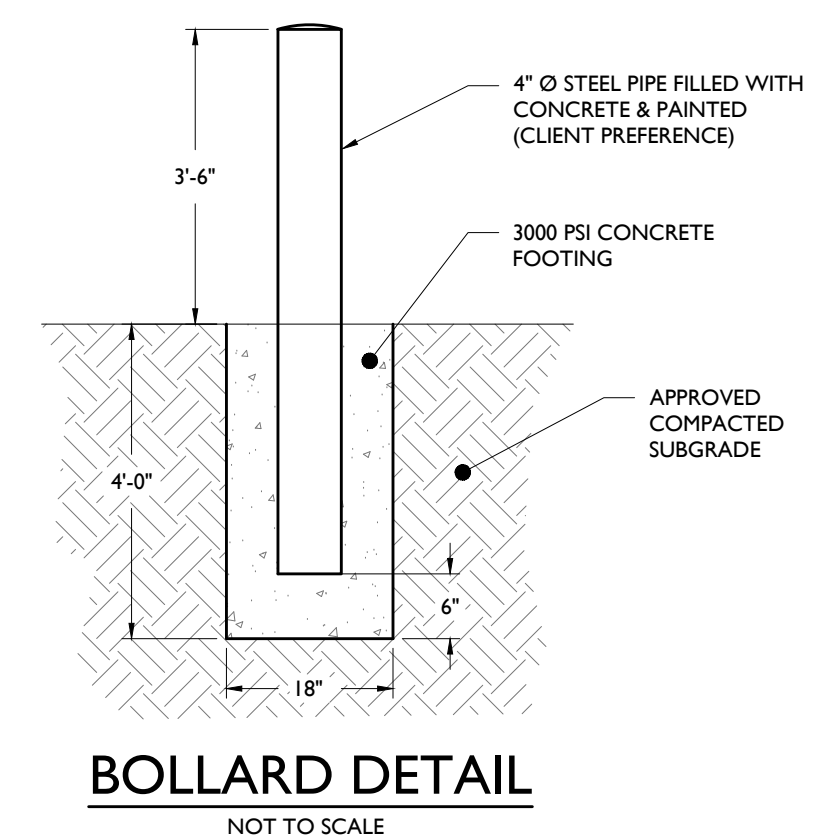
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

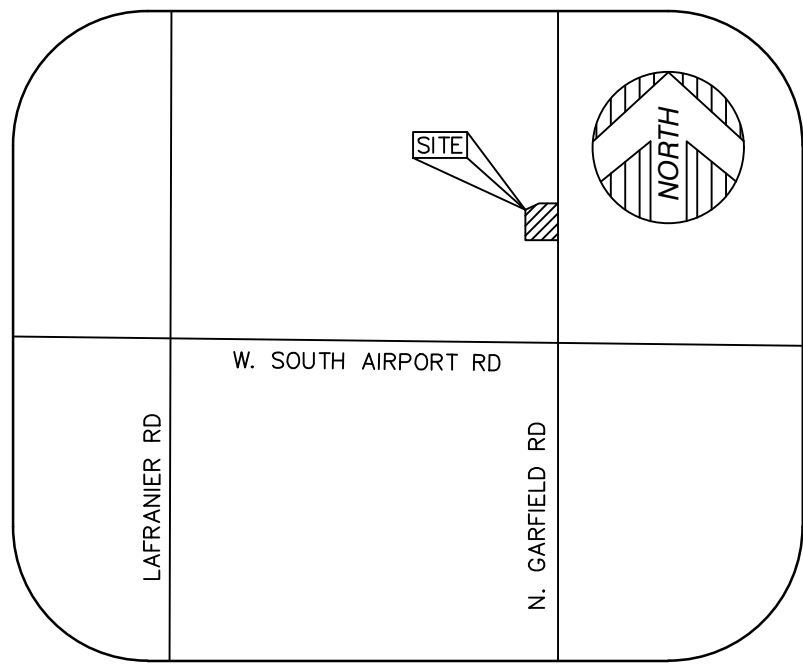
SIGN DATA TABLE



PAVEMENT STRIPING & MARKINGS NOTES:

1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

[illegible]



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 0 STALLS
STANDARD PARKING = 104 STALLS

PARCEL AREA

47,627± SQUARE FEET = 1.09± ACRES

BASIS OF BEARING

NORTH 88°28'03" WEST, BEING THE EAST-WEST 1/4 LINE
OF SECTION 14, AS DESCRIBED.

BENCHMARK

SITE BENCHMARK #1
WEST BOLT ON FIRE HYDRANT FLANGE.
ELEVATION = 630.68' (NAVD 88)

SITE BENCHMARK #2
NORTHEAST CORNER OF SQUARE CATCH BASIN.
ELEVATION = 626.56' (NAVD 88)

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

3. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. ACCESS TO PROPERTY IS BY WAY OF ACCESS DRIVEWAY AS DESCRIBED IN TITLE REPORT NOTE #22 .

FLOOD NOTE

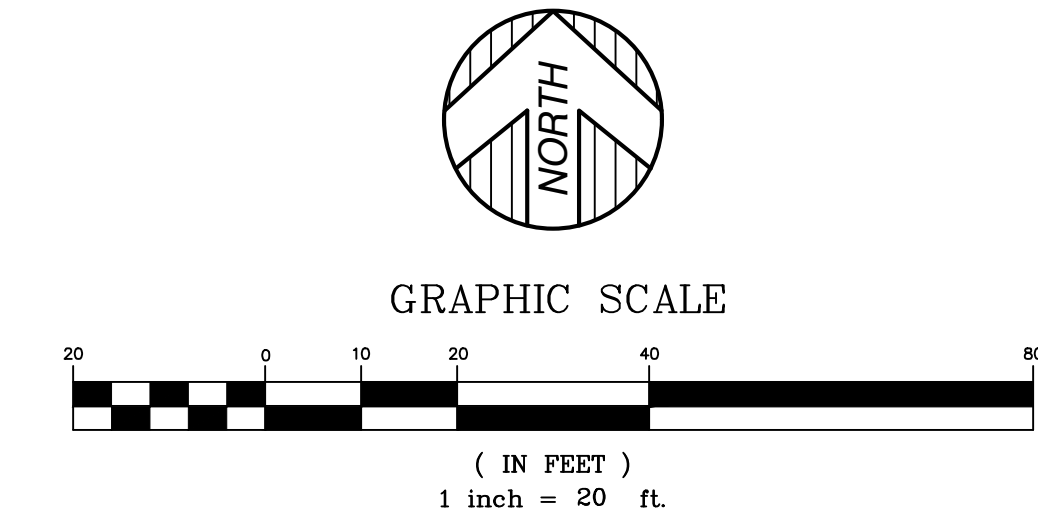
SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26055C0226C, DATED 8/28/2018, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

●	FOUND MONUMENT (AS NOTED)
● (R&M)	FOUND SECTION CORNER (AS NOTED)
(R)	RECORD AND MEASURED DIMENSION
(M)	RECORD DIMENSION
0.00	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊗	ELECTRIC METER
⊗	LIGHT POLE WITH STREET LAMP
⊗	TRAFFIC SIGNAL
⊗	SANITARY MANHOLE
⊗	ROUND CATCH BASIN
⊗	SQUARE CATCH BASIN
⊗	STORM DRAIN MANHOLE
⊗	FIRE HYDRANT
⊗	WATER VALVE
⊗	IRRIGATION CONTROL VALVE
⊗	BOLLARD
⊗	LIGHTPOST/LAMP POST
⊗	SINGLE POST SIGN
⊗	DECIDUOUS TREE (AS NOTED)
⊗	CONIFEROUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF GARFIELD, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION N88°28'03"W 50.00 FEET; THENCE S00°59'56"W 482.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°59'56"W 228.00 FEET; THENCE N88°27'14"W 213.00 FEET, THENCE N01°05'29"E 205.15 FEET, THENCE N75°12'40"E 81.23 FEET, THENCE S88°27'14"E 134.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS AND BENEFITS OF AN EASEMENT FOR INGRESS AND EGRESS AS RECITED IN EASEMENT GRANT RECORDED IN LIBER 417, PAGE 639 AND DESIGNATION OF EASEMENT AREA RECORDED IN LIBER 572, PAGE 61, GRAND TRAVERSE RECORDS.

TOGETHER WITH RIGHTS AND BENEFITS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 572, PAGE 65, AS AMENDED BY AGREEMENT EVIDENCING OPENING DATE RECORDED IN LIBER 626, PAGE 791, AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 745, PAGE 151, SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 1255, PAGE 517, THIRD AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 1562, PAGE 567 AND FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2021R-06183, GRAND TRAVERSE RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. TC13-105427, DATED 09/11/2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

17. RELEASE OF RIGHT OF WAY IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF GRAND TRAVERSE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 354, PAGE 861 AND LIBER 360, PAGE 211. (AS SHOWN)

18. EASEMENT(S) FOR WATER MAIN IN FAVOR OF THE COUNTY OF GRAND TRAVERSE BOARD OF PUBLIC WORKS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 405, PAGE 560; LIBER 405, PAGE 561; LIBER 405, PAGE 563; LIBER 405, PAGE 564; LIBER 405, PAGE 566. (AS SHOWN)

19. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT GRANT RECORDED IN LIBER 417, PAGE 635. (EASEMENT DOES NOT CROSS NOR ABUT SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

20. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT GRANT RECORDED IN LIBER 417, PAGE 639 AND DESIGNATION OF EASEMENT AREA RECORDED IN LIBER 572, PAGE 61. (NON-EXCLUSIVE RECIPROCAL EASEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

21. EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 430, PAGE 202 . (SEE DOCUMENT FOR TERMS AND CONDITIONS)

22. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 572, PAGE 65; AGREEMENT EVIDENCING OPENING DATE RECORDED IN LIBER 626, PAGE 791; AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 745, PAGE 151; SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 1255, PAGE 517; THIRD AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 1562, PAGE 567; AND FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2021R-06183. (BLANKET EASEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

23. CERTIFICATE OF APPROVAL - LAND DIVISION APPLICATION RECORDED IN INSTRUMENT NO. 2021R-06184. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

24. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LANDSCAPE AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NO. 2021R-06186. (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

25. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT RECORDED IN INSTRUMENT NO. 2021R-06187. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

26. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ENVIRONMENTAL ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 2022R-09855. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

27. NOTICE OF COMMENCEMENT RECORDED JULY 26, 2022 IN INSTRUMENT NO. 2022R-12280. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

ZONING REGULATIONS

CP- PLANNED SHOPPING DISTRICT

*MINIMUM LOT AREA - 15,000 SQUARE FEET
*MINIMUM LOT WIDTH - 60 FEET

*REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET -
FRONT - 10 FEET
SIDE - 10 FEET
REAR - 30 FEET

*MAXIMUM HEIGHT - 4 STORIES/ 50 FT

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE TOWNSHIP OF GARFIELD WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; TITLE CONNECT, LLC; AND ALRIG USA ACQUISITIONS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 11A, 11B, 13, 14, 16, 17, AND 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 09/30/22.

DATE OF PLAT OR MAP: 10/04/22

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47978
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

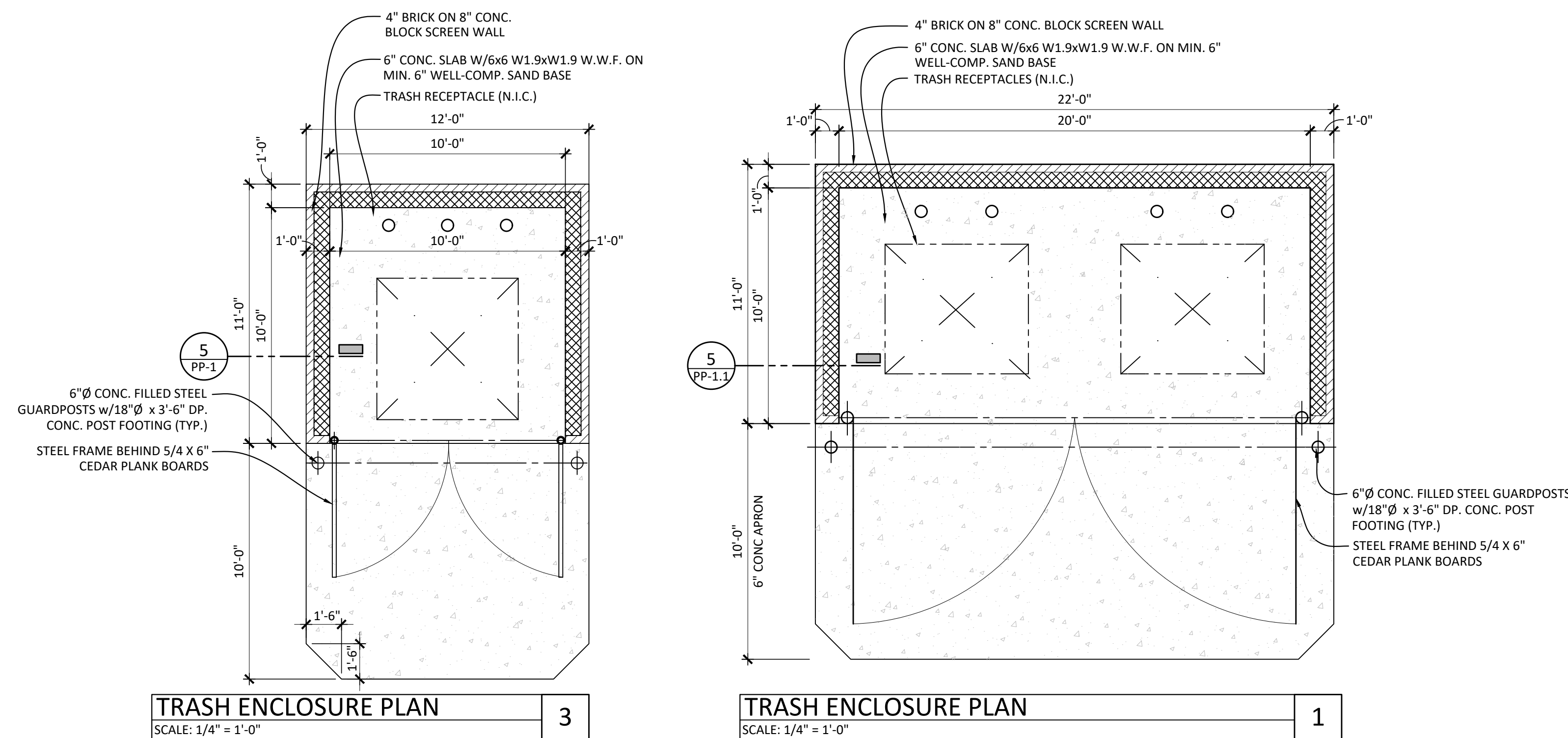
ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: ALRIG USA
1712 S. GARFIELD AVE, GARFIELD TWP., MICHIGAN,
PART OF SECTION 14,
TOWN 27 NORTH, RANGE 11 WEST

DATE	DESCRIPTION	BY
10/04/22	MRJ	
10/04/22	ATS	
OCTOBER 04, 2022	DATE	
22-0752	PROJECT NO.	
1	REVISION	
11-03-22	NPH	
1" = 20'	SCALE	

PP-4





STONEFIELD

December 22, 2022

Stephen Hannon
Deputy Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

**RE: Drive-through Suitability
Proposed Multi-Use Development
Parcel ID: 05-014-049-20
1712 South Garfield Avenue
Charter Township of Garfield, Grand Traverse County, Michigan**

Mr. Hannon,

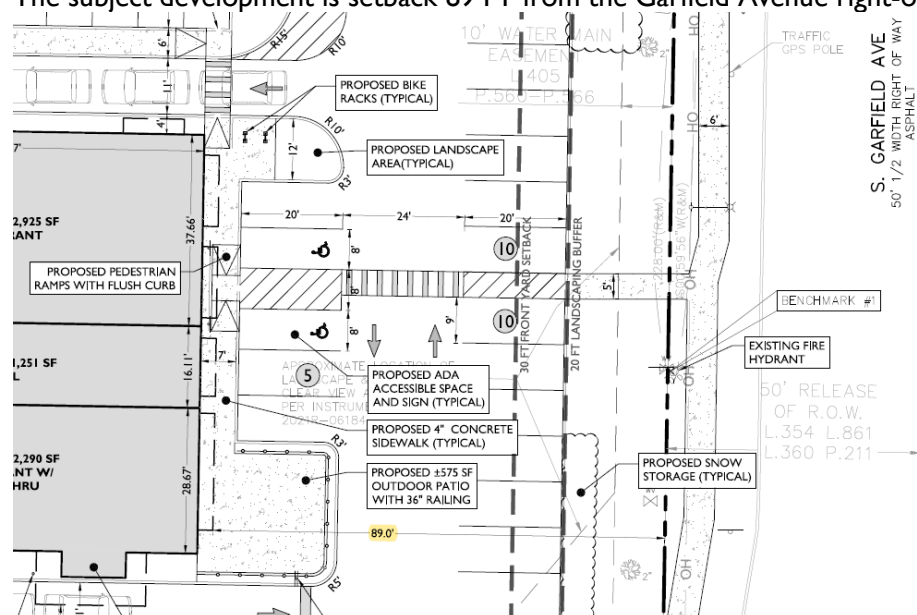
I have been asked to review the proposed development located at 1712 South Garfield Avenue to determine if the proposed development is suitable for drive-through operations as required by section 730 of the *Charter Township of Garfield Zoning Ordinance*. The below list outlines the zoning requirements applicable to the subject property and highlights how the subject site meets or exceeds the criteria.

§730-A (1) *Service and dining may be in automobiles or outdoors, but all other activities shall be carried out within a building.*

The proposed development has been designed to ensure all cooking and food preparation takes place within the building. Once customers receive their food / drink they are able to exit the property or park within a space and consume their food / drink.

§730-A (2) *A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street shall be maintained.*

The subject development is setback 89 FT from the Garfield Avenue right-of-way.



STONEFIELDENG.COM

607 SHELBY STREET, DETROIT, MI 248.247.1115 T. 201.340.4472 F.

§730-A (3) *Ingress and egress points shall be located at least fifty (50) feet from the nearest edge of the traveled portion of any intersecting streets.*

The proposed development does not have direct access to a public right-of-way. Access to the property is provided via shared access drives that exist throughout the Cherryland Center, the condition is met.

§730-A (4) *Pedestrian areas shall be clearly marked and maintained.*

Pedestrian walkways have been delineated via crosswalk striping and in other areas are protected with 6" concrete curb. The outdoor seating area will be enclosed with a decorative fence to ensure customer safety.

§730-A (5) *Only one (1) ingress-egress drive shall be allowed per major thoroughfare.*

See condition 3, the condition is met.

§730-A (6) *All parking requirements shall comply with Article 5 of this ordinance.*

All off-street parking requirements from Article 5 are met.

§730-A (7) *Notwithstanding the dimensional standards of this Ordinance, lots used for drive-in businesses and drive-in or drive-through restaurants shall have a minimum width of one hundred (100) feet.*

The proposed lot width is 228 FT and exceeds the requirement.

§730-A (8) *Queuing requirements, drive-in and drive-through businesses shall be designed to accommodate the maximum number of queuing vehicles that may be expected to seek service at any one time without queuing onto an adjacent thoroughfare, including service drives. The determination as to the required queuing spaces shall be established by the Planning Commission based upon the anticipated number of vehicles likely to queue while waiting for service. The Planning Commission may require more than twelve (12) queuing spaces based upon evidence presented to it, but in no event shall the required number of queuing spaces be reduced below twelve (12).*

The proposed drive-through queue is able to accommodate 14 vehicles without impacting on-site circulation. The proposed drive-through tenant does not anticipate the need for more than 12 stacking spaces. Should the vehicle queue exceed 14 cars, there is adequate room to queue an additional 9 vehicles (23 vehicle total) prior to impacting an adjacent property.

§730-A (9) *Snack and nonalcoholic beverage bars shall have a minimum queuing space in advance of order boards to accommodate six (6) motor vehicles at any time.*

The proposed drive-through meets the standard.

STONEFIELD

Site Plan Review Response Letter
1712 South Garfield Avenue
Charter Township of Garfield, MI
December 22, 2022

In addition to meeting the zoning standards, a vehicle turning analysis has been provided below highlighting adequate turning radiuses for an F-150. As a licensed professional in the state of Michigan I am confident the proposed development is adequate for a drive-through restaurant.

Should you have any questions, please do not hesitate to reach out.

Best Regards,

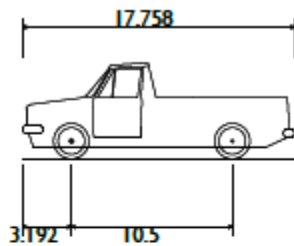
A handwritten signature in black ink that reads "Eric Williams". The signature is written in a cursive, flowing style.

Eric Williams, PE

ewilliams@stonefieldeng.com

Stonefield Engineering and Design, LLC

Vehicle Template

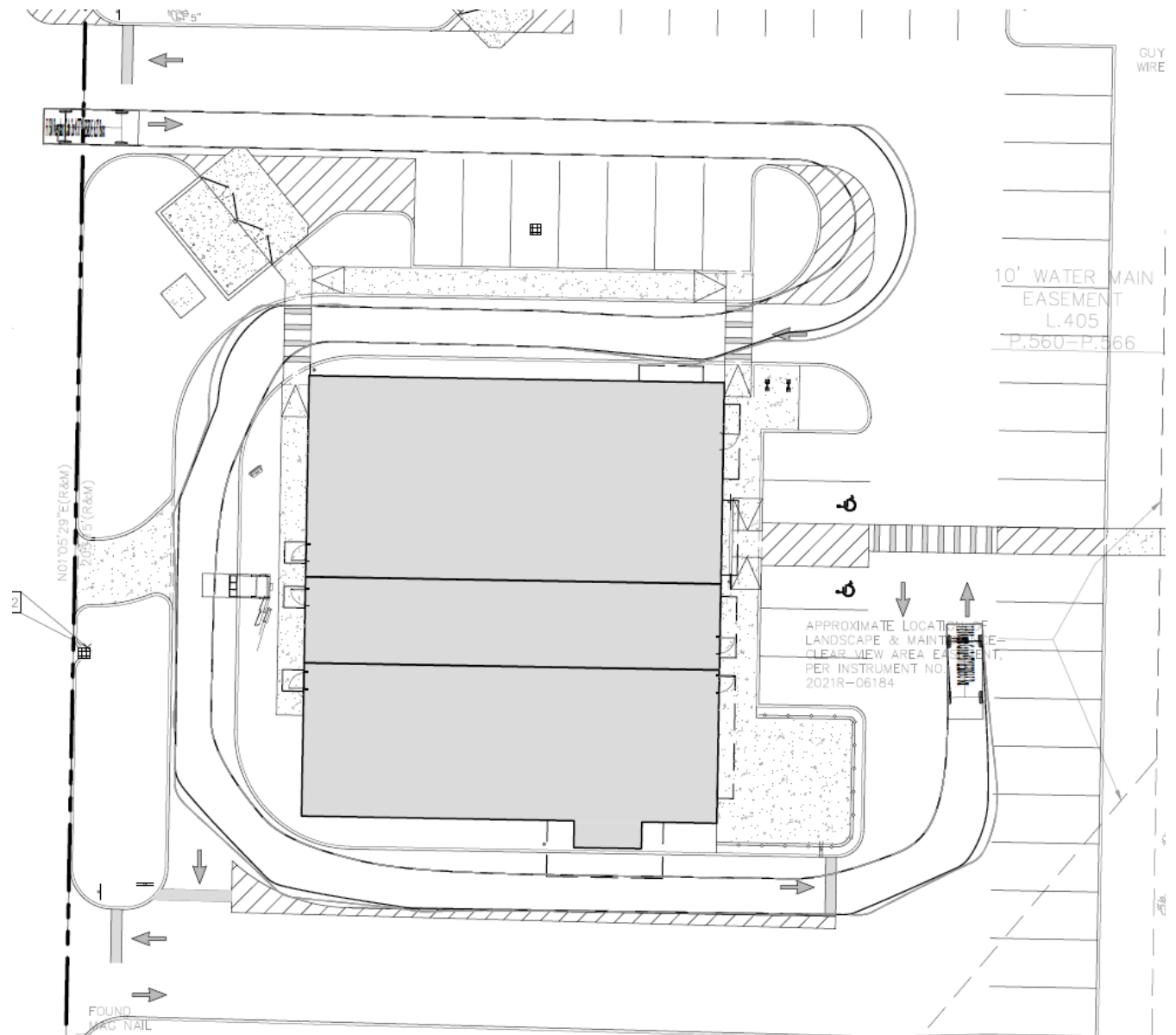



F150 Regular Cab 2x4 STYLESIDE 6.5' Box	
Overall Length	17.758ft
Overall Width	6.575ft
Overall Body Height	6.217ft
Min Body Ground Clearance	0.717ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.850ft

STONEFIELD

Site Plan Review Response Letter
1712 South Garfield Avenue
Charter Township of Garfield, MI
December 22, 2022

Vehicle Turning Analysis



 Charter Township of Garfield Planning Department Report No. 2023-10		
Prepared:	January 4, 2023	Pages: 4
Meeting:	January 11, 2023	Attachments: <input checked="" type="checkbox"/>
Subject:	Chelsea Park West PUD Minor Amendment	
File No.	SPR 2000-09-M	Parcel No. 05-021-066-00
Applicant/Owner:	Bennett Donaldson/JB Donaldson Company	
Agent:	Bill Crain/Crain Engineering LLC	

SUBJECT PROPERTY:

Located north of Hartman Road and east of US-31, the Chelsea Park Planned Unit Development (PUD) was approved in 2000 with a total of 326 residential units. A portion of the PUD, known as Chelsea Park West, was originally approved for an apartment complex containing 172 units in 2000. The following subsequent amendments were made to the PUD plan for the Chelsea Park West area:

- In 2019, a Major Amendment resulted in an increase of 20 apartments for a total of 192 units in Chelsea Park.
- In 2020, a Minor Amendment increased the number of carports and reconfigured the maintenance building and dumpsters.
- In 2021, a Minor Amendment expanded Chelsea Park West to the east by replacing four (4) previously approved 12-unit residential buildings and attached garages with two 24-unit apartment buildings with no carports.
- In 2022, an Administrative Amendment added a swimming pool and fire pit at the clubhouse area. A swimming pool was part of the 2019 amendment but then removed. This amendment restored the swimming pool.

PURPOSE OF APPLICATION:

Due to several changes to the site plan and the nature of the changes, Staff has referred the site plan to the Planning Commission as a Minor Amendment to the PUD for Chelsea Park West.

STAFF REVIEW COMMENTS:

In review of the submitted site plan sheets, Staff has the following comments:

Parking and Car Ports

Per Sheet C-2 Enlarged Site Plan (North) and Sheet C-2 Enlarged Site Plan (South), there are:

- 242 carports
- 199 open parking spaces

Together, the carports and open parking spaces provide 441 parking spaces. Multiple family dwellings have a minimum parking requirement of 1.5 spaces per dwelling unit and a maximum of 2.0 spaces per dwelling unit. At 240 apartment units, the average is 1.8 spaces for dwelling unit. Labeling and identification of spaces needs to be corrected on the site plan sheets.

Dumpsters

All four dumpsters have been removed. A single building for compacting trash and recycling is located across from the clubhouse. This change was previously approved in the 2020 Minor Amendment.

Walking Path

Adjust access points to the walking path around wetland area near Buildings #1 and #4.

Electric Car Charging Stations

Five (5) electric car charging stations are proposed at the following locations:

- South of Building #2
- East of Building #4
- South of Building #7
- West of Building #9
- West of Building #10

Raised Bed Garden

An 800-square-foot raised bed garden is proposed to be constructed north of Building #9. See attached image.

Bike Racks

Eight (8) bike rack locations are provided. However, some of the racks have been moved. All locations should identify the number of bike parking spaces.

Swimming Pool and Gas Fire Pit

As previously noted, a swimming pool and gas fire pit were added as part of an Administrative Amendment in 2022. These items are shown on the current site plan.

Emergency Gate

The driveway off Hartman Road to Building #7 has always been identified as an emergency access only. Installation of an emergency gate is shown just west of Building #7. Metro Fire review and approval of this installation is needed.

Unapproved Parking/Storage Areas

There are two existing unapproved parking/storage areas:

- The first location is on the east side of Hartman Road. This area was in place prior to the construction of Chelsea Park West and appears to function as an informal vehicle turnaround, parking, and storage area. This area is identified as Area #1 on the aerial image below.
- The second location is off the emergency access drive between Hartman Road and the proposed emergency gate location. This area is identified as Area #2 on the aerial image below.

The following images were from a Staff visit to the site on December 1, 2022:

Area #1



Area#2



Area #2





For Area #1, the applicant is proposing removal of the gravel area and planting six (6) trees. Staff recommends that the Road Commission be consulted to ensure that drainage from the roadway does not become an issue. The site plan does not address Area #2 which should also be restored.

Parking Space Striping

Based on a Staff visit to the site on December 1, 2022, it appears that some of the parking space striping does not match the location of the carports.



Photometric Plan Sheet

An updated lighting plan sheet has been submitted. As presented, the plan sheet is not legible and needs to be corrected.

Complete Site Plan Set

In review of this current application, the following site plan sheets were provided:

- 1) Sheet C-0 Overall Site Plan
- 2) Sheet C-1 Site Plan Review
- 3) Sheet C-2 Enlarged Site Plan (North)
- 4) Sheet C-2 Enlarged Site Plan (South)
- 5) Photometric Plan

Since there have been several changes, both as amendments and otherwise, to the approved site plan for Chelsea Park West, its often difficult to determine the most current and accurate set of plans. Therefore, the recently submitted and all previously submitted site plan sheets should be included to establish a complete site plan set for the record. Missing site plan sheets may include the following:

- Utility Plan and Details
- SESC/Drainage Plan and Details
- Construction Details
- Landscaping Plan
- Miller Creek Connection Path

ACTION REQUESTED:

For this application for a Minor Amendment of a PUD, the Planning Commission is the final approval authority. Since there have been several changes, both as amendments and otherwise, to the approved site plan for Chelsea Park West and as the project is nearing completion, Staff recommends that the above items be addressed first so that there can be a clear, final set of site plan sheets. Staff recommends the following action:

MOTION THAT application SPR 2000-09-M BE TABLED to allow the applicant to address the outstanding items as identified in PD Report 2023-10.

Any additional information the Planning Commission deems necessary should be added to this motion.

Attachments:

1. Cover letter from Bill Crain, PE, dated December 27, 2022
2. Planned Development Minor Amendment Application dated December 27, 2022
3. Raised garden bed photo
4. CT4000 Level 2 Commercial Charging Station cut sheet
5. Site Plan set dated December 27, 2022, including:
 - a. Sheet C-0 Overall Site Plan
 - b. Sheet C-1 Site Plan Review
 - c. Sheet C-2 Enlarged Site Plan (North)
 - d. Sheet C-2 Enlarged Site Plan (South)
6. Photometric Plan dated March 24, 2022



Crain Engineering, LLC
Engineering, Consulting & Design

7622 Bott Road
Buckley, MI 49620
Ph: (231) 947-7255
Cell: 231-632-4207
crainengineeringllc@gmail.com

December 27, 2022

Mr. John Sych, Planner
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Chelsea Park West Amendment

Dear John:

The proposed amendment for Chelsea Park West is to make the following adjustments which are shown on attached siteplan.

- Adjust access points to walking path around wetland area
- Add electric car charging stations(4)(bldg #2, bldg #7, bldg #9 & bldg #10)
- Add raised bed garden area
- Relocate four(4) carports
- Relocate bike rack locations
- Added gas fire pit at clubhouse area
- Emergency gate west of building #7
- Landscaping along row of Hartman Road to eliminate roadside parking area

Sincerely,

Crain Engineering, LLC.

William Crain, P.E.
Project Manager

Cc: Chelsea park West, Chris Wickline

21-4600



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

PLANNED DEVELOPMENT (PD) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☐ New Planned Unit Development Application
- ☐ New Planned Unit Residential Development Application
- ☐ Major Amendment
- ☒ Minor Amendment
- ☐ Administrative Amendment

PROJECT / DEVELOPMENT NAME

Chelsea Park Apartments - West

APPLICANT INFORMATION

Name:	Chris Wickline
Address:	37610 Hills Tech Dr, Farmington Hills, MI 48331
Phone Number:	248-830-4476
Email:	CWickline@jbdonaldson.com

AGENT INFORMATION

Name:	J.B Donaldson
Address:	37610 Hills Tech Dr, Farmington Hills, MI 48331
Phone Number:	248-830-4476
Email:	CWickline@jbdonaldson.com

OWNER INFORMATION

Name:

Chelsea Park Garfield LLC

Address:

37610 Hills Tech Dr, Farmington Hills, MI 48331

Phone Number:

248-830-4476

Email:

CWickline@jbdonaldson.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Chris Wickline

Agent:

Chris Wickline

Owner:

Bennett Donaldson

PROPERTY INFORMATION

Property Address:

3380 Hartman Road, Traverse City, MI 49685

Property Identification Number:

05-021-066-00

Legal Description:

See Attachments

Zoning District:

A - Agricultural (Under PUD)

Master Plan Future Land Use Designation:

PUD

Area of Property (acres or square feet):

18 Acres

Existing Use(s):

Multifamily - PUD

Proposed Use(s):

See attached site plan amendments

PROJECT TIMELINE

Estimated Start Date:

04/22/22

Estimated Completion Date:

12/19/22

REQUIRED SUBMITTAL ITEMS

A complete application for a Planned Unit Development Application or a Planned Unit Residential Development Application consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☒ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Plan:

- ☐ Ten complete stapled 11"x17" paper sets (Administrative Amendments require one copy)
- ☐ Two complete bound 24"x36" paper sets
- ☒ One digital set (PDF only)

Written Information:

- ☐ Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)
- ☒ One digital copy of the Approval Criteria (PDF only)
- ☐ Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)
- ☒ One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Director of Planning, a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that:

- ☒ The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
- ☒ The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- ☒ The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
- ☒ Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- ☒ The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
- ☒ Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- ☒ The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- ☒ The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- ☒ Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- ☒ Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- ☒ The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

1. Planned Unit Developments: A written impact statement of the application as it relates to 426.A and 426.E of the Zoning Ordinance.
2. Planned Unit Residential Developments: A written impact statement of the application as it relates to 427.A and 427.C of the Zoning Ordinance.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will on-site disposal be used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Note: Alternate measures must be designed and sealed by a registered Engineer.			
E. <u>Roads and Circulation</u>			
1. Are interior public streets proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has Road Commission approved (attach letter)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will public streets connect to adjoining properties or future streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are private roads or interior drives proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will private drives connect to adjoining properties service roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Has the Road Commission or MDOT approved curb cuts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, attach approved permit.			

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS - PLANNED UNIT DEVELOPMENT - NEW

Preliminary Review and Decision

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again

review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.

2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Upon holding a public hearing, the Planning Commission shall submit a written recommendation to the Township Board. A public hearing may be held by the Township Board.
4. The Township Board shall approve, approve with conditions, or deny the request for preliminary Planned Unit Development approval.

Final Review and Decision

5. For Final Approval, the Planning Commission shall review and submit a written recommendation to the Township Board. A public hearing shall be held by the Township Board.
6. The Township Board shall approve, approve with conditions, or deny the request for final Planned Unit Development approval.
7. If approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

REVIEW PROCESS – PLANNED UNIT RESIDENTIAL DEVELOPMENT - NEW

Preliminary Review and Decision

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Upon holding a public hearing, the Planning Commission shall approve, approve with conditions, or deny the request for preliminary Planned Unit Residential Development approval.

Final Review and Decision

4. Final review shall address all conditions imposed by the Planning Commission in the preliminary decision on the planned unit residential development. Submissions for final review and decision shall not be considered until all conditions have been addressed. The Director of Planning or designee shall conduct a completeness review to determine that all conditions of the preliminary decision have been addressed.
5. Once the plans and conditions are deemed substantially complete, the project shall be referred to the Planning Commission for its final review and decision. No application shall be referred to the Planning Commission until this standard has been satisfied. The Planning Commission may hold a public hearing on such application for final review and decision.
6. If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

REVIEW PROCESS – PLANNED DEVELOPMENT – MAJOR AMENDMENT

Any proposed amendment other than those provided for below are considered a major amendment and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original special use permit approval. Major amendments include but are not necessarily limited to changes that:

1. Increase the number of dwelling units, floor area, height, impervious surface development, or any additional land-use disturbance other than as provided for below;
2. Introduce different land uses than that requested in the application;
3. Request larger land area than indicated in the original application;
4. Request greater relief than that requested in the application;
5. Allow any decrease in buffer or transition areas, reduction in landscaping, reduction of required yards, or any change in the design characteristics or materials used in construction of the structures;
6. Reduce or eliminate conditions attached to a legislative or quasi-judicial development order; or
7. Reduce or eliminate pedestrian circulation.

REVIEW PROCESS – PLANNED DEVELOPMENT – MINOR AMENDMENT

The Planning Commission may authorize the following amendments to an approved development plan without a public hearing:

1. Changes to the timing or phasing of the proposed development, provided that the use and overall geographic land area remains the same and that required public improvements are not delayed.
2. Increases in total building height of greater than five (5) feet provided that maximum height regulations are complied with.
3. Any other proposed amendment which is determined by the Planning Commission to have no detrimental impact on any adjacent property and is not considered or classified a Major Amendment under § 423(6) Major Amendments.

REVIEW PROCESS – PLANNED DEVELOPMENT – ADMINISTRATIVE AMENDMENT

The Director of Planning may authorize the following amendments to an approved site development plan:

1. Shifts in on-site location and changes in size, shape, or configuration of less than 15 percent, or a 15 percent or less change in either impervious surface or floor area over what was originally approved.
2. An increase in total building height of less than five (5) feet, provided that maximum height regulations of the underlying zoning district are met.
3. Minor adjustment of the location of utilities and walkways, provided however that no sidewalks or paths required by the approval authority may be eliminated.
4. The substitution of landscape material provided the substituted materials are of a similar nature and quality and will comply with the standards of § 530, Landscape Materials of Article 5, Development Standards, of this ordinance.
5. Minor revisions to an internal street circulation pattern not increasing the number of lots or lowering the connectivity ratio.

6. Minor realignment of ingress and egress locations if required by the Grand Traverse County Road Commission or Michigan Department of Transportation.
7. A reduction in the number of proposed lots or the combination of units.

PERMISSION TO ENTER SUBJECT PROPERTY




Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:




12-27-22


OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Christopher Wickline authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:


12-27-22

AFFIDAVIT



The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:


12-27-22

12-27-22

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)	SD	ASP/ SDP
A. Basic Information		
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Proof of property ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property		<input checked="" type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Project title or name of the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input checked="" type="checkbox"/>
B. Site Plan Information		
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Boundary dimensions of natural features		<input checked="" type="checkbox"/>
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input checked="" type="checkbox"/>
4. Proposed alterations to topography and other natural features		<input checked="" type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input checked="" type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input checked="" type="checkbox"/>
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities		<input checked="" type="checkbox"/>
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input checked="" type="checkbox"/>
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input checked="" type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input checked="" type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input checked="" type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input checked="" type="checkbox"/>
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input checked="" type="checkbox"/>
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input checked="" type="checkbox"/>
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input checked="" type="checkbox"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input checked="" type="checkbox"/>
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input checked="" type="checkbox"/>
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input checked="" type="checkbox"/>
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate		<input checked="" type="checkbox"/>
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input checked="" type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input checked="" type="checkbox"/>

Dust Bunnies & Dog Toys



CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s).
The order code sequence is: **Model-Options. Software, Services**
and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount	CT4011
	1830 mm (6') Dual Port Bollard Mount	CT4021
	1830 mm (6') Single Port Wall Mount	CT4013
	1830 mm (6') Dual Port Wall Mount	CT4023
	2440 mm (8') Dual Port Bollard Mount	CT4025
	2440 mm (8') Dual Port Wall Mount	CT4027
Options	Integral Gateway Modem - USA	-GW1
	Integral Gateway Modem - Canada	-GW2
Misc	Power Management Kit	CT4000-PMGMT
	Bollard Concrete Mounting Kit	CT4001-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM- <i>n</i> ¹
ChargePoint Service Provider Plan	CTSW-SAS-SP- <i>n</i> ¹
ChargePoint Assure	CT4000-ASSURE <i>n</i> ²
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan.

¹ Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).

² Substitute *n* for the duration of the coverage (1, 2, 3, 4, or 5 years).

Order Code Examples

If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

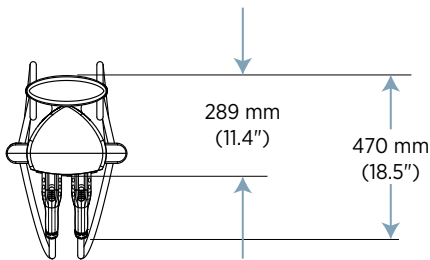


CT4021

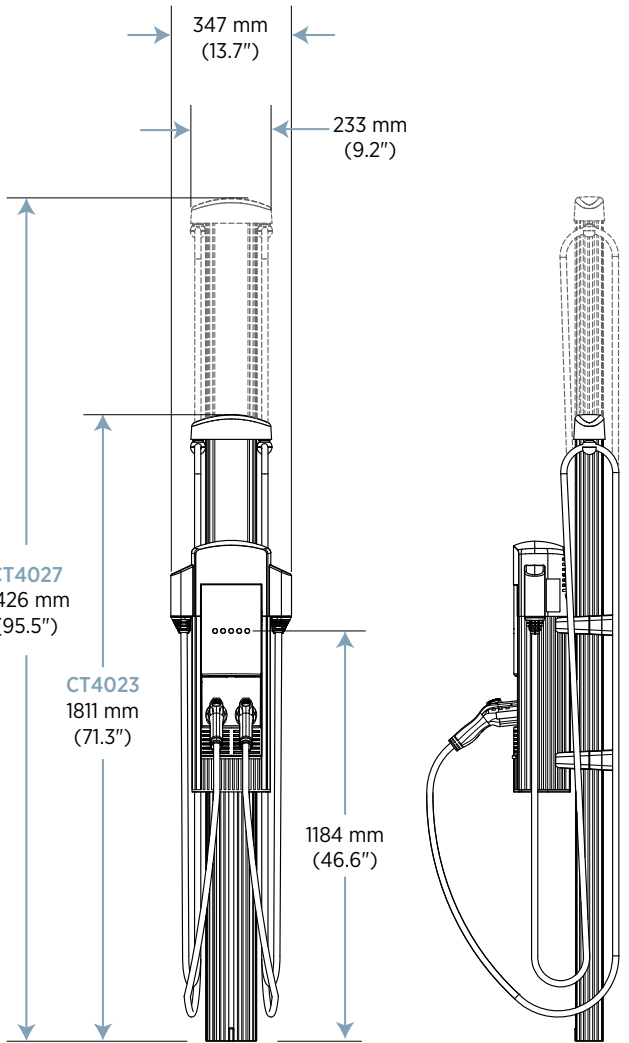
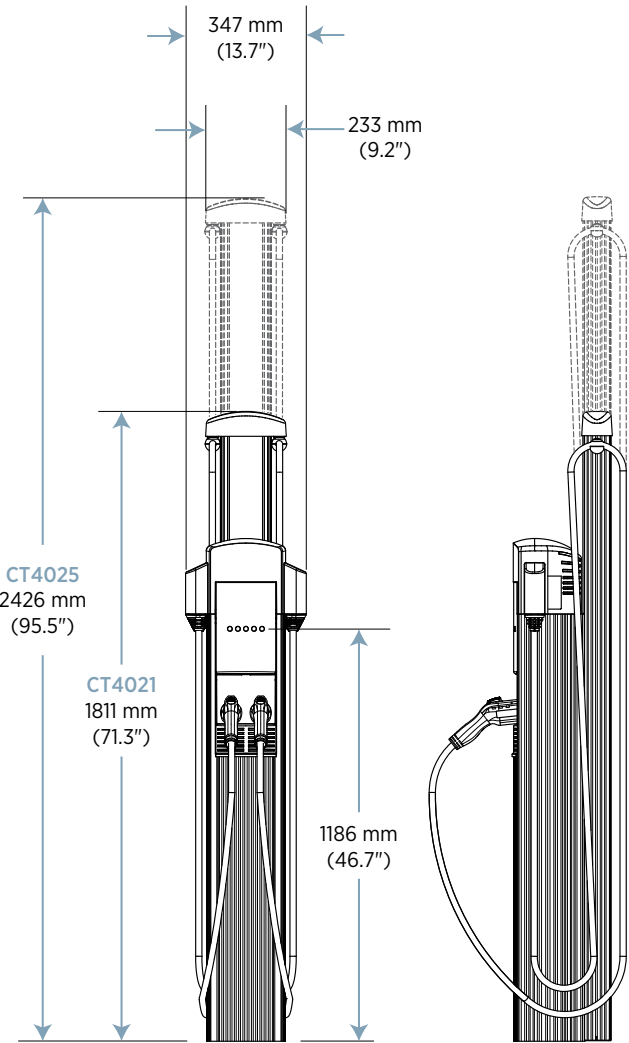
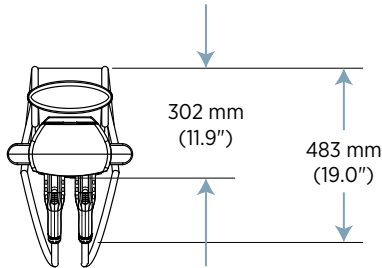


The First
ENERGY STAR®
Certified EV Charger

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard



CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount



CT4000 Family Specifications

Electrical Input	Single Port (AC Voltage 208/240V AC)			Dual Port (AC Voltage 208/240V AC)		
	Input Current	Input Power Connection	Required Service Panel Breaker	input Current	Input Power Connection	Required Service Panel Breaker
Standard	30A	One 40A branch circuit	40A dual pole (non-GFCI type)	30A x 2	Two independent 40A branch circuits	40A dual pole (non-GFCI type) x 2
Standard Power Share	n/a	n/a	n/a	32A	One 40A branch circuit	40A dual pole (non-GFCI type)
Power Select 24A	24A	One 30A branch circuit	30A dual pole (non-GFCI type)	24A x 2	Two independent 30A branch circuits	30A dual pole (non-GFCI type) x 2
Power Select 24A Power Share	n/a	n/a	n/a	24A	One 30A branch circuit	30A dual pole (non-GFCI type)
Power Select 16A	16A	One 20A branch circuit	20A dual pole (non-GFCI type)	16A x 2	Two independent 20A branch circuits	20A dual pole (non-GFCI type) x 2
Power Select 16A Power Share	n/a	n/a	n/a	16A	One 20A branch circuit	20A dual pole (non-GFCI type)
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)					
Wiring - Standard	3-wire (L1, L2, Earth)			5-wire (L1, L1, L2, L2, Earth)		
Wiring - Power Share	n/a			3-wire (L1, L2, Earth)		
Station Power	8W typical (standby), 15W maximum (operation)					

Electrical Output

Standard	7.2kW (240V AC @ 30A)	7.2kW (240V AC@30A) x 2
Standard Power Share	n/a	7.2kW (240V AC@30A) x 1 or 3.8kW (240V AC@16A) x 2
Power Select 24A	5.8kW (240V AC@24A)	5.8kW (240V AC@24A) x 2
Power Select 24A Power Share	n/a	5.8kW (240V AC@24A) x 1 or 2.9kW (240V AC@12A) x 2
Power Select 16A	3.8kW (240V AC@16A)	3.8kW (240V AC@16A) x 2
Power Select 24A Power Share	n/a	3.8kW (240V AC@16A) x 1 or 1.9kW (240V AC@8A) x 2

Functional Interfaces

Connector(s) Type	SAE J1772™	SAE J1772™ x 2
Cable Length - 1830 mm (6') Cable Management	5.5 m (18')	5.5 m (18') x 2
Cable Length - 2440 mm (8') Cable Management	n/a	7 m (23')
Overhead Cable Management System	Yes	
LCD Display	145 mm (5.7") full color, 640x480, 30fps full motion video, active matrix, UV protected	
Card Reader	ISO 15693, ISO 14443, NFC	
Locking Holster	Yes	Yes x 2

Safety and Connectivity Features




Ground Fault Detection	20mA CCID with auto retry
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection
Plug-Out Detection	Power terminated per SAE J1772™ specifications
Power Measurement Accuracy	+/- 2% from 2% to full scale (30A)
Power Report/Store Interval	15 minute, aligned to hour
Local Area Network	2.4 GHz Wi-Fi (802.11 b/g/n)
Wide Area Network	3G GSM, 3G CDMA

Safety and Operational Ratings

Enclosure Rating	Type 3R per UL 50E
Safety Compliance	UL listed for USA and cUL certified for Canada; complies with UL 2594, UL 2231-1, UL 2231-2, and NEC Article 625
Surge Protection	6kV @ 3000A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.
EMC Compliance	FCC Part 15 Class A
Operating Temperature	-30°C to +50°C (-22°F to 122°F)
Storage Temperature	-30°C to +60°C (-22°F to 140°F)
Non-Operating Temperature	-40°C to +60°C (-40°F to 140°F)
Operating Humidity	Up to 85% @ +50°C (122°F) non-condensing
Non-Operating Humidity	Up to 95% @ +50°C (122°F) non-condensing
Terminal Block Temperature Rating	105°C (221°F)
Charging Stations per 802.11 Radio Group	Maximum of 10. Each station must be located within 45m (150') "line of sight" of a gateway station.

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

Contact Us

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-  Call +1.408.705.1992
-  Email sales@chargepoint.com



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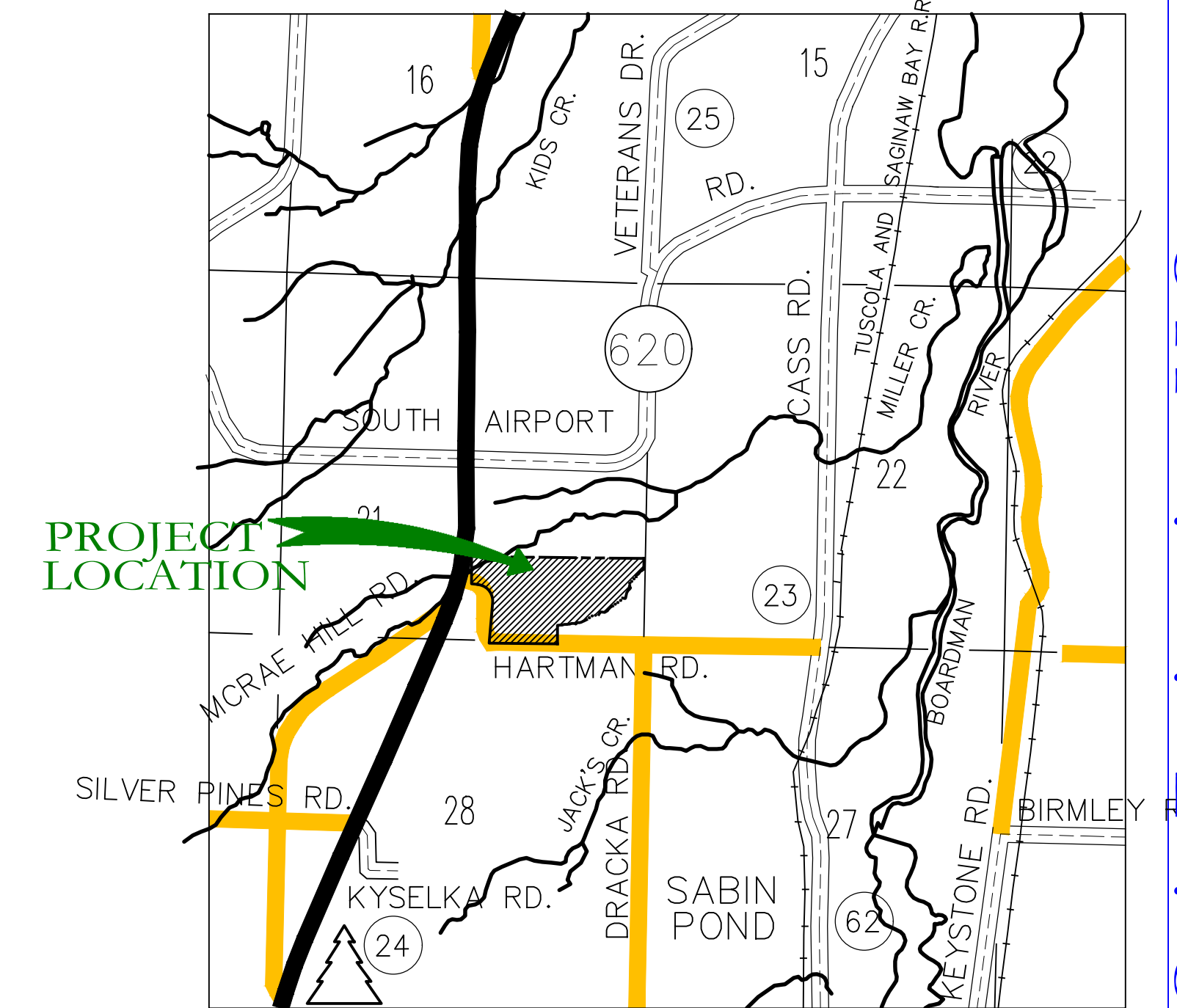
Listed by Underwriters
Laboratories Inc.



"CHELSEA PARK WEST"
GARFIELD TOWNSHIP, GRAND TRAVERSE CO.
MICHIGAN

SECTION 21, TOWN 27 NORTH, RANGE 11 WEST

MINOR AMENDMENT

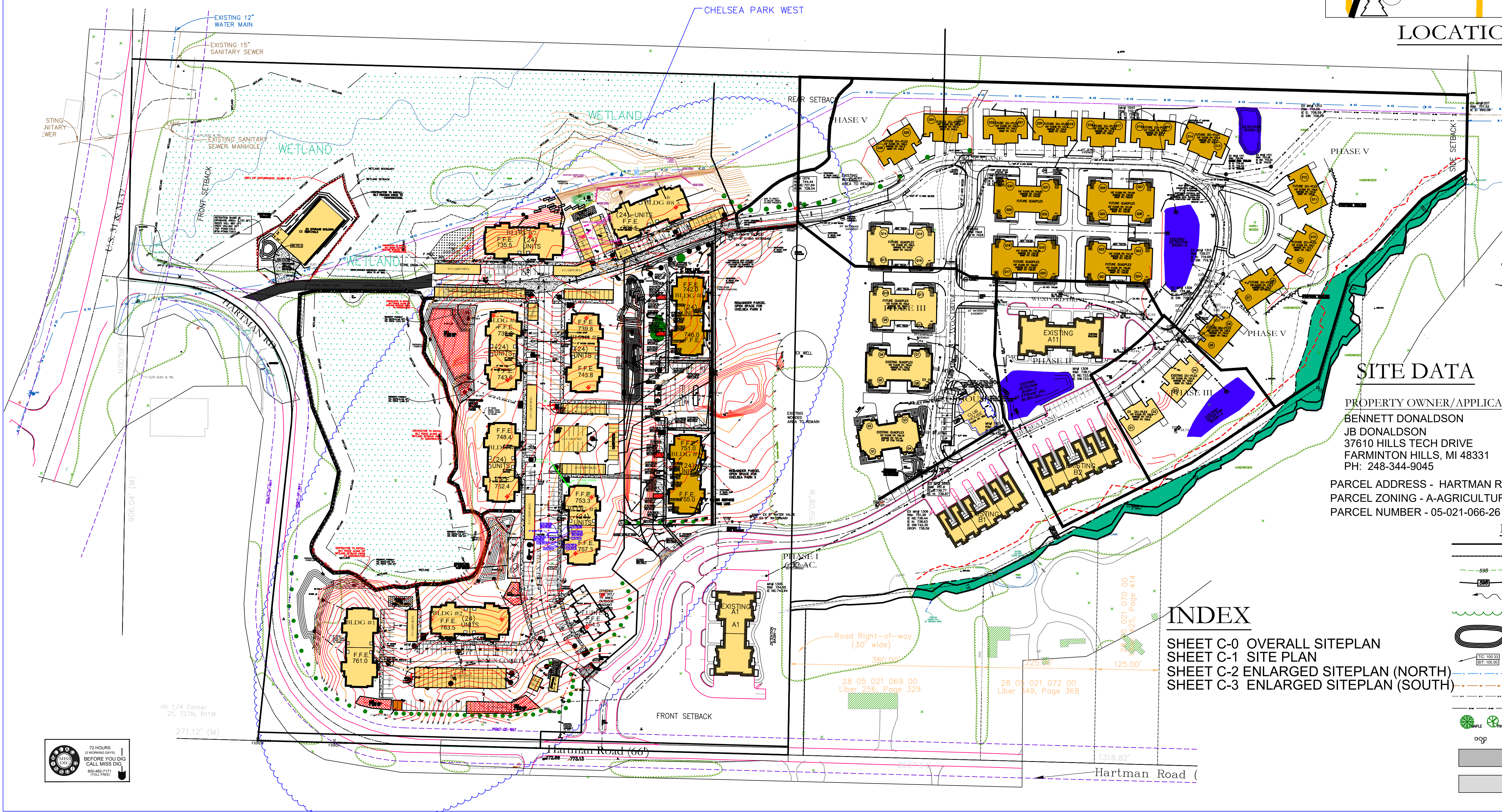


LOCATION MAP

Crain Engineering, LLC



SCALE: 1" = 100 feet



SITE DATA

PROPERTY OWNER/APPLICANT:

BENNETT DONALDSON
JB DONALDSON
37610 HILLS TECH DRIVE
FARMINGTON HILLS, MI 48331
PH: 248-344-9045

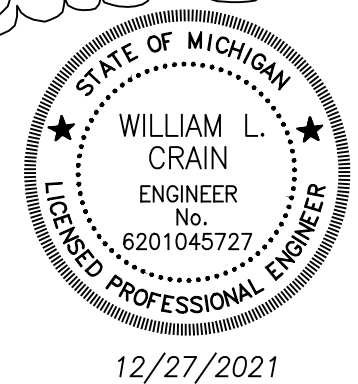
PARCEL ADDRESS - HARTMAN ROAD, TRAVERSE CITY
PARCEL ZONING - A-AGRICULTURAL (UNDER PUD)
PARCEL NUMBER - 05-021-066-26

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION BASIN
- PROPOSED GRADES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- PROPOSED ASPHALT
- EXISTING ASPHALT

INDEX

SHEET C-0 OVERALL SITEPLAN
SHEET C-1 SITE PLAN
SHEET C-2 ENLARGED SITEPLAN (NORTH)
SHEET C-3 ENLARGED SITEPLAN (SOUTH)



OVERALL ORIGINAL APPROVED SITE PLAN
CHELSEA PARK WEST

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP. GRAND TRAVERSE COUNTY, MICHIGAN

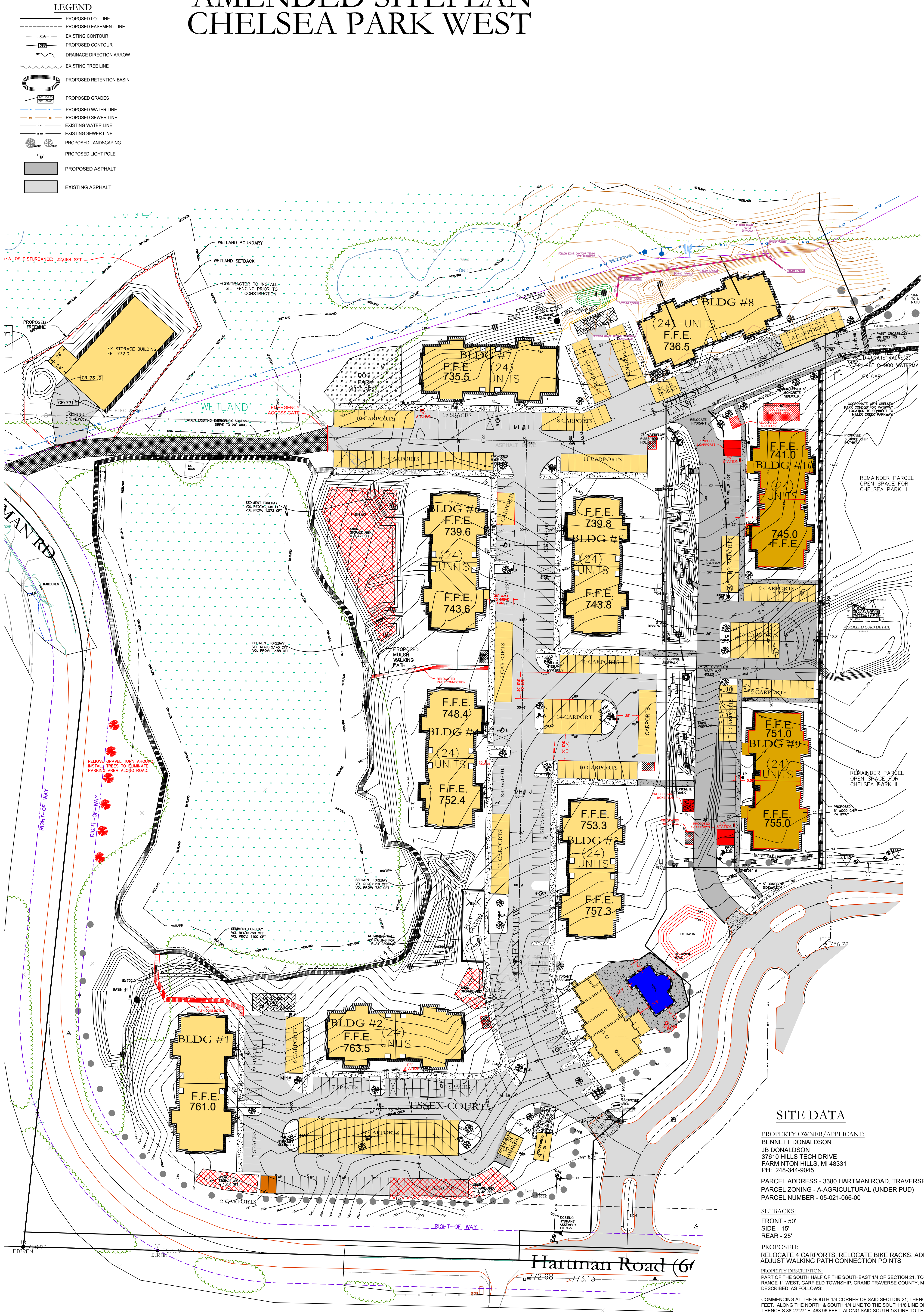
JOB NUMBER:
179622
SHEET C-0

DRWN BY: WLC
DSGN BY: WLC
DATE: 12/27/2022
REV DATE:

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620

Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

AMENDED SITEPLAN CHELSEA PARK WEST



SITE DATA

PROPERTY OWNER/APPLICANT:
BENNETT DONALDSON
JB DONALDSON
37610 HILLS TECH DRIVE
FARMINGTON HILLS, MI 48331
PH: 248-344-9045

PARCEL ADDRESS - 3380 HARTMAN ROAD, TRAVERSE CITY
PARCEL ZONING - A-AGRICULTURAL (UNDER PUD)
PARCEL NUMBER - 05-021-066-00

SETBACKS:

FRONT - 50'
SIDE - 15'
REAR - 25'

PROPOSED:

RELOCATE 4 CARPORTS, RELOCATE BIKE RACKS, ADD RAISED GARDEN BED
ADJUST WALKING PATH CONNECTION POINTS

PROPERTY DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 27 NORTH,
RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE N00°58'14"E 1323.30
FEET, ALONG THE NORTH & SOUTH 1/4 LINE TO THE SOUTH 1/8 LINE OF SAID SECTION 21;
THENCE S 88°27'27" E, 463.96 FEET, ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING;
THENCE CONTINUING S 88°27'27" E, 681.61 FEET; THENCE S 01°32'33" W, 148.37 FEET; THENCE
S 23°56'40" E, 117.55 FEET; THENCE S 88°03'20" W, 237.01 FEET; THENCE SOUTH, 568.18 FEET;
THENCE S 30°04'58" W, 47.32 FEET; THENCE S 49°15'42" E, 67.13 FEET; THENCE S 02°15'46" W,
84.50 FEET; THENCE S 49°06'11" W, 140.06 FEET; THENCE S 01°38'09" W, 102.78 FEET; THENCE N
88°27'21" W, 79.96 FEET; THENCE S 01°16'27" W, 33.00 FEET, TO THE SOUTH LINE OF SAID
SECTION 21 AND THE CENTERLINE OF HARTMAN ROAD; THENCE N 88°27'21" W, 269.98 FEET,
ALONG SAID SOUTH SECTION LINE AND CENTERLINE; THENCE CONTINUING ALONG SAID
CENTERLINE THE FOLLOWING THREE COURSES: 439.49 FEET ALONG A 260.49 FOOT RADIUS
CURVE TO THE RIGHT, WITH A CHORD BEARING N 41°12'37" W, 391.35 FEET, AND A DELTA
ANGLE OF 94°29'28"; THENCE N 08°02'09" E, 337.01 FEET; THENCE 154.05 FEET ALONG A 254.78
FOOT RADIUS CURVE TO THE LEFT, WITH A CHORD BEARING N 11°17'07" W, 151.71 FEET, AND A
DELTA ANGLE OF 34°38'33"; THENCE N 61°23'36" E, 212.62 FEET; THENCE N 00°58'06" W, 445.63
FEET TO THE POINT OF BEGINNING, CONTAINING 19.31 ACRES.

SUBJECT TO THE RIGHT OF WAY OF HARTMAN ROAD OVER THE SOUTHWESTERLY 33 FEET
THEREOF.

SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS OR RESTRICTIONS, OF RECORD.

SITEPLAN AMENDMENTS:
ADJUST ACCESS POINTS TO WALKING PATH AROUND WETLAND AREA
ADD ELECTRIC CAR CHARGING STATIONS(4)(BLDG #2, BLDG #7, BLDG #9 & BLDG #10)
ADD RAISED BED GARDEN AREA
RELOCATE FOUR(4) CARPORTS
RELOCATE BIKE RACK LOCATIONS
ADDED GAS FIRE PIT AT CLUBHOUSE AREA
EMERGENCY GATE WEST OF BUILDING #7
LANDSCAPING ALONG ROW OF HARTMAN ROAD TO ELIMINATE ROADSIDE PARKING AREA

SHEET C-1

JOB NUMBER:
179622

CHELSEA PARK WEST APARTMENTS SITEPLAN
JB DONALDSON COMPANY

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-27-2022
REV DATE:



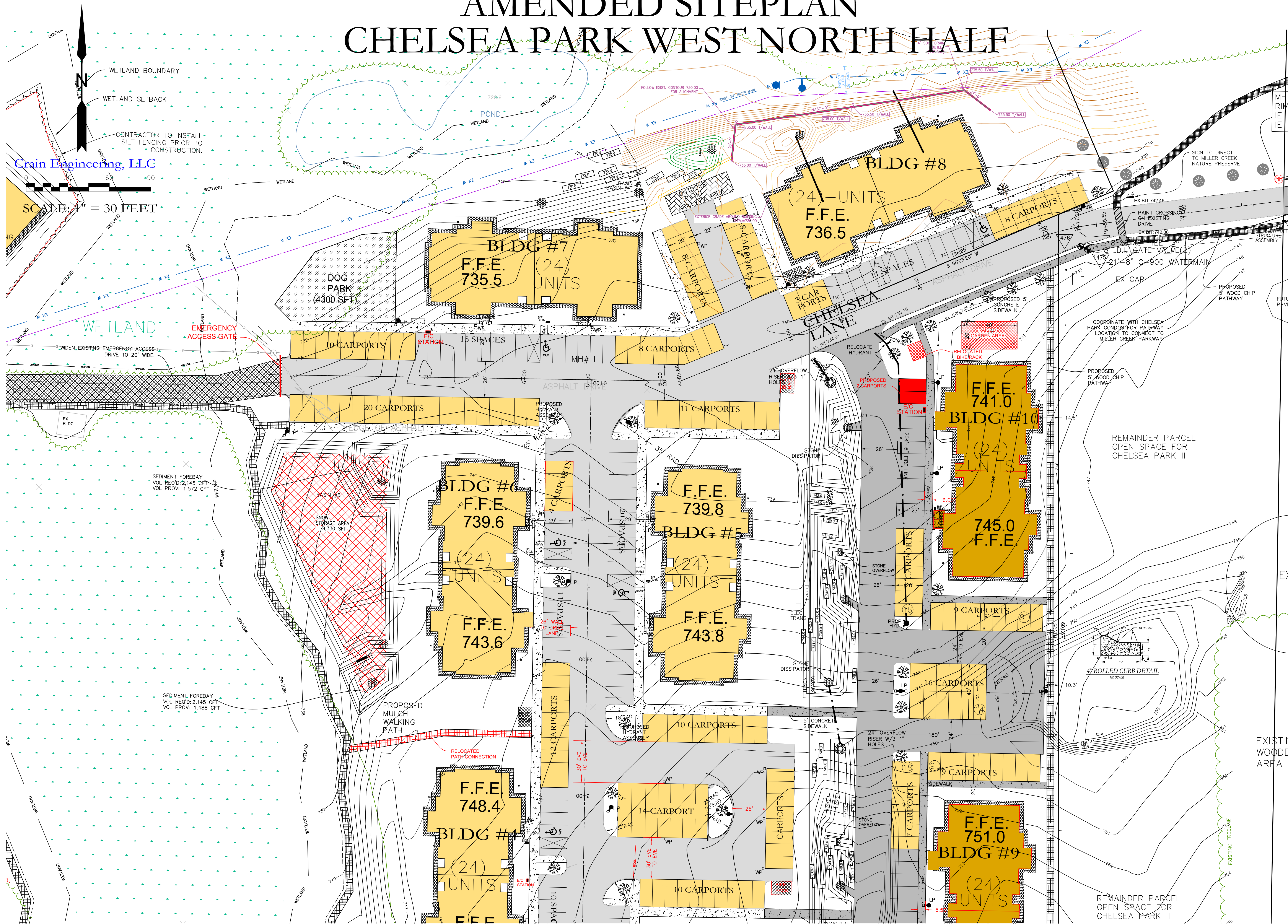
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email:crainengineeringllc@gmail.com

AMENDED SITEPLAN CHELSEA PARK WEST NORTH HALF

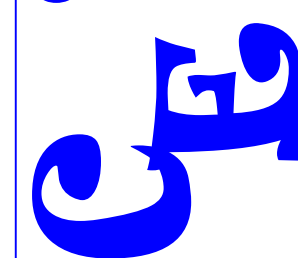


CHELSEA PARK WEST APARTMENTS SITEPLAN
JB DONALDSON COMPANY

JOB NUMBER:
179622
SHEET C-2

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-27-2022
REV DATE:

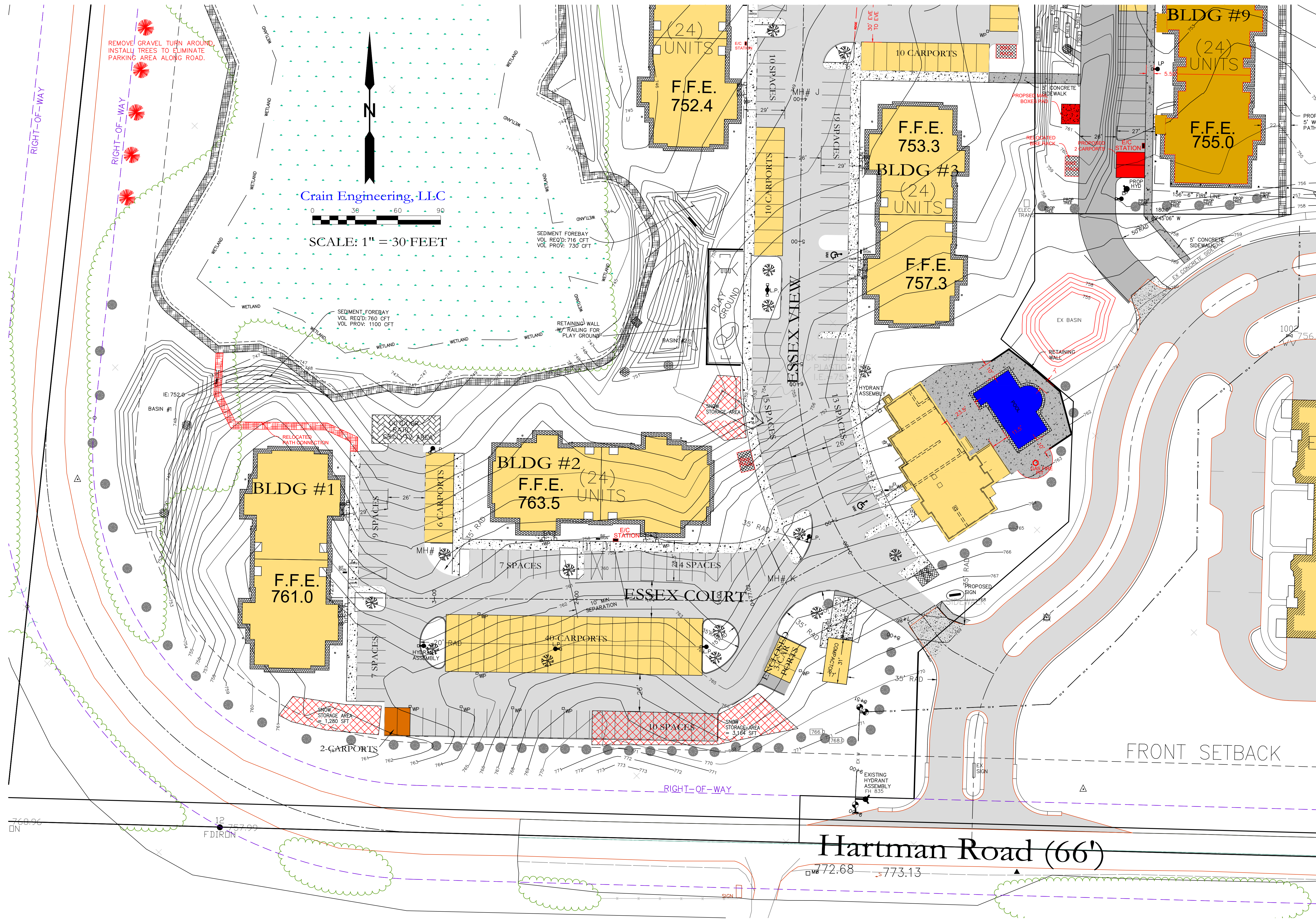
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SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
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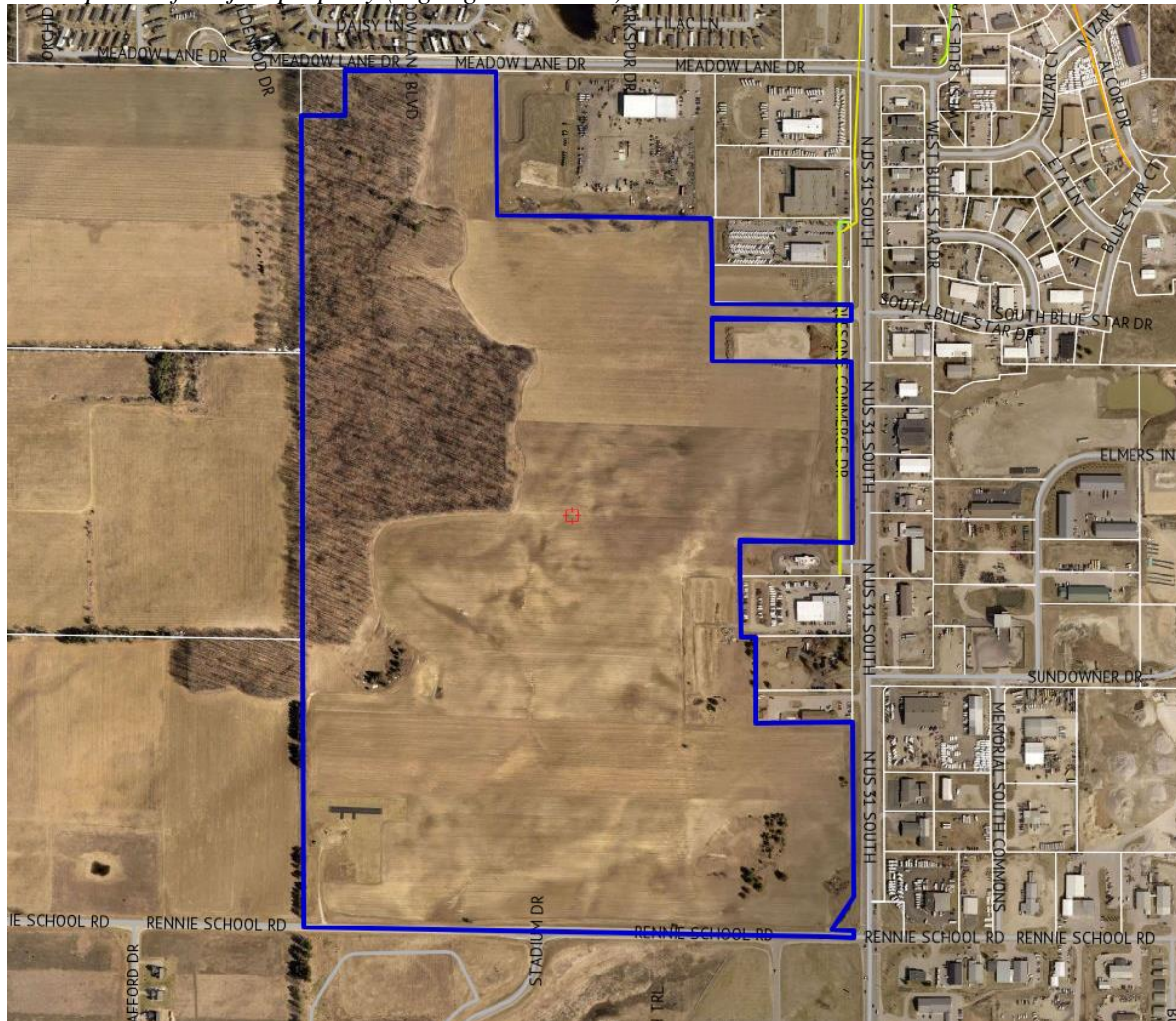
Charter Township of Garfield Planning Department Report No. 2023-6

Prepared:	January 4, 2023	Pages:	3
Meeting:	January 11, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Oleson Foundation Development – Conceptual Review		
Applicant:	Brad Oleson / The Oleson Foundation		

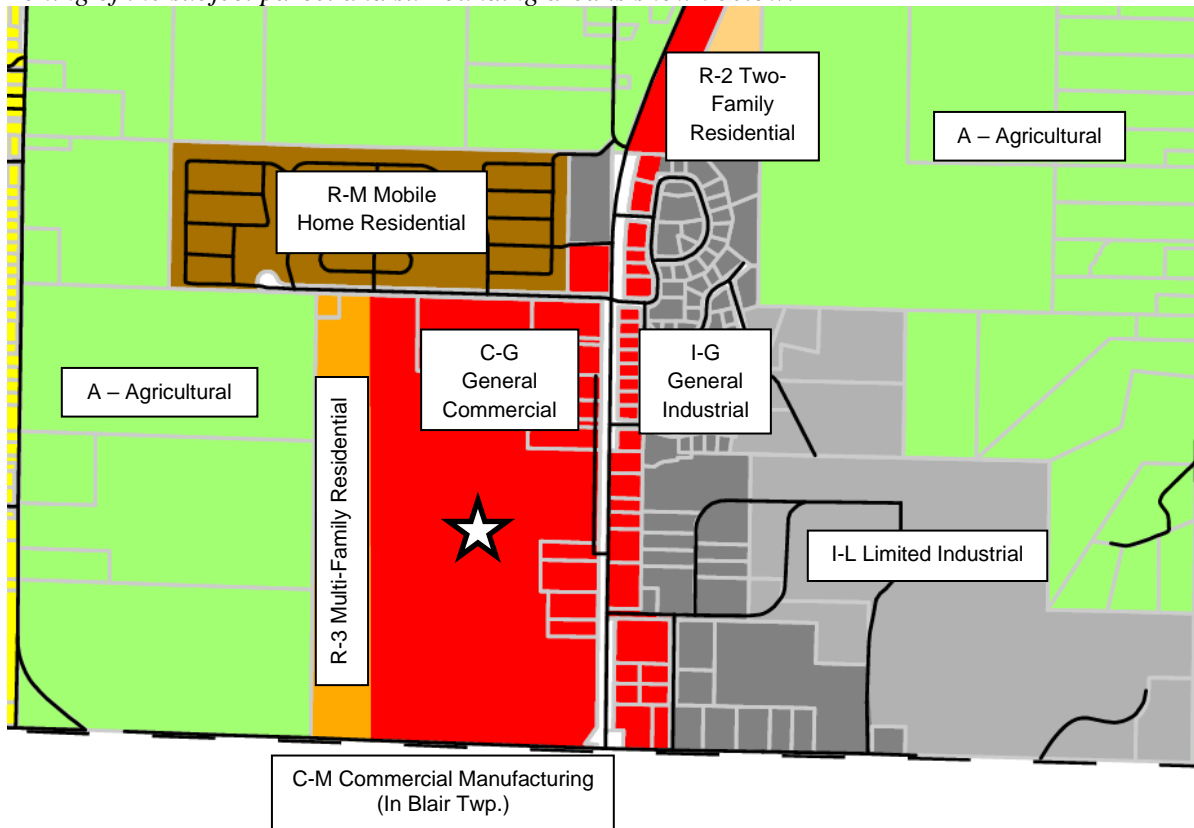
BACKGROUND:

The subject property is roughly 190 acres and is generally bound by Rennie School Road on the south, North US-31 South on the east, Meadow Lane Drive on the north, and large farmland parcels to the west. Most of the frontage along US-31 has been developed or is planned for commercial uses. Approximately 145 acres of the subject property is zoned C-G General Commercial. The remaining 45 acres is zoned R-3 Multi-Family Residential and covers a 500-foot-wide strip of land along the property's western edge. The applicant is seeking feedback on potentially rezoning the property in phases to create a mixed-use development comprised of commercial, industrial, and multi-family residential uses.

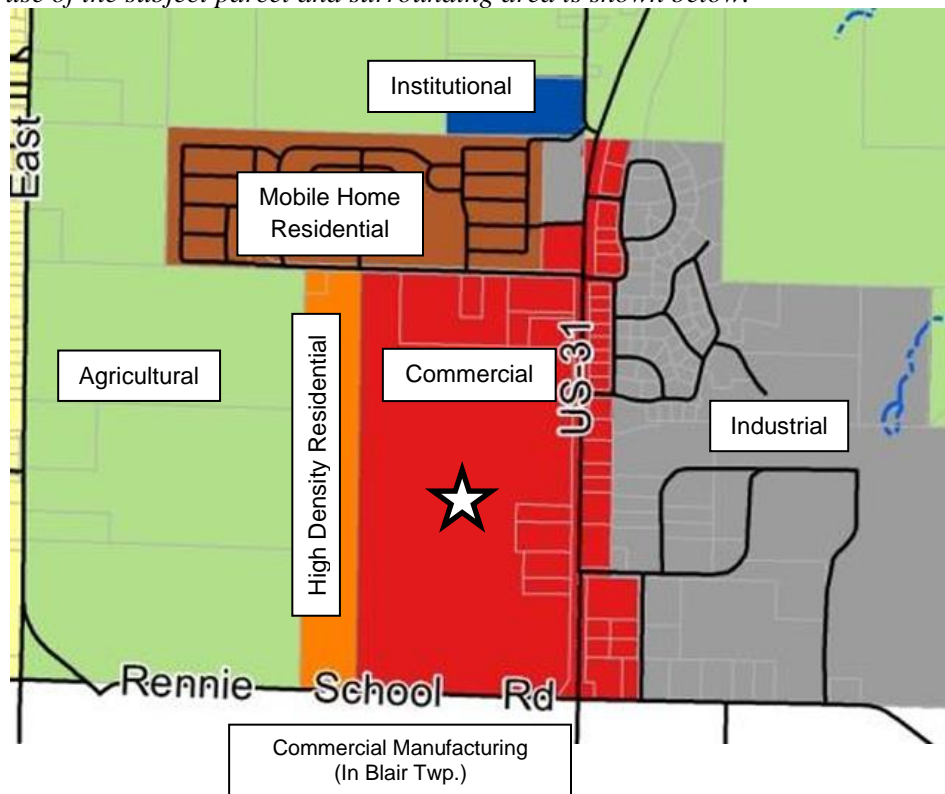
Aerial photo of subject property (highlighted in blue):



Zoning of the subject parcel and surrounding area is shown below:



Future land use of the subject parcel and surrounding area is shown below:



STAFF COMMENTS:

1. The likelihood of the subject property being developed solely as General Commercial is low. A planned approach to the property that is suitable to the surrounding area is more ideal for coordinated development of the land.
2. The proposed I-G General Industrial introduces a different set of land uses. However, these uses in the form of an industrial/business park make them manageable and address the need for new industrial/business locations.
3. There are four primary areas requiring coordination for the conceptual plan:
 - a. Land Division. Currently, all the land is under one parcel. Any proposed rezonings would have to occur as parcels are created via land division, site condominium, or traditional subdivision.
 - b. Access. Vehicular access to the internal areas of the property is essential for a successful, coordinated development. The public road connection between Rennie School Road and Meadow Lane Drive along with the private east-west extension of South Blue Star Drive provides an important initial access street to the interior of the property. This base network could also create opportunities for pedestrian walkways, particularly in connecting to the other commercial areas of Chums Village and Chums Corner to the South.
 - c. Utilities. Installation of water and sewer lines will provide the ability for density and intensity of land uses.
 - d. Stormwater Management. A single stormwater management will allow for a more efficient use of the land as opposed to individual basins being created for each parcel.

ACTION REQUESTED:

Conceptual review is intended to provide an opportunity for dialogue between the Planning Commission and the applicant. No formal action is requested.

Attachments:

1. Conceptual Review Application dated December 27, 2022
2. Conceptual Development Plan dated December 20, 2022



Crain Engineering, LLC
Engineering, Consulting & Design

7622 Bott Road
Buckley, MI 49620
Ph: (231) 947-7255
Cell: 231-632-4207
crainengineeringllc@gmail.com

December 27, 2022

Mr. John Sych
Charter Township of Garfield
3848 Veternas Drive
Traverse City, MI 49684

RE: The Oleson Foundation Development Plan

Dear John:

The Oleson Foundation is presenting a development plan for review. The property is located along US-31, Rennie School Road and Meadow Lane Drive. The project encompasses around 150 acres. The property is currently zoned C-G General Commercial and R-3(along west boundary). The site is currently vacant. On the attached plan we are showing the existing zoning and master plan zoning for this property. Our proposal to the Township is to develop this property into a mixed zoned development project. Consisting of C-G along Rennie School Road and US-31, Industrial zoning in the center and along Rennie School Road and R-3 zoning in the Northwest corner of the property. With this layout it allows for the use of the Frontage along US-31 and at the intersection of Rennie School Road and US-31 to develop with Commercial flavor. The interior would be an industrial park layout with multiple units of mixed sizes to allow for multiple uses and sizes of businesses option for growth. The R-3 multi-family area in The Northwest corner could ultimately be high density and townhouse configuration.

Our proposal is to develop the interior road system with the North/South connector to be a publicly maintained road which could connect Rennie School to Meadow Lane Drive along with some interior private and/or public drives to access interior units. The overall site would be serviced by public utilities with water service from the South and Blair Township and Sewer by way of a new pump chamber and gravity sewer within site.

The project is proposed to create the parcels by way of land division and site condo measures. A land division will be done to split property into the larger multi zoned areas and then create a condominium association to control industrial and C-G zoning districts.

The intent would be to construct the roads, water, sewer and storm water management areas as part of the initial construction to service units and then having the individual unit buyers to develop their space.

The initial phase of the project will be the Southwest corner(40 acre parcel) and the head North with R-3 zoning. The interior Industrial area and C-G units will follow as interest and sales happen.

Sincerely,

Crain Engineering, LLC.

A handwritten signature in blue ink, appearing to read 'William Crain', with a long horizontal flourish extending to the right.

William Crain, P.E.
Project Manager

Cc: The Oleson Foundation , Brad Oleson



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

CONCEPTUAL REVIEW (CRV) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

At the discretion of the applicant, the conceptual review before the Planning Commission may take place following public notice of the meeting. Opportunity for public comment shall be provided during the conceptual review process when public notice has been provided.

- ☒ Conceptual Review with no public notice
☐ Conceptual Review with direct mail notice only
☐ Conceptual Review with full public notice

PROJECT / DEVELOPMENT NAME

Oleson Foundation

APPLICANT INFORMATION

Name: The Oleson Foundation
Address: P.O. Box 904 Traverse City, MI 49685
Phone Number: 231-631-4646
Email: bradoleson@olesonsfoods.com

AGENT INFORMATION

Name: Crain Engineering, LLC
Address: 7622 Bott Road Buckley, MI 49620
Phone Number: 231-632-4207
Email: crainengineeringllc@gmail.com

OWNER INFORMATION

Name:	The Oleson Foundation
Address:	P.O. Box 904, Traverse City MI 49685
Phone Number:	231-631-4646
Email:	bradoleson@olesonsfoods.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:	Brad Oleson
Agent:	William Crain
Owner:	Brad Oleson

LOCATION OF THE PROPOSED PROJECT

Property Address:	Olesons Commerece Drive
Property Identification Number:	05-032-001-02
Legal Description:	ATTACHED
Zoning District:	R-3 / C-G
Master Plan Future Land Use Designation:	R-3 and C-G
Area of Property (acres or square feet):	150 acres +/-
Existing Use(s):	Vacant
Proposed Use(s):	mixed zoning districts: R-3, I-G, I-L, C-G

REQUIRED SUBMITTAL ITEMS

A complete application for a Conceptual Review consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☒ Fee * 100

Sketch Plan:

- ☒ Ten complete stapled 11"x17" paper sets
- ☒ One digital set (PDF only)

Written Supporting Information (if applicable):

- ☒ Ten paper copies of Written Supporting Information
- ☒ One digital copy of Written Supporting Information (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

SUPPORTING INFORMATION AND SKETCH PLAN

In providing written and/or sketch plan information to the Planning Commission for the purposes of a conceptual review, submittal of the following information, when known, is encouraged:

1. The boundaries of the development site.
2. The total number of acres in the project.
3. The number of acres to be developed by each type of use.
4. The number of residential units.
5. The number and/or square feet and type of nonresidential uses.
6. A description of the proposal in terms of its relationship and intended connections to surrounding land uses, development projects, public lands, and existing and future street networks.
7. The general topography of the site and its relationship to adjoining land.
8. A general description of the natural resources and natural features of the site and, where known, an indication of which will be preserved and which will be removed.
9. The number of acres to be preserved as open or recreational space, and its general location.
10. Variations from ordinance regulations that are being sought and the reasons to support the requested changes.
11. The public facilities intended to serve the planned unit development, such as sewage disposal, water supply, storm water systems, etc.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. The intent of the conceptual review process is to provide an opportunity for an informal dialogue between an applicant and the Planning Commission to discuss a potential development project. Upon submittal of this application, Staff will forward the application to the Planning Commission for review.
2. The Planning Commission shall conduct a conceptual plan review to identify potential issues and concerns that should be addressed prior to formal review of any application requiring Planning Commission review and approval.
3. Conceptual plan review shall not constitute an approval of the application, nor shall statements by the Planning Commission, Township Staff and/or Township consultants be construed as a position regarding the merits of the application.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature: Bruce G. Oleson Oleson Foundation
Applicant Signature: Bruce G. Oleson
Agent Signature: Bruce G. Oleson
Date: 12/27/22

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We The Oleson Foundation authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature: Bruce G. Oleson
Date: 12/27/22

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature: Bruce G. Oleson
Date: 12/27/22
Applicant Signature: Bruce G. Oleson
Date: 12/27/22

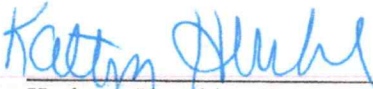
**ACTION BY UNANIMOUS WRITTEN CONSENT OF
ALL THE TRUSTEES OF OLESON FOUNDATION**

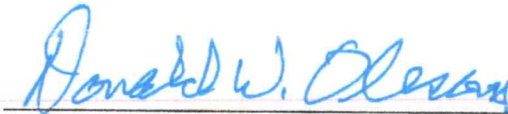
THE UNDERSIGNED, being all the Trustees of the Oleson Foundation, a Michigan nonprofit corporation ("Corporation"), do hereby consent in writing to the following actions to be taken intending that such actions shall be valid corporate actions as though authorized at a meeting of the Trustees duly called and held for such purpose.

IT IS HEREBY RESOLVED that the undersigned, being all the Trustees of the Corporation, hereby authorize Brad G. Oleson to execute any and all documents necessary on behalf of the Corporation, including without limitation any contracts, easements, deeds, covenants, purchase agreements, mortgages, security agreements, and service agreements.


IT IS FURTHER RESOLVED that the undersigned, being all the Trustees of the Corporation, hereby acknowledge that any and all documents Brad G. Oleson executes on behalf of the Corporation will thereafter bind the Corporation.

IN WITNESS WHEREOF, the undersigned have duly executed this document with an effective date as of the ____ day of October, 2021.



Kathryn Huschke, Trustee


Donald W. Oleson, Trustee


Jerry Oleson, Trustee

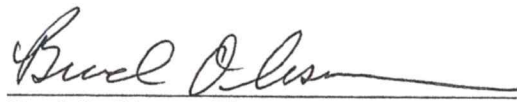

John Tobin, Trustee



Richard Ford, Trustee


Donald M. Oleson, Trustee

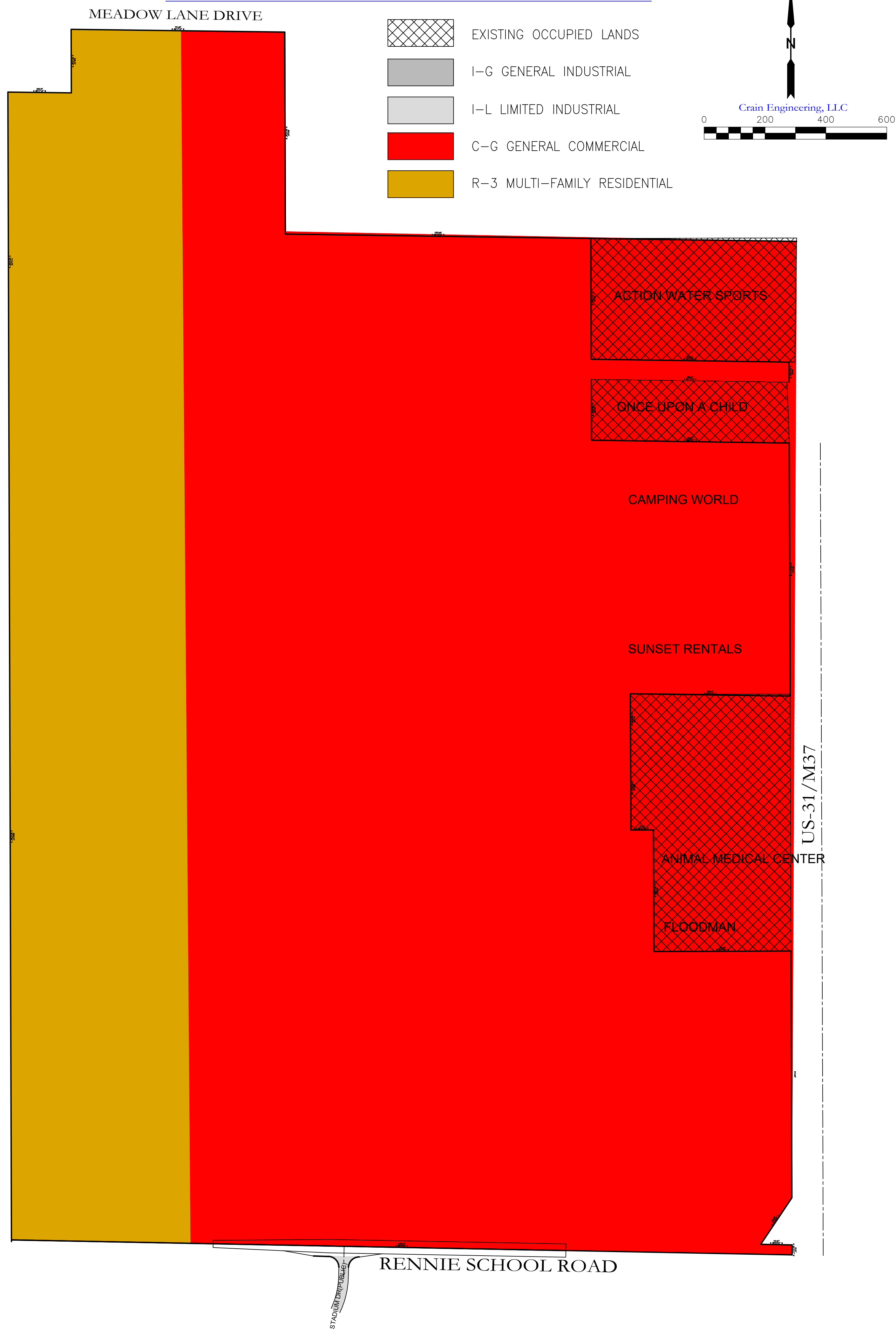

Martha A. Oleson, Trustee


Connie Deneweth, Trustee

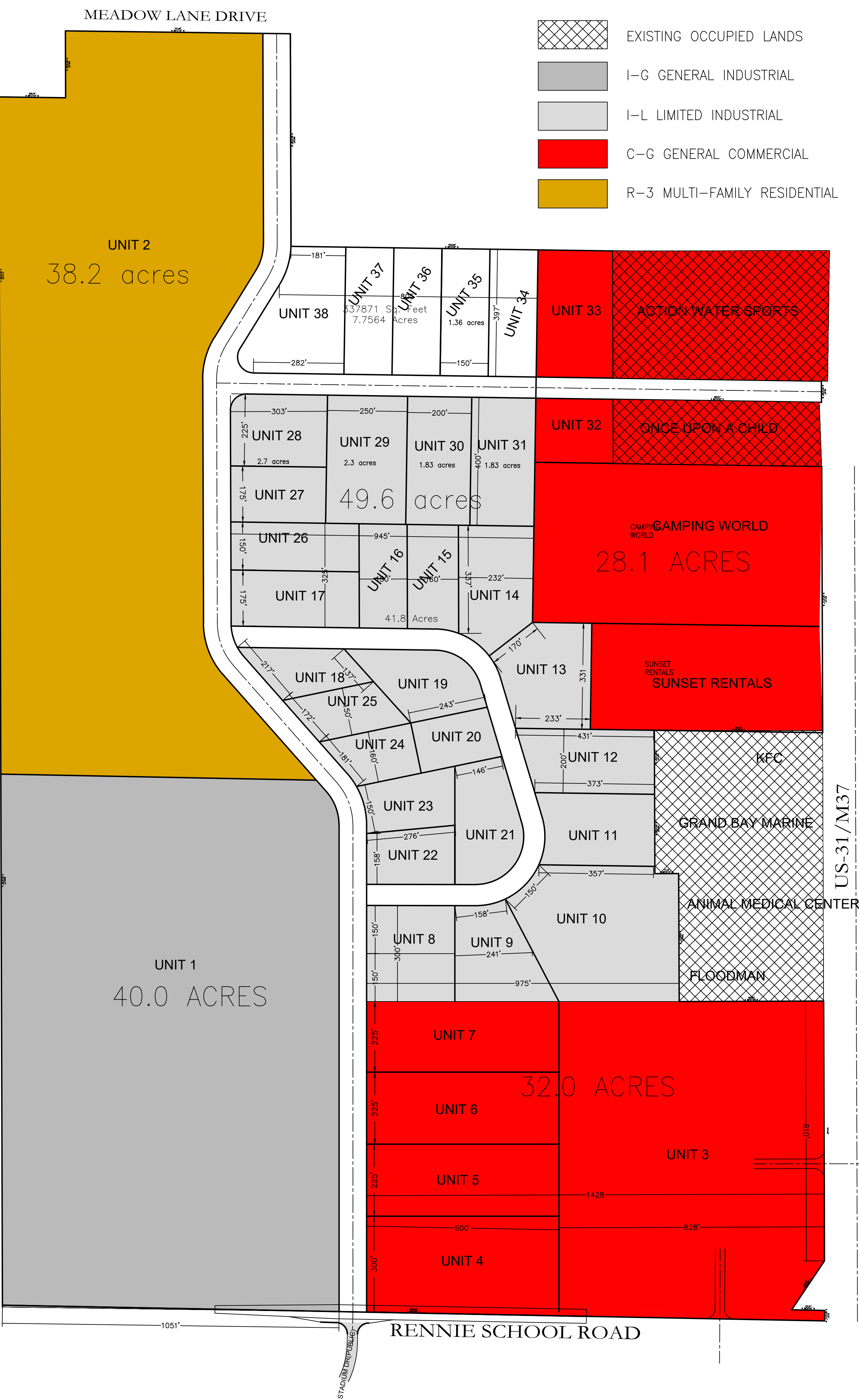

Brad G. Oleson, Trustee


Samantha Oleson-Hanson, Trustee

OLESON FOUNDATION DEVELOPMENT PLAN
EXISTING ZONING MAP/FUTURE LAND USE MAP



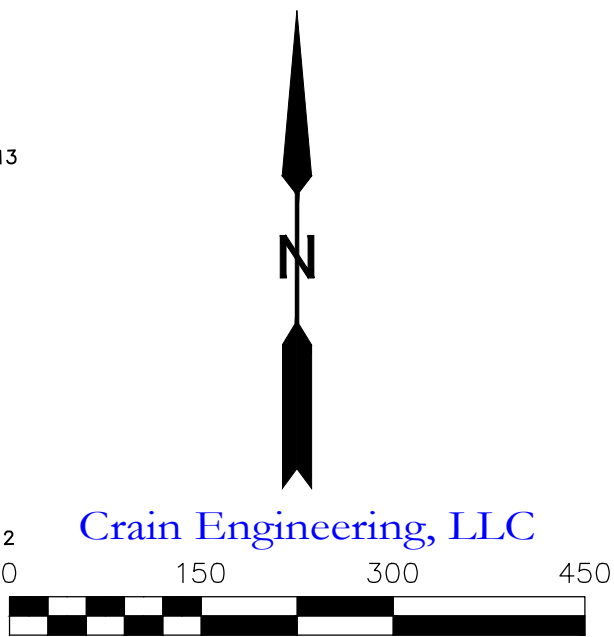
OLESON FOUNDATION DEVELOPMENT PLAN
PROPOSED REZONING MAP



OLESON FOUNDATION DEVELOPMENT PLAN
PROPOSED REZONING MAP

MEADOW LANE DRIVE

- EXISTING OCCUPIED LANDS
- I-G GENERAL INDUSTRIAL
- I-L LIMITED INDUSTRIAL
- C-G GENERAL COMMERCIAL
- R-3 MULTI-FAMILY RESIDENTIAL



Crain Engineering, LLC

38.2 acres

UNIT 38

UNIT 37

UNIT 36

UNIT 35

UNIT 34

UNIT 33

66' EASEMENT

UNIT 28

UNIT 29

UNIT 30

UNIT 31

UNIT 32

28.1 ACRES

CAMPING WORLD

SUNSET RENTALS

UNIT 13

UNIT 12

UNIT 11

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

32.0 ACRES

UNIT 3

UNIT 1
40.0 ACRES

C/L U.S. 31 S. - M-37

SITE DATA

PROPERTY OWNER & APPLICANT:

THE OLESON FOUNDATION
P.O. BOX 904
TRAVERSE CITY, MI 49686
PH: 231-631-4646 GRAD OLESON

PARCEL ADDRESS - OLESONS COMMERCE DRIVE
PARCEL ZONING - C-G & R-3
PARCEL NUMBER - 05-032-001-02

PROPERTY DESCRIPTION:

PT NE1/4 & PT SE1/4 SEC 32, T27N R11W BEG AT ST/4 COR SD SEC TH N 00DEG 10'36"W 2863.37' TH N 00DEG 10'36"W 1114.76' TH S 89DEG 17'15"E 208.75' TH N 00DEG 10'36"W 208.75' TH S 89DEG 17'15"E 701.95' TH S 00DEG 10'36"E 663.64' TH S 89DEG 10'32"E 1003.66' TH S 00DEG 12'05"E 397' TH S 89DEG 10'32"E 650.01' TH S 00DEG 12'05"E 66' TH N 89DEG 10'32"W 650.01' TH S 00DEG 12'05"E 200' TH S 89DEG 10'32"E 650.01' TH S 00DEG 12'05"E 4.37' TH S 00DEG 12'17"E 831.31' TH N 89DEG 10'32"W 525.13' TH S 00DEG 12'05"E 157.43' TH S 00DEG 14'23"E 285.29' TH N 89DEG 42'15"E 74.16' TH S 00DEG 12'37"E 399.67' TH N 89DEG 47'43"E 450.69' TH S 00DEG 12'17"E 810.92' TH S 33DEG 53'05"W 183.68' TH S 89DEG 53'53"E 102.97' TH S 00DEG 12'17"E 33.01' TH N 89DEG 53'53"W 256.23' TO S/COR TO RD & HWY ROWS 190.33AC SPLIT ON 04/11/2017 INTO 05-032-001-01, 05-032-010-00, SPLIT ON 03/10/2021 FROM 05-032-001-01; TO 05-032-001-02, 05-032-011-00, 05-032-012-00;

PROPOSED:

MULTI-ZONED DEVELOPMENT PLAN

RENNIE SCHOOL ROAD
C/L RENNIE SCHOOL RD. (66')

COMMERCE DRIVE DEVELOPMENT PLAN
OLESON FOUNDATION

SECTION 32 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-20-2022
REV DATE:



Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620

Phone: (231) 947-7255
Cell: (231) 632-4207
email:crainengineeringllc@gmail.com

SHEET
C-2

JOB NUMBER:
177221