

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, March 8, 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

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 – February 28, 2023

4. Correspondence

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 2023-32 – Planning Department Monthly Report – March 2023

6. Unfinished Business

7. New Business

- a. PD 2023-28 – Hickory Forest and Hickory Meadows Rezoning – Introduction
- b. PD 2023-29 – Pine Grove Homes Special Use Permit – Introduction
- c. PD 2023-30 – Ligon Bed and Breakfast Special Use Permit Major Amendment – Intro

8. Public Comment

9. Other Business

- a. PD 2023-31 – South 22 – Discussion

10. Items for Next Agenda – March 22, 2023

- a. Master Plan Update – Housing Analysis and Recommendations, Meetings with Neighboring Communities, and Vision and Core Concepts

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.

MICHIGAN PLANNER



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How to Talk about Housing in your Community

The increasing cost of housing has made it prohibitive for those with more modest incomes to afford the purchase or rent of a home in the community where they have stakes.

An acute housing shortage across much of the United States, and in Michigan, makes the problem worse. High housing costs and an inadequate supply contribute to, but are not the only sources, of the problem. Density resistant homeowners who own homes in predominantly single-family neighborhoods are often the most vociferous opponents to new housing units that are not single family, detached dwellings. They've been conditioned to oppose new development that they perceive will affect their property value, cause traffic congestion and parking problems, increase school classroom sizes, and negatively impact the "neighborhood character". Arguments about your children being able to move back to your community after college to start a family, or allowing your parents to age in place, often fall on deaf ears.

Density resistant residents are one aspect of the challenge, but elected officials, conditioned to respond to constituent concerns, are also culpable. Elected officials, along with professional planners and planning commissioners, must become advocates and messengers of community building that includes allowing a range of appropriate housing along with livability and context sensitivity. Having state and federal legislation reinforce good, local decisions is also vital.

Getting beyond community resistance to establish a common understanding of the economic and social value of creating a range of housing types, with a variety of densities, and with many price points is not easy, but it is possible. Through education and engagement, the benefits to a community can be reinforced, and opposition lessened.

1. **Show, don't tell.** Provide photographs of local examples already in your community, or in a nearby town, along with an address if possible, showing the type of housing being proposed. Be ready with "bad examples" of the same housing and be prepared to explain why the "bad" wouldn't be allowed and how the "good example" would. A picture is worth a thousand words, and a visual of an Accessory Dwelling Unit, Duplex or Quad, when considered in the context of a traditional neighborhood, might persuade neighbors.
2. **Use language carefully.** Avoid "density," which describes the effect of these policies from a city's perspective. Instead, talk about how this new housing would benefit an individual: "*proximity to stores, parks, and schools*". Avoid "zoning"; "single-family zoning" sounds abstract. Instead, use concrete, colloquial language like "it is currently illegal to build a duplex almost anywhere in [insert your community's name here]."
3. **Talk about your community's specific history.** It is helpful to track down the date(s) when zoning changed in your community. Was there a time when duplexes became nonconforming? What else was going on in the state or the country at that time? Single-family zoning can then move from "almost-holy abstract concept" into "potentially reversible policy decision." Understanding when the laws changed can perhaps capture some of the class and racial context of exclusionary zoning.
4. **Meet people where they are.** Make a good slideshow. Get on organizations' agendas (e.g., parent teacher associations, chambers of commerce, historic societies, places of worship). Go to their meetings and answer any questions. Never prematurely assume that anyone will be your opponent.
5. **Find partners.** Housing affects everything. Find potential partners and allies at your school districts, chambers of commerce and visitors' bureaus, and the AARP to craft nuanced policies and show public officials the many benefits a variety of housing can bring.
6. **Collaborate with housing developers.** Developers and builders have the technical expertise, and a financial incentive, to promote better zoning. With skyrocketing materials costs and a dearth of construction laborers, there are economies for their bottom line usually, to construct more units per acre, attached units, and new housing proximate to existing public utilities. Ultimately, any new housing will be built by a developer or builder. Meet with them to hear what type of housing they think would work in your community and what hurdles they may have encountered.

7. **Review your master plan.** Does the master plan include a housing, transportation or equity component? A Housing Needs Assessment is a frequently absent but critically important plan element that takes a hard look at the number and type of housing units your community needs. Equipped with proper data, keen analysis, and a compelling story, most residents can begin to understand the long-term value of a more diverse range of housing. At their best, hard numbers like median household income, average commute, and the number of housing starts, transform ideological debates into problems that can be solved and tradeoffs that can be balanced.
8. **Find common ground and be willing to compromise.** YIMBYs (Yes In MY Back Yard) may often be at odds with NIMBYs, but remember to not throw away the good because it isn't perfect. For example, should fourplexes be permitted in single family detached housing districts? YIMBYs may say yes, NIMBYs may say no. The answer may be to compromise: YIMBYs and NIMBYs say no to fourplexes, but yes to duplexes with triplexes as a special land use.
9. **Start now.** The best day to start building new housing was 10 years ago; the second best day is today. When reaching out to partners and other community members, remember the values you share. This will take patience and persistence, but it must start now.

Officials and professionals must understand the housing needs of the community, as well as listen to the concerns raised in opposition. Potential problems like traffic, noise, and parking can be solved not only through zoning provisions (e.g., screening requirements, minimum parking spaces), but probably more effectively through other local police power regulations like noise, traffic, and nuisances.

Have open discussions in your community with benefits in mind: attracting and keeping residents who will be engaged in community neighborhoods and civic life.

Adapted from Michael Anderson's "How to Tear Down the Invisible Walls in your City's Zoning Code: 10 tips for zoning reformers from a town that legalized housing" of the Sightline Institute. Links to the original article will be in the upcoming Michigan Planner E-dition.

MAP's Sustaining and Contributing Members

Thank you!

Richard Carlisle, *FAICP*

Stephen Cassin, *AICP*

Kevin Christiansen, *AICP*

Lisa Easterwood, *CST*

Christopher Graham, *ASLA*

Bill Hartwig

Troy Jeschke

John Jackson, *AICP*

Steve Langworthy

Phillip McKenna, *AICP*

Mark F. Miller, *AICP*

Gregory Need

Emily Palacios, *JD*

Daniel Reed, *AICP*

Bill Reniger

Gerald Rowe

Andrew Schmidt, *AICP*

David Schneider

David Scurto, *AICP*

Robert Widigan

Mark Wyckoff, *FAICP*

		<h2 style="margin: 0;">Charter Township of Garfield</h2> <h3 style="margin: 0;">Planning Department Report No. 2023-32</h3>	
Prepared:	March 1, 2023	Pages:	2
Meeting:	March 14, 2023 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Planning Department Monthly Report for March 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:

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 approved Findings of Fact and approved the application with conditions at its 2/8/2023 meeting.

Pine Grove Homes – Special Use Permit

- *Location:* 4030 Meadow Lane Drive, at intersection of Meadow Lane Drive and US 31 South
- *Development Description:* Proposed site for mobile home sales (sale of prefabricated structures)
- *Status:* The application will be introduced at the Planning Commission meeting on 3/8/2023

Ligon Bed and Breakfast – Special Use Permit Amendment

- *Location:* 5876 Hainey Lane, near the intersection of Gray Road and Cedar Run Road
- *Development Description:* Proposed expansion of existing bed and breakfast operation
- *Status:* The application will be introduced at the Planning Commission meeting on 3/8/2023

Hickory Forest / Hickory Meadows – Zoning Map Amendment (Rezoning)

- *Location:* Portions on Barney Road, East Traverse Highway (M-72), and Randolph Street
- *Development Description:* Proposed rezoning of properties to P-R Park-Recreation zoning district
- *Status:* The application will be introduced at the Planning Commission meeting on 3/8/2023

South 22 Multi-Family Housing - Special Use Permit Discussion

- *Location:* Northwest corner of LaFranier and Hammond Roads
- *Development Description:* Approved 216-unit multi-family housing development
- *Status:* Developer will be discussing alternative construction plans at the Planning Commission meeting on 3/8/2023.

NEW APPLICATIONS:

The Planning Department has received the following applications for development review:

Oleson’s Food Store - Planned Unit Development Amendment

- *Location:* 3850 North Long Lake Road, at intersection of North Long Lake and Cedar Run Roads
- *Development Description:* Proposed amendment to permit six apartments
- *Status:* Currently being reviewed for completeness by Staff

PLANNING:

Other Planning Department activities include the following:

- The Staff and the Parks and Recreation Commission are preparing a grant application to the Michigan Natural Resources Trust Fund (MNRTF) for implementation of the Grand Traverse Commons Natural Area Design Plan. Also, Staff is facilitating a subcommittee of the Parks and Recreation Commission that is planning to implement the mountain biking portion of the Plan.
- For its March study session, the Planning Commission will focus on the following items for the Master Plan update:
 - Review Housing Analysis and Recommendations
 - Review Summary of Meetings with Neighboring Communities
 - Finalize Vision and Core Concepts

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. 2023-28			
Prepared:	March 1, 2023	Pages:	6
Meeting:	March 8, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Hickory Properties P-R Rezoning – Introduction		
File No.:	Z-2023-01		
Parcel No.:	#05-005-050-10, #05-004-003-60, #05-005-034-10, and #05-005-034-20		
Applicant:	City of Traverse City & Charter Township of Garfield Recreational Authority		
Agent:	Grand Traverse Regional Land Conservancy		
Owner:	Bercal Properties LLC		

PURPOSE OF APPLICATION:

The applicant requested rezoning the “Hickory Forest” parcel (#05-005-050-10) from the A-Agricultural district to the P-R Park and Recreation district via the Zoning Map Amendment process, without restriction. Upon review by Staff, it was suggested to include the three “Hickory Meadows” parcels to create consistent zoning of parkland in this area. These four parcels total 179.03 acres, and are listed below with their current zoning classifications:

Parcel No.	Current Use	Acres	Current Zoning
05-005-050-10	Hickory Forest	71.33	A-Agricultural
05-004-003-60	Hickory Meadows	69.79	R-1 One-Family Residential
05-005-034-10	Hickory Meadows	37.47	R-1 One-Family Residential
05-005-034-20	Hickory Meadows	0.44	R-1 One-Family Residential

SUBJECT PROPERTIES:

Three of the subject parcels constitute the Hickory Meadows parkland, and one is the site of Hickory Forest, which is in the process of becoming parkland. All these parcels either are or will be managed by the City of Traverse City & Charter Township of Garfield Recreational Authority (Joint Recreational Authority).

Zoomed-out aerial view of the subject properties (highlighted in blue); the area to the left is the Hickory Forest parcel and the area to the right is the three Hickory Meadows parcels



Zoomed-in aerial view of the subject property (highlighted in blue); the area to the left is the Hickory Forest parcel and the area to the right is the three Hickory Meadows parcels



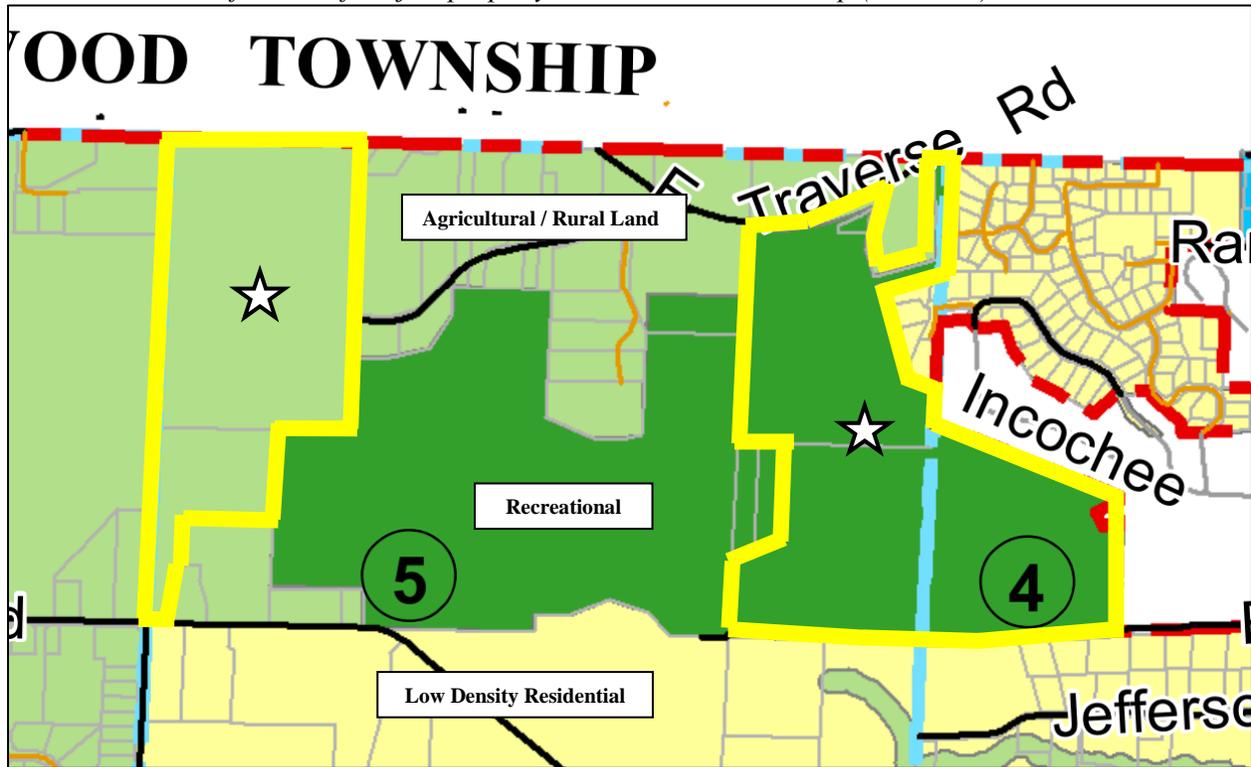
MASTER PLAN CONSIDERATIONS:

A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Future Land Use Map shows the Hickory Forest parcel with the designation of “Agricultural / Rural Land” and the three parcels constituting Hickory Meadows with the designation of “Recreational.” The “Agricultural / Rural Land” designation is intended “to provide areas for agricultural operations and low intensity land uses in the outlying areas of the Township.” The “Recreational” designation “indicates areas suitable for active and passive recreation, and which are already owned by a municipality or other governmental entity. This classification is not intended to identify future properties which may be acquired as the parkland system grows, but rather to protect and preserve existing parks and sensitive natural areas.”

Surrounding Properties	Surrounding Future Land Use Designations
West of Hickory Forest parcel	Agricultural / Rural Land
Between Hickory Forest and Hickory Meadows	Agricultural / Rural Land (primarily) Recreational (Hickory Hills)
East of Hickory Meadows parcels	Low Density Residential (primarily along Incochee Road) City of Traverse City
To the north	Elmwood Township
To the south	Low Density Residential

The most compatible zoning districts for the “Agricultural / Rural Land” future land use designation are the A-Agricultural and R-R Rural Residential districts, with R-1 One-Family Residential also being potentially compatible. The proposed P-R zoning district for the Hickory Forest parcel does not match the future land use designation; however, several other factors also need to be considered as described below. The most compatible zoning district for the “Recreational” designation is the P-R Park and Recreation district. The proposed P-R zoning district for the Hickory Meadows parcels matches their future land use designation. An excerpt from the Zoning Plan for the P-R zoning designation is provided below.

Location and classification of subject property on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan matching proposed P-R zoning for the subject property:

Master Plan Designation	Recreational (Master Plan designation for the Hickory Forest site is Agricultural / Rural Land)
[Requested] Zoning	P-R Park and Recreation
Zoning Ordinance District Intent	The P-R (Park and Recreation) districts provide areas for passive and active recreational facilities which are owned or operated by a municipality or other governmental entity.
Potentially Compatible District	A-Agricultural or R-R Rural Residential
Considerations for Downzoning (Less Density)	This district reflects publically owned lands and would not support a rezoning to any other district.
Considerations for Upzoning (More Density)	Properties that are owned by another municipality and not actively being used for recreation or recreational support services may be considered for a rezoning at the municipality’s request. A request to rezone should only be considered for a district that is compatible with the recreational use, such as Agricultural.

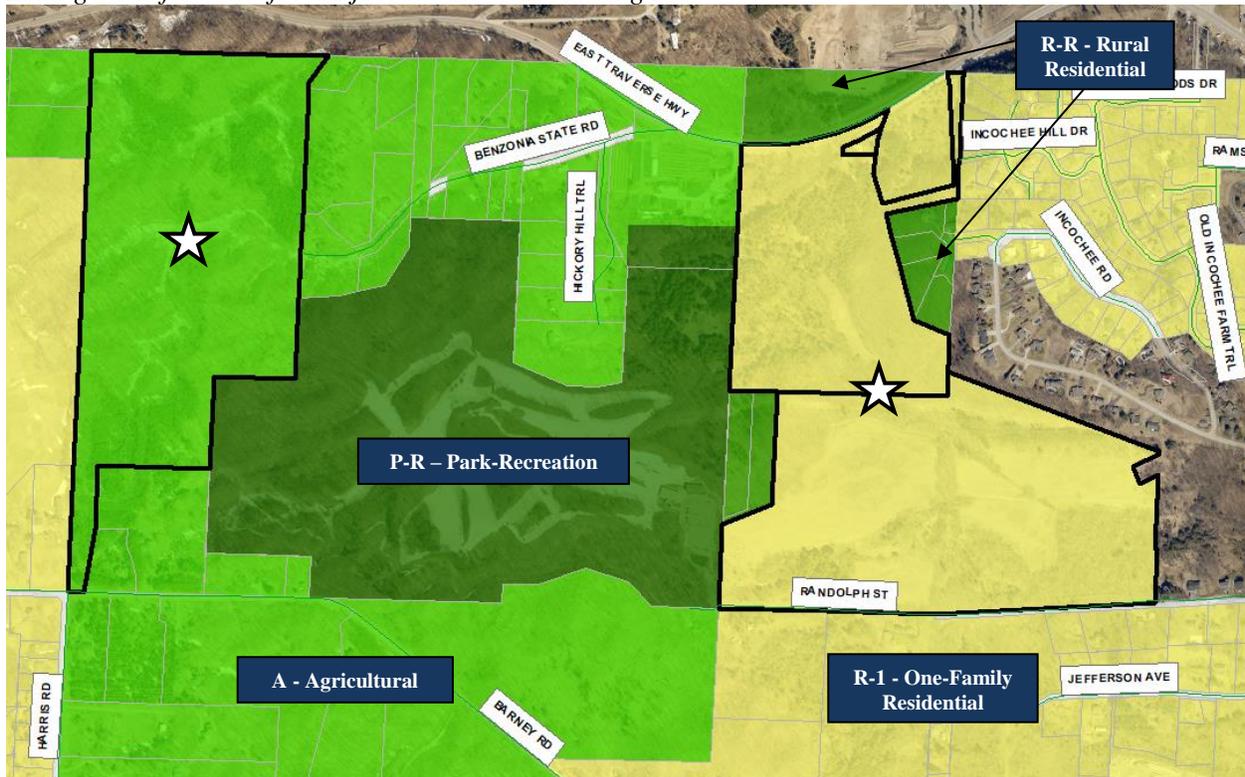
ZONING FOR SUBJECT SITE AND SURROUNDING SITES:

The zoning for the existing Hickory Forest site is A-Agricultural, shown below in light green. The zoning for the existing three Hickory Meadows parcels is R-1 One-Family Residential, shown below in yellow.

Zoning for surrounding sites is as follows:

Surrounding Properties	Surrounding Zoning
West of Hickory Forest parcel	A – Agricultural and R-1 – One-Family Residential
Between Hickory Forest and Hickory Meadows	P-R – Park-Recreation (Hickory Hills) R-R – Rural Residential (portion of Morgan Farms PUD) A – Agricultural (all other parcels)
East of Hickory Meadows parcels	R-1 – One-Family Residential, R-R – Rural Residential, and City of Traverse City
To the north	Elmwood Township
To the south	A – Agricultural south of Hickory Forest and Hickory Hills R-1 – One-Family Residential south of Hickory Meadows

Zoning classifications for subject site and surrounding sites:



USES OF SUBJECT SITE AND SURROUNDING SITES:

Three of the subject parcels constitute the Hickory Meadows parkland, and one is the site of Hickory Forest, which is in the process of becoming parkland. Uses of the surrounding sites are as follows:

Surrounding Properties	Surrounding Uses
West of Hickory Forest parcel	Residential, Bay Meadows golf course, Ritter’s senior living
Between Hickory Forest and Hickory Meadows	Hickory Hills Recreation Area, portion of the Morgan Farms PUD, Zimmerman Landscaping, and residential
East of Hickory Meadows parcels	Residential in Garfield Township and City of Traverse City
To the north	Residential and vacant/unbuilt land in Elmwood Township
To the south	Residential and vacant/unbuilt land

STAFF COMMENT:

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site, Staff is of the opinion that this proposed Map Amendment is justifiable. The proposed zoning designation for the Hickory Meadows parcels matches the Future Land Use designation. The proposed zoning for the Hickory Forest does not match the Future Land Use Designation. However, other factors may support the rezoning of this property as described by the following:

- In November 2020, voters in Garfield Township and the City of Traverse City approved a 20-year operating millage for the Joint Recreational Authority to continue operations and to purchase and preserve the Hickory Forest site
- The parcel is heavily forested and is unlikely to be used for farmland or farming operations
- The Township’s prior Parks and Recreation Master Plan identified this parcel as a potential future park opportunity in the Green Infrastructure Plan
- As part of the Implementation section, the Master Plan includes the following goals and objectives for “Natural Resources and Parks and Recreational Opportunities:”
 - Continue to work closely with area environmental groups and other interested organizations to support environmental preservation and restoration efforts within the Township.
 - Continue implementation of the Township’s Green Infrastructure Plan and consider updates to that plan to reflect natural resource management best practices and changing circumstances.
 - Continue efforts to acquire additional property for parklands via grants, conservation easements, and open space preservation requirements in development approvals
- The proposed P-R zoning would be consistent with the adjacent P-R zoning on the Hickory Hills parcel and would represent an expansion of a contiguous parkland area

PRELIMINARY APPROVAL CRITERIA DISCUSSION:

To focus the discussion on the factors relevant to approving a Map Amendment, the following approval criteria are included below for reference:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency
2. Adverse Impacts on Neighboring Lands
3. Suitability as Presently Zoned
4. Changed Conditions
5. Health, Safety, and Welfare
6. Public Policy
7. Size of Tract
8. Other Factors

ACTION REQUESTED:

The item is placed on tonight’s agenda to introduce the rezoning application and consider scheduling it for public hearing at the Planning Commission Regular Meeting on April 12, 2023. If, after the applicant’s presentation and following discussion, the Planning Commission is prepared to schedule the application for a public hearing, then the following motion is suggested:

MOTION THAT application Z-2023-01 BE SCHEDULED for public hearing for the April 12, 2023 Planning Commission Regular Meeting.

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

Attachments:

1. Application for Zoning Ordinance Map Amendment for Hickory Meadows site dated February 1, 2023
2. Application for Zoning Ordinance Map Amendment for Hickory Forest parcels dated February 2, 2023, including the following:
 - a. Map of Property Boundaries, Proposed Trails, and Proposed Trailheads
 - b. Warranty Deed
 - c. Property Information
 - d. Recreation Authority Acquisition Information
 - e. Impact Statement



Charter Township of Garfield

Grand Traverse County

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

ZONING ORDINANCE AMENDMENT (ZOA) 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

- Map Amendment (Rezoning)
- Text Amendment
- Conditional Rezoning

PROJECT / DEVELOPMENT NAME

Hickory Meadows

APPLICANT INFORMATION

Name: Matt Cowall, Recreational Authority

Address: 324 Munson Ave, Traverse City, MI 49686

Phone Number: 231-929-3696

Email: mcowall@liaa.org

AGENT INFORMATION

Name: Matt Cowall, Recreational Authority

Address: 324 Munson Ave, Traverse City, MI 49686

Phone Number: 231-929-3696

Email: mcowall@liaa.org

OWNER INFORMATION

Name: The City of Traverse City and Charter Township of Garfield Recreational Authority

Address: 324 Munson Ave, Traverse City, MI 49686

Phone Number: 231-929-3696

Email: mcowall@liaa.org

CONTACT PERSON

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

<i>Applicant:</i>	Matt Cowall, 231-929-3696, mcowall@liaa.org
<i>Agent:</i>	Matt Cowall, 231-929-3696, mcowall@liaa.org
<i>Owner:</i>	Matt Cowall, 231-929-3696, mcowall@liaa.org

PROPERTY INFORMATION

<i>Property Address:</i>	Randolph St, Traverse City, MI 49684
<i>Property Identification Number:</i>	05-004-003-60, 05-005-034-10, 05-005-034-20
<i>Legal Description:</i>	Please see attached
<i>Zoning District:</i>	R-1
<i>Master Plan Future Land Use Designation:</i>	Recreational
<i>Area of Property (acres or square feet):</i>	Approx. 108 acres
<i>Existing Use(s):</i>	Public passive recreation
<i>Proposed Use(s):</i>	Public passive recreation

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment 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.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

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

Supporting Information

- Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- Ten paper copies of the Impact Statement for Text Amendment
- One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

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

Supporting Information

- Ten paper copies of the Impact Statement for Conditional Rezoning
- One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- Ten paper copies of the Offer of Conditions for Conditional Rezoning
- One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.
6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no

intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. A text amendment should be consistent with the intent and purpose of the adopted master plan.
2. Changed Conditions. The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.
3. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.
4. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
5. Other Factors. The Township may consider any other factors relevant to a zoning text amendment application under state law.

IMPACT STATEMENT FOR CONDITIONAL REZONING

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
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A written offer of Conditions as described in § 422.B(3) of the Zoning Ordinance. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.

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4. Any use or development, proposed as part of an offer of conditions that would require a variance under the terms of this ordinance, may only be commenced if a variance for such development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
5. Any use or development, proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance, may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
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1. The erection or enlargement of an accessory structure;
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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.

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 type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>			
If yes, show on plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>

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

- 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. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
- 4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
- 5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board 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: 2-1-23

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	<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"/>
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"/>
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"/>
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"/>
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<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"/>
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"/>
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"/>
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"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<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"/>
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"/>
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"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<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"/>
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"/>
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"/>
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"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>



Charter Township of Garfield

Grand Traverse County

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

ZONING ORDINANCE AMENDMENT (ZOA) 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

- Map Amendment (Rezoning)
- Text Amendment
- Conditional Rezoning

PROJECT / DEVELOPMENT NAME

Hickory Forest Natural Area

APPLICANT INFORMATION

Name: Matt Cowall, Recreational Authority

Address: 324 Munson Ave, Traverse City, MI 49686

Phone Number: 231-929-3696

Email: mcowall@liaa.org

AGENT INFORMATION

Name: Chris Sullivan, Grand Traverse Regional Land Conservancy

Address: 3860 N Long Lake Rd, Ste D, Traverse City, MI 49684

Phone Number: 231-922-1243

Email: csullivan@gtrlc.org

OWNER INFORMATION

Name: Bercal Properties LLC

Address: 6223 Peninsula Dr, Traverse City, MI 49686

Phone Number: See Agent Information

Email: See Agent Information

CONTACT PERSON

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

<i>Applicant:</i>	Matt Cowall, 231-929-3696, mcowall@liaa.org
<i>Agent:</i>	Chris Sullivan, 231-922-1243, csullivan@gtrlc.org
<i>Owner:</i>	Chris Sullivan, 231-922-1243, csullivan@gtrlc.org

PROPERTY INFORMATION

<i>Property Address:</i>	Barney Rd, Traverse City, MI 49684-8315
<i>Property Identification Number:</i>	05-005-050-10
<i>Legal Description:</i>	Please see attached
<i>Zoning District:</i>	A
<i>Master Plan Future Land Use Designation:</i>	Agricultural/Rural Land
<i>Area of Property (acres or square feet):</i>	71.33 acres
<i>Existing Use(s):</i>	None
<i>Proposed Use(s):</i>	Public passive recreation

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment 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.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

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

Supporting Information

- Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- Ten paper copies of the Impact Statement for Text Amendment
- One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

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

Supporting Information

- Ten paper copies of the Impact Statement for Conditional Rezoning
- One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- Ten paper copies of the Offer of Conditions for Conditional Rezoning
- One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

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If yes, provide construction plans and specifications			
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If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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If yes, show on plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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

- 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. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
- 4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
- 5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board 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: *John Bericini*

Applicant Signature: *[Signature]*

Agent Signature: *[Signature]*

Date: 2/2/23

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 Bercal Properties LLC 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:

<i>John Bercini</i>

Date:

2-2-23

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:

<i>John Bercini</i>

Date:

2-2-23

Applicant Signature:

<i>[Signature]</i>

Date:

2-2-23

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"/>
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"/>
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"/>
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"/>
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<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"/>
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"/>
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"/>
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"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<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"/>
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"/>
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"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<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"/>
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"/>
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"/>
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"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>

Hickory Forest Rezoning - Garfield Township

Parcel 05-005-050-10 (71.33 acres)



E Angus Rd

72

Residential

E Traverse Hwy
884.55'

72

75.0'

Leelanau County

Grand Traverse County

Tods Trl

City of Traverse City &
Charter Township of Garfield
Recreational Authority

Matt Cowall
324 Munson Ave
Traverse City, MI 49686
231-929-3696

611.56'

Residential

Benzonia State Rd

Golf Course

Existing Park

1770.2'

3265.57'

484.36'

Residential

556.05'

678.67'

Residential

389.93'

385.49'

Barney Rd

Residential

93.16'

Harris Rd

Residential

— Property Boundary, Garfield Township

••••• Property Boundary, Elmwood Township

- - - Proposed Trails

★ Proposed Trailhead



Signature of Authorized Individual

1/19/23

Date

Received in Leelanau
06/04/2020 11:20:00 AM

DOCUMENT NO. 202003235

Total Pages: 6
06/04/2020 02:24 PM Fees: \$35.00
DOROTHY M. MILLER, Register of Deeds
Leelanau County, MI



Part of 28-05-005-005-00

28-05-005-050-00

Parcel # 28-05-005-047-20 By SCK
STATE OF MICHIGAN, County of Grand Traverse, at Traverse City _____, I hereby
certify that there are no tax liens or titles held by the State of any individual against the within
description, and all taxes on same are paid for five years previous to the date of the instrument as appears
by the records in my office. This does not cover taxes in the process of collection by
Township, City or Village _____ Grand Traverse County, Treasurer

5/21/2020
SCK

WARRANTY DEED

THE GRANTORS:

MARILEE WOODARD (also known as Marilee C. Woodard), Trustee of the Clarence T. Kroupa and Esther G. Kroupa Joint Revocable Living Trust dated September 8, 2010, as amended (hereafter Kroupa Trust), whose address is 5431 Goodrick Road, Traverse City, MI 49684;

STEVEN H. WOODARD and MARILEE WOODARD (also known as Marilee C. Woodard), husband and wife (hereafter Woodard), whose address is 5431 Goodrick Road, Traverse City, MI 49684;

STEVEN H. WOODARD and MARILEE WOODARD (also known as Marilee C. Woodard), Cotrustees of the Steven H. Woodard and Marilee C. Woodard Joint Revocable Trust Agreement dated July 28, 2010 (hereafter Woodard Trust), whose address is 5431 Goodrick Road, Traverse City, MI 49684;

AND

MARK O. ALEXANDER and REBECCA A. ALEXANDER, husband and wife (hereafter Alexander), whose address is 305 Windy Rush Lane, DeWitt, MI 48820;

CONVEY AND WARRANT * TO

THE GRANTEE: BERCAL PROPERTIES LLC, a Michigan limited liability company, whose address is 6223 Peninsula Drive, Traverse City, MI 49686;

Land situated in the Township of Garfield, County of Grand Traverse, State of Michigan, and in the Township of Elmwood, County of Leelanau, State of Michigan, described more fully on Exhibit A attached hereto.

004-032-036-25
004-032-036-35

For the sum of Consideration set forth in the Real Estate Transfer Tax Valuation Affidavit filed.

*The Grantors warrant title, respectively, to that part of the property described in Exhibit A as set forth in the Old Republic National Title Insurance Commitments Nos. MI-398030 (Alexanders and Woodard Trust); MI-398024 (Alexanders and Woodard Trust); and MI-398022 (Kroupa Trust).

Land Division Approval of the parent parcel was given by the Charter Township of Garfield (Grand Traverse County, Michigan) by Certificate of Approval dated November 26, 2019, and recorded as Document No. 2020R-03789 in the Office of the Grand Traverse County Register of Deeds.

TAX CERTIFICATION LEELANAU COUNTY SUTTONS BAY, MI 6/4/2020 I hereby certify that, according to our records, all taxes returned to this office are paid five (5) years preceding the 15 day of 5/2020. This does not include taxes in the process of collection by Township, Cities or Villages, Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections

John A. Gullaghi III
Leelanau County Treasurer

TZ:01#02.TZ ANW

MICHIGAN REAL ESTATE TRANSFER TAX
2020003235

06/04/2020 02:24 PM Leelanau County, MI

Receipt# 20-3283
Tax Stamp # 25311

County Tax: \$45.10 State Tax: \$307.50



Signed by GRANTOR:

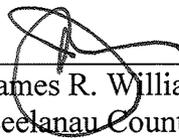
Clarence T. Kroupa and Esther G. Kroupa Joint Revocable Living Trust dated 09/08/2010, as amended

Date: May 15, 2020

By: Marilee C. Woodard, trustee
MARILEE WOODARD, Trustee

STATE OF MICHIGAN)
COUNTY OF LEELANAU)

The foregoing instrument was acknowledged before me on May 15, 2020, by Marilee Woodard, Trustee of the Clarence T. Kroupa and Esther G. Kroupa Joint Revocable Living Trust dated 09/08/2010, as amended, with the authority of and on behalf of said Trust.


James R. Williams, Notary Public
Leelanau County, State of Michigan
My commission expires: 07/18/2023

Signed by GRANTORS:

~~~~~

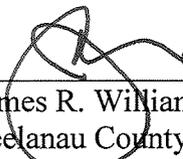
St H. Woodard  
STEVEN H. WOODARD

Date: May 15, 2020

Marilee C. Woodard  
MARILEE WOODARD

STATE OF MICHIGAN )  
COUNTY OF LEELANAU )

The foregoing instrument was acknowledged before me on May 15, 2020, by STEVEN H. WOODARD and MARILEE WOODARD, husband and wife.

  
James R. Williams, Notary Public  
Leelanau County, State of Michigan  
My commission expires: 07/18/2023

Signed by GRANTORS:

~~~~~

Steven H. Woodard & Marilee C. Woodard
Joint Revocable Trust Agreement
dated July 28, 2010

By: St H. Woodard
STEVEN H. WOODARD, Cotrustee

Date: May 15, 2020

By: Marilee C. Woodard
MARILEE C. WOODARD, Cotrustee

STATE OF MICHIGAN)
COUNTY OF LEELANAU)

The foregoing instrument was acknowledged before me on May 15, 2020, by Steven H. Woodard and Marilee C. Woodard, Cotrustees of the Steven H. Woodard and Marilee C. Woodard Joint Revocable Trust Agreement dated July 28, 2010, with the authority of and on behalf of said Trust.



James R. Williams, Notary Public
Leelanau County, State of Michigan
My commission expires: 07/18/2023

~~~~~

Signed by GRANTORS:

Date: May 15, 2020

  
\_\_\_\_\_  
MARK O. ALEXANDER  
  
\_\_\_\_\_  
REBECCA A. ALEXANDER

STATE OF MICHIGAN )  
COUNTY OF LEELANAU )

The foregoing instrument was acknowledged before me on May 15, 2020, by MARK O. ALEXANDER and REBECCA A. ALEXANDER, husband and wife.

  
\_\_\_\_\_  
James R. Williams, Notary Public  
Leelanau County, State of Michigan  
My commission expires: 07/18/2023

~~~~~

When Recorded Return To/Send Subsequent Tax Bills To:

Drafted by:

Bercal Properties LLC
6223 Peninsula Drive
Traverse City, MI 49686

Law Offices of James R. Williams
By: James R. Williams (P22351)
105 W. Broadway, P.O. Box 458
Suttons Bay, MI 49682-0458
(231) 271-3254

Tax Parcel IDs 45-004-032-036-35
45-004-032-036-25
28-05-005-047-20
28-05-005-005-00
28-05-005-050-00

Recording Fees: \$35.00

EXHIBIT A
Attachment to Warranty Deed

MARILEE WOODARD, Trustee of the Clarence T. Kroupa and Esther G. Kroupa Joint Revocable Living Trust dated September 8, 2010, as amended - Grantor
STEVEN H. WOODARD and MARILEE WOODARD, husband and wife - Grantors
STEVEN H. WOODARD and MARILEE WOODARD, Cotrustees of the Steven H. Woodard and Marilee C. Woodard Joint Revocable Trust Agreement dated July 28, 2010 - Grantors
MARK O. ALEXANDER and REBECCA A. ALEXANDER, husband and wife - Grantors
BERCAL PROPERTIES LLC, a Michigan limited liability company - Grantee

Legal Description

Land in the Township of Garfield, County of Grand Traverse, State of Michigan, and in the Township of Elmwood, County of Leelanau, State of Michigan, described as follows:

PARCEL A

Part of the Northwest 1/4 of Section 5, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, described as:

Beginning at the West quarter corner of Section 5; thence North 01°31'36" East along the West line of Section 5, 3265.57 feet to the Northwest corner of Section 5; thence South 89°26'24" East along the North line of Section 5, 1311.56 feet to a found 1/8th corner as previously used in surveys recorded in Liber 1, page 151 and Liber 5, page 595; thence South 89°37'49" East along the North line of Section 5, 110.58 feet; thence South 35°53'54" West, 196.16 feet to a previously established 1/8th line; thence South 01°35'38" West along the West 1/8th line of Section 5, 1770.20 feet to a found 1/8th corner as previously used in a survey recorded in Liber 1, page 151; thence South 89°43'47" West along the North 1/8th line of Section 5, 484.36 feet; thence South 01°31'36" West, 556.05 feet; thence North 89°34'45" West, 678.67 feet; thence South 01°31'36" West, 389.93 feet; thence South 09°28'37" West, 385.49 feet to the South line of Section 5; thence North 89°34'18" West along the South line of Section 5, 93.16 feet to the Point of Beginning.

And

Part of the Southwest 1/4 of Section 32, Town 28 North, Range 11 West, Elmwood Township, Leelanau County, Michigan, described as:

Commencing at the Southwest 1/4 corner of Section 32; thence South 89°26'24" East along the South line of Section 32, 611.56 feet to the Point of Beginning; thence South 89°26'24" East along the South line of Section 32, 700.00 feet to a found 1/8th corner as previously used in surveys recorded in Liber 1, page 151 and Liber 5, page 595; thence South 89°37'49" East along the South line of Section 32, 110.58 feet; thence North 35°53'54" East, 143.53 feet to the South right of way of M-72; thence North 00°36'11" East, 75.00 feet to the centerline of M-72; thence along said centerline 381.85 feet along the arc of a 1912.26 foot radius curve to the right, having an included angle of 11°26'28", and the long chord of which bears North 83°40'35" West, 381.22 feet; thence North 77°57'44" West along said centerline, 229.76 feet; thence along said centerline 273.80 feet along the arc of a 1910.80 foot radius curve to the left, having an included angle of 8°12'36" and the

long chord of which bears North 82°02'49" West, 273.57 feet; thence South 03°50'53" West, 312.17 feet to the Point of Beginning.

PREVIOUSLY DESCRIBED AS:

PARCEL 1:

Property located in the Township of Elmwood, County of Leelanau, State of Michigan, described as follows:

Part of the Southwest 1/4, Section 32, Town 28 North, Range 11 West, more fully described as: Commencing at the Southwest corner of said Section 32; thence South 89°32'07" East, along the South line of said Section 32, 611.64 feet to the Point of Beginning; thence continuing South 89°32'07" East, along said South line, 350.00 feet; thence North 11°56'33" East, 258.83 feet to the centerline of State Highway M-72; thence North 78°03'27" West, along said centerline, 114.60 feet; thence Northwesterly, continuing along said centerline, 273.80 feet on the arc of a 1910.80 foot radius curve to the left (Long Chord equals North 82°08'32" West, 272.57 feet); thence South 03°45'10" West, 312.18 feet to the Point of Beginning.

PARCELS 2 & 3:

Property located in the Townships of Elmwood and Garfield, County of Leelanau and Grand Traverse, State of Michigan, described as follows:

That part of Section 5, Town 27 North, Range 11 West, and that part of Section 32, Town 28 North, Range 11 West, described as: Commencing at the Southwest Corner of said Section 32; thence South 89°32'07" East, along the South line of said Section 32, 961.64 feet to the POINT OF BEGINNING; thence continuing South 89°32'07" East along said South line, 350 feet; thence South 01°28'00" West, 160.00 feet; thence North 35°45'35" East, 339.91 feet to the South right-of-way line of State Highway M-72; thence North 00°30'28" East, 75.00 feet to the centerline of said M-72; thence Northwesterly along said centerline, 381.85 feet on the arc of a 1912.26 foot radius curve to the right (Long Chord = North 83°46'18" West, 381.22 feet), thence North 78°03'27" West, continuing along said centerline, 115.16 feet; thence South 11°56'33" West, 258.83 feet to the Point of Beginning.

PARCEL 4:

Property located in the Township of Garfield, County of Grand Traverse, State of Michigan, described as follows:

Parcel A:

The West ½ of the Northwest 1/4 of the Northwest 1/4, Section 5, Town 27 North, Range 11 West,

AND

Parcel B:

The East ½ of Government Lot 4, Section 5, Town 27 North, Range 11 West.

PARCEL 5:

Property located in the Township of Garfield, County of Grand Traverse, State of Michigan, described as follows:

Beginning at the Southwest corner of Southwest 1/4 of the Northwest 1/4 of Section 5, Town 27 North, Range 11 West, thence running East 50 rods; thence North 80 rods to 1/8 line; thence West on 1/8 line 50 rods to Section line; thence South on Section line 80 rods to place of beginning. EXCEPT part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 27 North, Range 11 West, more fully described as: Commencing at the West 1/4 corner of said Section 5; thence North 89°44'00" East, 92.64 feet along the East and West 1/4 line of said Section 5, for the Point of Beginning; thence North 08°48'30" East, 385.48 feet; thence North 88°19'01" East, 194.33 feet; thence South 02°49'30" West, 98.85 feet; thence South 22°54'00" East, 103.63 feet; thence South 15°43'16" East, 93.98 feet; thence South 01°17'11" East, 100.53 feet; thence South 89°44'00" West, 316.46 feet, along said East and West 1/4 line to the Point of Beginning. EXCEPT: Commencing at the West 1/4 corner of Section 5; thence South 89°34'18" East along the South line of Section 5, 409.62 feet to the Point of Beginning; thence North 00°37'04" West, 100.69 feet; thence North 15°03'09" West, 93.98 feet; thence North 22°13'53" West, 103.63 feet; thence North 03°29'37" East, 98.85 feet; thence South 88°59'08" West, 194.33 feet; thence North 01°31'36" East, 389.93 feet; thence South 89°34'45" East, 678.67 feet; thence South 01°31'36" West, 770.78 feet to the South line of Section 5; thence North 89°34'18" West along the South line of Section 5, 415.54 feet to the Point of Beginning.

Subject to and together with easements, restrictions and reservations of record, if any.

The within described parcel is that certain Parcel "A" shown and described in that certain Certificate of Survey by Mansfield Land Use Consultants dated 9/16/2019. Job No. 191956.

The Grantors grant to the Grantee the right to make no (-0-) divisions of the conveyed parcel under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

* * * * *

Parcel 05-005-050-10

Grand Traverse County Property Information 2022 - December Board of Review

Parcel: 05-005-050-10

Jurisdiction: Garfield Township

Owner Name: BERCAL PROPERTIES LLC

Property Address: BARNEY RD
TRAVERSE CITY, MI 49684-8315

Mailing Address: 6223 PENINSULA DR
TRAVERSE CITY, MI 49686-1915

2022 - December Board of Review Property Information

Current Taxable Value: \$270,232

School District: 28010

Current Assessment: \$383,200

Current S.E.V.: \$383,200

Current P.R.E.*: 0%

* This percentage may pertain to exemptions other than the Principal Residence Exemption.

Current Property Class: 402 - Residential - Vacant

Tax Information

Taxable Year	Summer Tax Amount	Winter Tax Amount
2021	\$9,507.31	\$2,261.04
2020	\$0.00	\$0.00

Delinquent Tax Information

For current delinquent tax information or to pay your delinquent taxes online, [CLICK HERE](#) and you will be redirected to a third party site.

Property Sale Information

Sale Date	Sale Amount	Liber and Page
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5/15/2020

\$654,274.00

2020R-08756

Tax Description

PT NW1/4 SEC 5 T27N R11W COM W1/4 COR SEC 5 TH N 01DEG 31'36"E 3265.57' TH S 89DEG 26'24"E 1311.56' TH S 89DEG 37'49"E 110.58' TH S 35DEG 53'54"W 196.16' TH S 01DEG 35'38"W 1770.2' TH S 89DEG 43'47"W 484.36' TH S 01DEG 31'36"W 556.05' TH N 89DEG 34'45"W 678.67' TH S 01DEG 31'36"W 389.93' TH S 09DEG 28'37"W 385.49' TH N 89DEG 34'18"W 93.16' TO POB SUBJ TO RD ROW (ALSO PT SW1/4 SEC 32 T28N R11W) COMBINED ON 05/20/2020 FROM PT OF 05-005-005-00, 05-005-050-00, 05-005-047-20;

**City of Traverse City & Charter Township of Garfield Recreational Authority
Hickory Forest Acquisition
TF21-0143**

Legal Description

The land referred to is situated in the Townships of **Garfield** and **Elmwood**, County of **Grand Traverse** and the **County of Leelanau**, State of **Michigan**, and is described as follows:

PARCEL A:

Part of the Northwest 1/4 of Section 5, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, described as:

Beginning at the West quarter corner of Section 5; thence North 01°31'36" East along the West line of Section 5, 3265.57 feet to the Northwest corner of Section 5; thence South 89°26'24" East along the North line of Section 5, 1311.56 feet to a found 1/8th corner as previously used in surveys recorded in Liber 1, page 151 and Liber 5, page 595; thence South 89°37'49" East along the North line of Section 5, 110.58 feet; thence South 35°53'54" West, 196.16 feet to a previously established 1/8th line; thence South 01°35'38" West along 1/8th line of Section 5, 1770.20 feet to a found 1/8th corner as previously used in a survey recorded in Liber 1, page 151; thence South 89°43'47" West along the North 1/8th line of Section 5, 484.36 feet; thence South 01°31'36" West, 556.05 feet; thence North 89°34'45" West, 678.67 feet; thence South 01°31'36" West, 389.93 feet; thence South 09°28'37" West, 385.49 feet to the South line of Section 5; thence North 89°34'18" West along the South line of Section 5, 93.16 feet to the point of beginning.

AND

Part of the Southwest 1/4 of Section 32, Town 28 North, Range 11 West, Elmwood Township, Leelanau County, Michigan, described as:

Commencing at the Southwest 1/4 corner of Section 32; thence South 89°26'24" East along the South line of Section 32, 611.56 feet to the Point of Beginning; thence South 89°26'24" East along the South line of Section 32, 700.00 feet to a found 1/8th corner as previously used in surveys recorded in Liber 1, page 151 and Liber 5, page 595; thence South 89°37'49" East along the South line of Section 32, 110.58 feet; thence North 35°53'54" East, 143.53 feet to the South right of way of M-72; thence North 00°36'11" East, 75.00 feet to the centerline of M-72; thence along said centerline 381.85 feet along the arc of a 1912.26 foot radius curve to the right, having an included angle of 11°26'28", and the long chord of which bears North 83°40'35" West, 381.22 feet; thence North 77°57'44" West along said centerline, 229.76 feet; thence along said centerline 273.80 feet along the arc of a 1910.80 foot radius curve to the left, having an included angle of 8°12'36", and the long chord of which bears North 82°02'49" West, 273.57 feet; thence South 03°50'53" West, 312.17 feet to the Point of Beginning.

PREVIOUSLY DESCRIBED AS:

PARCEL 1:

Property located in the Township of Elmwood, County of Leelanau, State of Michigan, described as follows:

Part of the Southwest 1/4, Section 32, Town 28 North, Range 11 West, more fully described as: Commencing at the Southwest corner of said Section 32; thence South 89°32'07" East, along the South line of said Section 32, 611.64 feet to the Point of beginning; thence continuing South 89°32'07" East, along said South line, 350.00 feet; thence North 11°56'33" East, 258.83 feet to the centerline of Sate Highway M-72; thence North 78°03'27" West, along said centerline, 114.60 feet; thence Northwesterly, continuing along said centerline, 273.80 feet on the arc of a 1910.80 foot radius curve to the left (Long Chord equals North 82°08'32" West, 272.57 feet); thence South 03°45'10" West, 312.18 feet to the Point of Beginning.

PARCELS 2 & 3:

Property located in the Township of Elmwood and Garfield, County of Leelanau and Grand Traverse, State of Michigan, described as follows:

That part of Section 5, Town 27 North, Range 11 West, and that part of Section 32, Town 28, Range 11 West, described as: Commencing at the Southwest Corner of said Section 32; thence South 89°32'07" East, along the South line of said Section 32, 961.64 feet to the POINT OF BEGINNING; thence continuing South 89°32'07" East along said South line, 350 feet; thence South 01°28'00" West, 160.00 feet; thence North 35°45'35" East, 339.91 feet to the South right-of-way line of State Highway M-72; thence North 00°30'28" East, 75.00 feet to the centerline of said M-72; thence Northwesterly, along said centerline, 381.85 feet on the arc of a 1912.26 foot radius curve to the right (Long Chord = North 83°46'18" West, 381.22 feet), thence North 78°03'27" West, continuing along said centerline, 115.16 feet; thence South 11°56'33" West, 258.83 feet to the point of beginning.

PARCEL 4:

Property located in the Township of Garfield, County of Grand Traverse, State of Michigan, described as follows:

Parcel A:

The West 1/2 of the Northwest 1/4 of the Northwest 1/4, Section 5, Town 27 North, Range 11 West.

AND

Parcel B:

The East 1/2 of Government Lot 4, Section 5, Town 27 North, Range 11 West.

PARCEL 5:

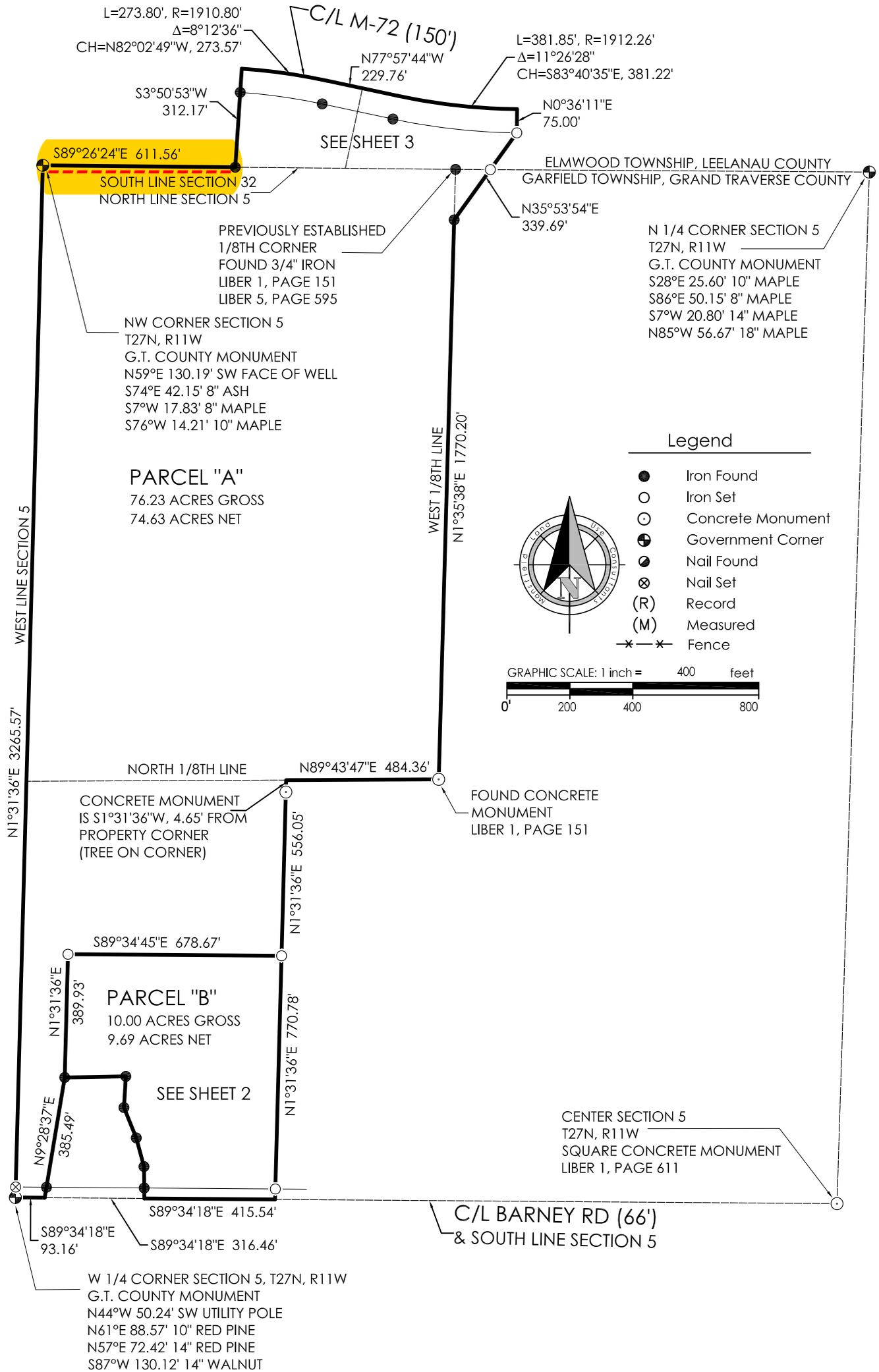
Property located in the Township of Garfield, County of Grand traverse, State of Michigan, described as follows:

Beginning at the Southwest corner of Southwest 1/4 of the Northwest 1/4 of Section 5, Town 27 North, Range 11 West, thence running East 50 rods; thence North 80 rods to 1/8 line; thence West on 1/8 line 50 rods to Section line; thence South on Section line 80 rods to place of beginning. EXCEPT part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 27 North, Range 11 West, more fully described as: Commencing at the West 1/4 corner of said Section 5; thence North 89°44'00" East, 92.64 feet along the East and West 1/4 line of said Section 5, for the Point of Beginning; thence North 08°48'30" East, 385.48 feet; thence North 88°19'01" East, 194.33 feet; thence South 02°49'30" West, 98.85 feet; thence South 22°54'00" East, 103.63 feet; thence South 15°43'16" East, 93.98 feet; thence South 01°17'11" East, 100.53 feet; thence South 89°44'00" West, 316.46 feet, along said East and West 1/4 line to the Point of

Beginning. EXCEPT: Commencing at the West 1/4 corner of Section 5; thence South 89°34'18" East along the South line of Section 5, 409.62 feet to the Point of Beginning; thence North 00°37'04" West, 100.69 feet; thence North 15°03'09" West, 93.98 feet; thence North 22°13'53" West, 103.63 feet; thence North 03°29'37" East, 98.85 feet; thence South 88°59'08" West, 194.33 feet; thence North 01°31'36" East, 389.93 feet; thence South 89°34'45" East, 678.67 feet; thence South 01°31'36" West, 770.78 feet to the South line of Section 5; thence North 89°34'18" West along the South line of Section 5, 415.54 feet to the Point of Beginning.

File # MI-411250

CERTIFICATE OF SURVEY



I, Michael K. Geisert, a Professional Surveyor in the State of Michigan, do hereby certify: That I have surveyed and mapped the herein described parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that I have fully complied with the requirements of P.A. 132 of 1970, as amended. This survey plat was prepared for the exclusive use of persons, or entities named in the certificate hereon.

CERTIFY TO:
Grand Traverse
Regional Land Conservancy

Mansfield
Land Use Consultants
Planners - Civil Engineers - Surveyors

PO Box 4015
830 Cottageview Dr., Suite 201
Traverse City, MI, 49685
Ph: (231) 946-9310
www.maaeps.com

BEARING BASIS: Assumed

Part of
Section 5, T27N, R11W & Section 32, T28N, R11W
Garfield Twp, Grand Traverse Co & Elmwood Twp, Leelanau Co

DRN: MKG CKD: MKG

9/16/2019

JOB NO.: 19156

SHT 1 OF 4

**HICKORY FOREST NATURAL AREA
IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT**

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.

This Zoning Ordinance Map Amendment is a request to rezone the subject parcel 05-005-050-10 from Agricultural (A) to Park-Recreation (P-R). The Township Planning Department recommended that we apply for this map amendment as a housekeeping matter, as it will streamline the property's pending use as a public natural area and align that recreational use with Township goals, policies and procedures going forward.

This rezoning request is consistent with the intent and purpose of the current Township Master Plan adopted in 2018. The Implementation chapter of the Master Plan describes the Township's priorities for implementing the goals and objectives contained in the Master Plan. Priorities listed under Natural Resources and Parks and Recreational Opportunities (page 51 in the Master Plan) that are relevant to this amendment request are as follows:

- Continue to work closely with area environmental groups and other interested organizations to support environmental preservation and restoration efforts within the Township.
- Continue implementation of the Township's Green Infrastructure Plan and consider updates to that plan to reflect natural resource management best practices and changing circumstances. (Note: the 2018-2023 Green Infrastructure Plan identifies the subject parcel as an acquisition target.)
- Continue efforts to acquire additional property for parklands via grants, conservation easements, and open space preservation requirements in development approvals.

2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

We do not anticipate any adverse impact upon neighboring lands. A P-R designation is consistent with the uses of the surrounding area, as the lot is predominantly bounded by Bay Meadows Golf Course to the west and the Hickory Hills public parkland to the east. The property will welcome passive recreational uses such as hiking, snowshoeing and nature appreciation.

3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

As described to us by the Township Planning Department, rezoning from A to P-R will streamline future operations of the parkland, such as the creation of trailheads and trails, that are more directly attributable to parks and recreational uses than to agricultural uses.

4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

Though the Township had identified this parcel as a possible Green Infrastructure component for many years, the opportunity to acquire it for public purposes only arose in 2019. The Recreational Authority was identified as a suitable public owner/operator, but first needed to secure additional operational funding to care for the parcel as well as additional funding to publicly purchase the parcel. In November 2020, voters in Traverse City and Garfield Township overwhelmingly approved a new 20-year operating millage for the Authority (69% in favor in the Township) to help care for the proposed parkland. Then, in December 2021, the Rec Authority was awarded a \$467,000 grant from the Michigan Natural Resources Trust Fund to cover 70% of the acquisition cost. Those funds were officially appropriated by the Michigan Legislature in the summer of 2022, and the acquisition process with the state was set in motion at that time. Closing on the property is expected sometime in April of this year, and the Rec Authority hopes to have the property open to the public this summer. This amendment is an important step in that timeline.

5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

We believe this amendment is supportive of public health, safety and general welfare, and that it also helps to protect and preserve historical and cultural places and areas. The property was privately owned and tended for decades by Clarence Kroupa, a well-known local conservationist who painstakingly restored the parcel's steep slopes with the beautiful northern forest that public visitors will now get to see and enjoy on the site.

6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The main public policy in favor of this rezoning is to help meet the need for sustainable environmental features, which is consistent with the Township Master Plan, the Township Green Infrastructure Plan, and the surrounding area.

7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The parcel is approximately 71.33 acres, so it will be a sizable addition to the public parklands that are contiguous with it. Combined with two smaller lots to the north (about 3.7 acres in Elmwood Township, Leelanau County, that will be part of Hickory Forest) and both Hickory Hills (129 acres) and Hickory Meadows (112 acres) adjoining it to the east, the public will soon be able to enjoy some 333 acres of contiguous parkland, which is a remarkable accomplishment so close to the main urban center of our region in the Township and Traverse City.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

N/A.

 Charter Township of Garfield Planning Department Report No. 2023-29			
Prepared:	March 1, 2023	Pages:	6
Meeting:	March 8, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Pine Grove Homes Special Use Permit – Introduction		
File No.	SUP-2023-01	Parcel No.	05-032-001-20
Applicant/Owner:	Rick Newman, Pine Grove Homes		
Agent:	William Crain, Crain Engineering LLC		

BRIEF OVERVIEW:

Location: 4030 Meadow Lane Drive, northwest corner of US 31 and Meadow Lane
 Parcel area: 4 acres
 Existing land use: Vacant
 Existing zoning: C-G – General Commercial

PURPOSE OF APPLICATION:

This application is requesting to use an existing vacant site at 4030 Meadow Lane Drive for mobile home sales. This use is described in the Zoning Ordinance as “Sale of Prefabricated Structures” and this use is permitted via Special Use Permit in the C-G General Commercial district.

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):



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 COMMENTS:

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

Background

A prior Special Use Permit at this parcel for Pine Grove Homes was approved by the Planning Commission on April 11, 2018 and the Report and Decision Order (RDO) was recorded at the Grand Traverse County Register of Deeds on June 26, 2018.

Per Section 423.K. of the Garfield Township Zoning Ordinance, Expiration of Approval, “If substantial construction or, if the special use permit involves no construction, the permitted use has not commenced and proceeded meaningfully toward completion within two (2) years from the date the special use permit order was executed, the special use permit shall expire automatically.” This Section also allows applicants to request an extension of the special use permit approval for one (1) year by the Planning Commission if certain criteria are met.

The use has not commenced or proceeded meaningfully toward completion since the previous special use permit was approved in 2018, therefore such approval is found to have expired automatically. The current Special Use Permit application is considered a new application and subject to all review standards for a new Special Use Permit application.

Dumpster Enclosure

According to Section 516 of the Zoning Ordinance, a dumpster enclosure “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 dumpster enclosure details are included on Sheet C-3 with concrete block proposed for the structure and an unspecified material for the gate. Materials for the enclosure gate need to be clarified.

Lighting

Lighting standards of Section 517 of the Zoning Ordinance are described by the following:

Zoning Ordinance Lighting Standard	Subject Site
<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 photometric plan is provided on Sheet PH-1. Cut sheets are provided for the proposed light fixtures. No proposed fixtures appear to direct light upwards. These fixtures do not appear to direct any glare beyond the lot lines.
<i>C. Illumination</i> – Average illumination levels shall not exceed 3.0 foot-candles (FC) for the main parking area, 2.0 FC for the peripheral parking area, 5.0 FC for main drive areas, and 20.0 FC directly below the lighting fixture. The illumination levels shall also not exceed 1.0 FC adjoining another nonresidential zoning district along a property line, or 2.0 FC along an arterial. Average lighting values of illuminated areas ranging from 0.5 to 1.5 FC are recommended.	The highest illumination levels shown on the photometric plan are directly under the light fixtures, as high as 18.1 foot-candles. Average illumination levels for the parking areas, main drive areas, and below the fixtures appear to be met. The illumination levels at the lot lines appear to be below the maximums described in Table 5-8 of the Zoning Ordinance.

Zoning Ordinance Lighting Standard	Subject Site
<i>D. Color Temperature</i> – All proposed lamps shall emit light measuring 3,500 K or warmer.	Details on the photometric plan indicate that a 3,000 K fixture will be used, however the first page of the cut sheet shows an example of a 4,000 K fixture. The applicant shall clarify that the proposed light fixtures will meet the color temperature standard.
<i>E. Prohibitions</i> – 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 lighting elements are proposed.
<i>F. Pole Height</i> – All pole-mounted lighting shall not exceed the maximum zoning district height.	The maximum height in the C-G district is 35’. The pole heights shown on the site plan are 20’.

Landscaping

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

Lot Line (Length)	Adjacent Land Use	Buffer Planting Requirement	Amount Required	Amount Provided
East (450 ft.)	State Highway (US 31/M-37)	Type “D” * 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 * Minimum width: 20 feet	18 large trees 14 med./small trees 14 evergreen trees 20-foot width	18 large trees (5 existing) 15 med./small trees 14 evergreens (1 existing) At least 20-foot width
West (450 ft.)	Multi-Family	Type “D” * 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 * Minimum width: 20 feet	18 large trees 14 med./small trees 14 evergreen trees 20-foot width	18 large trees (13 existing) 14 med./small trees 14 evergreens At least 20-foot width
North (294 ft.)	Industrial	Type “B” * 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 * Minimum width: 10 feet	6 large trees 3 med./small trees 12 shrubs 10-foot width	6 large trees 4 med./small trees 13 shrubs At least 10-foot width
South (265 ft.)	Commercial	Type “B” * 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 * Minimum width: 10 feet	6 large trees 3 med./small trees 11 shrubs 10-foot width	7 large trees (2 existing) 4 med./small trees 13 shrubs At least 10-foot width

The landscaping plan includes several areas for small trees, but the corresponding symbol indicates these are large shrubs, with American cranberry and honeysuckle as the proposed species. Large shrubs are not the same as small trees. All plant species on the landscaping plan need to comply with Section 530.F and the ISN Planting Guidelines.

Several existing trees are shown on the landscaping plan including 13 “poplar” trees. Two poplar species are listed in the ISN Planting Guidelines as prohibited to plant, but not necessary to remove.

Section 530.L allows for existing landscaping to be credited towards landscaping requirements, including greater credit for larger trees. The landscaping plan shows several existing trees but the applicant has not indicated that they are seeking any additional credit for the larger trees.

Parking, Loading, and Snow Storage

The only useable building on the site will be a 1,680 square-foot office, and 1,250 square feet of this office is useable according to the applicant. Parking requirements for offices are a minimum of 1 per 200 square feet of floor area and a maximum of 1 per 150 square feet of floor area, giving a parking range of 7-9 total parking spaces. The site plan indicates 9 spaces will be provided.

For two-way operation, parking aisles need to be at least 20 feet wide. The aisle between the parking area on the south and the rest of the parcel is only 18 feet wide. The northern access drive is also narrower than 20 feet. All parking aisles for two-way operation shall be at least 20 feet wide. This can be accomplished for the southern access drive by moving one space from this parking area to the other near the dumpster.

Bicycle parking shall be provided at the rate of 2 bicycle spaces per 25 motor vehicle spaces; a bicycle rack is proposed with space for 2 bicycles. Details for the bicycle rack shall be included on Sheet C-3.

The office building is small enough that it does not need its own designated loading zone. The main aisle will function as a loading area for the modular home units.

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 47,932 square feet of parking space and maneuvering lane area and 4,793 square feet of snow storage required. The plan indicates 7,300 square feet of snow storage will be provided. Also required per Section 551, snow storage shall be located so as to prevent damage to landscaping required by this Ordinance. Proposed snow storage areas do not appear to interfere with any landscaping.

Signage

A note on the site plan indicates “Signs are subject to sign permit review. All signs to meet the standards of Section 630 of the Zoning Ordinance.”

Agency Reviews

The application is subject to additional reviews from other outside agencies including but not limited to the Township Engineer, Metro Fire, Grand Traverse County Department of Public Works, and Grand Traverse County Soil Erosion and Sedimentation Control. An escrow application, including the escrow amount for stormwater review, is required to be submitted.

ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. There are several items which need to be addressed on the site plan, as described below.

If, following an opportunity for applicant presentation and discussion, the Planning Commission is prepared to schedule the public hearing, then the following motion is offered for consideration:

MOTION THAT application SUP-2023-01, submitted by Rick Newman for a Special Use Permit for the sale of prefabricated structures at Parcel 05-032-001-20, BE ACCEPTED, and BE SCHEDULED for a public hearing for the regular Planning Commission meeting on April 12, 2023, subject to the following additional information being provided by the applicant:

1. Materials for the enclosure gate need to be clarified.
2. The applicant shall clarify that the proposed light fixtures will meet the color temperature standard.
3. All plant species on the landscaping plan need to comply with Section 530.F and the ISN Planting Guidelines.
4. All parking aisles for two-way operation shall be at least 20 feet wide.
5. Details for the bicycle rack shall be included on Sheet C-3.
6. The application is subject to additional reviews from other outside agencies including but not limited to the Township Engineer, Metro Fire, Grand Traverse County Department of Public Works, and Grand Traverse County Soil Erosion and Sedimentation Control.
7. An escrow application, including the escrow amount for stormwater review, is required to be submitted.

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

Attachments:

1. Special Use Permit Application including Impact Assessment, Approval Criteria, and prior reviews by Grand Traverse County Health Department and Department of Public Works, dated January 30, 2023.
2. Site Plan Set dated March 1, 2023, and Light Fixture Cut Sheets.



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

Pine Grove Homes

APPLICANT INFORMATION

Name: Rick Newman, Pine Grove Homes
Address: 3744 N US-31 South, Traverse City, MI 49685
Phone Number: 231-947-6561
Email: rnewman@hotmail.com

AGENT INFORMATION

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

OWNER INFORMATION

Name: Rick Newman, Pine Grove Homes
Address: 3744 N US-31 South, Traverse City, MI 49685
Phone Number: 231-947-6561
Email: rnewman@hotmail.com

CONTACT PERSON

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

<i>Applicant:</i>	Rick Newmain
<i>Agent:</i>	William Crain
<i>Owner:</i>	

PROPERTY INFORMATION

<i>Property Address:</i>	4030 Meadowland Lane Drive
<i>Property Identification Number:</i>	28-05-032-001-20
<i>Legal Description:</i>	On attached siteplan
<i>Zoning District:</i>	C-G
<i>Master Plan Future Land Use Designation:</i>	C-G
<i>Area of Property (acres or square feet):</i>	3.2 acres
<i>Existing Use(s):</i>	Vacant
<i>Proposed Use(s):</i>	Modular homes sales, Mobile Home Sales

PROJECT TIMELINE

<i>Estimated Start Date:</i>	4-1-23
<i>Estimated Completion Date:</i>	8-30-23

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Note: Alternate measures must be designed and sealed by a registered Engineer.			

*FE Delaware
Apples for*

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

- 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

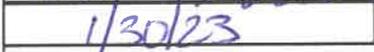
If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Rick Newman 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: 

<p align="center">Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)</p>	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"/>

Impact Assessment
Pine Grove Homes, Rick Newman
4030 Meadow Lane Drive, Traverse City, Michigan
Garfield Township, Grand Traverse County
Property ID: 28-05-032-001-20

1. The existing site is a parcel of land that currently is an inactive site. It was previously used as modular/manufactured home unit sales yard and then models were moved off. The site currently has a small modular unit on it that will be removed as part of this proposal. The site topography has a gradual slope to the Northwest where there is an existing stormwater basin.
2. The current zoning is C-G General Commercial Zoning District. The Proposed project will be for modular homes sales and mobile homes sales. Proposed employees for site will be 5 full time and estimated average of 10 visitors per day.
3. The proposed use will have multiple buildings, one consisting of an office and multiple units for display/sale. A storage/maintenance building will be placed on the back of the site to be used for operations for unit sales and setup.
4. The project will be built in a single (1) phase of construction. Construction planning on starting January 1, 2018. The existing parking areas and drive lanes are currently in place and will be reused with no site construction other than bringing in office building, display units and building of new storage building.
5. Storm water control will be managed within site by way of a retention basin. The collection system will use existing grades and newly enlarged retention basin in the Northwest corner of the property.
6. The site is serviced by public sewer and existing water well. Water and sewer will be used to service proposed office building.
7. The site Stormwater control measures will be handled by a retention basin located on the site.
8. Public sewer is available to the site along Meadowland Drive.
9. The proposed site should not create an increase of effluent discharge such as noise, dust, fumes and vibration. Landscaping will be provided on property boundaries to aid in screening between uses. Site lighting will be provided and use LED lighting.
10. The proposed use will be approved under the Special Use Permit Application process of Garfield Township under the C-G general Commercial Zoning District.
11. Person responsible for preparation of statement:
William Crain, P.E.
Crain Engineering, LLC, 7622 Bott Road Buckley, MI 49620
12. The drainage plan meets the GTCO Soil Erosion ordinance for methods and capacities for run-off control.
13. The site will be lighted by ground mounted lights and wall mounted lights on buildings that will be the box type lamps, directed at proposed modular for sale and directed away from road way and property lines.
14. A 10' road easement NW Corner of property into Meadow Lane Village

APPROVAL CRITERIA

- The proposed use is consistent with the future land use plan and follow the commercial zoning use and classification
- The current site is vacant and proposed use will follow neighboring uses of commercial.
- The proposed use will be low impact with proposed sales of modular and mobile homes. Site will consist of units that display themselves for sale. Use will not be detrimental or hazardous to neighboring properties and uses by way of noise, traffic, dust, odor, etc.
- The site will be screened by way of existing and proposed landscaping, providing parking and access from Meadow Lane Drive and Chickory Drive
- The existing site will utilize existing vegetation and trees for screening along neighboring properties
- Site has access to existing streets, site will utilize onsite well and septic to service office area. Onsite storm water will be provided.
- Use will not be detrimental or hazardous to neighboring properties with public health issues, safety, comfort or general welfare.
- The proposed use will be a relocation of an existing Garfield Twp business to a new facility.
- The proposed site will access existing access point on both the North and South end of property.
- Site will utilize interior traffic patterns to allow easy access thru and around site.
- The proposed site has been and is developed with commercial on North and South.



GRAND TRAVERSE COUNTY HEALTH DEPARTMENT

2650 LaFranier Road
Traverse City, MI 49686
Phone: 231-995-6051

SITE SURVEY NO. 9004

Property Tax No. 28 05 032 001 20

Residential _____ Commercial

Requested by: Owner Agent Purchaser

Date: 2/15/18

Name: Rick Newman Phone No. (231) 645-7177

Address: 3744 N US 31 South

Location of Property (Including Driving Directions) Township Garfield Section 32

4030 Meadow Lane Dr

Subdivision: _____ Lot No. _____

Soil Conditions: \otimes_1 = Sandy loam topsoil 0-6", sandy clay 6"-14", loamy sand 14-24", sandy clay 24-~~84"~~^{84"} sandy clay loam ~~84"-108"~~^{84"-108"}, med. um sand 108"-120"; \otimes_2 = sandy clay 0"-44", med sand 44"-72", med um sand w/ clay inclusions 72"-86"

On-Site Sewage Disposal: Suitable Unsuitable

Reasons/Suggestion for Solution: Parcel is suitable for on site wastewater disposal. Exact size and design of system will be determined at time of permit application. Over excavation of disposal area may be required. Documentation of sewer unavailability will be required prior to permit application.

2/22/18
(Date of Inspection)

[Signature]
Environmental Health Representative

Received: \$250 for Site Survey

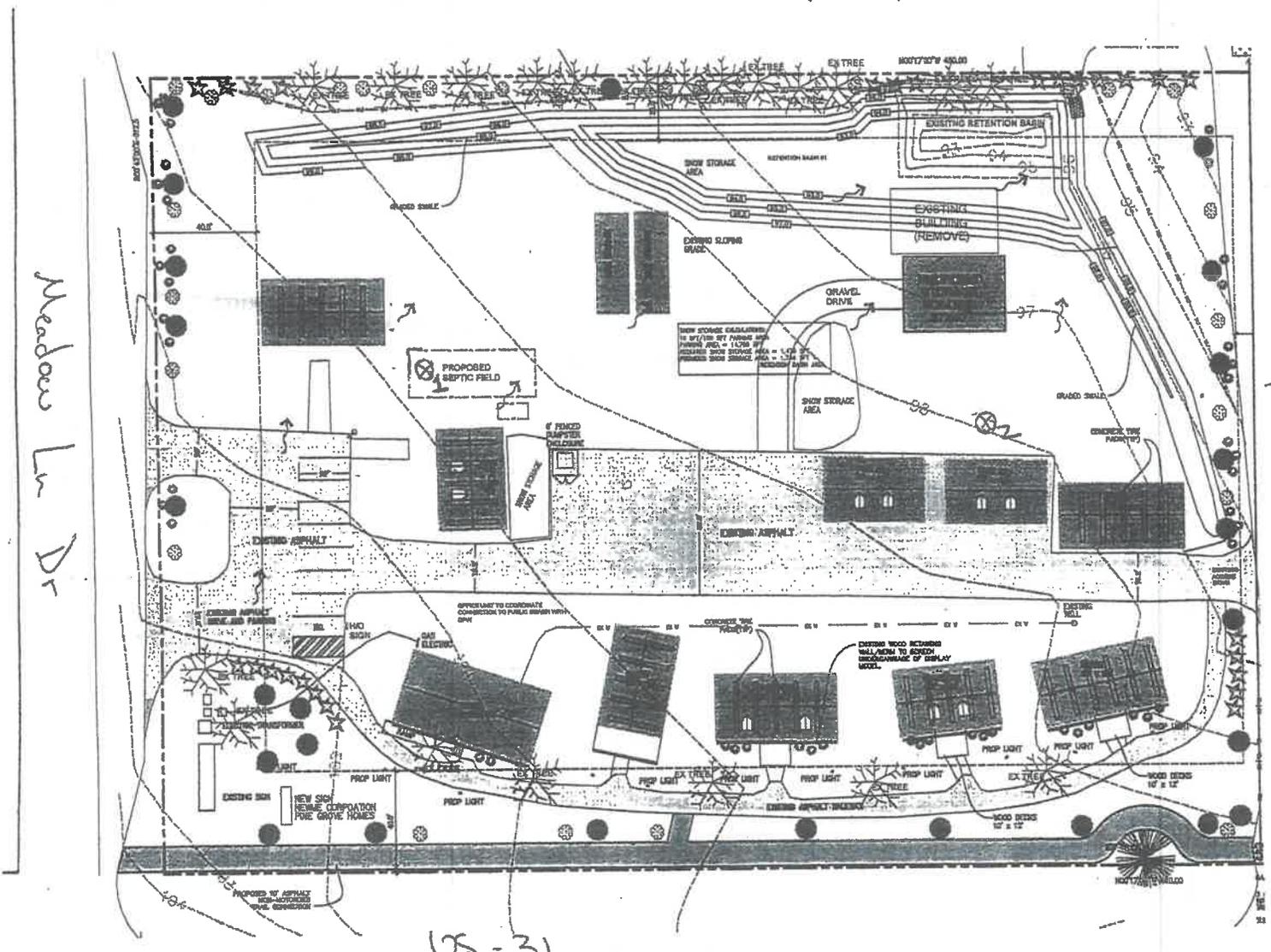
Receipt No. 44563 Date: 12/6/17

- THIS IS NOT A PERMIT -

Test holes

⊗₁ = 44.697933, -85.657411

⊗₂ = 44.698494, -85.657322





**GRAND TRAVERSE COUNTY
DEPARTMENT OF PUBLIC WORKS**

PUBLIC SERVICE BUILDING
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49686-8972
(231) 995-6039 • FAX (231) 929-7226

March 22, 2018

Mr. Newman,

Thank you for your email inquiry regarding sewer availability at 4030 Meadowlane Drive.

The township ordinance requires connection to a "public" main if the building in which wastewater originates is within 200 feet of said "public" main. The existing building (recently demolished and cut & capped) was part of a larger parcel that included Meadowlane Mobile Home Park. The Mobile Home Park constructed a "private" sewer to service its lots and allowed the existing building to connect to its private sewer. The parcel has since been split and the building demolished and cut&capped from the private sewer. Currently, there is no connection to sewer, "public" or "private".

The DPW does not have the authority to allow a new building being built to connect to this "private" sewer. The DPW does have authority to connect this new building to "public" sewer. The only public sewer within 200 feet of this new building is a high pressure force main to which connections are prohibited.

Therefore, this parcel has two options for sewer service:

1. install and construct "public" sewer either from the south or the north; or
2. install an onsite system.

Option 1 is not a mandatory requirement and is therefore a voluntary decision for the property owner.

Option 2 is available if the health department approves a permit for such a system.

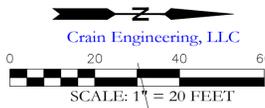
The DPW does not object to the installation of an onsite sewer system for this parcel.

I hope this answers the question and clarifies the issues. If not, please do not hesitate to contact our office.

Sincerely,

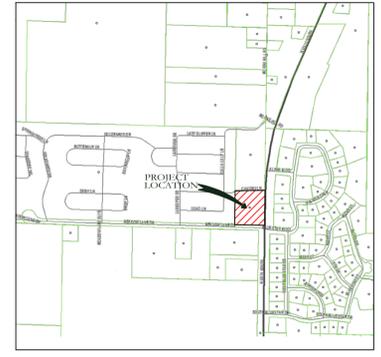
John Divozzo





Parcel # 28-05-032-001-10
 MTR MEADOW MHP
 4310 MEADOW LANE DR
 TRAVERSE CITY, MI 49685
 zoning: R-M MOBILE HOME RESIDENTIAL

SNOW STORAGE CALCS
 PARKING AREA = 47,932 SFT
 SNOW STORAGE AREA = 10SFT/100SFT PARKING
 REQUIRED SNOW STORAGE AREA = 4,793 SFT
 PROVIDED SNOW STORAGE AREA = 7,300 SFT



LOCATION MAP

LEGEND

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

Parcel # 28-05-032-002-10
 BRINKERHOFF PROPERTIES LLC
 705 N US 31 SOUTH
 TRAVERSE CITY, MI 49685
 zoning: C-G GENERAL COMMERCIAL

TC COMMERCIAL PROPERTIES
 981 N US 31 SOUTH
 TRAVERSE CITY, MI 49685
 parcel #28-05-032-001-30
 ZONING: I-G GENERAL INDUSTRIAL

SITE DATA

PROPERTY OWNER & APPLICANT:

NEWMAN RICHARD A TRUST
 3744 N. US-31 SOUTH
 TRAVERSE CITY, MI 49685
 PH: 231-947-6561 Rick Newman

PARCEL ADDRESS - 4030 MEADOWLAND DRIVE
 PARCEL ZONING - C-G GENERAL COMMERCIAL
 PARCEL NUMBER - 28-05-032-001-20

SETBACKS:

FRONT - 40'
 SIDE - 10% LOT WIDTH
 REAR - 10% LOT DEPTH
 LOT COVERAGE: 140625 SQ. FT.
 PROPOSED: 28863 SQ. FT.
 PERCENTAGE: 21%

PROPOSED:

MODULAR HOMES SALES & MOBILE HOME SALES

PROPERTY DESCRIPTION:

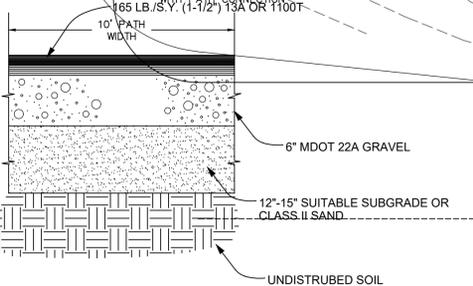
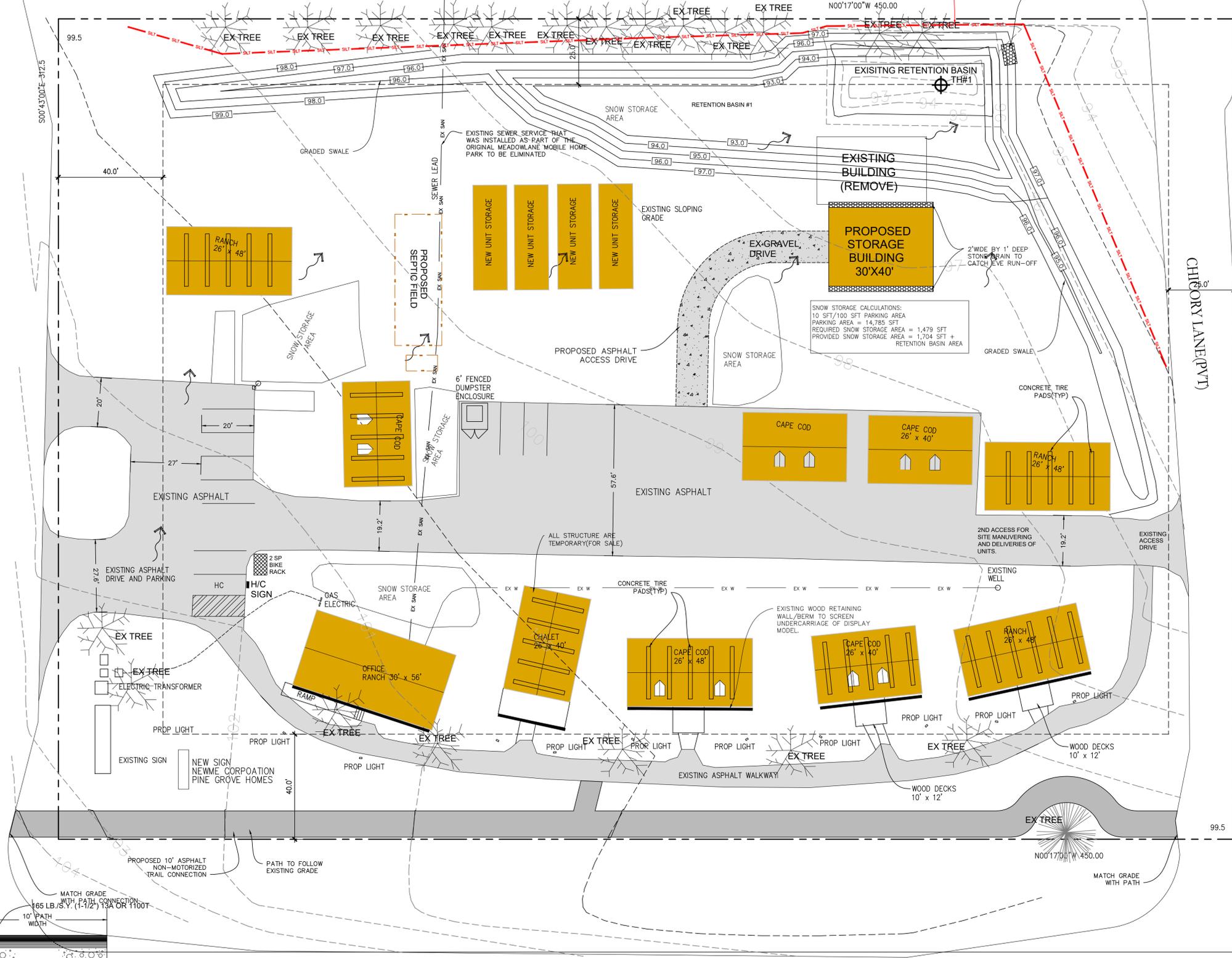
PT N1/2 SEC 32 T27N R11W COM NE COR TH S 00DEG 17'E
 1268.15' TO POB TH N 89DEG 22'W 387.5' TH N 00DEG 17'W
 450' TH S 89DEG 22'E 387.5' TH S 00DEG 17'E 450' TO POB
 EXC HWY ROW

PARKING:

REQUIREMENTS: OFFICE: 1 SPACE PER 200 SFT FLOOR AREA
 TOTAL BUILDING AREA: 1,680 SFT
 USEABLE FLOOR AREA = 1,250 SFT
 SPACES REQ'D: 7 SPACES
 PROVIDED PARKING: 9 SPACES (INCLUDES 1 HANDICAP SPACES)

SIGNAGE:

SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW. ALL SIGNS TO MEET THE STANDARDS OF SECTION 630 OF THE ZONING ORDINANCE.



PATH DETAIL
 NO SCALE

US 31 SOUTH (PUB 120')

Parcel # 28-05-032-001-10
 MTR MEADOW MHP
 4310 MEADOW LANE DR
 TRAVERSE CITY, MI 49685
 zoning: C-G GENERAL COMMERCIAL



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

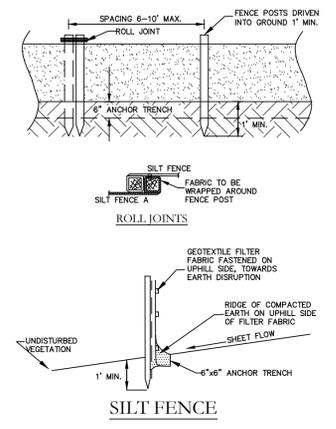
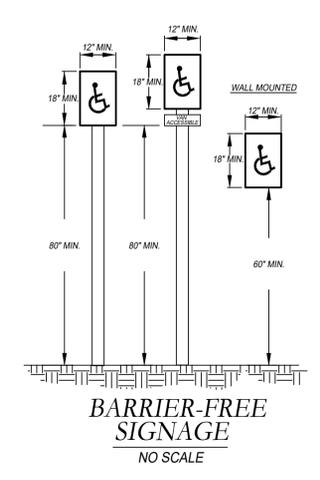
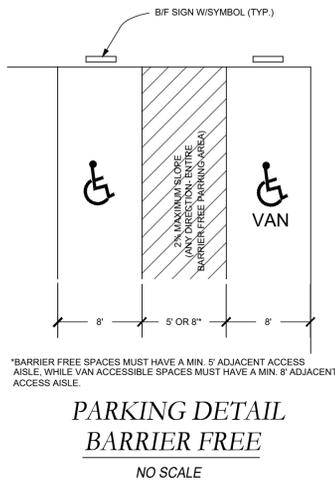
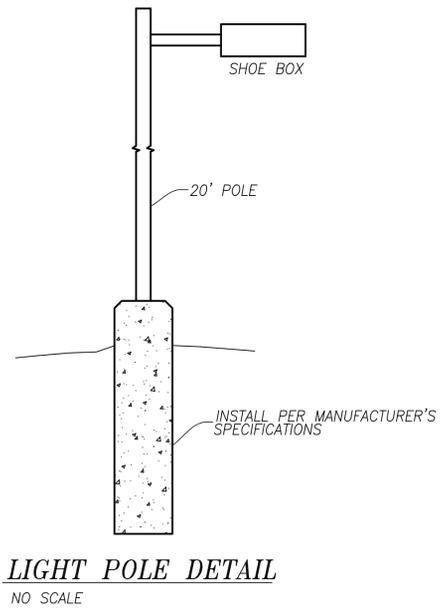
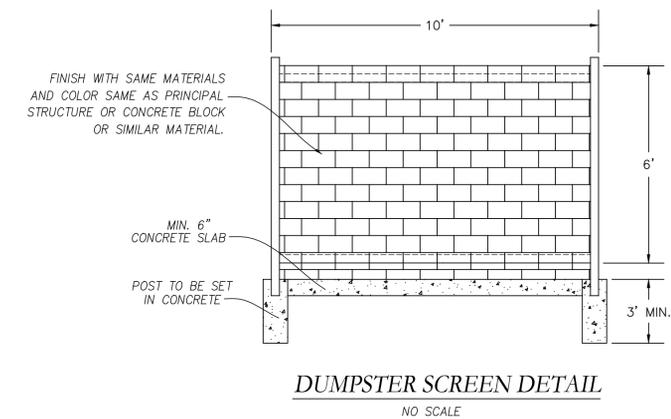
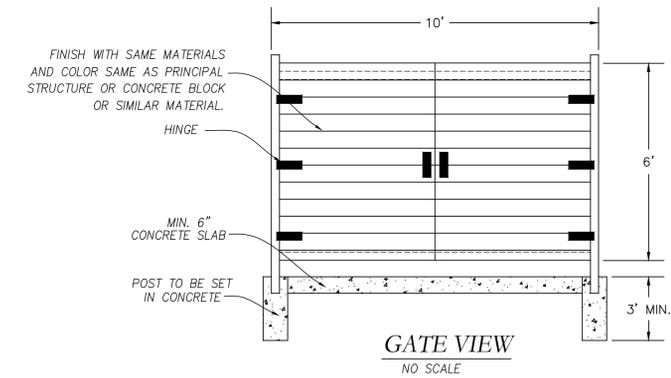
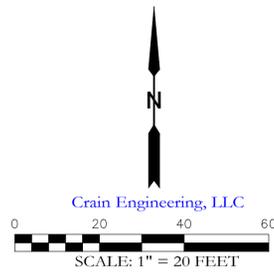
Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620



DRWN BY: WLC
 DSGN BY: WLC
 DATE: 1-30-2023
 REV DATE: 3-1-2023
 COMPLETENESS REVIEW

SITE PLAN
PINE GROVE HOMES
 SECTION 32 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
194723
 SHEET **C-1**



Summary for Pond 1a: BASIN #1

Inflow Area = 137,505 sf, 42.10% Impervious, Inflow Depth = 1.73" for 25-Year event
 Inflow = 6.95 cfs @ 12.08 hrs, Volume= 19,783 cf
 Outflow = 0.11 cfs @ 22.50 hrs, Volume= 1,322 cf, Atten=98%, Lag= 625.6 min
 Secondary= 0.11 cfs @ 22.50 hrs, Volume= 1,322 cf

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 96.02' @22.50 hrs Surf.Area= 8,256 sf Storage= 18,602 cf

Plug-Flow detention time= 691.5 min calculated for 1,322 cf (7% of inflow)
 Center-of-Mass det. time= 528.0 min (1,374.9 - 846.9)

Volume	Invert	Avail. Storage	Storage Description
#1	93.00'	27,437 cf	Custom Stage Data (Pyramidal) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet Area (sq-ft)
93.00	4,216	0	0	4,216
94.00	5,467	4,828	4,828	5,497
95.00	6,807	6,125	10,953	6,874
96.00	8,231	7,508	18,460	8,339
97.00	9,744	8,977	27,437	9,899

Device	Routing	Invert	Outlet Devices
#1	Secondary	96.00'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 1.00 Width (feet) 10.00 12.00

Secondary OutFlow Max=0.07 cfs @ 22.50 hrs HW=96.02' (Free Discharge)
 †1=Custom Weir/Orifice (Weir Controls 0.07 cfs @ 0.43 fps)

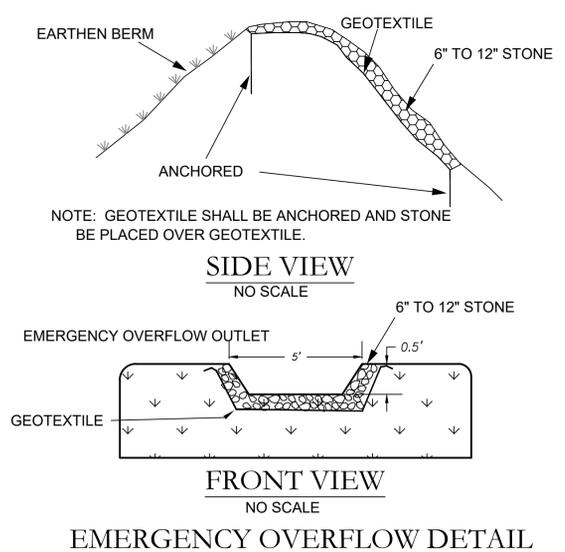
BASIN #1

Weir Design

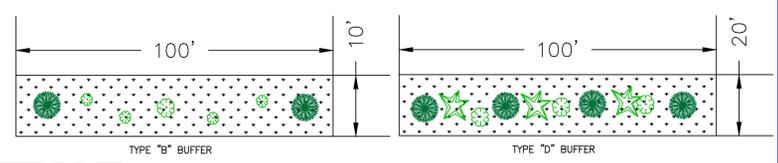
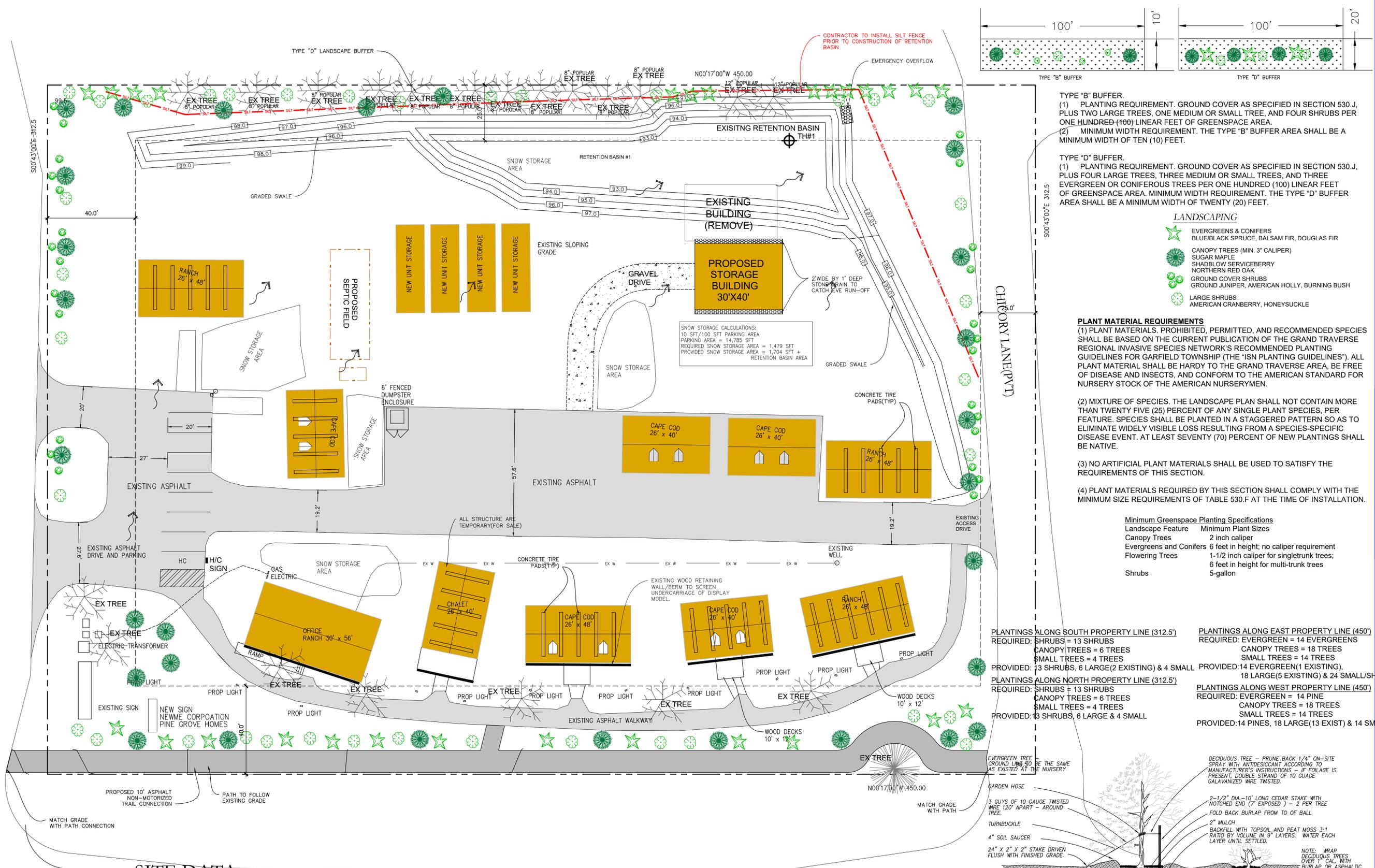
Shape: Trapezoidal
 Side Slope Ratio (V:H): 1.00
 Crest Length: 5.0 ft
 Invert Elevation: 95.0 ft
 Coefficient: 3.33
 Number of Openings: 1

Calculation Result
 Headwater Elevation: 96.0 ft
 Discharge: 24.1425 cfs
 Velocity: 4.02 ft/s

SPILLWAY DESIGN
 $Q = 2.6 * L * H^{3/2}$
 $L = 5'$
 $H = 1.0'$
 $Q = 2.6 * 5 * 1.0^{3/2}$
 $Q = 13.0$ CFS



MEADOW LANE (PUB 66)



TYPE "B" BUFFER.
 (1) PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J, PLUS TWO LARGE TREES, ONE MEDIUM OR SMALL TREE, AND FOUR SHRUBS PER ONE HUNDRED (100) LINEAR FEET OF GREENSPACE AREA.
 (2) MINIMUM WIDTH REQUIREMENT. THE TYPE "B" BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.

TYPE "D" BUFFER.
 (1) PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J, PLUS FOUR LARGE TREES, THREE MEDIUM OR SMALL TREES, AND THREE EVERGREEN OR CONIFEROUS TREES PER ONE HUNDRED (100) LINEAR FEET OF GREENSPACE AREA. MINIMUM WIDTH REQUIREMENT. THE TYPE "D" BUFFER AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET.

LANDSCAPING

- ★ EVERGREENS & CONIFERS
BLUE/BLACK SPRUCE, BALSAM FIR, DOUGLAS FIR
- ★ CANOPY TREES (MIN. 3" CALIPER)
SUGAR MAPLE
SHADBLOW SERVICEBERRY
NORTHERN RED OAK
- ★ GROUND COVER SHRUBS
GROUND JUNIPER, AMERICAN HOLLY, BURNING BUSH
- ★ LARGE SHRUBS
AMERICAN CRANBERRY, HONEYSUCKLE

PLANT MATERIAL REQUIREMENTS

(1) PLANT MATERIALS. PROHIBITED, PERMITTED, AND RECOMMENDED SPECIES SHALL BE BASED ON THE CURRENT PUBLICATION OF THE GRAND TRAVERSE REGIONAL INVASIVE SPECIES NETWORK'S RECOMMENDED PLANTING GUIDELINES FOR GARFIELD TOWNSHIP (THE "ISN PLANTING GUIDELINES"). ALL PLANT MATERIAL SHALL BE HARDY TO THE GRAND TRAVERSE AREA, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.

(2) MIXTURE OF SPECIES. THE LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN TWENTY FIVE (25) PERCENT OF ANY SINGLE PLANT SPECIES, PER FEATURE. SPECIES SHALL BE PLANTED IN A STAGGERED PATTERN SO AS TO ELIMINATE WIDELY VISIBLE LOSS RESULTING FROM A SPECIES-SPECIFIC DISEASE EVENT. AT LEAST SEVENTY (70) PERCENT OF NEW PLANTINGS SHALL BE NATIVE.

(3) NO ARTIFICIAL PLANT MATERIALS SHALL BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION.

(4) PLANT MATERIALS REQUIRED BY THIS SECTION SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF TABLE 530.F AT THE TIME OF INSTALLATION.

Minimum Greenspace Planting Specifications

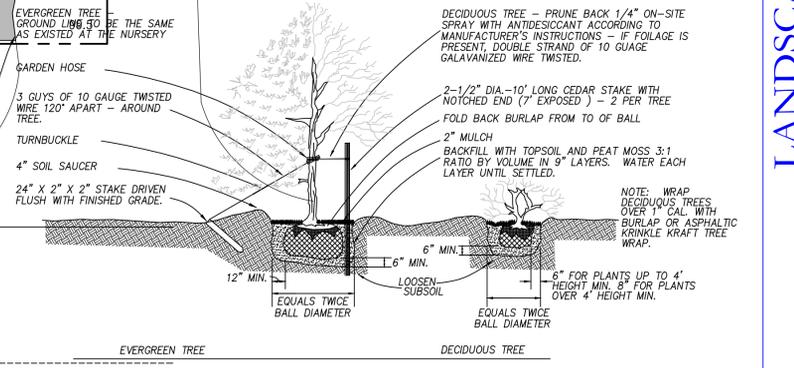
Landscaping Feature	Minimum Plant Sizes
Canopy Trees	2 inch caliper
Evergreens and Conifers	6 feet in height; no caliper requirement
Flowering Trees	1-1/2 inch caliper for single-trunk trees; 6 feet in height for multi-trunk trees
Shrubs	5-gallon

PLANTINGS ALONG SOUTH PROPERTY LINE (312.5')
 REQUIRED: SHRUBS = 13 SHRUBS
 CANOPY TREES = 6 TREES
 SMALL TREES = 4 TREES
 PROVIDED: 13 SHRUBS, 6 LARGE (2 EXISTING) & 4 SMALL

PLANTINGS ALONG NORTH PROPERTY LINE (312.5')
 REQUIRED: SHRUBS = 13 SHRUBS
 CANOPY TREES = 6 TREES
 SMALL TREES = 4 TREES
 PROVIDED: 13 SHRUBS, 6 LARGE & 4 SMALL

PLANTINGS ALONG EAST PROPERTY LINE (450')
 REQUIRED: EVERGREEN = 14 EVERGREENS
 CANOPY TREES = 18 TREES
 SMALL TREES = 14 TREES
 PROVIDED: 14 EVERGREEN (1 EXISTING), 18 LARGE (5 EXISTING) & 24 SMALL SHRUBS

PLANTINGS ALONG WEST PROPERTY LINE (450')
 REQUIRED: EVERGREEN = 14 PINE
 CANOPY TREES = 18 TREES
 SMALL TREES = 14 TREES
 PROVIDED: 14 PINES, 18 LARGE (13 EXIST) & 14 SMALL



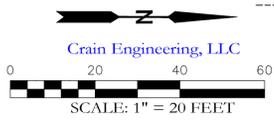
SITE DATA

PROPERTY OWNER & APPLICANT:

NEWMAN RICHARD A TRUST
 3744 N. US-31 SOUTH
 TRAVERSE CITY, MI 49685
 PH: 231-947-6561 Rick Newman

US 31 SOUTH (PUB 120)

PARCEL ADDRESS - 4030 MEADOWLAND DRIVE
 PARCEL ZONING - C-G GENERAL COMMERCIAL
 PARCEL NUMBER - 28-05-032-001-20



Crain Engineering, LLC
 Engineering, Consulting, & Design
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

72 HOURS BEFORE YOU DIG
 CALL MISS DIG
 800-462-7171 (CALL FREE)

DRWN BY: WLC
 DSGN BY: WLC
 DATE: 1-30-2023
 REV DATE: 3-1-2023
 COMPLETENESS REVIEW

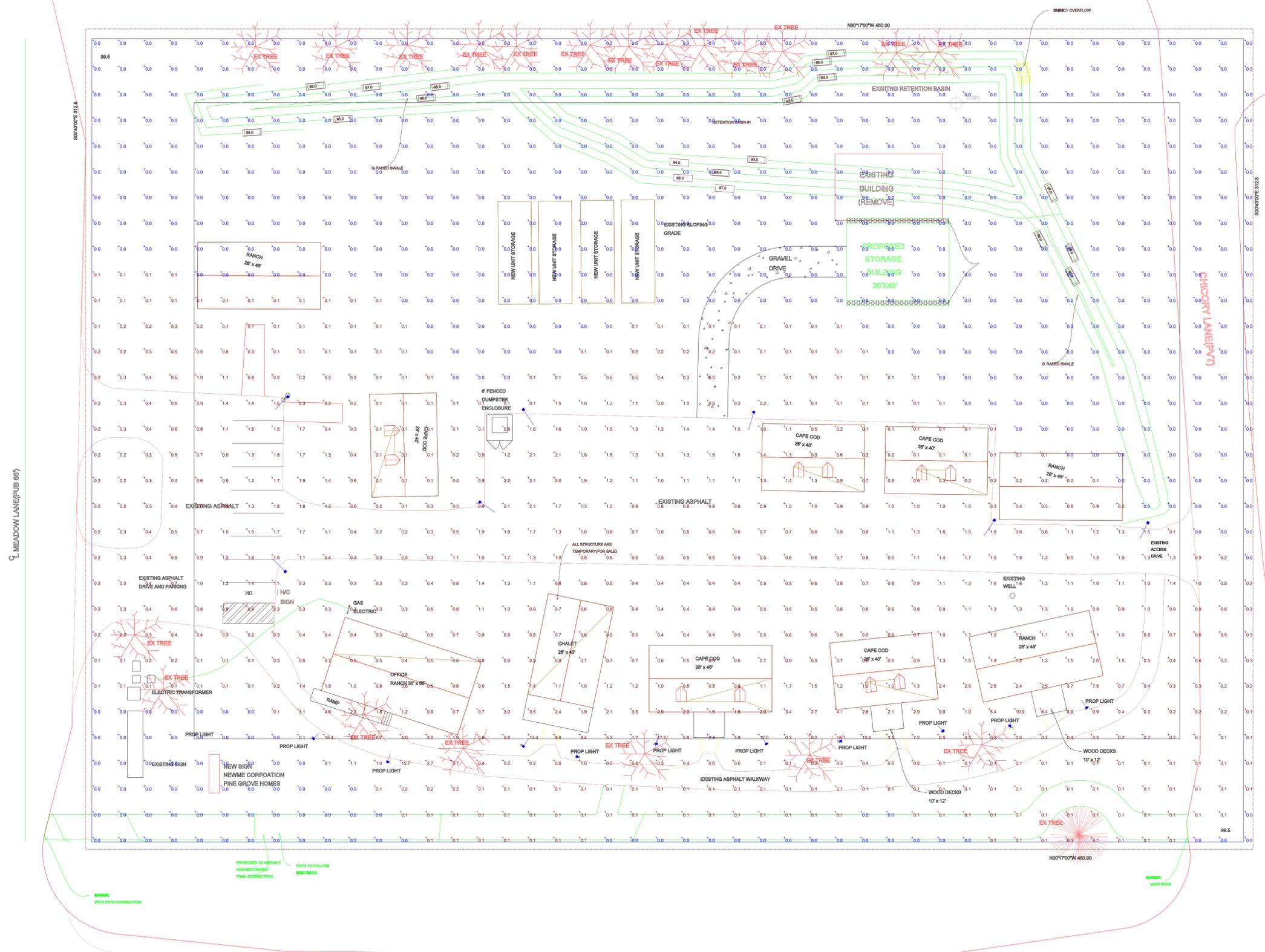
SECTION 32 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

LANDSCAPE PLAN
 PINE GROVE HOMES

JOB NUMBER:
194723
 SHEET **L-1**



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Distrib. Ion	Polar Plot	Notes
	B		17	Lithonia Lighting	DSX1 LED P1 30K BLC MVOLT G1	DSX1 LED P1 30K BLC MVOLT		1	DSX1_LED_P1_30K_BLC_MVOL_T_G1.ies	5299	1	54	100%	TYPE III, SHORT, BUG RATING: B1 - UD - G1		



Luminaire Locations										
No.	Label	Location			Orientation			Aim		
		X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	B	13434.00	1478.00	20.00	20.00	225.00	19.47	13429.00	1473.00	0.00
2	B	13433.00	1410.00	20.00	20.00	315.00	19.47	13428.00	1415.00	0.00
3	B	13526.00	1473.00	20.00	20.00	146.31	19.83	13530.00	1467.00	0.00
4	B	13509.00	1437.00	20.00	20.00	123.69	19.83	13515.00	1433.00	0.00
5	B	13616.00	1472.00	20.00	20.00	195.95	20.00	13614.00	1465.00	0.00
6	B	13710.00	1430.00	20.00	20.00	213.69	19.83	13706.00	1424.00	0.00
7	B	13770.00	1429.00	20.00	20.00	206.57	18.54	13767.00	1423.00	0.00
8	B	13444.00	1345.00	4.00	4.00	45.00	35.26	13446.00	1347.00	0.00
9	B	13473.00	1336.00	4.00	4.00	18.44	38.33	13474.00	1339.00	0.00
10	B	13526.00	1342.00	4.00	4.00	33.69	42.03	13528.00	1345.00	0.00
11	B	13547.00	1338.00	4.00	4.00	0.00	36.87	13547.00	1341.00	0.00
12	B	13578.00	1343.00	4.00	4.00	14.04	45.87	13579.00	1347.00	0.00
13	B	13621.00	1343.00	4.00	4.00	326.31	42.03	13619.00	1346.00	0.00
14	B	13650.00	1344.00	4.00	4.00	18.44	38.33	13651.00	1347.00	0.00
15	B	13690.00	1348.00	4.00	4.00	315.00	35.26	13688.00	1350.00	0.00
16	B	13716.00	1350.00	4.00	4.00	18.44	38.33	13717.00	1353.00	0.00
17	B	13746.00	1357.00	4.00	4.00	326.31	42.03	13744.00	1360.00	0.00

US 31 SOUTH (PUB 120)

Plan View
Scale - 1" = 20ft

PINE GROVE HOMES
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

Designer
WLC
Date
3/1/2023
Scale
20 SCALE
Drawing No.
194723
Summary

Ordering Information

Accessories

Ordered and shipped separately.

Controls & Shields

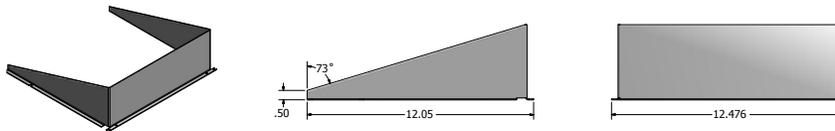
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CULJU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CULJU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX1EGS DDBXD U	External glare shield
DSX1HS 30C U	House-side shield for 30 LED unit ²⁰
DSX1HS 40C U	House-side shield for 40 LED unit ²⁰
DSX1HS 60C U	House-side shield for 60 LED unit ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

For more control options, visit [DTL](#) and [ROAM](#) online.

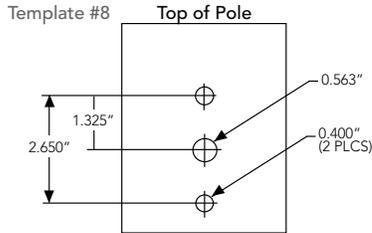
NOTES

- Rotated optics available with 60C only.
- Not available AMBPC, BLC, LCCO or RCCO.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with 5PA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap be order for correct operation when photocell is present.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. Mvolt only. Not available with 347V and 480V. Not available with PIRH1FC3V.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard.
- Ambient sensor disable when ordered with DCR. Separate on/off required. Not available with PMNT options. When PIR and PIRH options are selected with DCR, old style node must be used or PIR and PIRH will not function correctly.
- PIR and PIRH options are used with PER5 and PER7, additional leads receptacle are terminated and non-functioning.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIR1FC3V or PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V or PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

External Glare Shield



Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°**
DM28AS	2 at 180°	DM39AS	3 at 90°**
DM49AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit [Lithonia Lighting's POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

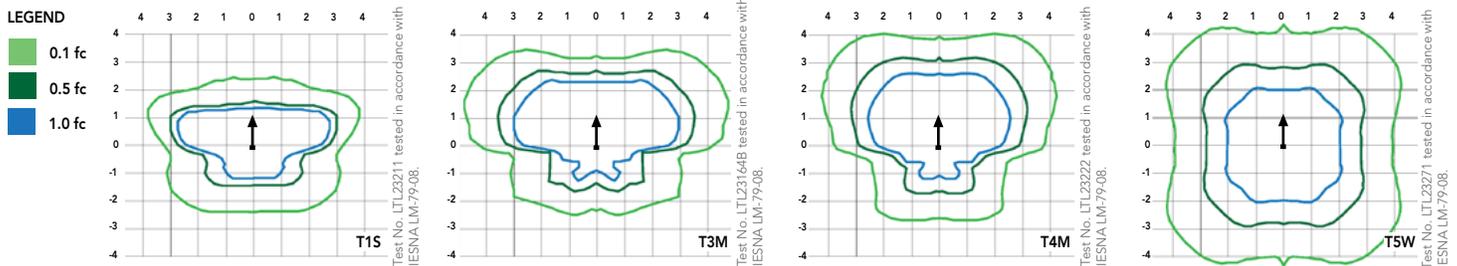
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	530 mA	52 W	T1S	5,948	1	0	1	114	6,387	1	0	1	123	6,427	1	0	1	124	3,640	1	0	1	70
			T2S	6,132	1	0	1	118	6,585	2	0	2	127	6,626	2	0	2	127	3,813	1	0	1	73
			T2M	5,992	1	0	2	115	6,434	1	0	2	124	6,475	1	0	2	125	3,689	1	0	1	71
			T3S	5,985	1	0	1	115	6,427	1	0	2	124	6,467	1	0	2	124	3,770	1	0	1	73
			T3M	6,039	1	0	2	116	6,485	1	0	2	125	6,525	1	0	2	125	3,752	1	0	1	72
			T4M	6,121	1	0	2	118	6,573	1	0	2	126	6,614	1	0	2	127	3,758	1	0	1	72
			TFTM	6,030	1	0	2	116	6,475	1	0	2	125	6,515	1	0	2	125	3,701	1	0	1	71
			TSVS	6,370	2	0	0	123	6,840	2	0	0	132	6,883	2	0	0	132	3,928	2	0	0	76
			T5S	6,417	2	0	0	123	6,890	2	0	0	133	6,933	2	0	0	133	3,881	2	0	0	75
			T5M	6,428	3	0	1	124	6,902	3	0	1	133	6,945	3	0	1	134	3,930	2	0	1	76
			T5W	6,334	3	0	1	122	6,801	3	0	1	131	6,844	3	0	1	132	3,820	3	0	1	73
			BLC	4,735	1	0	1	91	5,085	1	0	2	98	5,116	1	0	1	98					
			LCCO	4,600	1	0	2	88	4,940	1	0	2	95	4,971	1	0	2	96					
			RCCO	4,600	1	0	2	88	4,940	1	0	2	95	4,971	1	0	2	96					
			T1S	7,554	1	0	1	111	8,112	2	0	2	119	8,163	2	0	2	120	4,561	1	0	1	67
			T2S	7,789	2	0	2	115	8,364	2	0	2	123	8,416	2	0	2	124	4,777	1	0	1	70
			T2M	7,610	1	0	2	112	8,172	2	0	2	120	8,223	2	0	2	121	4,622	1	0	2	68
			T3S	7,601	1	0	2	112	8,162	2	0	2	120	8,213	2	0	2	121	4,724	1	0	1	69
	T3M	7,670	1	0	2	113	8,236	2	0	2	121	8,288	2	0	2	122	4,701	1	0	2	69		
	T4M	7,774	1	0	2	114	8,348	2	0	2	123	8,400	2	0	2	124	4,709	1	0	2	69		
	TFTM	7,658	1	0	2	113	8,223	1	0	2	121	8,275	1	0	2	122	4,638	1	0	2	68		
	TSVS	8,090	2	0	0	119	8,687	3	0	1	128	8,742	3	0	1	129	4,922	2	0	0	72		
	T5S	8,150	2	0	0	120	8,751	3	0	0	129	8,806	3	0	0	130	4,863	2	0	0	72		
	T5M	8,164	3	0	1	120	8,767	3	0	2	129	8,821	3	0	2	130	4,924	3	0	1	72		
	T5W	8,044	3	0	1	118	8,638	3	0	2	127	8,692	3	0	2	128	4,787	3	0	1	70		
	BLC	6,028	1	0	2	89	6,473	1	0	2	95	6,514	1	0	2	96							
	LCCO	5,856	1	0	2	86	6,289	1	0	2	92	6,328	1	0	2	93							
	RCCO	5,856	1	0	2	86	6,289	1	0	2	92	6,328	1	0	2	93							
	T1S	10,331	2	0	2	98	11,094	2	0	2	106	11,163	2	0	2	106							
	T2S	10,652	2	0	2	101	11,438	2	0	2	109	11,510	2	0	2	110							
	T2M	10,408	2	0	2	99	11,176	2	0	3	106	11,246	2	0	3	107							
	T3S	10,395	2	0	2	99	11,163	2	0	2	106	11,233	2	0	2	107							
	T3M	10,490	2	0	2	100	11,264	2	0	2	107	11,335	2	0	2	108							
	T4M	10,632	2	0	2	101	11,417	2	0	2	109	11,488	2	0	2	109							
	TFTM	10,473	2	0	2	100	11,247	2	0	3	107	11,317	2	0	3	108							
	TSVS	11,064	3	0	1	105	11,881	3	0	1	113	11,955	3	0	1	114							
T5S	11,145	3	0	1	106	11,968	3	0	1	114	12,043	3	0	1	115								
T5M	11,165	3	0	2	106	11,989	4	0	2	114	12,064	4	0	2	115								
T5W	11,001	3	0	2	105	11,813	4	0	2	113	11,887	4	0	2	113								
BLC	7,960	1	0	2	76	8,548	1	0	2	81	8,601	1	0	2	82								
LCCO	7,734	1	0	2	74	8,305	1	0	2	79	8,357	1	0	2	80								
RCCO	7,734	1	0	2	74	8,305	1	0	2	79	8,357	1	0	2	80								

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																										
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)							
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW			
40C (40 LEDs)	530 mA	68 W	T1S	7,861	1	0	1	116	8,441	2	0	2	124	8,494	2	0	2	125	4,794	1	0	1	71			
			T2S	8,105	2	0	2	119	8,704	2	0	2	128	8,758	2	0	2	129	5,021	1	0	1	74			
			T2M	7,920	2	0	2	116	8,504	2	0	2	125	8,557	2	0	2	126	4,858	1	0	2	71			
			T3S	7,910	1	0	2	116	8,494	2	0	2	125	8,547	2	0	2	126	4,966	1	0	1	73			
			T3M	7,982	2	0	2	117	8,571	2	0	2	126	8,625	2	0	2	127	4,941	1	0	2	73			
			T4M	8,090	1	0	2	119	8,687	2	0	2	128	8,741	2	0	2	129	4,950	1	0	2	73			
			TFTM	7,969	1	0	2	117	8,558	2	0	2	126	8,611	2	0	2	127	4,875	1	0	2	72			
			TSVS	8,419	2	0	0	124	9,040	3	0	1	133	9,097	3	0	1	134	5,174	2	0	0	76			
			T5S	8,481	2	0	0	125	9,107	3	0	1	134	9,164	3	0	1	135	5,111	2	0	0	75			
			T5M	8,496	3	0	1	125	9,123	3	0	2	134	9,180	3	0	2	135	5,175	3	0	1	76			
			TSW	8,371	3	0	2	123	8,989	3	0	2	132	9,045	3	0	2	133	5,031	3	0	1	74			
			BLC	6,255	1	0	2	92	6,717	1	0	2	99	6,759	1	0	2	99								
			LCCO	6,077	1	0	2	89	6,526	1	0	2	96	6,566	1	0	2	97								
			RCCO	6,077	1	0	2	89	6,526	1	0	2	96	6,566	1	0	2	97								
						T1S	9,984	2	0	2	112	10,721	2	0	2	120	10,788	2	0	2	121	6,014	1	0	1	68
						T2S	10,294	2	0	2	116	11,054	2	0	2	124	11,123	2	0	2	125	6,299	2	0	2	71
						T2M	10,059	2	0	2	113	10,801	2	0	3	121	10,869	2	0	3	122	6,094	2	0	2	68
						T3S	10,046	2	0	2	113	10,788	2	0	2	121	10,855	2	0	2	122	6,229	1	0	2	70
				T3M	10,137	2	0	2	114	10,886	2	0	2	122	10,954	2	0	2	123	6,198	2	0	2	70		
				T4M	10,275	2	0	2	115	11,033	2	0	2	124	11,102	2	0	2	125	6,209	1	0	2	70		
				TFTM	10,122	2	0	2	114	10,869	2	0	2	122	10,937	2	0	2	123	6,115	1	0	2	69		
				TSVS	10,693	3	0	1	120	11,482	3	0	1	129	11,554	3	0	1	130	6,490	2	0	0	73		
				T5S	10,771	3	0	1	121	11,566	3	0	1	130	11,639	3	0	1	131	6,411	2	0	0	72		
				T5M	10,790	3	0	2	121	11,587	4	0	2	130	11,659	4	0	2	131	6,492	3	0	1	73		
				TSW	10,632	3	0	2	119	11,417	4	0	2	128	11,488	4	0	2	129	6,311	3	0	2	71		
				BLC	7,963	1	0	2	89	8,551	1	0	2	96	8,605	1	0	2	97							
				LCCO	7,736	1	0	2	87	8,308	1	0	2	93	8,359	1	0	2	94							
				RCCO	7,736	1	0	2	87	8,308	1	0	2	93	8,359	1	0	2	94							
		700 mA	91 W	T1S	13,655	2	0	2	99	14,663	3	0	3	106	14,754	3	0	3	107							
	T2S			14,079	2	0	2	102	15,118	3	0	3	110	15,212	3	0	3	110								
	T2M			13,756	2	0	3	100	14,772	3	0	3	107	14,864	3	0	3	108								
	T3S			13,739	2	0	2	100	14,754	2	0	2	107	14,846	3	0	3	108								
	T3M			13,864	2	0	2	100	14,888	3	0	3	108	14,981	3	0	3	109								
	T4M			14,052	2	0	2	102	15,090	3	0	3	109	15,184	3	0	3	110								
	TFTM			13,842	2	0	3	100	14,864	2	0	3	108	14,957	2	0	3	108								
	TSVS			14,623	3	0	1	106	15,703	4	0	1	114	15,801	4	0	1	115								
	T5S			14,731	3	0	1	107	15,818	3	0	1	115	15,917	3	0	1	115								
	T5M			14,757	4	0	2	107	15,846	4	0	2	115	15,945	4	0	2	116								
	TSW			14,540	4	0	2	105	15,614	4	0	2	113	15,711	4	0	2	114								
	BLC			10,516	1	0	2	76	11,292	1	0	2	82	11,363	1	0	2	82								
	LCCO			10,216	2	0	3	74	10,971	2	0	3	80	11,039	2	0	3	80								
	RCCO			10,216	2	0	3	74	10,971	2	0	3	80	11,039	2	0	3	80								
				1000 mA	138 W	T1S	13,655	2	0	2	99	14,663	3	0	3	106	14,754	3	0	3	107					
	T2S					14,079	2	0	2	102	15,118	3	0	3	110	15,212	3	0	3	110						
	T2M					13,756	2	0	3	100	14,772	3	0	3	107	14,864	3	0	3	108						
	T3S					13,739	2	0	2	100	14,754	2	0	2	107	14,846	3	0	3	108						
	T3M	13,864	2			0	2	100	14,888	3	0	3	108	14,981	3	0	3	109								
	T4M	14,052	2			0	2	102	15,090	3	0	3	109	15,184	3	0	3	110								
TFTM	13,842	2	0			3	100	14,864	2	0	3	108	14,957	2	0	3	108									
TSVS	14,623	3	0			1	106	15,703	4	0	1	114	15,801	4	0	1	115									
T5S	14,731	3	0			1	107	15,818	3	0	1	115	15,917	3	0	1	115									
T5M	14,757	4	0			2	107	15,846	4	0	2	115	15,945	4	0	2	116									
TSW	14,540	4	0			2	105	15,614	4	0	2	113	15,711	4	0	2	114									
BLC	10,516	1	0			2	76	11,292	1	0	2	82	11,363	1	0	2	82									
LCCO	10,216	2	0	3	74	10,971	2	0	3	80	11,039	2	0	3	80											
RCCO	10,216	2	0	3	74	10,971	2	0	3	80	11,039	2	0	3	80											

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C (60 LEDs)	530 mA	99 W	T1S	11,569	2	0	2	117	12,423	2	0	2	125	12,501	2	0	2	126	7,167	2	0	2	72
			T2S	11,928	2	0	2	120	12,809	3	0	3	129	12,889	3	0	3	130	7,507	2	0	2	76
			T2M	11,655	2	0	2	118	12,516	2	0	3	126	12,594	2	0	3	127	7,263	2	0	2	73
			T3S	11,641	2	0	2	118	12,500	2	0	2	126	12,579	2	0	2	127	7,424	2	0	2	75
			T3M	11,747	2	0	2	119	12,614	2	0	2	127	12,693	2	0	2	128	7,387	2	0	2	75
			T4M	11,906	2	0	2	120	12,785	2	0	2	129	12,865	2	0	2	130	7,400	2	0	2	75
			TFTM	11,728	2	0	2	118	12,594	2	0	3	127	12,673	2	0	3	128	7,288	1	0	2	74
			TSVS	12,390	3	0	1	125	13,305	3	0	1	134	13,388	3	0	1	135	7,734	3	0	1	78
			T5S	12,481	3	0	1	126	13,402	3	0	1	135	13,486	3	0	1	136	7,641	3	0	0	77
			T5M	12,503	3	0	2	126	13,426	4	0	2	136	13,510	4	0	2	136	7,737	3	0	2	78
			TSW	12,320	4	0	2	124	13,229	4	0	2	134	13,312	4	0	2	134	7,522	3	0	2	76
			BLC	9,212	1	0	2	93	9,892	1	0	2	100	9,954	1	0	2	101					
			LCCO	8,950	1	0	2	90	9,611	2	0	2	97	9,671	2	0	2	98					
			RCCO	8,950	1	0	2	90	9,611	2	0	2	97	9,671	2	0	2	98					
			T1S	14,694	2	0	2	112	15,779	3	0	3	120	15,877	3	0	3	121	8,952	2	0	2	68
	T2S	15,150	3	0	3	116	16,269	3	0	3	124	16,370	3	0	3	125	9,377	2	0	2	72		
	T2M	14,803	2	0	3	113	15,896	3	0	3	121	15,995	3	0	3	122	9,072	2	0	2	69		
	T3S	14,785	2	0	2	113	15,877	3	0	3	121	15,976	3	0	3	122	9,273	2	0	2	71		
	T3M	14,919	2	0	2	114	16,021	3	0	3	122	16,121	3	0	3	123	9,227	2	0	2	70		
	T4M	15,122	2	0	2	115	16,238	3	0	3	124	16,340	3	0	3	125	9,243	2	0	2	71		
	TFTM	14,896	2	0	3	114	15,996	2	0	3	122	16,096	2	0	3	123	9,103	2	0	2	69		
	TSVS	15,736	3	0	1	120	16,898	4	0	1	129	17,004	4	0	1	130	9,661	3	0	1	74		
	T5S	15,852	3	0	1	121	17,022	4	0	1	130	17,129	4	0	1	131	9,544	3	0	1	73		
	T5M	15,880	4	0	2	121	17,052	4	0	2	130	17,159	4	0	2	131	9,665	3	0	2	74		
	TSW	15,647	4	0	2	119	16,802	4	0	2	128	16,907	4	0	2	129	9,395	4	0	2	72		
	BLC	11,728	1	0	2	90	12,594	1	0	2	96	12,672	3	0	3	97							
	LCCO	11,394	2	0	3	87	12,235	2	0	3	93	12,311	2	0	3	94							
	RCCO	11,394	2	0	3	87	12,235	2	0	3	93	12,311	2	0	3	94							
	T1S	20,095	3	0	3	96	21,579	3	0	3	103	21,714	3	0	3	104							
	T2S	20,720	3	0	3	99	22,249	3	0	3	106	22,388	3	0	3	107							
	T2M	20,245	3	0	3	97	21,740	3	0	3	104	21,876	3	0	3	105							
	T3S	20,220	3	0	3	97	21,713	3	0	3	104	21,849	3	0	3	105							
	T3M	20,404	3	0	3	98	21,910	3	0	4	105	22,047	3	0	4	105							
	T4M	20,681	3	0	3	99	22,207	3	0	4	106	22,346	3	0	4	107							
	TFTM	20,372	3	0	3	97	21,876	3	0	4	105	22,013	3	0	4	105							
	TSVS	21,521	4	0	1	103	23,110	4	0	1	111	23,254	4	0	1	111							
	T5S	21,679	4	0	1	104	23,280	4	0	1	111	23,425	4	0	1	112							
	T5M	21,717	4	0	2	104	23,321	5	0	3	112	23,466	5	0	3	112							
	TSW	21,399	4	0	3	102	22,979	5	0	3	110	23,122	5	0	3	111							
	BLC	15,487	2	0	2	74	16,630	2	0	2	80	16,734	2	0	3	80							
	LCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78							
	RCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78							
	T1S	20,095	3	0	3	96	21,579	3	0	3	103	21,714	3	0	3	104							
	T2S	20,720	3	0	3	99	22,249	3	0	3	106	22,388	3	0	3	107							
	T2M	20,245	3	0	3	97	21,740	3	0	3	104	21,876	3	0	3	105							
T3S	20,220	3	0	3	97	21,713	3	0	3	104	21,849	3	0	3	105								
T3M	20,404	3	0	3	98	21,910	3	0	4	105	22,047	3	0	4	105								
T4M	20,681	3	0	3	99	22,207	3	0	4	106	22,346	3	0	4	107								
TFTM	20,372	3	0	3	97	21,876	3	0	4	105	22,013	3	0	4	105								
TSVS	21,521	4	0	1	103	23,110	4	0	1	111	23,254	4	0	1	111								
T5S	21,679	4	0	1	104	23,280	4	0	1	111	23,425	4	0	1	112								
T5M	21,717	4	0	2	104	23,321	5	0	3	112	23,466	5	0	3	112								
TSW	21,399	4	0	3	102	22,979	5	0	3	110	23,122	5	0	3	111								
BLC	15,487	2	0	2	74	16,630	2	0	2	80	16,734	2	0	3	80								
LCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78								
RCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78								

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

L90 and R90 Rotated Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C (60 LEDs)	530 mA	99 W	T1S	11,569	2	0	2	117	12,423	2	0	2	125	12,501	2	0	2	126	7,167	2	0	2	72
			T2S	11,928	2	0	2	120	12,809	3	0	3	129	12,889	3	0	3	130	7,507	2	0	2	76
			T2M	11,655	2	0	2	118	12,516	2	0	3	126	12,594	2	0	3	127	7,263	2	0	2	73
			T3S	11,641	2	0	2	118	12,500	2	0	2	126	12,579	2	0	2	127	7,424	2	0	2	75
			T3M	11,747	2	0	2	119	12,614	2	0	2	127	12,693	2	0	2	128	7,387	2	0	2	75
			T4M	11,906	2	0	2	120	12,785	2	0	2	129	12,865	2	0	2	130	7,400	2	0	2	75
			TFTM	11,728	2	0	2	118	12,594	2	0	3	127	12,673	2	0	3	128	7,288	1	0	2	74
			TSVS	12,390	3	0	1	125	13,305	3	0	1	134	13,388	3	0	1	135	7,734	3	0	1	78
			T5S	12,481	3	0	1	126	13,402	3	0	1	135	13,486	3	0	1	136	7,641	3	0	0	77
			T5M	12,503	3	0	2	126	13,426	4	0	2	136	13,510	4	0	2	136	7,737	3	0	2	78
			TSW	12,320	4	0	2	124	13,229	4	0	2	134	13,312	4	0	2	134	7,522	3	0	2	76
			BLC	9,212	1	0	2	93	9,892	1	0	2	100	9,954	1	0	2	101					
			LCCO	8,950	1	0	2	90	9,611	2	0	2	97	9,671	2	0	2	98					
			RCCO	8,950	1	0	2	90	9,611	2	0	2	97	9,671	2	0	2	98					
			T1S	14,694	2	0	2	112	15,779	3	0	3	120	15,877	3	0	3	121	8,952	2	0	2	68
			T2S	15,150	3	0	3	116	16,269	3	0	3	124	16,370	3	0	3	125	9,377	2	0	2	72
			T2M	14,803	2	0	3	113	15,896	3	0	3	121	15,995	3	0	3	122	9,072	2	0	2	69
			T3S	14,785	2	0	2	113	15,877	3	0	3	121	15,976	3	0	3	122	9,273	2	0	2	71
	T3M	14,919	2	0	2	114	16,021	3	0	3	122	16,121	3	0	3	123	9,227	2	0	2	70		
	T4M	15,122	2	0	2	115	16,238	3	0	3	124	16,340	3	0	3	125	9,243	2	0	2	71		
	TFTM	14,896	2	0	3	114	15,996	2	0	3	122	16,096	2	0	3	123	9,103	2	0	2	69		
	TSVS	15,736	3	0	1	120	16,898	4	0	1	129	17,004	4	0	1	130	9,661	3	0	1	74		
	T5S	15,852	3	0	1	121	17,022	4	0	1	130	17,129	4	0	1	131	9,544	3	0	1	73		
	T5M	15,880	4	0	2	121	17,052	4	0	2	130	17,159	4	0	2	131	9,665	3	0	2	74		
	TSW	15,647	4	0	2	119	16,802	4	0	2	128	16,907	4	0	2	129	9,395	4	0	2	72		
	BLC	11,728	1	0	2	90	12,594	1	0	2	96	12,672	3	0	3	97							
	LCCO	11,394	2	0	3	87	12,235	2	0	3	93	12,311	2	0	3	94							
	RCCO	11,394	2	0	3	87	12,235	2	0	3	93	12,311	2	0	3	94							
	T1S	20,095	3	0	3	96	21,579	3	0	3	103	21,714	3	0	3	104							
	T2S	20,720	3	0	3	99	22,249	3	0	3	106	22,388	3	0	3	107							
	T2M	20,245	3	0	3	97	21,740	3	0	3	104	21,876	3	0	3	105							
	T3S	20,220	3	0	3	97	21,713	3	0	3	104	21,849	3	0	3	105							
	T3M	20,404	3	0	3	98	21,910	3	0	4	105	22,047	3	0	4	105							
	T4M	20,681	3	0	3	99	22,207	3	0	4	106	22,346	3	0	4	107							
	TFTM	20,372	3	0	3	97	21,876	3	0	4	105	22,013	3	0	4	105							
	TSVS	21,521	4	0	1	103	23,110	4	0	1	111	23,254	4	0	1	111							
T5S	21,679	4	0	1	104	23,280	4	0	1	111	23,425	4	0	1	112								
T5M	21,717	4	0	2	104	23,321	5	0	3	112	23,466	5	0	3	112								
TSW	21,399	4	0	3	102	22,979	5	0	3	110	23,122	5	0	3	111								
BLC	15,487	2	0	2	74	16,630	2	0	2	80	16,734	2	0	3	80								
LCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78								
RCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78								

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hours at

25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



 Charter Township of Garfield Planning Department Report No. 2023-30		
Prepared:	March 1, 2023	Pages: 4
Meeting:	March 8, 2023 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Ligon Bed & Breakfast Special Use Permit Amendment – Introduction	
File No.	SUP-2020-03-A	Parcel No. 05-006-013-25
Applicant/Owner:	Matthew and Rebecca Ligon d/b/a Blended Roots Farm	
Agent:	Matthew and Rebecca Ligon d/b/a Blended Roots Farm	

BRIEF OVERVIEW:

- 5885 Hainey Lane – near northeast corner of Cedar Run Road and Gray Road
- Approximately 2.77 acres in area
- Existing single-family residence
- A-Agricultural zoning district

PURPOSE OF APPLICATION:

This application requests an amendment to a Special Use Permit (SUP) for use of an existing single-family residence at 5885 Hainey Lane as a Bed & Breakfast Establishment. The SUP was approved by the Planning Commission on February 10, 2021 to permit no more than four (4) guests at any one time. Bed & Breakfast Establishments are permitted via SUP in the A-Agricultural zoning district. Aerial images of the site are shown below.

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



Pursuant to Section 713 of the Zoning Ordinance, the following regulations and conditions apply to bed and breakfast establishments:

(1) The minimum lot size shall be as pursuant to the District minimum for Single Family Dwellings.

The minimum lot size for the A-Agricultural district is 43,560 square feet or 1 acre. The subject parcel is approximately 2.77 acres and therefore exceeds the minimum lot size requirement.

(2) Bed & Breakfast establishments shall not be allowed on lots or parcels, including legal nonconforming lots or parcels, which do not meet the established lot size, requirements for the district in which they are allowed.

In addition to the minimum lot size, lots in the A-Agricultural district require a minimum width of 110 feet. The application information shows that this standard is met.

(3) No bed and breakfast establishment shall be located closer than one thousand feet (1,000) from another bed and breakfast establishment.

The nearest bed and breakfast establishment is located near the corner of Barney Road and Harris Road and is more than 3,000 feet away.

(4) One (1) parking space per rental sleeping room plus one (1) per owner occupant shall be provided.

The site plan included with the application includes a guest parking space among the eight total available outdoor parking spaces. There are two parking spaces in the garage for the owners.

(5) One (1) non-illuminated wall sign identifying the establishment not to exceed three (3) square feet in area shall be allowed.

Previously, the applicant provided a photo of a sign on the garage, which the applicant indicated is 21 inches by 10 inches, which is slightly less than 1.5 square feet and meets this requirement.

(6) The establishment is located within a residence which is the principal dwelling unit on the property and shall be owner-occupied at all times.

The single-family residence to be used for the bed and breakfast is owner occupied. Proof of owner occupancy is needed.

(7) The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two (2) occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.

The existing guest bedroom is 400 square feet of space and includes its own bathroom and closet space. The proposed guest bedroom is 528 square feet and includes its own bathroom and closet space. This requirement has been met.

(8) No more than eight (8) occupants shall be accommodated in any single residence at any one time in the A Agriculture District and R-3 Multiple Family Districts and five (5) occupants in all other permitted Districts.

With the existing bedroom and the proposed bedroom, a maximum of four (4) occupants per room is acceptable with no more than eight (8) total occupants at any one time for the bed and breakfast.

(9) Use or rental of snowmobiles, all-terrain vehicles or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment shall be prohibited.

The applicant states that they will not use nor rent any of these vehicles or equipment as part of the bed and breakfast operation.

(10) Special land use approval shall not be granted if the essential character of the lot or structure in terms of traffic generation or appearance will be changed substantially.

The house is situated on the owner's farm and among nearby farmland and single-family homes on large lots. This character lends itself for a bed and breakfast establishment and is not expected to change.

(11) A site plan shall include a floor plan layout of the proposed structure drawn to a scale of not less than 1" = 16' that shows the specific layout of the proposed facility in accord with the provisions of this Zoning Ordinance.

A site plan is provided with the application attached to this report, including a floor plan that meets this requirement.

ACTION REQUESTED:

Following the presentation by the applicant and Commissioner discussion, if the Planning Commission is comfortable with setting a public hearing for this application, then the following motion is suggested:

MOTION THAT application SUP-2020-03-A for a Special Use Permit amendment for an existing bed and breakfast establishment at 5885 Hainey Lane BE SCHEDULED for a public hearing at the April 12, 2023 Planning Commission Regular Meeting.

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

Attachments:

1. Special Use Permit Amendment Application from Matthew and Rebecca Ligon



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

Blended Roots Farm

APPLICANT INFORMATION

Name: Matthew & Rebecca Ligon
Address: 5885 Hainey Ln. Traverse City MI 49684
Phone Number: 231-218-1628 (Matt) 231-360-3703 (Rebecca)
Email: blendedrootsfarm@gmail.com

AGENT INFORMATION

Name: Same as applicant
Address:
Phone Number:
Email:

OWNER INFORMATION

Name: Same as applicant
Address:
Phone Number:
Email:

CONTACT PERSON

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

Applicant:
Agent:
Owner:

Matthew Ligon

PROPERTY INFORMATION

Property Address:

5885 Hainey Ln. Traversa City MI 49684

Property Identification Number:

28-05-086-013-30

Legal Description:

Zoning District:

Ag.

Master Plan Future Land Use Designation:

Ag.

Area of Property (acres or square feet):

2.76 acres

Existing Use(s):

Farm & B4B

Proposed Use(s):

Farm & B4B

PROJECT TIMELINE

Estimated Start Date:

ASAP

Estimated Completion Date:

N/A

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 type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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:	Rebecca Ligon
Applicant Signature:	same
Agent Signature:	same
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:

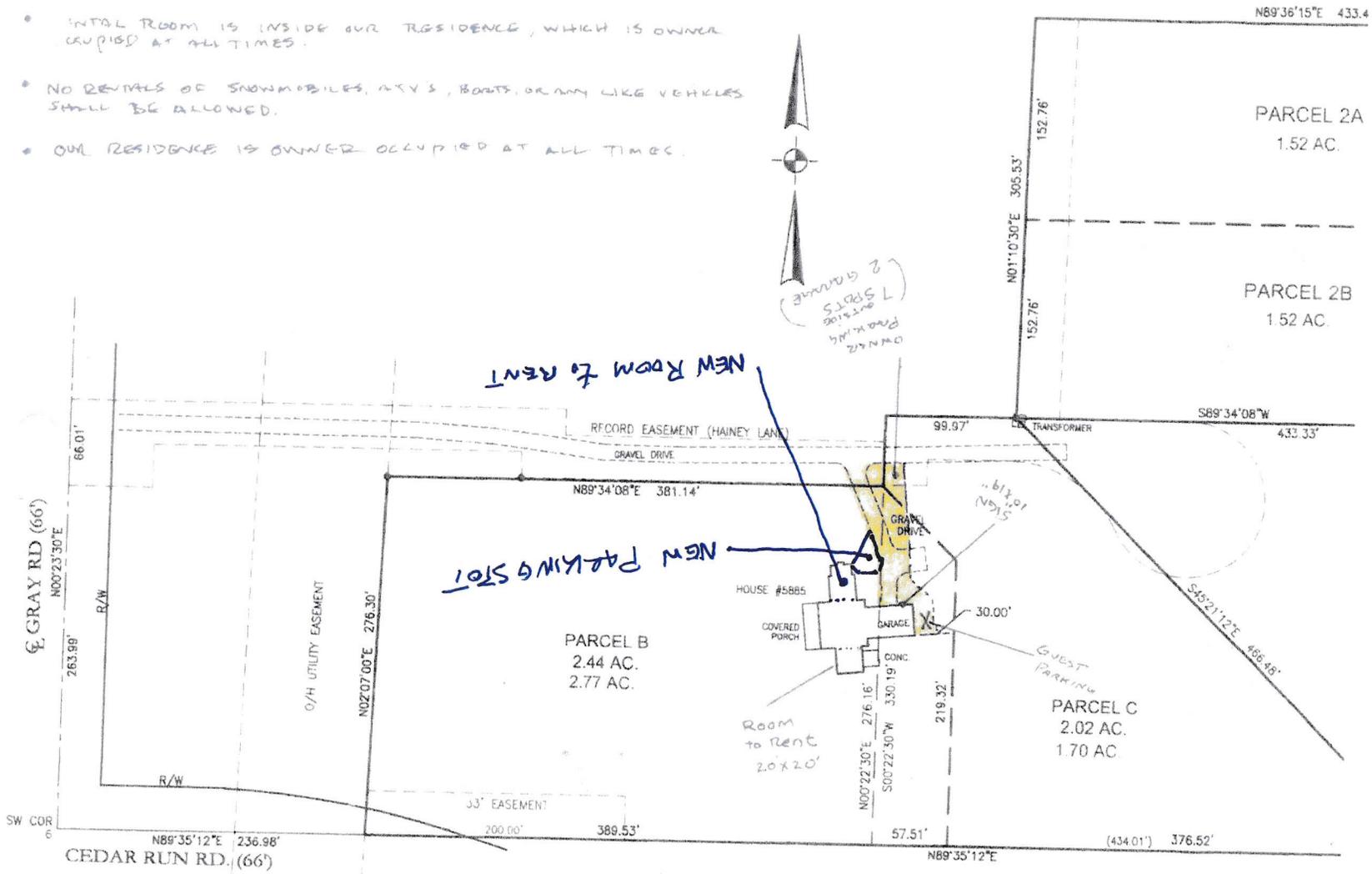
Date:

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	<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"/>
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"/>
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"/>
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"/>
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<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"/>
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"/>
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"/>
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"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<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"/>
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"/>
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"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<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"/>
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"/>
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"/>
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"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>

- INTOL ROOM IS INSIDE OUR RESIDENCE, WHICH IS OWNER OCCUPIED AT ALL TIMES.
- NO RENTALS OF SNOWMOBILES, ATVs, BOATS, OR ANY LIKE VEHICLES SHALL BE ALLOWED.
- OUR RESIDENCE IS OWNER OCCUPIED AT ALL TIMES.



OWNER
PROVIDING
7 SPOTS
(2 GARAGE)

NEW ROOM TO RENT

NEW PARKING STOI

6x10
VOLS

GUEST
PARKING

Room
to rent
20x20'

N89°36'15"E 433.4

PARCEL 2A
1.52 AC.

PARCEL 2B
1.52 AC.

PARCEL B
2.44 AC.
2.77 AC.

PARCEL C
2.02 AC.
1.70 AC.

E GRAY RD (66')

SW COR
CEDAR RUN RD. (66')

N89°35'12"E 236.98'

N89°35'12"E

(434.01') 376.52'

N89°34'08"E 381.14'

N01°10'30"E 305.53'

152.76'
152.76'

S89°34'08"W 433.33'

N02°07'00"E 276.30'

N00°22'30"E 276.16'

S00°22'30"W 330.19'

219.32'

57.51'

66.01'

263.99'

R/W

33' EASEMENT

O/H UTILITY EASEMENT

RECORD EASEMENT (HAINY LANE)
GRAVEL DRIVE

99.97' TRANSFORMER

GRAVEL DRIVE

CONC.

GARAGE

HOUSE #5885

COVERED PORCH

MOM GUEST
PARKING

**VERIFY CONDITIONED / NON-CONDITIONED
WATER AREAS WITH OWNER

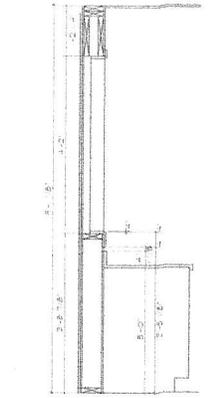
MAXIMUM 4 GUESTS
MASTER
SUITE

MOM
SUITE

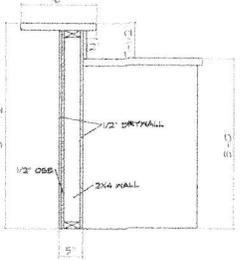
NEW
PARKING
SPOT FOR
MASTER
SUITE

528 sq ft

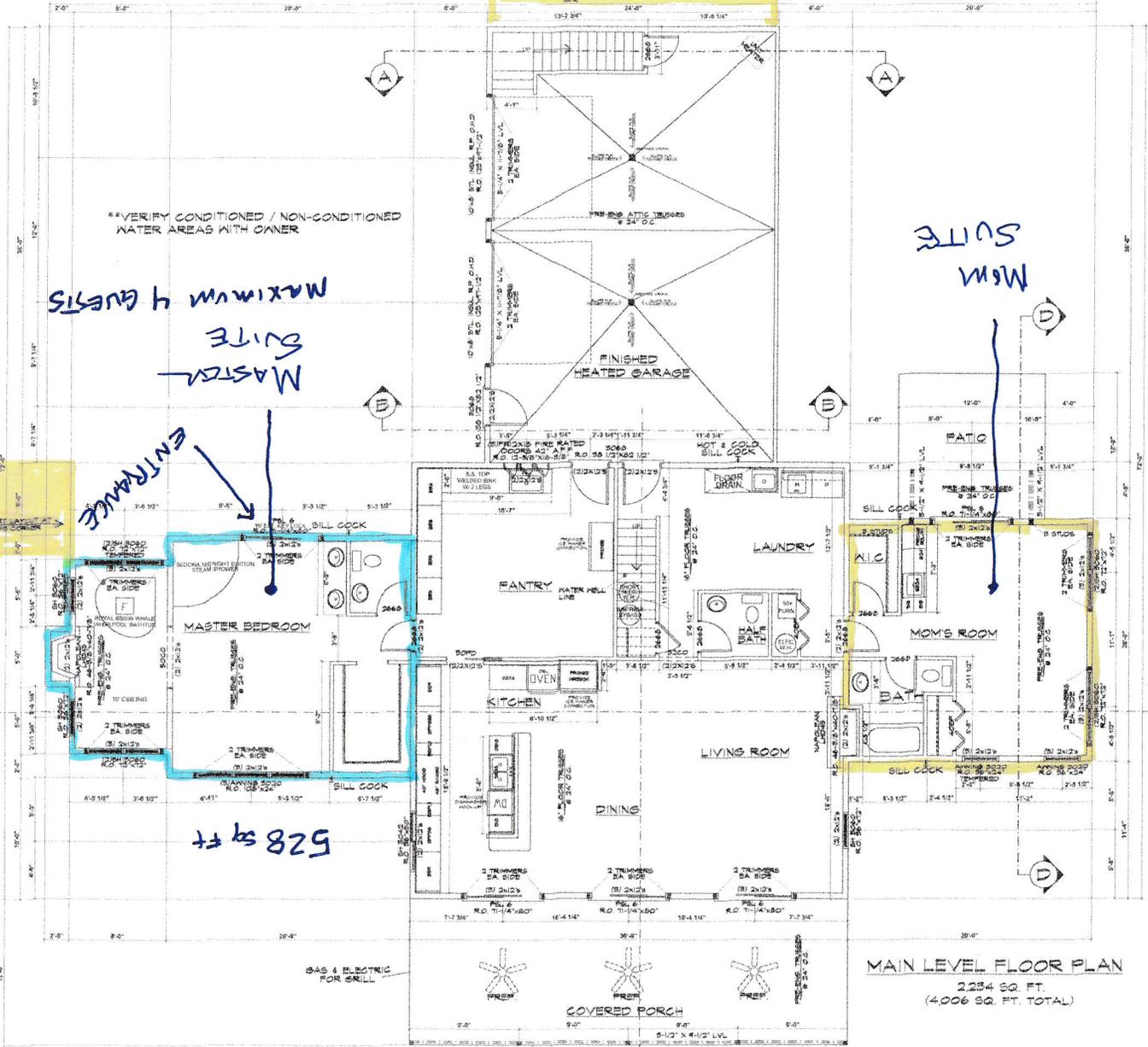
MAIN LEVEL FLOOR PLAN
2234 SQ. FT.
(4006 SQ. FT. TOTAL)



KITCHEN WINDOW SECTION



KITCHEN COUNTER DETAIL
SCALE 1" = 1'-0"



project: **MATTHEW & REBECCA LIGON**

sheet: **2 OF 8**

Eastwood Custom Homes Inc.

drawn by: **S.M.M.**

scale: **1/4" = 1'-0"**

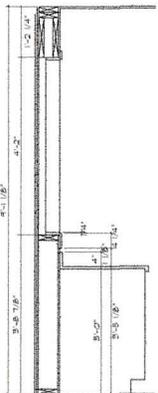
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revised: **APRIL 2, 2015**
MAY 4, 2015

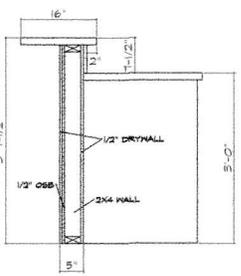
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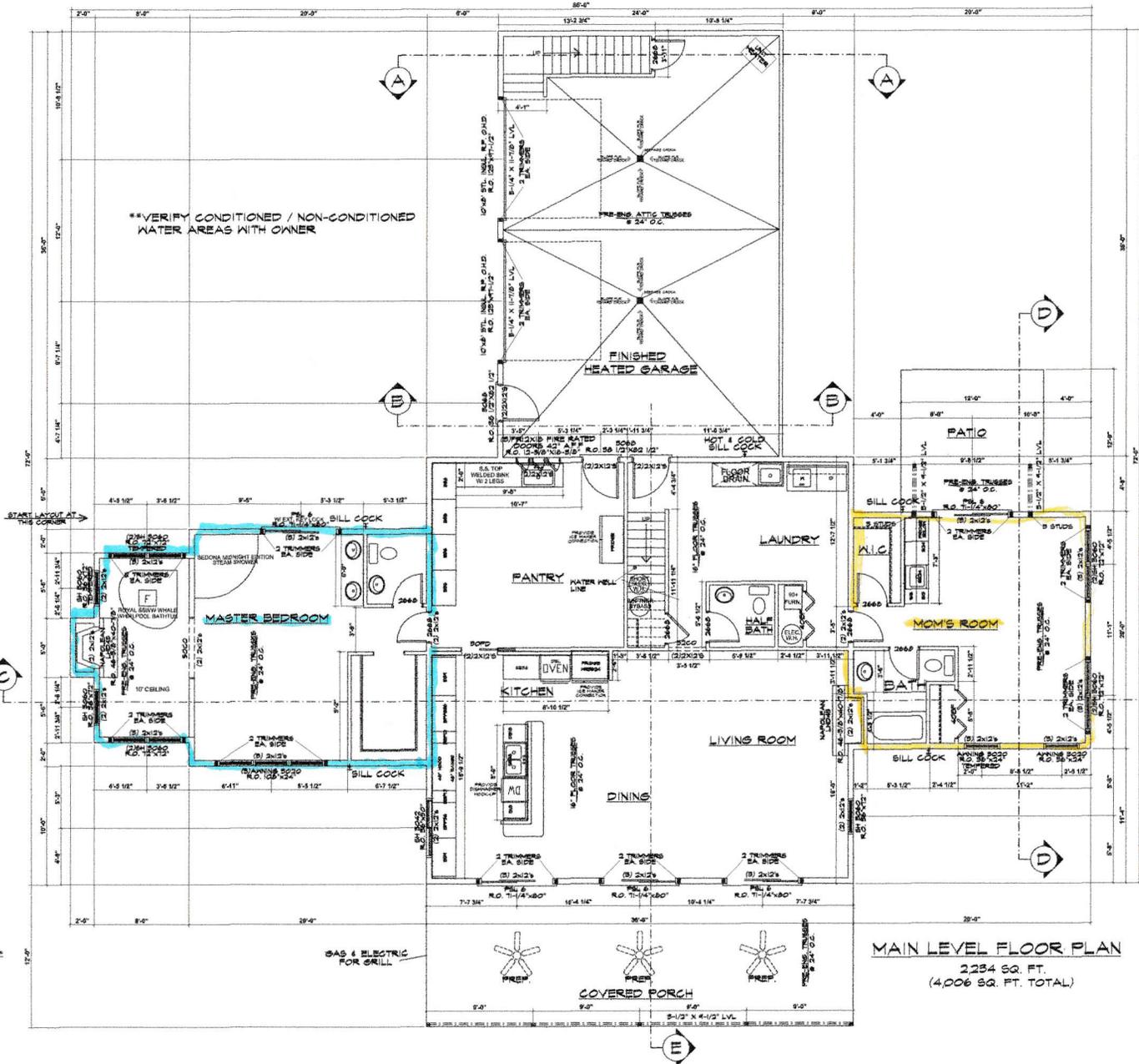
EASTWOOD CUSTOM HOMES INC.
848 US 31 South
Traverse City, Michigan
(231) 941-5040
ALL DIMENSIONS @ EASTWOOD CUSTOM HOMES



KITCHEN WINDOW SECTION



KITCHEN COUNTER DETAIL
SCALE: 1" = 1'-0"



MAIN LEVEL FLOOR PLAN
2234 SQ. FT.
(4006 SQ. FT. TOTAL)

EASTWOOD CUSTOM HOMES INC.
848 US 31 S.W.
Traverse City, Michigan
(231) 941-5046
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drawn by: S.M.J.
scale: 1/4" = 1'-0"
date: MAR 24, 2015
revised: APRIL 2, 2015
MAY 11, 2015

change order:
1.
2.
3.
4.

project: **MATTHEW & REBECCA LIGON**

sheet: **2 OF 8**



Blended Roots Farm and B&B
Matthew and Rebecca Ligon, Owners
5885 Hainey Ln.
Traverse City, MI 49684
(231) 218-6288 - Matthew
(231) 360-3703 - Rebecca

We are applying for a major amendment to our existing STR permit.

Since we were issued the SRT permit in 2021, we have had the pleasure of experiencing two full seasons! Not only have the guests thoroughly enjoy the experience of staying on the farm, we also have received joy from our guests.

We have risen to five star Super Host status on airBNB. The consistency in the quality of the Bed and Breakfast and customer service has always been sterling, and the satisfied guests let us know with wonderful reviews!

Rebecca and I have had a few kids grow up and leave the nest, which allows us the opportunity to offer the master suite as an additional accommodation to the public. When we built this house for our family, we didn't realize how perfect it would be for this opportunity! Each suite is on opposite ends of the farm house allowing the new room guests the same type of seclusion our current guests receive.

The impact to the neighbors has been nominal. In fact, with the older kids moved out, the traffic on a daily basis on the farm is considerably less than it was before our SRT permit!

Our typical season runs end of May through October and the rest of the year is sporadic to none. Currently, we have over 40 satisfied guests and have really enjoyed showcasing the farm and Garfield Township. We educate our customers about local businesses in the area that are top-notch and must visits! We are also able to point them to attractions in the surrounding communities. Our visitors enjoy the chickens and guinea hens wandering through the yard and strolls through the sunflower fields. They leave with pictures and fond memories of Traverse City and the Bed and Breakfast. We feel that the additional suite would allow us to have a better reach and satisfy more guests.

On behalf of my wife and I and our family, we thank you for this opportunity!

Matthew Ligon



Rebecca Ligon







 Charter Township of Garfield Planning Department Report No. 2023-31		
Prepared:	March 1, 2023	Pages: 1
Meeting:	March 8, 2023 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	South22 Multi-Family Housing Special Use Permit-Conceptual Discussion	
File No.	SUP-2021-02	Parcel No. 05-023-026-50
Applicant:	Hammond Investment Properties, LLC	
Agent:	Scott Jozwiak/Jozwiak Consulting, Inc.	
Owner:	Hammond Investment Properties, LLC	

OVERVIEW:

- Location: 1532 W Hammond Rd, west of LaFranier Road
- Parcel area: 20.99 acres
- Approved Amended Special Use Permit: 204-unit multi-family housing development
- Existing zoning: R-3 Multi Family Residential

PURPOSE OF DISCUSSION:

On October 13, 2021, the above referenced application was approved by the Planning Commission for 216 multi-family units. On July 25, 2022, an administrative amendment to the Special Use Permit was approved. As part of the amendment, the number of multi-family units was reduced to 204 based on internal reconfiguration of the floor plans for the three apartment buildings.

Initial site preparation has been underway. At this time, the developer’s representative indicated to the Township that the approved design and layout was not going to be financially feasible to construct. Therefore, the developer is seeking an alternative layout that follows the same form as the current Ridge45 development. Ridge45 is a separate development but was built by the same developer. Essentially, both South22 and Ridge45 would have the same appearance as one continuous development.

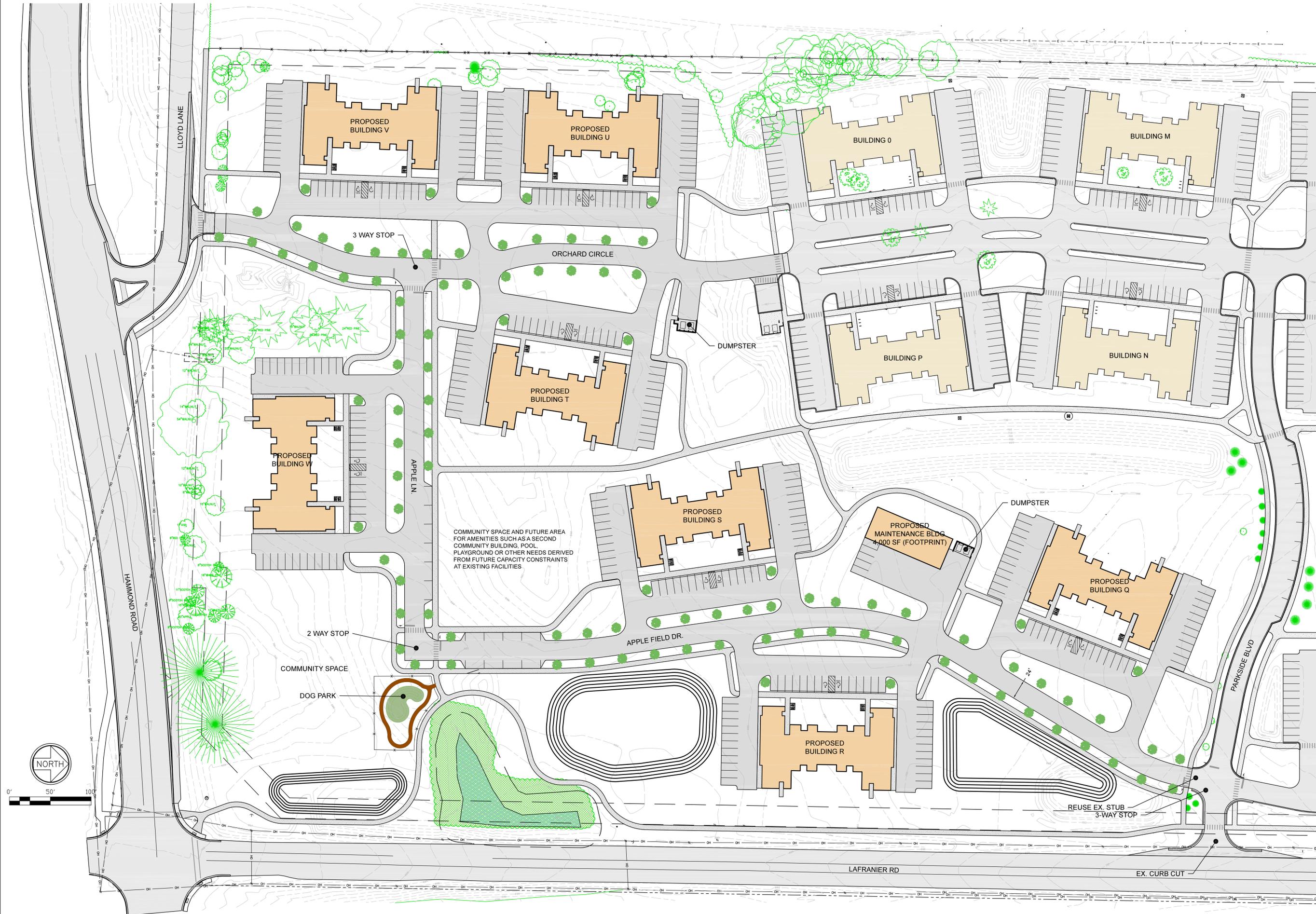
After further review of the Zoning Ordinance, the Staff determined that there is no legal mechanism to alter the approved Special Use Permit for South22 and merge it with the approved Special Use Permit for Ridge45. Staff recommends that the Special Use Permits for both South22 and Ridge45 be amended simultaneously with new approvals referencing the connection and relation between the two developments. Both developments will maintain separately approved Special Use Permits.

ACTION REQUESTED:

The purpose of this agenda item is to have a discussion between the applicant and the Planning Commission about the best path going forward. No action is needed. This item is for discussion only.

Attachments:

1. Approved Overall Site Plan (July 13, 2022)
2. Conceptual Overall Site Plan – South22 (March 1, 2023)
3. Conceptual Overall Site Plan – South22 and Ridge45 (March 1, 2023)

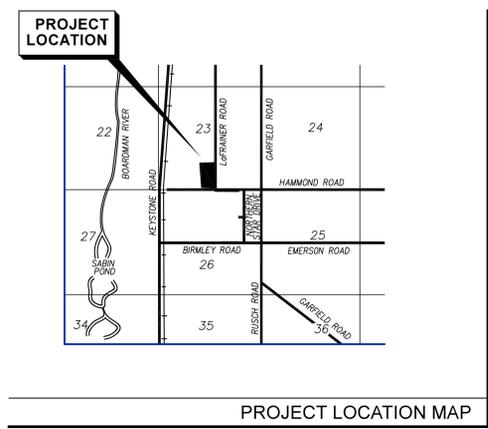


SPECIAL USE PERMIT AMENDMENT FOR ridge45^o (PHASE 4)



	SF Footprint	Length	Width	Eave Height	Ridge Height	Stories	Units	Parking Req'd	Parking Prov'd	Surface Pkg	Indoor Pkg
Building A	11000	160	96	30	45	3	24	48	54	38	16
Building B	16350	260	98	30	45	3	36	72	62	46	16
Building C	11000	160	96	30	45	3	24	48	45	29	16
Building D	16350	260	98	30	45	3	36	72	55	39	16
Building E	11000	160	98	30	45	3	24	48	50	34	16
Building F	11000	160	98	30	45	3	20	40	53	37	16
Building G	11000	160	98	30	45	3	20	40	53	37	16
Building H	11000	160	98	30	45	3	24	48	54	38	16
Building I	11000	160	98	30	45	3	24	48	54	38	16
Building J	11000	160	98	30	45	3	24	48	54	38	16
Building K	11000	160	98	30	45	3	24	48	54	38	16
Building L	11000	160	98	30	45	3	24	48	54	38	16
Building M	11000	160	98	30	45	3	24	48	54	38	16
Building N	11000	160	98	30	45	3	24	48	54	38	16
Building O	11000	160	98	30	45	3	24	48	54	38	16
Building P	11000	160	98	30	45	3	24	48	54	38	16
Community Building	8850	182	72	12	30	1	0	18	18	18	
Maintenance Building	1440	36	40	16	30	1	0	2	2	2	
Building Q	15680	160	98	30	45	3	28	56	54	38	16
Building R	15680	160	98	30	45	3	28	56	54	38	16
Building S	15680	160	98	30	45	3	28	56	54	38	16
Building T	15680	160	98	30	45	3	28	56	54	38	16
Building U	15680	160	98	30	45	3	28	56	54	38	16
Building V	15680	160	98	30	45	3	28	56	54	38	16
Building W	15680	160	98	30	45	3	28	56	54	38	16
Maintenance Building	4000	100	40	16	30	1	0	4	4	4	
							596 Dwelling Units	1216	1260		
Net Parcel Area							55.7 Acres				
Density							10.70 Units/Acre				

BUILDING SYNOPSIS



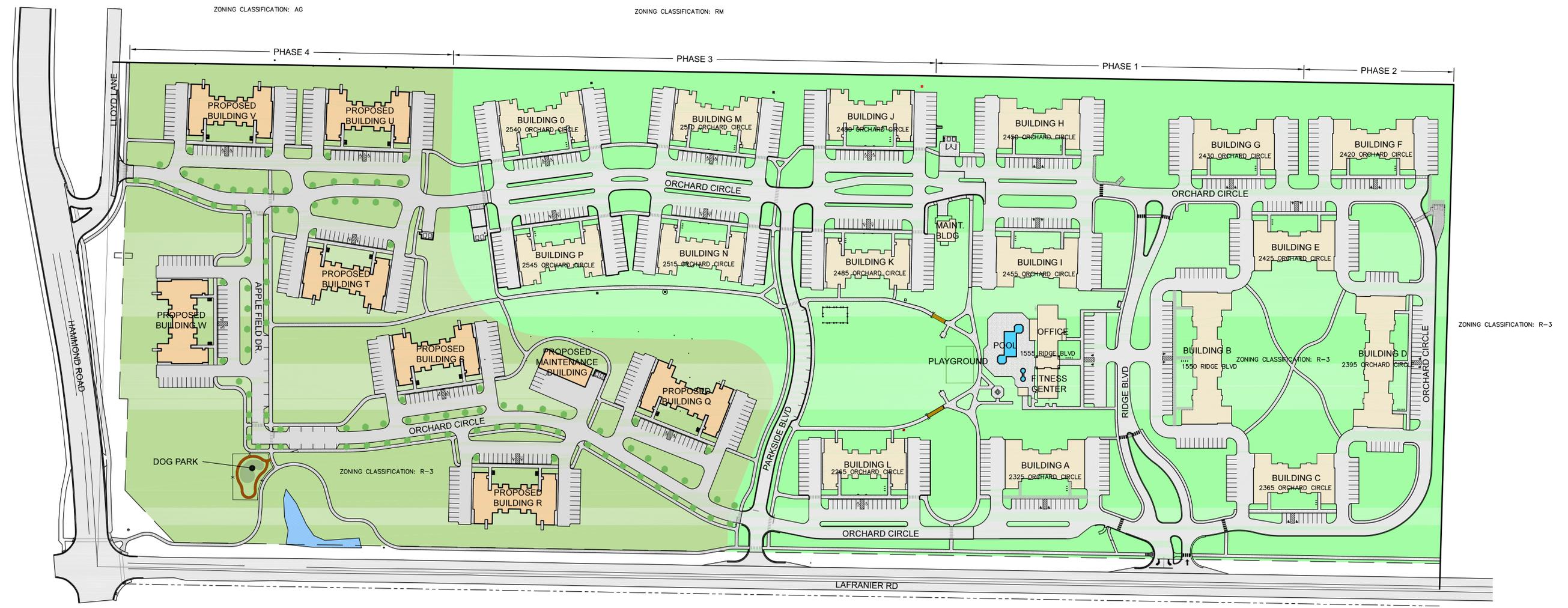
PROJECT LOCATION MAP

APPLICANT
Hammond Investment Properties, LLC
1435 Fulton St., 2nd Floor
Grand Haven, MI 49417
616-842-2030
Peter Oleszcuk

SITE
Parcel ID: 28-05-023-026-50
Address: 1532 W. Hammond Rd.

Current Zoning: R-1M

SITE DATA



OVERALL DEVELOPMENT MAP



PLAN DATE: 3/1/2023
CONCEPTUAL INTRODUCTION TO PC

PROJECT: **ridge45^o**
AMENDMENT TO SPECIAL USE PERMIT
CLIENT: HAMMOND INVESTMENT PROPERTIES, LLC
1435 FULTON ST.
GRAND HAVEN, MI 49417

PROJECT NO.: **2016-161_2**

GENERAL PLAN INFORMATION

C100

SECTION 23, T27N - R11W, GARFIELD TWP,
GRAND TRAVERSE COUNTY, MICHIGAN