

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, June 8, 2022 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 – May 25, 2022

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2022-47 – Life Story Crematorium – Conditional Rezoning – Findings of Fact
- b. PD 2022-48 – Wendy's Sign Application for Cherryland Center – Update

7. New Business

- a. PD 2022-49 – Meijer PUD – Minor Amendment
- b. PD 2022-50 – 3566 North US 31 – Site Plan Review
- c. PD 2022-51 – Hammond Road Apartments R-3 Rezoning – Introduction

8. Public Comment

9. Other Business

- a. Chick-fil-A SUP – Update
- b. Brookside Commons PUD – Use Discussion
- c. PD 2022-52 – Master Plan Survey – Recommendation to Township Board

10. Items for Next Agenda – June 22, 2022

- a. Master Plan Update – Existing Land Use Analysis
- b. Master Plan Update – Potential Focus Areas / Corridors
- c. Zoning Ordinance Amendments – Update

11. Adjournment

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

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

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 25, 2022**

Call Meeting to Order: Vice Chair McManus called the May 25, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

Absent and Excused: John Racine

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

1. Public Comment (7:01)

None

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

Agostinelli moved and Fudge seconded to approve the agenda as amended

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

Nays: None

4. Minutes (7:02)

a. May 11, 2022 Regular Meeting

Fudge moved and Cline seconded to approve the May 11, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Staff received an email regarding Chick-fil-A and will discuss it under agenda item #9.

5. Reports (7:03)

Township Board Report

Agostinelli said that she has no report.

Planning Commissioners

Commissioners commented on the Chick-fil-A traffic and the conflicting nearby Junior High School drop-off traffic.

Staff Report

Hannon said that a letter was received from Township attorney Scott Howard regarding the proposed Wendy's signage. Staff reviewed proposed site plans that are up for expiration at this time. Sych added that Chelsea Park West may come forward with a minor amendment and he recommends that it be reviewed by the Planning Commission so that there is a complete site plan which is up to date.

6. Unfinished Business**a. PD 2022-43 – Master Plan Update – Review Community Survey Questions (7:10)**

In preparation for the update of the Master Plan, Staff has drafted a new questionnaire to be used in a community survey conducted in a similar manner to the 2015 questionnaire. Some of the questions from the 2015 survey were used and some new questions were added. The questionnaire was developed to be most effective in providing guidance towards the development of the Master Plan. Staff has provided a draft of the questionnaire for commissioner review and comment. Sych reviewed the draft questionnaire with Commissioners. Commissioners commented on building heights and different types of housing including multi-family structures, granny flats, townhomes and condominiums. Staff will bring it back for the June 8th meeting after making some recommended changes.

b. PD 2022-45 – Master Plan Update – Preliminary Demographic Discussion (7:36)

Staff performed a demographic analysis by utilizing data from the U.S. Census Bureau. Tables and other graphics will be developed later to help present the data. Key findings of the analysis are as follows:

- Population is expected to increase for the foreseeable future. Over 25,000 projected for 2030.
- Garfield has a low average household size – 2.16. This is most likely reflective of a significant number of rental housing units and senior living situations which typically have smaller household sizes.
- Poverty is significant in Garfield. Over 1/3 of all children are in poverty. The Qualified Census Tract in Garfield, which is also the Opportunity Zone, is an indicator of this situation. A Qualified Census Tract is any census tract in which at least 50% of households have an income less than 60% of the Area Median Gross Income.
- 44% of all rental housing units in Grand Traverse County are in Garfield more than any other community – up from 42% reported earlier this year.
- Due to the high number of rentals, 43% of the Garfield population moved in since 2015.

- Most workers (40%) living in Garfield travel to Traverse City for work.
- There are over 13,000 jobs in Garfield of which 20% are in retail trade.

Sych explained how the US Census collects data and stated that the Census will release more data soon. He explained each bullet point in more detail. Commissioners asked questions and commented on the data presented.

c. PD 2022-44 – Zoning Ordinance Amendments Update (7:59)

Staff drafted potential Zoning Ordinance updates to wetland regulations, changeable copy signs in the Industrial Districts, and standards for outdoor display areas. Additional language in the Wetland Regulation section of the zoning ordinance is proposed which would require snow storage to be outside the buffer area. Language is also proposed pertaining to the changeable copy signs in industrial districts which sets guidelines for nighttime illumination and removes a phrase which states that all changeable copy signs are prohibited from Section 630.H.(1). The section dealing with outdoor displays would be replaced with language making them an administrative approval rather than going through the Planning Commission. Planning Commissioners discussed the proposed language changes.

7. New Business

None

8. Public Comment (8:11)

None

9. Other Business (8:11)

a. Chick-fil-A SUP Update

Sych said that he and Zoning Administrator Mike Green asked for a response in writing from Chick-fil-A to address the issues that were pointed out to them in a memo from Mike Green. Rob Larrea of Community Planning and Land Use Consulting, who is representing Chick-fil-A emailed planning staff and assured them that there will be solutions presented at the June 8th meeting and an adjustment will be made on the site as soon as possible so that there will be sufficient paved stacking and parking on site. This would be a short term solution. A long term, more permanent solution would then be revisited after working through the summer months. Commissioners asked questions and commented on the proposed plan.

10. Items for Next Agenda – June 8, 2022 (8:38)

- a. Life Story Crematorium – Conditional Rezoning – Finding of Fact
- b. Meijer PUD – Minor Amendment
- c. 3566 North US 31 – Site Plan Review


- d. Hammond Road Apartments R-3 Rezoning - Introduction

Sych added that permitted uses within the Brookside Planned Unit Development may also be discussed.

11. Adjournment

Fudge moved to adjourn the meeting at 8:45pm.

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

 Charter Township of Garfield Planning Department Report No. 2022-47		
Prepared:	June 1, 2022	Pages: 10
Meeting:	June 8, 2022 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Life Story Crematorium I-G Conditional Rezoning – Findings of Fact	
File No.	Z-2022-01	Parcel No. 05-024-019-30
Owner:	LeVon M. Seavolt “Vaughn”	
Applicant:	LMS Property, LLC	

OVERVIEW AND PURPOSE OF APPLICATION:

This application requests the conditional rezoning of Parcel #05-024-019-30, 400 West Hammond Road, totaling approximately 5.5 acres. The request is to conditionally rezone the parcel to I-G General Mixed-Use Business District for use of the site as a crematorium and mortuary / funeral home, via the process as described below. This conditional rezoning application was introduced to the Planning Commission at their meeting on April 13, 2022; a public hearing was held at their meeting on May 11, 2022.

STATEMENT OF CONDITIONS:

The proposed Statement of Conditions offered by the applicant is attached to this report, included as part of the Conditional Rezoning Agreement. These conditions would limit use of this site to a crematorium and mortuary / funeral home.

SUBJECT PROPERTY:

The subject property is currently the site of the Life Story Funeral Home. The site is mostly surrounded by wetlands on adjacent sites, agricultural uses further east, and industrial uses to the west along Hughes Drive and Traversefield Drive. A site plan from 2017 is included as a reference to show the dimensions and general layout of the site.

PROCESS FOR CONDITIONAL REZONING:

The process for conditional rezoning is described in Section 422 of the Zoning Ordinance. The procedure for approving a conditional rezoning is the same as for a rezoning and includes the following:

- A landowner may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.
- The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.
- If the Township Board approves the conditional rezoning request and offer of conditions, the offered conditions shall be incorporated into a formal written Statement of Conditions.
- Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this ordinance and be punishable accordingly including by rezoning of the property to its base zoning classification.

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



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



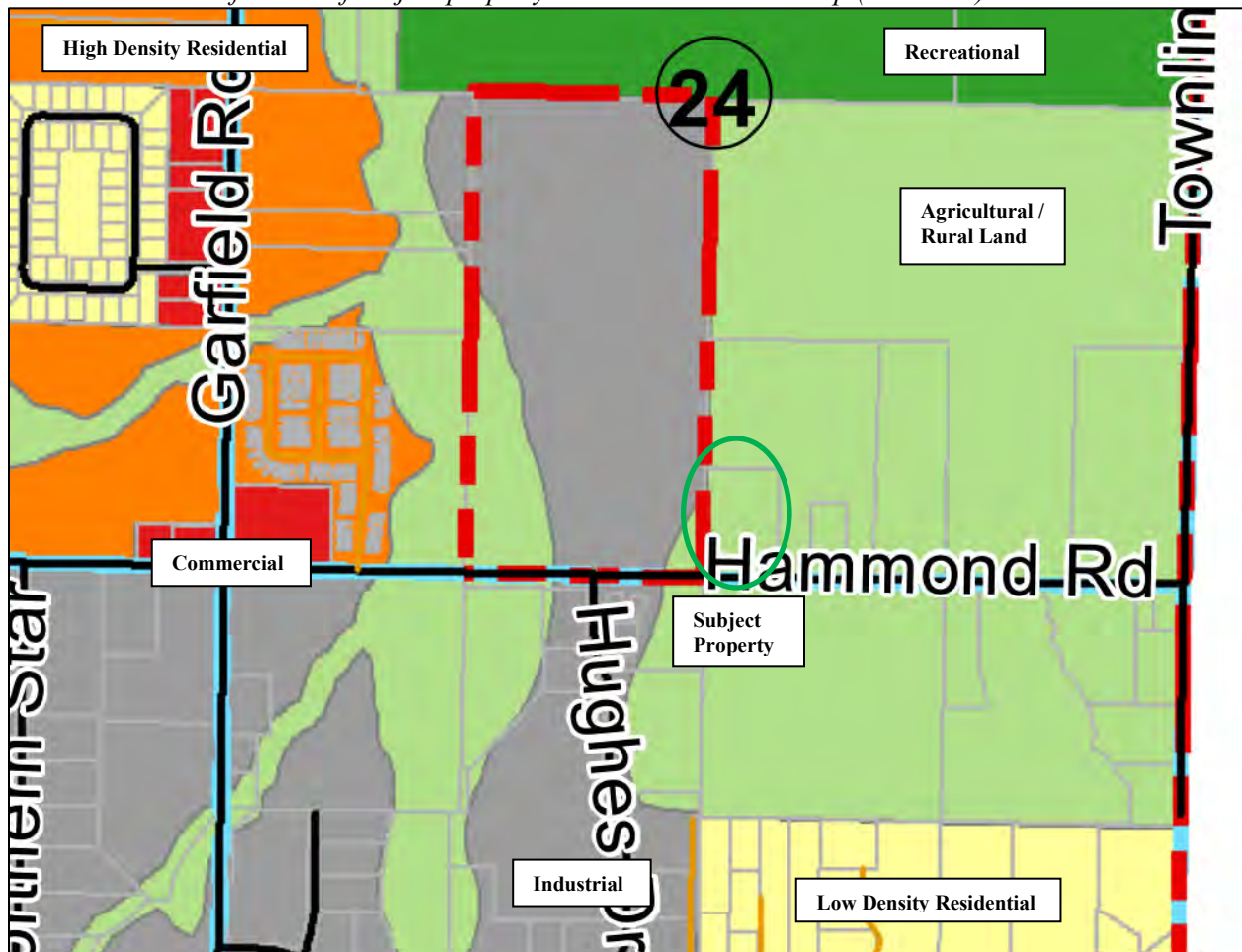
MASTER PLAN CONSIDERATIONS:

A key factor in considering a rezoning request, including conditional rezoning, is whether the request is consistent with the Master Plan. In this case, the Master Plan shows the subject site with the Future Land Use designation of “Agricultural / Rural Land.” This land use designation is intended to provide areas for agricultural operations and low intensity land uses in the outlying areas of the Township, and generally include primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses. The most compatible zoning districts for this designation are Agricultural (A) and Rural Residential (R-R), with One-Family Residential (R-1) identified as potentially compatible.

The Future Land Use map shows Agricultural surrounding the site to the north, east, and south along both sides of Hammond Road and Industrial to the west in the Traversefield industrial park. The existing site and a nearby parcel are part of a Conditional Rezoning to C-G General Commercial. The larger adjacent site is under a Conditional Rezoning to A-Agricultural. The background on these Conditional Rezoning is included later in this report. Parcels to the south across Hammond Road are zoned as A-Agricultural.

The subject site is currently conditionally zoned C-G General Commercial; the request is to conditionally zone the parcel as I-G General Industrial. There are some sites zoned as I-G General Industrial within the neighborhood to the southwest on Hughes Drive, and sites under the City of Traverse City’s I-Industrial zoning on Traversefield Road. An excerpt from the Zoning Plan for the I-G district is provided below.

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

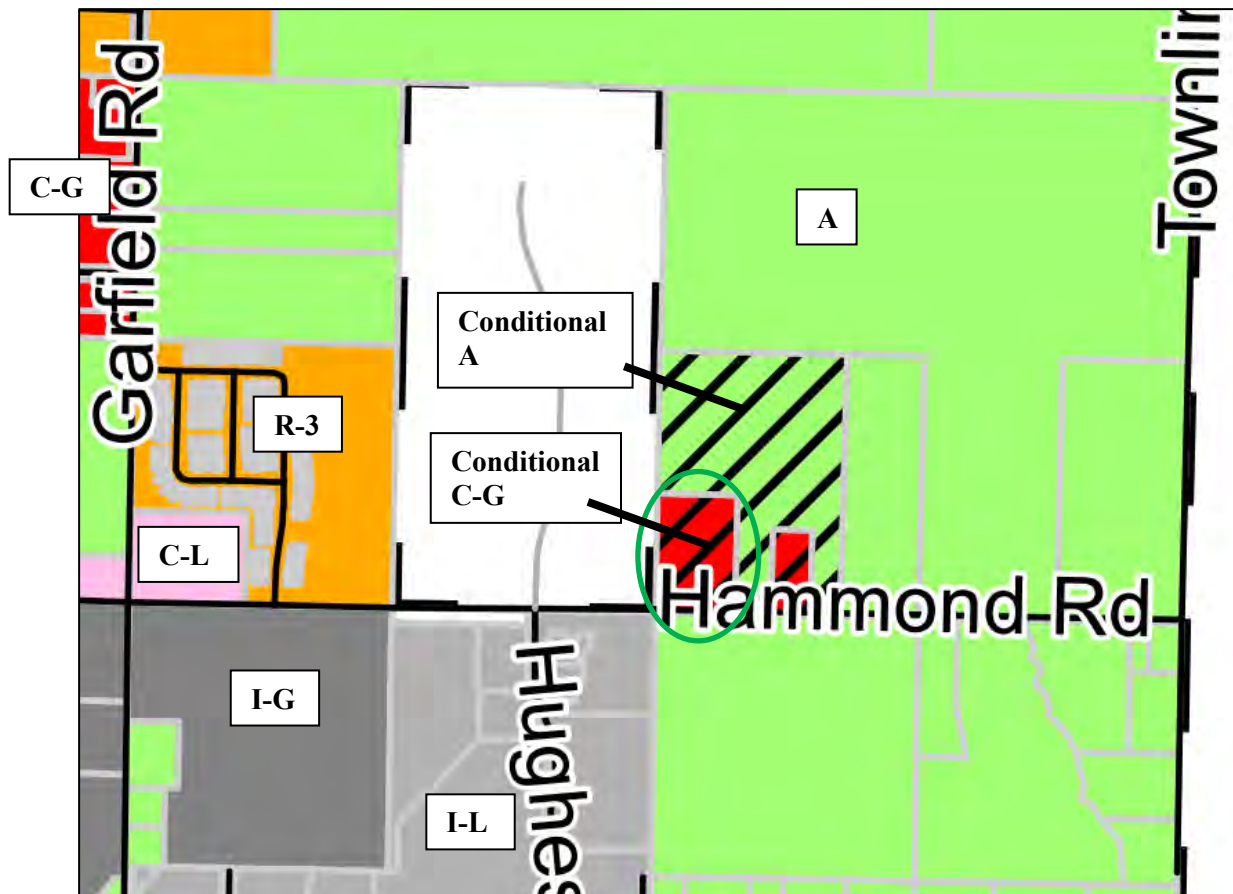


Excerpt from Zoning Plan:

Master Plan Designation	Commercial
[Requested] Zoning	I-G General Industrial (with conditions)
Zoning Ordinance District Intent	The intent of the General Mixed-Use Industrial Business (I-G) district is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Nonindustrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.
Potentially Compatible District	R-M / I-L
Considerations for Downzoning (Less Density)	The R-M district may be deemed compatible in various areas of the Township. These areas could provide workforce housing in close proximity to manufacturing opportunities. Nuisance issues should be considered for future residents when considering a change in zoning to allow for residential uses. Generally, the I-G and I-L districts should remain as employment hubs and not changed to a commercial zoning.
Considerations for Upzoning (More Density)	In areas adjacent to I-L, consideration could be given to rezoning an area to a more intense zoning classification. The I-L district allows far more intense uses so consideration to surrounding areas should be carefully scrutinized.

SUBJECT AND SURROUNDING PROPERTY ZONING:

Zoning of the subject site and surrounding properties is as follows (key on next page):



Zoning Map Key:

- C-G – General Commercial (red)
- Conditional C-G – General Commercial (red with hatch)
- A – Agricultural (light green)
- Conditional A – Agricultural (light green with hatch)
- C-L – Local Commercial (pink)
- R-3 – Multi-Family Residential (orange)
- I-G – General Mixed-Use Industrial Business (dark grey)
- I-L – Limited Mixed-Use Industrial Business (light grey)

USES OF SUBJECT SITE AND SURROUNDING SITES:

The subject property is currently the site of the Life Story Funeral Home. To the west, in Traversefield Industrial Park in the City of Traverse City, are Allied Van Lines and Morse Moving & Storage. To the southwest on Hughes Drive, there is a site condominium with several industrial uses including Munson Data Center. Other surrounding sites are either farmland or wetlands.

STAFF COMMENT AND BACKGROUND:

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site, context of zoning and future land uses of sites in the surrounding neighborhood, and other factors, Staff offers the following comments regarding this conditional rezoning request:

The site is part of an existing Conditional Rezoning Agreement, which was originally approved in 2008, and which covered land that is now divided into three parcels: the subject site (05-024-019-30) and a site with a single-family home (05-024-020-00), as well as a larger parcel primarily comprised of wetlands (05-024-019-20). At the time, there were only two parcels since the subject site was still part of the larger site with the wetlands.

Minutes from the Planning Commission meeting on December 12, 2007 and the Township Board meeting on January 24, 2008 indicate that a key reason for the conditional rezoning was to protect the wetlands. Township Board minutes also indicate from Gerry Harsch (Staff) that “rezoning the subject properties to C-2 with conditions is temporary, and once the new Zoning Ordinance is adopted those properties would be designated mixed use business.” However, if a conditional rezoning were to be no longer in effect, the property would revert to its underlying zoning, understood to be Agricultural based on the information available. Furthermore, the Future Land Use designation for the site is Agricultural / Rural Land in the current Master Plan, which does not envision “mixed use business” or anything similar on this site.

The subject site was separated into its own parcel in 2016 after review of a land division application and contains the Life Story Funeral Home site. The Conditional Rezoning Agreement from 2008 applied to all three parcels.

In 2018, a new Conditional Rezoning was approved for just the larger parcel, to remove the site from the previous Conditional Rezoning agreement and establish its own separate Conditional Rezoning agreement to Agricultural. The other two parcels remain in the original 2008 Conditional Rezoning agreement as is shown on the Zoning Map above. The conditions as proposed in this application would apply to only the Life Story parcel, which would be removed from the original 2008 Conditional Rezoning agreement.

During the public hearing for this application on May 11, 2022, one person raised concerns regarding the potential for mercury contamination especially of the wetlands on adjacent properties. The applicant has offered additional supplemental materials on this topic which are attached to this report. Staff offers the following comments:

- Crematories are regulated and inspected by the State of Michigan through the EGLE Air Quality Division. Staff corresponded with EGLE Air Quality Division staff in 2021 when language about crematories was added to the Zoning Ordinance. EGLE staff provided examples of permits and inspection reports for crematories which are also included as attachments to this report. The State of Michigan, through EGLE, appears to be the appropriate regulatory agency that would deal with any issues regarding mercury emissions, not only through permitting but also through undergoing regularly scheduled inspections.
- Section 422.B.(3)(c) states “Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.” A crematory on this site would still need to be approved under the Special Use Permit process and meet the criteria for approval of a special use permit. These criteria would consider the impacts on surrounding properties, environment, and the health, safety, and welfare of the community.

Upon consideration of the above comments, Staff is of the opinion that the proposed conditional rezoning is justifiable. The Planning Commission should review all information and the proposed Findings of Fact before making its recommendation to the Township Board.

FINDINGS OF FACT:

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

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The Future Land Use designation for the subject parcel is Agricultural / Rural Land.
- The proposed conditional zoning of I-G (General Mixed-Use Industrial Business) would not be compatible with the Future Land Use designation and Zoning Plan for the subject parcel. However, the Zoning Plan (Considerations for Upzoning) says “In many instances, the land is not considered high value farmland and a change to a residential district may be appropriate. An evaluation of the properties location, proximity to amenities, and surrounding land uses should determine the most compatible district and density.” Residential use is not proposed, however there are surrounding industrial land uses to the west and southwest.
- The site is already part of a conditional rezoning agreement that does not match the Master Plan, and which predates the current Master Plan. The proposed conditional zoning is more compatible with surrounding land uses than the current conditional zoning.
- If the proposed conditional zoning agreement were to expire, the property would revert to its base zoning classification. The base zoning of the site is A-Agricultural, which is appropriate for the Future Land Use classification of Agricultural / Rural Land. The proposed conditional zoning is more appropriate than a regular rezoning to I-G because the conditional zoning will maintain the base zoning of A-Agricultural.

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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- There are some sites zoned as I-G General Industrial in the neighborhood on Hughes Drive to the southwest, along with other sites on Traversefield Road under the City of Traverse City's I-Industrial zoning. The proposed conditional zoning would be compatible with these sites.
- The proposed conditional zoning would more closely align with neighborhood character than the existing conditional zoning since there are other industrial sites in the immediate vicinity, but no other commercial sites.
- A concern was raised at the public hearing regarding the impact of mercury emissions and the impacts on wetlands, especially the impacts on the neighboring properties. Crematories are permitted and inspected by the State of Michigan via the EGLE Air Quality Division, which reviews facility emissions. Any crematory on this site would need to meet all requirements of other regulatory agencies including federal, state, and local, as applicable, including all permitting and inspection requirements.
- A crematory on this site would still need to be approved under the Special Use Permit process and meet the criteria for approval of a special use permit. Any potential site impacts specific to the crematorium on neighboring sites, wetlands, or other impacts can be addressed through the Special Use Permit review process.

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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed conditional rezoning to the I-G General Industrial district would replace the current conditional zoning of C-G General Commercial and would limit uses available on the site to a funeral home / mortuary and crematory. The funeral home / mortuary is an existing use on the property; a crematory is potentially compatible and could be incorporated onto the same site.
- The current conditional rezoning agreement allows for most of the uses permitted in the C-2 General Business district (now the C-G General Commercial district) on this site, with some exceptions. Removing the current conditional rezoning agreement removes the possibility of further commercial development along Hammond Road. The Planning Commission has had prior discussions about limiting commercial uses along this portion of Hammond Road.

4. ***Changed Conditions***

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

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Since the new Zoning Ordinance was first adopted in 2015, the parcel which contains the existing funeral home / mortuary was separated via land division application in 2016 from a larger parcel which are mostly wetlands. In 2018, a new and separate Conditional Rezoning to Agricultural was approved for just the larger parcel. Part of the intent of the original 2008 conditional zoning was to protect the wetlands. The proposed conditional rezoning would not affect these wetlands since they are under a separate parcel and different conditional zoning agreement.
- The existing funeral home / mortuary is an established use on the site.
- The current conditional rezoning agreement allows for most of the uses permitted in the C-2 General Business district (now the C-G General Commercial district) on this site, with some exceptions. Removing the current conditional rezoning agreement would provide a benefit to Garfield Township by removing the possibility of further commercial development along this portion of Hammond Road.

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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed conditional rezoning would limit uses on the site to a funeral home / mortuary and crematory.
- A concern was raised at the public hearing regarding the impact of mercury emissions and the impacts on wetlands. Crematories are permitted and inspected by the State of Michigan via the EGLE Air Quality Division, which reviews facility emissions. Any crematory on this site would need to meet all requirements of other regulatory agencies including federal, state, and local, as applicable, including all permitting and inspection requirements.
- A crematory on this site would still need to be approved under the Special Use Permit process and meet the criteria for approval of a special use permit. Any potential site impacts specific to the crematorium on neighboring sites, wetlands, or other impacts can be addressed through the Special Use Permit review process.

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 Planning Commission may consider this standard to be **MET** based on the following reasons:

- The current Master Plan does not anticipate commercial uses along the portion of Hammond Road where this site is located.
- The Planning Commission has discussed limiting commercial uses along Hammond Road.

- The proposed conditional rezoning would potentially allow a compatible use with the existing funeral home / mortuary use already established on the site, while limiting the possibilities for expansion of commercial uses along this portion of Hammond Road.
- The current conditional rezoning agreement allows for most of the uses permitted in the C-2 General Business district (now the C-G General Commercial district) on this site, with some exceptions. Removing the current conditional rezoning agreement removes the possibility of further commercial development along this portion of Hammond Road.

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 Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject parcel is approximately 5.5 acres, 400 feet wide by 600 feet long. The minimum lot width standard of 150 feet for the I-G district is met.

8. *Other Factors*

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

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Section 422.B. (3)(c) of the Zoning Ordinance says that: “Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.” The funeral home is an established use on the site, but a crematorium is not yet established on the site. A crematory on this site would still need to be approved under the Special Use Permit process and meet the criteria for approval of a special use permit. Any potential site impacts specific to the crematorium can be addressed through the Special Use Permit review process.

ACTION REQUESTED:

The item is placed on the agenda to consider adopting proposed Findings of Fact for this application. The following motion is suggested:

MOTION THAT the Findings of Fact for application Z-2022-01, as presented in Planning Department Report 2022-47 and being made a part of this motion, BE ADOPTED.

The following motion is suggested to recommend approval of the project to the Township Board:

MOTION TO RECOMMEND TO the Township Board THAT application Z-2022-01 BE APPROVED.

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

Attachments:

1. Zoning Ordinance Amendment application – dated March 8, 2022.
2. Cover Letter / Impact Statement – dated March 9, 2022.
3. Proposed Conditional Rezoning Agreement and Statement of Conditions – dated March 30, 2022.
4. Information on Emissions from Cremation Association of North America.
5. Supplemental information from applicant regarding impact on wetlands and emissions.
6. Example EGLE permits and inspection reports – 1783 Perrys Loop and 2466 Cass Road.
7. Site diagram of existing site (information only).



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

LMS Property, LLC (Life Story Funeral Home)

APPLICANT INFORMATION

Name: LMS Property, LLC
Address: 400 Hammond Rd. W. Traverse City, Michigan 49686
Phone Number: 231-941-9034
Email: vaughnseavolt@lifestorynet.com

AGENT INFORMATION

Name: David Rowe
Address: 202 E. State St., Suite 100, Traverse City, Michigan 49684
Phone Number: 231-346-5400
Email: drowe@nmichlaw.com

OWNER INFORMATION

Name: LeVon M. Seavolt "Vaughn"
Address: 400 Hammond Rd. W., Traverse City, Michigan 49686
Phone Number: 231-941-9034
Email: vaughnseavolt@lifestorynet.com

CONTACT PERSON

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

Applicant:

Agent:

Owner:

LeVon M. Seavolt "Vaughn"

PROPERTY INFORMATION

Property Address: 400 Hammond Rd W., Traverse City, Michigan 49686

Property Identification Number: 05-024-019-30

Legal Description:

Zoning District: Commercial - Improved

Master Plan Future Land Use Designation:

Area of Property (acres or square feet): 5.5 acres

Existing Use(s): Funeral Home

Proposed Use(s): Funeral Home and Crematory

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.
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.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

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.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
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.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

Check that your site plan includes all required elements for a Site 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?

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

3. Are private roads or interior drives proposed?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Has the Road Commission or MDOT approved curb cuts?

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

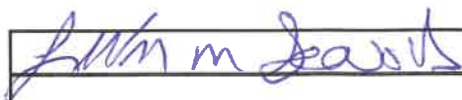
Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:


3/8/22

OWNER'S AUTHORIZATION

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

I/We LeVon M. Seavolt "Vaughn" 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:

LeVon M Seavolt

Date:

3/8/22

AFFIDAVIT

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

Owner Signature:

LeVon M Seavolt

Date:

3/8/22

Applicant Signature:

Date:

3/8/22

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1.	Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
2.	Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
3.	Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>
4.	Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>
5.	A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>
6.	The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>
7.	A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>
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"/>

ALWARD FISHER RICE
ROWE & GRAF

ATTORNEYS AT LAW

202 E. STATE STREET, SUITE 100
TRAVERSE CITY, MI 49684
Phone (231) 346-5400
Facsimile (231) 941-9679

WWW.NMICHLAW.COM

E-mail: drowe@nmichlaw.com
Direct: (231) 346-5407

March 9, 2022

Charter Township of Garfield
3848 Veterans Drive
Traverse City, Michigan 49684

Re: Life Story Funeral Homes

To Whom It May Concern:

Please be advised that our firm represents LMS Property, LLC (hereinafter “LMS”), which owns certain real property located at 400 W. Hammond Road, Traverse City, Michigan 49686 (hereinafter the “Property”). LMS owns and operates Life Story Funeral Home (hereinafter “Life Story”) on the Property.

The purpose of this letter is to provide specific facts and information supporting LMS’s application to amend the current zoning map as it pertains to the Property. The amendment seeks to change the Property from a Conditionally Zoned / C-G – General Commercial district to a conditional I-G General Mixed-Use Industrial Business district. This letter also supports any future applications for a special use permit.

Life Story was established in April 2008, is locally owned, and has built a reputation for providing affordable and personal services to its customers. In order to continue growing as one of the community’s leading funeral homes, Life Story seeks the flexibility of having the option to add on-site cremation to its list of services.

In Garfield Township, crematorium use is allowed only in I-G and I-L districts, requires a special use permit, and must comply with applicable regulations and conditions. For the reasons set forth herein, guided by the factors to be considered for an impact statement in Garfield Township Zoning Ordinance, art. 4, div. 5, § 421.E and § 423.E, the Property should be amended to be a conditional I-G district.

(1) Master Plan Consistency

The intent behind I-G districts is to remain primarily industrial in nature while allowing certain non-industrial uses subject to their impact on adjacent parcels. As further discussed below, the proposed rezoning will enable the Property to retain an industrial nature without negatively impacting the surrounding lots.

Alward Fisher Rice Rowe & Graf, PLC

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(2) Adverse Impacts on Neighboring Lands

To the west of the Property is Traverse City Industrial Park, which provides a natural buffer of trees and greenery between the parcels. Running to the north and east of the Property is a parcel commonly known as 478 W. Hammond Road, which is zoned as an A-Agricultural district. This parcel has a perpetual conservation easement, Peggy Haines, Register of Deeds, 2021R-04707, which prohibits building on said parcel and provides substantial buffering. Further, the Industrial Park is zoned to allow for the operation and use of funeral homes and crematories and is set to revert back to Garfield Township in the future. The parcel south of the Property is another A-Agricultural district and provides an additional wooded buffer.

If the requested amendment and permit were granted, the nature and degree of adverse impact to these surrounding parcels would be virtually none. At the outset, various studies have shown that the design and operation of crematories in North America provide better emissions than regulations require,¹ and Life Story would be no exception (more in subsection (5) below).

(3) Sustainability as Presently Zoned

As presently zoned, LMS cannot meet the increasing public need for cremation services because the Property is currently zoned as a Conditionally Zoned / C-G – General Commercial district. While C-G districts allow for a broad range of commercial activities, these do not include the operation and use of crematoriums. The sought amendment would enable LMS to remain primarily industrial in nature while giving them the ability to provide additional services.

(4) Changed Conditions

The conservation easement mentioned above was recorded on February 26, 2021, after the Property was zoned as its current district. The easement was created to assure that the parcel's natural, scenic and forested condition would be preserved. Meaning, the natural buffering from the parcel cannot be eliminated.

(5) Health, Safety and Welfare

A previous study by the Cremation Association of North America (CANA) and the Environmental Protection Agency (EPA) was performed to address the two primary emission concerns of cremation, these being emissions of particulate matter and mercury. There were three cremations performed at three

¹ Rahill, Paul. "Mercury & Cremation Issues Revisited - Cremation Association of North America (CANA)." Cremation Association of North America. Accessed June 8, 2015

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March 9, 2022

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different temperatures, and the following pollutants were measured: visible emissions, particulate matter, carbon monoxide, nitrogen oxides, sulfur dioxide, hydrogen chloride, metals, and dioxins and furans.

The study yielded the conclusion that cremations can be performed in a manner that produces low levels of emissions without the need for additional pollution control equipment. Another finding was that the average amount of pollutants increased when the temperature increased, eliminating any justification or benefit from operating crematoriums at higher temperatures. These results were deemed a positive benefit to the cremation industry; a copy of the study is attached hereto.

LMS plans to have the necessary filters and equipment so that their emission levels are expected to be nearly nonexistent. There is also no concern about potential nuisances from any noise or smell as the crematorium would operate in a manner that renders any sounds or scents undetectable.

(6) Public Policy

The United States has experienced a near 30% increase in cremations since 2005.² In the last year, Michigan experienced an increase of 1.5% in growth for cremation rates from 2019 to 2020, which is on par with the average rate of growth.³ More specifically, the total number of deaths with cremation have been consistently increasing in Grand Traverse County since 2017.⁴ By allowing the Property to be rezoned and granted a permit, Life Style can help assist with this local increasing need for crematory services.

(7) Size of Tract

The size of the Property is approximately 410 ft x 593.5 ft.⁵ The parcel to the west is approximately 1,317 ft x 2690 ft; the parcel to the south is approximately 1290 ft x 1330 ft; the portion of the parcel that is north of the Property is approximately 433 ft x 711 ft, with a total length of approximately 955 feet. The vast difference in size that the surrounding parcels have in comparison to the Property should be assurance that the Property has sufficient natural buffering from all directions.

(8) Other Factors

Operating a crematorium on the Property will not present any adverse effects on the surrounding parcels, nor will it present any impediments to any development or improvement of these parcels consistent with their permitted uses. Furthermore, the operation will not be detrimental to public health, safety, comfort, or general welfare. Life Story already provides adequate walkways and parking for its customers and

² Cremation Association of North America, Industrial Statistical Information, <https://www.cremationassociation.org/page/IndustryStatistics>

³ Barbra Kemmis, *Snapshot: Cremation Statistics from the U.S. Pandemic*, <https://www.cremationassociation.org/news/542189/Snapshot-Cremation-Statistics-from-the-U.S.-Pandemic.htm>

⁴ Western Michigan University School of Medicine, *2020 Annual Report*, <https://mimedicalexaminer.com/node/27>

⁵ Measurement estimations taken from Garfield Map Center, <https://garfield-twp.maps.arcgis.com/apps/webappviewer/index.html?id=f8178e3a44324a0ea20ad37330a0b9d7>

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guests. The placement of the crematorium has not yet been decided but LMS anticipates the location will be towards the back of the Property or on the east side of the Property. Nonetheless, the placement of the crematorium would be in a location that would not cause any traffic congestion or present obstacles to ingress and egress.

Any necessary infrastructures, including water facilities and drainage structures, already exist and can continue to be provided without incurring any cost to the public. Most importantly, there are no individual interests that would be affected by the construction and use of a crematorium on the Property. If there are any interests affected, they would be greatly outweighed by the benefit of serving the statistical increase in public need for crematory services.

Offer of Conditions

LMS's application does not purport to authorize any uses or developments that are not permitted in the requested amendment to a conditional I-G General Mixed-Use Industrial Business district. By allowing the Property to become a conditional I-G district, Garfield Township would afford LMS the ability to operate and maintain a crematorium on its' Property. The operation and use of a crematory bear a reasonable and rational relationship to the existing nature of Life Story's business –providing funeral services. In the event that the amendment is granted and LMS can move with the operation of a crematorium, such use would not occur without first obtaining the proper permits as previously mentioned; there is no anticipated need for a variance. LMS is aware that it may amend this offer of conditions during the process of rezoning consideration so long as any amended or additional conditions are entered into voluntarily. LMS ultimately offers that the Property would revert to its current zoned district if funeral home and/or crematory use were no longer viable due to the death of Life Story's owner and the Property cannot be sold or if Life Story closed.

Sincerely,

ALWARD, FISHER, RICE, ROWE & GRAF, PLC

David H. Rowe

David H. Rowe

DHR/bmn

Enclosures

c w/encls:

Life Story Funeral Home (via email)

ALWARD, FISHER, RICE, ROWE & GRAF, PLC
202 E. STATE STREET, SUITE 100
TRAVERSE CITY, MI 49684

CONDITIONAL REZONING AGREEMENT

This **Conditional Rezoning Agreement** (hereinafter "Agreement") is entered into by and between LMS Property, LLC, a Michigan limited liability company, of P.O. Box 3062, Traverse City, MI 49685 (hereinafter "Applicant"), and the Charter Township of Garfield, 3848 Veterans Drive, Traverse City, Michigan 49684 (hereinafter "Township").

Recitals

- A. The Applicant is the owner of property as described below and located along Hammond Road in the Township of Garfield, County of Grand Traverse, State of Michigan and more fully described as follows (hereinafter "Property"):

PT SW1/4 SE1/4 SEC 24 T27N R11W BEG AT S1/4 COR SEC 24 TH N 89DEG 43'E 400' TH N 00DEG 15'2 600' TH S 89DEG 43'W 400' TH S 00DEG 15'E 600' TO POB SPLIT/COMBINED ON 09/21/2016 FROM 05-024-019-00 TO 05-024-019-20 & 05-024-019-30

Parcel Identification Number 05-024-019-30

- B. The Property is subject to a Conditional Rezoning Agreement entered into in 2008 (hereinafter "2008 Agreement") and recorded at 2008R-07868, Grand Traverse County Register of Deeds whereby the Property was conditionally rezoned from an A-1 Agricultural District to a conditional G-C General Commercial District with restrictions and limitations.
- C. The Applicant requests withdrawal of the 2008 Agreement and desires to enter into a new Conditional Rezoning Agreement to further restrict the use of said Property and rezone to a conditional I-G General Mixed-Use Industrial Business District.
- D. MCL 125.3405 of the Zoning Enabling Act, as amended, provides that a landowner may offer use limitations related to the rezoning of land within a township pursuant to a Conditional Rezoning Agreement ("CRA").
- E. The Applicant has requested to enter into the provisions of the Statement of Conditions set forth in this Agreement.
- F. By entering into this Agreement, the Applicant and the Township desire to set forth the parties' obligations with respect to the Property and the conditions under which the Township has granted rezoning approval.

NOW THEREFORE, the Applicant and the Township hereby declare and agree that the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, grants and reservations set forth herein; all of which are for the benefit of the Township and shall run with and bind the Property and all parties having any right, title or interest in all or any proportion of the property, as well as its heirs, successors and assigns.

Agreement and Statement of Conditions

1. The Property shall be rezoned from a conditional G-C General Commercial District to a conditional I-G General Mixed-Use Industrial Business District. With respect to the Township Zoning Ordinance in effect on the date of this Agreement, the Applicant shall be permitted to conduct the following permitted uses under the I-G General Mixed-Use Industrial Business District zoning classification, and special uses permitted so long as the Township grants such special land use permit: (a) Crematorium and (b) Mortuary or Funeral Home

2. The Property shall not be used for any use or special use not permitted in the Township Zoning Ordinance for an I-G General Mixed-Use Industrial Business District.

3. The Property shall revert back to an A-Agricultural District if the Applicant or its successor determines the Property cannot be viably used as a Crematorium and/or Mortuary or Funeral Home.

4. The Applicant shall continuously maintain the Property in compliance with all of the conditions set forth in Paragraph 1.

5. This Conditional Rezoning Agreement and Agreement and Statement of Conditions may be recorded by the Township with the Grand Traverse County Register of Deeds.

6. Nothing in this Agreement shall be deemed to prohibit the Township from rezoning all or any portion of the land that is subject to the Agreement to another zoning classification. Any rezoning shall be conducted in compliance with the Township Zoning Ordinance and the Zoning Enabling Act. Upon any rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in this Agreement.

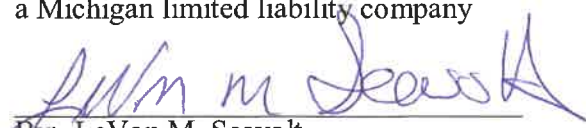
7. If the Property is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no statement of conditions, the statement of conditions imposed under this Agreement shall cease to be in effect. Upon the Applicant's written request, the Township Clerk shall record with the Register of Deeds of Grand Traverse County a notice that the statement of conditions in the Agreement is no longer in effect.

8. None of the terms contained herein shall be interpreted to require the Applicant to obtain a special use permit to continue the current operation of a Mortuary or Funeral Home on the Property.

[Signatures contained on the following pages]

LMS Property, LLC, hereby attests the conditions imposed by this Agreement were offered voluntarily and are consented to willingly.

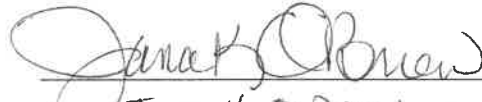
LMS Property, LLC,
a Michigan limited liability company


By: LeVon M. Seavolt
Its: Managing Member

STATE OF MICHIGAN)
)SS.
COUNTY OF GRAND TRAVERSE)

Acknowledged on the 27 day of APRIL 2022, before me personally appeared LeVon M. Seavolt, Managing Member of LMS Property, LLC, a Michigan limited liability company, the organization described in and which executed the foregoing instrument, and that he signed his name thereto as and for his voluntary act and deed and as and for the voluntary act and deed of said organization.




JANA K O'BRIEN Notary Public
GRAND TRAVERSE County, MI
Acting in Grand Traverse County, Michigan
My Commission Expires: 2-14-26

[Signatures continued on the following page]

Charter Township of Garfield

By: _____

Its: _____

STATE OF MICHIGAN)
)SS.
COUNTY OF GRAND TRAVERSE)

Acknowledged on this _____ day of _____ 2022, before me personally appeared _____, _____ of the Charter Township of Garfield, known to me to be the above-described person, who executed the foregoing and acknowledged the same to be his/her free act and deed.

_____, Notary Public

_____ County, MI

Acting in Grand Traverse County, Michigan

My Commission Expires: _____

Prepared By/Return To:

David H. Rowe, Esq.

Alward, Fisher, Rice, Rowe & Graf, PLC

202 E. State Street, Suite 100

Traverse City, Michigan 49684

(231) 346-5400

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Emissions Tests Provide Positive Results

A joint effort by CANA and EPA produced evidence that crematories are capable of low emission without the addition of pollution equipment and that higher temperatures can increase pollutants.

The Cremation Association of North America recently participated in a detailed emissions study of a crematory as part of an effort by the U.S. Environmental Protection Agency to develop environmental regulations for crematories.

The crematory emissions testing, which took place from June 11 through June 17, 1999 at The Woodlawn Cemetery, Bronx, New York, was funded jointly by CANA and the EPA.

The EPA is required by the Clean Air Act to establish regulations for the year 2000 for several different types of combustion equipment, including crematories.

Sensing the importance of being involved with the EPA in developing the regulations, CANA selected the environmental team of Dale Walter and Paul Rahill from Industrial Equipment & Engineering Company to represent the interests of CANA members during the development process.

Efforts to create the crematory regulations began in 1996 and the regulations were expected in November 1999. The regulations are now expected in the Spring of 2000 because priority has been given to other types of facilities. The CANA environmental team has participated in every step of the process to insure proper representation of the cremation industry.

The fact that EPA considers crematories a low priority would also have meant that testing funds would not have been available. However, the CANA environmental team felt that because these regulations could have such a large impact on the cremation industry it was important that they be based on complete test data. At this point EPA agreed to a CANA proposal to share the testing costs. This joint effort was made possible through donations from CANA members, and industry associations.

Testing Plan

The Woodlawn Cemetery facility was chosen because the All Crematory equipment installed there is typical of many facilities and also because it is one of the only crematories in North America with additional pollution control equipment. Water scrubber devices are installed in the exhaust ducts to clean the combustion gases.

During each test run, sampling of the combustion gases was conducted both upstream and downstream of the water scrubber device to determine how effective the device was.

Source: <http://www.cremationassociation.org/>

As recommended by the CANA environmental team, testing was conducted under three different secondary chamber operating temperatures to get a clear picture of how emissions change with temperature. A series of tests took place at each of the following temperatures: 1400°F; 1600°F; and 1800°F. Initially, EPA planned to test only at 1600°F and 1800°F. However, CANA felt it was important to test at 1400°F and decided to pay the full cost of the additional testing because many older facilities cannot operate at the higher temperatures.

Three cremations were performed at each temperature condition.

The following are the pollutants for which emission standards are to be established and for which testing was conducted:

- visible emissions
- particulate matter
- carbon monoxide
- nitrogen oxides
- sulfur dioxide
- hydrogen chloride
- metals (cadmium, mercury, and lead)
- dioxins and furans

Source: <http://www.cremationassociation.org/>



Testing Results

Visible Emissions:

The visible emissions were evaluated every 15 seconds and rated on a scale from 0% to 100% opacity by a qualified inspector.

The opacity readings for each cremation were then averaged over the six-minute period with the highest emissions. Figure 1 shows that visible emissions increased as the operating temperature increased. Comparison is given to a typical state emission limit.

Particulate Matter:

The results of sampling show that particulate matter emissions also increased with temperature. Overall, the emission of particulate matter were very low.

The average test results for particulate matter (shown in Figure 2) as well as the results for all of the following pollutants, are for the inlet to the scrubber. A comparison of the emissions before and after the water scrubber showed that the device had a little to no effect on the emissions of any pollutants.

Carbon Monoxide:

The levels of carbon monoxide (Figure 3) were very low for each test condition, well below the typical state standard of 100 parts per million.

Nitrogen Oxides and Sulfur Dioxide:

The levels of these gases (shown in Figure 4 and 5) were within acceptable limits.

Hydrogen Chloride:

Hydrogen chloride (HCl) is a gaseous pollutant produced by the burning of plastics or other material containing chlorine. The HCl emissions would not be expected to change with temperature. The average HCl emission for all the conditions was 0.15 pound per hour of operation.

Source: <http://www.cremationassociation.org/>

Metals:

Like HCl, emissions of mercury, cadmium, and lead are not expected to vary with operating temperature. The metal of concern from crematories is mercury, which mainly comes from dental filings. The average mercury emission was 0.23 gram per hour of operation.

Dioxins and Furans:

Dioxins and furans are complex compounds released from many different combustion sources. The presence of chlorine in the combustion process is an important factor for dioxin and furan formation.

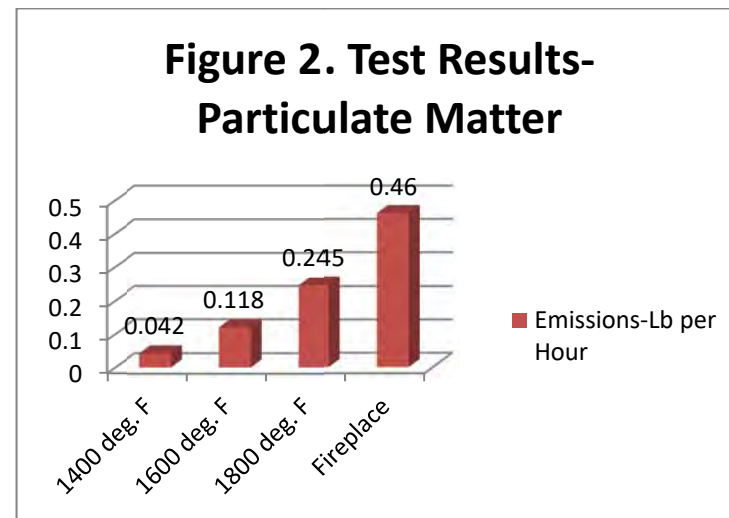
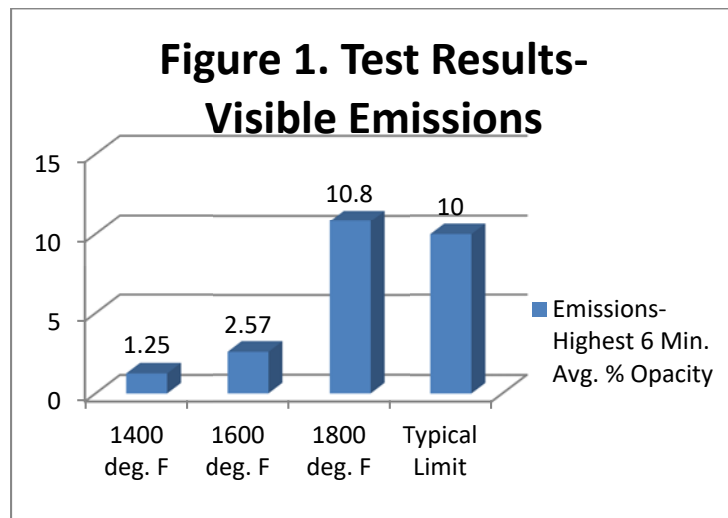
The test results show that the emissions of dioxins and furans went up as the temperature increased. The emissions, (shown in Figure 6) are low compared to other types of incinerators. The measurement unit is the nanogram, which is one-billionth of a gram.

Conclusion:

The test results show that the emissions of nearly all the tested pollutants increased when the operating temperature was raised. This indicates that there is no justification or benefit for the high operating temperatures required in many states.

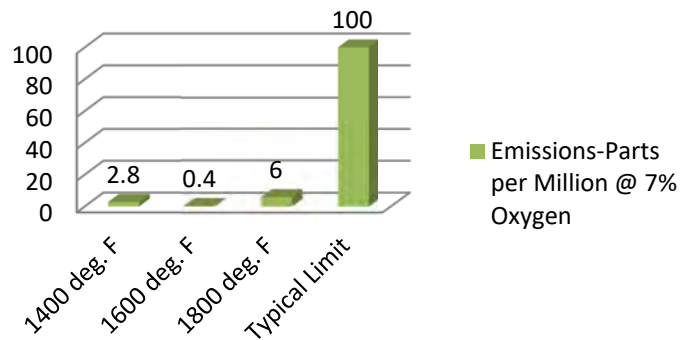
The results also demonstrate that the crematories are capable of low emissions without the use of additional pollution control equipment.

These findings should provide a positive benefit to the cremation industry as the EPA creates new regulations.

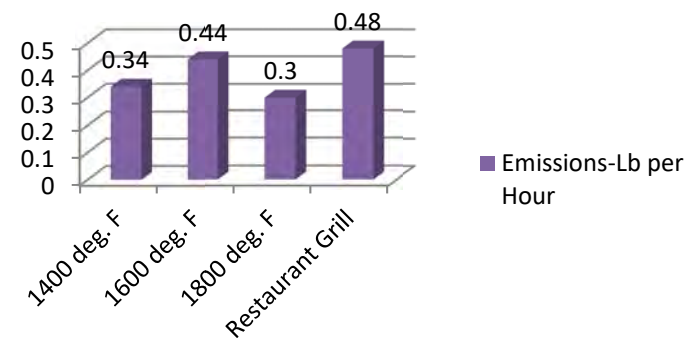


Source: <http://www.cremationassociation.org/>

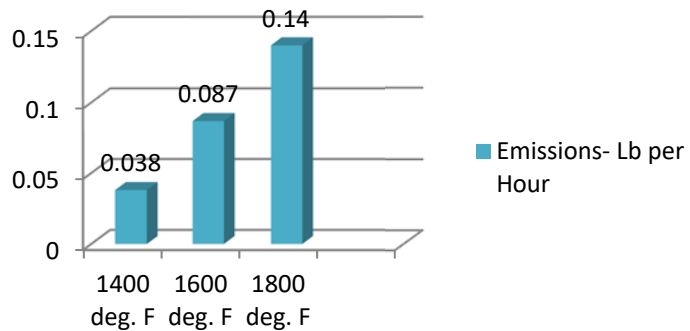
**Figure 3. Test Results-
Carbon Monoxide**



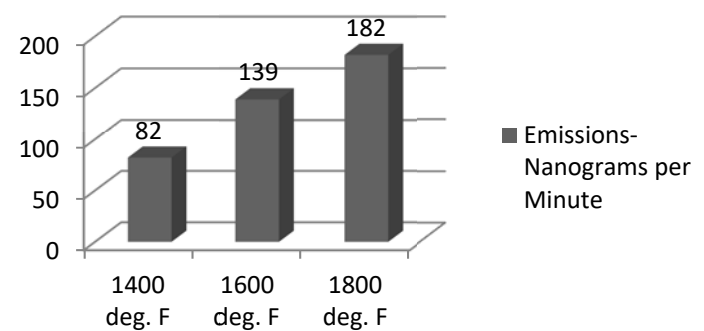
**Figure 4. Test Results-
Nitrogen Oxides**



**Figure 5. Test Results- Sulfur
Dioxide**



**Figure 6. Test Results-
Dioxins and Furans**



Source: <http://www.cremationassociation.org/>



The CANA Perspective on Particulate Emissions and Mercury: An In-Depth Look at a Global Controversy

For years, The Cremation Association of North America (CANA) has witnessed the concern surrounding cremating human remains and the corresponding release of primarily two emissions: particulate matter (PM) and mercury (Hg). PM can be defined as solid particles suspended in a gas as a byproduct of all combustion processes, including cremations. Mercury on the other hand, is derived from the use of silver amalgam in dental fillings that is released into the environment during the cremation process. A task force was developed by CANA to further investigate the issues; the results of the investigation are included in this report.

Particulate emissions (PM) are released into the environment in many ways, including through residential and commercial fuel-based heating — through cars, trucks, restaurant grills and fireplaces. None of these common community sources of PM have any emission controls to reduce, monitor or limit PM emissions. Crematories, however, have emission controls as part of their design to limit the amount of PM entering the atmosphere.

According to the U. S. Environmental Protection Agency (USEPA), there are many ways mercury emissions are released into the air. Some of these common sources include municipal incinerators, the breaking of used fluorescent tube lamps, dental facilities, production and disposal of batteries, household trash disposal and residential heating. USEPA lists the operation of crematories as one of the lowest sources of Hg emissions. Mercury emissions from cremation are very low and they are not

regulated by any environmental agency. Under the Clean Air Act, the USEPA reviewed and updated national air quality standards for all types of possible pollutant sources, including crematories. This review considered all possible pollutants including PM and mercury. As a result, crematories were not considered for any further federal regulation. CANA surveyed various crematories throughout the United States — Virginia, Georgia, Illinois, Washington, Florida, Indiana, Kentucky, California, Wisconsin and New York were just a few states to respond. CANA asked if there has ever been an air-quality or environmental agency in these areas that raised a concern regarding the release of mercury emissions from their crematories: The unanimous answer was no.

The American Dental Association (ADA), which oversees and regulates dentists in the United States, reports that since 1990 the use of silver amalgam has dropped from a 68-percent usage rate to 30 percent. The ADA attributes this decrease to the patients' preferences for natural-looking non metallic dental fillings. Moreover, continuous changes in dental practices, as the durability of other cavity-filling materials are proven, continues to lessen the already minimal amounts of Hg being released.

Furthermore, the Indianapolis Office of Environmental Services has responded to this growing concern by performing crematory emissions studies to determine if a source would be required to obtain an air permit. The group concluded that, although Hg from silver amalgam is certainly released, in reality, emissions are quite small, below the minimum levels of all criteria pollutants and Hazardous Air Pollutants.

The USEPA also states that crematories statistically represent 0 percent of the total inventory for national mercury emission rates, according to their Best Point Estimates. Based on actual data collected in 1999, when presumably more people still had silver amalgam fillings, all the U.S. crematories combined produced a total of only 238 pounds or 108 kilograms of Hg.

Actual tests performed for USEPA at the Woodlawn Crematorium by representatives of the Midwest Research Institute in New York, and published by the USEPA, have determined the amounts of Hg

released to the environment. The tests show that in a total of nine cremations, two were suspected of not containing any silver amalgam whatsoever. They contend that the stack testing at the Woodlawn facility was considered to be representative of all crematoria operations and, therefore, a reliable source for developing an uncontrolled emission factor for use in estimating potential emissions from all crematoria. The conclusion is that the average mercury release of nine cremations yielded 0.456 grams or 0.0010 pounds of Hg per body. In addition, the average Hg release for the seven cremations believed to contain silver amalgam fillings yielded only 0.584 grams or 0.0013 pounds per body.

Further testing by Pelican Scientific in the United Kingdom measured Hg in crematoria emissions and submitted the results to The Department of Environment, Food and Rural Affairs and the Scottish Environmental Protection Agency. Both agencies accepted the tests as having been conducted in compliance with testing standards. The first test, conducted during October 2006 at the Craigton Crematorium in Glasgow, Scotland, involved 23 cremations under normal operating conditions:

- 10 remains were suspected of not having silver amalgam fillings whatsoever.
- The average Hg release per cremation of more than 23 cremations yielded 0.128 grams or 0.0003 pounds per body.
- The average Hg release per cremation for the 13 cremations believed to contain silver amalgam fillings yielded 0.227 grams or 0.0005 pounds per body.

The second test, conducted September 2007 at the Linn Crematorium in Glasgow involved 31 cremations under normal operating conditions:

- 21 remains were suspected of not having silver amalgam fillings whatsoever.
- The average Hg release per cremation of more than 31 cremations yielded 0.323 grams or 0.0007 pounds per body.

- The average Hg release per cremation for the 10 cremations believed to contain silver amalgam fillings yielded 1.001 grams or 0.0022 pounds per body.

This information confirms that the Hg emissions information located in the USEPA National Emissions database is accurate for determining the Hg impact of cremations; and based on significant and unbiased testing, Hg emissions from crematories are not deemed sufficient to be regulated.

All the data available has already prompted notable environmentalists to draw realistic conclusions in regard to the emissions of Hg. Environmental Scientist Alexis Cain, of the Chicago office of the Environmental Protection Agency said, "I don't think it's a risk to people who live in the vicinity of crematoriums."

Two specific practices target the reduction of Hg emissions into the atmosphere via cremations. CANA recommended that neither of these directives be mandated:

- The first measure would be the installation of filtration systems or "bag houses" to the cremation equipment. There is no guarantee that these filtration systems will prevent the release of Hg into the environment, not to mention that they are extremely cost-prohibitive.
- The second measure suggests that teeth containing silver amalgam should be pulled prior to the cremation process. CANA considers this an act of mutilation and such an act would violate the respectful manner in which cremationists perform their duties. The notion that teeth-pulling would even be suggested implies that some individuals are not approaching this matter with objective insight. The misguided fear of mercury emissions clouds the realistic assessment of their environmental impact. Our decisions should be based on the soundness of the data collected and intellectually interpreted.

The most extensive cremation equipment emissions research ever undertaken confirms that the design and operation of typical North American crematories provides significantly better emissions than

regulations required, and even exceeds expectations with the older operating systems.

Summing up the matter, Samantha Wetzler, M.D., a medical examiner in the Tidewater Virginia region, said, "There are so many variables, and so many sources of mercury both to people and the environment, of which none have been eliminated ... not fish, amalgams, coal plants, industrial emissions and the breaking of light bulbs. It seems that regardless of what studies one does, no one will be able to predict these things, and pointing a finger at a crematory as one source that must be stopped seems ridiculous and frivolous. A neighbor putting a fluorescent bulb into the trash rather than recycling it properly will create more concrete hazards for the community than any amounts crematories will ... but policing of peoples' trash is not in the plans."

###

CANA is the recognized authority for all information, education, products, services and support for cremation. Founded in 1913, CANA is an International organization of over 1,300 members, composed of cemeterians, cremationists, funeral directors, industry suppliers and consultants. CANA's purpose is to actively lead and support the providers of cremation services and to promote memorialization. This is accomplished through the highest standards of ethics, education and consumer information. CANA's members support and adhere to the following principles: integrity and ethics; excellence; professional development and education; and leadership and innovation.

For more information about CANA, visit
www.cremationassociation.org.

Source: <http://www.cremationassociation.org/>

EPA Publishes New Mercury Data

The Cremation Association of North America's (CANA) contribution to the development of accurate and reliable environmental data has been acknowledged by the United States Environmental Protection Agency (US EPA). CANA is cited as the reference by the US EPA for human cremation statistics for the United States. Also, the joint test project performed and co-financed by CANA and the US EPA is now the national reference for mercury and other pollutants from human crematories ("EPA National Emissions Inventory"). The following statement was published in the Federal Register volume 69:

"In considering the nature of human crematories since the previous OSWI Federal Register notices were published, EPA has come to the conclusion that the human body should not be labeled or considered "solid waste." Therefore, human crematories are not solid waste combustion units, and are not a subcategory of OSWI for regulation. If EPA or States determine, in the future, that human crematories should be considered for regulation, they would be addressed under other authorities."

The US EPA based their recommendations of no regulations for human and animal crematories on actual data collected for a wide variety of pollutants including mercury. The US EPA determined (based on 1999 CANA cremation rates) that all US crematories, together, would have produced a total of 238 lbs. of mercury emissions in 1999. If we update the mercury emissions levels to include both the US and Canada using 2004 cremation rates, the mercury emissions would be approximately 320 lbs.. With 2050 crematories operating in the US and Canada, this would average out to about 0.15 lbs of mercury emissions per crematory per year. If you could capture 100% of the mercury from a crematory processing an average of 400 cremations per year, for one full year, the total mercury captured would be the smaller than a typical household sugar cube.

Mercury enters the cremation cycle, and therefore crematory emissions, is through silver amalgam dental fillings found in some dead human bodies.

Silver amalgam fillings contain mercury alloys that when exposed to the intense heat of the cremation process results in the volatilization of mercury and its emissions into the atmosphere.

However the use of Silver amalgam tooth fillings containing mercury is in significant decline. It is estimated that at one time silver amalgam represented almost 90%. Within the last 10 years, this has declined by 38% (United States Center for Disease Control), a significant decrease.

The recommendation by the US EPA has been open for comments for a period that ended February 7, 2005. Comments received were considered and a final determination was made in December 2005. Overall, CANA's visibility and credibility as the industry experts continues to grow with these types of outcomes and dividends for the cremation industry.

Source: <http://www.cremationassociation.org/>

LMS Property, LLC
400 Hammond Rd. W. Traverse City, Michigan 49686

Information submitted by LeVon “Vaughn” Seavolt, Owner

The following information has been submitted pertaining to Crematory, Mercury, Wetlands.

April 2016

At that time former Garfield Twp., Planning Director, Rob Larrea and Zoning Director, Sara Krovia approved Crematory with funeral home as an accessory in the General Industrial Zoning.

The DEQ approved the permit process for the Property Location: 2653 Cass Road, Traverse City, Michigan; T27N, R11W, Section 22; Garfield Township, Grand Traverse County. This property is immediately North of the property at Miller Creek and Cass Rd and directly in front of the Miller Creek Nature Reserve. This property has a large volume of Wetlands and the properties touching the borders South and West. Unfortunately, the approved amount of acreage by the DEQ was too small to build.

July and September 2015

The City of Traverse City Planning Commission and City Commission approved text language to allow for Crematory and Funeral Home in Areo Park Industrial Park and Traversefield Industrial Park on Hammond Rd. Life Story Funeral Home had a verbal purchase agreement with the owner on the 1st Property at the West corner of Hammond Rd and Traversefield Dr. in the Traversefield Industrial Park.

LMS Property LLC, where Life Story Funeral Home is located is at 400 Hammond Rd. W.

Wetlands are located South across the street, Southwest in the Traversefield and Hughes Dr. Industrial Parks and the property West of Traversefield and Hammond Place Condominiums and South East near Townline Rd. It is important to recognize no business property owners residential property owners in those areas addressed the commission or shared any opposition of a crematory at 400 Hammond Rd. W.

The following information is submitted for reference and validation crematories do not pose a hazard to Wetlands. These wetlands are still viable with a Crematory nearby. The State of Michigan, Department of Environmental Great Lakes and Energy (EGLE) Wetland Map Viewer and Google Maps were used for comparison.

www.michigan.gov/egle/maps-data/wetlands-map-viewer
www.google.earth.com

Northern Cremation Services, Traverse City

This active crematory is located at 2600 Cass Rd. The Boardman Valley Nature Preserve with Wetland's and the Boardman River is located just East and West of this property. This crematory has been in existence for over 30 years.

Creekside Crematory, Traverse City

This active crematory is located in the East Bay Twp, 3 Mile Industrial Park. Wetlands are located just South; Southeast, North and Northeast of the Crematory. This crematory is also just South of the Grand Traverse Conservancy New Headquarters on 3 mile Rd.

Cheboygan, Michigan

This active Crematory is located on Linden Av, in Cheboygan. Wetlands are located South and East of the crematory.

Battle Creek, Michigan

This active Crematory is located at 6 ½ Mile Rd, Battle Creek. Wetlands are just North and West of the Crematory.

Alpena, Michigan

This Active Crematory is located at Washington St., Alpena. Wetlands are located North, South and West of the crematory.

Cremation Emissions

- Extensive cremation equipment emissions research has been undertaken and confirmed that the design and operation of typical North American Crematories provide significantly better emissions than regulations require. ¹
- A study in the UK (where over 70% of the deceased are cremated) showed that soil affected by crematories contained less than .15mg/kg of mercury, that is seven times lower than the allowed level for food production and more than 100 times lower than the accepted level for a children's playground. ¹
- A study done in Japan to test the concentration of mercury in the air around crematories tested three crematory locations and found the concentration of atmospheric mercury at the three crematories to range from 4.3 to 19.7 ng/m³ which was nearly identical to levels at the control area and atmospheric mercury levels in general in Japan. ²
- Studies show that in Minnesota cremation accounts for about 0% of air-born mercury emission while coal-fired power plants and taconite mining produce 65%.³
- Over the past ten years the percentage of dental fillings containing mercury has already declined by 30%.
- The use of mercury in fillings is a diminishing problem due to new dental technologies and growing numbers of people insisting their dentists not use the traditional amalgam, which contains mercury, in filling teeth.
- Sampling of crematory emissions shows that emission of particulate matter is very low.⁴
- Carbon monoxide emissions were well below the typical standard of 100 parts per million.
- Nitrogen Oxides and sulfur dioxide were within acceptable limits.
- Hydrogen chloride emissions were low at .15 lbs per hour of operation.
- Emissions of mercury were recorded at .23 grams per hour of operation.
- The results of this study showed that crematories are capable of low emissions even without the use of additional pollution control equipment.
- Particle emissions are released into the environment in many ways including residential and commercial fuel-based heating, cars, trucks, restaurant grills, and fireplaces.
- Mercury is emitted into the air through many different means, including, municipal incinerators, the breaking of used florescent lights, dental facilities, production and disposal of batteries, household trash disposal, and residential heating. USEPA lists the operation of crematories as one of the lowest sources of Mercury emissions.
- A neighbor putting a fluorescent bulb into the trash rather than recycling it properly will create more concrete hazards for the community than any amounts crematories will.
- The American Dental Association reports that since 1990 the use of Silver amalgam (which contains mercury) has dropped from a 68% usage rate to 30%.

-The USEPA has stated that crematories statistically represent 0% of the total inventory for national mercury emission rate. That statistic was discovered in 1999 when more people still had silver amalgam fillings.

-The USEPA has performed and reviewed many studies on Mercury emissions from crematories and has determined that mercury emissions from crematories is not significant enough to require further regulation.

-Environmental Scientist Alexis Cain of the EPA stated: "I don't think it (mercury) is a risk to people who live in the vicinity of crematorium."

-A crematory, on average, produces about .15lbs of mercury per year, that is smaller than a sugar cube.

1 Rahill, Paul. "Mercury & Cremation Issues Revisited - Cremation Association of North America (CANA)." Cremation Association of North America. Accessed June 8, 2015.

2 Yoshida, M., T. Kishimoto, Y. Yamamura, M. Tabuse, Y. Akama, and H. Satoh. "Amount of Mercury from Dental Amalgam Filling Released into the Atmosphere by Cremation." National Center for Biotechnology Information. Accessed June 8, 2015.

3 Grow, Doug. "Regulating Cremations' Mercury Emissions Proves as Hard as Pulling Teeth." MinnPost. February 18, 2013. Accessed June 8, 2015.

4 Cremation Ass



All things cremation.

Cremation Association of North America

Mercury & Cremation Issues Revisited

[Share](#)

By Paul Rahill

Paul Rahill is President of the Matthews International Cremation Division (MCD) headquartered in Orlando, Florida. Matthews Cremation designs and manufactures cremation equipment systems, caskets and urns as well as providing service and repairs for cremation equipment, and crematory supplies for the Cremation Industry.

Paul's involvement with the cremation industry began in 1973. He has worked in various capacities in the design, manufacturing and service of cremation equipment, as well as research, development, environmental and regulatory issues. Paul also develops and implements seminars, training and certification programs for the cremation industry.

Questions and concerns regarding mercury emissions from crematories in the United States and Canada continue to arise from time to time. Minimizing emissions of all types are certainly a priority to crematory owners, operators and cremator manufacturers who have developed training programs to minimize many types of emissions common to crematories. These training programs which include special sections on cremator design, the environment and proper operations have been presented to thousands of operators over the last 20 years.

North American cremator designs have typically performed better environmentally due to designs that included large afterchambers for the reburning and scanning of the exhaust prior to discharge into the atmosphere. These types of designs are important as the locations where crematories have often been built in North America are light commercial and adjoining residential properties.

The most extensive cremation equipment emissions research ever undertaken confirmed that the design and operation of typical North American crematories provided significantly better emissions than regulations required, and even exceeded expectations with older operating systems.

However, issues will continue to come up and it is important to address them by revisiting the information that is available to us, updating both the facts and accuracy at each opportunity. It is important to acknowledge that often those raising these issues and questions, though well-meaning, base their concerns on inadequate information or un-answered questions. In this article, I would like to specifically review how the cremation process correlates to mercury emissions into the atmosphere, the effect on the surrounding environment and the trends for the future that will impact mercury emissions.

The United States Environmental Protection Agency (EPA) describes mercury as a "naturally occurring element that can be found throughout the environment". Although naturally occurring, different activities by humans can increase the amount of mercury that is moving between the atmosphere, bodies of water, soils and within themselves.

Some of these human activities that recycle mercury in the environment are: municipal incinerators, breaking of fluorescent lamps, dental facilities operations, production and disposal of batteries, household waste disposal and the operation of crematories as well as other sources.

As this naturally occurring element cycles through our environment, particularly in water, it is ingested by small organisms as they feed. These organisms become part of nature's food chain. The accumulation of mercury we are most familiar with tends to center on fish. Different types of fish have differing levels of mercury.

The lower a fish is in the food chain the lower it's likely level of mercury accumulation. The higher the fish is in the food chain the higher the potential mercury concentration may be. Shark, swordfish and kingfish are often cited as those having some of the highest concentrations of mercury. Of course, human consumption of these fish could increase one's exposure to mercury depending on the actual levels found in the fish.

So, we can see that although mercury is a naturally occurring element, over-exposure to it is not a good thing for humans.

The most notable way that mercury enters the cremation cycle, and therefore crematory emissions, is through silver amalgam dental fillings found in many dead human bodies.

Silver amalgam fillings contain mercury alloys that when introduced through dead humans into the cremation process of intense heat, often exceeding 180°F, results in the volatilization of mercury and its emissions into the atmosphere.

Silver amalgam tooth fillings containing mercury have been common for many years, but their use appears to be in significant decline. It is estimated that at one time silver amalgam represented the greatest majority of filling materials used, possibly as high as 90%. Within the last 10 years, the percentage of fillings containing mercury has already declined by 30%, a significant decrease.

Although concern for the environment has always been a priority for the dental industry, the primary driver of this trend is actually found in the mirror, appearance. Composite resins blend better with the color and appearance of natural teeth. Other materials, such as gold, porcelain and non-precious alloys are also used to restore teeth, but none of these contain mercury. All these changes in dental practices and consumer preferences have resulted in significantly less mercury entering the cremation stream and thereby reducing mercury emissions by reducing mercury input.

Mercury emissions from crematories today are in significant decline due primarily to changes in dental practices, but how bad were they actually before this recent trend?

One of the most detailed studies of mercury emissions impact was conducted in the United Kingdom where over 70% of dead humans are cremated. The study focused on a crematorium that had been in operation for over 40 years, processing more than 112,000 cremations at the time of the study.

The direction of the prevailing winds of the crematory exhaust was determined to identify the land surrounding the crematory where the highest concentrations of mercury could be found. Five soil samples were taken along this windward axis; three samples were taken on the downwind axis and two additional samples were taken on the upwind axis. All the samples were then analyzed.

As anticipated, the downwind samples contained a higher, though not significant, level of mercury. "Trigger concentrations" had been determined to evaluate level of soil contamination. These "trigger levels" ranged from low levels of 1mg/kg for human food producing soils to 20mg/kg levels that are deemed acceptable for children's playgrounds. The concentration of mercury found in the crematory soil samples averaged less than .15 mg/kg, almost 7 times lower than that allowed for food production and more than 100 times lower than that allowed for children's playgrounds. The soils were deemed uncontaminated even after 112,000 cremations and 40 years of operation.

Consider that typical North American crematories operate at only 20% of these production levels

used in the analysis, and it becomes readily apparent the anticipated impact of mercury emissions from those crematories are even further diminished.

As an industry, we must be receptive to discussing environmental and performance issues whenever they come up. Proper training of crematory operators and managers must be continually encouraged and older cremation systems should be properly maintained and updated to keep them in prime operating condition.

Mercury use in the dental profession is significantly in decline. However we should always scrutinize the input of other materials into our crematories while looking for and encouraging alternative materials to be used in all areas of the death care profession, whenever possible.

From the website: Seven Pounds article: Environmental Impact of Death
www.Sevenpounds.com/after-death/environmental-impact-of-daeth

How much vaporized mercury is released through cremation?

The effect of crematoria emissions of vaporized mercury is a subject of some controversy. According to the EPA, in 2005 all US crematoria combined vaporized a total of 600 pounds of mercury, a relatively slight amount, though it should be noted that mercury is a highly toxic substance, and even small amounts are potentially hazardous. Vaporized mercury disperses into the air primarily in gaseous form as a particulate, and eventually returns to the earth through various forms of precipitation, sometimes as acid rain. After this mercury has deposited on land or water bodies, it can convert to the highly toxic compound known as [methylmercury](#), which are most often exposed to humans through food, such as fish who live in mercury-contaminated waters, or through groundwater. Methylmercury exposure is a particular concern for women of childbearing age, fetuses and young children because studies have linked high levels of methylmercury to damage to the developing nervous system, which can impair children's ability to think and learn. While studies have shown that environmental mercury release can lead to increased rates of developmental disorders such as [autism](#) and retardation, as of yet the EPA has not found mercury and particulate emissions by crematoria significant enough to warrant regulation, preferring instead to leave such regulation to the states. A statement released by the Cremation Association of North America, in March of 2009, reported that the "design and operation of typical North American crematories provides significantly better emissions than regulations required, and even exceeds expectations with the older operating systems." According to the EPA's [1997 Mercury Study Report to Congress](#), crematories are a very small source of mercury as compared to dentist offices, diesel vehicles, wood-burning fireplaces and industrial and commercial boilers, to mention just a few.

Of course, it is beyond dispute that mercury emissions are undesirable. Due to the presence of mercury amalgam dental fillings in many cremated remains, especially those in the "baby-boomer" population likely to most exploit this service in coming years, it seems reasonable to assume that increased cremations in coming years will lead to increased mercury emissions. However, it is also important to note that in the future less people who die will have mercury fillings, because most consumers are now choosing alternative substances that look more "natural" and are believed to be safer. At the same time, there are still many uncertainties surrounding just how environmentally damaging crematoria mercury emissions are.

EPA Publishes New Mercury Data

Share|

Contact:

Paul F. Rahill

President

Matthews Cremation Division

407.886.5533

The Cremation Association of North America's (CANA) contribution to the development of accurate and reliable environmental data has been acknowledged by the United States Environmental Protection Agency (US EPA). CANA is cited as the reference by the US EPA for human cremation statistics for the United States. Also, the joint test project performed and co-financed by CANA and the US EPA is now the national reference for mercury and other pollutants from human crematories ("EPA National Emissions Inventory"). The following statement was published in the Federal Register volume 69:

"In considering the nature of human crematories since the previous OSWI Federal Register notices were published, EPA has come to the conclusion that the human body should not be labeled or considered "solid waste." Therefore, human crematories are not solid waste combustion units, and are not a subcategory of OSWI for regulation. If EPA or States determine, in the future, that human crematories should be considered for regulation, they would be addressed under other authorities."

The US EPA based their recommendations of no regulations for human and animal crematories on actual data collected for a wide variety of pollutants including mercury. The US EPA determined (based on 1999 CANA cremation rates) that all US crematories, together, would have produced a total of 238 lbs. of mercury emissions in 1999. If we update the mercury emissions levels to include both the US and Canada using 2004 cremation rates, the mercury emissions would be approximately 320 lbs. . With 2050 crematories operating in the US and Canada, this would average out to about 0.15 lbs of mercury emissions per crematory per year. If you could capture 100% of the mercury from a crematory processing an average of 400 cremations per year, for one full year, the total mercury captured would be the smaller than a typical household sugar cube.

Mercury enters the cremation cycle, and therefore crematory emissions, is through silver amalgam dental fillings found in some dead human bodies.

Silver amalgam fillings contain mercury alloys that when exposed to the intense heat of the cremation process results in the volatilization of mercury and its emissions into the atmosphere.

How ever the use of Silver amalgam tooth fillings containing mercury is in significant decline. It is estimated that at one time silver amalgam represented almost 90%. Within the last 10 years, this has declined by 38% (United States Center for Disease Control), a significant decrease.

The recommendation by the US EPA has been open for comments for a period that ended February 7, 2005. Comments received were considered and a final determination was made in December 2005. Overall, CANA's visibility and credibility as the industry experts continues to grow with these types of outcomes and dividends for the cremation industry.

**MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT
AIR QUALITY DIVISION**

April 6, 2010

PERMIT TO INSTALL

No. 51-10

ISSUED TO

Great Lakes Pet Memorial & Crematory, LLC

LOCATED AT

1783 Perrys Loop
Traverse City, Michigan 49684

IN THE COUNTY OF

Grand Traverse

STATE REGISTRATION NUMBER

P0075

The Air Quality Division has approved this Permit to Install, pursuant to the delegation of authority from the Michigan Department of Natural Resources and Environment. This permit is hereby issued in accordance with and subject to Section 5505(1) of Article II, Chapter I, Part 55, Air Pollution Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Pursuant to Air Pollution Control Rule 336.1201(1), this permit constitutes the permittee's authority to install the identified emission unit(s) in accordance with all administrative rules of the Department and the attached conditions. Operation of the emission unit(s) identified in this Permit to Install is allowed pursuant to Rule 336.1201(6).

DATE OF RECEIPT OF ALL INFORMATION REQUIRED BY RULE 203: March 30, 2010	
DATE PERMIT TO INSTALL APPROVED: April 6, 2010	SIGNATURE:
DATE PERMIT VOIDED:	SIGNATURE:
DATE PERMIT REVOKED:	SIGNATURE:

PERMIT TO INSTALL

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Common Abbreviations / Acronyms

Common Acronyms		Pollutant/Measurement Abbreviations	
AQD	Air Quality Division	BTU	British Thermal Unit
BACT	Best Available Control Technology	°C	Degrees Celsius
CAA	Clean Air Act	CO	Carbon Monoxide
CEM	Continuous Emission Monitoring	dscf	Dry standard cubic foot
CFR	Code of Federal Regulations	dscm	Dry standard cubic meter
COM	Continuous Opacity Monitoring	°F	Degrees Fahrenheit
EPA	Environmental Protection Agency	gr	Grains
EU	Emission Unit	Hg	Mercury
FG	Flexible Group	hr	Hour
GACS	Gallon of Applied Coating Solids	H ₂ S	Hydrogen Sulfide
GC	General Condition	hp	Horsepower
HAP	Hazardous Air Pollutant	lb	Pound
HVLP	High Volume Low Pressure *	m	Meter
ID	Identification	mg	Milligram
LAER	Lowest Achievable Emission Rate	mm	Millimeter
MACT	Maximum Achievable Control Technology	MM	Million
MAERS	Michigan Air Emissions Reporting System	MW	Megawatts
MAP	Malfunction Abatement Plan	ng	Nanogram
MDNRE	Michigan Department of Natural Resources and Environment (Department)	NO _x	Oxides of Nitrogen
MSDS	Material Safety Data Sheet	PM	Particulate Matter
NESHAP	National Emission Standard for Hazardous Air Pollutants	PM10	PM less than 10 microns diameter
NSPS	New Source Performance Standards	PM2.5	PM less than 2.5 microns diameter
NSR	New Source Review	pph	Pound per hour
PS	Performance Specification	ppm	Parts per million
PSD	Prevention of Significant Deterioration	ppmv	Parts per million by volume
PTE	Permanent Total Enclosure	ppmw	Parts per million by weight
PTI	Permit to Install	psia	Pounds per square inch absolute
RACT	Reasonably Available Control Technology	psig	Pounds per square inch gauge
ROP	Renewable Operating Permit	scf	Standard cubic feet
SC	Special Condition	sec	Seconds
SCR	Selective Catalytic Reduction	SO ₂	Sulfur Dioxide
SRN	State Registration Number	THC	Total Hydrocarbons
TAC	Toxic Air Contaminant	tpy	Tons per year
TEQ	Toxicity Equivalence Quotient	µg	Microgram
VE	Visible Emissions	VOC	Volatile Organic Compounds
		yr	Year

* For High Volume Low Pressure (HVLP) applicators, the pressure measured at the HVLP gun air cap shall not exceed ten (10) pounds per square inch gauge (psig).

GENERAL CONDITIONS

1. The process or process equipment covered by this permit shall not be reconstructed, relocated, or modified, unless a Permit to Install authorizing such action is issued by the Department, except to the extent such action is exempt from the Permit to Install requirements by any applicable rule. **(R 336.1201(1))**
2. If the installation, construction, reconstruction, relocation, or modification of the equipment for which this permit has been approved has not commenced within 18 months, or has been interrupted for 18 months, this permit shall become void unless otherwise authorized by the Department. Furthermore, the permittee or the designated authorized agent shall notify the Department via the Supervisor, Permit Section, Air Quality Division, Michigan Department of Natural Resources and Environment, P.O. Box 30260, Lansing, Michigan 48909, if it is decided not to pursue the installation, construction, reconstruction, relocation, or modification of the equipment allowed by this Permit to Install. **(R 336.1201(4))**
3. If this Permit to Install is issued for a process or process equipment located at a stationary source that is not subject to the Renewable Operating Permit program requirements pursuant to R 336.1210, operation of the process or process equipment is allowed by this permit if the equipment performs in accordance with the terms and conditions of this Permit to Install. **(R 336.1201(6)(b))**
4. The Department may, after notice and opportunity for a hearing, revoke this Permit to Install if evidence indicates the process or process equipment is not performing in accordance with the terms and conditions of this permit or is violating the Department's rules or the Clean Air Act. **(R 336.1201(8), Section 5510 of Act 451, PA 1994)**
5. The terms and conditions of this Permit to Install shall apply to any person or legal entity that now or hereafter owns or operates the process or process equipment at the location authorized by this Permit to Install. If the new owner or operator submits a written request to the Department pursuant to R 336.1219 and the Department approves the request, this permit will be amended to reflect the change of ownership or operational control. The request must include all of the information required by subrules (1)(a), (b), and (c) of R 336.1219 and shall be sent to the District Supervisor, Air Quality Division, Michigan Department of Natural Resources and Environment. **(R 336.1219)**
6. Operation of this equipment shall not result in the emission of an air contaminant which causes injurious effects to human health or safety, animal life, plant life of significant economic value, or property, or which causes unreasonable interference with the comfortable enjoyment of life and property. **(R 336.1901)**
7. The permittee shall provide notice of an abnormal condition, start-up, shutdown, or malfunction that results in emissions of a hazardous or toxic air pollutant which continue for more than one hour in excess of any applicable standard or limitation, or emissions of any air contaminant continuing for more than two hours in excess of an applicable standard or limitation, as required in Rule 912, to the Department. The notice shall be provided not later than two business days after start-up, shutdown, or discovery of the abnormal condition or malfunction. Written reports, if required, must be filed with the Department within 10 days after the start-up or shutdown occurred, within 10 days after the abnormal conditions or malfunction has been corrected, or within 30 days of discovery of the abnormal condition or malfunction, whichever is first. The written reports shall include all of the information required in Rule 912(5). **(R 336.1912)**
8. Approval of this permit does not exempt the permittee from complying with any future applicable requirements which may be promulgated under Part 55 of 1994 PA 451, as amended or the Federal Clean Air Act.
9. Approval of this permit does not obviate the necessity of obtaining such permits or approvals from other units of government as required by law.
10. Operation of this equipment may be subject to other requirements of Part 55 of 1994 PA 451, as amended and the rules promulgated thereunder.

11. Except as provided in subrules (2) and (3) or unless the special conditions of the Permit to Install include an alternate opacity limit established pursuant to subrule (4) of R 336.1301, the permittee shall not cause or permit to be discharged into the outer air from a process or process equipment a visible emission of density greater than the most stringent of the following. The grading of visible emissions shall be determined in accordance with R 336.1303. **(R 336.1301)**
 - a) A six-minute average of 20 percent opacity, except for one six-minute average per hour of not more than 27 percent opacity.
 - b) A visible emission limit specified by an applicable federal new source performance standard.
 - c) A visible emission limit specified as a condition of this Permit to Install.
12. Collected air contaminants shall be removed as necessary to maintain the equipment at the required operating efficiency. The collection and disposal of air contaminants shall be performed in a manner so as to minimize the introduction of contaminants to the outer air. Transport of collected air contaminants in Priority I and II areas requires the use of material handling methods specified in R 336.1370(2). **(R 336.1370)**
13. The Department may require the permittee to conduct acceptable performance tests, at the permittee's expense, in accordance with R 336.2001 and R 336.2003, under any of the conditions listed in R 336.2001. **(R 336.2001)**

SPECIAL CONDITIONS

EMISSION UNIT SUMMARY TABLE

The descriptions provided below are for informational purposes and do not constitute enforceable conditions.

Emission Unit ID	Emission Unit Description (Process Equipment & Control Devices)	Installation Date / Modification Date	Flexible Group ID
EUCREMATORY	Therm Tec Model S-27-T Animal Crematory Fuel Type: Natural Gas Maximum Charge: 450 Pounds Burn Rate: 75 Pounds/Hour Charge Type: Animal "Pet" Remains Existing Equipment Installed 2007	2007 / April 6, 2010	N/A
Changes to the equipment described in this table are subject to the requirements of R 336.1201, except as allowed by R 336.1278 to R 336.1290.			

The following conditions apply to: EUCREMATORY

I. EMISSION LIMITS

Pollutant	Limit	Time Period / Operating Scenario	Equipment	Testing / Monitoring Method	Underlying Applicable Requirements
1. PM	0.20 lb /1,000 lbs of gas, corrected to 50% excess air.	Test Protocol *	EUCREMATORY	GC 11, GC 13	R 336.1331
* Test Protocol shall specify averaging time.					

II. MATERIAL LIMITS

1. The permittee shall not burn any waste in EUCREMATORY other than the following: **(40 CFR 60.51c)**

Pathological wastes—As defined in the federal Standards of Performance for New Stationary Sources, 40 CFR 60.51c, pathological waste means waste materials consisting of only human or animal remains, anatomical parts, and/or tissue; the bags/containers used to collect and transport the waste material; and animal bedding. **This permit applies to animal pathological waste and associated materials.**

2. The permittee shall not charge more than 450 pounds per charge in EUCREMATORY. **(R 336.1301, R 336.1331, R 336.1901)**
3. The permittee shall not burn any fuel in EUCREMATORY other than natural gas. **(R 336.1224, R 336.1225, R 336.1702, R 336.1901)**

III. PROCESS/OPERATIONAL RESTRICTIONS

1. The permittee shall not combust waste in EUCREMATORY unless a minimum temperature of 1600°F and a minimum retention time of 0.36 seconds in the secondary combustion chamber are maintained. **(R 336.1301, R 336.1331, R 336.1910)**

2. The incinerator shall be installed, maintained, and operated in a satisfactory manner to control emissions from EUCREMATORY. A list of recommended operating and maintenance procedures is specified in Appendix A. **(R 336.1301, R 336.1331, R 336.1910)**

IV. DESIGN/EQUIPMENT PARAMETERS

1. The permittee shall install, calibrate, maintain and operate in a satisfactory manner a device to monitor and record the temperature in the secondary combustion chamber of EUCREMATORY on a continuous basis. **(R 336.1301, R 336.1331, R 336.1901)**

V. TESTING/SAMPLING

Records shall be maintained on file for a period of five years. **(R 336.1201(3))**

N/A

VI. MONITORING/RECORDKEEPING

Records shall be maintained on file for a period of five years. **(R 336.1201(3))**

1. The permittee shall monitor and record the temperature in the secondary combustion chamber of EUCREMATORY on a continuous basis. **(R 336.1301, R 336.1331, R 336.1901)**
2. The permittee shall keep, in a satisfactory manner, daily records of the time (duration of burn), description and weight of waste combusted in EUCREMATORY, as required by SC II.1 and SC II.2. The permittee shall keep all records on file and make them available to the Department upon request. **(R 336.1205, 40 CFR 60.50c(b))**
3. The permittee shall keep, in a satisfactory manner, secondary combustion chamber temperature records for EUCREMATORY, as required by SC IV.1. The permittee shall keep all records on file and make them available to the Department upon request. **(R 336.1301, R 336.1331, R 336.1901)**

VII. REPORTING

N/A

VIII. STACK/VENT RESTRICTIONS

The exhaust gases from the stacks listed in the table below shall be discharged unobstructed vertically upwards to the ambient air unless otherwise noted:

Stack & Vent ID	Maximum Exhaust Diameter/ Dimensions (inches)	Minimum Height Above Ground (feet)	Underlying Applicable Requirements
1. SVCREMATORY	14	27	R 336.1901

IX. OTHER REQUIREMENTS

N/A

APPENDIX A
Incinerator Operation and Maintenance Guidelines

1. Designate a trained operator for the unit and make that person responsible for compliance with the air pollution control requirements.
2. Clean grates before each day's operation (more often if necessary), and dispose of the ashes properly.
3. Preheat the unit with the burners (not with waste) for at least 15 minutes.
4. Do not overload the incinerator. Stay within the given loading rates and follow the manufacturer's instructions.
5. Schedule charges to minimize opening the charging door as infrequently as possible. Opening the charging door lets cold air in and quenches the fire causing smoke.
6. Burn only the type of wastes that the incinerator has been approved to burn. Follow the manufacturer's instructions to maximize the efficiency of the unit, and to properly burn the waste(s).
7. Keep the combustion air adjusted according to the manufacturer's instructions.
8. Observe the stack frequently and adjust the operation as necessary to eliminate smoke and fly ash.
9. Post a copy of the manufacturer's manual and this Guideline near the incinerator.
10. Make quarterly inspections to check and service all of the equipment. If a qualified person is not available for proper inspections, a service contract with a reputable manufacturer is advisable.
11. Follow manufacturer's operation and maintenance guidelines.

SUPPLEMENT TO PERMIT NO. 393-94

Grand Traverse Memorial Gardens, Inc.
Traverse City, Michigan

REVISED-December 12, 1994

GENERAL CONDITIONS

1. Rule 208(2) - Not more than 30 days after completion of the installation, Applicant shall apply, in writing, for a Permit to Operate. Completion of the installation is deemed to occur not later than commencement of a trial operation pursuant to Rule 201(4). Written application should be sent to: Supervisor, Permit Section, Air Quality Division, Department of Natural Resources, P.O. Box 30260, Lansing, Michigan 48909.
2. Rule 201(4) - Trial operation of the equipment is permitted until the Michigan Department of Natural Resources, hereinafter "Department", acts upon the Permit to Operate. Operation of the equipment shall permanently cease upon denial of the Permit to Operate by the Department.
3. Rule 208(3)(a) and (c) - Applicant shall demonstrate compliance with all Department rules and with all general and special conditions of this permit prior to issuance of the Permit to Operate.
4. Rule 201 - Applicant shall not reconstruct, alter, modify, expand, or relocate this equipment unless plans, specifications, and an application for a Permit to Install are submitted to and approved by the Department.
5. Rule 901 - Operation of this equipment shall not result in the emission of an air contaminant which causes injurious effects to human health or safety, animal life, plant life of significant value, or property, or which causes unreasonable interference with the comfortable enjoyment of life and property.
6. Rule 208(3)(b) - Operation of this equipment shall not interfere with the attainment or maintenance of the air quality standard for any air contaminant.
7. Operation of this equipment shall not result in significant deterioration of air quality.
8. Rule 912 - Applicant shall provide notification of any abnormal conditions or malfunction of process or control equipment covered by this application, resulting in emissions in violation of the Department rules or of any permit conditions for more than two hours, to the District Supervisor. Such notice shall be made as soon as reasonably possible, but not later than 9:00 a.m. of the next working day. Applicant shall also, within 10 days, submit to the District Supervisor, a written detailed report, including probable causes, duration of violation, remedial action taken, and the steps which are being undertaken to prevent a reoccurrence.

9. Approval of this application does not exempt the Applicant from complying with any future regulations which may be promulgated under Act 348, P.A. 1965, as amended.
10. Approval of this permit does not obviate the necessity of obtaining such permits or approvals from other units of government as required by law.
11. Act No. 53 - Applicant shall notify any public utility of any excavation, tunneling and discharging of explosives or demolition of buildings which may affect said utility's facilities in accordance with Act 53 of the Public Acts of 1974, being sections 460.701 to 460.718 of the Michigan Compiled Laws and comply with each of the requirements of that Act.
12. The restrictions and conditions of this Permit to Install shall apply to any person or legal entity which now or shall hereafter own or operate the equipment for which this Permit to Install is issued. Any new owner or operator shall immediately notify the Supervisor of the Permit Section, in writing, of such change in ownership or principal operator status of this equipment.
13. Rule 201(5) - If the installation, reconstruction, relocation, or alteration of the equipment for which this permit has been approved has not commenced within, or has been interrupted for, 18 months, this permit shall become void unless otherwise authorized by the Department.
14. Rule 285 - Except as allowed by Rule 285 (a), (b), and (c), applicant shall not substitute any fuels, coatings, nor raw materials for those described in the application and allowed by this permit, nor make changes to the process or process equipment described in the application, without prior notification to and approval by the Air Quality Division.

SPECIAL CONDITIONS

15. Rule 331 - The particulate emission from the incinerator shall not exceed 0.20 pounds per 1,000 pounds of exhaust gases, corrected to 50% excess air.
16. Visible emissions from the incinerator shall not exceed a 6-minute average of 20% opacity, except as specified in Rule 301(1)(a).
17. Rules 1001, 1003 and 1004 - Verification of particulate emission rates from the incinerator by testing, at owner's expense, in accordance with Commission requirements, may be required for operating approval. Verification of emission rates includes the submittal of a complete report of the test results. If a test is required, stack testing procedures and the location of stack testing ports must have prior approval by the District Supervisor, Air Quality Division, and results shall be submitted within 120 days of the written requirement for such verification.
18. Proper operation and adequate maintenance of the incinerator to control emissions is required. A list of recommended operating and maintenance procedures is

enclosed.

19. Applicant shall not charge any waste into the incinerator unless the secondary chamber is pre-heated to 800°F.
20. Applicant shall not operate the incinerator unless a minimum temperature of 1600°F and a minimum retention time of 0.6 seconds in the secondary combustion chamber is maintained.
21. The exhaust gases from the incinerator shall be discharged unobstructed vertically upwards to the ambient air from a stack with a maximum diameter of 20 inches at an exit point not less than 21 feet above ground level.
22. The disposal of collected air contaminants shall be performed in a manner which minimizes the introduction of air contaminants to the outer air.
23. Applicant shall not burn any waste in the incinerator other than the following:

Type 4 -- Human and animal remains, consisting of carcasses, organs and solid organic wastes from hospitals, laboratories, abattoirs, animal pounds, and similar sources.

HN:cmb

**DEPARTMENT OF ENVIRONMENTAL QUALITY
AIR QUALITY DIVISION
ACTIVITY REPORT: Scheduled Inspection**

P007547764

FACILITY: Great Lakes Pet Memorial & Crematory LLC		SRN / ID: P0075
LOCATION: 1783 Perrys Loop, TRAVERSE CITY		DISTRICT: Cadillac
CITY: TRAVERSE CITY		COUNTY: GRAND TRAVERSE
CONTACT:		ACTIVITY DATE: 02/05/2019
STAFF: Chance Collins	COMPLIANCE STATUS: Compliance	SOURCE CLASS: MINOR
SUBJECT: Scheduled Inspection and Review of Records		
RESOLVED COMPLAINTS:		

On February 5, 2019, AQD staff traveled to Grand Traverse County to perform an inspection of Great Lakes Pet Memorial & Crematory LLC. The purpose of the inspection was to determine the facility's compliance with Permit to Install No. 51-10 and applicable state and federal air pollution control regulations.

AQD staff arrived on site at 10:20 a.m. to snowy conditions with a temperature of 18°F, and a N wind of 8 mph. There were no noticeable odors or visible emissions upon arrival.

AQD staff met with Ms. Kerri Collier and provided a tour of the facility and answered all questions. The following discusses the findings of the inspection and review of records.

EUCREMATORY

I. Emission Limits

Pollutant	Limit	Compliant
PM	0.20 lb/1,000 lbs of gas, corrected to 50% excess air	Yes

II. Material Limits

Permittee shall not burn any waste in EUCREMATORY other than: Pathological wastes. Records reviewed on site indicated that this condition is being met.

Permittee shall not charge more than 450 pounds per charge in EUCREMATORY. Records reviewed on site indicated that this condition is being met.

Permittee shall not burn any fuel in EUCREMATORY other than natural gas. Ms. Collier informed AQD staff that EUCREMATORY runs only on natural gas.

III. Process/Operational Restrictions

Permittee shall not combust waste in EUCREMATORY unless a minimum temperature of 1600°F and a minimum retention time of 0.36 seconds in the secondary combustion chamber are maintained. EUCREMATORY was in operation at time of inspection. The temperature readout on the primary and secondary combustion chambers of 1603 and 1600 respectively.

The incinerator shall be installed, maintained, and operated in a satisfactory manner to control emissions from EUCREMATORY. Maintenance records reviewed on site indicated that this condition is being met. The latest maintenance performed on the equipment was a set of new thermocouples in January 2019.

IV. Design/Equipment Parameters

Permittee shall install, calibrate, maintain and operate in a satisfactory manner a device to monitor and record the temperature in the secondary combustion chamber of EUCREMATORY on a continuous basis. This condition is being met. The permittee uses a circle chart recorder to record the temperature in the primary and secondary combustion chambers.

V. Testing/Sampling

NA

VI. Monitoring/Recordkeeping

Permittee shall monitor and record the temperature in the secondary combustion chamber of EUCREMATORY on a continuous basis. Records reviewed on site indicated that this condition is being met.

Permittee shall keep daily records of the time (duration of burn), description and weight of waste combusted in EUCREMATORY, as required by SC II.1 and SC II.2. Records reviewed on site indicated that this condition is being met.

Permittee shall keep Secondary combustion chamber temperature records for EUCREMATORY, as required by SC IV.1. Records reviewed on site indicated that this condition is being met.

VII. Reporting

NA

VIII. Stack/Vent Restrictions

Max exhaust 14" diameter, Min Height above ground 27'. The exhaust dimensions and stack height appeared to meet the requirements of the permit at time of inspection.

IX. Other Requirements

NA

NAME



DATE

2/7/2019

SUPERVISOR



DEPARTMENT OF ENVIRONMENTAL QUALITY
AIR QUALITY DIVISION
ACTIVITY REPORT: Scheduled Inspection

M420147772

FACILITY: GRAND TRAVERSE MEMORIAL GARDENS		SRN / ID: M4201
LOCATION: 2466 CASS RD, TRAVERSE CITY		DISTRICT: Cadillac
CITY: TRAVERSE CITY		COUNTY: GRAND TRAVERSE
CONTACT:		ACTIVITY DATE: 02/05/2019
STAFF: Chance Collins	COMPLIANCE STATUS: Compliance	SOURCE CLASS: MINOR
SUBJECT: Scheduled Inspection		
RESOLVED COMPLAINTS:		

On February 5, 2019, AQD staff traveled to Grand Traverse County to perform an inspection of Grand Traverse Memorial Gardens. The purpose of the inspection was to determine the facility's compliance with Permit to Install No.393-94 and applicable state and federal air pollution control regulations.

AQD staff arrived on site at 11:00 a.m. to snowy conditions with a temperature of 20°F, and a N wind of 8 mph. There were no noticeable odors or visible emissions upon arrival.

AQD staff met with Mr. Pete Bostwick who provided a tour of the facility and answered all questions. Permit to Install No. 393-94 is for one incinerator. There is another incinerator present on-site that was previously permitted under Permit to Install No. 4-841 which has been voided. The following discusses the findings of the inspection and on-site review of records.

At time of the inspection both incinerators were in operation. Mr. Bostwick showed AQD staff the stacks to assure there were no visible emissions. Each incinerator's primary combustion chamber has a set point of 1700°F and were operating at 1605°F and 1607°F respectively. The secondary chambers are preheated to 800°F prior to charging any waste to the incinerator. No waste other than human remains are burned in the incinerators. The incinerators receive annual maintenance to the refractory and receive annual tune ups.

NAME




DATE

2/8/2019

SUPERVISOR



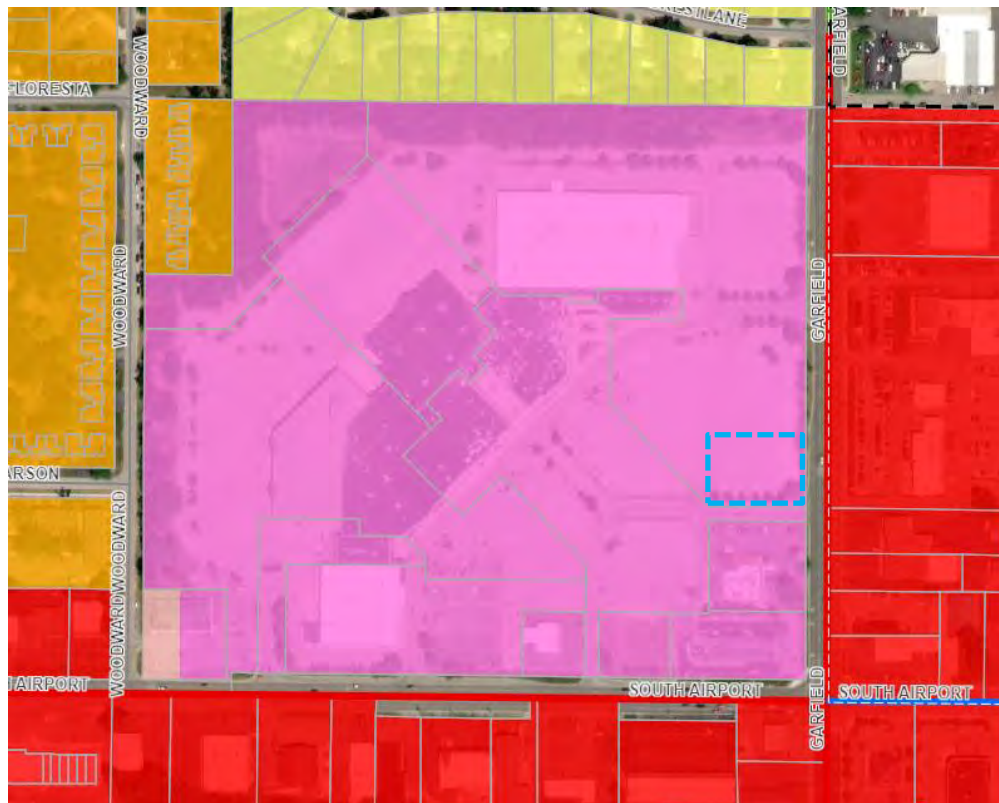
 Charter Township of Garfield Planning Department Report No. 2022-48		
Prepared:	June 1, 2022	Pages: 2
Meeting:	June 8, 2022 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Wendy's Sign Application for Cherryland Center	
File No.	SPR-2020-02	Parcel No. 05-014-049-30
Applicant:	WM Limited Partnership	
Agent:	Bradley A. Flowers, Mika Meyers PLC	
Owner:	ARJCO, LLC	

SITE DESCRIPTION:

- Location: 1686 South Garfield Avenue
- Parcel area: 0.83 acres
- Existing land use: Wendy's drive-through restaurant
- Existing zoning: C-P Planned Shopping Center

BACKGROUND:

The subject parcel and neighboring parcels are zoned C-P Planned Shopping Center and constitute the Cherryland Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. The current zoning of the C-P Planned Shopping Center District for this area matches the Cherryland Center site as illustrated below. The Cherryland Center is shaded in pink and the Wendy's restaurant parcel is outlined in blue:



Wendy's made an application for a freestanding sign for its restaurant located on Garfield Avenue in the Cherryland Center. Mike Green, Zoning Administrator, who conducts sign permit application reviews, referred the application to the Planning Commission pursuant to Section 630.R.5. of the Zoning Ordinance.

At the Planning Commission meeting on April 13, 2022, there was question about whether Wendy's is permitted a freestanding sign. The Planning Commission was interested in having a legal review conducted on the sign application and tabled the application. The applicant submitted an escrow application for legal review. A legal review was conducted by Scott Howard, Township Attorney, and a subsequent opinion was provided. The opinion memorandum is attached.

ACTION REQUESTED:

Based on the Township Attorney opinion memorandum and PD Report 2022-34, staff recommends the following motion:

MOTION THAT application SPR-2022-04, submitted by Bradley A. Fowler for a Sign Permit for Wendy's restaurant at Parcel 05-014-049-30, BE DENIED as freestanding signs for individual businesses in the Cherryland Center shopping center development are not permitted as supported by the Township Attorney opinion memorandum dated May 25, 2022, and PD Report 2022-34 dated April 6, 2022.

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

Attachments:

1. Township Attorney opinion memorandum dated May 25, 2022
2. PD Report 2022-34 dated April 6, 2022
3. Letter from Bradley A. Fowler, including the Wendy's Sign Permit Application, dated February 25, 2022

MEMORANDUM

To: John Sych, Planning Director, Garfield Township
From: Scott Howard & Lauren Teichner | OLSON, BZDOK & HOWARD, P.C.
Date: May 25, 2022
Re: Wendy's sign application for Cherryland Center

Factual Background:

- On November 30, 2021, Wendy's submitted a sign permit application to Michael Green, Garfield Township Zoning Administrator, for a free-standing monument sign at store #13204, which is located at 1686 S. Garfield Avenue, Traverse City, MI 59686 in the Cherryland Center.
- Wendy's resubmitted this same application to the Township on January 20, 2022, along with a letter explaining why they believe their application is in compliance with the sign standards in the Zoning Ordinance.
- Wendy's entered into an amended Reciprocal Easement Agreement (effective date March 1, 2021) with the other property owners in the Cherryland Center, granting a contractual right to install such a sign under Section 3(c).
 - This Reciprocal Easement Agreement also indicates that any such signs installed "must be in compliance with all applicable governmental laws, ordinances and requirements, including, without limitation, the applicable zoning ordinances, and the Parcel owner shall be responsible for securing all governmental approvals which may be required for such sign or signs." (Section 3(c)).
- On January 22, 2022, Michael Green, Zoning Administrator, emailed Wendy's counsel to inform them that he is unable to approve Wendy's sign permit application because (as he explained):
 - Approvals shall be based on an approved sign plan meeting the standards in Table 956.A(22) of the Zoning Ordinance; and
 - The sign plan shall be reviewed by the Planning Commission as part of an overall development plan for the Cherryland Center as laid out in Section 322 of the Zoning Ordinance.

Mr. Green also attached the relevant sections of the Zoning Ordinance, as well as the previously approved Cherryland Center Sign Plan, to the email for Wendy's reference.

- On April 13, 2022, the Planning Commission met and considered Wendy's request. The application was postponed – by motion – for an attorney opinion on the issue.
- Cherryland Mall (now Cherryland Center) opened in 1976, and was approved at the time as a single development that included several parcels and businesses, including the Wendy's parcel. The Cherryland site boundary was enlarged to the west towards Woodward Avenue in 1980 with the expansion of the Sears store. Over the years, management of uses and development on this site has been in a cohesive manner, including the conversion of the original enclosed shopping mall to a strip center approved by the Township in 1998.
- Site plans for Cherryland Mall / Center have been approved on the following dates:

Cherryland Mall Site Plan	December 6, 1976
Great Lakes Steak House Site Plan (now Robby's Mexican & Spanish Cuisine)	June 20, 1978
Sears Building Expansion Site Plan (including Cherryland Boundary Expansion towards Woodward Avenue)	December 16, 1980
Burger King Site Plan	October 30, 1984
Conversion from Cherryland Mall to Cherryland Center Site Plan	December 8, 1998
Wendy's Site Plan	July 8, 2020
Burger King Renovation Site Plan	March 24, 2021
Biggby Coffee Site Plan	November 10, 2021

- Historically, Cherryland and other Planned Shopping Centers were permitted to have one freestanding development-wide sign at one entrance on each roadway. Cherryland had two development signs – one on Garfield Avenue and one on South Airport Road. The sign on Garfield Avenue fell into disrepair and was removed. The sign on South Airport Road remains in place now. A retail signage plan was adopted for wall signage in the Cherryland Center in 1999 but does not address freestanding individual business signs or development signs.

Question Presented:

Is the freestanding monument sign requested in Wendy's sign permit application permitted under the Garfield Township Zoning Ordinance?

Relevant sections of the Zoning Ordinance

- **Section 322:** Cherryland Center is zoned as a *C-P Planned Shopping Center*.
- **Section 322 PURPOSE:** "It is the intent of the C-P (Planning Shopping) Districts to recognize the various areas of our community that have been developed in a grouped retail setting with

department store anchors and expansive parking areas. These planned centers are typically located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. This section recognizes the transition from antiquated development patterns and encourages multi-use, multi-story, infill development of the parking areas to create a more pedestrian-friendly, mixed-use area. Multi-story structures are encouraged.”

- **Section 322(D)(1): SITE DEVELOPMENT REQUIREMENTS; General:** “Applications for development, re-development, or infill development within the C-P District shall be reviewed by the Planning Commission for compliance with Article 4, Section 424: SITE PLANS and Article 5: DEVELOPMENT STANDARDS. A comprehensive development plan may be required for the entire center to establish an approved development pattern within the District.”
- **Section 630(A): SIGNS: Regulations and Conditions:** “This section establishes standards to regulate the type, number, physical dimensions, and placement of signs in the Township. Regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities in Garfield Township without difficulty and confusion, to encourage the general attractiveness of the community, and to protect property values therein. Accordingly, it is the intention of this ordinance to establish regulations governing the display of signs which will:
 - (1) Promote and protect the public health, safety, comfort, morals, and convenience;
 - (2) Enhance the economy and the business and industry of the Township by promoting the reasonable, orderly, and effective display of signs, and thereby encourage increased communication with the public;
 - (3) Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites;
 - (4) Ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication;
 - (5) Reduce conflict among signs and light and between public and private environmental information systems; and
 - (6) Promote signs which are compatible with their surroundings, are appropriate to the type of activity to which they pertain, and are expressive of the identity of proprietors and other persons displaying signs.”
- **Section 630(G)(2)(c)(ii): SIGNS: Signs Permitted in the C-P Planned Shopping Center District and in Planned Developments:** “Commercial Uses in the C-P Planned Shopping Center district and in Planned Developments, and Industrial Uses in Planned Developments.
 - (ii) Freestanding Signs. One (1) freestanding monument sign located at each roadway entrance to the development; maximum of 40 square feet per sign; maximum of two (2) signs per roadway frontage. For developments which include more than 10,000 square feet of retail space, one (1) freestanding sign along each roadway frontage is allowed in place of another permitted freestanding sign, according to the following:

10,000 – 25,000 square feet of retail space; maximum of 60 square feet per sign
25,000 – 50,000 square feet of retail space; maximum of 80 square feet per sign
More than 50,000 square feet of retail space; maximum of 100 square feet per sign”

- **Section 630(G)(3)(a): SIGNS: Signs Permitted in the C-P Planned Shopping Center District and in Planned Developments:** “Signs subject to Planning Commission approval.
(a) Internal directional signs with a maximum of 6 square feet per sign. Such signs shall be placed at logical locations to facilitate traffic within the site. The location and quantity of internal directional signs shall be subject to Planning Commission approval and clearly indicated on an overall site plan.”
- **Section 630(R)(1): SIGNS: Permits, Application Requirements, and Approval:** “Sign Permit Required. A sign shall not be placed, erected, re-erected, constructed, installed, modified, displayed, relocated, converted to electronic or altered prior to the issuance of a sign permit by the Zoning Administrator.”
- **Section 630(R)(5): SIGNS: Permits, Application Requirements, and Approval:** “The Zoning Administrator shall retain the right to forward any sign permit applications to the Planning Commission for their review and approval.”
- **Section 630(E)(6): SIGNS: Signs Permitted in the C-L, C-G, and C-H Commercial Districts:** Other commercial districts (C-L, C-G and C-H) are permitted – similarly to the C-P District –to have *one* freestanding shopping center sign that “shall identify the commercial center and / or individual tenants within a multi-tenant commercial center. Individual ground signs for tenants are prohibited.”

Legal Framework:

Summary:

Wendy’s sign permit application for a freestanding monument sign at store #13204 in the Cherryland Center should be denied, as a freestanding sign for an individual business at the Cherryland Center is not permitted under the Garfield Township Zoning Ordinance.

Analysis:

The Wendy’s store at issue is located in the Cherryland Center, which is in the *C-P Planned Shopping Center District*.

Contrary to Wendy’s contentions in its sign permit application and subsequent counsel letters to Garfield Township, the Zoning Ordinance does not permit Wendy’s specific, requested, individual free-standing monument sign in this C-P Planned Shopping Center District “by right” under to Section 630(G)(2)(c)(ii).

Instead, what this section of the Zoning Ordinance does permit “by right” is *one freestanding monument sign for the entire development*: one sign is permitted at each roadway

entrance to the development, at a maximum of 40 square feet per sign with a maximum of two signs per roadway frontage; and since there is more than 50,000 square feet of retail space at Cherryland Center, one of the two permitted freestanding signs per roadway frontage may have a maximum of 100 square feet (*see* Section 630(G)(2)(c)(ii)).

There are no provisions in the Zoning Ordinance allowing freestanding signs in the Cherryland Center for any individual business (*see generally* Section 630).

Moreover, the spirit of the Zoning Ordinance anticipates that shopping centers will have development-wide signs, not individual business signs. For example, section 630(E)(6), which pertains to permitted signage in the C-L (Local), C-G (General), and C-H (Highway) Commercial Districts, similarly only allows for *one freestanding shopping center sign* that “shall identify the commercial center and / or individual tenants within a multi-tenant commercial center,” and states that “individual ground signs for tenants are prohibited.”

As explained in the Factual Background section of this memo, above, there is an historically-approved overall development plan for the Cherryland Center currently in effect. This approved site plan gives permission for *one* freestanding development-wide sign at one entrance to Cherryland Center on each roadway, in accordance with the terms of the Zoning Ordinance, and overrides any subsequent requests for freestanding signs by individual property owners. Any newly-submitted sign permit applications (such as the one at issue here) serve as a proposed “amendment” to the previously-approved Cherryland Center site plan, and must be reviewed by the Planning Commission under Sections 322 and 424 of the Zoning Ordinance to determine if they are in keeping with the overall development plan for Cherryland Center.

Additionally, under Section 630(R)(5), the Zoning Administrator has the power to forward any sign permit applications to the Planning Commission for their review and approval. That is what properly occurred in this case. Upon receipt of the Wendy’s sign permit application, the Zoning Administrator properly forwarded Wendy’s request to the Planning Commission, which is considering it in light of the overall development plan for Cherryland Center and in accordance with the terms of the Zoning Ordinance. In its deliberations regarding this request, the Planning Commission is tasked with construing all applicable sections of the Zoning Ordinance related to signage in the C-P Planned Shopping Center District (i.e., Sections 322, 424, and 630) in harmony with one another, giving full effect to each.¹

As neither the Zoning Ordinance by its terms nor spirit, nor the overall development plan for the Cherryland Center, permit freestanding monument signs for any individual businesses, Wendy’s sign permit application for a freestanding monument sign at store #13204 in the Cherryland Center should be denied.

Nor does Wendy’s amended Reciprocal Easement Agreement with the other property owners in the Cherryland Center provide Wendy’s with the legal basis for constructing such a sign. This contract itself contemplates that any signs must be in compliance with the Zoning Ordinance and related government approval. Moreover, Garfield Township has the ability to exercise its “inherent police power” as a municipality “to safeguard the vital interests of its people” and

¹ *See Paquin v Northern Mich Univ*, 79 Mich App 605, 607; 262 NW2d 672 (1977).

thereby override the terms of a contractual relationship, if need be – so long as the municipality’s actions do not substantially impair the contractual relationship without a legitimate public purpose and reasonable adjustments.²

Garfield Township has a legitimate public purpose in maintaining the integrity and intent of its various zoning districts. The Zoning Ordinance is clear that the intent of the C-P Planned Shopping District is for the development of planned shopping centers located on “a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity” (Section 322 PURPOSE). Additionally, the Zoning Ordinance explains that the intent behind its sign regulations (among other enumerated purposes) is to “promote and protect public health, safety, comfort, morals, and convenience,” which can justifiably include traffic safety and the aesthetic appearance of the Township³ (Section 630A). Denying Wendy’s request to deviate from the previously-approved overall development plan for the Cherryland Center would be in keeping with the expressed intent in Sections 322 and 630 of the Zoning Ordinance.

* * *

Signage that Wendy’s May Construct:


- ❖ Pursuant to Section 630(G)(2)(c)(ii) of the Zoning Ordinance, **one new development-wide sign could be constructed for Cherryland Center**, listing several of the businesses found in the Center, including Wendy’s. Such a sign would be similar to the Grand Traverse Mall, another C-P zoned property, which has one development-wide sign that lists several businesses.
- ❖ Pursuant to Section 630(G)(3)(a) of the Zoning Ordinance, **directional signs are also permissible**. Wendy’s could construct internal directional signs (with a maximum of 6 square feet per sign) at logical locations throughout Cherryland Center to facilitate traffic within the site.
 - Note: under this section of the Zoning Ordinance, the location and quantity of these directional signs is subject to Planning Commission approval and amendment of the current overall development plan for Cherryland Center.

* * *

We hope this memorandum is helpful. Please feel free to contact us if you have any questions or concerns by phone at 231.946.0044 or via email at scott@envlaw.com or lauren@envlaw.com. Thank you.

² See *King Enterprises, Inc v Thomas Twp*, 215 F Supp 2d 891, 916–17 (E.D. Mich. 2002).

³ See *Metromedia, Inc v City of San Diego*, 453 US 490, 507-08; 101 S Ct 2882, 69 L Ed 2d 800 (1981).

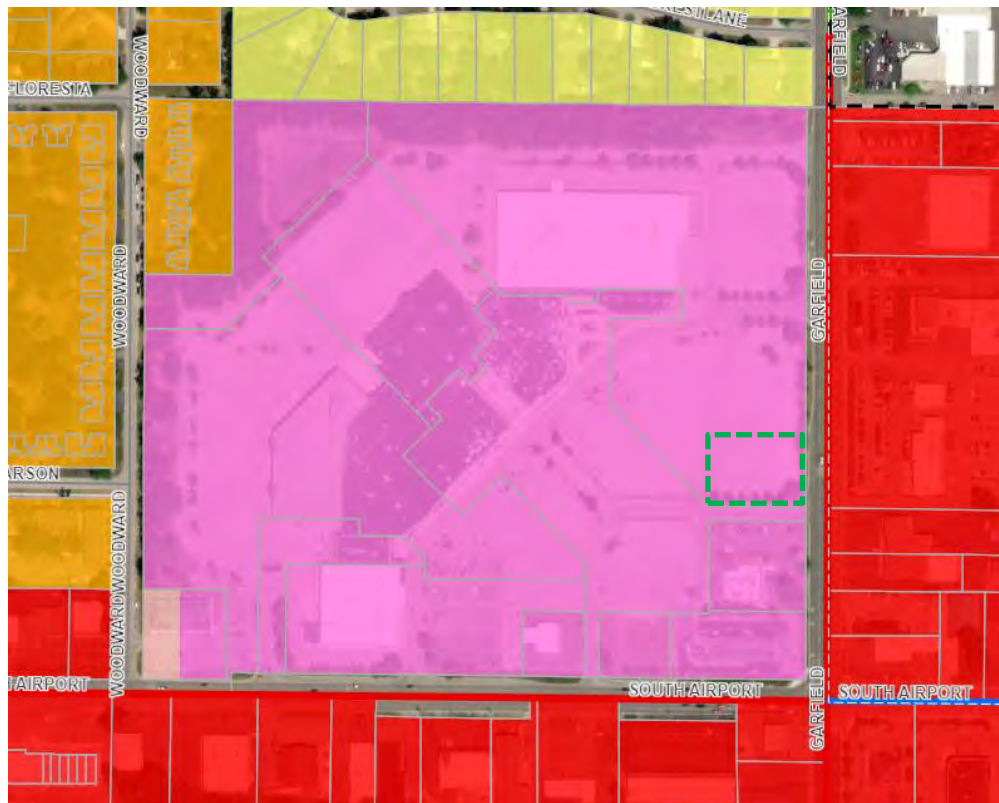
		Charter Township of Garfield	
		Planning Department Report No. 2022-34	
Prepared:	April 6, 2022	Pages:	6
Meeting:	April 13, 2022 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Wendy's Sign Application for Cherryland Center		
File No.	SPR-2020-02	Parcel No.	05-014-049-30
Applicant:	WM Limited Partnership		
Agent:	Bradley A. Flowers, Mika Meyers PLC		
Owner:	ARJCO, LLC		

SITE DESCRIPTION:

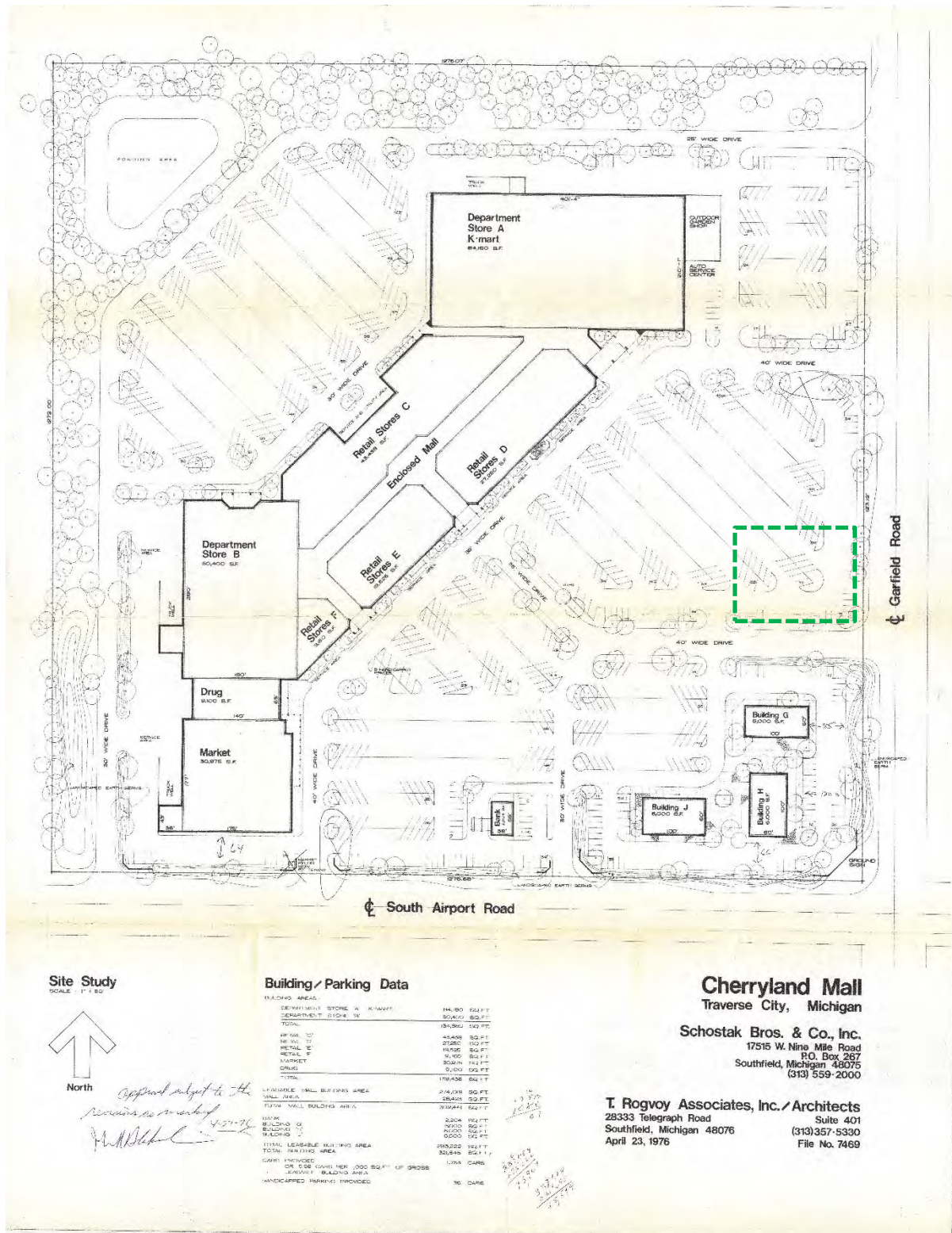
- Location: 1686 South Garfield Avenue
- Parcel area: 0.83 acres
- Existing land use: Wendy's drive-through restaurant
- Existing zoning: C-P Planned Shopping Center

BACKGROUND:

The subject parcel and neighboring parcels are zoned C-P Planned Shopping Center and constitute the Cherryland Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. The current zoning of the C-P Planned Shopping Center District for this area matches the Cherryland Center site as illustrated below. The Cherryland Center is shaded in pink and the Wendy's parcel is outlined in green:



Opened in 1976, the Cherryland Mall (now Cherryland Center) was approved as a single development that include several parcels and businesses, including the Wendy's parcel as exhibited in the site plan below. The Cherryland site boundary was enlarged to the west towards Woodward Avenue in 1980 with the expansion of the Sears store.





Cherryland Mall Site Plan	December 6, 1976
Great Lakes Steak House Site Plan (now Robby's Mexican & Spanish Cuisine)	June 20, 1978
Sears Building Expansion Site Plan (including Cherryland Boundary Expansion towards Woodward Avenue)	December 16, 1980
Burger King Site Plan	October 30, 1984
Conversion from Cherryland Mall to Cherryland Center Site Plan	December 8, 1998
Wendy's Site Plan	July 8, 2020
Burger King Renovation Site Plan	March 24, 2021
Biggby Coffee Site Plan	November 10, 2021

OWNERSHIP:

Today, current ownership for the Cherryland Center is illustrated in the map below:

Cherryland Center Property Ownership



Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

NOT A LEGAL SURVEY

Cherryland Center Ownership Property Owners

- Casciano (Burger King)
- V. Kumar Vemulapalli
- Cherrymart / Schostak (K-Mart)
- Copper Falls (Robby's)
- Family Video (Jimmy John's / Qdoba)
- Nexgen (Vacant)
- Schostak (Future Biggby)
- Sears
- Wendy's

STAFF COMMENTS:

- Pursuant to Section 630.R.5. of the Zoning Ordinance, “the Zoning Administrator shall retain the right to forward any sign permit applications to the Planning Commission for their review and approval.” The Zoning Administrator has referred this application to the Planning Commission for review.
- Historically, Cherryland and other Planned Shopping Centers were permitted to have one freestanding “development” sign at one entrance on each roadway. Cherryland had two development signs: one on Garfield Avenue and one on South Airport Road. The sign on Garfield Avenue fell into disrepair and was removed. The sign on South Airport Road remains in place as shown below. A retail signage plan was adopted for wall signage in the Cherryland Center in 1999 but does not address freestanding individual business signs or development signs.



- Currently, for commercial uses in the C-P Planned Shopping Center district, one (1) freestanding monument sign is permitted at each roadway entrance to the development at a maximum of 40 square feet per sign with a maximum of two (2) signs per roadway frontage. Since there is more than 50,000 square feet of retail space at Cherryland Center, one of the two permitted freestanding signs per roadway frontage may have a maximum of 100 square feet.
- The concept of the shopping center or development sign is also applied to shopping centers in other Commercial districts. In the C-L, C-G, and C-H Districts, a shopping center sign “shall identify the commercial center and/or individual tenants within a multi-tenant commercial center. Individual ground signs for tenants are prohibited.” The spirit of the Zoning Ordinance anticipates that shopping centers will have a development signs and not individual business signs.
- The majority owners within the Cherryland Center comprised of Cherrymart LLC (Schostak/former Kmart), TF Traverse City MI LLC (former Sears), and Cherryland Center LLC (V. Kumar Vemulapalli/former Younkers and current Big Lots) maintain a reciprocal easement agreement that affords each of them certain rights in developing and operating their site. However, as noted in the site plan above, the C-P district covers a larger area that composes the original Cherryland site plan.
- At this point, there is no provision to have freestanding signs in the Cherryland Center for an individual business as requested. A new development sign could be constructed for the Cherryland Center pursuant to Section 630 of the Township Zoning Ordinance. Such sign could be similar to the Grand Traverse Mall, another C-P zoned property, that has one development sign that lists several businesses. Finally, directional signs could be permitted subject to Section 630.G.3 of the Township Zoning Ordinance.

ACTION REQUESTED:

Following an opportunity for discussion, the following motion is offered for consideration:

MOTION THAT application SPR-2022-04, submitted by Bradley A. Fowler for a Sign Permit for Wendy's restaurant at Parcel 05-014-049-30, BE DENIED as freestanding signs for individual businesses in the Cherryland Center shopping center development are not permitted in accordance with the Zoning Ordinance.

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

Attachments:

1. Letter from Bradley A. Fowler dated February 25, 2022, including the Wendy's Sign Permit Application

Richard M. Wilson, Jr.
Daniel R. Kubiak
Scott E. Dwyer
William A. Horn⁵
Neil L. Kimball
George V. Saylor, III
Elizabeth K. Bransdorfer
John C. Arndts
James F. Scales

Ross A. Leisman
Neil P. Jansen
Daniel J. Parmeter, Jr.
Mark E. Nettleton²
Nathaniel R. Wolf
Jennifer A. Puplava
Benjamin A. Zainea
Christopher D. Matthyse
Ronald M. Redick

Kimberly M. Large¹
Nikole L. Canute³
Daniel J. Broxup
Joshua D. Beard
Bradley A. Fowler
Curtis L. Underwood
Dominic T. Clolinger
Alexander P. Henderson
Kathryn M. Zoller

Of Counsel
James R. Brown
John M. DeVries
Michael C. Haines
James K. White
Fredric N. Goldberg
John H. Gretzinger
Douglas A. Donnell⁴
Mark A. Van Allsburg
David S. Lefere

Also Admitted in

¹ Delaware

² Illinois

³ New York

⁴ Ohio

⁵ Wisconsin

February 25, 2022

Mr. John Sych
Planning Director
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Re: Planning Commission Review of Sign Permit Application - Wendy's Site # 13204

Dear Mr. Sych:

This firm represents Wendy's in connection with its sign permit application for store #13204 located at 1686 S. Garfield Ave., Traverse City, MI 59686 (the Cherryland Mall). On November 30, 2021, Wendy's submitted a sign permit application to the Township's zoning administrator under Section 630 of the zoning ordinance asking for a permit to install a freestanding monument sign on its property. The requested sign is expressly permitted by right pursuant to Section 630(G)(2)(c)(ii) of the zoning ordinance. Moreover, Wendy's has already been granted the right to install such a sign by all other property owners in the Cherryland Mall Complex pursuant to a Reciprocal Easement Agreement. Nevertheless, in an email dated January 25, 2022, the zoning administrator indicated that he was unable to approve Wendy's sign permit application at this time because he believes it requires review by the Planning Commission.

Accordingly, enclosed please find the following items that are being submitted for your review and approval:

1. Wendy's Sign Permit Application;
2. The Reciprocal Easement Agreement between the owners of the Cherryland Mall parcels granting Wendy's the right to install the requested sign; and
3. Correspondence with the zoning administrator regarding this matter.

Mr. John Sych
February 25, 2022
Page 2

We request that you review the above-mentioned items and place this sign permit application on the agenda for the April 13, 2022 Planning Commission meeting pursuant to Section 630(R)(5) of the Township's zoning ordinance and the aforementioned January 25, 2022 email from the zoning administrator.

If you have any questions or require additional information or filing fees, please contact me at (616) 632-8086 or via email at bfowler@mikameyers.com

Very Truly Yours,



Bradley A. Fowler

Enclosures

Sent by e-mail

cc: Kristen Buter
Tom Amor
Ana Pelhank
Michael Anderson



Charter Township of Garfield

Grand Traverse County

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

SIGN PERMIT APPLICATION

Incomplete applications will be returned to applicant

1. Property Owner:

ARJCO, LLC

Address:

130 - 60th Street

City, State & Zip Code:

Grand Rapids, MI 49548

Phone Number:

Applicant Information:

WM Limited Partnership - 1998

Address:

45 Ottawa Avenue SW, Suite 600

City, State & Zip Code:

Grand Rapids, MI 49503

Phone Number:

616-776-2600

2. Property Information:

a. Property Address: 1686 S. Garfield Avenue

b. Business Name: Wendy's

c. Lot # _____ Subdivision Name: _____

d. Parcel ID# 28-05- 014 - 049 - 30

e. Current Zoning: C-P - Planned Shopping Center

f. Current Use: Restaurant

g. Road Frontage: 210'

h. Development Approval (PUD etc): _____

i. List any signs currently located on the parcel: _____

-----Application continued on the other side-----

3. Sign Type:

Free Standing X ^{Monument} Single Face _____ Double Face X Wall Sign _____
Temporary Sign _____ Development Sign _____ Electronic LED _____ (see #6 below)
Home Occupation: _____ Billboard: _____ Other (please explain) _____

4. Sign Material: Aluminum with Plastic Faces

5. Sign Illumination:

Internal X External _____ None _____

Illuminated and/or electronic signs may also require a permit from Grand Traverse County Electrical Permitting office. Please contact them at 231-995-6049.

6. Sign Measurements:

Overall Height 8' 10" Area (SF) 39.3

Support Type Steel Pipe Existing Sign Support / Frame size _____

Required: detailed sketch of the parcel with dimensions, proposed signage and its location on the parcel (setbacks & relation to buildings).

7. ELECTRONIC SIGN (LED etc.):

Please be advised that the property owner must sign this statement of acknowledgment should the application be for an electronic sign.

The undersigned affirms that he/she or they is/are the owner of the business and have reviewed the electronic changeable sign limitations of the Garfield Township Zoning Ordinance, and understand the prohibitions of scrolling text, streaming graphics, videos, once per hour change rate and all regulations associated with electronic signs.

Chris Fennema Digitally signed by Chris Fennema
Date: 2022.03.25 08:48:23 -04'00'
Owner Signature

3/25/22
Date

Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct.

Chris Fennema Digitally signed by Chris Fennema
Date: 2022.03.25 08:52:53 -04'00'
Owner signature

Date

Applicants signature

Date

Wendy's Site #13204

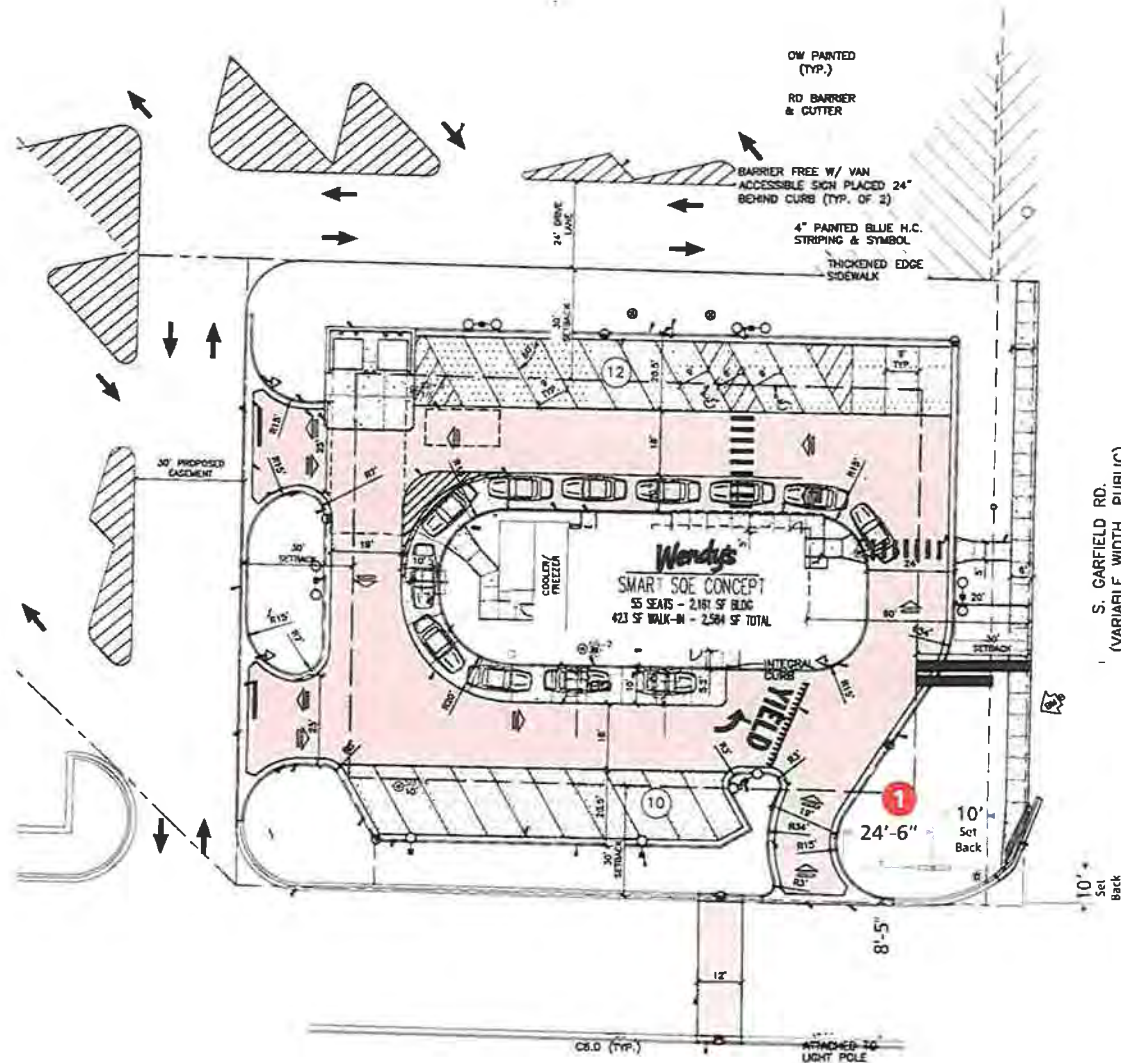
1686 S Garfield Rd
Traverse City, MI 49686

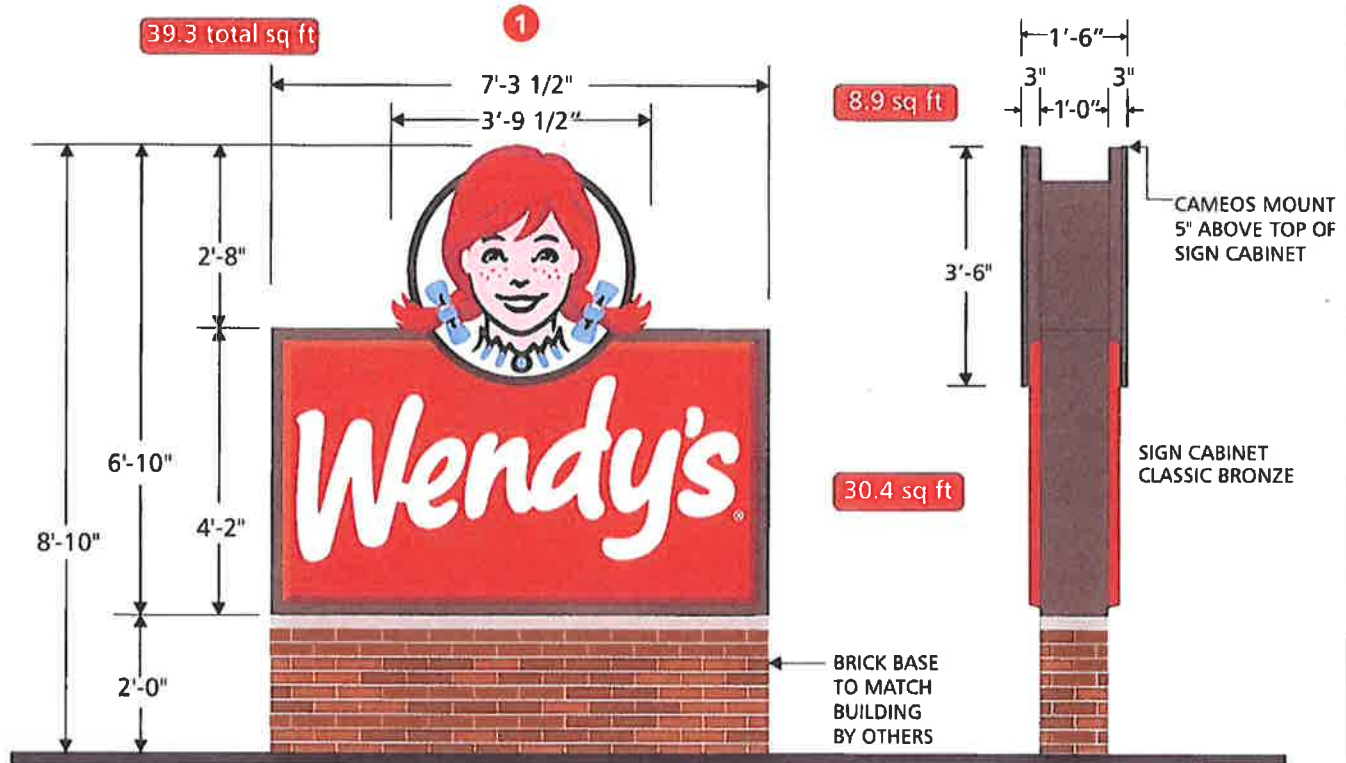


SCALE: 1" = 50'

SIGN KEY

1 Monument Sign





ALL WIRING MEETS NEC 2017 SPECIFICATIONS.

SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	- 12" SA ALUMINUM CABINET PAINTED CLASSIC BRONZE. - 150 PAN FORMED EMBOSSED SOLAR GRADE POLYCARBONATE FACES. - LED ILLUMINATION. CAMEOS - FORMED POLYCARBONATE WITH PRINTED GRAPHICS SECOND SURFACE WITH LED ILLUMINATION. - ALUMINUM RETURNS AND BACKS PAINTED CLASSIC BRONZE. - BASE BY OTHERS.	<input checked="" type="checkbox"/> CLASSIC BRONZE <input checked="" type="checkbox"/> PMS 186 RED <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 299 BLUE <input checked="" type="checkbox"/> PMS 698 PINK <input checked="" type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

FILENAME: U0601-IA-WM36-LED
DATE: 3/26/19 REV. DATE:

REV#
DGNR: JLB

SCALE: 3/8" = 1'
SALES: T. SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ DATE: _____
LANDLORD: _____ DATE: _____

custom SIGN Center, Inc.
Full Service Sign Company
3233 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

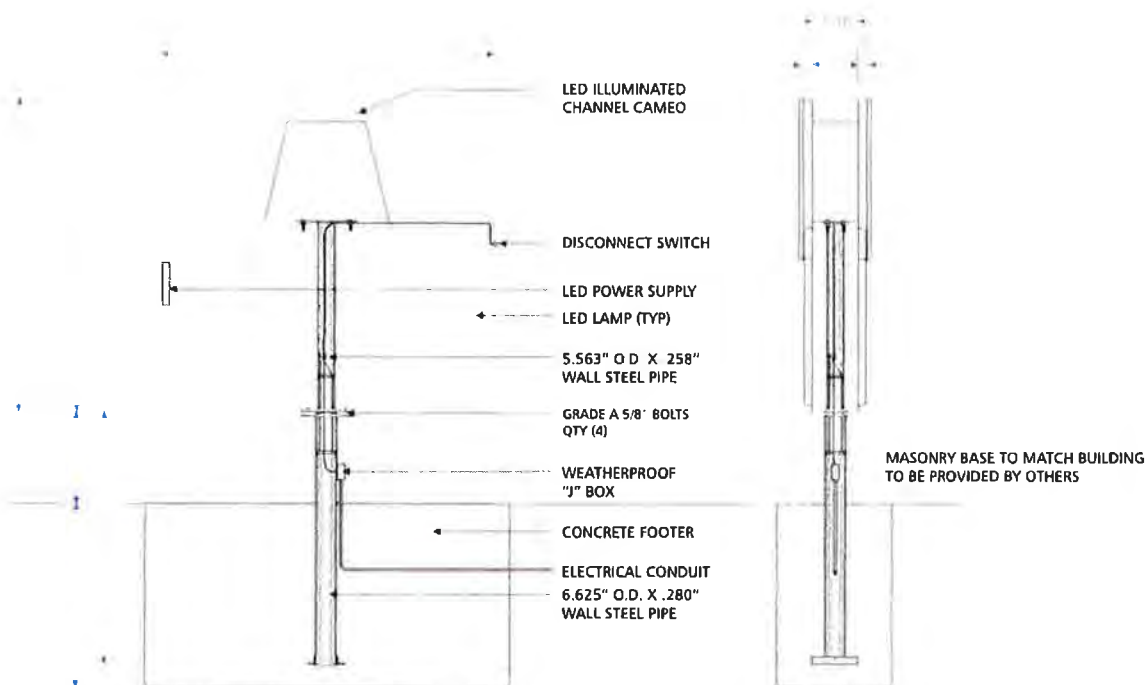
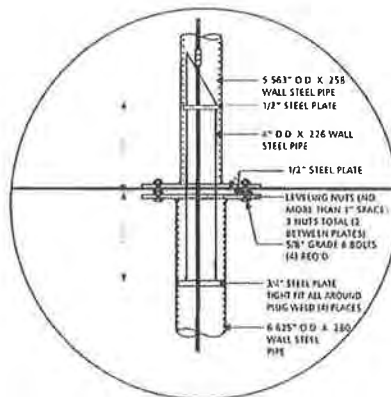
This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2019 All rights reserved.

DESIGN CRITERIA:

90 MPH WIND LOAD

SOIL COMPACTNESS = 2,000 PSF

CONCRETE FOUNDATION - 3,000 PSI - 5 BAG, 28 DAY MIN.

MODEL IA-WM36

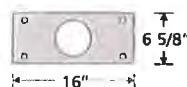
SCALE 1/4"=1'-0"

ELECTRICAL REQUIREMENTS

(1) ELECTRONIC LED POWER SUPPLY (.63 AMPS EA)

(8) 48" LED LAMPS, 21W EACH

(1) 20 AMP CIRCUIT REQUIRED



1/2" THICK STEEL MOUNTING PLATES
SCALE " = 1'-0"

**FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT
CHERRYLAND MALL
GARFIELD TOWNSHIP, MICHIGAN**

This **FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT** (this "Amendment") is made as of the 1st day of March, 2021 (the "Effective Date") by and among **TF TRAVERSE CITY MI LLC**, a Delaware limited liability company ("TF"), **SASIKALA VEMULAPALLI** ("Vemulapalli"), and **CHERRYMART ASSOCIATES, LLC**, a Michigan limited liability company ("Cherrymart"). TF, Vemulapalli and Cherrymart are sometimes hereinafter referred to individually, as a "Party" and collectively, as the "Parties."

RECITALS:

A. TF is the owner of certain improved real estate located in the Township of Garfield, Grand Traverse County, Michigan, more particularly described on Exhibit A attached hereto (the "TF Parcel").

B. Cherrymart, successor in interest to Cherryland Mall Limited Partnership, a Michigan limited partnership ("Cherryland"), pursuant to a Quit Claim Deed, recorded November 7, 2002, Grand Traverse County Records, at Liber 1774, Page 655, successor in interest to Jerome L. Schostak, is the owner of certain improved real estate located in the Township of Garfield, Grand Traverse County, Michigan, more particularly described on Exhibit B attached hereto (the "Cherrymart Parcel").

C. Vemulapalli, successor in interest to Durga, LLC, a Michigan limited liability company, pursuant to a Quit Claim Deed, recorded April 19, 2016, Grand Traverse County Records, Document 2016R-06579, successor in interest to Wells Fargo Bank, N.A., pursuant to a Covenant Deed, recorded October 23, 2013, Grand Traverse County Records, Document 2013R-19936, successor in interest to Cherryland, pursuant to a Sheriff's Deed on a Foreclosure Sale, recorded September 2, 2010, Grand Traverse County Records, Document 2010R-14524, successor in interest to Jerome L. Schostak, is the owner of certain improved real estate located in the Township of Garfield, Grand Traverse County, Michigan, more particularly described on Exhibit C attached hereto (the "Mall Parcel"). The TF Parcel, the Cherrymart Parcel and the Mall Parcel are sometimes hereinafter referred to individually, as a "Parcel" and collectively, as the "Parcels."

D. The Parcels collectively constitute an integrated retail shopping center, commonly known as Cherryland Mall (hereinafter referred to as the "Shopping Center").

E. The Parcels are subject to that certain Reciprocal Easement Agreement, dated as of May 4, 1983, and recorded on June 7, 1983 at Liber 572, Page 65, Grand Traverse County Records, as modified by an Agreement Evidencing Opening Date, dated December 28, 1984 and recorded on January 25, 1985 at Liber 626, Page 791, Grand Traverse County Records, as amended by an Amendment to Reciprocal Easement Agreement, dated January 8, 1988 and recorded June 27, 1988 at Liber 745, Page 151, Grand Traverse County Records, as amended by a Second Amendment to Reciprocal Easement Agreement dated August 28, 1998 and recorded August 28, 1998 at Liber 1255, Page 517, Grand Traverse County Records, and as amended by a Third Amendment to Reciprocal Easement Agreement dated May 14, 2001 and recorded September 18, 2001 at Liber 1562, Page 568, Grand Traverse County Records (the "REA"). Capitalized terms not defined herein shall have the meanings ascribed to them in the REA.

F. Cherrymart intends to split the Cherrymart Parcel into two separate and distinct tax parcels, the "Cherrymart Outlot" and the "Remainder Parcel," as each such parcel is depicted, and legally described, on Exhibit D attached hereto (the "Cherrymart Site Plan"). Cherrymart may further split the Remainder Parcel into two (2) or more separate and distinct parcels.

G. TF, Cherrymart and Vemulapalli now desire to further amend the REA as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Cherrymart shall be responsible for complying with all governmental requirements and securing any approvals which may be required for the split of the Cherrymart Parcel and the Remainder Parcel and any subsequent splits of the Remainder Parcel, including, without limitation, compliance with the Michigan Land Division Act.

2. The Cherrymart Outlot shall be subject to the REA, as the same may be amended. The Remainder Parcel, and any additional parcels into which the Remainder Parcel may be split, shall be subject to the REA, as the same may be amended.

3. Anything contained in the REA to the contrary notwithstanding (including, without limitation, Sections 3.03, 8.01 and 8.02 of the REA):

(a) Cherrymart (or its assigns) may develop and construct on any portion or portions of the Cherrymart Outlot (including, without limitation, within the parking areas and/or Parking Lot Improvements currently located thereon) one or more buildings (of such size and design as may be determined by Cherrymart (or its assigns), in its reasonable discretion), including, without limitation, a restaurant, provided that such building or buildings, and the use thereof, complies with all applicable zoning ordinances and requirements.

(b) The parking ratio specified in Section 8.01(a) shall not apply to the Cherrymart Outlot; provided, however, the number of parking spaces on the Cherrymart Outlot must comply with the requirements of all applicable zoning ordinances, subject to any variances that may be requested and obtained by Cherrymart (or its assigns) with respect thereto.

(c) In connection with the development the Cherrymart Outlot, Cherrymart (or its assigns) may install one or more signs, including, without limitation, a pylon sign or signs, in such location or locations (including, without limitation, above the surface of any portion of the Parking Lot Improvements), and having such dimensions and designs, as shall be determined by Cherrymart (or its assigns), in its reasonable discretion; provided, however, each such sign must be in compliance with all applicable governmental laws, ordinances and requirements, including, without limitation, the applicable zoning ordinances, and the Parcel owner shall be responsible for securing all governmental approvals which may be required for such sign or signs.

4. Anything contained in the REA to the contrary notwithstanding: (i) as used in Articles X, XI and XVIII of the REA, the term "Developer" shall mean and include all of the owners of any portion of the Mall Parcel, the Cherrymart Outlot or the Remainder Parcel, as each may, in the future, be split into two or more separate and distinct tax parcels, and the term "Developer's Site" shall mean and include the Mall Parcel, the

Cherrymart Outlot and the Remainder Parcel, as each may, in the future, be split into two or more separate and distinct tax parcels; and (ii) as used in all other Articles of the REA, the term "Developer" shall mean and include only the owners of any portion of the Mall Parcel or the Remainder Parcel, as the same may, in the future, be split into two or more separate and distinct tax parcels, and the term "Developer's Site" shall mean and include only the Mall Parcel and the Remainder Parcel, as the same may, in the future, be split into two or more separate and distinct tax parcels.

5. Section 11.01(b) of the REA is hereby amended in its entirety to read as follows:

(b) The owner of the Mall Parcel (the "Mall Owner") shall be responsible for the maintenance, repair and replacement of the underground portions of the storm drainage system and the Retention Pond. Each owner of a parcel within the Shopping Center shall reimburse the Mall Owner for its "pro rata share," as hereinafter defined, of the Mall Owner's cost of operating, maintaining, repairing or replacing the Retention Pond and related storm drainage facilities. Each owner's "pro rata share" of such costs shall be such portion of the Mall Owner's total costs as the aggregate Floor Area of the buildings (excluding any parking structures) located on such owner's parcel bears to the sum of the Floor Area of all of the buildings (excluding any parking structures) located within the Shopping Center. The costs of operating, maintaining, repairing or replacing the Retention Pond and related storm drainage facilities shall include all costs and expenses of every kind and nature paid or incurred by the Mall Owner for such purpose including, where applicable and without implied limitation, water and other charges, real estate taxes attributable to the Retention Pond, personal property taxes on equipment owned by the Mall Owner used in performing such services, together with the amortization (including interest) of the cost of acquiring all such equipment, workmen's compensation insurance, all salaries and compensation in connection with such services (including all fringe benefits) and supplies. There shall not be included in such costs any initial construction costs of a capital nature,

depreciation, profit or interest on the Mall Owner's investment.

6. Section 12.05 of the REA is hereby amended in its entirety to read as follows:

12.05 Indemnification: The owner of any parcel within the Shopping Center (hereinafter referred to as the "Indemnifying Party") shall indemnify, defend and hold harmless each other Owner of a parcel within the Shopping Center, and its officers, directors, members, managers, agents, employees, tenants, guests and invitees (each, an "Indemnified Party") from and against any and all liabilities, obligations, demands, penalties, claims, costs, damages, losses and expenses (including, without implied limitation, reasonable fees and expenses of attorneys, expert witnesses and other consultants) which may be imposed upon, incurred by or asserted against an Indemnified Party by reason of the act or neglect of the Indemnifying Party, its agents and employees. In the event any such claim is asserted against an Indemnified Party as a result of any neglect covered by the forgoing indemnification, the Indemnified Party shall promptly notify the Indemnifying Party of the existence of such claim and the Indemnifying Party shall, at its sole cost and expense, undertake the defense of the Indemnified Party with respect to such claim, and if such defense be unsuccessful, pay any and all damages as shall be awarded as a result thereof. In the event the amount of the liability asserted shall be in excess of the limits of public liability insurance required by this Agreement or such other public liability insurance as shall be maintained by the Indemnifying Party, then the defense of such claim shall be undertaken by counsel selected by the Indemnifying Party with the prior written approval of the Indemnified Party which approval shall not be unreasonably withheld.

7. For all purposes under the REA, the term "Shopping Center" shall mean and include the TF Parcel, the Mall Parcel, the Cherrymart Outlot and the Remainder Parcel, as each such Parcel may, in the future, be split into two or more separate and distinct tax parcels.

8. Pursuant to Section 10.05 of the REA, Vemulapalli hereby consents to and approves the installation, in connection with the development of the Cherrymart Outlot, of a 12" storm sewer line across the Mall Parcel in the location depicted on Exhibit E attached hereto.

9. Except as set forth above, the REA shall continue in full force and effect in accordance with its terms.

10. This Amendment shall be construed, interpreted and enforced under the Laws of the State of Michigan.

11. This Amendment constitutes the entire agreement between the parties hereto with respect to the matters described herein. The parties do not rely upon any statement, promise or representation not herein expressed pertaining to the matters described herein, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

12. The easements, restrictions, benefits and obligations under this Amendment shall create mutual benefits and servitudes running with the land. This Amendment shall bind and inure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter.

13. This Amendment may be executed in one or more counterparts each of which in the aggregate shall constitute one and the same instrument.

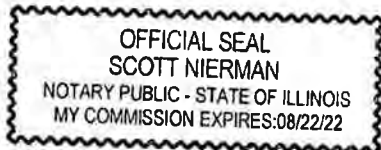
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TF PARCEL

By: _____
Name: **Cary Coonce**
Title: **Authorized Representative**

STATE OF Illinois)
) ss.
COUNTY OF Cook)

THE FOREGOING FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT was acknowledged before me on this 29th day of January, 2021, by Cary Coonce, Authorized Representative of TF TRAVERSE CITY MI LLC, a Delaware limited liability company.




 Notary Public
 State of Illinois
 County of Cook
 My Commission Expires: 08/22/2022
 Acting in Cook County

SIGNATURE PAGE
FOR
FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT
CHERRYLAND MALL
GARFIELD TOWNSHIP, MICHIGAN

CHERRYMART PARCEL

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to Reciprocal Easement Agreement to be executed effective as of the day and year first above written.

CHERRYMART ASSOCIATES, LLC

By: Thomas W. Litzler
Name: Thomas W. Litzler
Title: Authorized Representative

STATE OF Michigan)
COUNTY OF Wayne) ss.

THE FOREGOING FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT was acknowledged before me on this 12th day of February, 2021, by Thomas W. Litzler, Authorized Representative of Cherrymart Associates, LLC, a Michigan limited liability company.

CAROLYN M. DEW
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires March 11, 2023
Acting in the County of Wayne

Carolyn M. Dew
Notary Public
State of Michigan
County of Wayne
My Commission Expires: 3/11/23
Acting in Wayne County

Prepared by and Return to:

Alan J. Schwartz, Esq.
Jacob & Weingarten, P.C.
25800 Northwestern Highway, Suite 500
Southfield, Michigan 48075

SIGNATURE PAGE
FOR
FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT
CHERRYLAND MALL
GARFIELD TOWNSHIP, MICHIGAN

MALL PARCEL

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to Reciprocal Easement Agreement to be executed effective as of the day and year first above written.

S. Vermulapalli
SASIKALA VEMULAPALLI

STATE OF Ohio)
COUNTY OF Butler) ss.

THE FOREGOING FOURTH AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT was acknowledged before me on this 5th day of February, 2021, by Sasikala Vermulapalli, individually.

Jo Marie Mingua
Notary Public
State of Ohio
County of Butler
My Commission Expires: 4/3/21
Acting in Hamilton County



JO MARIE MINGUA
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-03-2021

EXHIBIT A

LEGAL DESCRIPTION OF TF PARCEL

Land located in the Township of Garfield:

LOTS 1 3 4 AND 5 OF WEDGEWOOD ALSO LOTS 42 43 AND 44 OF FIRST ADDITION TO WEDGEWOOD ALSO PRT OF SE 1/4 SEC 14 T27N-R11W MORE FULLY DESCRIBED AS BEG AT SE COR SAID LOT 1 TH S 89-52-23 W 100' TH N 00-29-07 W 200' TH N 89-59-37 W 94.70' TH N 00-20-57 W 300' TH N 00-25-27 W 279.82' TH S 89-59-07 E 193.92' TH N 00-27-57 W 11.67' TH N 44-59-13 E 152.60' TH S 45-00-47 E 224.57' TH N 44-38-18 E 3.12' TH S 45-21-42 E 114.01' TH N 44-44-47 E 0.66' TH S 45-06-27 E 68.54' S 45-03-11 W 36.25' TH S 45-19-16 E 69.07' TH S 45-00-37 W 143.99' TH S 89-58-03 W 67.78' TH S 00-05-47 E 78' TH S 89-54-13 W 187.33' TH S 00-09-37 E 343.15' TH S 89-52-23 W 60.33' TH S 00-27-57 E 17' TO POB EXC W 88.83' OF LOT 1 WEDGEWOOD (PART 1) ALSO COM AT SE COR SAID LOT 1 TH S 89-52-23 W 100' TH N 00-29-07 W 200' TH N 89-59-37 W 94.70' TH N 00-20-57 W 300' TH N 00-25-27 W 279.82' TH S 89-59-07 E 193.92' TH N 00-27-57 W 11.67' TH N 44-59-13 E 152.60' TH S 45-00-47 E 224.57' TH N 44-38-18 E 3.12' TH S 45-21-42 E 114.01' TH N 44-44-47 E 0.66' TH S 45-06-27 E 68.54' TO POB TH S 45-06-27 E 69.04' TH S 45-0-37' W 35.99' TH SE TO POINT A TH N 45-19-16 W 69.07 TH N 45-03-11 E 36.25' TO POB ALSO COMM POINT A TH S 45-0-37 W 53.13 TO POB TH S 45-03-55 E 185.33' TH N 45--01-47 E 124.61' TH S 45-02-54 E 267.12' S 0-05-40 E 33.54' TH S 89-54-20 W 358.35' TH N 0-06-52 W 41.39' TH N 45-02-05 W 64.09' S 89-48-57 W 29.67 TH N 0-11-03 W 0.58' TH S 89-48-57 W 71.16' TH N 0-0-44 W 37.54' TH S 89-53-06 W 35.74' TH N 0-5-47 W 77' TH N 89-58-03 E 67.78' TH N 45-0-37 E 90.86' TO POB

Tax Parcel Id: 28-05-014-049-10

Commonly known as: 1212 W South Airport Rd.

EXHIBIT B

LEGAL DESCRIPTION OF CHERRYMART PARCEL

Land located in the Township of Garfield:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the East 1/4 corner of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; thence West, 50 feet along the East and West 1/4 line of said Section 14 to the point of beginning of this description; thence continuing due West, 975.00 feet along said East and West 1/4 line of Section 14; thence due South, 120 feet, thence South 45 degrees 00 minutes 00 seconds East, 431.33 feet; thence due East, 150 feet; thence due South, 15.0 feet; thence due East, 60.00 feet; thence North, 28.76 feet to a point on the extended original K-Mart building line as it existed before demolition; thence North 89 degrees 56 minutes 45 seconds East, 189.93 feet along said original building line extended; thence South 00 degrees 03 minutes 15 seconds East, 65.00 feet; thence South 89 degrees 56 minutes 45 seconds West, 160.00 feet; thence South, 178.78 feet; thence South 45 degrees 00 minutes 00 seconds East 318.20 feet; thence due East, 213 feet; thence North 00 degrees 32 minutes 10 seconds West, 880 feet to the point of beginning of this description. Containing 12.21 acres of land and subject to easements and restrictions of record or otherwise.

Tax Parcel Id: 28-05-014-049-01

Commonly known as: 1712 South Garfield Road

EXHIBIT C

LEGAL DESCRIPTION OF MALL PARCEL

Land located in the Township of Garfield:

COM SE COR NE 1/4 SE 1/4 SEC 14 T27N R11W TH W 540.52' & N 50' TO POB TH CON'T N 253.54' TH N 45 DEG 3' W 267.12' TH S 45 DEG 2' W 124.61' TH N 45 DEG 4' W 185.33' TH N 45 DEG 1' E 118.12' TH N 45 DEG W 50' N 45 DEG E 101' S 45 DEG E 37' N 45 DEG E 50' N 45 DEG W 37' N 45 DEG E 70' N 45 DEG W 70' N 45 DEG E 70' S 45 DEG E 20' E 150' S 15' E 60' TH N 28.76' TH N 89 DEG 57' E 189.93' TH TH S 0 DEG 3' E 65' TH S 89 DEG 57' W 160' TH S 178.78' TH S 45 DEG E 318.2' TH E 213' S TH S 50' TH S 89 DEG 58' W 215' TH S 0 DEG 32' E 205' TH S 89 DEG 58' W 245.05' TH S 0 DEG 32' E 145' TH W 30' TO POB ALSO BEG NW COR NE 1/4 SE 1/4 TH E 300' TH S 120' TH S 45 DEG W 323.12' TH S 45 DEG E 60.93' TH S 44 DEG 59' W 152.6' TH N 498.08 TO POB ALSO LOT 41 ADN S 1/2 LOT 40 FIRST ADD'N TO WEDGEWOOD SUBDN

Tax Parcel Id: 28-05-014-049-00

Commonly known as: 1148 W. South Airport Rd.

Land located in the Township of Garfield:

PRT NE 1/4 OF SE 1/4 SEC 14 T27N R11W COM 540.05' W & 195' N OF SE COR TH W 140' TH S 145' TH W 540' TH N 242.22' TH E 310' TH S 30' TH E 370' TH S 67.22' TO POB.

Tax Parcel Id: 28-05-014-049-02

Commonly known as: 1144 W. South Airport Rd.

Land located in the Township of Garfield:

COM SW COR NE1/4 SE1/4 SEC 14 T27N R11W TH N 50' TH E 106.59' TO POB TH N 00DEG 10'W 242.22' TH E 310' TH N 00DEG 7'W 11.39' TH N 45DEG 02'W 64.09' TH S 89DEG 49'W 29.67' TH N 00DEG 11'W .58' TH S 89DEG 49'W 71.16' TH N 37.54' TH S 89DEG 53'W 35.74' TH S

00DEG 06'E 1' TH S 89DEG 54'W 187.33' TH S 00DEG 10'E 343.15' TH
N 82DEG 25'E 46.59' TO POB (DESC CORR 9/11/13 DUE TO OVERLAP)

Tax Parcel Id: 28-05-014-049-03

Commonly known as: 1146 W. South Airport Rd.

Land located in the Township of Garfield:

COM E 1/4 COR SEC 14 T27N R11W TH W 1025.07' S 120' TO POB S 45
DEG W 323.12 S 45 DEG E 285.5' N 44 DEG 38' E 3.12' S 45 DEG 21'
E 114.01' S 44 DEG 44' E 66' S 45 DEG 6' E 68.54' N 45 DEG E 29'
N 45 DEG W 50' N 45 DEG E 101' S 45 DEG E 37' N 45 DEG E 50' N
45 DEG W 37' N 45 DEG E 70' N 45 DEG W 70' N 45 DEG E 70' N 45
DEG W 411.33' TO POB.

Tax Parcel Id: 05-014-049-08

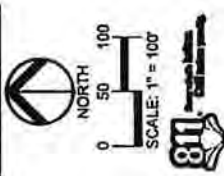
Commonly known as: 1776 S. Garfield Ave.

EXHIBIT D

CHERRYMART SITE PLAN

See attached.

PEA GROUP
 TRACY AND ASSOCIATES, P.C.
 1713 S GARFIELD AVE
 DETROIT, MI 48215-2643
 www.peagroup.com



CAUTION:
 THIS DOCUMENT IS A PRELIMINARY SKETCH OF A PROPOSED SPLIT. IT IS NOT A FINAL SURVEY. NO WARRANTIES OR GUARANTEES ARE MADE BY THE SURVEYOR OR THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

CLIENT:
 CHERRYHART
 ASSOCIATES, LLC
 1713 S GARFIELD AVE
 DETROIT, MI 48215-2643

PROJECT TITLE:
 PARCEL SPLIT

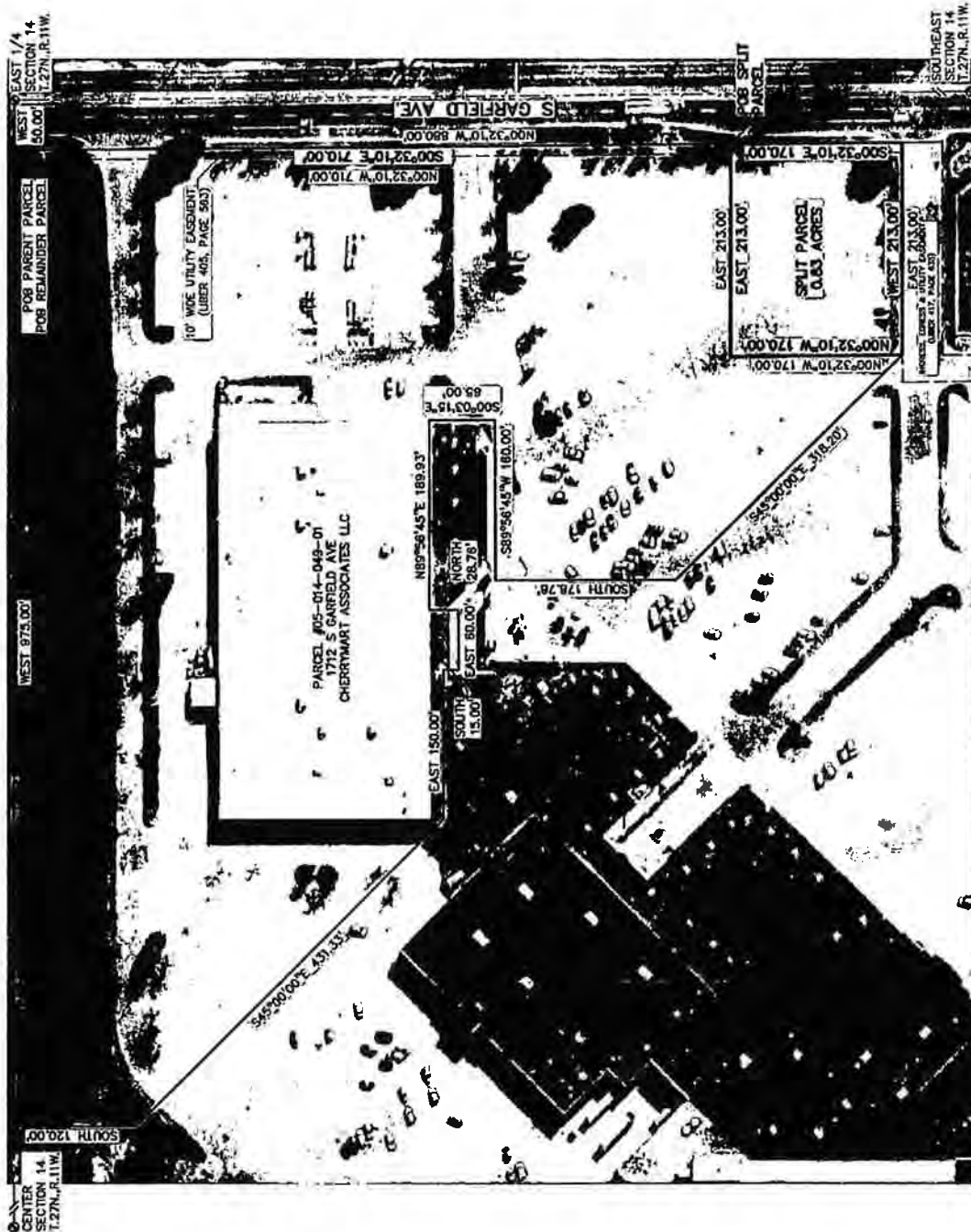
REVISIONS:

NO.	DATE	DESCRIPTION
1	08/01/2020	ORIGINAL ISSUE DATE

DRAWING TITLE:
 LAND DIVISION
 SKETCH

PEA JOB NO.: 2017-218
P.L.: CB
D.L.: CB
DES.: CB
DRAWING NUMBER:

1 of 2



Existing Parcel Description

(Per Deed Liber 1774, Page 655, recorded date November 07, 2002)

Part of the Northeast 1/4 of the Southeast 1/4 of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the East 1/4 corner of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; thence West 50 feet along the East and West 1/4 line of said Section 14 to the point of beginning of this description; thence continuing due West 975.00 feet along said East and West 1/4 line of Section 14; thence due South 120 feet; thence South 45 degrees 00 minutes 00 seconds East 431.33 feet; thence due East 150 feet; thence due South 15.0 feet; thence due East 60.00 feet; thence North 28.76 feet to a point on the extended original K-Mart building line as it existed before demolition; thence North 89 degrees 56 minutes 45 seconds East 189.93 feet along said original building line extended; thence South 00 degrees 03 minutes 15 seconds East 65.00 feet; thence South 89 degrees 56 minutes 45 seconds West 160.00 feet; thence South 178.78 feet; thence South 45 degrees 00 minutes 00 seconds East 318.20 feet; thence due East 213 feet; thence North 00 degrees 32 minutes 10 seconds West 880 feet to the point of beginning of this description. Containing approximately 12.21 acres of land and subject to easements and restrictions of record or otherwise.

0.83 Acres Split Parcel Description

A parcel of land located in Northeast 1/4 of the Southeast 1/4 of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; described as being the South 170 feet of the East 213 feet of the parcel of land described and conveyed in the Quit Claim Deed recorded in Liber 1774, Page 655, Grand Traverse County Register of Deeds. Said parcel is, also, described as: Commencing at the East 1/4 Corner of Section 14; thence West along the East and West 1/4 line of Section 14, 50 feet; thence South 00 degrees 32 minutes 10 seconds East, 710 feet to the Point of Beginning; thence continuing South 00 degrees 32 minutes 10 seconds East, 170 feet; thence West, 213 feet; thence North 00 degrees 32 minutes 10 seconds West, 170 feet; thence East 213 feet to the Point of Beginning. Containing approximately 0.83 acres of land and subject to easements and restrictions of record or otherwise.

Remainder Parcel Description

Part of the Northeast 1/4 of the Southeast 1/4 of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the East 1/4 corner of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; thence West 50 feet along the East and West 1/4 line of said Section 14 to the point of beginning of this description; thence continuing due West 975.00 feet along said East and West 1/4 line of Section 14; thence due South 120 feet; thence South 45 degrees 00 minutes 00 seconds East 431.33 feet; thence due East, 150 feet; thence due South, 15.0 feet; thence due East 60.00 feet; thence North 28.76 feet to a point on the extended original K-Mart building line as it existed before demolition; thence North 89 degrees 56 minutes 45 seconds East 189.93 feet along said original building line extended; thence South 00 degrees 03 minutes 15 seconds East 65.00 feet; thence South 89 degrees 56 minutes 45 seconds West 160.00 feet; thence South 178.78 feet; thence South 45 degrees 00 minutes 00 seconds East 318.20 feet; thence due East 213 feet; thence North 00 degrees 32 minutes 10 seconds West 880 feet to the point of beginning of this description. EXCEPT the South 170 feet of the East 213 feet. Containing 11.38 acres of land and subject to easements and restrictions of record or otherwise.

**PEA
GROUP**

TROY & WASHINGTON TWP
BRIGHTON & DETROIT
E 844.813.2849

www.peagroup.com


0 50 100

SCALE: 1" = 100'



CAUTION:
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
**CHERRYMART
ASSOCIATES, LLC**
1700 LAUREL PARK DR. STE 200C
LANSING, MICHIGAN 48203
PROJECT TITLE
PARCEL SPLIT
1713 S GARFIELD AVE.
TRaverse CITY, MICHIGAN
REVISIONS
ORIGINAL ISSUE DATE:
AUGUST 06, 2020
DRAWING TITLE
**LAND DIVISION
SKETCH**

PEA JOB NO. 2017-218

P.M. CB

D.N. CB

DES. CB

DRAWING NUMBER:

2 of 2

EXHIBIT E

APPROVED LOCATION OF STORM SEWER LINE

See attached.

STORM WATER BASIS OF DESIGN

STORMWATER BASIS OF DESIGN, DESIGN AND INSTALLATION
STANDARD FOR MUNICIPALITIES & TOWNSHIP COUNTY
PROCEDURES AND DESIGN CRITERIA FOR STORM WATER MANAGEMENT
STORMWATER BASIS OF DESIGN, DESIGN AND INSTALLATION
STANDARD FOR MUNICIPALITIES & TOWNSHIP COUNTY
PROCEDURES AND DESIGN CRITERIA FOR STORM WATER MANAGEMENT
STORMWATER BASIS OF DESIGN, DESIGN AND INSTALLATION
STANDARD FOR MUNICIPALITIES & TOWNSHIP COUNTY
PROCEDURES AND DESIGN CRITERIA FOR STORM WATER MANAGEMENT

STRUCTURE	ROW	SIZE	HEIGHT	ELEVATION	EXISTING
CS-1	18.00	18"	18"	823.11	LOW 1980
CS-2	18.12	18"	18"	823.80	LOW 1980
CS-3	18.25	18"	18"	824.50	LOW 1980
CS-4	18.38	18"	18"	825.20	LOW 1980
CS-5	18.50	18"	18"	825.90	LOW 1980
CS-6	18.63	18"	18"	826.60	LOW 1980
CS-7	18.75	18"	18"	827.30	LOW 1980
CS-8	18.88	18"	18"	828.00	LOW 1980
CS-9	19.00	18"	18"	828.70	LOW 1980
CS-10	19.13	18"	18"	829.40	LOW 1980
CS-11	19.25	18"	18"	830.10	LOW 1980
CS-12	19.38	18"	18"	830.80	LOW 1980
CS-13	19.50	18"	18"	831.50	LOW 1980
CS-14	19.63	18"	18"	832.20	LOW 1980
CS-15	19.75	18"	18"	832.90	LOW 1980
CS-16	19.88	18"	18"	833.60	LOW 1980
CS-17	20.00	18"	18"	834.30	LOW 1980
CS-18	20.13	18"	18"	835.00	LOW 1980
CS-19	20.25	18"	18"	835.70	LOW 1980
CS-20	20.38	18"	18"	836.40	LOW 1980
CS-21	20.50	18"	18"	837.10	LOW 1980
CS-22	20.63	18"	18"	837.80	LOW 1980
CS-23	20.75	18"	18"	838.50	LOW 1980
CS-24	20.88	18"	18"	839.20	LOW 1980
CS-25	21.00	18"	18"	839.90	LOW 1980
CS-26	21.13	18"	18"	840.60	LOW 1980
CS-27	21.25	18"	18"	841.30	LOW 1980
CS-28	21.38	18"	18"	842.00	LOW 1980
CS-29	21.50	18"	18"	842.70	LOW 1980
CS-30	21.63	18"	18"	843.40	LOW 1980
CS-31	21.75	18"	18"	844.10	LOW 1980
CS-32	21.88	18"	18"	844.80	LOW 1980
CS-33	22.00	18"	18"	845.50	LOW 1980
CS-34	22.13	18"	18"	846.20	LOW 1980
CS-35	22.25	18"	18"	846.90	LOW 1980
CS-36	22.38	18"	18"	847.60	LOW 1980
CS-37	22.50	18"	18"	848.30	LOW 1980
CS-38	22.63	18"	18"	849.00	LOW 1980
CS-39	22.75	18"	18"	849.70	LOW 1980
CS-40	22.88	18"	18"	850.40	LOW 1980
CS-41	23.00	18"	18"	851.10	LOW 1980
CS-42	23.13	18"	18"	851.80	LOW 1980
CS-43	23.25	18"	18"	852.50	LOW 1980
CS-44	23.38	18"	18"	853.20	LOW 1980
CS-45	23.50	18"	18"	853.90	LOW 1980
CS-46	23.63	18"	18"	854.60	LOW 1980
CS-47	23.75	18"	18"	855.30	LOW 1980
CS-48	23.88	18"	18"	856.00	LOW 1980
CS-49	24.00	18"	18"	856.70	LOW 1980
CS-50	24.13	18"	18"	857.40	LOW 1980
CS-51	24.25	18"	18"	858.10	LOW 1980
CS-52	24.38	18"	18"	858.80	LOW 1980
CS-53	24.50	18"	18"	859.50	LOW 1980
CS-54	24.63	18"	18"	860.20	LOW 1980
CS-55	24.75	18"	18"	860.90	LOW 1980
CS-56	24.88	18"	18"	861.60	LOW 1980
CS-57	25.00	18"	18"	862.30	LOW 1980
CS-58	25.13	18"	18"	863.00	LOW 1980
CS-59	25.25	18"	18"	863.70	LOW 1980
CS-60	25.38	18"	18"	864.40	LOW 1980
CS-61	25.50	18"	18"	865.10	LOW 1980
CS-62	25.63	18"	18"	865.80	LOW 1980
CS-63	25.75	18"	18"	866.50	LOW 1980
CS-64	25.88	18"	18"	867.20	LOW 1980
CS-65	26.00	18"	18"	867.90	LOW 1980
CS-66	26.13	18"	18"	868.60	LOW 1980
CS-67	26.25	18"	18"	869.30	LOW 1980
CS-68	26.38	18"	18"	870.00	LOW 1980
CS-69	26.50	18"	18"	870.70	LOW 1980
CS-70	26.63	18"	18"	871.40	LOW 1980
CS-71	26.75	18"	18"	872.10	LOW 1980
CS-72	26.88	18"	18"	872.80	LOW 1980
CS-73	27.00	18"	18"	873.50	LOW 1980
CS-74	27.13	18"	18"	874.20	LOW 1980
CS-75	27.25	18"	18"	874.90	LOW 1980
CS-76	27.38	18"	18"	875.60	LOW 1980
CS-77	27.50	18"	18"	876.30	LOW 1980
CS-78	27.63	18"	18"	877.00	LOW 1980
CS-79	27.75	18"	18"	877.70	LOW 1980
CS-80	27.88	18"	18"	878.40	LOW 1980
CS-81	28.00	18"	18"	879.10	LOW 1980
CS-82	28.13	18"	18"	879.80	LOW 1980
CS-83	28.25	18"	18"	880.50	LOW 1980
CS-84	28.38	18"	18"	881.20	LOW 1980
CS-85	28.50	18"	18"	881.90	LOW 1980
CS-86	28.63	18"	18"	882.60	LOW 1980
CS-87	28.75	18"	18"	883.30	LOW 1980
CS-88	28.88	18"	18"	884.00	LOW 1980
CS-89	29.00	18"	18"	884.70	LOW 1980
CS-90	29.13	18"	18"	885.40	LOW 1980
CS-91	29.25	18"	18"	886.10	LOW 1980
CS-92	29.38	18"	18"	886.80	LOW 1980
CS-93	29.50	18"	18"	887.50	LOW 1980
CS-94	29.63	18"	18"	888.20	LOW 1980
CS-95	29.75	18"	18"	888.90	LOW 1980
CS-96	29.88	18"	18"	889.60	LOW 1980
CS-97	30.00	18"	18"	890.30	LOW 1980
CS-98	30.13	18"	18"	891.00	LOW 1980
CS-99	30.25	18"	18"	891.70	LOW 1980
CS-100	30.38	18"	18"	892.40	LOW 1980
CS-101	30.50	18"	18"	893.10	LOW 1980
CS-102	30.63	18"	18"	893.80	LOW 1980
CS-103	30.75	18"	18"	894.50	LOW 1980
CS-104	30.88	18"	18"	895.20	LOW 1980
CS-105	31.00	18"	18"	895.90	LOW 1980
CS-106	31.13	18"	18"	896.60	LOW 1980
CS-107	31.25	18"	18"	897.30	LOW 1980
CS-108	31.38	18"	18"	898.00	LOW 1980
CS-109	31.50	18"	18"	898.70	LOW 1980
CS-110	31.63	18"	18"	899.40	LOW 1980
CS-111	31.75	18"	18"	900.10	LOW 1980
CS-112	31.88	18"	18"	900.80	LOW 1980
CS-113	32.00	18"	18"	901.50	LOW 1980
CS-114	32.13	18"	18"	902.20	LOW 1980
CS-115	32.25	18"	18"	902.90	LOW 1980
CS-116	32.38	18"	18"	903.60	LOW 1980
CS-117	32.50	18"	18"	904.30	LOW 1980
CS-118	32.63	18"	18"	905.00	LOW 1980
CS-119	32.75	18"	18"	905.70	LOW 1980
CS-120	32.88	18"	18"	906.40	LOW 1980
CS-121	33.00	18"	18"	907.10	LOW 1980
CS-122	33.13	18"	18"	907.80	LOW 1980
CS-123	33.25	18"	18"	908.50	LOW 1980
CS-124	33.38	18"	18"	909.20	LOW 1980
CS-125	33.50	18"	18"	909.90	LOW 1980
CS-126	33.63	18"	18"	910.60	LOW 1980
CS-127	33.75	18"	18"	911.30	LOW 1980
CS-128	33.88	18"	18"	912.00	LOW 1980
CS-129	34.00	18"	18"	912.70	LOW 1980
CS-130	34.13	18"	18"	913.40	LOW 1980
CS-131	34.25	18"	18"	914.10	LOW 1980
CS-132	34.38	18"	18"	914.80	LOW 1980
CS-133	34.50	18"	18"	915.50	LOW 1980
CS-134	34.63	18"	18"	916.20	LOW 1980
CS-135	34.75	18"	18"	916.90	LOW 1980
CS-136	34.88	18"	18"	917.60	LOW 1980
CS-137	35.00	18"	18"	918.30	LOW 1980
CS-138	35.13	18"	18"	919.00	LOW 1980
CS-139	35.25	18"	18"	919.70	LOW 1980
CS-140	35.38	18"	18"	920.40	LOW 1980
CS-141	35.50	18"	18"	921.10	LOW 1980
CS-142	35.63	18"	18"	921.80	LOW 1980
CS-143	35.75	18"	18"	922.50	LOW 1980
CS-144	35.88	18"	18"	923.20	LOW 1980
CS-145	36.00	18"	18"	923.90	LOW 1980
CS-146	36.13	18"	18"	924.60	LOW 1980
CS-147	36.25	18"	18"	925.30	LOW 1980
CS-148	36.38	18"	18"	926.00	LOW 1980
CS-149	36.50	18"	18"	926.70	LOW 1980
CS-150	36.63	18"	18"	927.40	LOW 1980
CS-151	36.75	18"	18"	928.10	LOW 1980
CS-152	36.88	18"	18"	928.80	LOW 1980
CS-153	37.00	18"	18"	929.50	LOW 1980
CS-154	37.13	18"	18"	930.20	LOW 1980
CS-155	37.25	18"	18"	930.90	LOW 1980
CS-156	37.38	18"	18"	931.60	LOW 1980
CS-157	37.50	18"	18"	932.30	LOW 1980
CS-158	37.63	18"	18"	933.00	LOW 1980
CS-159	37.75	18"	18"	933.70	LOW 1980
CS-160	37.88	18"	18"	934.40	LOW 1980
CS-161	38.00	18"	18"	935.10	LOW 1980
CS-162	38.13	18"	18"	935.80	LOW 1980
CS-163	38.25	18"	18"	936.50	LOW 1980
CS-164	38.38	18"	18"	937.20	LOW 1980
CS-165	38.50	18"	18"	937.90	LOW 1980
CS-166	38.63	18"	18"	938.60	LOW 1980
CS-167	38.75	18"	18"	939.30	LOW 1980
CS-168	38.88	18"	18"	940.00	LOW 1980
CS-169	39.00	18"	18"	940.70	LOW 1980
CS-170	39.13	18"	18"	941.40	LOW 1980
CS-171	39.25	18"	18"	942.10	LOW 1980
CS-172	39.38	18"	18"	942.80	LOW 1980
CS-173	39.50	18"	18"	943.50	LOW 1980
CS-174	39.63	18"	18"	944.20	LOW 1980
CS-175	39.75	18"	18"	944.90	LOW 1980
CS-176	39.88	18"	18"	945.60	LOW 1980
CS-177	40.00	18"	18"	946.30	LOW 1980
CS-178	40.13	18"	18"	947.00	LOW 1980
CS-179	40.25	18"	18"	947.70	LOW 1980
CS-180	40.38	18"	18"	948.40	LOW 1980
CS-181	40.50	18"	18"	949.10	LOW 1980
CS-182	40.63	18"	18"	949.80	LOW 1980
CS-183	40.75	18"	18"	950.50	LOW 1980
CS-184	40.88	18"	18"	951.20	LOW 1980
CS-185	41.00	18"	18"	951.90	LOW 1980
CS-186	41.13	18"	18"	952.60	LOW 1980
CS-187	41.25	18"	18"	953.30	LOW 1980
CS-188	41.38	18"	18"	954.00	LOW 1980
CS-189	41.50	18"	18"	954.70	LOW 1980
CS-190	41.63	18"	18"	955.40	LOW 1980
CS-191	41.75	18"	18"	956.10	LOW 1980
CS-192	41.88	18"	18"	956.80	LOW 1980
CS-193	42.00	18"	18"	957.50	LOW 1980
CS-194	42.13	18"	18"	958.20	LOW 1980
CS-195	42.25	18"	18"	958.90	LOW 1980
CS-196	42.38	18"	18"	959.60	LOW 1980
CS-197	42.50	18"	18"	960.30	LOW

Chelsea Y. Kleinhans

From: Mike Green <Mgreen@garfield-twp.com>
Sent: Tuesday, January 25, 2022 4:18 PM
To: Chelsea Y. Kleinhans
Cc: Brad A. Fowler; John Sych; Steve Hannon
Subject: RE: Wendy's Site 13204
Attachments: SKM_C300i22012517030.pdf; cherryland_signplan.pdf

Good afternoon,

After careful consideration of the information you have provided, I am writing to inform you that I am unable to approve the requested sign permit at this time. Although such signs are permitted by right pursuant to Section 630.G(2), it is my understanding that such approvals shall be based on an approved sign plan meeting the standards in Table 956.A(22) of the Zoning Ordinance. Further, the sign plan shall be reviewed by the Planning Commission as part of an overall development plan for the Cherryland Center as laid out in Section 322 of the Zoning Ordinance. I have attached relevant sections of the Zoning Ordinance as well as the previously approved Cherryland Center Sign Plan for your reference. Feel free to contact me if you have any questions about this communication.

Sincerely,

Michael Green, Zoning Administrator
Charter Township of Garfield
Phone: 231-941-1620
Fax: 231-941-1588

From: Chelsea Y. Kleinhans <CKleinhans@mikameyers.com>
Sent: Thursday, January 20, 2022 11:07 AM
To: Mike Green <Mgreen@garfield-twp.com>
Cc: Brad A. Fowler <BFowler@mikameyers.com>
Subject: Wendy's Site 13204

Mr. Green,

Please see the attached correspondence and enclosures from Mr. Fowler.

Thank you!

Mika Meyers_{inc}

Chelsea Kleinhans, Secretary to Ross A. Leisman, Douglas A. Donnell and Bradley A. Fowler
Mika Meyers PLC
900 Monroe Avenue NW
Grand Rapids, MI 49503
Tel: 616-632-8000
Fax: 616-632-8002

Direct: 616-632-8073
E-mail: ckleinhans@mikameyers.com

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Douglas A. Donnell⁴
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David S. Lefere

Also Admitted in
¹ Delaware
² Illinois
³ New York
⁴ Ohio
⁵ Wisconsin

January 20, 2022

Mr. Michael Green
Zoning Administrator
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Re: Wendy's Site # 13204 - Sign Permit Application

Dear Mr. Green:

This firm represents Wendy's in connection with its sign permit application for store #13204 located at 1686 S. Garfield Ave., Traverse City, MI 59686 (the Cherryland Mall). It has come to our attention that you are refusing to process Wendy's permit application unless Wendy's obtains signed authorizations from the other property owners in the C-P Planned Shopping Center District stating that they understand they are giving up the ability to place other shopping center signage at the entrance on Garfield Ave.

First, written permission from the other property owners in the Cherryland Mall complex for Wendy's to erect a free-standing sign on the property has already been obtained. In connection with the development of the Wendy's store, all of the property owners in the mall complex executed an amendment to their Reciprocal Easement Agreement. The amendment, which has been recorded with the Grand Traverse County Register of Deeds, is enclosed for your reference. It contains the following provision at paragraph 3(c):

(c) In connection with the development the Cherrymart Outlot, Cherrymart (or its assigns) may install one or more signs, including, without limitation, a pylon sign or signs, in such location or locations (including, without limitation, above the surface of any portion of the Parking Lot Improvements), and having such dimensions and designs, as shall be determined by Cherrymart (or its assigns), in its reasonable discretion; provided, however, each such sign must be in compliance with all applicable governmental laws, ordinances and requirements, including, without limitation, the applicable zoning ordinances, and the Parcel owner shall be

Mr. Michael Green
January 20, 2022
Page 2

responsible for securing all governmental approvals which may be required for such sign or signs.

Pursuant to the above provision in the Reciprocal Easement Agreement, Wendy's, as the assign of Cherrymart Associates LLC, has already been granted the right by all of the other property owners in the Cherryland Mall Complex to install a sign in the location depicted in the permit application. Additional permission would be needlessly duplicative and overly burdensome.

Moreover, I would point out that there is nothing in the Township's zoning ordinance requiring property owners in the C-P district to provide written consent from all other property owners in the district as a condition of obtaining a sign permit. To the contrary, Section 630(R)(2) sets forth the requirements for a sign permit application. Those enumerated requirements are limited to providing an illustrated site-plan containing the following elements: (a) sign type; (b) dimensional characteristics; (c) materials, appearance, and lighting; (d) relationship to buildings or structures; (e) setbacks from rights-of-way; and (f) locations of any existing signage. Wendy's permit application contains each of those elements and is therefore administratively complete. Consent from other property owners in the development and/or district is not a required element of a permit application in the zoning ordinance.

Upon receiving a complete application containing all of the above elements, the ordinance requires that you as the Zoning Administrator review the application for compliance with the zoning ordinance within 10 business days (See Section 630(R)(3)). If the application is compliant, the zoning ordinance explicitly provides that you "*shall*" issue a sign permit to the applicant (See Section 630(R)(4)). The ordinance does not grant you any discretion to impose additional requirements for permit applications not enumerated in the ordinance.

As you are no doubt aware, under Section 630(G)(2)(b)(ii) of the ordinance, commercial uses in the C-P Planned Shopping Center district are permitted *by right* to have one free standing monument sign located at each roadway entrance to the development. Wendy's, as a commercial use, is therefore entitled to have such a sign. That right has been confirmed and agreed to by the other property owners in the mall complex.

Mr. Michael Green
January 20, 2022
Page 3

Accordingly, we have enclosed and are hereby resubmitting the sign permit application dated 11/31/2021 on behalf of Wendy's. We respectfully request that you review the application for compliance with the sign standards in the zoning ordinance within 10 business days as required and issue a permit. Alternatively, we request that you forward this sign application to the Planning Commission for their review and approval pursuant to Section 630(R)(5) of the zoning ordinance.


Very Truly Yours,


Bradley A. Fowler

Enclosure

Sent by e-mail

cc: Kristen Buter
Tom Amor
Ana Pelhank
Michael Anderson

 Charter Township of Garfield Planning Department Report No. 2022-49			
Prepared:	June 1, 2022	Pages:	8
Meeting:	June 8, 2022	Attachments:	<input checked="" type="checkbox"/>
Subject:	Meijer 33 Remodel PUD Minor Amendment		
File No.	PUD-1997-01-F	Parcel No.	05-016-009-00
Applicant:	Meijer Inc.		
Agent:	Jon Ledy PE, Paradigm Design Inc.		
Owner:	Meijer Inc.		

SUBJECT PROPERTY:

The Meijer Planned Unit Development (PUD) is located at 3955 North U.S. 31 South, between Franke and Silver Lake Roads. Meijer covers a total of 44.97 acres with 29.45 acres in Garfield Township and 15.52 acres in Traverse City. The PUD was granted approval in 1997. Since 1997, three amendments have been approved. The Meijer store building is 255,007 square feet with a detached 2,127 square foot gas station building for a total of 257,134 square feet.

Aerial image of subject property (highlighted in blue)

**PURPOSE OF APPLICATION:**

Meijer is proposing the following primary changes:

- Completely remodel the store interior
- Update building façades
- Reconfigure and expand the pharmacy drive-through
- Install new stormwater improvements, including a stormwater infiltration system
- Repave the east (main) parking lot and entry drives

The entire project is referenced by the applicant as the Meijer 33 Remodel. While there are several changes planned for the site, there are no new uses nor sizeable building expansions. The proposed changes as submitted in the application have been determined to be a Minor Amendment to the PUD pursuant to Section 423 of the Zoning Ordinance.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit or amendment pursuant to Section 423 of the Zoning Ordinance, 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.

SITE PLAN ELEMENTS:

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

Bike Paths and Sidewalks

A new bike path is proposed along US-31 with a new 5-foot-wide concrete sidewalk from the proposed bike path to the front of the building along the south driveway entrance.

Staff brought attention to the existing pedestrian access from the gas station to the north building entry. Currently, it has been observed that parked vehicles can extend into this walkway area, narrowing the space available for cyclists and pedestrians. The applicant is proposing traffic blocks or a “traffic deterrent system” to keep the walkway clear during non-winter months. Location and details of the proposed blocks need to be provided.

Bicycle Racks

Per Section 522.C. of the Zoning Ordinance, for parking areas with greater than 25 motor vehicle spaces, bicycle parking shall be provided on a basis of 2 spaces per 25 motor vehicle spaces. 56 bicycle parking spaces are required. 28 spaces are provided at two different locations.

The PUD review affords the Planning Commission the ability to adjust the number of required spaces. While the number of bicycle parking spaces is acceptable, the proposed racks must meet ordinance requirements including that the bike racks provide two points of bike contact. The proposed bike racks do not provide two points of bike contact. Alternate bike racks need to be provided.

Ingress/Egress

The Meijer PUD received an approval from the Township Board on June 26, 1997. The minutes from the Township Board meeting indicate that the “existing curb cut at the traffic signal will be improved and a second turn lane will be added.” This is in reference to the signaled entrance on US-31 near the Meijer gas station. The site plan from this time also depicts a second left turn lane at the traffic signal. Based on this information, a second left turn lane at this traffic signal remains a requirement of the prior approval. Currently, it has been observed that left turn stacking can back up into the site at peak times.

In discussion with the applicant and as noted in the letter dated May 26, 2022, from Paradigm Design, Meijer is looking to coordinate with Michigan Department of Transportation (MDOT) on any improvements of the intersection, including new traffic signalization. Subject to the 1997 condition of approval, Section 618 Traffic Impact Reports of the Zoning Ordinance, and understanding that appropriate study and design are needed to occur prior to any improvement or traffic reconfiguration, Staff recommends that the following condition:

- Study and design of the subject intersection be completed by the applicant by January 1, 2023 in conjunction with MDOT. Following that date, a presentation by the applicant of the study and design shall be provided to the Township for review and approval.
- Furthermore, any required improvements as determined by the study and design of the subject intersection and as approved by the Township shall be constructed and completed by January 1, 2024.

Parking

Following the proposed improvements, a breakdown of the proposed parking for Meijer is as follows:

Location	Regular Spaces	Barrier Free Spaces	Van Accessible Spaces	Tesla Charging Spaces	TOTAL
East (Main) Parking Lot	682	4	20	--	706
North Parking Lot (City)	322	--	4	10	336
Gas Station Parking Lot	12	--	1	--	13
TOTAL	1,016	4	25	10	1,055

According to Table 5-47 of the Zoning Ordinance for retail stores, the minimum parking required is 1,028 spaces and the maximum parking permitted is 1,714 spaces. The proposed number of parking spaces is 1,055.

Landscaping

Three landscaping islands near the entrance to the building will be removed and replaced with the proposed renovations. Three additional island areas in this area will be relandscaped. The new plantings will include 6 trees, 12 shrubs, and 96 flowering plants.

With the proposed stormwater infiltration system located under the east (main) parking lot, there are six bioretention areas proposed along with the east side of the parking lot. The bioretention areas will include 609 small plants.

The site plan shall state that “All landscaping on the site, new or existing, shall be maintained in good condition and no additional landscaping shall be removed.”

Lighting

The applicant is proposing an update to site lighting. At this time, Staff has not received a proposed site lighting plan and recommends a condition that Staff review and approve any lighting changes in accordance with Section 517 of the Zoning Ordinance.

Signage

Signage will be reviewed separately by the Township Zoning Administrator. The site plan shall state that “Proposed signs are subject to sign permit review and permitting.”

Agency Reviews

Additional reviews will be needed prior to issuance of any land use permit including but not limited to the Township Engineer, Metro Fire, and Grand Traverse County Soil Erosion and Sedimentation Control.

USE STANDARDS – DRIVE-THROUGH:

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

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

The site plan references improvements to an existing pharmacy drive-through. No other activities or services are proposed for the drive-through.

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

The proposed entry to the pharmacy drive-through measures 420 feet from the nearest right-of-way, Franke Road.

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

The pharmacy drive-through is located internally within the Meijer PUD and not near any existing roadways. The drive-through is located near an internal intersection within the PUD. The entrance to the drive-through is 40 feet south of the internal intersection and the exit from the drive-through is 20 feet from the internal intersection.

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

Pedestrian areas around the pharmacy drive-through are marked with bump posts to delineate the vehicle space.

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

There are three existing ingress-egress drives from US-31, a major thoroughfare, and two existing ingress-egress drives from Franke Road, a local road.

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

The parking requirements and compliance are described previously in this report.

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

The parcel exceeds 1,300 feet in width.

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

The proposed drive-through lanes will accommodate at least 12 queuing spaces.

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

Since the drive-through exceeds 400 feet from the nearest public roadway, this situation is not expected to create queuing problems. However, this requirement shall be enforced as needed as part of the operation of the site.

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

A letter dated May 26, 2022 from Paradigm Design included a memorandum from Stephen Orosz, PE, Civil/Traffic Engineer which provided comments on the design and provided a revised design. Credentials from the engineer are needed as required by this Section.

Other Meijer Pharmacy Drive-Through Examples

As requested by Staff, the applicant provided other examples of similar pharmacy drive-throughs at other Meijer locations. Examples in Ann Arbor and Portage were provided. One of the concerns by Staff regarding the proposed redesign of the drive-through is access into the drive-through by drivers heading north along the drive fronting the Meijer store. As currently proposed, the configuration does not allow entry into the queuing lane. The Ann Arbor example below provides an easier access and better location for queuing vehicles.

Meijer 64 – Ann Arbor, MI



Meijer 64 – Ann Arbor, MI



Meijer 22 – Portage, MI



FINDINGS:

A review of the criteria in Section 423.G(4)(b) of the Zoning Ordinance offers the following findings:

(i) No previous amendments have been granted that, together with the proposed amendment, would exceed the standards of this section;

This is the fourth amendment to the Meijer PUD since 1997. Previous amendments include:

- 1999: Bank sign addition
- 2003: Starbucks sign addition
- 2009: Pharmacy drive-through and additional signage

For this amendment, Meijer is proposing the following primary changes:

- Completely remodel the interior of its store
- Update the building façade
- Reconfigure and expand the pharmacy drive-through
- Install new stormwater improvements, including a water infiltration system

The previous amendments with this proposed Minor Amendment do not exceed the standards of this section.

(ii) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor;

The pharmacy drive-through is part of the internal site and the building. It is not expected to create any detrimental impact on adjacent property.

(iii) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement;

While there are several changes planned for the site, there are no new uses nor sizeable building expansions. The current PUD approval does not restrict or prevent the proposed improvements.

(iv) The proposal conforms to this ordinance and is in keeping with the spirit and intent of the master plan; and

The proposed changes provide for improved operation of the site and enhanced stormwater quality through a new infiltration system. These changes conform to the Zoning Ordinance and are in keeping with the spirit and intent of the Master Plan.

(v) The amendment proposes no increase in density

The PUD contains no residential dwellings.

ACTION REQUESTED:

For this application for a Minor Amendment of a PUD, the Planning Commission is the final approval authority. Following an opportunity for applicant presentation and Planning Commission discussion, if the Commission is prepared to make a decision, the following separate motions in support of approval are offered for consideration:

THAT Findings of Fact for application PUD-1997-01-F, included in PD Report 2022-64 and forming part of this motion, BE APPROVED.

THAT application PUD-1997-01-F, submitted by Meijer to completely remodel the store interior, update building façades, reconfigure and expand the pharmacy drive-through, and install new stormwater improvements, including a water infiltration system, for the Meijer PUD on parcel 05-016-009-00, BE APPROVED with the following conditions:

1. Location and details of the proposed traffic blocks need to be provided.
2. Alternate bike racks need to be provided.
3. Subject to the 1997 condition of approval, Section 618 of the Zoning Ordinance, and understanding that appropriate study and design are needed to occur prior to any improvement or traffic reconfiguration, the following requirements apply to the signaled driveway entrance on US-31:
 - a. Study and design of the subject intersection be completed by the applicant by January 1, 2023 in conjunction with MDOT. Following that date, a presentation by the applicant of the study and design shall be provided to the Township for review and approval.
 - b. Furthermore, any required improvements as determined by the study and design of the subject intersection and as approved by the Township shall be constructed and completed by January 1, 2024.
4. The site plan shall state that “All landscaping on the site, new or existing, shall be maintained in good condition and no additional landscaping shall be removed.”
5. Staff review and approval of any lighting changes in accordance with Section 517 of the Zoning Ordinance.
6. The site plan shall state that “Proposed signs are subject to sign permit review and permitting.”
7. Credentials from the engineer are needed as required by Section 730 of the Zoning Ordinance.
8. All agency reviews, including review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.

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

Attachments:

1. Letter from Paradigm Design – dated May 26, 2022.
2. Site Plan Set from Paradigm Design – dated May 26, 2022, including façade renderings.
3. Site Plan Set from Drummond Carpenter – dated May 11, 2022.



May 26, 2022

Stephen M Hannon
Deputy Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684
(231) 941-1620

Re: Plan Review Response
Meijer Store Remodel
3955 US-31 South
PD Project #2111126GR

Dear Stephen:

We are in receipt of your plan review letter dated 5/12/2022. To follow up on the video call we had on Monday the 23rd, we offer the following comments:

- 1. We acknowledge that the minor PUD amendment request will open all aspects of the original PUD structure from 1997. The overall project presented is the combination of a building remodel with documentation from Paradigm Design, as well as stormwater improvement, and water infiltration system designed by Drummond Carpenter, which is part of larger Kid Creek Watershed improvement grant that goes beyond just Meijer's property. Per our conversation, Meijer will have a separate site lighting replacement project, which is being developed by another engineering consultant. They will submit documents soon. Their intent is to replace all fixtures in their current position with new 100% cut off style LED lights. Our project will relocate 5 poles due to the drive and parking lot island rework.*
- 2. We have added the requested bike path along the front property line. These documents have been submitted to MDOT for initial review, and final site plans will incorporate any required revisions from that separate review. We have also added a second pedestrian sidewalk connection from the bike path to the south side of the store, which is the busier Grocery Entrance. To this end we will keep the striped path along the north lot from the Gas Station to the Pharmacy / Garden Center side as is, but add traffic blocks of some type to help keep the path clear seasonally.*
- 3. We had added (4) bike racks that hold seven bikes each near the entries for a total of (28) bike spaces.*
- 4. From discussion, the Landscaping is being split between both Paradigm Design and Drummond Carpenter for each of our areas of responsibility. In terms of greenspace, most all internal parking lot islands that are being affected will be replaced on a one for one basis. While this is a net even, given the landscape material being added for the underground storage infiltration system, there is significantly more plantings within the equal amount of greenspace.*



5. *The revise plans will include expanded parking information for spaces that are within Garfield Township's boundaries, as well as spaces in the northern lot within Traverse City. Grand total of 1,055 spaces, including HCP, Tesla Superchargers and regular vehicle spots are contained on the whole site.*
6. *Minor revisions to the Pharmacy drive have been made and a cross walk connection to the northern parking lot added. While not on your review letter, we have added improvements to the bus stop shelter on the north side as well. Attached to this document are both a narrative from our traffic Engineer, Steve Orosz, with additional traffic commentary, as well as two examples of similar Pharmacy Drive lanes recently built in Ann Arbor and Portage, Michigan.*
7. *The existing intersection on the north curb cut is still in discussion as for intent. Per our conversation, we believe MDOT is planning for a larger traffic signalization upgrade project along this section of US-31, and we are trying to obtain information on the scope and schedule of that project, and to see what improvements proposed will be acceptable to MDOT. We request that Township look to add this improvement as a condition to the PUD review, knowing that the duration of design of anything related to MDOT right of way is beyond the preferred start time of our combined project. A condition to this effect should satisfy the Township's concern with the operation of this access and traffic study will be addressed with the MDOT signalization modernization project.*

Please find attached the updated drawings from both engineers, as well as renderings of the store and gas station for distribution to the Commission Members in time for the June 8th meeting.

I trust that our responses adequately address your concerns. Please feel free to contact our office at (616) 785-5656 if you have any questions or further comment.

Sincerely,

PARADIGM DESIGN

Steven Douglas
Senior Project Manager

Cc: John Sych – Garfield Township
Mike Green – Garfield Township
Becky Fedewa – Meijer
Jeff Caligiuri – Meijer
Phillip Quarterly – Meijer
Don Carpenter – Drummond Carpenter
Jon Ledy – Paradigm Design
Steve Orosz – Paradigm Design



MEMORANDUM

To: Steven Douglas
Senior Project Manager
Paradigm Design

From: Stephen Orosz, PE
Civil/Traffic Engineer
Paradigm Design

Subject: Plan Review Response
Meijer Store Remodel
3955 US-31 South
PD Project #211126GR



I have been asked to review the attached proposed Meijer Pharmacy drive-through layout design and to review the access operation on US 31 and the northern Meijer access (near Burger King and Walgreens).

Pharmacy Drive-thru

I reviewed the Garfield Township Zoning Ordinance Article 7 and the proposed drive-thru layout. I found that the vehicle length needed to be increased from 19 feet to 20 feet per vehicle. As a result of this, the overall length of the drive through lane would be extended to the north by 10 feet. Also, the interior drive-thru lane would need to be extended to the west toward the store to allow the vehicle to complete their turn to be parallel to the service window. With these modifications, stacking (queuing) space for 12 vehicles can be achieved. Also, at the service position for both drive-thru lanes, the front of the vehicle should be approximately seven feet from the service window position. This is the industry standard distance from the front of the average vehicle to the driver position.

There are some bump posts to guide vehicles along the inside of the drive-thru lane(s) to the pedestrian crossing. My recommendation is to continue the bump post at the same spacing along the entire inside of the drive-thru entry and exit back to the main interior circulation aisle. This will help delineate the vehicle space from the interior area.

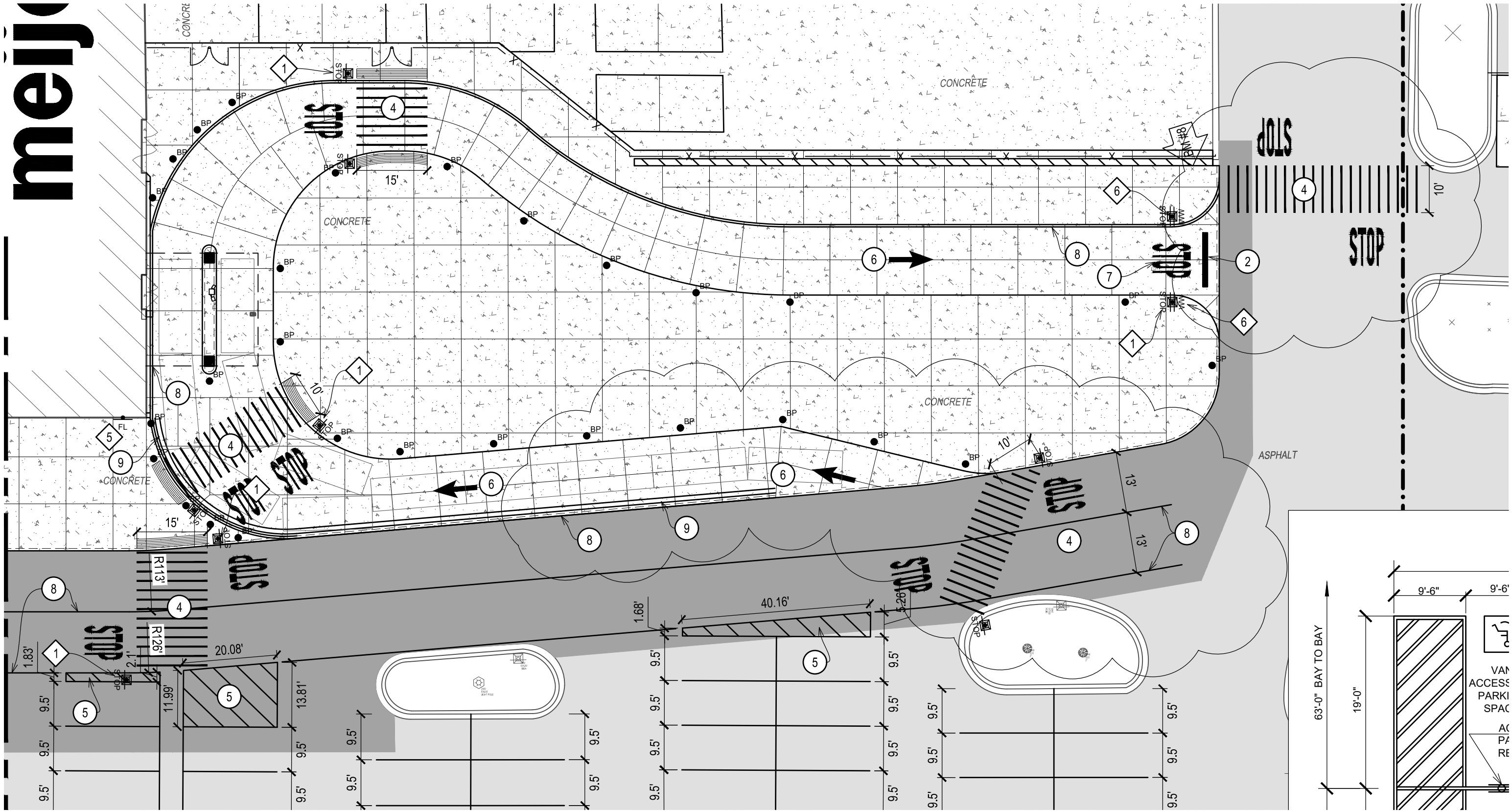
The proposed drive aisle pedestrian crossing to the north of the Pharmacy drive-thru entrance should be moved slightly south so that the vehicles turning onto the main circulation aisle will have a clearer view of the STOP sign for the crossing.

US 31 Meijer Access (north)

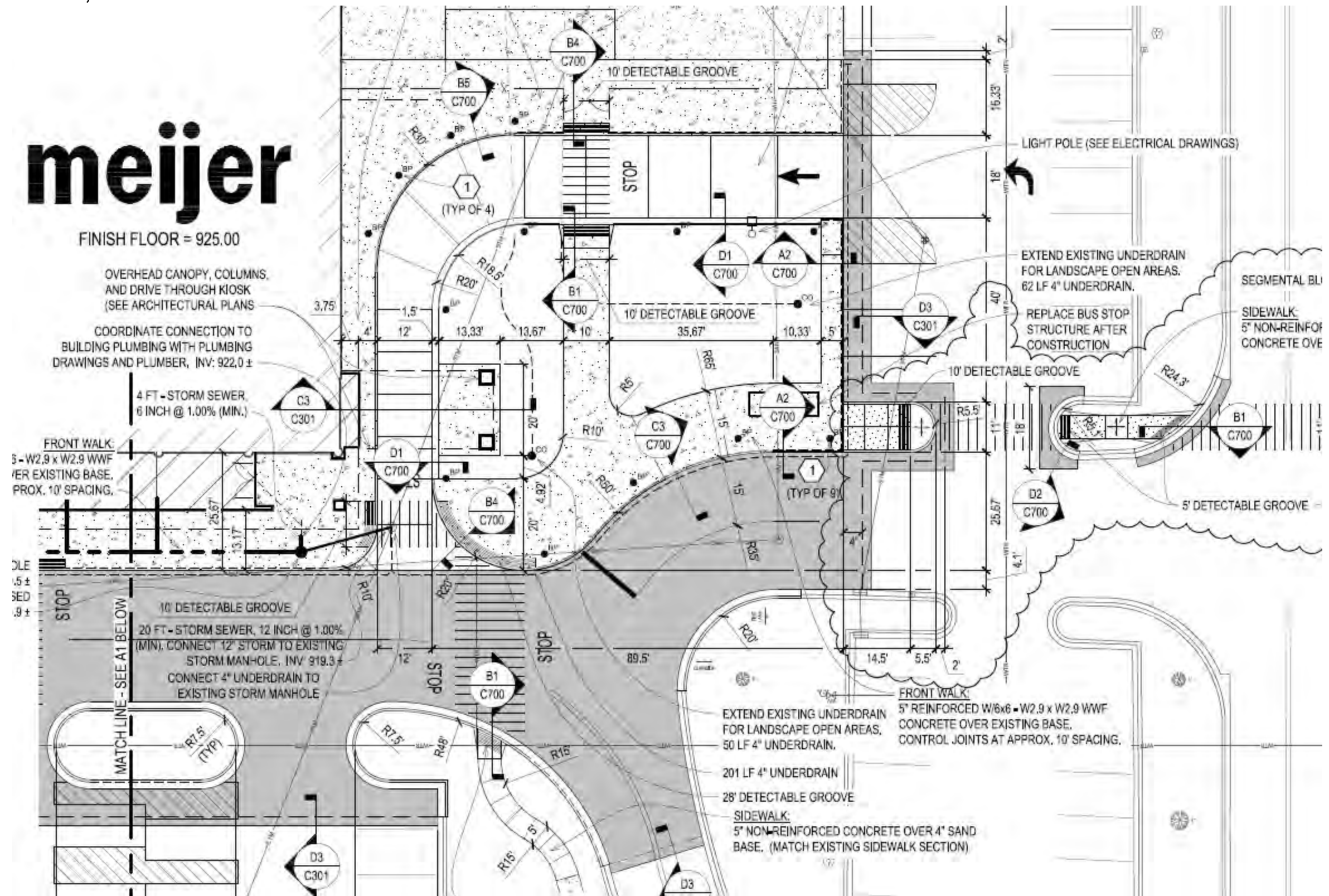
The improvement of the existing intersection on the north curb cut of US-31 has been discussed. I understand that MDOT is in the planning stages for a larger traffic signalization modernization and upgrade project along this section of US-31. We are



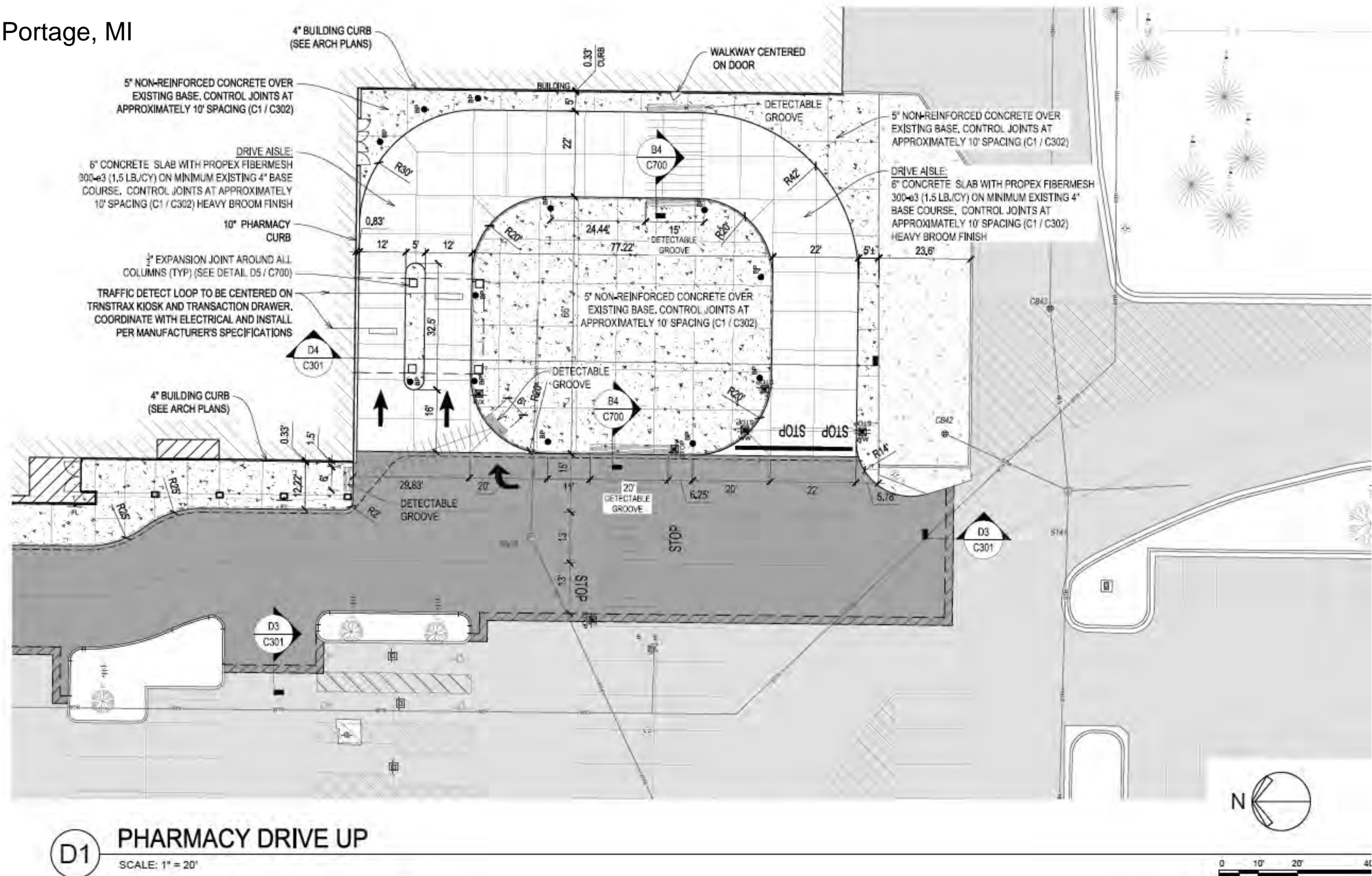
trying to obtain more specific information on the scope and schedule of that project. Any proposed improvement to the operation or physical layout of this intersection will need to be reviewed and approved by MDOT. Both MDOT and Garfield Township and Meijer all have the same goal of providing the most efficient operation of the intersection to provide a safer driving experience through the intersection. We request that the Township look to add a condition to the PUD review that notes that improvements to the operation of the intersection are being reviewed and coordinated with MDOT and their traffic signal modernization project. At this point in time, we do not know what the MDOT schedule is for these improvements and that any improvement proposed would occur in the MDOT right of way would need to be reviewed and permitted by MDOT. A condition to this effect should provide some security for the Township's concern that the operation of this access will be addressed with the MDOT signalization modernization project, since MDOT would need to approve any improvements.



Meijer 64 - Ann Arbor, MI



Meijer 22 - Portage, MI









GAS STATION

MEIJER 033 - TRAVERSE CITY

2111126GR • 05.26.2022



PARADIGM DESIGN

meijer



GAS STATION

MEIJER 033 - TRAVERSE CITY

2111126GR • 05.26.2022



PARADIGM DESIGN

meijer



GAS STATION

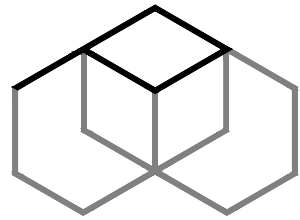
MEIJER 033 - TRAVERSE CITY

2111126GR • 05.26.2022



PARADIGM DESIGN

meijer



PARADIGM DESIGN

ARCHITECTS | ENGINEERS

415 Leonard St NW, Suite 200
Grand Rapids, MI 49504
(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigmee.com

PROJECT

MEIJER
STORE 033

GAS STATION
REMODEL

PROJECT NO
CP-22-00033

3955 US 31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER

RELEASE DATE

DATE	DESCRIPTION
XX-XX-22	FINAL REVIEW

PROJECT

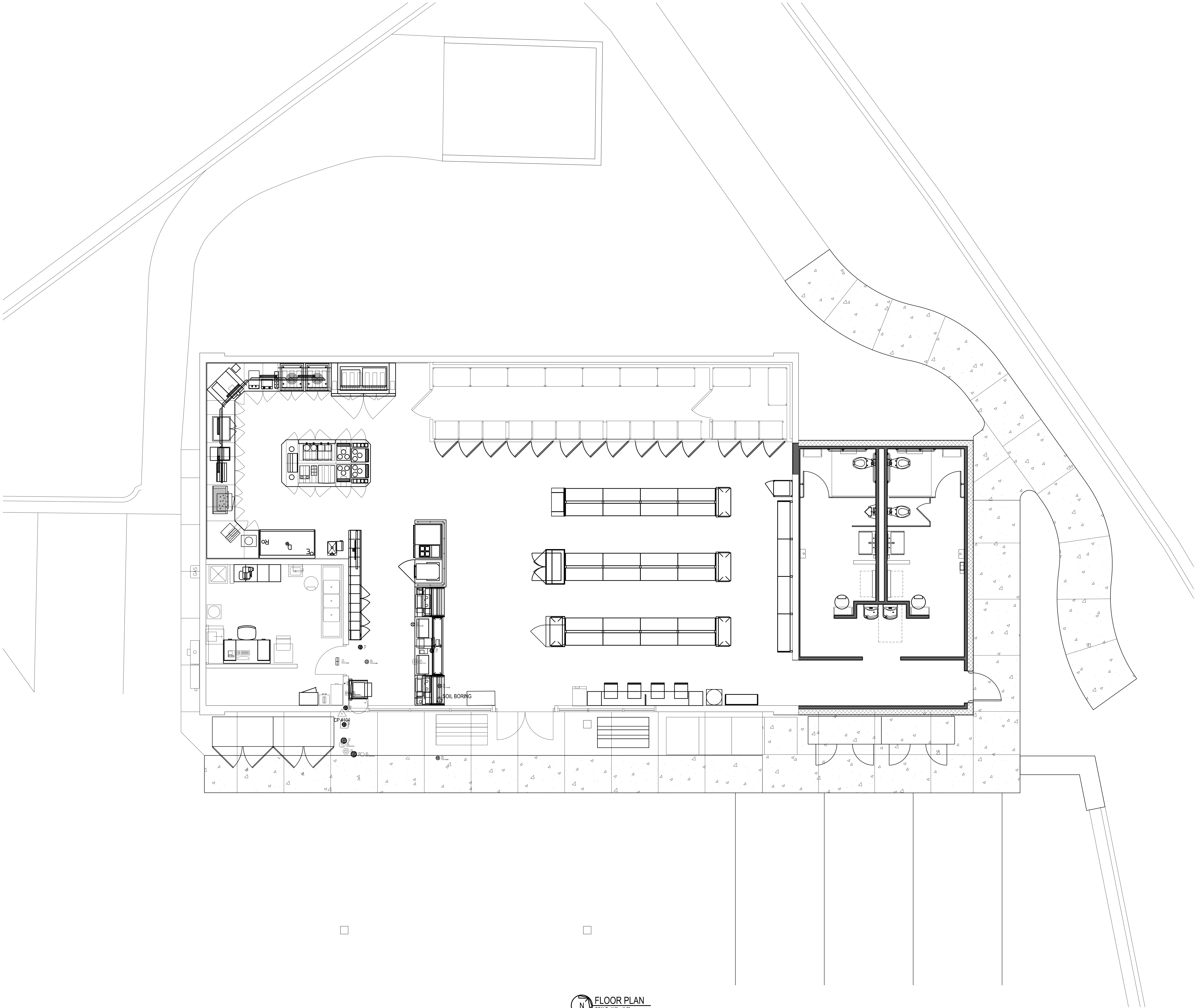
2111126GR

SHEET

OVERALL FLOOR
PLAN

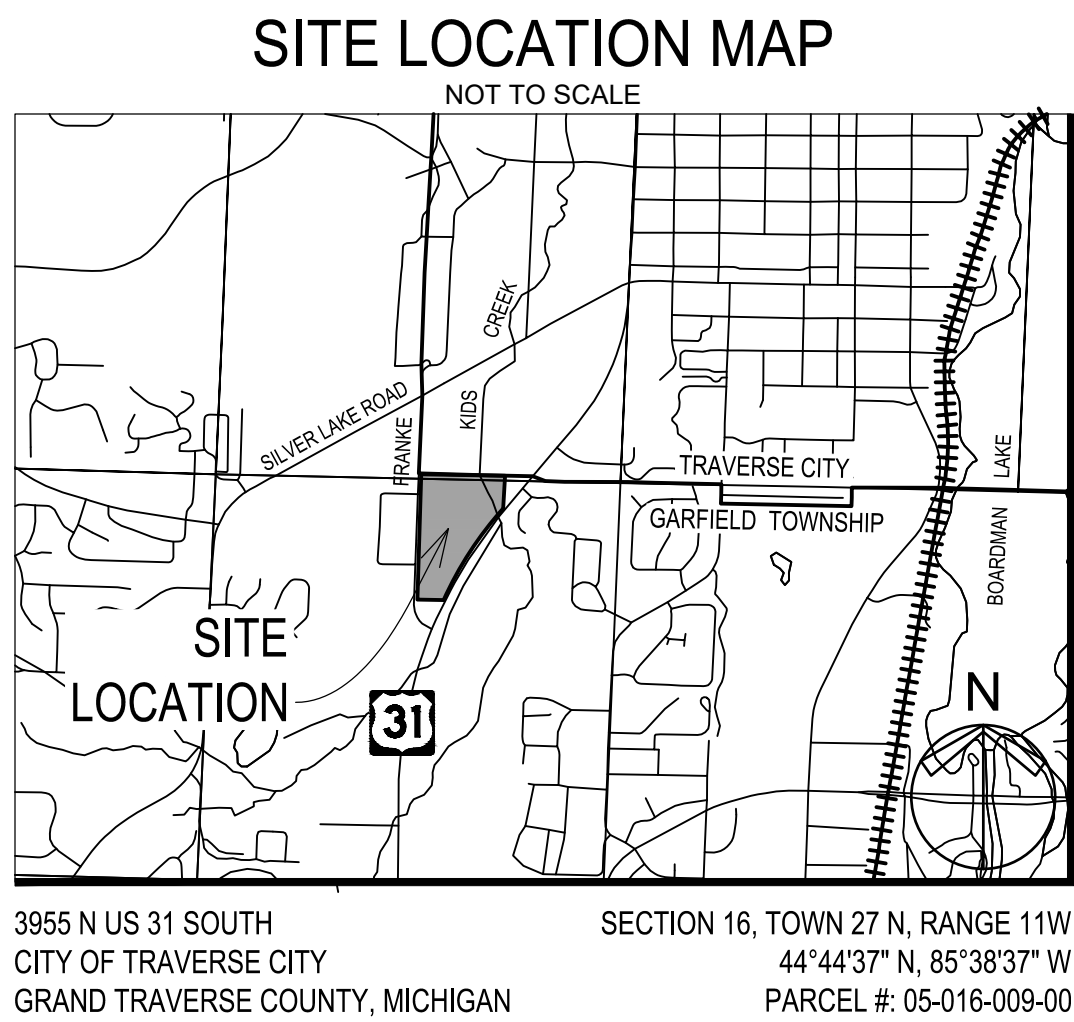
A120

Wednesday, Mar-04-2022 at 3:26pm C:\2111126GR\Meijer 033 Traverse City\Drawings\Arch\033-21126-AS-01.dwg Ben



FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN

Thursday, May 26, 2022 at 10:34am 0/2111262R Meijer 033 Traverse City Drawing C:\033-C100\mei... sskall



LEGAL DESCRIPTION:

PARCEL: 05-016-009-00

Tax Description:
COM N 1/4 COR SEC 16 T27N R11W TH N 88 DEG 02' E 1057.62 TH S 18 DEG 57' E 178.44 TH S 46 DEG 42W 90 TH S 70 DEG 30' W 261.78 TH S 62 DEG 42' E 108.85 TH S 37 DEG 4' W 114.26 TH N 62 DEG 50' W 30 TH S 37 DEG 4' W 28 TH S 52 DEG 55' E 93' TH S 37 DEG 4' W 13.42 TH SWLY 447.78 ALG ROW AND ARC OF 5729.85 CURVE TO LEFT (CHORD = S 34 DEG 47'00" W 447.89) TH SWLY 643.02 ALG ROW AND ARC OF 5804.85 CURVE TO LEFT (CHORD = S 28 DEG 27'55" W 842.89) TH S 88 DEG 10'35" W 457.33 TH N 153.64' TO POB EXC 750 ROW.

CONTAINS 25.13 ACRES.

BENCHMARKS:

BM #1: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 635.67
BM #2: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 631.21
BM #3: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 629.56
BM #4: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 638.17
BM #5: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 633.01
BM #6: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 638.55
BM #7: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 638.43
BM #8: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 638.44

PER AECON TOPOGRAPHIC SURVEY PROJECT NO. 606480152

FLOODPLAIN DATA:

THE ENTIRE SITE IS LABELED "ZONE X, AREA OF MINIMAL FLOOD HAZARD" ACCORDING TO FEMA FLOOD MAP PANEL 26055C0207C DATED AUGUST 28, 2016.

WETLAND DATA:

THERE ARE NO WETLANDS WITHIN THE LIMITS OF CONSTRUCTION REPRESENTED IN THIS PLAN SET. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAPS.

PARKING DATA:

MAIN STORE EAST PARKING LOT:
REGULAR PARKING SPACES 719
BARRIER FREE SPACES 16
VAN ACCESSIBLE SPACES 8
TOTAL: 743

GAS STATION:
REGULAR PARKING SPACES 11
VAN ACCESSIBLE SPACES 1
TOTAL: 12

* DOES NOT INCLUDE SPACES OCCUPIED BY CART CORRALS (28 CART CORRALS = 56 SPACES)

DEVELOPMENT REFERENCE:

OWNER: MEIJER STORES LIMITED PARTNERSHIP
2923 WALKER AVE NW
GRAND RAPIDS, MI 49504

CIVIL ENGINEER: PARADIGM DESIGN
550 3 MILE ROAD N.W., SUITE B
GRAND RAPIDS, MI 49504

CONTRACTOR: ROCKFORD CONSTRUCTION
[XXXXXXXXXX]
[XXXXXX, XX XXXXX]

TRUCK LOADING DATA:

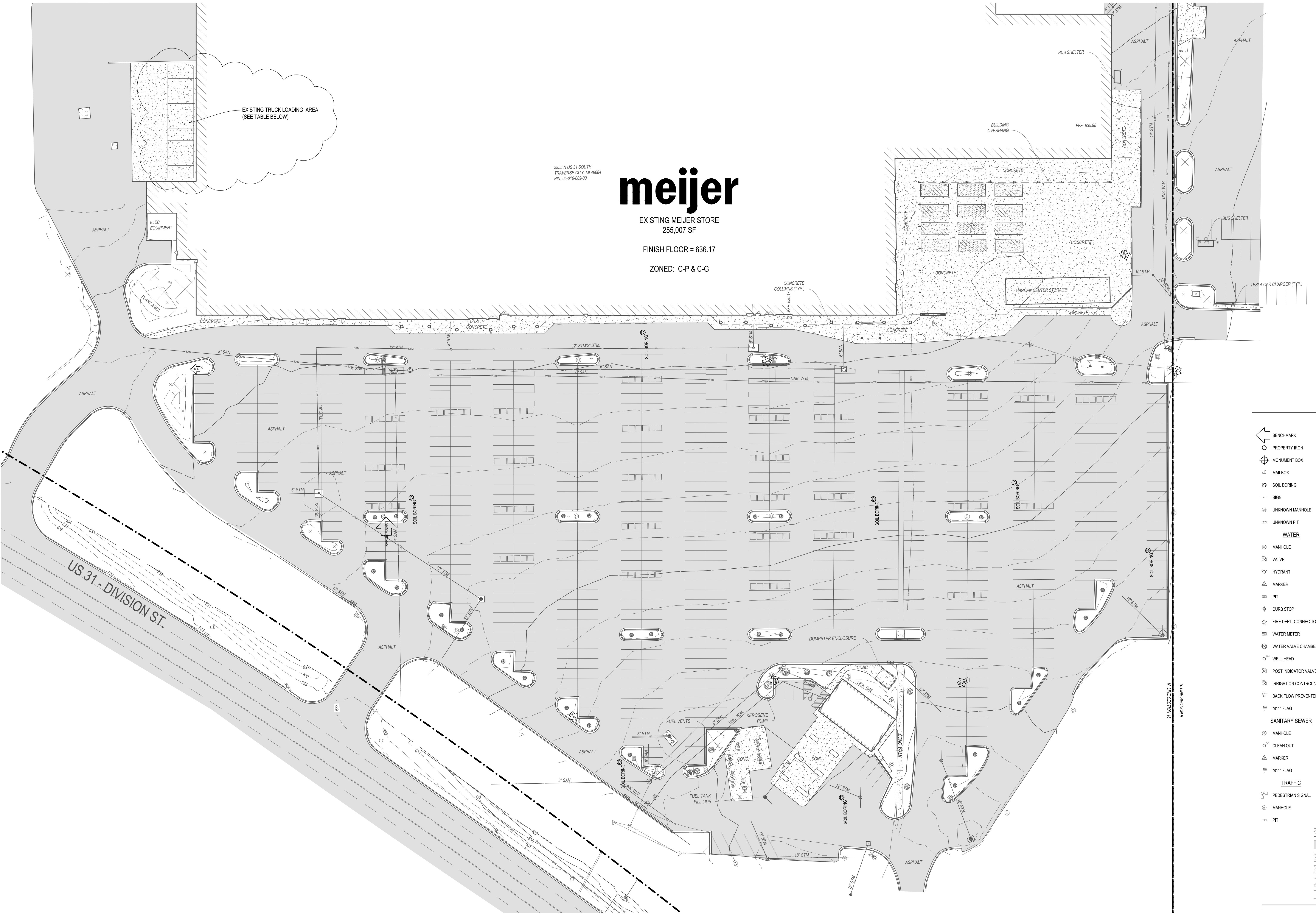
REQUIRED # OF SPACES:
GFA FROM 40,001 SF TO 100,000 SF = 2 LARGE SPACES
PLUS 1 LARGE SPACE PER 80,000 SF ABOVE 100,000 SF

GFA OF MEIJER STORE = 255,007 SF
255,007 SF - 100,000 SF = 155,007 SF / 80,000 SF = 1.94 SPACES

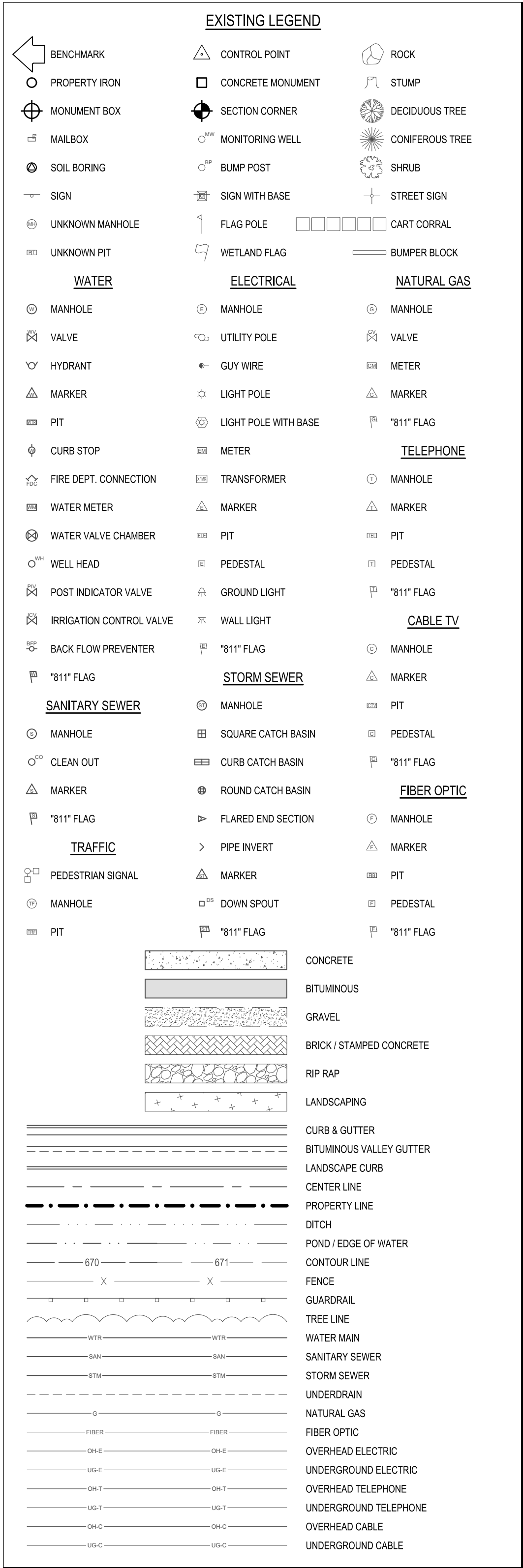
TOTAL # OF SPACES REQUIRED = 2 + 1.94 = 3.94 SPACES

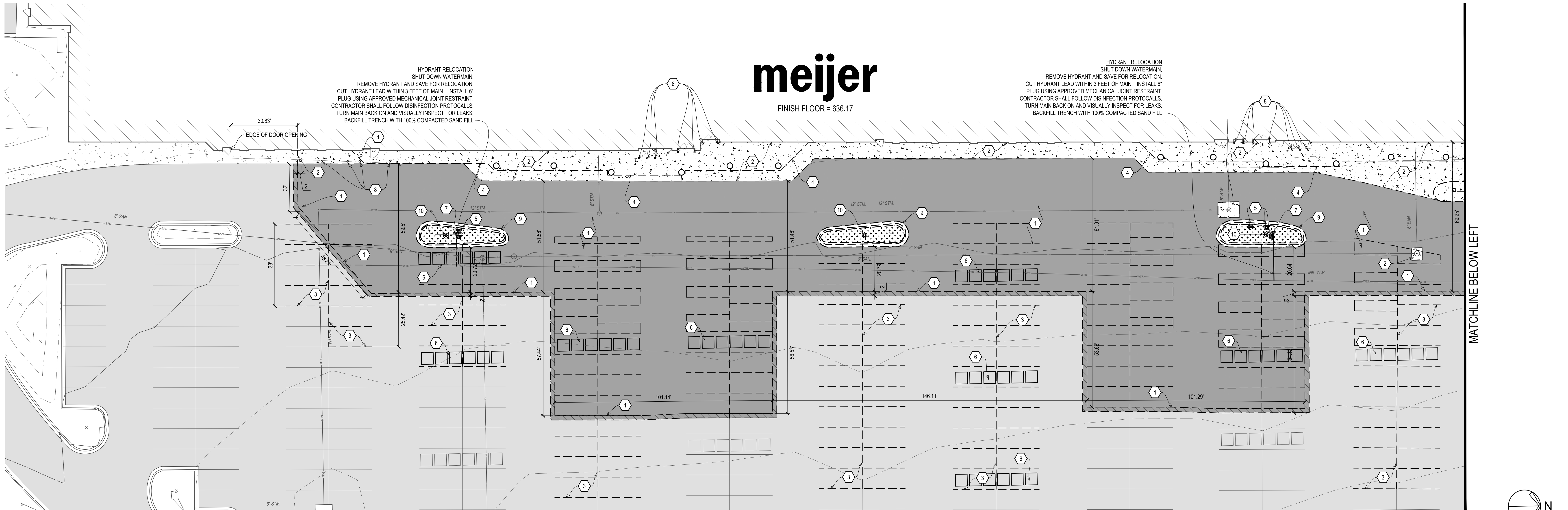
NUMBER OF SPACES PROVIDED IN LOADING AREA = 9 > 3.94

LARGE LOADING SPACE SIZE: 12 FT x 25 FT.



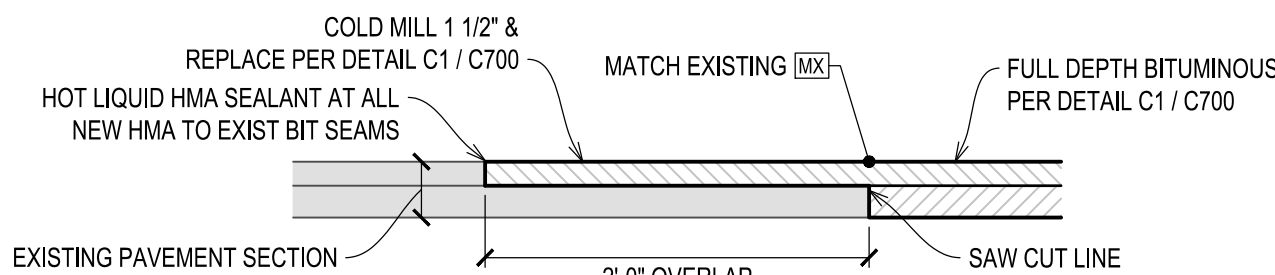
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



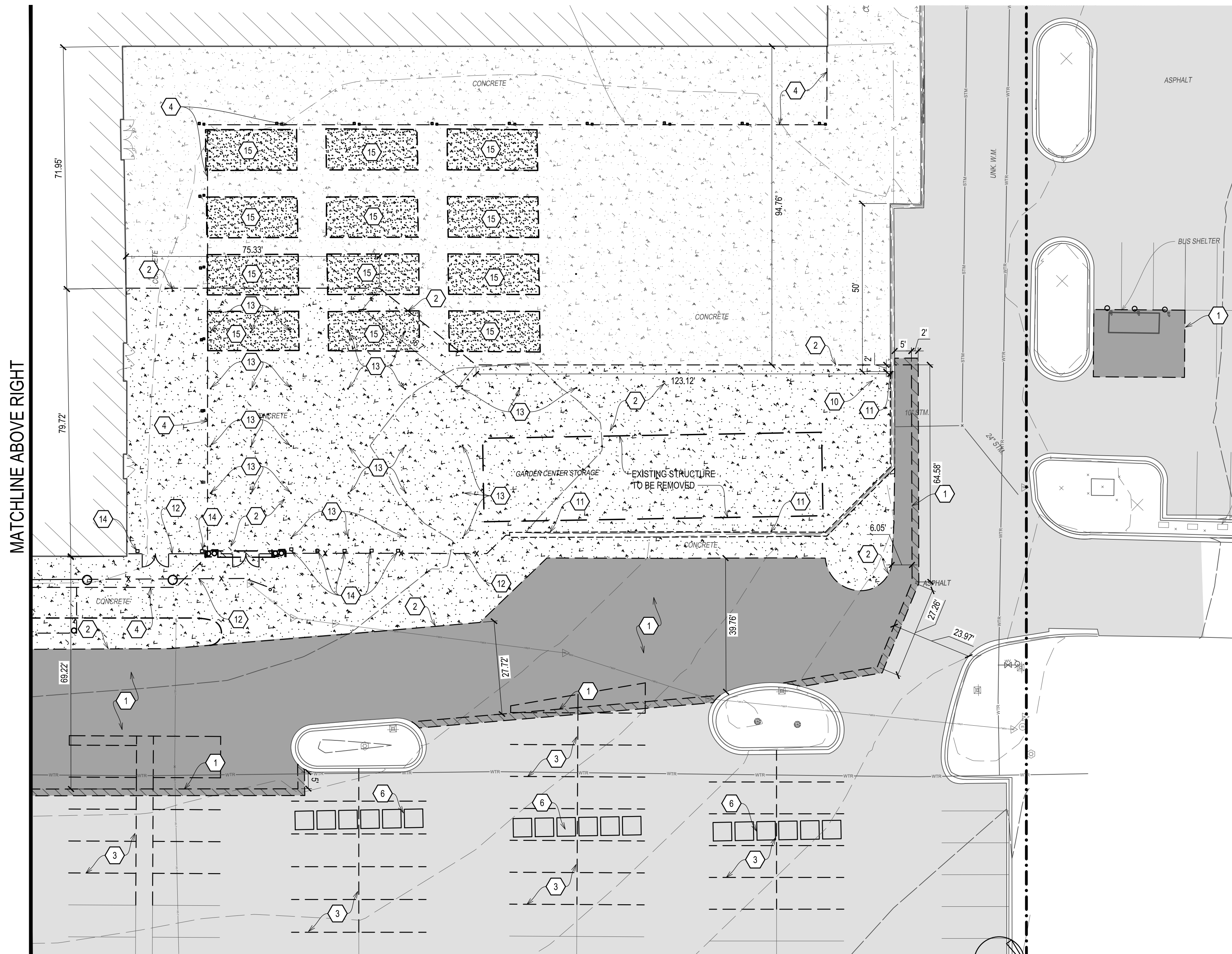


C1 FRONT OF STORE DEMOLITION PLAN (SOUTH SIDE)
SCALE: 1" = 20'

DEMOLITION LEGEND	
	REMOVE BUILDING AND APPURTENANCES
	REMOVE CONCRETE & SIDEWALK
	REMOVE BITUMINOUS
	COLD MILL BITUMINOUS
	REMOVE LANDSCAPING
	REMOVE THESE ITEMS
	REMOVE CURB & GUTTER
	REMOVE UNDERGROUND UTILITY
	REMOVE FENCE



A1 PAVEMENT REMOVAL / REPLACEMENT DETAIL
NOT TO SCALE



A3 PHARMACY DEMOLITION PLAN (NORTH SIDE)
SCALE: 1" = 20'

- DEMOLITION KEYNOTES:**
1. SAWCUT AND REMOVE EXISTING BITUMINOUS PAVEMENT. SEE PAVEMENT REMOVAL / REPLACEMENT DETAIL A1 / C101.
 2. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT.
 3. REMOVE EXISTING PAVEMENT STRIPING BY SHOT BLASTING.
 4. REMOVE EXISTING OVERHEAD STRUCTURE & RELATED APPURTENANCES. (REFER TO ARCH PLANS)
 5. RELOCATE EXISTING SIGN AND BASE. (REFER TO SHEET C201 FOR FINAL LOCATION)
 6. RELOCATE EXISTING CART CORRAL. (REFER TO SHEET C200 FOR FINAL LOCATION)
 7. REMOVE AND SALVAGE EXISTING FIRE HYDRANT. REFER TO SHEET C200 FOR FINAL LOCATION.
 8. REMOVE EXISTING BOLLARD POST.
 9. REMOVE EXISTING CONCRETE CURB & GUTTER.
 10. RELOCATE EXISTING LIGHT POLE. (REFER TO SHEET C201 FOR FINAL LOCATION)
 11. SAW CUT AND REMOVE EXISTING CONCRETE WALL.
 12. REMOVE EXISTING FENCE AND GATES.
 13. REMOVE EXISTING OVERHEAD IRRIGATION FRAMING.
 14. REMOVE EXISTING ELECTRICAL RECEPTACLE.
 15. REMOVE EXISTING GRAVEL.

DEMOLITION NOTES:

GENERAL: REFERENCE SECTION 02 4116-STRUCTURE DEMOLITION, SECTION 31 1000-SITE CLEARING AND SECTION 31 2000-EARTHWORK OF PROJECT MANUAL.

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS.

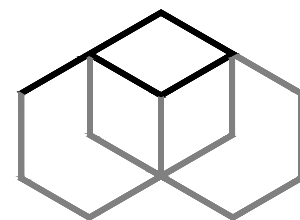
PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

IT IS ANTICIPATED THAT A PRIVATE WELL AND SEPTIC SYSTEM MIGHT BE PRESENT. CONTRACTOR TO REMOVE ENTIRE WELL AND SEPTIC SYSTEMS IN ACCORDANCE WITH GOVERNING AGENCIES.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POthole ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



PARADIGM DESIGN

ARCHITECTS | ENGINEERS

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(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigm.com



PROJECT

**MEIJER
STORE 033**

**RESET &
REMODEL**

**PROJECT NO
CP-22-00033**

3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER

**D&D
BUILDING**

RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL
05-26-22	TWP. REVIEW

PROJECT

2106046GR

SHEET

DEMOLITION PLAN

C101



D1 GAS STATION EXISTING CONDITIONS
SCALE: 1" = 20'



D4 GAS STATION DEMOLITION PLAN
SCALE: 1" = 20'

BENCHMARKS:
BM #3: CHISELED "X" ON CONCRETE LIGHT POLE BASE = 629.56
PER AECOM TOPOGRAPHIC SURVEY PROJECT NO. 6048013-2

EXISTING LEGEND	
	BENCHMARK
	SIGN
	WATER VALVE
	HYDRANT
	SQUARE CATCH BASIN
	SIGN WITH BASE
	FIBER OPTIC MARKER
	ELECTRICAL MANHOLE
	TRANSFORMER
	CURB CATCH BASIN
	TREE
	SANITARY SEWER MANHOLE
	LIGHT POLE WITH BASE
	STORM SEWER MANHOLE
	ROUND CATCH BASIN
	CONCRETE
	BITUMINOUS
	GRAVEL
	BRICK / STAMPED CONCRETE
	RIP-RAP
	LANDSCAPING
	CURB & GUTTER
	PROPERTY LINE
	CONTOUR LINE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	NATURAL GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE

DEMOLITION KEYNOTES:

1. SAWCUT AND REMOVE EXISTING BITUMINOUS PAVEMENT. SEE PAVEMENT REMOVAL DETAIL A1 / C101.
2. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT.
3. REMOVE EXISTING PAVEMENT STRIPING BY SHOT-BLASTING.
4. SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER.
5. REMOVE EXISTING TREES.
6. EXISTING LIGHT POLE TO REMAIN.

DEMOLITION NOTES:

GENERAL: REFERENCE SECTION 02 4116-STRUCTURE DEMOLITION, SECTION 31 1000-SITE CLEARING AND SECTION 31 2000-EARTHWORK OF PROJECT MANUAL.

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION; UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS.

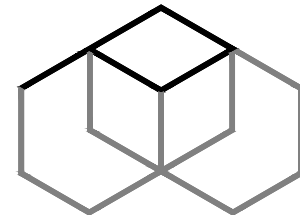
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PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

IT IS ANTICIPATED THAT A PRIVATE WELL AND SEPTIC SYSTEM MIGHT BE PRESENT. CONTRACTOR TO REMOVE ENTIRE WELL AND SEPTIC SYSTEMS IN ACCORDANCE WITH GOVERNING AGENCIES.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

DEMOLITION LEGEND	
	REMOVE LIGHT POLE AND BASE
	REMOVE BUILDING AND APPURTENANCES
	REMOVE CONCRETE & SIDEWALK
	REMOVE BITUMINOUS
	COLD MILL BITUMINOUS
	REMOVE LANDSCAPING
	REMOVE THESE ITEMS
	REMOVE CURB & GUTTER
	REMOVE UNDERGROUND UTILITY
	REMOVE FENCE



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PROJECT

**MEIJER
STORE 033**

**RESET &
REMODEL**

**PROJECT NO
CP-22-00033**

3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER



RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL
05-26-22	TWP. REVIEW

PROJECT

2106046GR

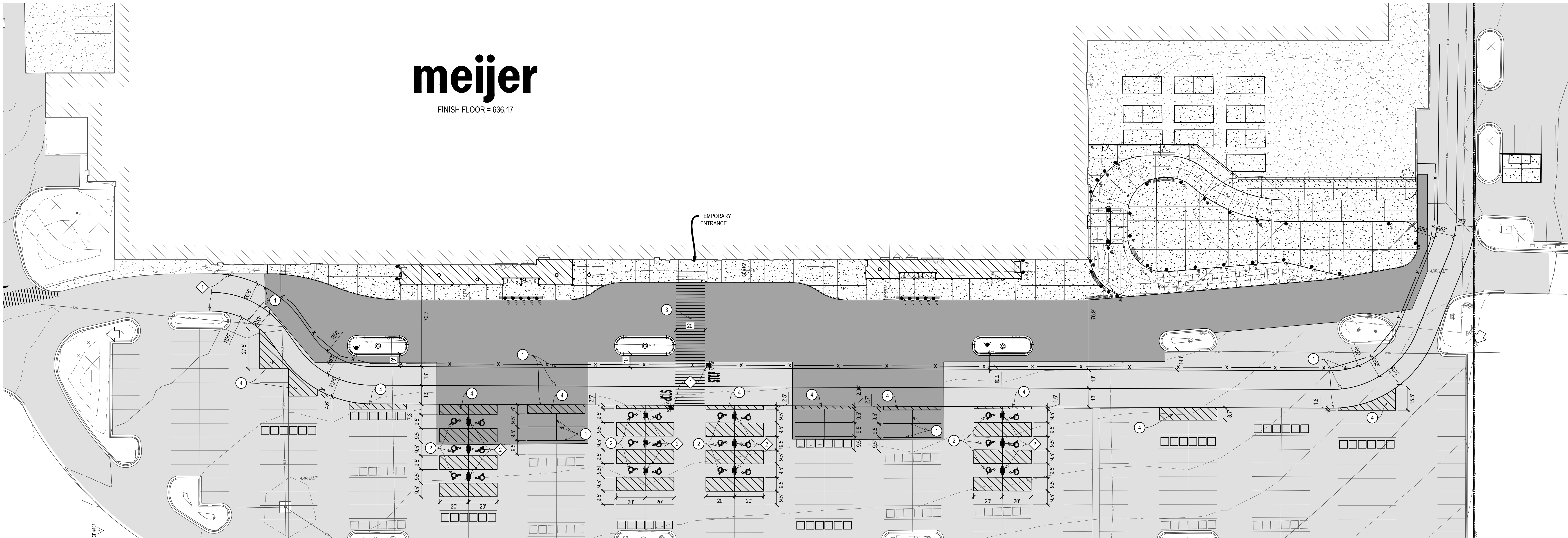
SHEET

**GAS STATION EXISTING
CONDITIONS &
DEMOLITION PLAN**

C102

meijer

FINISH FLOOR = 636.17



D1 TEMPORARY DRIVEWAY PLAN
SCALE: 1" = 30'

PAVEMENT STRIPING NOTES:

1. ALL DIMENSIONS MEASURED FROM FACE OF BUILDING OR BACK OF CURB.
2. ALL TEMPORARY PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.
3. CROSSWALK STRIPING TO BE CENTERED ON THE BUILDING ENTRANCE.

BUILDING AND SITE SIGNAGE NOTES:

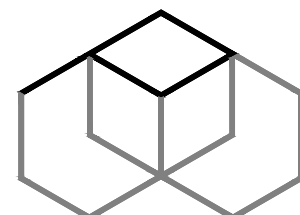
1. STOP SIGNS ALONG TEMPORARY STRIPING TO BE ON MOVABLE CONCRETE BASES.

◆ SIGNAGE KEYNOTES:

1. STOP SIGN (C1 / C501)
2. ACCESSIBLE SIGN (C1 / C501)

○ STRIPING KEYNOTES:

1. 4" SINGLE SOLID LINE, YELLOW
2. ACCESSIBLE PARKING SPACES (B1 / C501)
3. CROSSWALK (A1 / C501)
4. NO PARKING AREAS
- 4" YELLOW STRIPE AT 2' O.C. AT 45° TO PARKING SPACE



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PROJECT

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3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

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D&D
BUILDING

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DATE	DESCRIPTION
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05-26-22	TWP. REVIEW

PROJECT

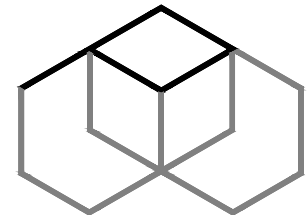
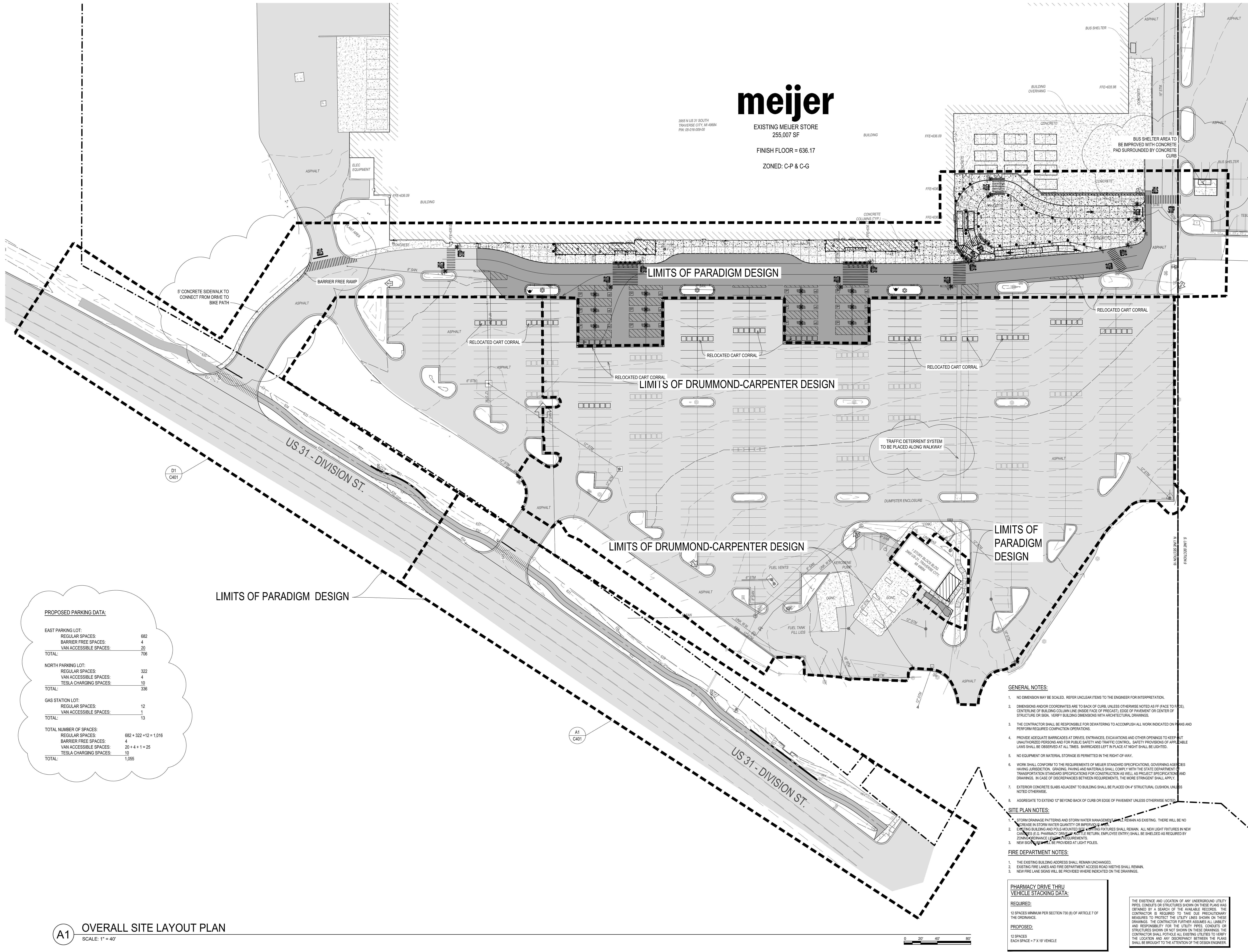
2106046GR

SHEET

TEMPORARY DRIVEWAY
PLAN

C103

Thursday, May 26, 2022 at 11:08am 02111262R Meijer 033 Traverse City Drawing: C:\MS2\CD00\mei_033.dwg 36x11



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PROJECT

**MEIJER
STORE 033**

**RESET &
REMODEL**

PROJECT NO
CP-22-00033

3955 US-31 SOUTH
TRAVERSE CITY, MI 49604

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER



RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL
05-26-22	TWP. REVIEW

PROJECT

2106046GR

SHEET

OVERALL SITE LAYOUT
PLAN

C200

meijer

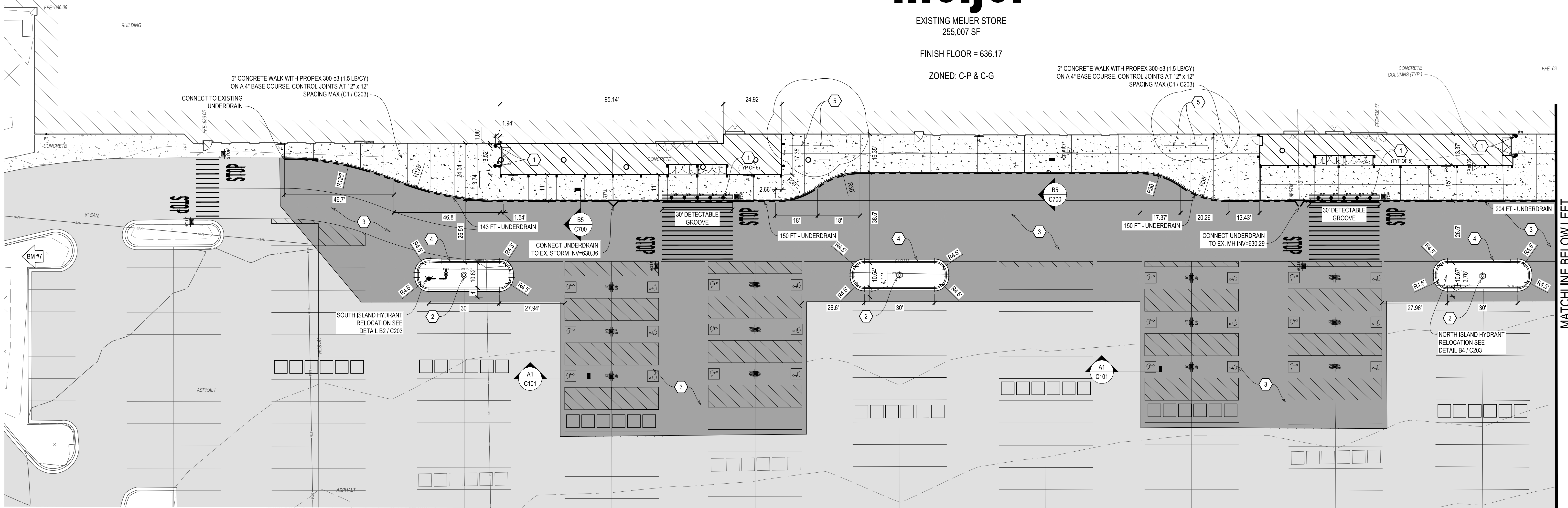
EXISTING MEIJER STORE
255,007 SF

FINISH FLOOR = 636.17

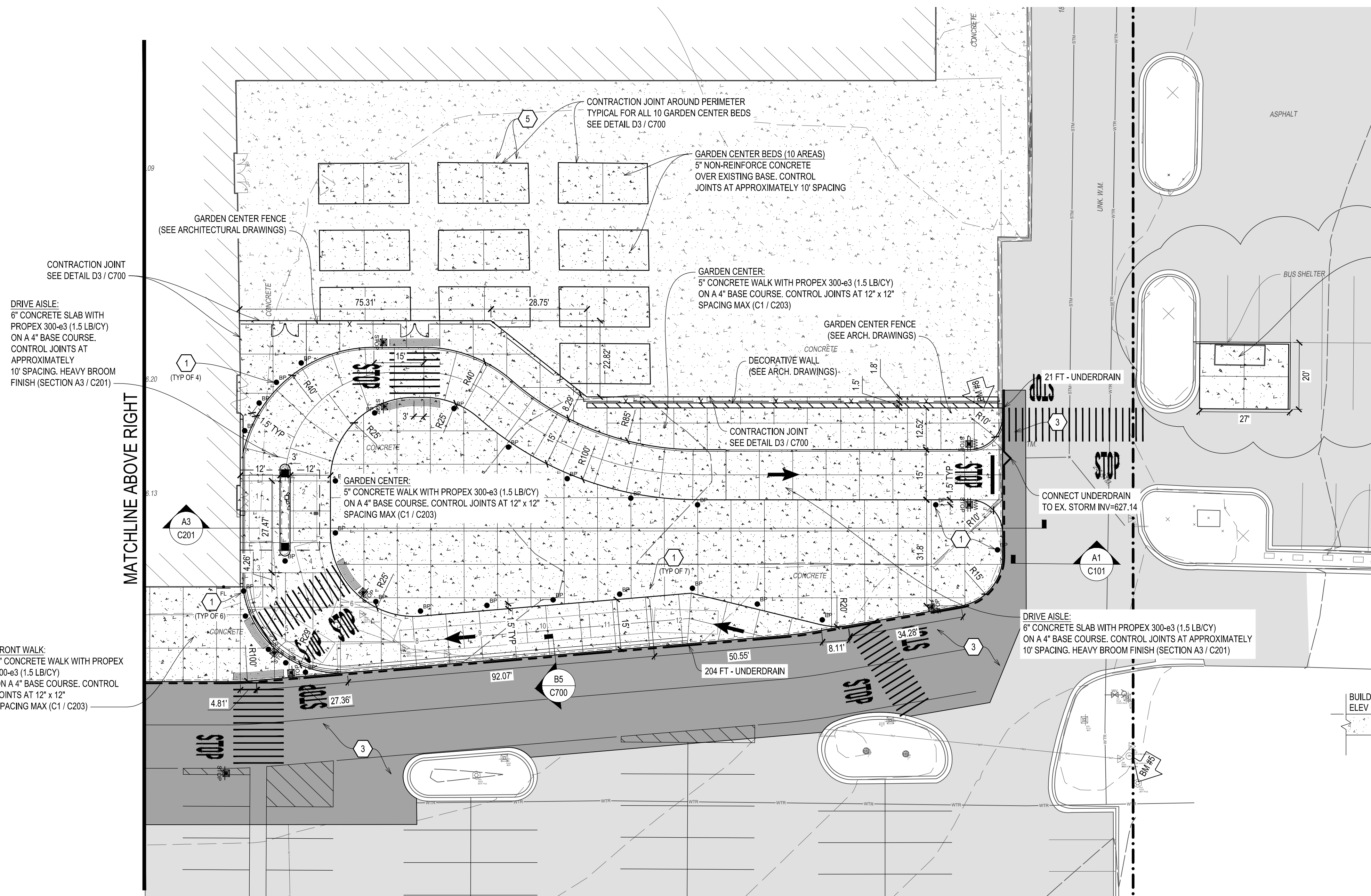
ZONED: C-P & C-G

5" CONCRETE WALK WITH PROPEX 300-43 (1.5 LB/CY)
ON A 4" BASE COURSE. CONTROL JOINTS AT 12' x 12'
SPACING MAX (C1 / C203)

CONCRETE
COLUMNS (TYP.)



C1 FRONT OF STORE
SCALE: 1" = 20'



A1 PHARMACY DRIVE UP
SCALE: 1" = 20'

BICYCLE PARKING DATA:

NUMBER OF SPACES REQUIREMENT = 2 PER 25 VEHICLE PARKING SPACES
NUMBER OF VEHICLE PARKING SPACES = 706
NUMBER OF SPACES REQUIRED = 706 / 25 = 28.24 = 28 REQUIRED
NUMBER OF SPACES PROVIDED = 4 RACKS x 7 SPACES/RACK = 28 SPACES

GENERAL NOTES:

- NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED AS FF (FACE TO FACE), CENTERLINE OF BUILDING COLUMN LINE INSIDE FACE OF PRECAST, EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SIGN. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
- PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
- NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL CUSHION, UNLESS NOTED OTHERWISE.
- AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE PLAN NOTES:

- STORM DRAINAGE PATTERNS AND STORM WATER MANAGEMENT SHALL REMAIN AS EXISTING. THERE WILL BE NO INCREASE IN STORM WATER QUANTITY OR IMPERVIOUS AREA.
- EXISTING BUILDING AND POLE MOUNTED SITE LIGHTING FIXTURES SHALL REMAIN. ALL NEW LIGHT FIXTURES IN NEW CANOPIES E.G. PHARMACY DRIVE-UP, BOTTLE RETURN, EMPLOYEE ENTRY SHALL BE SHIELDED AS REQUIRED BY ZONING ORDINANCE LIGHTING REQUIREMENTS.
- NEW SIGN CUBES WILL BE PROVIDED AT LIGHT POLES.

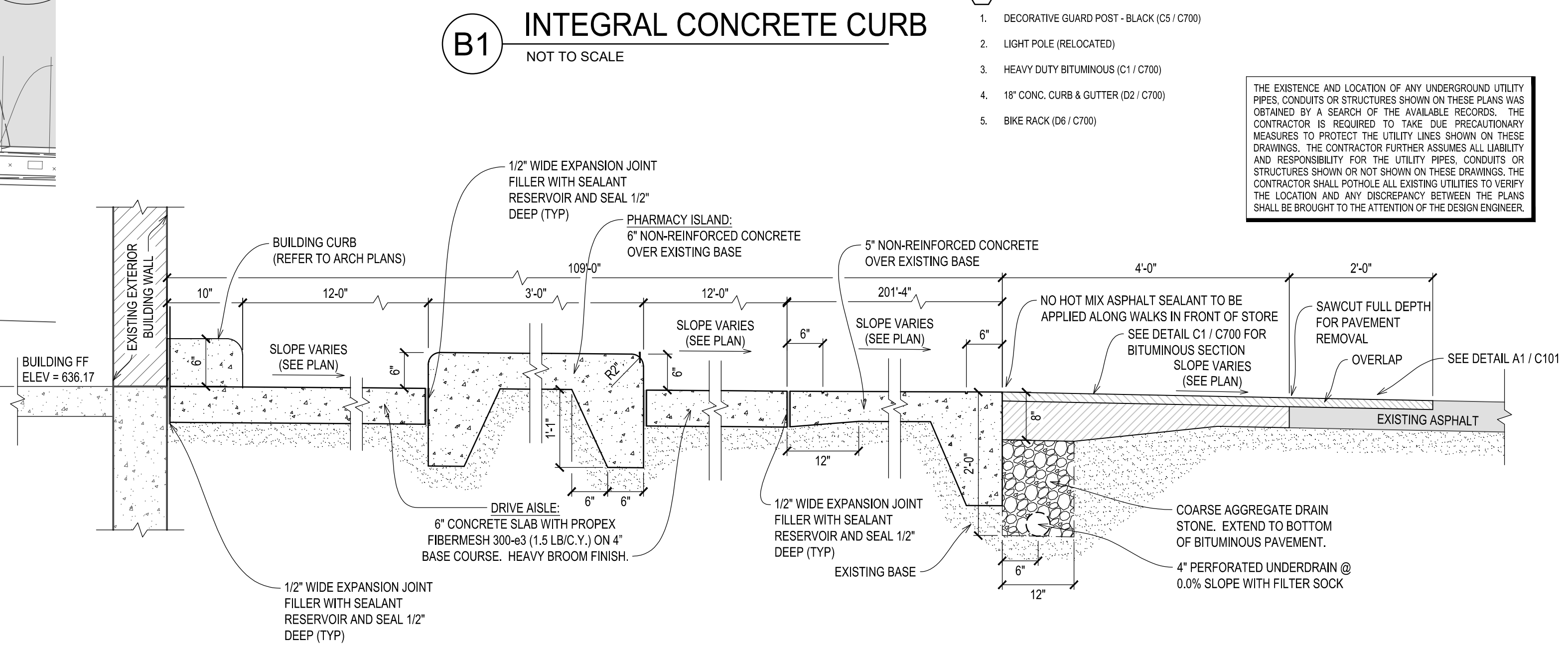
FIRE DEPARTMENT NOTES:

- THE EXISTING BUILDING ADDRESS SHALL REMAIN UNCHANGED.
- EXISTING FIRE LANES AND FIRE DEPARTMENT ACCESS ROAD WIDTHS SHALL REMAIN.
- NEW FIRE LANE SIGNS WILL BE PROVIDED WHERE INDICATED ON THE DRAWINGS.

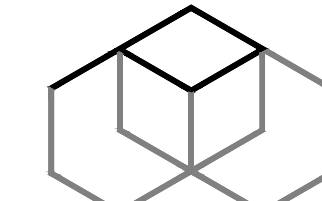
SITE PLAN KEYNOTES:

- DECORATIVE GUARD POST - BLACK (C5 / C700)
- LIGHT POLE (RELOCATED)
- HEAVY DUTY BITUMINOUS (C1 / C700)
- 1" CONC. CURB & GUTTER (D2 / C700)
- BIKE RACK (D6 / C700)

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POthOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



A3 PHARMACY DRIVE-UP SECTION
NOT TO SCALE



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PROJECT

MEIJER
STORE 033

RESET &
REMODEL

PROJECT NO
CP-22-00033

3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER



RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL
05-26-22	TWP. REVIEW

PROJECT

2106046GR

SHEET

SITE LAYOUT & UTILITY
PLAN

C201



D1 GAS STATION LAYOUT AND UTILITY PLAN
SCALE: 1" = 20'

SITE PLAN KEYNOTES:

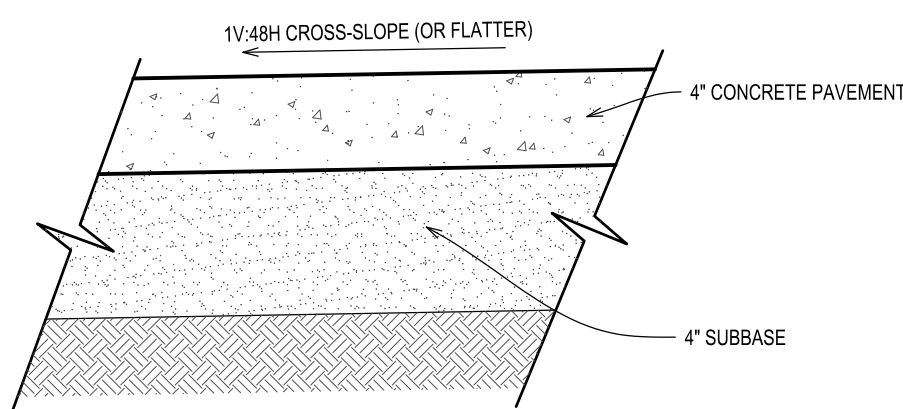
1. POSITIVE CURB & GUTTER (D2 / C700)
2. NEGATIVE CURB & GUTTER (D2 / C700)
3. DECORATIVE BOLLARD (C5 / C700)
4. STEEL GUARD POST (C5 / C700)
5. HEAVY DUTY BITUMINOUS PAVEMENT (C1 / C700)
6. SIDEWALK EDGE WITH 6" REVEAL (B5 / C700)
7. 5' WIDE SIDEWALK (A2 / C002)

GENERAL NOTES:

1. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
2. DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED AS FF (FACE TO FACE), CENTERLINE OF BUILDING COLUMN LINE (INSIDE FACE OF PRECAST), EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SIGN. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
4. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
5. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
6. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
7. EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL CUSHION, UNLESS NOTED OTHERWISE.
8. AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE PLAN NOTES:

1. STORM DRAINAGE PATTERNS AND STORM WATER MANAGEMENT SHALL REMAIN AS EXISTING. THERE WILL BE NO INCREASE IN STORM WATER QUANTITY OR IMPROVED AREA.
2. NO CHANGES ARE PROPOSED TO EXISTING PUBLIC UTILITIES.
3. EXISTING BUILDING AND POLE MOUNTED SITE LIGHTING FIXTURES SHALL REMAIN. ALL NEW LIGHT FIXTURES IN NEW CANOPIES (E.G. PHARMACY DRIVE-UP, BOTTLE RETURN, EMPLOYEE ENTRY) SHALL BE SHIELDED AS REQUIRED BY ZONING ORDINANCE LIGHTING REQUIREMENTS.



A2 CONCRETE SIDEWALK
NOT TO SCALE



D4 GAS STATION STRIPING AND SIGNAGE PLAN
SCALE: 1" = 20'

PAVEMENT STRIPING NOTES:

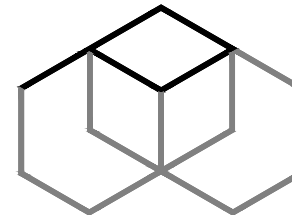
1. ALL DIMENSIONS MEASURED FROM FACE OF BUILDING.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.
3. CROSSWALK STRIPING TO BE CENTERED ON THE BUILDING AND GARDEN CENTER ENTRANCES.

BUILDING AND SITE SIGNAGE NOTES:

1. STOP SIGNS AND FIRE LANE SIGNS ALONG FRONT OF THE STORE TO BE ON MOVABLE CONCRETE BASES.
2. INSTALL CART CORNALS PROVIDED BY OWNER.

STRIPING KEYNOTES:

1. 4" SINGLE SOLID LINE, YELLOW



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ARCHITECTS | ENGINEERS

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PROJECT

MEIJER
STORE 033

RESET &
REMODEL

PROJECT NO
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3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

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meijer

2350 3 MILE RD. N.W.
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05-26-22	TWP. REVIEW

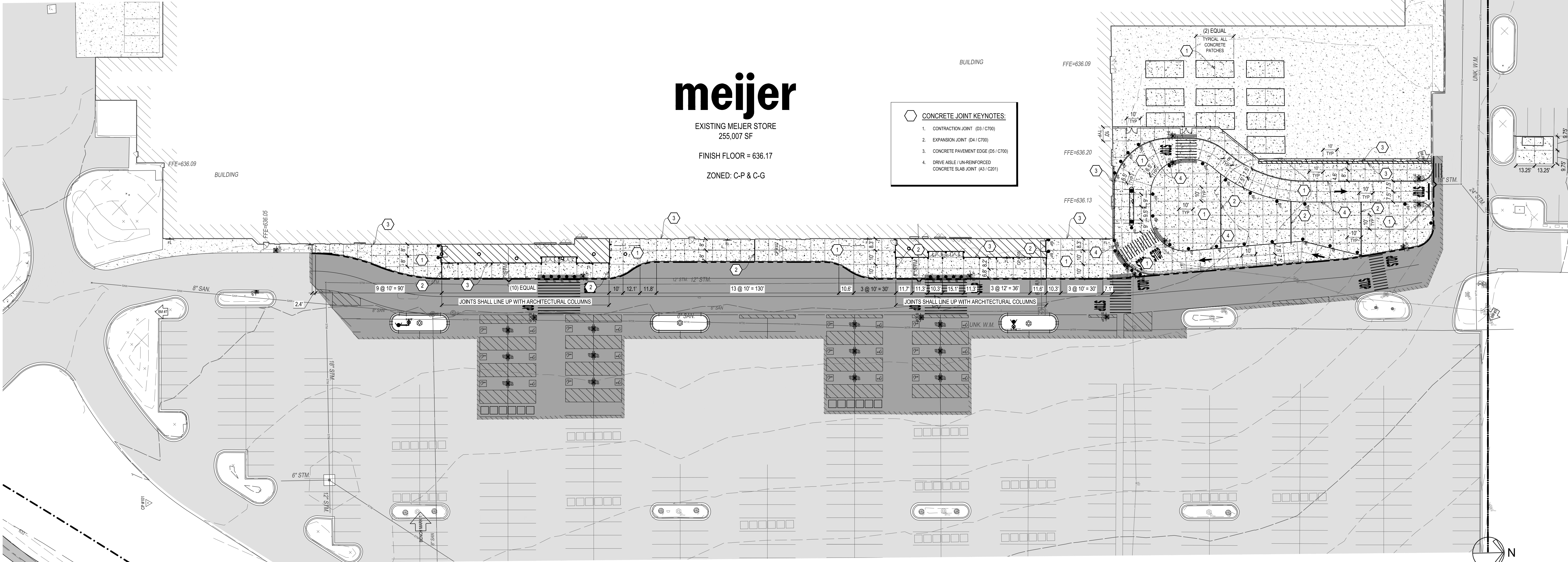
PROJECT

2106046GR

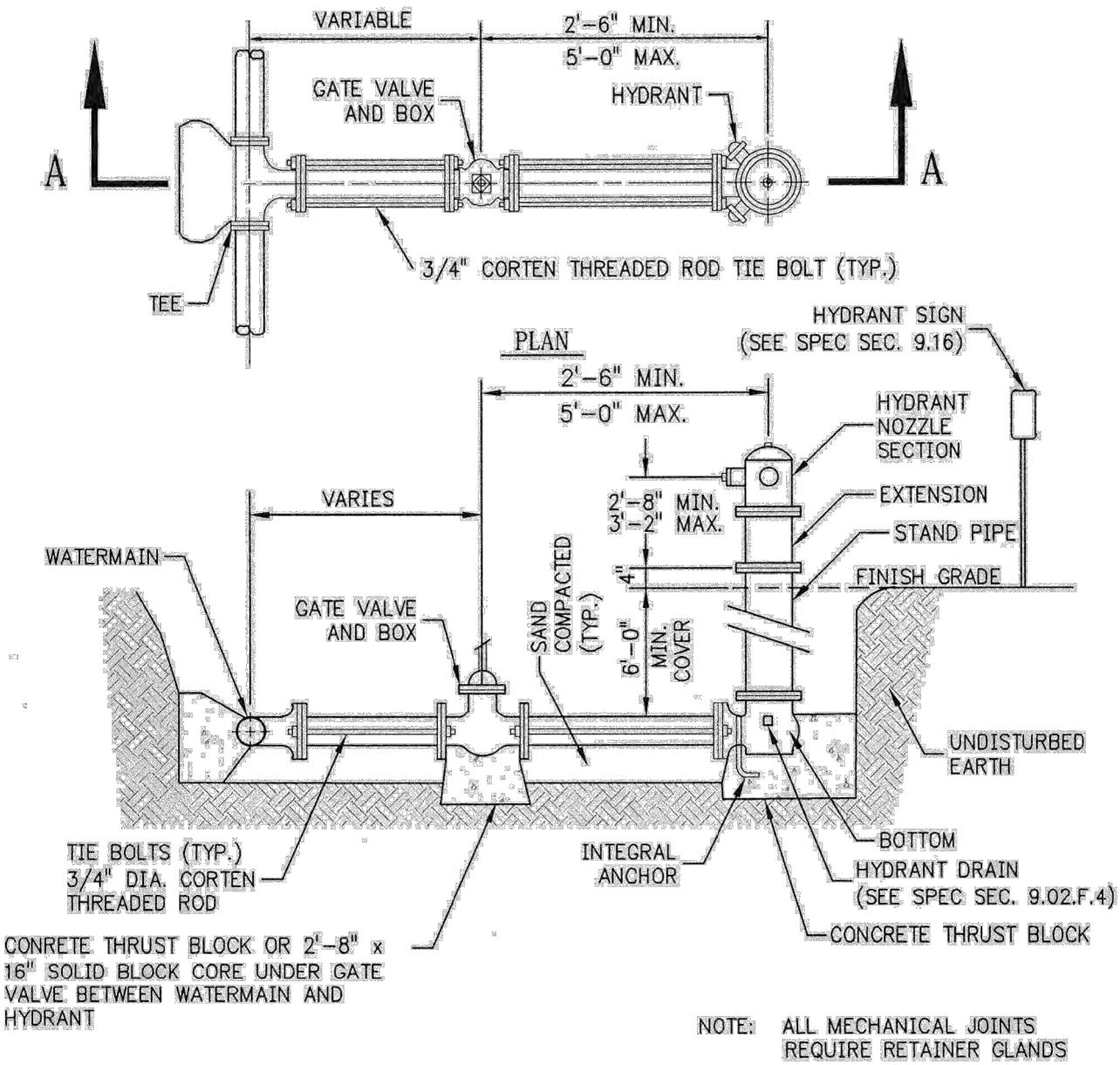
SHEET

GAS STATION LAYOUT,
UTILITY & STRIPING PLAN

C202



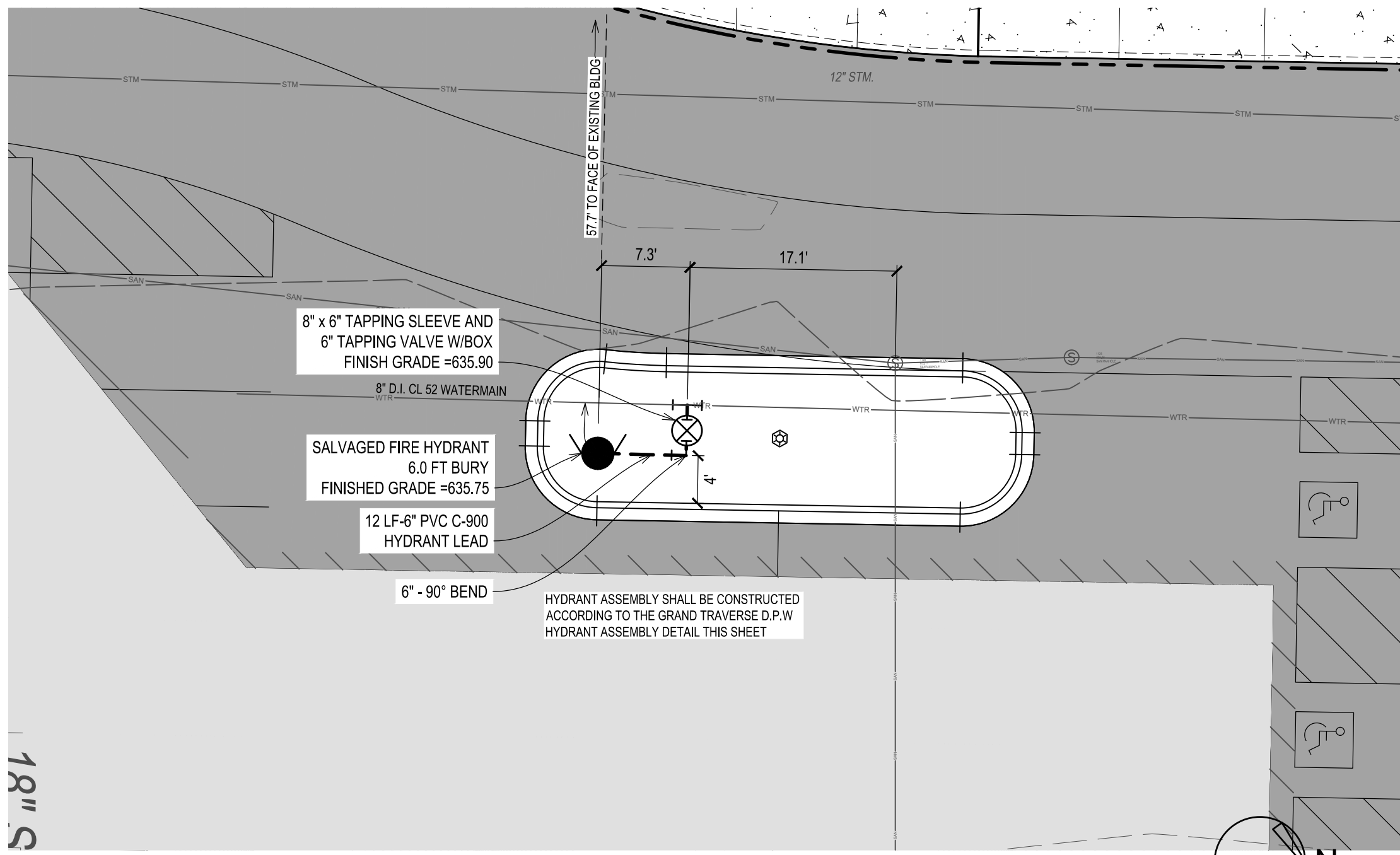
C1 CONCRETE JOINTING PLAN FRONT OF STORE
SCALE: 1" = 30'



SECTION A-A
HYDRANT ASSEMBLY DETAIL
NO SCALE

Grand Traverse County Department of Public
Works Standard Details
2017

Watermain #1



B2 SOUTH ISLAND HYDRANT RELOCATION
SCALE: 1" = 10'

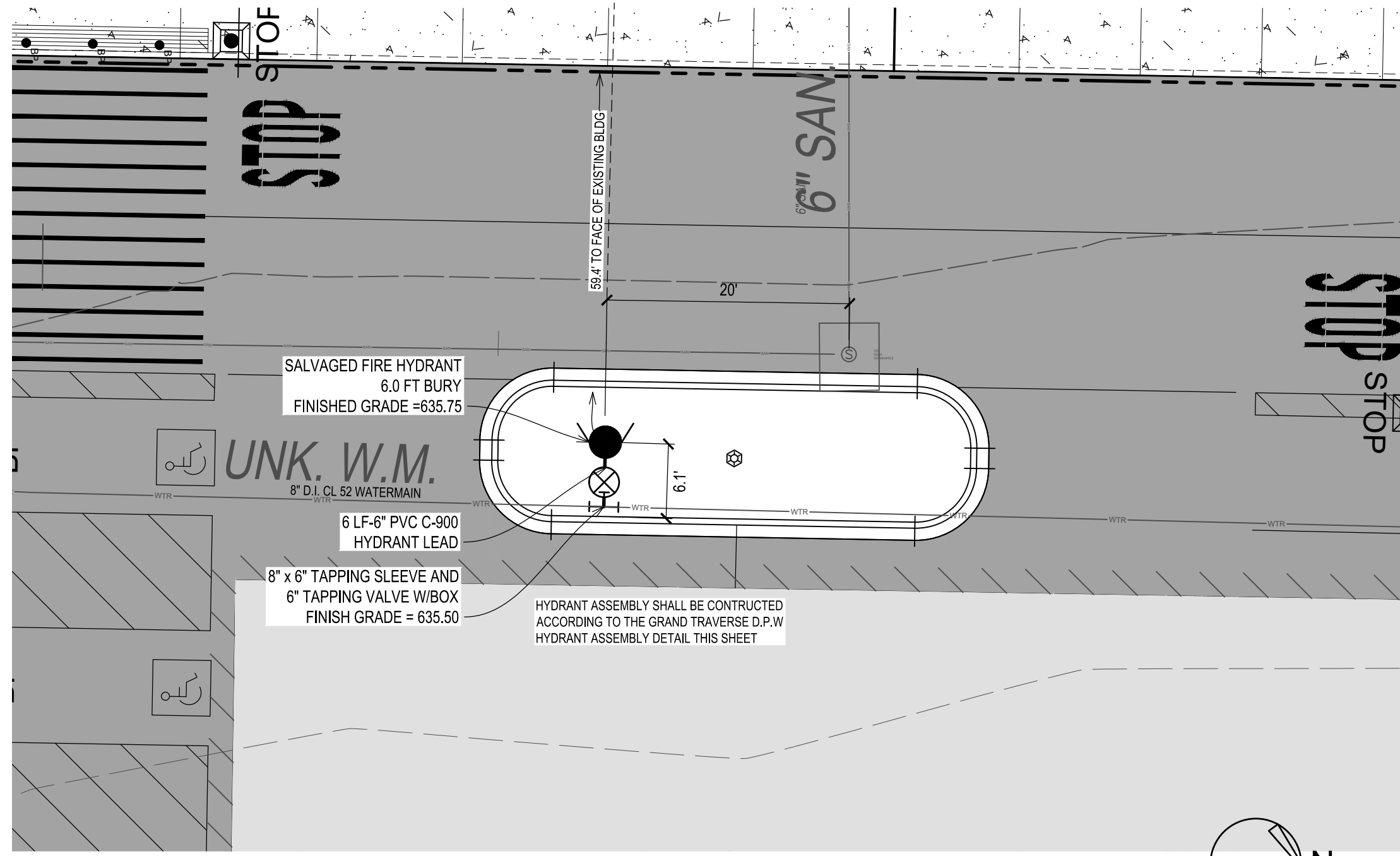
GENERAL WATER SERVICE NOTES:

6" HYDRANT LEADS SHALL BE PVC BELL AND SPIGOT TYPE PRESSURE PIPE AND CONFORM TO AWWA C200 STANDARDS. PIPE JOINTS SHALL BE IN ACCORDANCE WITH D3150 (LATEST REVISIONS). PIPE SHALL MEET THE GRAND TRAVERSE COUNTY D.P.W. STANDARDS FOR POTABLE WATER SUPPLY.

MINIMUM DEPTH OF BURY SHALL BE 6'-0"

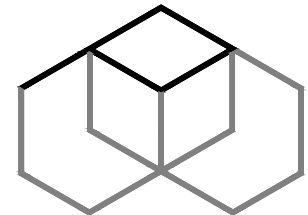
FIRE HYDRANT SHALL CONFORM TO GRAND TRAVERSE COUNTY D.P.W. STANDARDS.

MATERIALS, INSTALLATION, AND TESTING OF WATER SERVICE LINES SHALL CONFORM TO GRAND TRAVERSE COUNTY D.P.W. STANDARDS AND THE STATE PLUMBING CODE.



B4 NORTH ISLAND HYDRANT RELOCATION
SCALE: 1" = 10'

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POthOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



PARADIGM DESIGN

ARCHITECTS | ENGINEERS

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Grand Rapids, MI 49504
(616) 785-5656

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PROJECT

MEIJER
STORE 033

RESET &
REMODEL

PROJECT NO
CP-22-00033

3855 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER



RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL
05-26-22	TWP. REVIEW

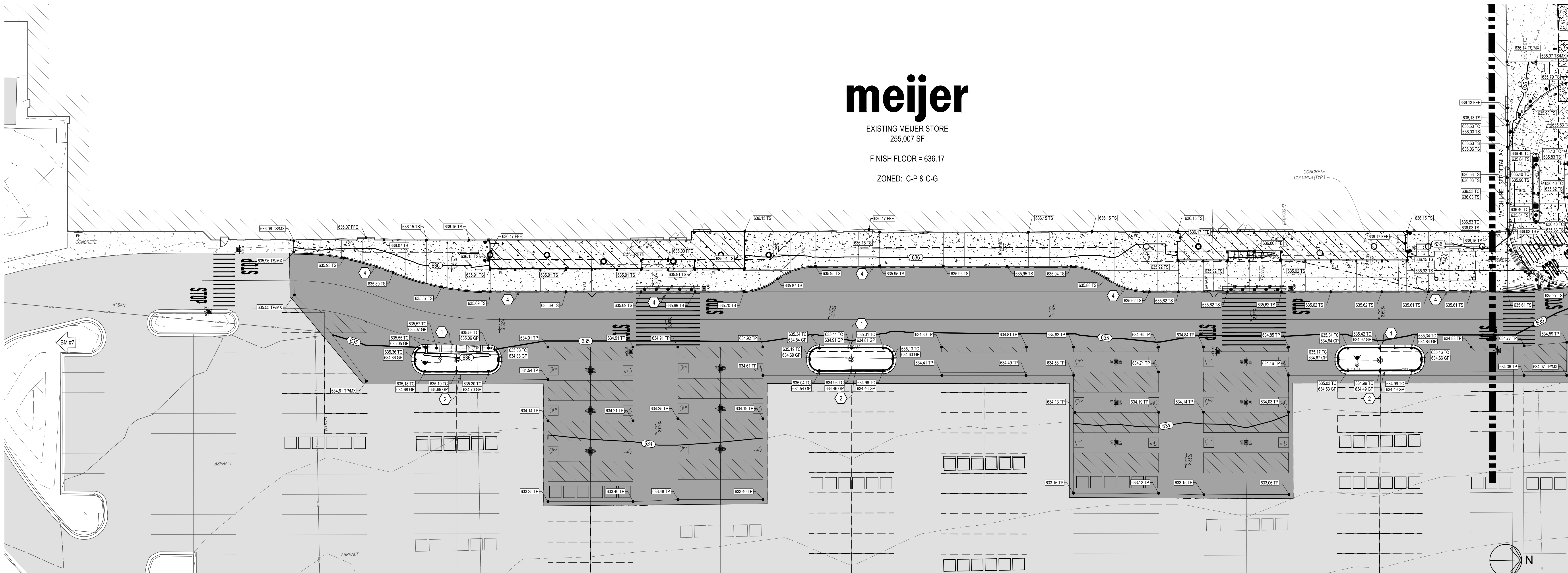
PROJECT

2106046GR

SHEET

CONCRETE JOINTING
PLAN

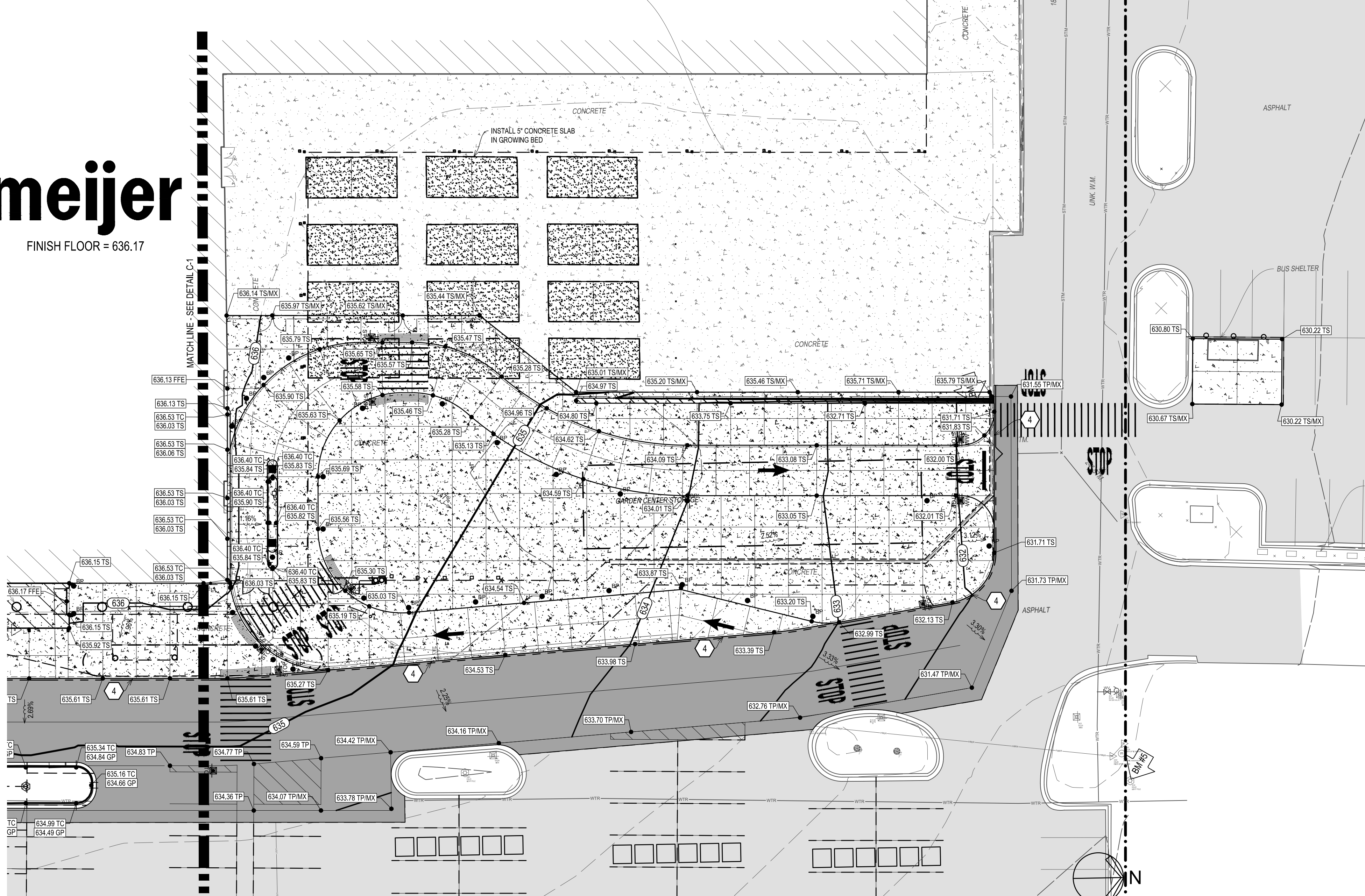
C203



C1 FRONT OF STORE
SCALE: 1" = 20'

PROPOSED LEGEND			
	SIGN		SIGN WITH BASE
	BUMP POST		BUMPER BLOCK
	SOIL BORING		SIDEWALK RAMP
	FLARED END SECTION		CLEAN OUT
	OUTLET HEADWALL		DOWNSPOUT
	FIRE DEPARTMENT CONNECTION		WATER VALVE
	90° BEND		PIPE CAP
	45° BEND		22.5° BEND
	11.25° BEND		WYE
	CROSS		CURB STOP
	SLEEVE		THRUST BLOCK
	WALL LIGHT		LIGHT POLE WITH BASE
	ELECTRIC METER		WATER METER
	GAS METER		
	CONCRETE SIDEWALK		
	CONCRETE PAVEMENT		
	STANDARD DUTY BITUMINOUS		
	HEAVY DUTY BITUMINOUS		
	GRAVEL		
	BRICK / STAMPED CONCRETE		
	STANDARD CURB & GUTTER		
	INVERTED CURB & GUTTER		
	BITUMINOUS VALLEY GUTTER		
	LANDSCAPE CURB		
	CENTER LINE		
	PROPERTY LINE		
	DITCH		
	POND / BASIN		
	CONTOUR LINE		
	FENCE		
	GUARDRAIL		
	WATER MAIN		
	SANITARY SEWER		
	STORM SEWER		
	UNDERDRAIN		
	NATURAL GAS		
	OVERHEAD ELECTRIC		
	UNDERGROUND ELECTRIC		
	OVERHEAD TELEPHONE		
	UNDERGROUND TELEPHONE		
	SURFACE FLOW ARROW		PROPOSED SPOT GRADE
	FG FINISHED GROUND		TC TOP OF CURB GRADE
	FL FLOW LINE GRADE		SW SIDEWALK GRADE
	RM STRUCTURE RIM ELEVATION		CON CONCRETE GRADE
	MX MATCH EXISTING ELEVATION		BIT BITUMINOUS GRADE

meijer
FINISH FLOOR = 636.17



A3 PHARMACY DRIVE UP
SCALE: 1" = 30'

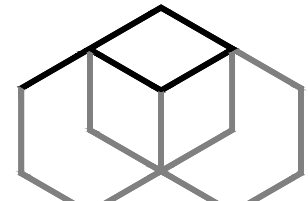
GRADING NOTES:

- ALL SPOT ELEVATIONS ARE TO:
TOP OF PAVEMENT - (TP)
TOP OF SLAB - (TS)
TOP OF CURB - (TC)
TOP OF WALL - (TW)
GUTTER PAN - (GP)
STRUCTURE RIM - (RM)
MATCH EXISTING - (MX)
- UNLESS NOTED OTHERWISE,
CONTOURS SHOWN ARE FOR REFERENCE ONLY.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
- FOR ALL CURB ISLANDS, CENTER OF ISLANDS TO BE A MINIMUM OF 8" HIGHER THAN TOP OF CURB.
- SEE "TYPICAL PAVEMENT AT MH AND CB" DETAIL B3 / C700 FOR SPECIAL GRADING REQUIREMENTS AROUND STRUCTURES.
- RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
- CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
- FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.

GRADING PLAN KEYNOTES:

- STANDARD CURB AND GUTTER.
- INVERTED CURB & GUTTER.
- THICKENED EDGE SIDEWALK (8" REVEAL).
- THICKENED EDGE SIDEWALK (FLUSH).
- SIDEWALK RAMP.
- 4" PAINT STRIPE, 7" O.C., (YELLOW).
- BARRIER FREE SIGN.
- STOP SIGN.
- MATCH EXISTING PAVEMENT.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY LINES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POthole ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.



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ARCHITECTS | ENGINEERS

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PROJECT

MEIJER
STORE 033

RESET &
REMODEL

PROJECT NO
CP-22-00033

3855 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST. MANAGER



RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL

PROJECT

2106046GR

SHEET

GRADING PLAN

C301



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MEIJER
STORE 033

RESET & REMODEL

PROJECT NO
CP-22-00033

3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST MANAGER

U D T



RELEASE DATE

	DATE	DESCRIPTION
	04-05-22	SPA SUBMITTAL
	05-26-22	TWP. REVIEW

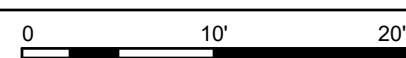
PROJECT

2106046GR

SHEET

GAS STATION GRADING
PLAN

C302



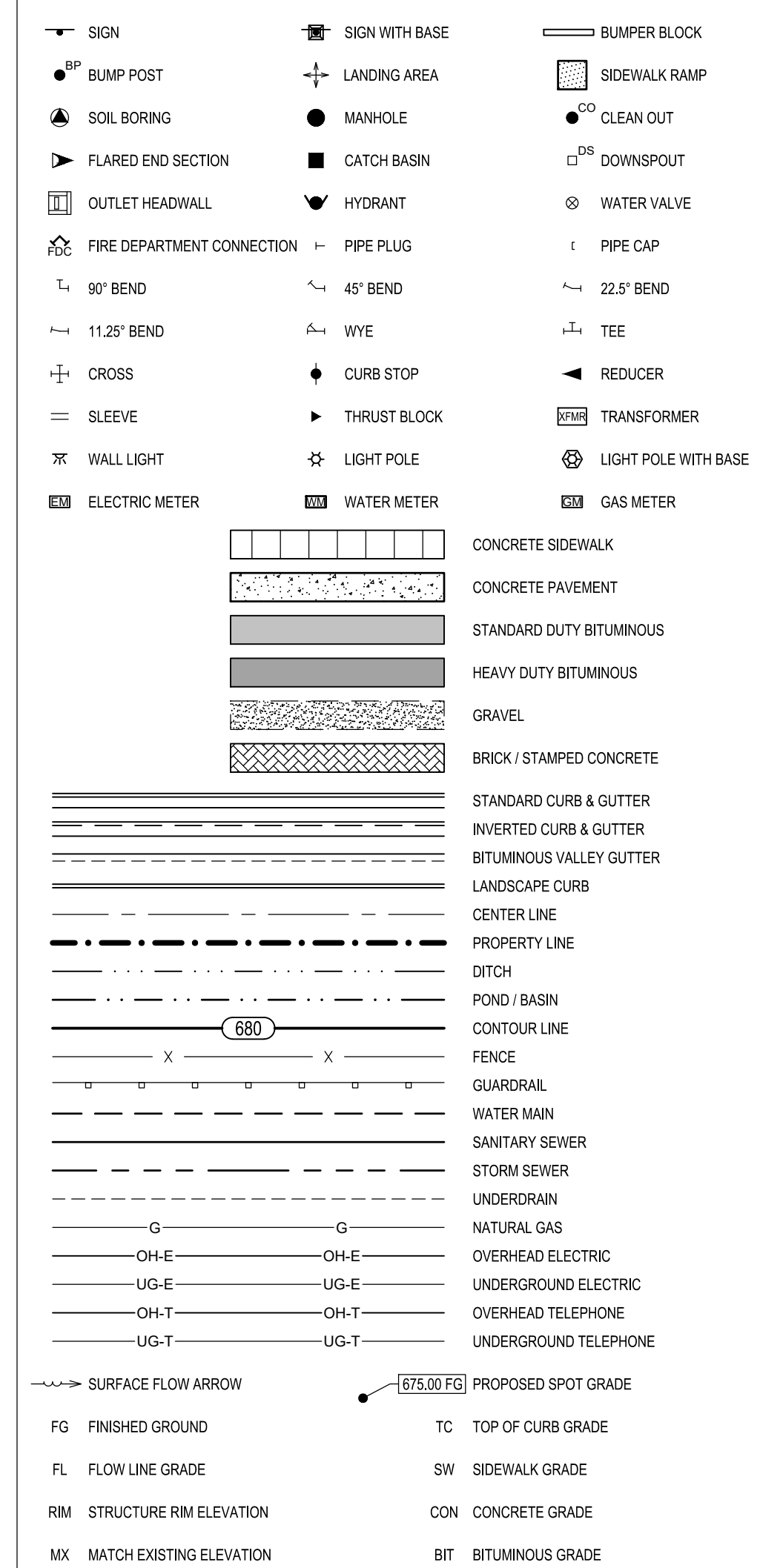
 GRADING PLAN KEYNOTES:

1. STANDARD CURB AND GUTTER.
2. INVERTED CURB & GUTTER.
3. THICKENED EDGE SIDEWALK (6" REV).
4. THICKENED EDGE SIDEWALK (FLUSH).
5. SIDEWALK RAMP.
6. 4" PAINT STRIPE, 3' O.C. (YELLOW).
7. BARRIER FREE SIGN.
8. STOP SIGN.
9. MATCH EXISTING PAVEMENT.

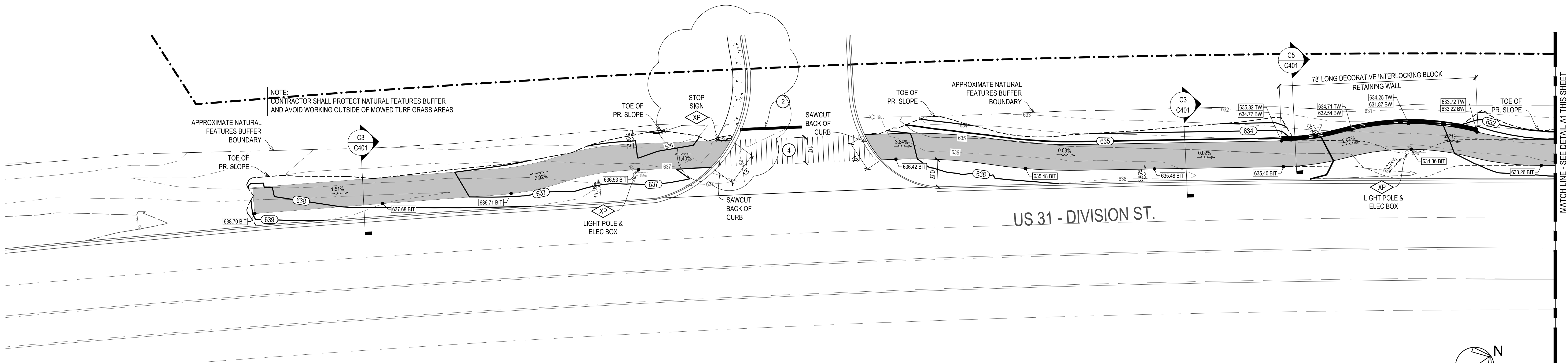
GRADING NOTES:

- ALL SPOT ELEVATIONS ARE TO BE:
 - TOP OF PAVEMENT (-TP)
 - TOP OF S/LAB (-TS)
 - TOP OF CURB (-TC)
 - TOP OF WALK (-TW)
 - GUTTER PAN (-GP)
 - STRUCTURE RM (-RM)
 - MATCH EXISTING (-MM)
- UNLESS NOTED OTHERWISE.
- CONTOURS SHOW ARE FOR REFERENCE ONLY.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
- FOR ALL CURBS SIDES, CENTER OF SLAB TO BE A MINIMUM OF 6" HIGHER THAN TOP OF CURB.
- SEE TYPICAL PAVEMENT AT MH AND CP DETAIL B, C/D FOR SPECIAL GRADING REQUIREMENTS AROUND STRUCTURES.
- RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
- CONTRACTOR'S MANNER AND METHOD OF DITCHES AND EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTAL OR VEHICULAR TRAFFIC. THE VELOCITY AND IS SUBJECT TO REVIEW AND WRITTEN APPROVAL OF APPROPRIATE COVERING AGENCIES.
- FINISHED SUBGRADE SURFACES SHALL NOT BE MORE THAN 1.0 FEET ABOVE OR BELOW ESTABLISHED FINISHED SURFACE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT POCKETING AND IN A MANNER THAT WILL MINIMIZE EROSION.

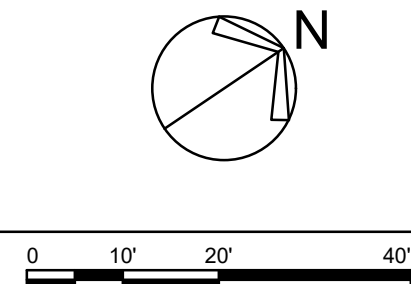
PROPOSED LEGEND



Thursday, May-25-2022 at 10:36am O:\2111126GR Mejer 033 Traverser City Drawings\Civil\033-C302.dwg skell



D1 SCALE: 1" = 20'



GRADING NOTES:

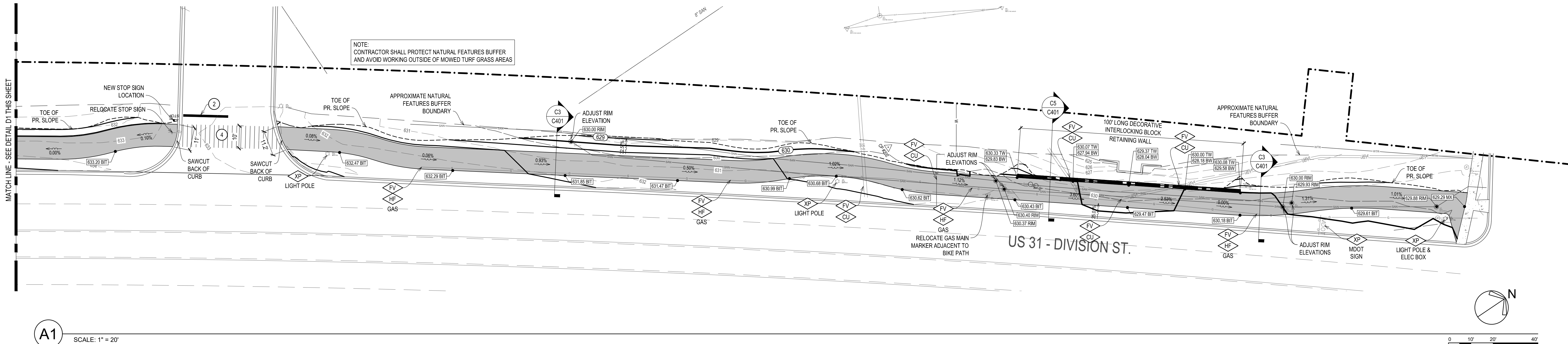
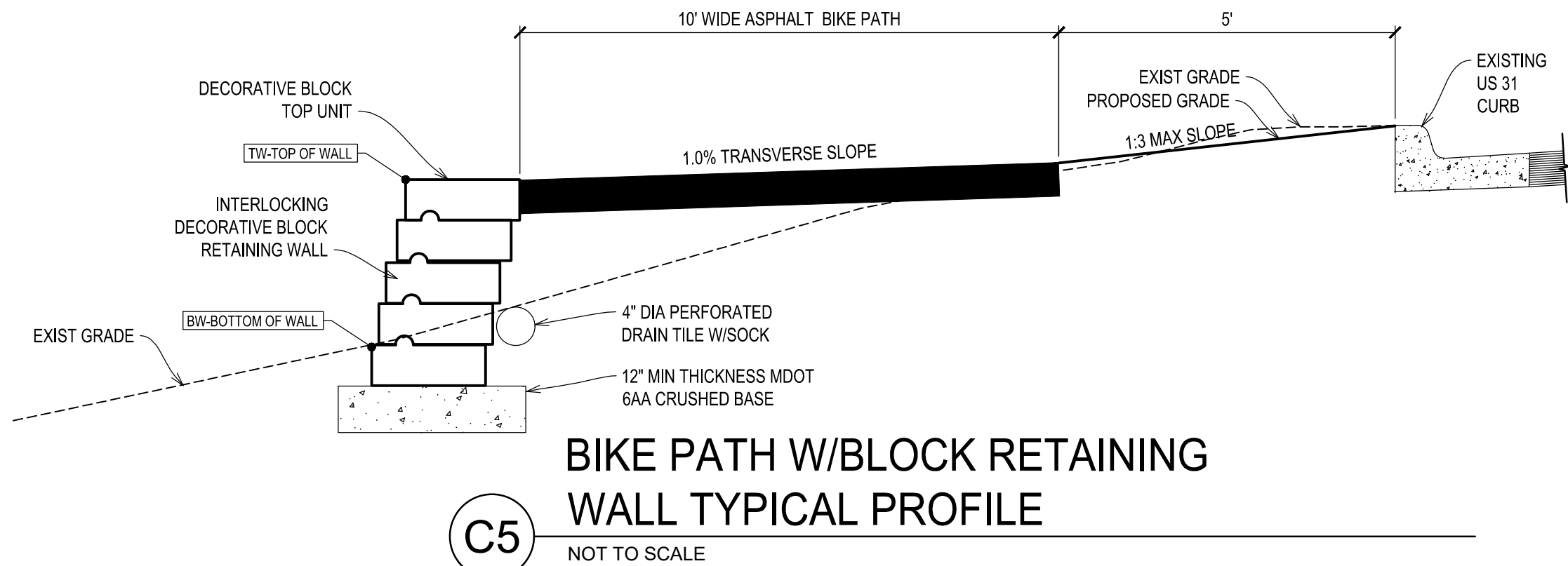
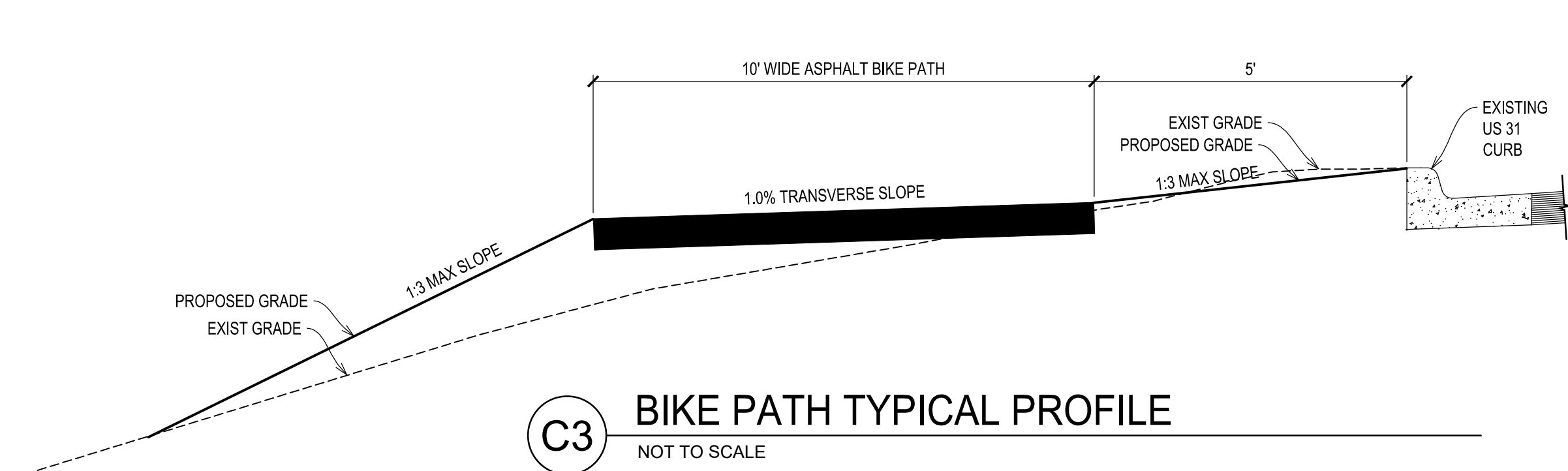
- ALL SPOT ELEVATIONS ARE TO:
TOP OF PAVEMENT - (BT)
BOTTOM OF WALL - (BW)
TOP OF CURB - (TC)
TOP OF WALL - (TW)
GUTTER PAN - (GP)
STRUCTURE RIM - (RM)
MATCH EXISTING - (MX)
UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR REFERENCE ONLY.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
- RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
- CONTRACTORS MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB MOTOR, PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
- FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT FLOODING AND IN A MANNER THAT WILL MINIMIZE EROSION.

STRIPING KEYNOTES:

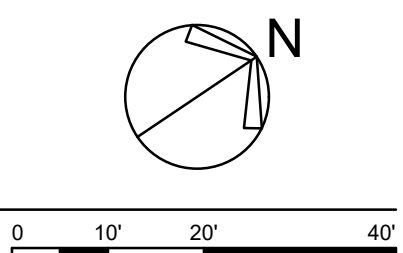
- NOT USED
- 12" STOP LINE, WHITE
- NOT USED
- CROSSWALK (A1 / C301) WHITE PAINT

GENERAL KEYNOTES:

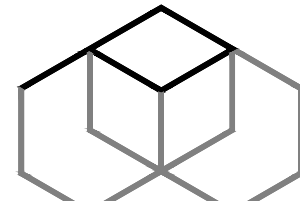
- FV FIELD VERIFY SIZE, LOCATION, AND DEPTH OF UTILITY.
XP EXISTING ITEM TO REMAIN. PROTECT FROM CONSTRUCTION ACTIVITIES.
18" MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN WATER MAIN AND SOURCE OF CONTAMINATION.
CU CAUTION - CRITICAL UTILITY (WATER, FIBER, TELEPHONE)
HF HAZARDOUS OR FLAMMABLE MATERIAL (GAS, OIL, ELECTRIC)



A1 SCALE: 1" = 20'



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PROJECT

MEIJER
STORE 033

RESET &
REMODEL

PROJECT NO
CP-22-00033

3955 US-31 SOUTH
TRAVERSE CITY, MI 49684

OWNER

meijer

2350 3 MILE RD. N.W.
GRAND RAPIDS, MICHIGAN

CONST MANAGER

D&D
BUILDING

RELEASE DATE

DATE	DESCRIPTION
05-04-22	SPA SUBMITTAL
05-26-22	TWP. REVIEW

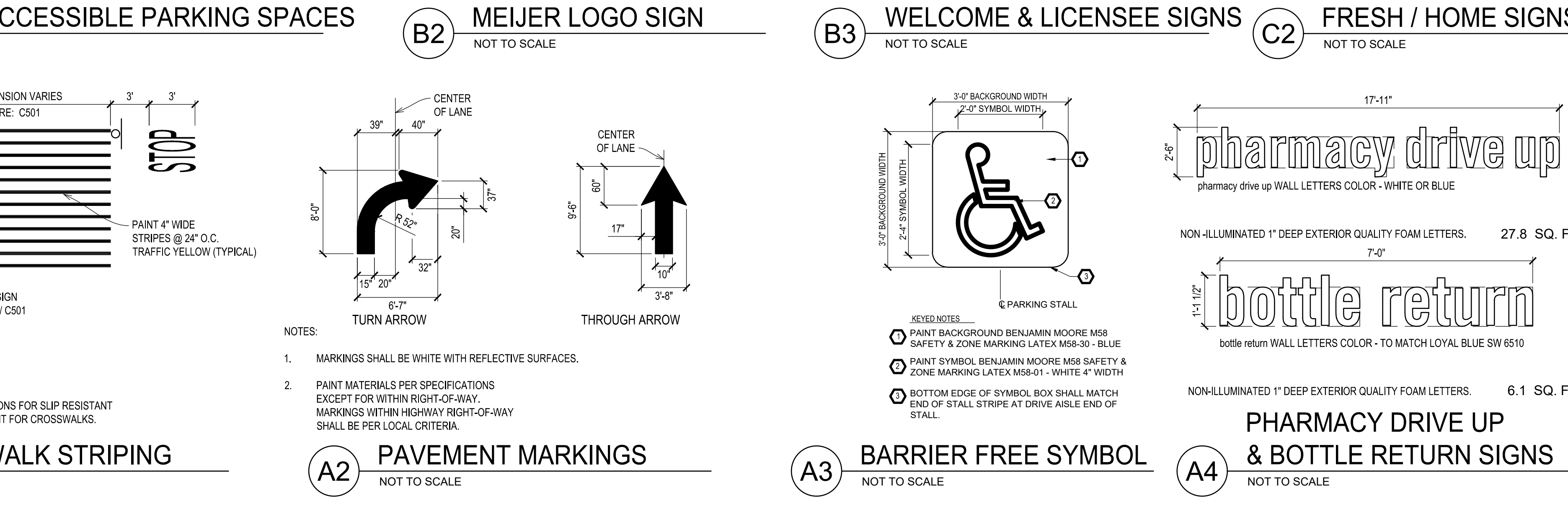
PROJECT

2106046GR

SHEET

BIKE PATH PLANS

C401

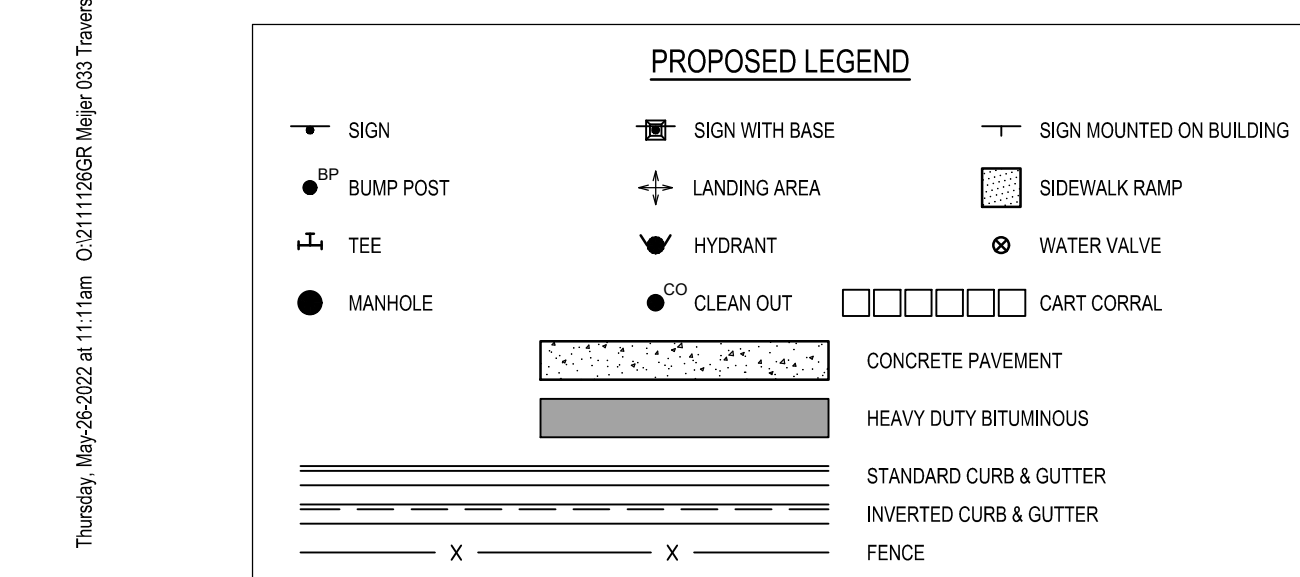


PAVEMENT STRIPING NOTES:

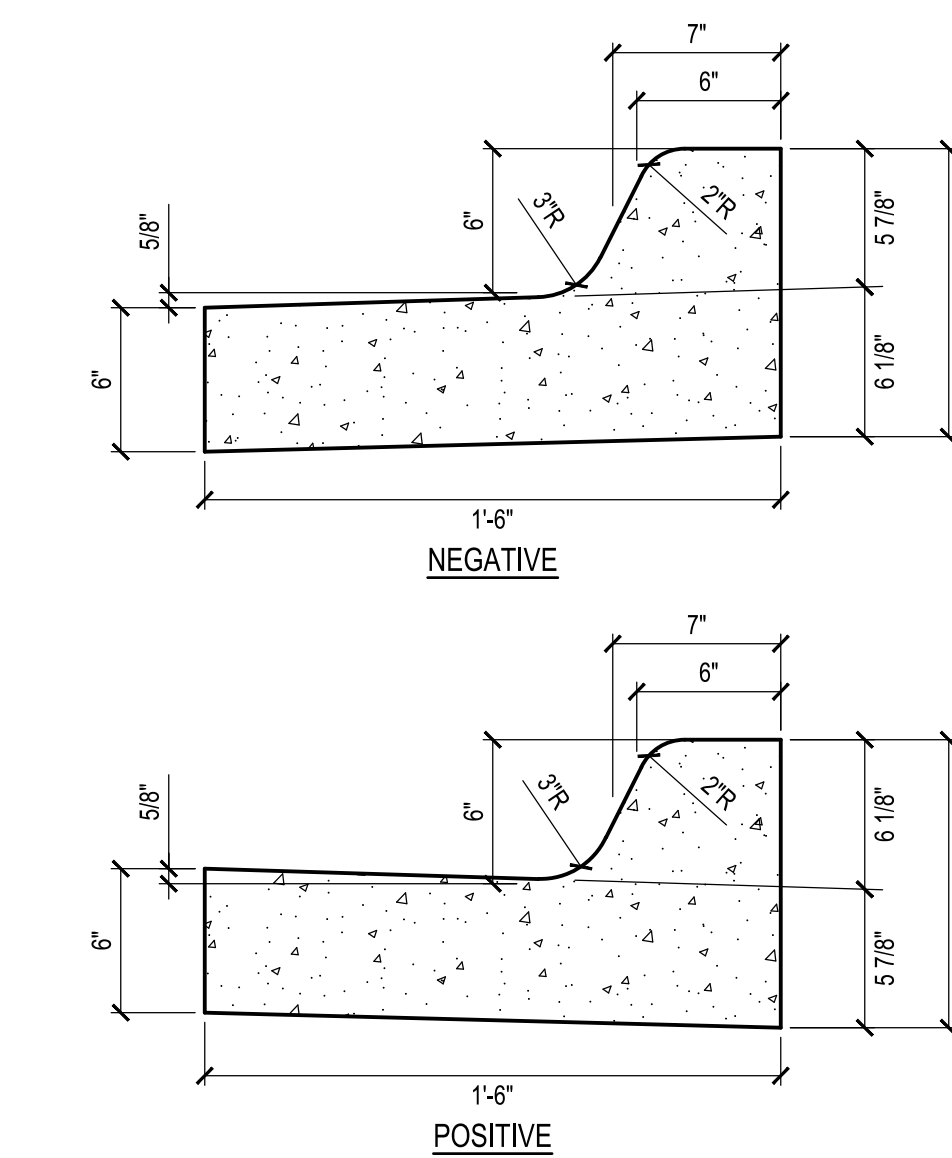
1. ALL DIMENSIONS MEASURED FROM FACE OF BUILDING.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.
3. CROSSWALK STRIPING TO BE CENTERED ON THE BUILDING AND GARDEN CENTER ENTRANCES.
4. PAVEMENT STRIPING MUST COMPLY WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

BUILDING AND SITE SIGNS ALIGNMENT NOTES:

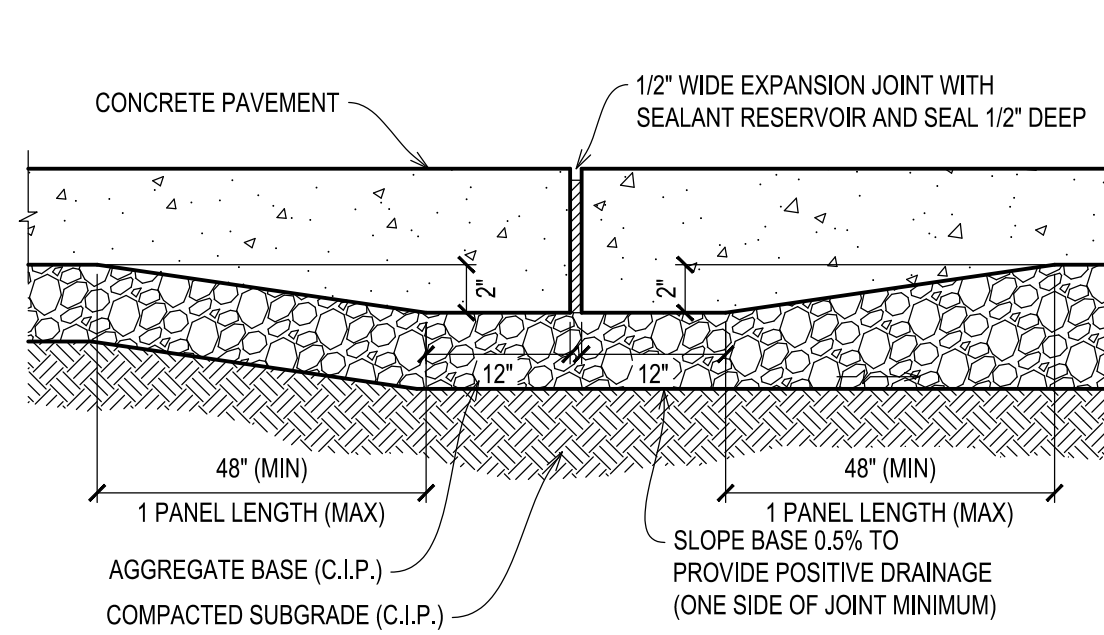
1. STOP SIGNS AND FIRE LANE SIGNS ALONG FRONT OF THE STORE TO BE ON MOVABLE CONCRETE BASES.
2. INSTALL CART CORNERS PROVIDED BY OWNER.
3. TRAFFIC CONTROL SIGNS MUST COMPLY WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)



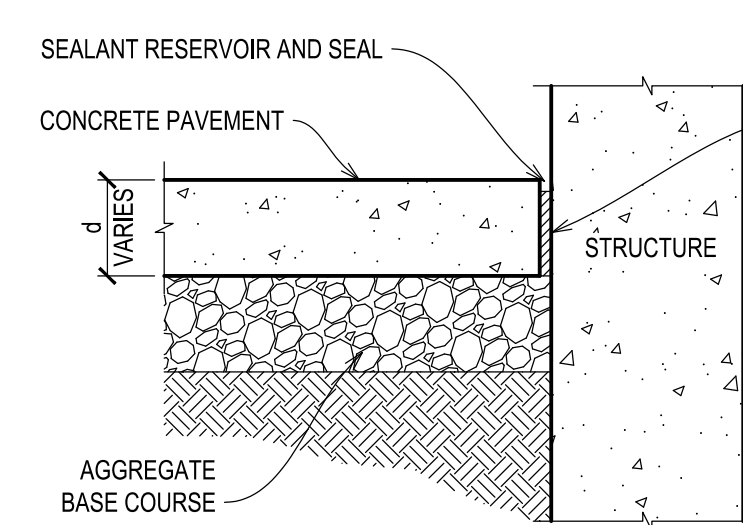
Thursday, May 25, 2023 at 11:11am C:\2111125GR\Water\033_Treasure_City\Drawings\Civil\033-C501.dwg ssd\l



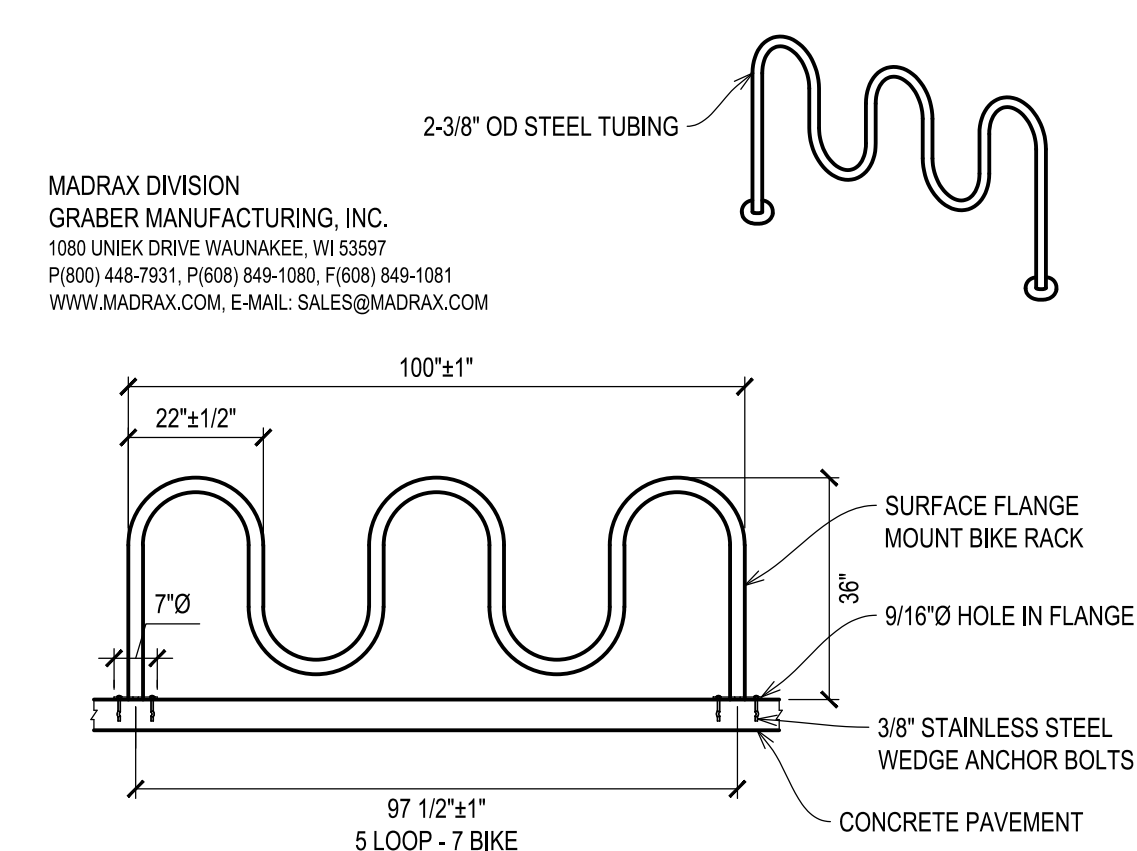
D2 STANDARD CURB & GUTTER
NOT TO SCALE



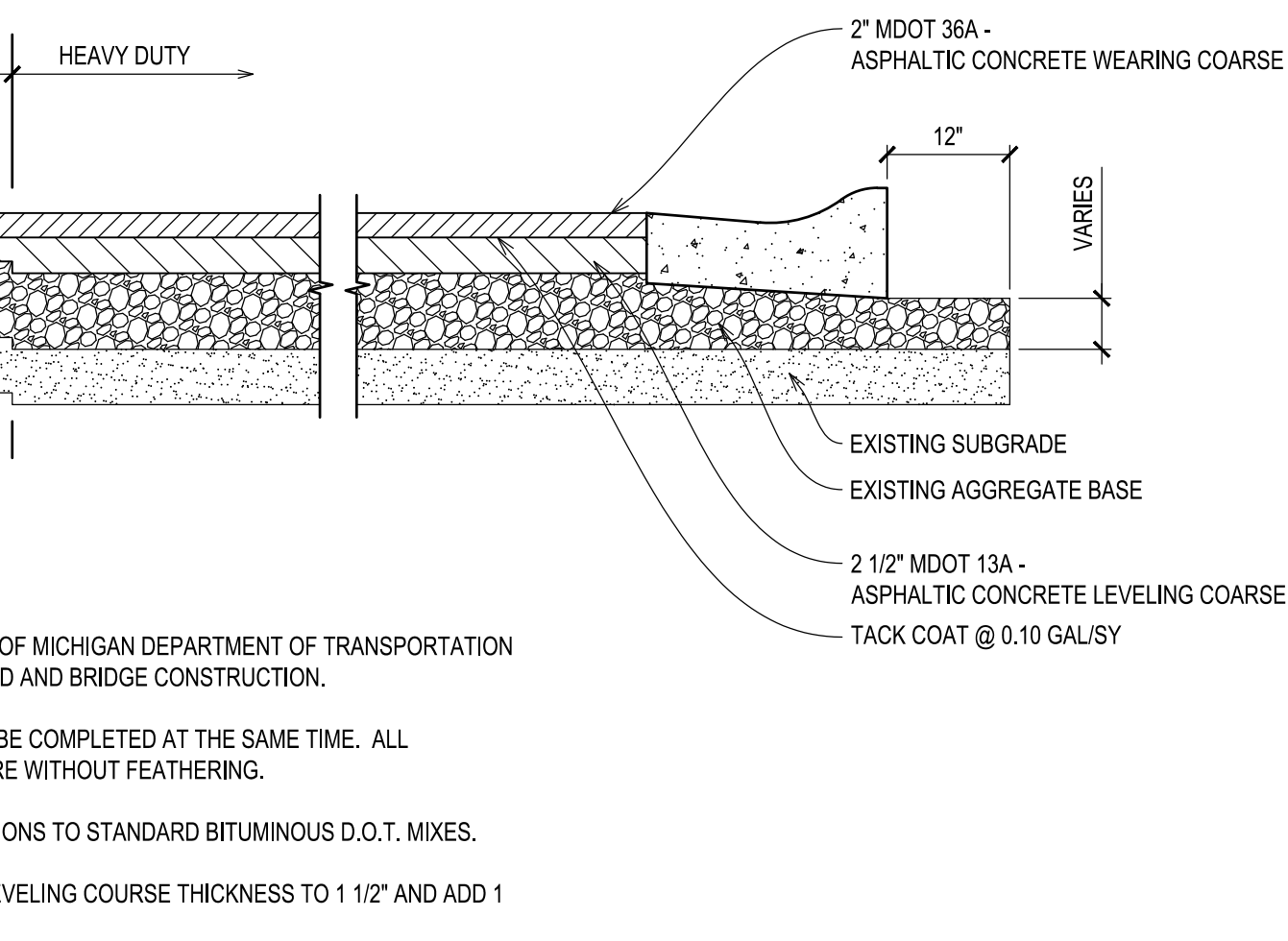
D4 EXPANSION JOINT
NOT TO SCALE



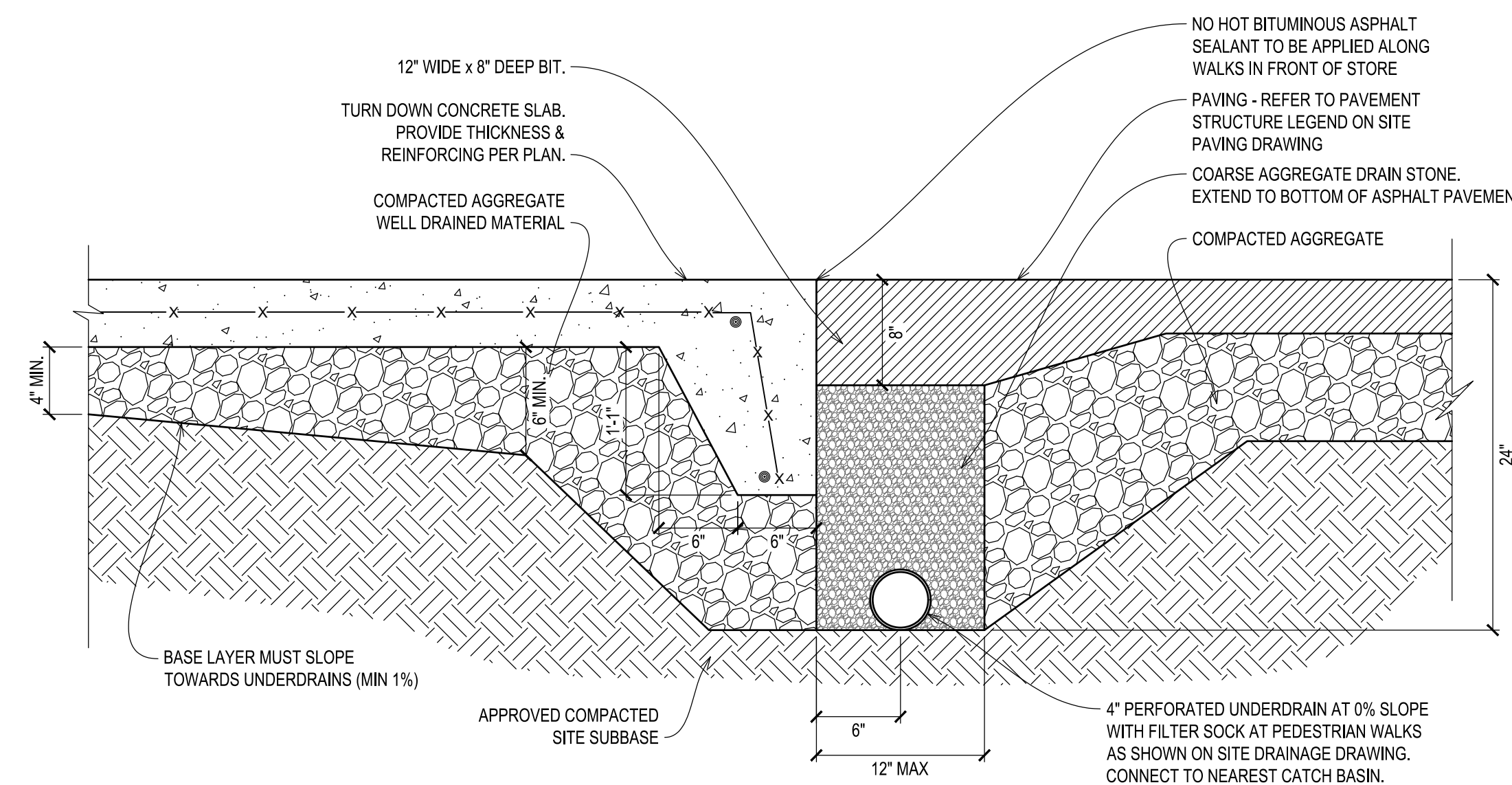
D5 CONCRETE PAVEMENT EDGE
NOT TO SCALE



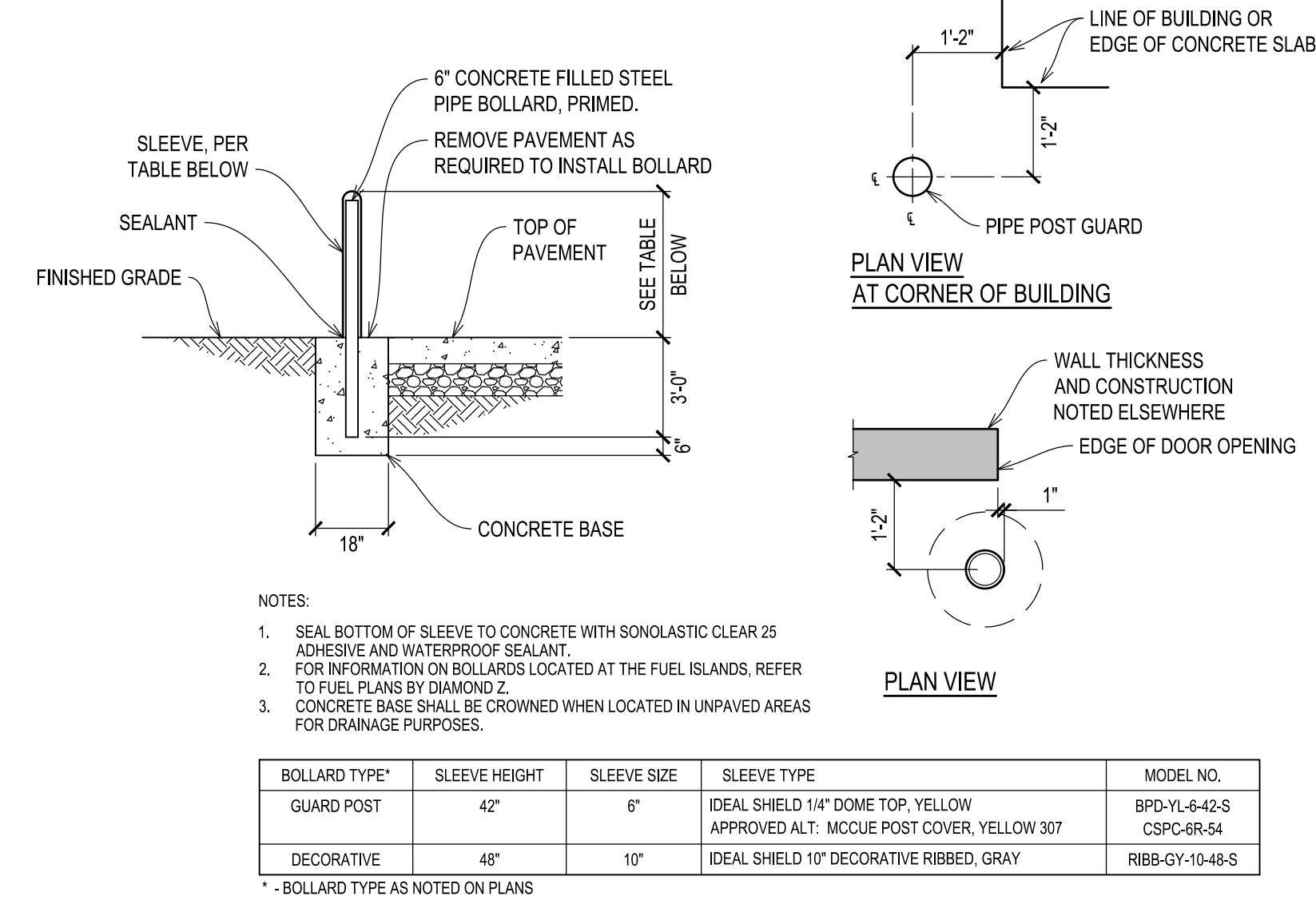
D6 BIKE RACK DETAIL
NOT TO SCALE



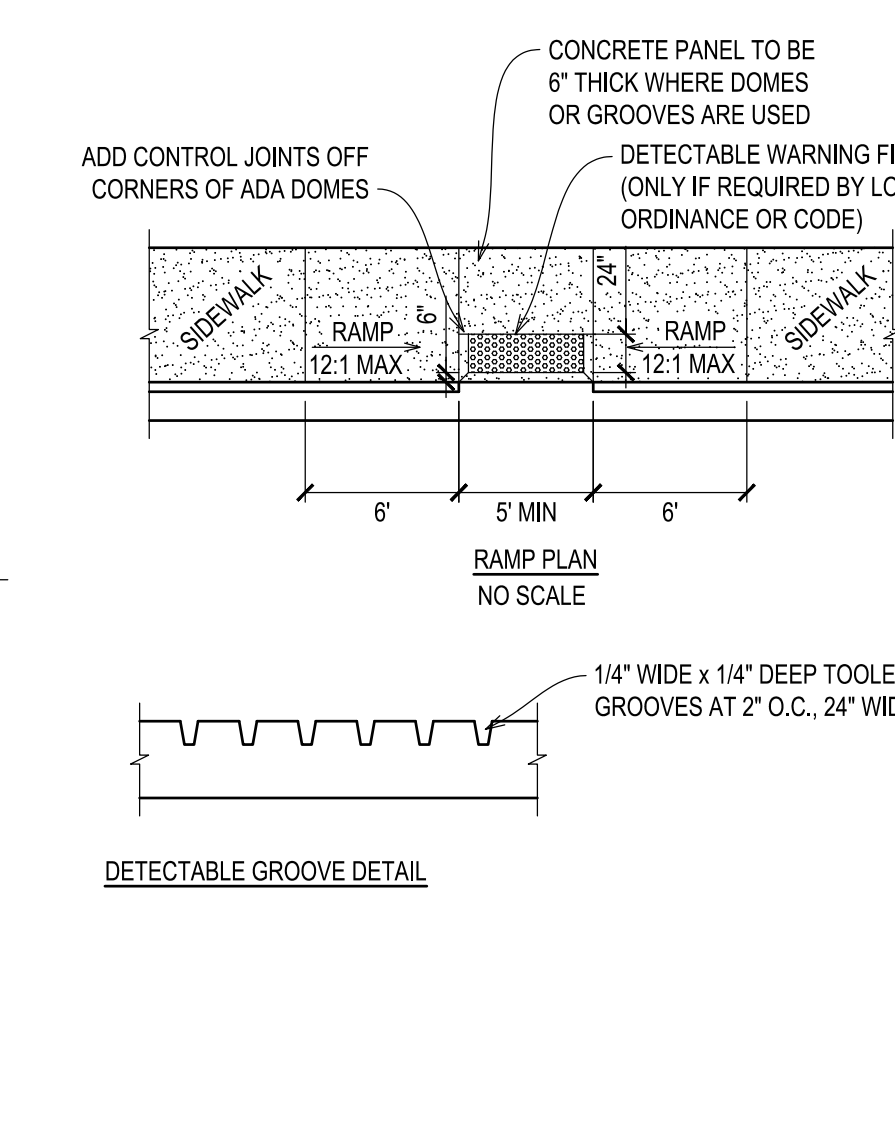
C3 UNDERDRAIN AT CONCRETE SLAB
NOT TO SCALE



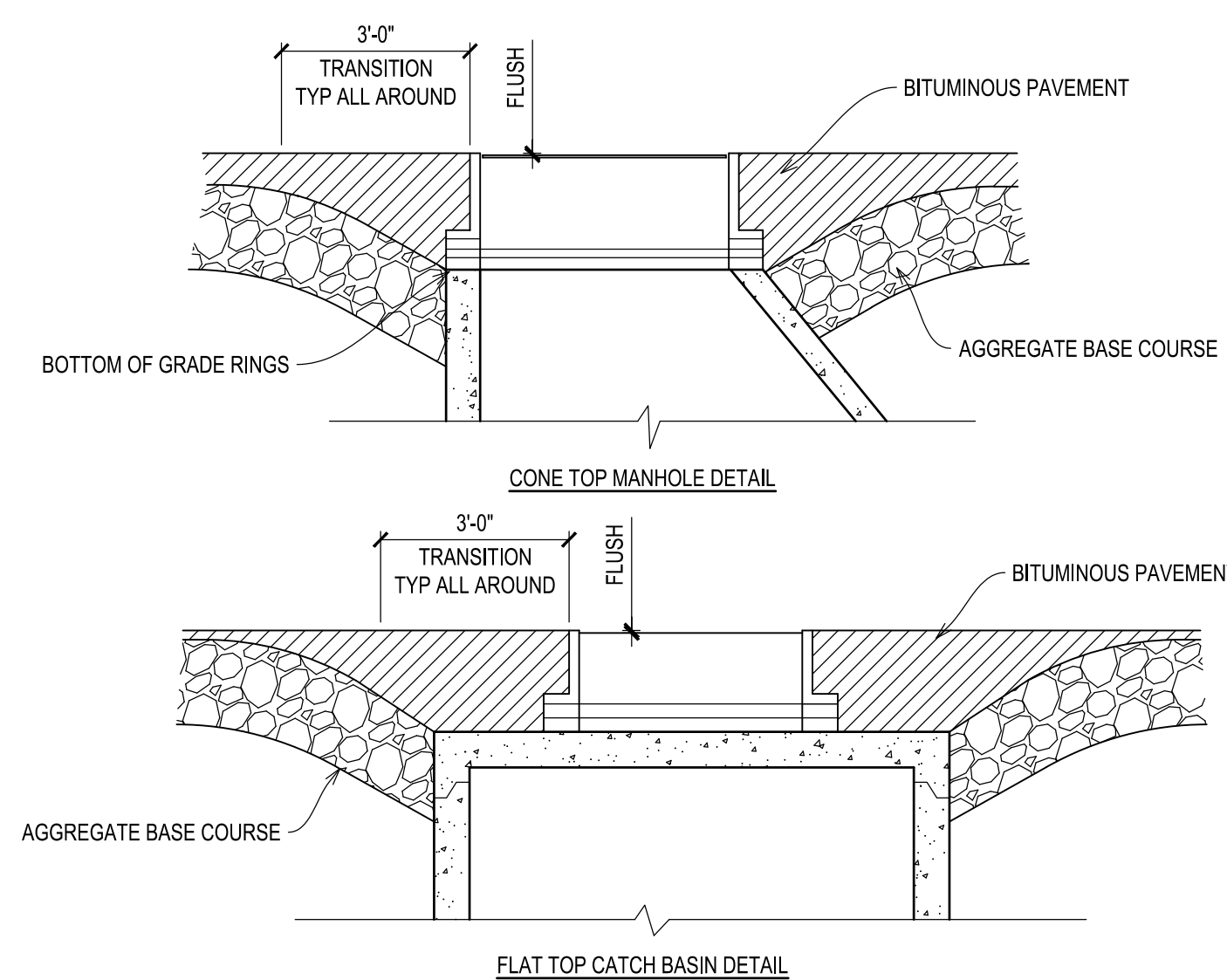
C3 UNDERDRAIN AT CONCRETE SLAB
NOT TO SCALE



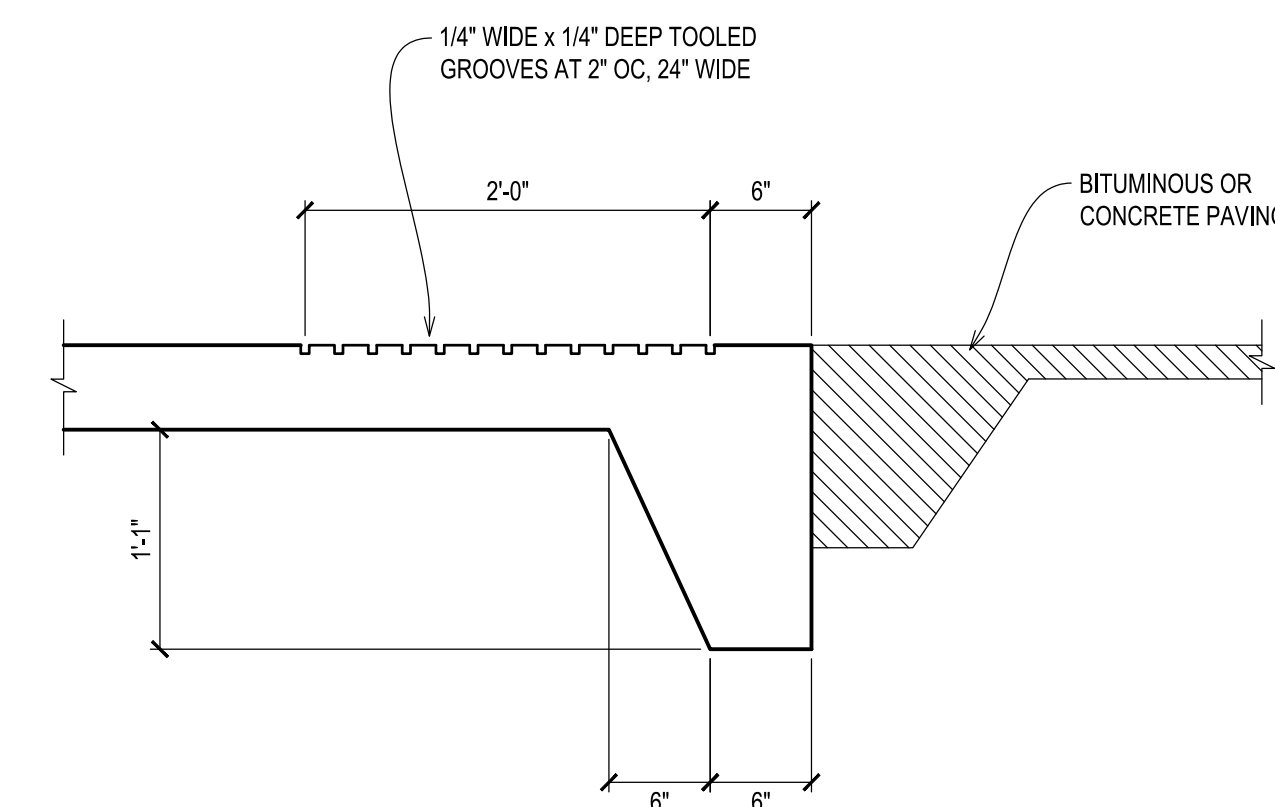
C5 GUARD POST DETAIL
NOT TO SCALE



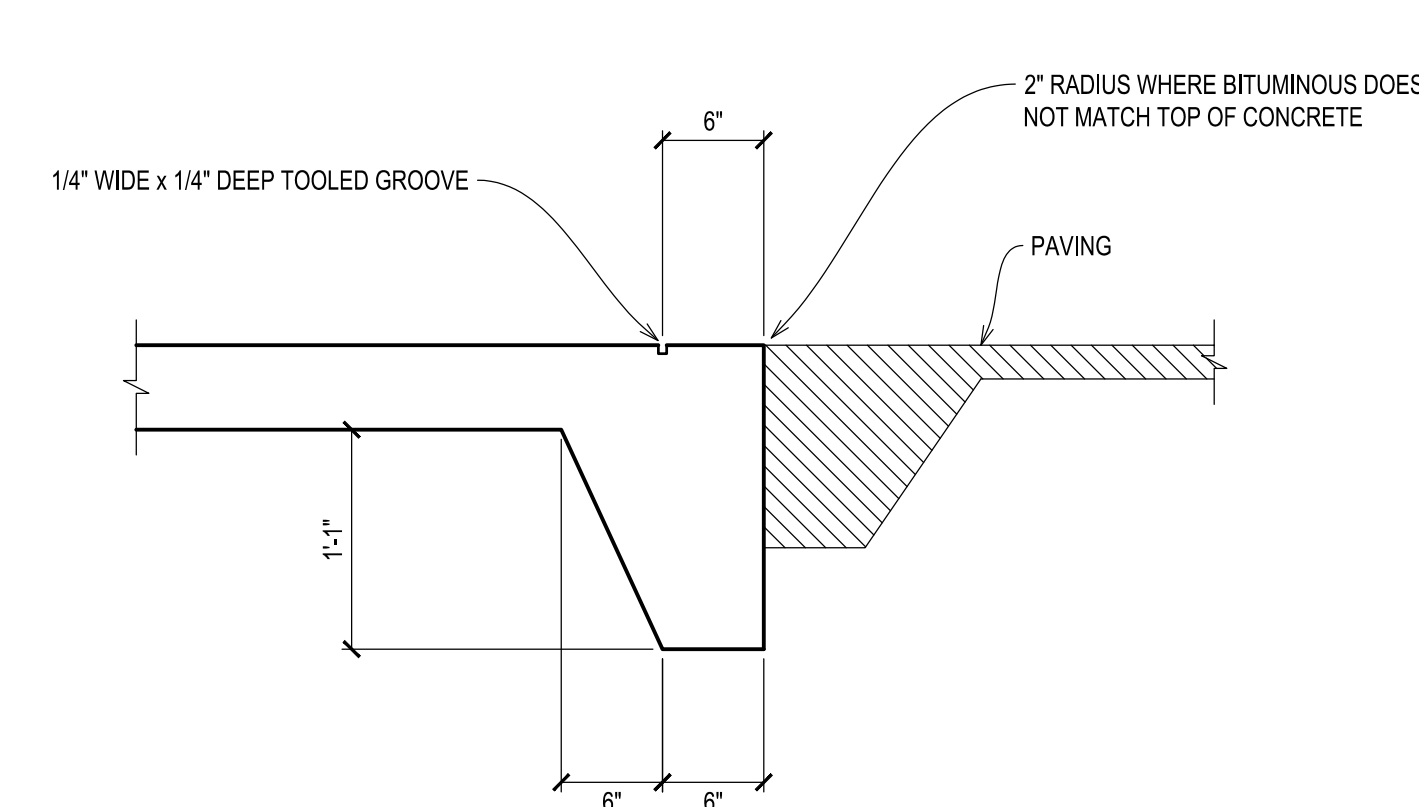
B3 TYPICAL PAVEMENT AT MH AND CB
NOT TO SCALE



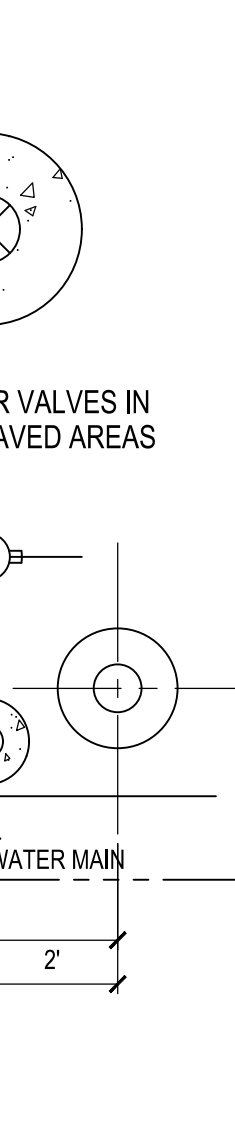
B3 TYPICAL PAVEMENT AT MH AND CB
NOT TO SCALE



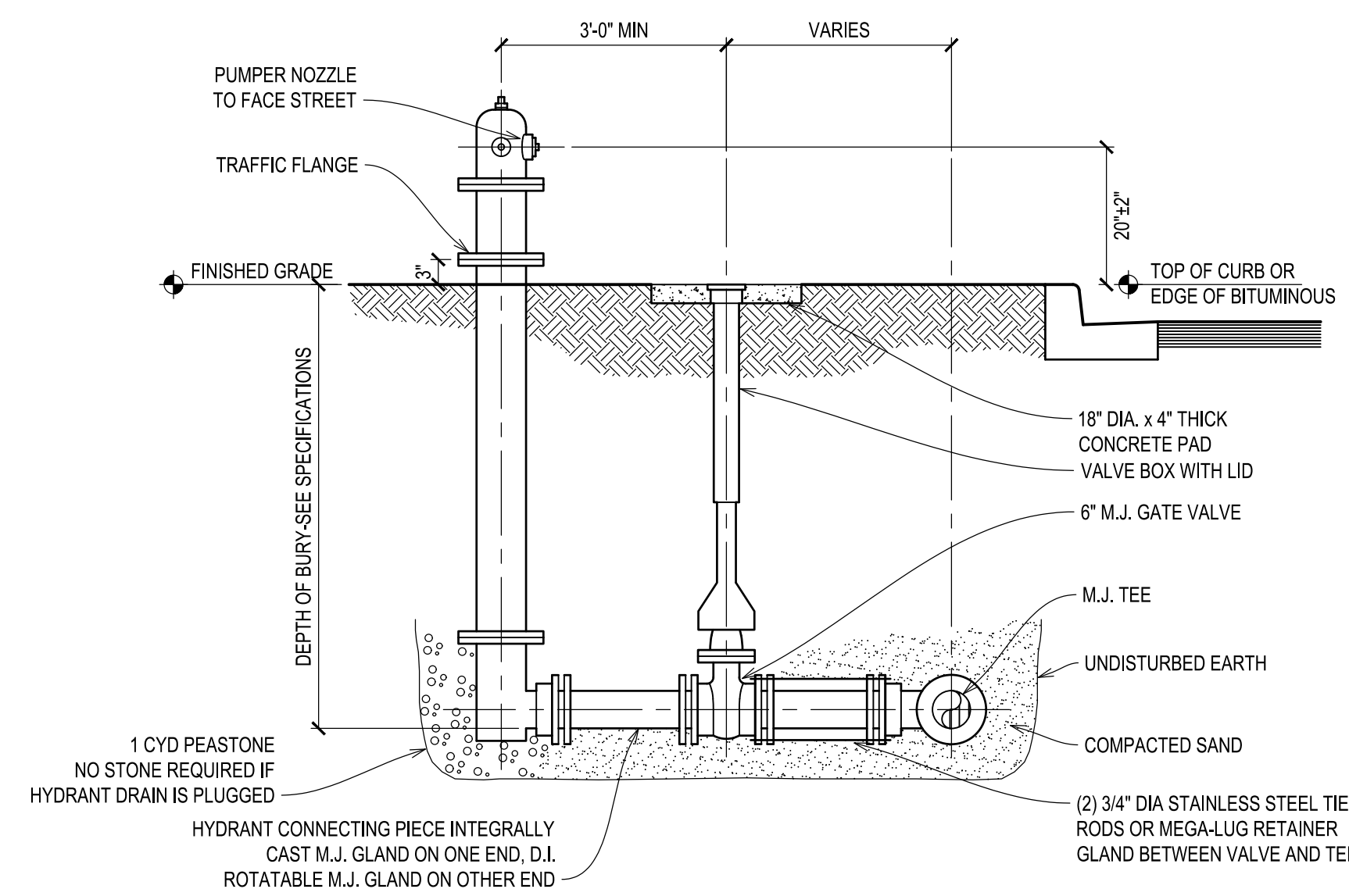
B4 SECTION
NOT TO SCALE



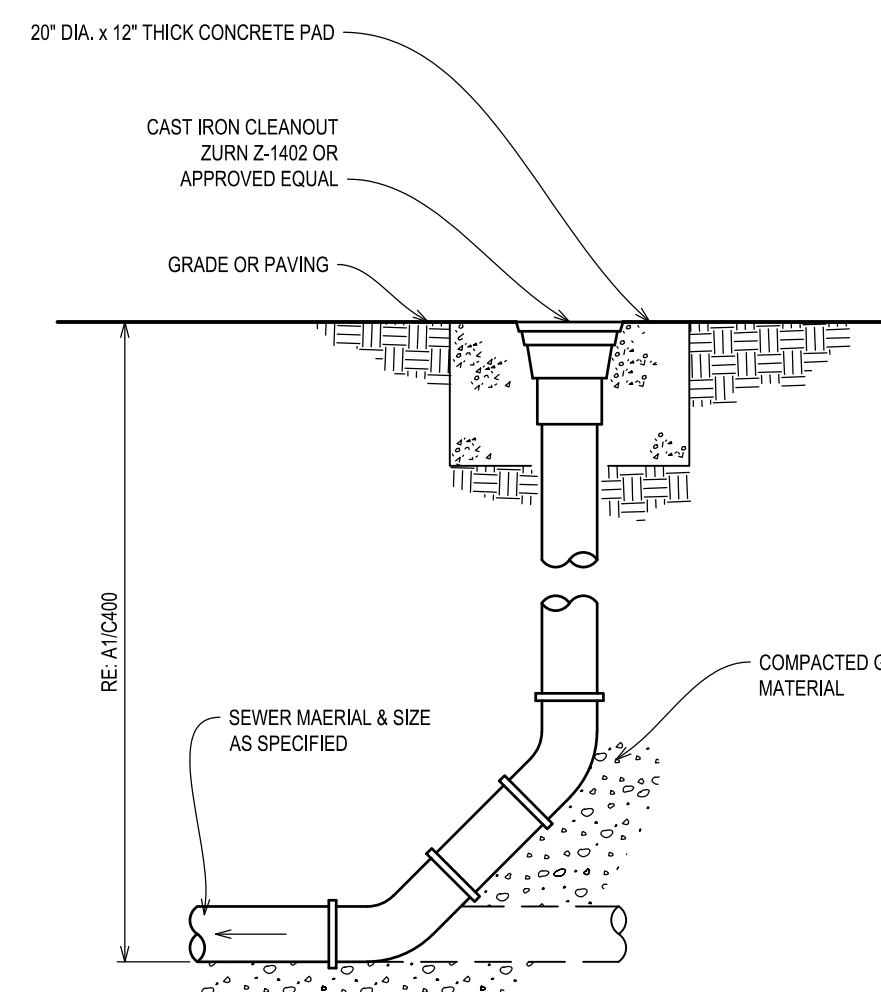
B5 SECTION
NOT TO SCALE



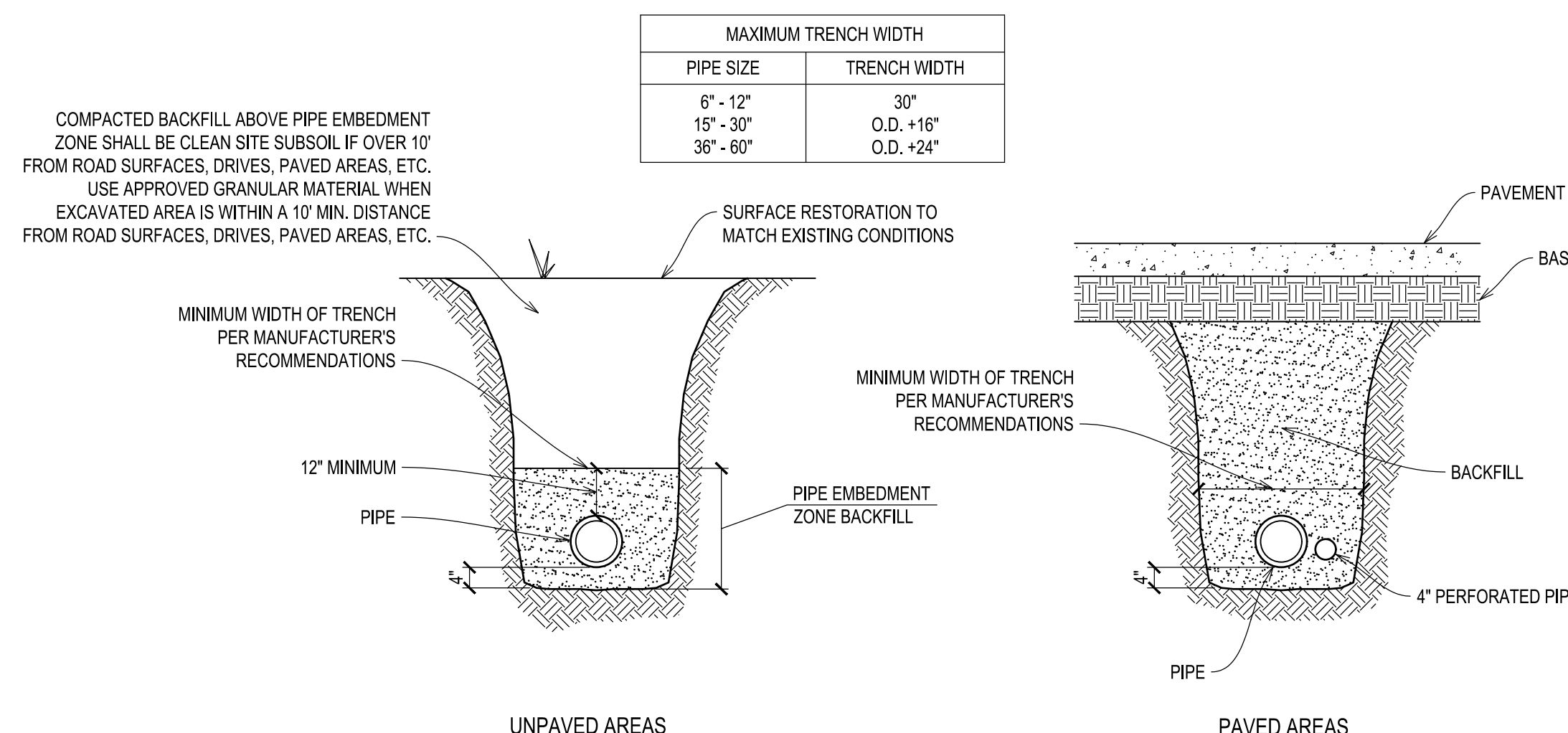
A2 HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



A2 HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

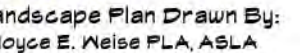
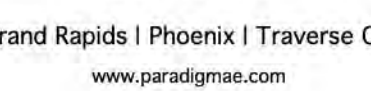


A4 TYP. CLEANOUT DETAIL
NOT TO SCALE



A5 UTILITY TRENCH
NOT TO SCALE





RESET & REMODEL

N US 31 South
ERSE CITY, MI. 4968

OWNER

meijer

CONSTRUCTION MANAGEMENT

RELEASE DATE

DATE	DESCRIPTION
------	-------------

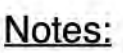
5-05-22	SITE PLAN APPROV
---------	------------------

PROJECT

2008071GR

SHEET

L-101



- [illegible]

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Quantity	Common Name	Latin Name	Planted Size
1	Red Oak	<i>Quercus rubra</i>	2" cal.
2	American Hop Hornbeam	<i>Ostrya virginiana</i>	2" cal.
5	Allegheny Serviceberry Tree	<i>Amelanchier laevis</i>	2" cal./Tree Form
12	Red Twig Dogwood	<i>Cornus stolonifera</i>	18"-24" ht.
56	Rozanne Geranium	<i>Geranium 'Rozanne'</i>	1 gal.
50	Blackeyed Susan	<i>Rudbeckia hirta</i>	1 gal.
50	Little Blue Stem	<i>Schizachyrium scoparium</i>	1 gal.

Landscape Plan
(scale: 1"=40')



Monday, March-07-2022 at 5:42pm 12022 Drawings/Paradigm Projects/Fox Motors Large Truck/Fox Motors Title Block.dwg

MEIJER STORE #33 SITE IMPROVEMENTS

GRAND TRAVERSE COUNTY

MICHIGAN

SHEET INDEX:

- C1.0 - COVER SHEET
- C1.1 - OVERALL SITE PLAN
- C1.2 - DEMOLITION PLAN
- C1.3.0 - OVERALL UTILITY PLAN
- C1.3.1 - BASIN A.1 PLAN & PROFILE
- C1.3.2 - BASIN A.2 PLAN & PROFILE
- C1.3.3 - BASIN C & D PLAN & PROFILE
- C1.3.4.1 - STORMTECH CHAMBER DETAILS-1
- C1.3.4.2 - STORMTECH CHAMBER DETAILS-2
- C1.3.5 - OUTLET CONTROL STRUCTURE DETAILS
- C1.3.6 - PRETREATMENT DETAILS
- C1.4.0 - OVERALL GRADING PLAN
- C1.4.1 - GRADING PLAN (1 OF 3)
- C1.4.2 - GRADING PLAN (2 OF 3)
- C1.4.3 - GRADING PLAN (3 OF 3)
- C1.4.4 - BASIN B BIORETENTION PLAN & PROFILE
- C1.5.1 - EXISTING DRAINAGE AREA MAP
- C1.5.2 - PROPOSED DRAINAGE AREA MAP
- C1.7.1 - LAYOUT PLAN
- C1.9 - TOPOGRAPHIC SURVEY
- L1.1 - BASIN B - PLANTING PLAN
- C200 - PAVEMENT SCOPE OF WORK
- C200 - ADDITIONAL CONCRETE SCOPE OF WORK
- C200 - PHASING PLAN
- C200 - GPRS UTILITY FINDINGS MAP



OWNER/CLIENT:

Meijer Store #33
3955 US-31
Traverse City, MI 49684

CLIENT (GREEN STORMWATER INFRASTRUCTURE):

THE WATERSHED CENTER
GRAND TRAVERSE BAY
13170 S. West Bay Shore Drive
Traverse City, MI 49684

PROJECT DESIGN TEAM:



Drummond Carpenter, PLLC

CORPORATE HEADQUARTERS:
47 E ROBINSON ST. SUITE 210
ORLANDO, FL 32801
PHONE: (248) 763-4099

OFFICES IN MICHIGAN AND FLORIDA
www.drummondcarpenter.com



Kansas Asphalt, Inc

7000 W. 206th St.
Bucyrus, KS 66013
PHONE: (913) 384-1010

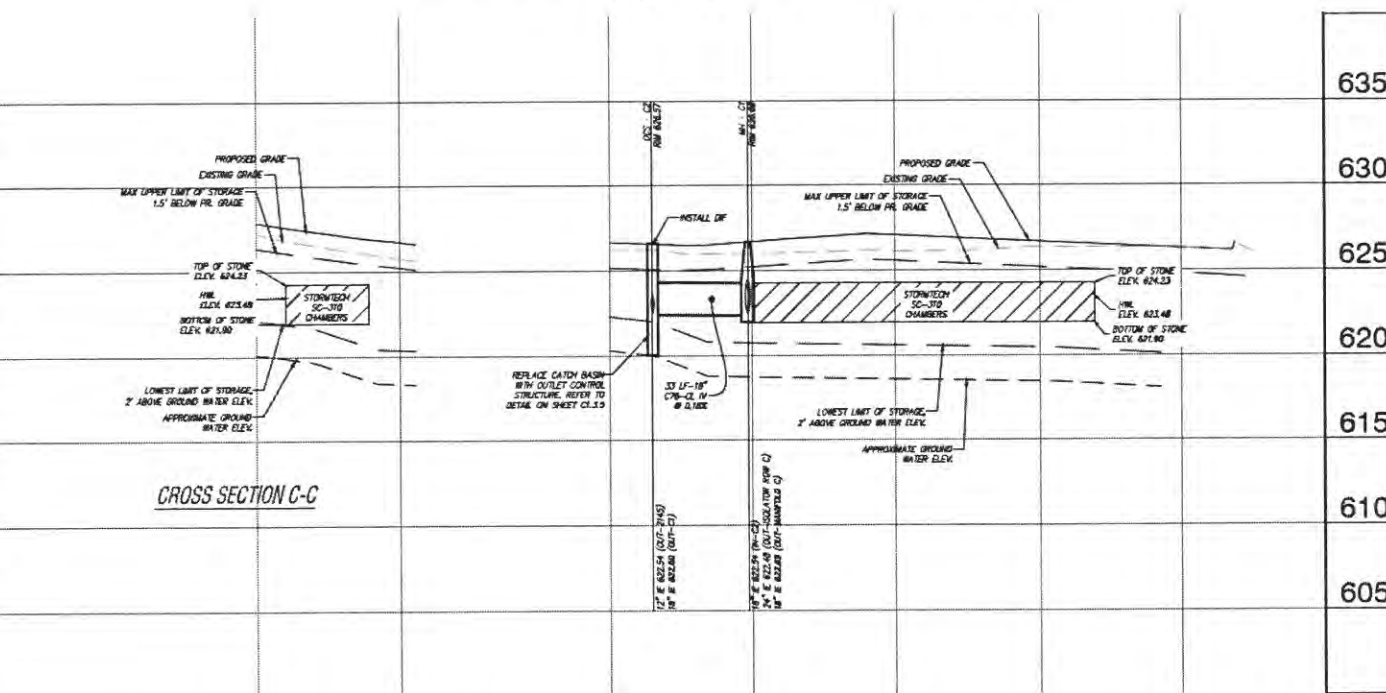
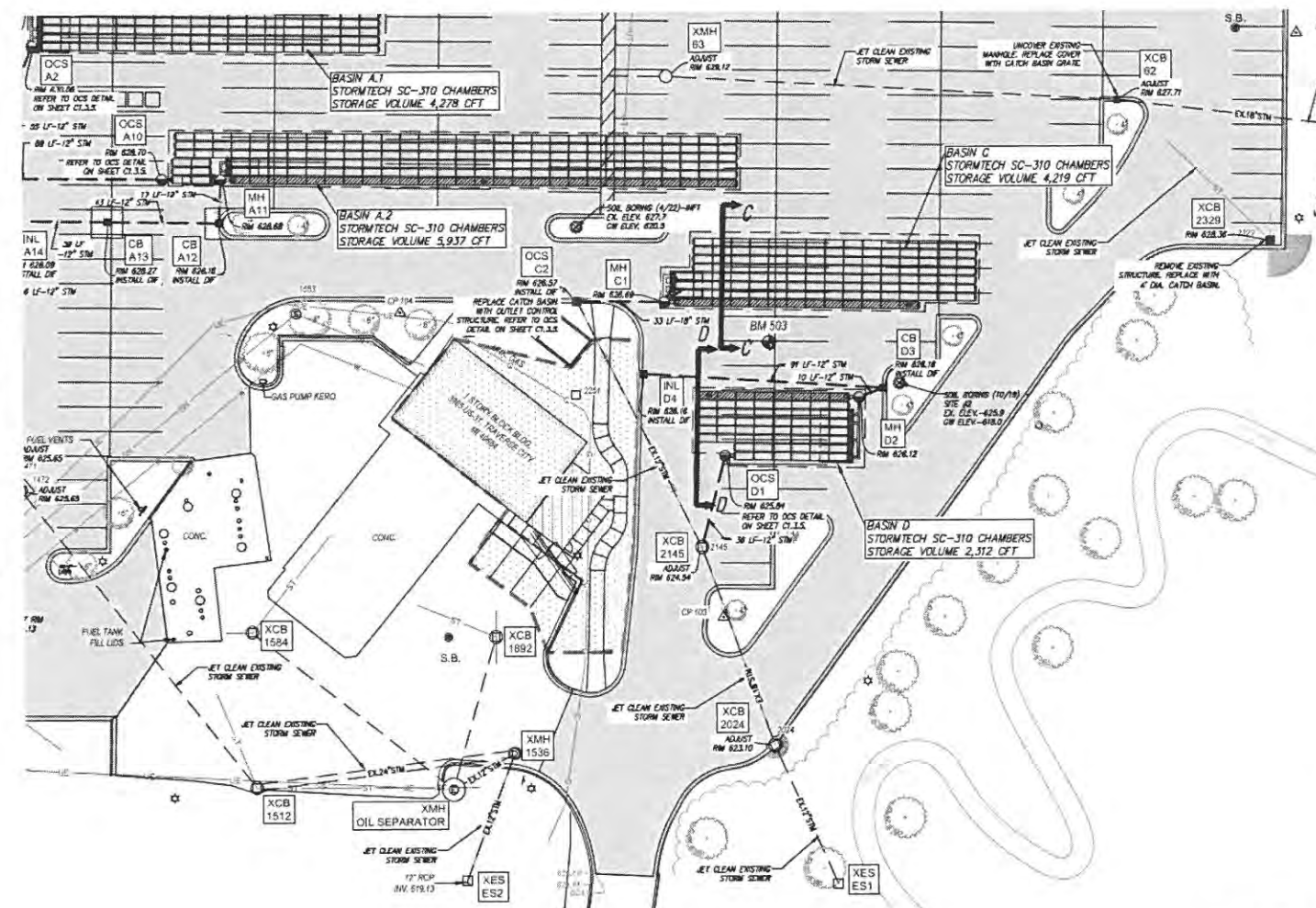
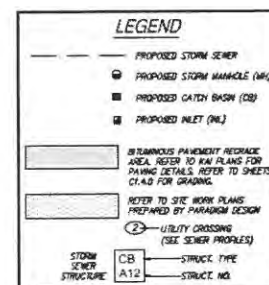
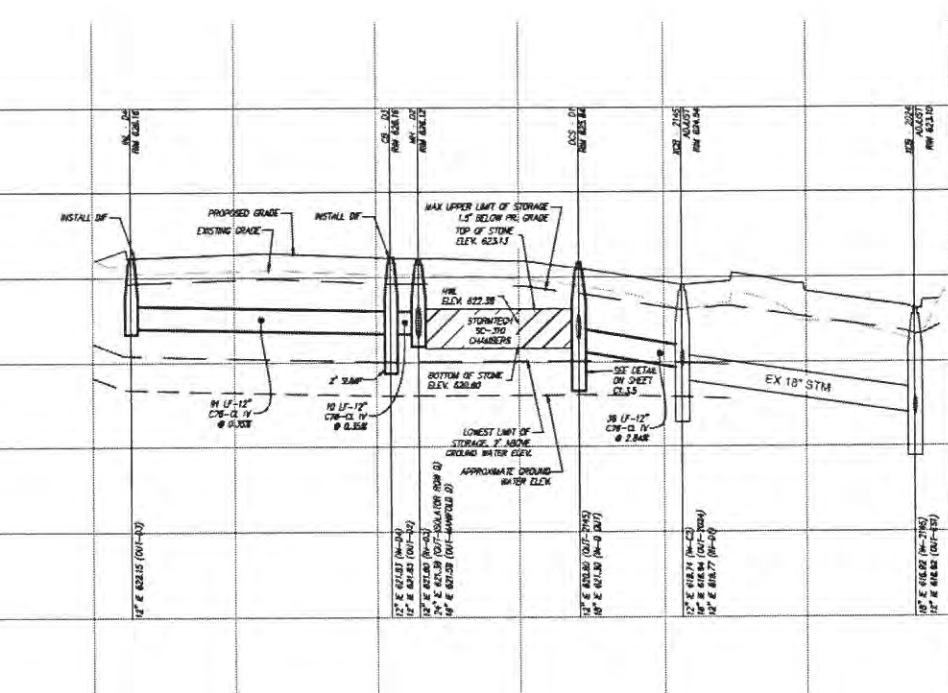
www.kai-pavement.com



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05/11/2022 BID DOCUMENTS



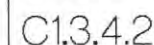
ASSUMED GROUNDWATER DEPTHS ARE BASED ON SOIL BORINGS AND INFILTRATION TEST CONDUCTED BY ORLANDO CARPENTER ON OCTOBER 25, 2018 & JAN. 3, 2021. ADDITIONAL TESTS PERFORMED BY SMC ON APRIL 22, 2022.

SCALE:
1" = 30' HORIZONTAL
1" = 5' VERTICAL

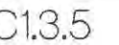
CORPORATE HEADQUARTERS:
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ORLANDO, FL 32801
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SHEET NUMBER

C1.3.3



ISSUE DATE	ISSUED FOR
6/1/2022	BID DOCUMENTS
DRAWN	CP
CHECKED	JA
APPROVED	DC





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PROJECT

Meijer Store #033

3955 US Highway 31
Traverse City, Michigan

SHEET

Overall Grading Plan

PROJECT NUMBER

0112

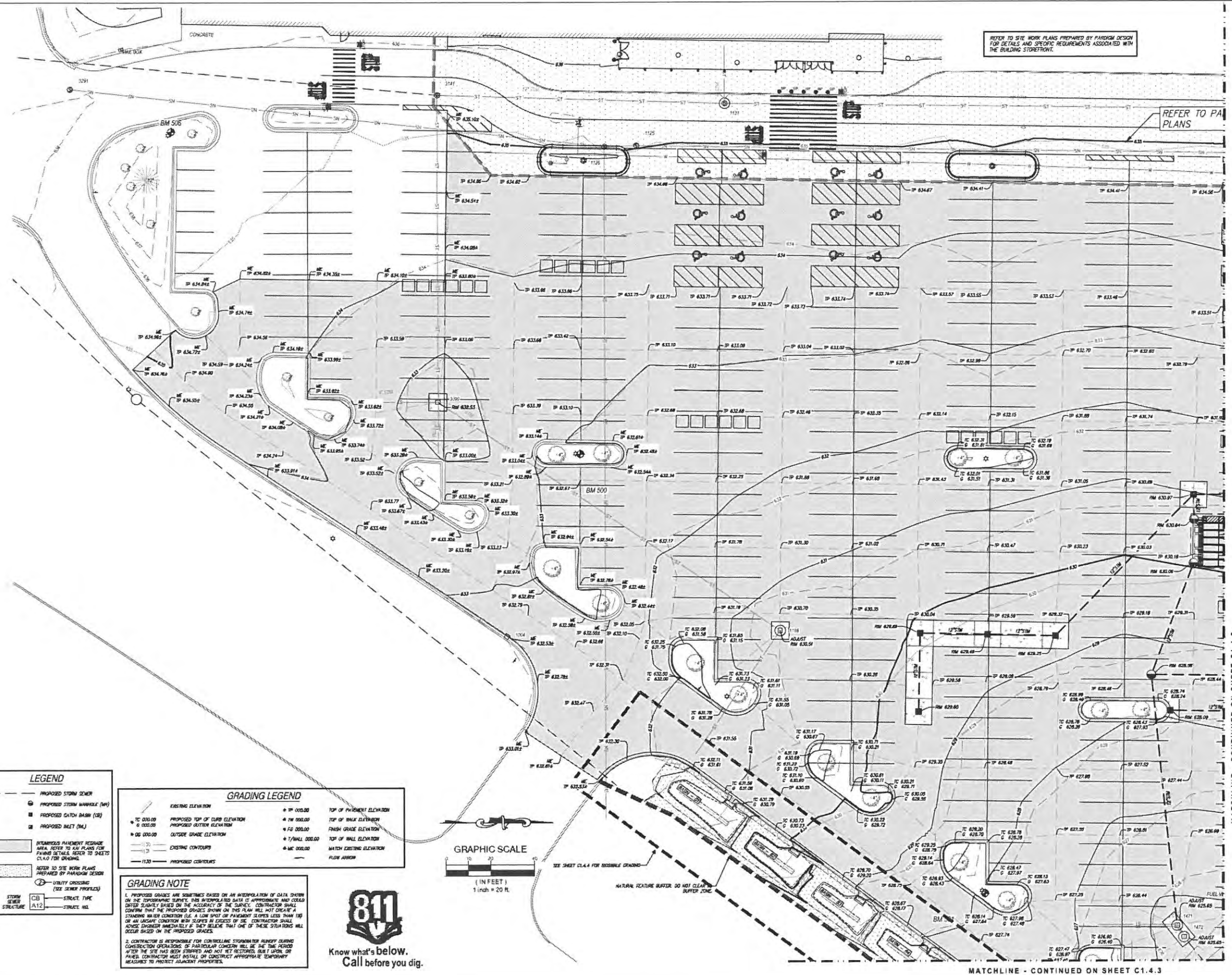
SHEET NUMBER

C1.4.0

REFER TO SITE WORK PLANS PREPARED BY PARADIGM DESIGN
FOR DETAILS AND SPECIFIC REQUIREMENTS ASSOCIATED WITH
THE BUILDING STOREFRONT.



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ORLANDO, FL 32801
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www.drummondcarpenter.com

PROJECT

Meljer Store #033

3955 US Highway 31
Traverse City, Michigan

SHEET

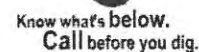
Grading Plan (1 of 3)

PROJECT NUMBER

0112

SHEET NUMBER

C1.4.1



LEGEND

— PROPOSED STORM SEWER

☐ PROPOSED STORM MANHOLE (M)

☐ PROPOSED CATCH BASIN (CB)

☐ PROPOSED INLET (IN)

BITUMINOUS PAVEMENT REGRADE
AREA REFER TO GR PLANS FOR
PAVING DETAILS. REFER TO SHEET
CL-6.0 FOR DRAGING.

REFER TO SITE BOUND PLANS
PREPARED BY PARAGON DESIGN

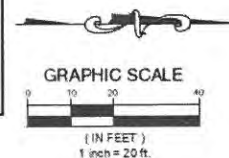
② UTILITY CROSSING
(SEE SEWER PROFILES)

CB — STRUCT. TYPE
A12 — STRUCT. M.A.

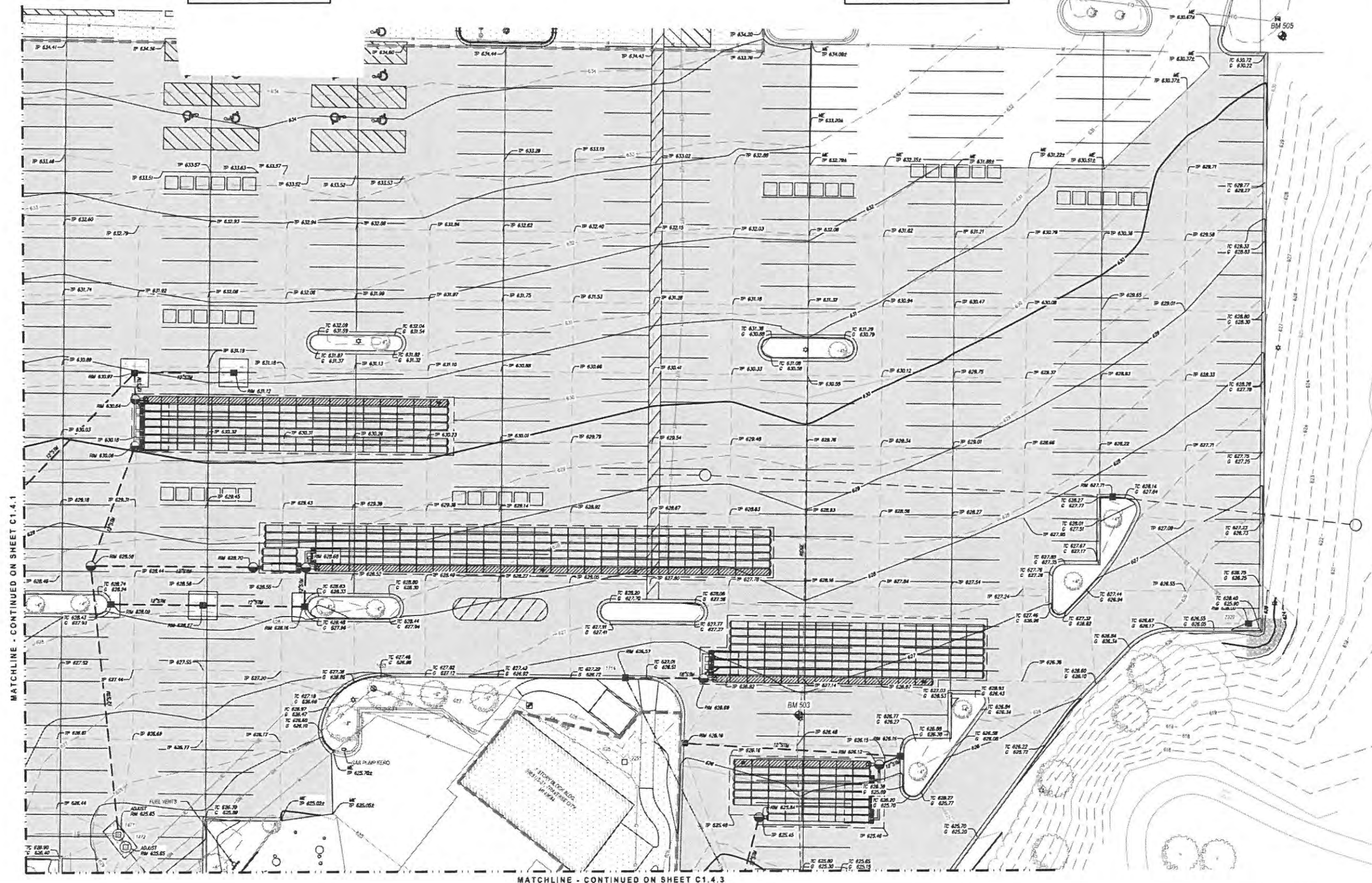
1. PROPOSED GRADES ARE SOMETIMES BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVED/SLOPE LESS THAN 1% OR AN UPRIGHT CONDITION WITH SLOPES IN EXCESS OF 5%). CONTRACTOR SHALL ADVISE ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.

2. CONTRACTOR IS RESPONSIBLE FOR CORRECTING/STABILIZING ANY/ALL DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STORMED AND NOT YET RESTORED. SOIL UPRIFT OR PAVED ARE SUBJECT TO BEING DAMAGED BY THE INTERPOLATED APPROXIMATE TYPICAL MEASURES TO PRODUCE AN ADEQUATE PROPERTIES.

<u>GRADING LEGEND</u>			
EXISTING ELEVATION			
TE 000.00	PROPOSED TOP OF CURB ELEVATION	TP 000.00	TOP OF PAVEMENT ELEVATION
TO 000.00	PROPOSED WATER ELEVATION	TW 000.00	TOP OF WALK ELEVATION
OE 000.00	OUTSIDE GRADE ELEVATION	FG 000.00	FINISH GRADE ELEVATION
--- 000.00		WM 000.00	TOP OF WALL ELEVATION
--- 100.00	EXISTING CONTOURS	ME 000.00	MATCH EXISTING ELEVATION
--- 110.00	BROOKED CONTOURS	--- 000.00	FLOW ARROW



REFER TO SITE WORK PLANS PREPARED BY PARSON DESIGN
FOR DETAILS AND SPECIFIC REQUIREMENTS ASSOCIATED WITH
THE BUILDING STOREFRONT.



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APPROVED	DC



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PROJECT

Meljer Store #033

3955 US Highway 31
Traverse City, Michigan

SHEET

Grading Plan (2 of 3)

PROJECT NUMBER

0112

SHEET NUMBER

C1.4.2

3955 N US 31 SOUTH
TRAVERSE CITY, MI 49684
PIN: 05-016-009-00

Existing Drainage Area Calculations

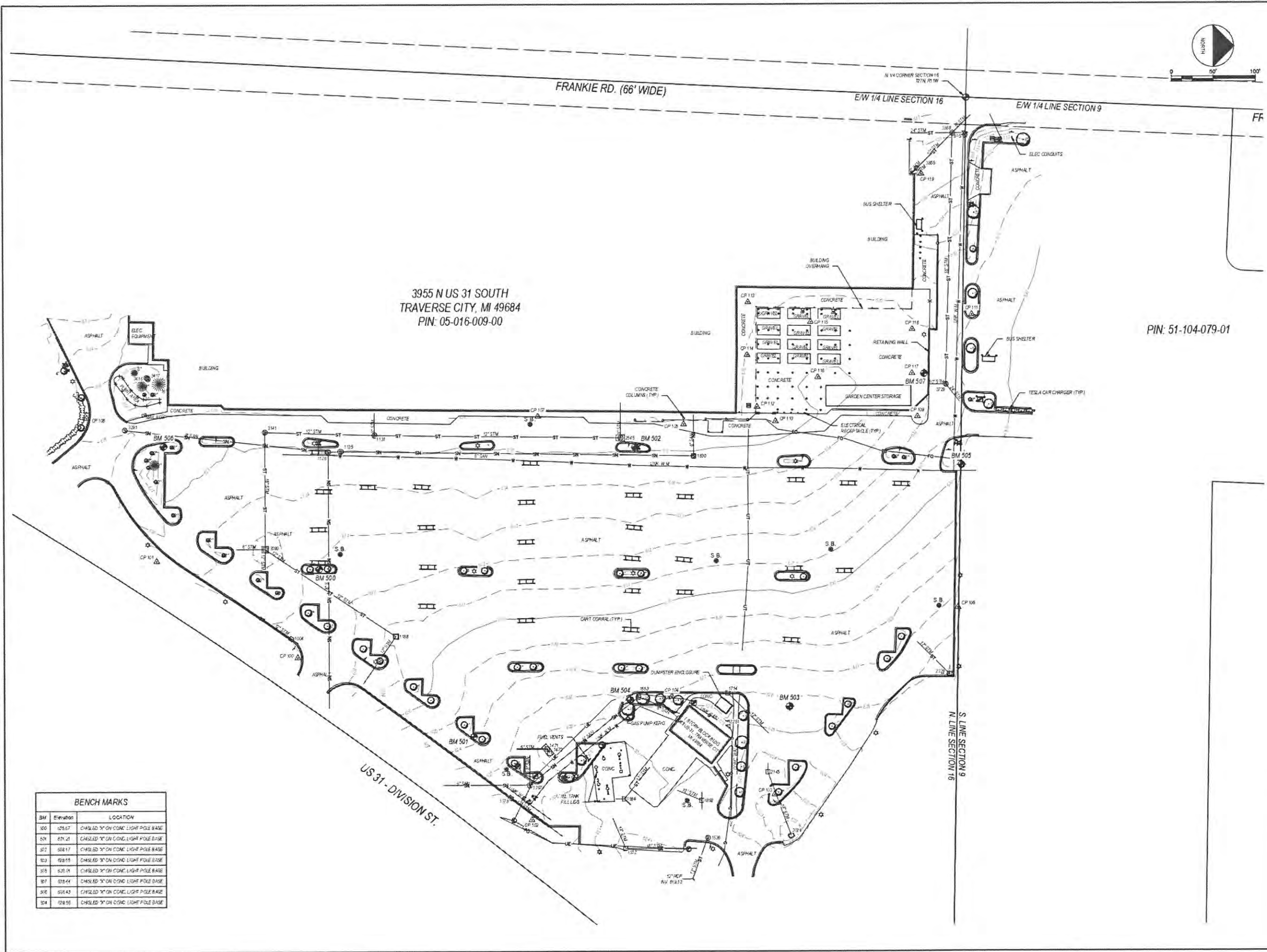
Area Name	Total Area (sf)	Runoff Coefficients, C =					Total Area (Ac)	Overall C	Run-Off Volumes	
		0.9 Roof (sf)	0.9 Pavement (sf)	0.7 Gravel (sf)	0.2 Lawn (sf)	1.0 GI (sf)			WQV (cft)	CPV (cft)
A	98,601	-	98,601	-	-	-	2.26	0.90	7,395	17,009
B	13,958	-	13,958	-	-	-	0.32	0.90	1,047	2,408
C	36,815	-	36,815	-	-	-	0.85	0.90	2,761	6,351
D	41,238	-	41,238	-	-	-	0.95	0.90	3,093	7,114
E	42,469	-	42,469	-	-	-	0.97	0.90	3,185	7,326
F	41,930	-	41,930	-	-	-	0.96	0.90	3,145	7,233

GRAPHIC SCALE
1" = 40'

ID	Area Name	Total Area (sqft)	Runoff Coefficients, C =					Total Area (Ac)	Overall C	Run-Off Volumes	
			0.9	0.9	0.7	0.2	1.0			WQV (cft)	CPV (cft)
			Roof (sqft)	Pavement (sqft)	Gravel (sqft)	Lawn (sqft)	GI (sqft)				
-	A	98,601	-	98,601	-	-	-	2.26	0.90	7,395	17,009
-	B	13,958	-	13,958	-	-	-	0.32	0.90	1,047	2,408
-	C	36,815	-	36,815	-	-	-	0.85	0.90	2,761	6,351
-	D	41,238	-	41,238	-	-	-	0.95	0.90	3,093	7,114
-	E	42,469	-	42,469	-	-	-	0.97	0.90	3,185	7,326
-	F	41,930	-	41,930	-	-	-	0.96	0.90	3,145	7,233
-	TOTAL	275,011	-	275,011	-	-	-	6.31	0.90	20,626	47,439

C1.5.1

bioRxiv preprint doi: <https://doi.org/10.1101/2019.08.29.249381>; this version posted September 3, 2019. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.



BENCH MARKS		
BM	Elevation	LOCATION
300	425.57	CHISELED "X" ON CONC. LIGHT POLE BASE
301	427.43	CHISELED "X" ON CONC. LIGHT POLE BASE
302	428.17	CHISELED "X" ON CONC. LIGHT POLE BASE
303	428.55	CHISELED "X" ON CONC. LIGHT POLE BASE
304	428.01	CHISELED "X" ON CONC. LIGHT POLE BASE
305	428.44	CHISELED "X" ON CONC. LIGHT POLE BASE
306	428.43	CHISELED "X" ON CONC. LIGHT POLE BASE
307	428.55	CHISELED "X" ON CONC. LIGHT POLE BASE

REGISTRATION

ISSUE/REVISION

IR	DATE	DESCRIPTION

KEY PLAN

RESTORE ALL DISTURBED AREAS NOT ADDRESSED IN THE LANDSCAPE PLANS WITH 3" OF CLEAN TOPSOIL AND SEED MIX (SEE GRASS SEED SCHEDULE). PLACE MULCH IN ALL SEEDBED AREAS, OR SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL. PLACE NORTH AMERICAN GREEN D5150 MULCH BLANKET IMMEDIATELY AFTER SEEDING. USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATTING IN PLACE.

COMMON NAME	PROPT BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
KENTUCKY BLUE GRASS	20%	45%	85%
IMPROVED TURF-TYPE TALL FESCUE	10%	45%	85%
PERENNIAL RYE GRASS	10%	35%	85%
APPLICATION RATE: 8 LBS./1000 FT ²			

NTS

(D1

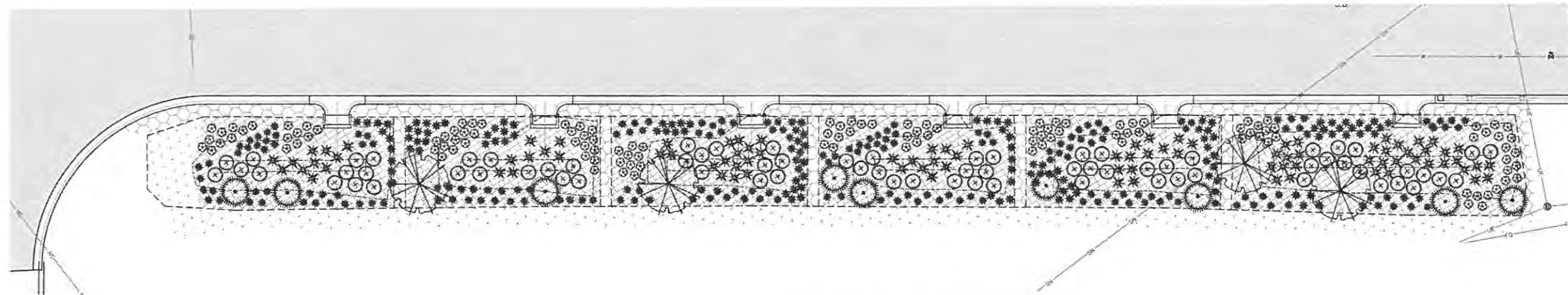
SEED MIXTURE TYPE A
DOUBLE SHARDED HARDWOOD MULCH TO 3" DEPTH, SEE SPECIFICATIONS
3"-6" CLEAN STONE

BIORETENTION LANDSCAPE PLANTING SCHEDULE						
	BOTANICAL NAME	COMMON NAME	QUANTITY	APPROX. MATURE HEIGHT	MIN. SIZE	REMARKS
	COREOPSIS LANCEOLATA	COREOPSIS, SAND	122	1'-2"	QUART	
	SCHIZACHYRIUM SCAPARIUM	BLUESTEM, LITTLE	186	1'-2"	QUART	
	RUDBECKIA HIRTA	BLACK-EYED SUSAN	118	2'-3"	QUART	
	VERBENA HASTATA	VERVAIN, BLUE	94	1'-5"	GALLON	
	ASCLEPIAS INCARNATA	MILKWEED, SWAMP	74	3'-5"	GALLON	
	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	10	5'-12"	12"-24" HT.	B&B OR CONTAINER
	AMELANCHIER LAEVIS	SERVICEBERRY, ALLEGHENY	5	SMALL TREE <30'	24"-36" HT.	B&B OR CONTAINER

DEVELOPED USING GRAND TRAVERSE REGIONAL INVASIVE SPECIES NETWORK RECOMMENDED PLANTING GUIDELINES FOR GARFIELD TOWNSHIP.

NTS

(D2)



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CHECKED	JA
APPROVED	DC



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PHONE: (248) 763-4099
www.drummandcarpenter.com

PROJECT

Meljer Store #033

3955 US Highway 31
Traverse City, Michigan

SHEET

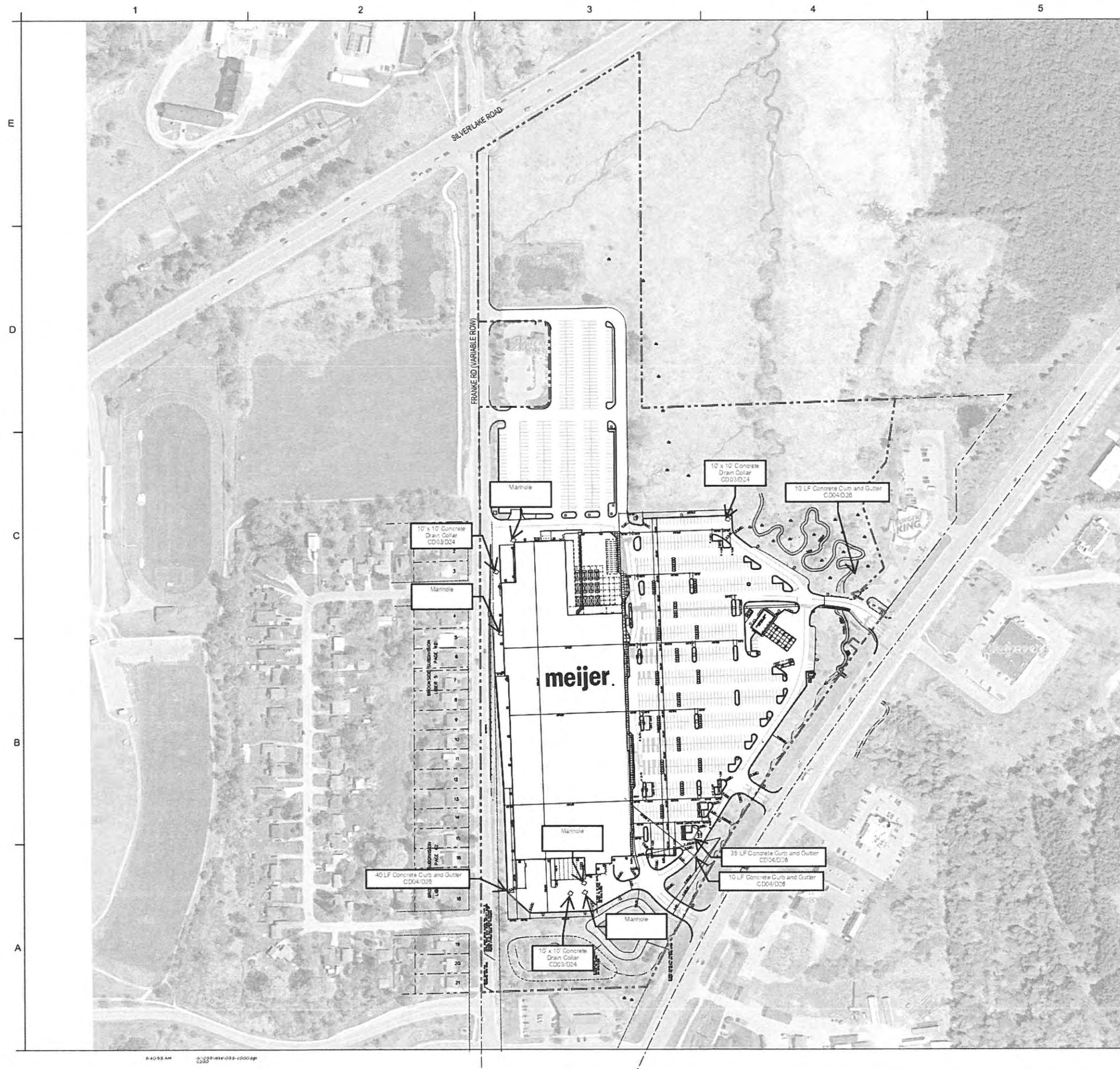
Basin B
Planting Plan

PROJECT NUMBER

0112

SHEET NUMBER

L1.1

[illegible]

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GPRS

TERMS AND CONDITIONS

1. THIS DRAWING IS INTENDED TO DOCUMENT MARKINGS AND COMMENTS COLLECTED BY GROUND PENETRATING RADAR SYSTEMS (GPRS). GPRS CANNOT GUARANTEE IT WILL BE ABLE TO LOCATE ALL UTILITIES OR OTHER SUBSURFACE FEATURES ON SITE. ALL FINDINGS ARE SUBJECT TO THE TERMS AND CONDITIONS THAT CAN BE VIEWED WITH THE LINK BELOW:
<https://m.gp-radar.com/terms-conditions>
2. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES.
3. FOR ADDITIONAL INFORMATION REGARDING FINDINGS AND EQUIPMENT USED, SEE THE "JOB SUMMARY REPORT" THAT WAS SUBMITTED VIA EMAIL FOLLOWING COMPLETION OF FIELD WORK.
4. PRIVATE UTILITY LOCATING IS NEVER A REPLACEMENT FOR ONE CALL/811 SERVICES. STATE LAW REQUIRES 811 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.

LEGEND

- C --- COMMUNICATION
- E --- ELECTRICAL
- W --- WATER
- S --- SANITARY
- ST --- STORM
- G --- GAS
- FENCE
- TRANSFORMER
- POWER POLE
- SANITARY MH
- CLEAN OUT
- COMM BOX
- COMM POLE
- VALVE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- COMPRESSOR AREA
- D= DEPTH

0 40' 80' 160'

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GPRS IS NOT AFFILIATED WITH 811 BUT DOES RECOMMEND THAT THE SERVICE IS USED ON EVERY PROJECT IN ADDITION TO OUR OWN. SEE NOTE #4 ABOVE.

FOR INFORMATION ONLY

GPRS UTILITY FINDINGS MAP


PREPARED FOR:
MEIJER

LOCATION:
MEIJER STORE #33
3955 US 31 SOUTH
TRAVERSE CITY, MI 49684

DRAWN BY: BRUCE SCHWABEL

PROJECT MANAGER:
TREY MERRELL
248.207.8135
TREY.MERRELL@GPRSINC.COM

DATE 12/2/2020
DRAWING NO. 1 REV. 0

 Charter Township of Garfield Planning Department Report No. 2022-50			
Prepared:	June 2, 2022	Pages:	9
Meeting:	June 8, 2022 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	3566 N US 31 South – Site Plan Review		
Applicant:	Garfield Retail Management LLC		
Agent:	Stonefield Engineering & Design LLC		
Owner:	Garfield Retail Management LLC		
File No.	SPR-2022-05		
Parcel No.	05-016-016-65		

PURPOSE OF APPLICATION:

The site is in the C-H Highway Commercial zoning district. Applications for development within the C-H Highway Commercial district shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards.

BACKGROUND:

The site is on US 31 near the intersection with Franke Road, just south of the proposed urgent care center approved by the Planning Commission in 2021. The site is currently vacant and was formerly a part of the Bill Marsh automobile dealership. The proposed development is for a multi-tenant building with spaces for a drive-through restaurant, retail store, and restaurant. All these are uses permitted by right within the C-H district. The parcel is approximately 2 acres.

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



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



SITE DEVELOPMENT REQUIREMENTS:

All sites in the C-H district are subject to the site development requirements in Section 321.D of the Zoning Ordinance, summarized by the following:

(1) General

“Applications for development within the C-H district shall be reviewed by the Planning Commission for compliance with Article 4, § 424 - Site Plans and Article 5 – Development Standards.”

Staff comments on these standards are included in the site design and zoning compliance overview within this report below.

(2) External Access

“All site plan proposals submitted under the requirements of the Highway Commercial District shall provide for the proper handling of traffic on the highway, frontage road, or street giving access to the district. No access by motor vehicles other than stated herein shall be permitted to a minor or residential street. All points of entrance or exit for motor vehicles shall be no closer than fifty (50) feet from the intersection of the right-of-way lines of two streets...”

The main access drive to the site from US 31 is part of a system of two shared drives providing access for six parcels including Lake Michigan Credit Union, the Traverse Hospitality Two hotels, and the urgent care site directly adjacent to the north. This access drive is more than 50 feet from the intersection of US 31 and Franke Road.

(3) Transition Strips

“A fifty (50) foot wide strip of land shall be provided on any side of a C-H District which abuts a residential or agricultural zone. This strip shall serve as a transition between the subject use and the adjacent property uses, both existing and future. No part of this transition strip shall be used for any of the site functions except that thirty (30) feet thereof may be used for parking area...”

The neighboring parcels to the north, east, and south are all zoned C-H Highway Commercial. The parcel to the west is zoned R-1 One-Family Residential; this parcel is across US 31 and the front yard of the subject site and includes Kids Creek. The front yard setback is 50 feet; no site functions are proposed for this area.

(4) Service Roads

“In order to achieve a well-planned center, the Planning Commission may require access to the business facilities from an interior service road at least twenty-four (24) feet wide which shall be established in order to provide the major means of access to the planned commercial area. The site plan layout shall be such that access to commercial center parking lots shall be from the interior road and not from the major thoroughfare...”

This site is accessed from US 31 via a shared drive system as described above. Access to the parking lot and building is from the access drive per the site layout. No further access points onto US 31 are proposed.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

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

Section 424.F(1) states an “administrative site plan or site development plan shall conform to all provisions of this ordinance and to the following site development standards which shall be reflected on the plan:”

Required Information

Staff provided a completeness review to the applicants on May 5, 2022 asking for further information and clarification on several items. Comments on individual items are included throughout this staff report.

Outside Agencies

The application is subject to additional reviews from several outside agencies, including but not limited to the Township Engineer, Michigan Department of Transportation, and Metro Fire. Sewer and water utility improvements and stormwater improvements are reviewed by the Township Engineer. The escrow needed for these reviews is determined by the Township Engineer.

Essential Facilities and Services

The proposed project will redevelop an existing site. No adverse impacts on highways, streets, police, fire protection, refuse disposal, or schools are anticipated compared with the prior use. Stormwater, water, and sewer facilities are reviewed by the Township Engineer.

Natural Features

Kids Creek runs along the front of the site. Section 535.A indicates that every commercial, industrial, or multi-family residential building shall be set back at least 75 feet from the watermark or the normal stream bank. The site plan shows the 75-foot setback, and no buildings are proposed within it; there is an existing retaining wall from the prior development which is not proposed to be changed.

Site Design

According to 424.F(1)(e), “All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.” The proposed drive-through includes 12 stacking spaces with the main entrance for the drive-through at the northeast corner of the site. The design of this drive-through may interfere with the shared drive system for the neighboring properties if stacking were to ever go beyond 12 spaces. Planning Commissioners should consider if a different design is warranted to reduce potential impacts on neighboring properties, or if a condition should be listed that stacking shall not back up into the shared drive.

Orientation

Each of the three units in the building will face US 31 and have access from both the front (west side of the building) and the back (east side).

Vehicle and Pedestrian Systems

Access to the site will be from the shared drive system which serves this and five other neighboring parcels. The site is accessed from two points off the shared drive and there is also cross-access to the adjacent site to the south. A cross-access easement to the adjacent site to the south shall be recorded subject to review by the Township.

A proposed crosswalk would lead from the sidewalk along the north side of the shared drive to the back entrances to the building. This crosswalk would cut through the middle of the drive-through lane, where a stacking space is shown, and which could potentially cause vehicle and pedestrian conflicts. The crosswalk should be relocated to avoid conflicts with drive-through traffic, for example at the end of the drive-through lane at the proposed stop sign near the front entrances to the building.

Shared Drives

Access to the site will be from the shared drive system which serves this and five other neighboring parcels. No additional curb cuts to US 31 are proposed.

Impervious Surfaces

The site plan proposes a similar level of impervious surface to what is currently on the site from the prior development. The redesigned site will allow for additional landscaping including around the parking lots.

Master Plan

The Future Land Use Map identifies the site as Commercial, thus the development does not conflict with future land use policies. This development also helps fulfill an implementation goal of the Master Plan to encourage and incentivize new and infill development close to the core area of the Township.

Article 5 – Development Standards*Dumpster Enclosures*

A trash enclosure is proposed at the back of the parking lot in the southeast corner of the site. Section 516 indicates that enclosures shall be finished with the same materials and colors as the exterior finish of the principal structure or shall be concrete block or similar material. The gate shall be wood or similar opaque material, but not chain link with plastic or vinyl slats. The enclosure shall be at least 6 feet tall.

Details for the proposed trash enclosure are included on Sheet PP-2.1. The proposed enclosure area will be 36 feet by 14 feet, 8 inches with space for three dumpsters and a compost area. The wall will have a 4-inch brick façade on 8-inch concrete. The gate will be chain link with cedar slats.

Lighting

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

<i>Zoning Ordinance Lighting Standard</i>	<i>Subject Site</i>
<i>A. Applicability</i> – All outdoor lighting shall be installed in conformance with the provisions of this section. Certain light fixtures exempt from this section include decorative lighting, public streetlights, emergency lights, nonconforming existing lights, neon, and flag lighting.	None of these exceptions apply to this site, so all lighting for this site is subject to the requirements of this section.
<i>B. Shielding and Filtration</i> – Lighting fixtures shall provide glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards. Light sources shall be located, and light poles shall be coated, to minimize glare.	The lighting plan shows a photometric plan and cuts sheet details of the proposed light fixtures, for both the wall lighting and pole lighting. No proposed fixtures appear to direct light upwards. These fixtures do not appear to direct any glare beyond the lot lines and average illumination appears to be below the maximum of 2.0 foot-candles, according to Table 5-8.
<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 lighting plan includes a table showing the lighting requirements and proposed lighting on the site. The highest illumination levels shown on the photometric plan are under the wall light fixtures, as high as 11.9 foot-candles; the table indicates up to 19.8 foot-candles under a light fixture. The average illumination levels for the parking areas, main drive areas, and below the fixture appear to be met. The illumination levels at the lot lines appear to be below the maximum of 2.0 foot-candles, according to Table 5-8.
<i>D. Color Temperature</i> – All proposed lamps shall emit light measuring 3,500 K or warmer.	All proposed fixtures will meet this 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.	Maximum height in the C-H district is 35 feet. Pole heights shown on the site plan are 25 feet.

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
West (156 ft.)	Arterial Road (US 31)	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 area * Minimum width: 20 feet	7 large trees 5 med./small trees 5 evergreen trees 20-foot width	10 existing trees (*credit for 23 trees) 0 evergreen trees 150-foot width + US 31 right-of-way (*includes Kids Creek)
North (380 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 area * Minimum width: 10 feet	8 large trees 4 med./small trees 16 shrubs 10-foot width	10 large trees 0 med./small trees 22 shrubs 9-foot width
East (161 ft.)			4 large trees 2 med./small tree 7 shrubs 10-foot width	4 large trees 2 med./small trees 7 shrubs 10-foot width
South (360 ft.)			8 large trees 4 med./small trees 15 shrubs 10-foot width	1 existing oak tree (*credit for 3 trees) 6 existing evergreen trees (*credit for 12 trees) 2 large trees (new) 3 med./small trees 24 shrubs 10-foot width

There are some landscaping plan deficiencies including a narrow width for the north buffer, no evergreen trees on the west buffer, and deficiencies in the number of medium and small trees for the north and south buffers. However, the applicants are proposing to preserve 17 trees on the site including several deciduous trees along US 31 and several evergreen trees along the south buffer.

Kids Creek runs through this portion of the site. According to Section 535.C, a vegetated buffer strip shall parallel and extend 35 feet inland from all points along the water mark of a lake-stream shoreline or normal stream bank which shall consist of native trees, shrubs, and other vegetation. This buffer is identified on the landscaping plan and indicated to be maintained as natural buffer area.

As the approval authority for this project, the Planning Commission may waive or adjust any landscaping requirement in whole or in part provided that one or more of the conditions of Section 530.H exist upon the site including the existing topography, walls or fences proposed, natural features, space limitations, safety considerations, or lack of practicable alternatives.

It appears that minor modifications to the landscaping plan and details of the existing trees would help the landscaping plan comply with the landscaping standards of the Zoning Ordinance. However, the Planning Commission may consider granting a waiver for the required trees on the south buffer as the applicant will be preserving the existing mature evergreen trees here.

None of the plant species proposed are prohibited by the Recommended Planting Guidelines for Garfield Township as referenced in Section 530.F (1), although several species are not listed at all. Staff does not anticipate any issues with any of the proposed plant species on the landscaping plan.

Parking, Loading, and Snow Storage

Parking requirements for restaurants and retail stores are as follows:

- Restaurant: Minimum 1 per 150 sq. ft. floor area Maximum 1 per 75 sq. ft. floor area
- Retail: Minimum 1 per 250 sq. ft. floor area Maximum 1 per 150 sq. ft. floor area

The proposed building has 3 units: a restaurant with drive-through (2,784 sq. ft.), a retail space (1,713 sq. ft.), and another restaurant space (1,833 sq. ft.). The total minimum number of parking spaces is 39 and the maximum is 75 for the combined parking lot. The site plan lists 70 spaces but only shows 64 spaces; any discrepancies on the site plan should be corrected. The parking includes 3 barrier-free spaces near the front building entrances. Minimum dimensions for regular parking spaces are 9 feet by 20 feet, which have been met.

Bicycle parking shall be provided at the rate of 2 bicycle spaces per 25 motor vehicle spaces. Bicycle racks are proposed with space for 6 bicycles.

For buildings at least 2,000 square feet up to 12,500 square feet of gross floor area, the site shall have one small loading space at least 10 feet wide by 20 feet long. An 11-foot by 31-foot loading zone is shown in the southeast corner of the site next to the dumpster enclosure.

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 28,822 square feet of parking space and maneuvering lane area and 2,882 square feet of snow storage required. The plan indicates 3,408 square feet of snow storage will be provided. Snow storage areas are shown along the front parking lot within the existing retaining wall and next to the drive-through lane and back parking lot. Also required per Section 551, snow storage shall be located so as to prevent damage to landscaping required by this Ordinance. The proposed snow storage is located where 5 trees are proposed. The applicant shall ensure snow storage will not damage any on-site landscaping.

Signs

Signs require sign permit review and are not approved under the site plan review process. Proposed signs are shown on Sheet PP-2.1 including a ground sign with space for 3 tenants. A note on Sheet C-3 indicates that “proposed signs are subject to sign permit review.” In conjunction with the shared drive, the parcels behind the site to the east retained the ability to have signage on US 31. These provisions shall be reviewed during as part of the sign permit review process, including any provisions for multi-tenant signage.

USE STANDARDS – DRIVE-THROUGH:

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

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

The site plan shows the building, drive-through, and parking area. No outdoor dining is proposed.

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

The building measures approximately 240 feet from the right-of-way line of US 31.

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

The main access drive to the site from US 31 is part of a system of two shared drives providing access for six parcels including Lake Michigan Credit Union, the Traverse Hospitality Two hotels, and the urgent care site directly adjacent to the north. This access drive is more than 50 feet from the intersection of US 31 and Franke Road.

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

A proposed crosswalk would lead from the sidewalk along the north side of the shared drive to the back entrances to the building. This crosswalk would cut through the middle of the drive-through lane, where a stacking space is shown, and which could potentially cause vehicle and pedestrian conflicts. The crosswalk should be relocated to avoid conflicts with drive-through traffic, for example at the end of the drive-through lane at the proposed stop sign near the front entrances to the building.

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

The main access drive to the site from US 31, a major thoroughfare, is part of the system of two shared drives as described above. No additional ingress-egress drives from US 31 are proposed.

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

Parking requirements are described in a previous section of this letter.

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

The parcel is approximately 155 feet wide at its narrowest.

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

The site plan shows the drive-through lanes will accommodate at least 12 queuing spaces. The design of this drive-through may interfere with the shared drive system for the neighboring properties if stacking were to ever go beyond 12 spaces. Planning Commissioners should consider if a different design is warranted to reduce potential impacts on neighboring properties, or if a condition should be listed that stacking shall not back up into the shared drive.

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

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

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

The applicant shall provide information demonstrating that this requirement is met.

RECOMMENDATION:

The Planning Commission may consider if any changes to the proposed design are warranted and could potentially table this application to allow the applicant to address any concerns. However, if the Planning Commission is prepared to decide on the application, then the following motion in support of approval is offered for consideration:

MOTION THAT application SPR-2022-05, submitted by Garfield Retail Management LLC, for a multi-tenant building including restaurant with drive-through, retail space, and restaurant on parcel 05-016-016-65, BE APPROVED, subject to the following conditions:

1. As per the requirements of Section 730, if the queuing of vehicles interferes with the free flow of traffic on the public roadway, then the Special Use Permit holder is subject to enforcement such as fines, injunctive relief and/or revocation of the Special Use Permit. Queueing shall also not interfere with traffic on the shared drive.
2. A cross-access easement to the adjacent site to the south shall be recorded subject to review by the Township.
3. The crosswalk shall be relocated to avoid conflicts with drive-through traffic.
4. Any landscaping plan deficiencies shall be addressed including a narrow width for the north buffer, no evergreen trees on the west buffer, and deficiencies in the number of medium and small trees for the north and south buffers.
5. Any discrepancies regarding number of parking spaces provided should be corrected.
6. The applicant shall ensure snow storage will not damage any on-site landscaping.
7. The applicant shall provide information demonstrating that the site is suitable for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.
8. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.

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

Attachments:

1. Site Plan Review Application – dated April 14, 2022.
2. Site Plan Set – latest revision May 24, 2022.



Charter Township of Garfield

Grand Traverse County

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

SITE PLAN REVIEW (SPR) APPLICATION

ASSISTANCE

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

ACTION REQUESTED

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

PROJECT / DEVELOPMENT NAME

3566 North US-31 South

APPLICANT INFORMATION

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

AGENT INFORMATION

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

OWNER INFORMATION

Name:	Garfield Retail Management LLC		
Address:	30200 Telegraph Rd., Suite 205, Bingham Farms, MI 48025		
Phone Number:	48-646-9999		
Email:	heather@alrigusa.com		

CONTACT PERSON

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

<i>Applicant:</i>	Heather Henika
<i>Agent:</i>	Eric Williams
<i>Owner:</i>	Heather Henika

PROPERTY INFORMATION

<i>Property Address:</i>	3566 North US-31 South
<i>Property Identification Number:</i>	05-016-016-65
<i>Legal Description:</i>	Attached
<i>Zoning District:</i>	Commercial Highway (C-H)
<i>Master Plan Future Land Use Designation:</i>	Commercial
<i>Area of Property (acres or square feet):</i>	2.06 AC
<i>Existing Use(s):</i>	Auto Dealership
<i>Proposed Use(s):</i>	Mixed Use

PROJECT TIMELINE

<i>Estimated Start Date:</i>	11/1/2022
<i>Estimated Completion Date:</i>	6/1/2023

REQUIRED SUBMITTAL ITEMS

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

Application Form:

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

Application Fee:

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

- ☒ Fee

Escrow Fee:

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

Site Diagram Review:

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

Administrative Site Plan:

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

Site Development Plan:

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

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

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

APPROVAL CRITERIA

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

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

ADDITIONAL INFORMATION

If applicable, provide the following further information:

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

B. Water Service

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

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| C. <u>Public utility easements required?</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, show on plan. | | | |

D. Stormwater Review/Soil Erosion

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

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

E. Roads and Circulation

- | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input 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 may approve, approve with conditions, or deny the application.

PERMISSION TO ENTER SUBJECT PROPERTY

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

Owner Signature:

Sherid Snodden Marsh 31, LLC

Applicant Signature:

Heather Henika

Agent Signature:

Eric Hutton

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 Marsh 31, 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:

Sherid Snodden Marsh 31

Date:

4.14.22

AFFIDAVIT

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

Owner Signature:

Sherid Snodden Marsh 31, LLC

Date:

4.14.22

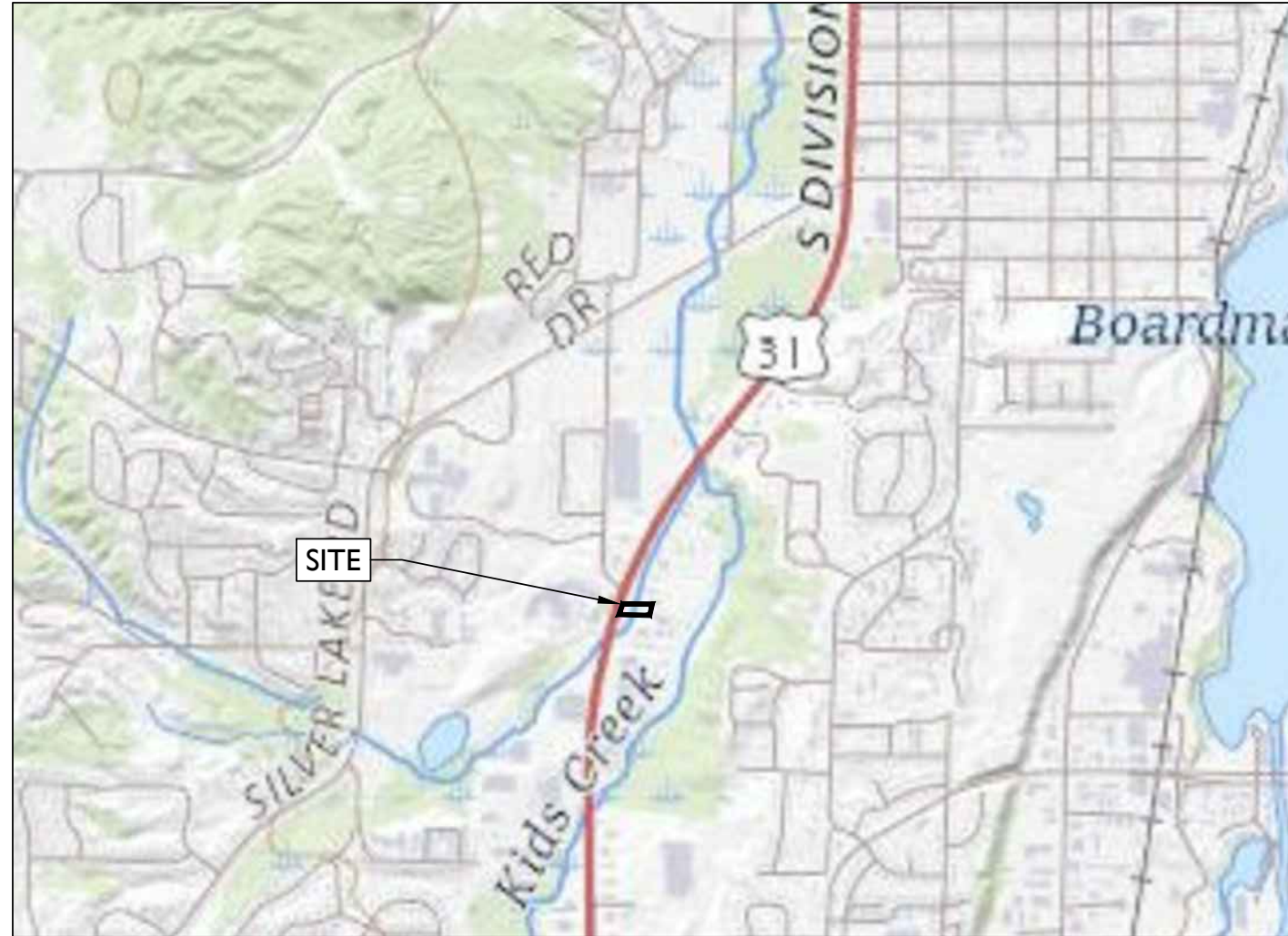
Applicant Signature:

Heather Henika

Date:

4/12/22

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>	
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>	
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>	
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"/>	



SOURCE: USGS TOPO MAP

LOCATION / KEY MAP

SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

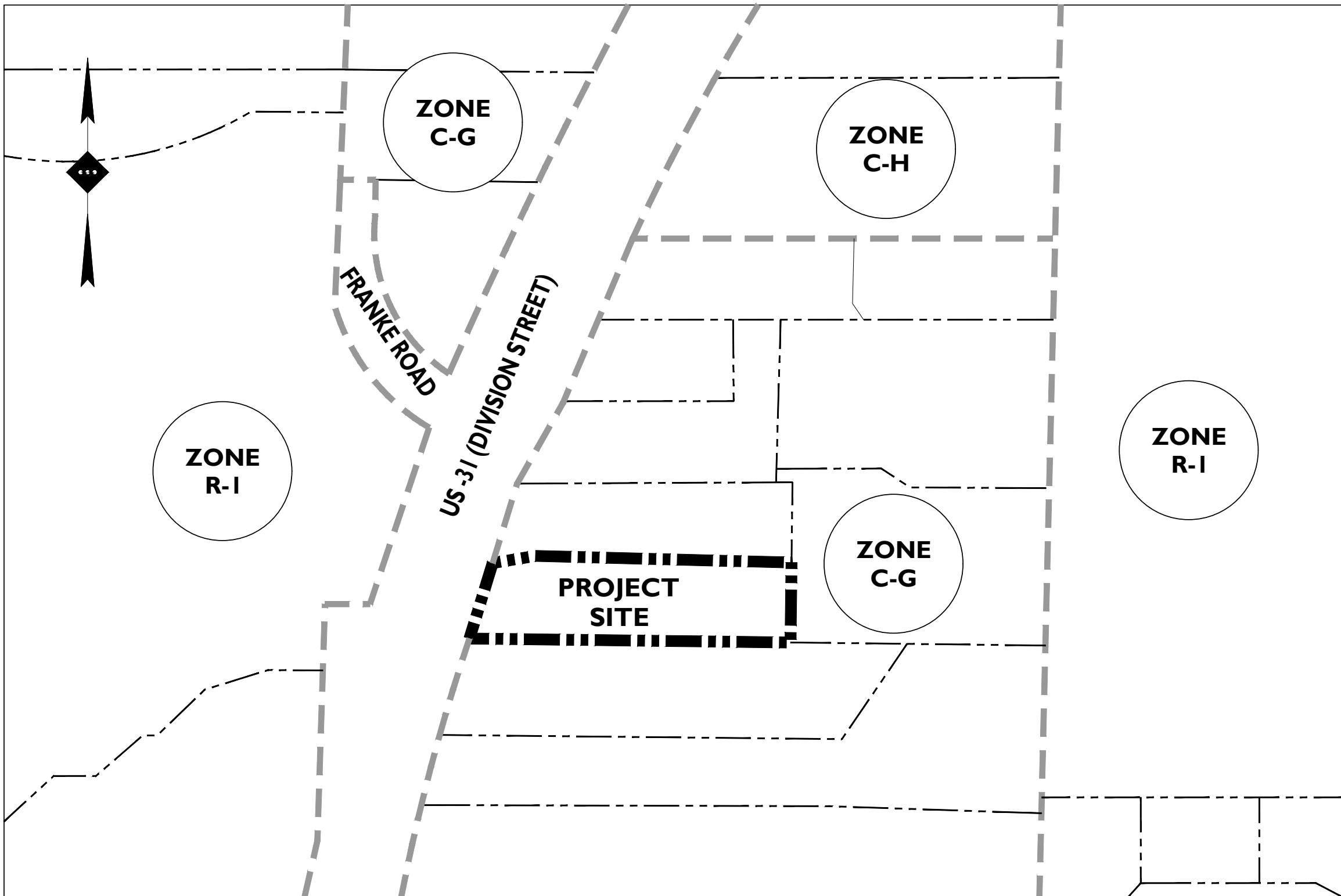
SCALE: 1" = 200'±

SITE DEVELOPMENT PLAN
FOR
3566 NORTH US-31
PROPOSED COMMERCIAL MULTI-USE
DEVELOPMENT WITH DRIVE-THROUGH

PARCEL ID: 05-016-016-65

3566 US-31

CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN



SOURCE: CHARTER TOWNSHIP OF GARFIELD ZONING MAP

ZONING MAP

SCALE: 1" = 200'±

APPLICANT

GARFIELD RETAIL MANAGEMENT
30200 TELEGRAPH ROAD, SUITE 205
BINGHAM FARMS, MICHIGAN 48205
248.646.9999
GABE@ALRIGUSA.COM

NOT APPROVED FOR CONSTRUCTION

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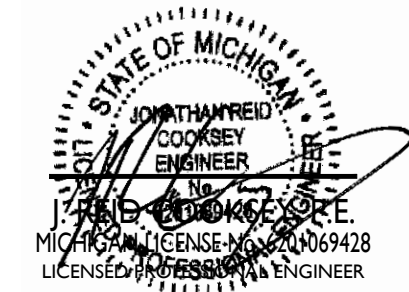
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SITE DEVELOPMENT PLAN

3566 NORTH US-31
PROPOSED COMMERCIAL MULTI-USE
DEVELOPMENT WITH
DRIVE-THROUGH

PARCEL: 05-016-016-65
3566 US-31
CITY OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



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SCALE: AS SHOWN PROJECT ID: DET-210409

TITLE:

COVER SHEET

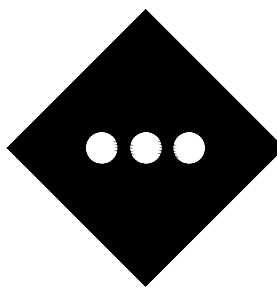
DRAWING:

C-1

PLANS PREPARED BY:



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PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY KEM-TEC, DATED 12/06/2021
 - ARCHITECTURAL PLANS
 - GEOTECHNICAL REPORT PREPARED BY TESTING ENGINEERS & CONSULTANTS, INC., DATED 05/04/2022
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

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

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
TOPOGRAPHIC SURVEY	1 OF 1
ARCHITECTURAL FLOOR PLAN AND ELEVATION	2 OF 2

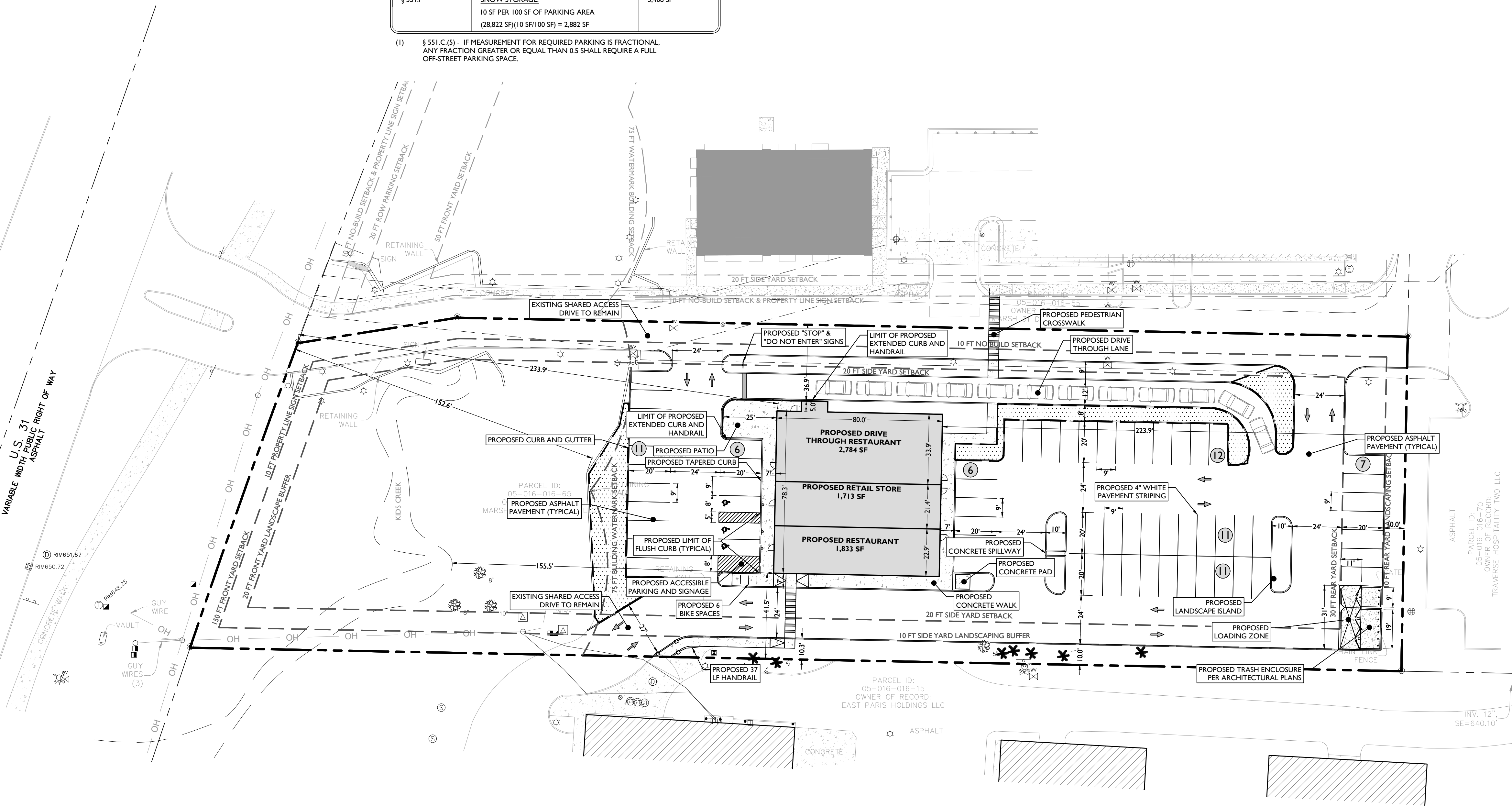
LAND USE AND ZONING		
PARCEL ID : 05-016-016-65		
HIGHWAY COMMERCIAL (C-H)		
PROPOSED USE	PERMITTED USE	PERMITTED USE
RESTAURANT WITH DRIVE-THRU	RESTAURANT WITH DRIVE-THRU	RESTAURANT WITH DRIVE-THRU
RETAIL STORE	RETAIL STORE	RETAIL STORE
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 AC)	89,823 SF (2.06 AC)
MINIMUM LOT WIDTH	100 FT	161.5 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MINIMUM FRONT YARD SETBACK	150 FT*	233.9 FT
MINIMUM SIDE YARD SETBACK (ONE)	20 FT	37.3 FT
MINIMUM SIDE YARD SETBACK (BOTH)	40 FT	78.8 FT
MINIMUM REAR YARD SETBACK	30 FT	223.9 FT
MINIMUM BUILDING CROSS SECTION	24 FT	25.3 FT
MINIMUM NO-BUILD SETBACK	10 FT	36.9 FT
MINIMUM BUILDING WATERMARK SETBACK	75 FT	155.5 FT
MINIMUM PROPERTY LINE SIGN SETBACK	10 FT	10.0 FT
MINIMUM FRONT YARD LANDSCAPING BUFFER	20 FT	152.6 FT (NC)
MINIMUM SIDE YARD LANDSCAPING BUFFER	10 FT	10.0 FT
MINIMUM REAR YARD LANDSCAPING BUFFER	10 FT	10.0 FT

(NC) NO CHANGE
(*) SUPPLEMENTAL HIGHWAY SETBACK OF 100 FT TO BE APPLIED TO PARCELS PARALLEL TO US-31

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 551.C	DRIVE-THROUGH RESTAURANT MINIMUM: 1 SPACE PER 150 SF OF FLOOR AREA (4,617 SF)/(150 SF) = 31 SPACES MAXIMUM: 1 SPACE PER 75 SF OF FLOOR AREA (4,617 SF)/(75 SF) = 62 SPACES RETAIL STORE MINIMUM: 1 SPACE PER 250 SF OF FLOOR AREA (1,713 SF)/(250 SF) = 7 SPACES MAXIMUM: 1 SPACE PER 150 SF OF FLOOR AREA (1,713 SF)/(150 SF) = 11 SPACES TOTAL (MINIMUM): 31+7 = 38 SPACES TOTAL (MAXIMUM): 62+11 = 73 SPACE	70 SPACES 12 STACKING
§ 551.B	90° PARKING: 9 FT X 20 FT W/ 20 FT AISLE	9 FT X 20 FT W/ 24 FT AISLE
§ 522.C.(1)	BICYCLE PARKING: 2 SPACES PER 25 PARKING SPACES (2 BIKE)/(70/25 SPACES) = 6 SPACES	6 SPACES
§ 522.C.(3)	BICYCLE PARKING DIMENSIONS: 2 FT X 6 FT W/ 5 FT AISLE	2 FT X 6 FT W/ 8 FT AISLE
§ 552.C.(5-49)	REQUIRED LOADING: 1 SPACE 10 FT X 20 FT	10 FT X 20 FT
§ 532.B.4	MINIMUM REQUIRED ISLAND WIDTH 10 FT	10 FT
§ 551.F	SNOW STORAGE: 10 SF PER 100 SF OF PARKING AREA (28,822 SF)/(10 SF/100 SF) = 2,882 SF	3,408 SF

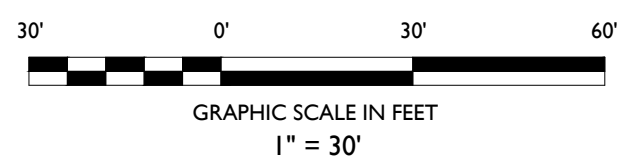
(1) § 551.C.(5) - IF MEASUREMENT FOR REQUIRED PARKING IS FRACTIONAL, ANY FRACTION GREATER OR EQUAL THAN 0.5 SHALL REQUIRE A FULL OFF-STREET PARKING SPACE.

PROPOSED SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - .	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
=====	PROPOSED EXTENDED CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
○ ○	PROPOSED HANDRAIL
W	PROPOSED BUILDING DOORS
■	PROPOSED SNOW STORAGE

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY, INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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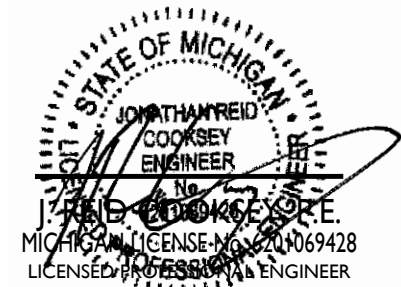
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PARCEL: 05-016-016-65
3566 US-31
CITY OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



STONEFIELD
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SCALE: 1" = 30' PROJECT ID: DET-210409

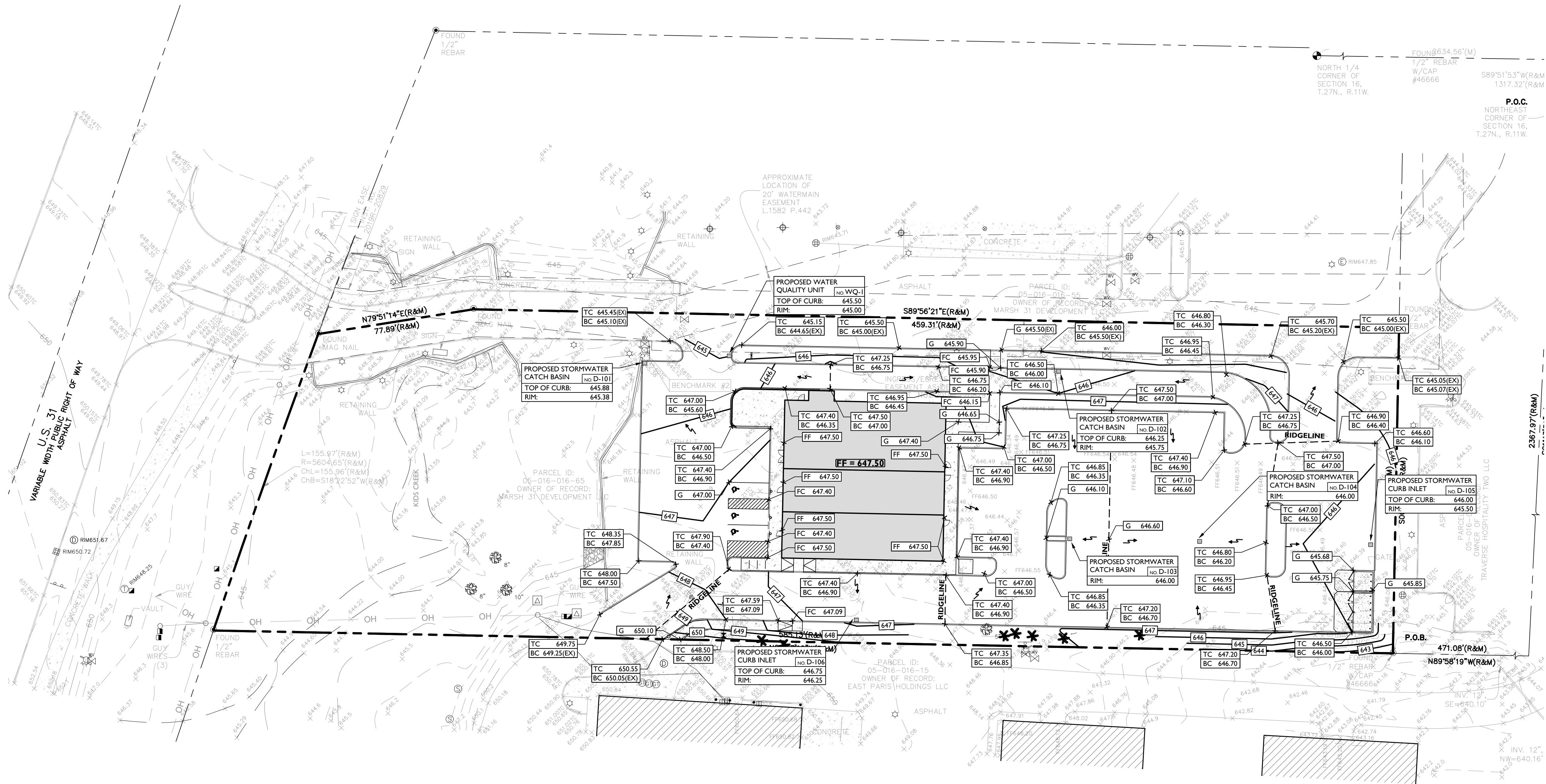
TITLE:

SITE PLAN

DRAWING:

C-3

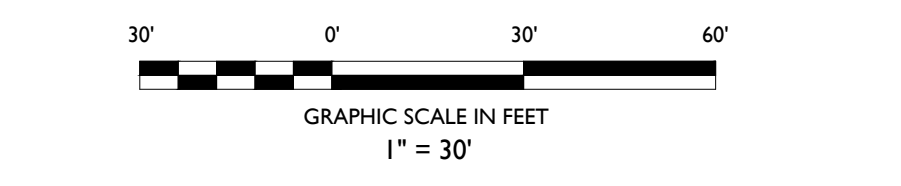
U:\STONEFIELD\CONSTRUCTION\CHARTER\DET-210409\ALING 356 NORTH US-31 CHARTER TOWNSHIP OF GARFIELD, INC\ADDITIONAL GRADING



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF PUMP PUMPS ARE UTILIZED, DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP; AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP ATM; AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4" INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4" INCHES AND 1/2" INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4" INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4" INCH.



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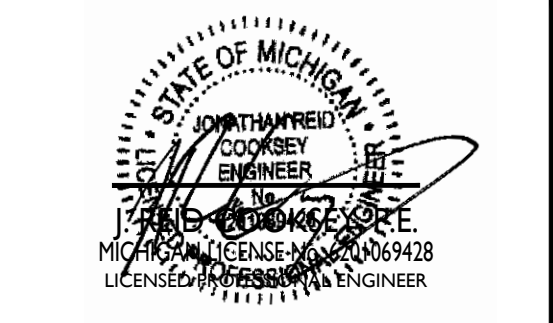
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PARCEL: 06-016-016-65
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GRAND TRAVERSE COUNTY, MICHIGAN



STONEFIELD
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SCALE: 1" = 30' PROJECT ID: DET-210409

TITLE: **GRADING PLAN**

DRAWING: **C-4**

Summary for Pond 2P: Retention Basin

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=181)

Inflow Area = 49,843 sf, 85.48% Impervious, Inflow Depth = 3.16" for 25-Year event
Inflow = 5.64 cfs @ 12.13 hrs, Volume= 13,140 cf
Outflow = 0.63 cfs @ 12.58 hrs, Volume= 13,146 cf, Atten= 89%, Lag= 27.1 min
Primary = 0.63 cfs @ 12.58 hrs, Volume= 13,146 cf
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Peak Elev= 643.21' @ 12.58 hrs Surf Area= 2,674 sf Storage= 5,149 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 64.3 min (815.0 - 750.7)

Volume	Invert	Avail. Storage	Storage Description
#1A 640.25'	2,421 cf	39.50'W x 67.70'L x 3.50'H Field A	9,359 cf of Overall = 3,308 cf of Embedded = 6,051 cf x 40.0% Voids
#2A 640.75'	3,308 cf	ADS StormTech SC-740 +Cap x 72 Inside #1	Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
		Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap	72 Chambers in 8 Rows
		5,728 cf Total Available Storage	

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1 Primary	640.25'	6,000 In/hr Exfiltration over Surface area above 640.00'	Conductivity to Groundwater Elevation = 636.00'
		Excluded Surface area = 0 sf	
#2 Secondary	643.50'	4.0" Vert. Office/Grate C= 0.600	

Primary OutFlow Max=0.63 cfs @ 12.58 hrs HW=643.21' (Free Discharge)

1=Exfiltration (Controls 0.63 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=640.25' (Free Discharge)

2=Office/Grate (Controls 0.00 cfs)

Pond 2P: Retention Basin - Chamber Wizard Field A

Chamber Model = ADS StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)

Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0' Wide + 6.0" Spacing = 57.0' C-C Row Spacing

9 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 65.70' Row Length +12.0" End Stone x 2 = 67.70'

Base Length

8 Rows x 51.0' Wide + 6.0" Spacing x 7 + 12.0" Side Stone x 2 = 39.50' Base Width

6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height

72 Chambers x 45.9 cf = 3,307.7 cf of Chamber Storage

9,359.1 cf of Field - 3,307.7 cf of Chambers = 6,051.4 cf of Stone x 40.0% Voids = 2,420.6 cf of Stone Storage

Chamber Storage + Stone Storage = 5,728.2 cf = 0.132 af

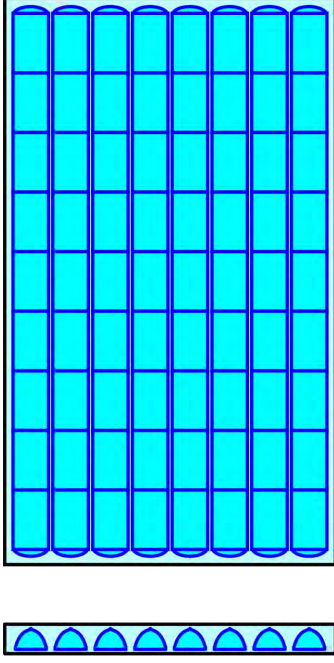
Overall Storage Efficiency = 61.2%

Overall System Size = 67.70' x 39.50' x 3.50'

72 Chambers

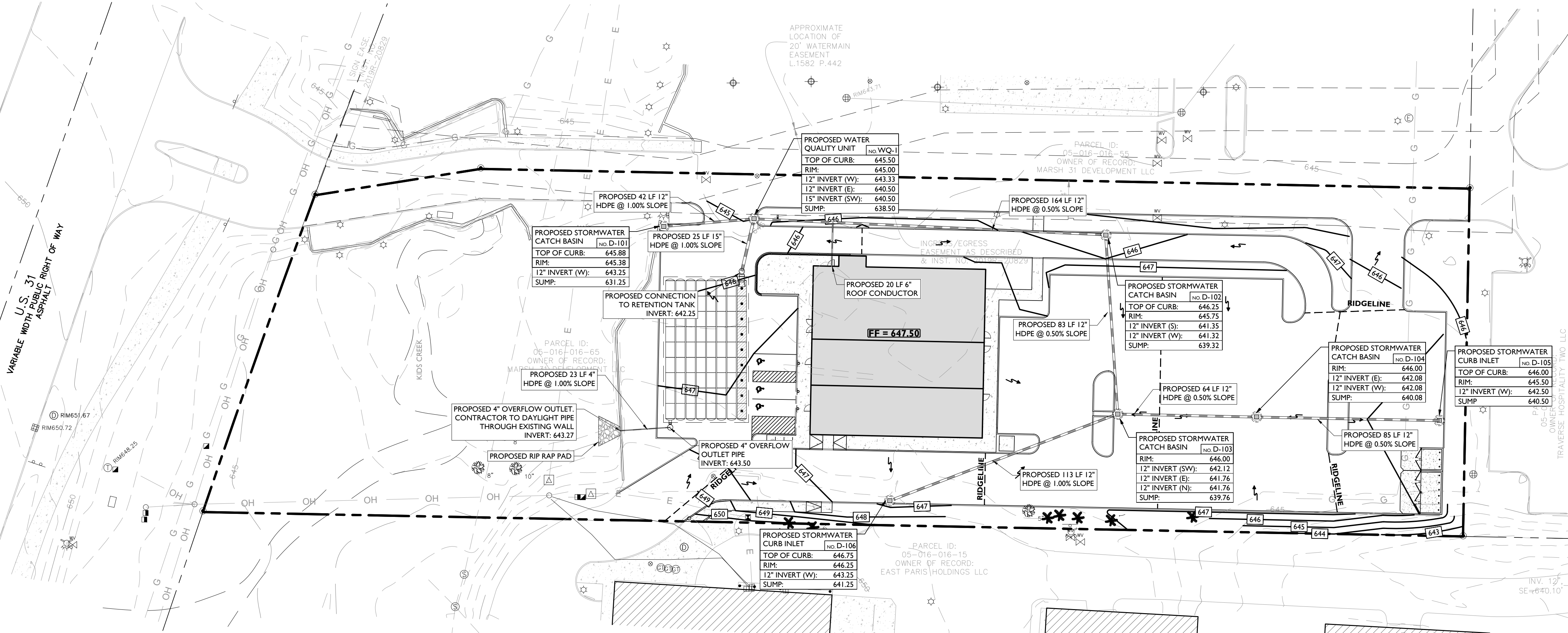
346.6 cy Field

224.1 cy Stone



Hydrograph for Pond 2P: Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
10.80	0.18	0	640.25	0.18	0.18	0.00
10.80	0.25	0	640.25	0.25	0.25	0.00
11.00	0.31	0	640.25	0.31	0.31	0.00
11.20	0.37	1	640.25	0.36	0.36	0.00
11.40	0.42	18	640.27	0.37	0.37	0.00
11.60	0.60	88	640.33	0.38	0.38	0.00
11.80	1.13	404	640.83	0.40	0.40	0.00
12.00	2.83	1,329	641.11	0.45	0.45	0.00
12.20	3.35	4,116	642.50	0.57	0.57	0.00
12.40	1.10	5,002	643.08	0.62	0.62	0.00
12.60	0.58	5,147	643.21	0.63	0.63	0.00
12.80	0.45	5,049	643.12	0.62	0.62	0.00
13.00	0.39	4,905	643.00	0.61	0.61	0.00
13.20	0.33	4,727	642.87	0.60	0.60	0.00
13.40	0.27	4,514	642.74	0.59	0.59	0.00
13.60	0.18	4,265	642.59	0.58	0.58	0.00
13.80	0.15	3,969	642.42	0.56	0.56	0.00
14.00	0.15	3,677	642.26	0.55	0.55	0.00
14.20	0.14	3,393	642.11	0.53	0.53	0.00
14.40	0.14	3,115	641.97	0.52	0.52	0.00
14.60	0.14	2,843	641.83	0.51	0.51	0.00
14.80	0.13	2,577	641.70	0.50	0.50	0.00
15.00	0.13	2,317	641.57	0.49	0.49	0.00
15.20	0.08	2,044	641.44	0.48	0.48	0.00
15.40	0.08	1,762	641.31	0.46	0.46	0.00
15.60	0.08	1,488	641.18	0.45	0.45	0.00
15.80	0.08	1,221	641.06	0.44	0.44	0.00
16.00	0.07	960	640.94	0.43	0.43	0.00
16.20	0.07	705	640.83	0.42	0.42	0.00
16.40	0.07	458	640.68	0.41	0.41	0.00
16.60	0.07	219	640.46	0.39	0.39	0.00
16.80	0.07	0	640.25	0.13	0.13	0.00
17.00	0.07	0	640.25	0.13	0.13	0.00
17.20	0.06	0	640.25	0.13	0.13	0.00
17.40	0.06	0	640.25	0.12	0.12	0.00
17.60	0.06	0	640.25	0.12	0.12	0.00
17.80	0.06	0	640.25	0.12	0.12	0.00
18.00	0.06	0	640.25	0.12	0.12	0.00
18.20	0.06	0	640.25	0.11	0.11	0.00
18.40	0.05	0	640.25	0.11	0.11	0.00
18.60	0.05	0	640.25	0.11	0.11	0.00
18.80	0.05	0	640.25	0.10	0.10	0.00
19.00	0.05	0	640.25	0.10	0.10	0.00
19.20	0.05	0	640.25	0.10	0.10	0.00
19.40	0.05	0	640.25	0.09	0.09	0.00
19.60	0.05	0	640.25	0.09	0.09	0.00
19.80	0.04	0	640.25	0.09	0.09	0.00
20.00	0.04	0	640.25	0.09	0.09	0.00
20.20	0.04	0	640.25	0.08	0.08	0.00
20.40	0.04	0	640.25	0.08	0.08	0.00
20.60	0.04	0	640.25	0.08	0.08	0.00
20.80	0.04	0	640.25	0.07	0.07	0.00
21.00	0.03	0	640.25	0.07	0.07	0.00



SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED STORMWATER STRUCTURES
---	PROPOSED STORMWATER PIPING
---	PROPOSED UNDERGROUND OUTLET STRUCTURE

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
- CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

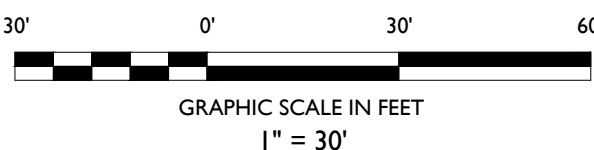
- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

- PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BASIN.
- ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
- THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
- DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
- FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

- THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
- NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



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SITE DEVELOPMENT PLAN

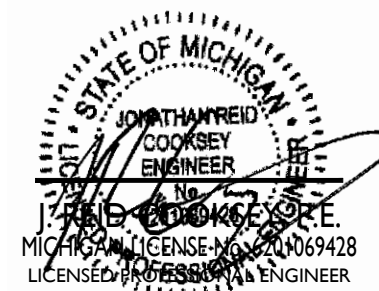
3566 NORTH US-31

PROPOSED COMMERCIAL MULTI-USE
DEVELOPMENT WITH
DRIVE-THROUGH

PARCEL: 06-016-016-65

3566 US-31

CITY OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



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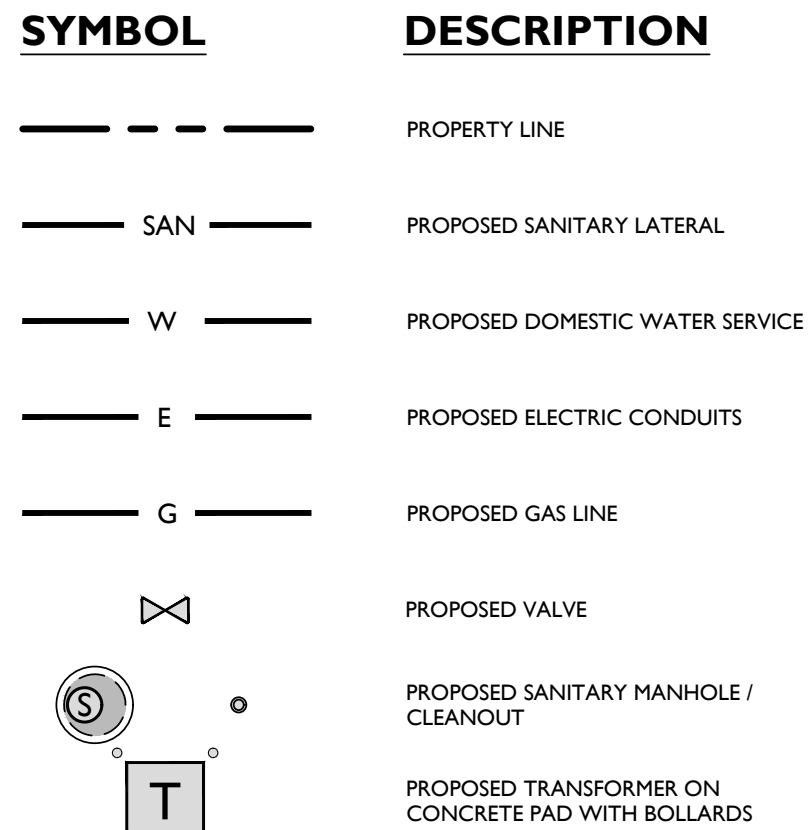
SCALE: 1" = 30' PROJECT ID: DET-210409

TITLE:

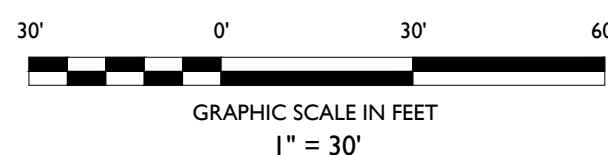
STORMWATER
MANAGEMENT PLAN

DRAWING:

C-5



- ## **DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONDUCT A HORIZONTAL SEVER SEPARATION SURVEY OF ALL LINES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN LLC IMMEDIATELY.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES INCURRED WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN SANITARY SEWER SERVICE AND WATER MAIN LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN LLC.
 5. IF THE EXISTING SANITARY SEWER SERVICE IS LESS THAN 18 INCHES FROM ANY EXISTING WATER MAIN LINES BY A MINIMUM DISTANCE OF 18 INCHES, IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN LLC.
 6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 FEET DEPTH) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER MAIN, SANITARY SEWER, GAS, AND IMPROVEMENTS TO CONFLICT WITH EXISTING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN LLC IN WRITING.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELEPHONY/COMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER LOWERED TO THE PROPOSED SLOPE GRADIENT.
 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DESIGN AND FIELD SURVEY. THE RECORD SET SHALL BE MAINTAINED. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE RECORD SET SUBMITTED WITH THE RECORD SET. THIS RECORD SET SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

[illegible]

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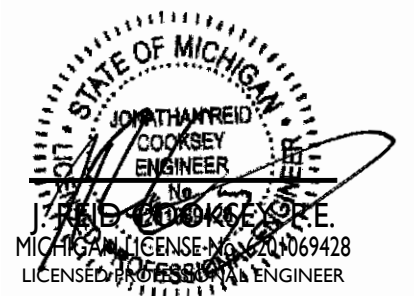
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

3566 NORTH US-31

PROPOSED COMMERCIAL MULTI-USE DEVELOPMENT WITH DRIVE-THROUGH

PARCEL: 06-016-016-65
3566 US-31
CITY OF GARFIELD



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SCALE:	1" = 30'	PROJECT ID: DET-210409
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UTILITY PLAN

DRAWING:

C-6



Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM)

Outdoor LED Area Light



Lumark

Type
Date



XTOR
CROSSTOUR
MAXX LED

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FIXTURE 'A, B & C' SPECIFICATION

FIXTURE 'D' SPECIFICATION

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 3,000 K	TYPE FT	0.9	LSI	MRM-LED-24L-SIL-FT-30-70CRI-H-IES
	B	1	MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 3,000 K	TYPE V	0.9	LSI	MRM-LED-18L-SIL-FT-30-70CRI-IES
	C	1	MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 3,000 K	TYPE V	0.9	LSI	MRM-LED-18L-SIL-FT-30-70CRI-IES
	D	6	LUMARK XTOR CROSSTOUR MAXX LED WALLPACK FIXTURE - 3,000 K	TYPE IV	0.9	EATON	XTOR8B-Y

LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 517.C.(1)	AVERAGE ILLUMINATED AREA LEVEL: 0.5 - 1.5 FC	1.3 FC
§ 517.C.(2)(a)	MAXIMUM AVERAGE ILLUMINATION LEVELS: MAIN PARKING AREA: 3.0 FC PERIPHERAL PARKING AREA: 2.0 FC MAIN DRIVE AREA: 5.0 FC BELOW LIGHTING FIXTURE: 20 FC	3.0 FC 1.8 FC 3.0 FC 19.8 FC
§ 517.C.(2)(b)	MAXIMUM PROPERTY LINE ILLUMINATION LEVEL: 2.0 FC	1.3 FC
§ 517.D.	MAXIMUM COLOR TEMPERATURE: 3,500 K	PROVIDED
§ 517.F.	MAXIMUM POLE HEIGHT: 35 FT	25 FT

SYMBOL

A (XX')

+xx



DESCRIPTION

PROPOSED LIGHTING FIXTURE
(MOUNTING HEIGHT)

PROPOSED LIGHTING INTENSITY
(FOOT CANDLES)

PROPOSED AREA LIGHT

PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

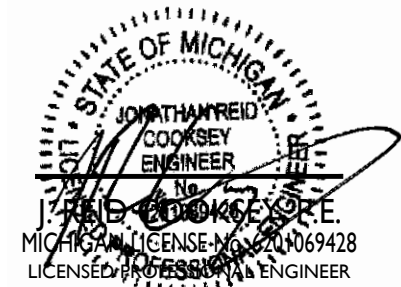
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

SITE DEVELOPMENT PLAN

3566 NORTH US-31

PROPOSED COMMERCIAL MULTI-USE DEVELOPMENT WITH DRIVE-THROUGH

PARCEL: 06-016-016-65
3566 US-31
CITY OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



SCALE: 1" = 30' PROJECT ID: DET-210409

TITLE:

LIGHTING PLAN

DRAWING:

C-7

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DESCRIPTION

DATE

ISSUE

BY

MSN

MSN

5/24/2021

4/20/2021

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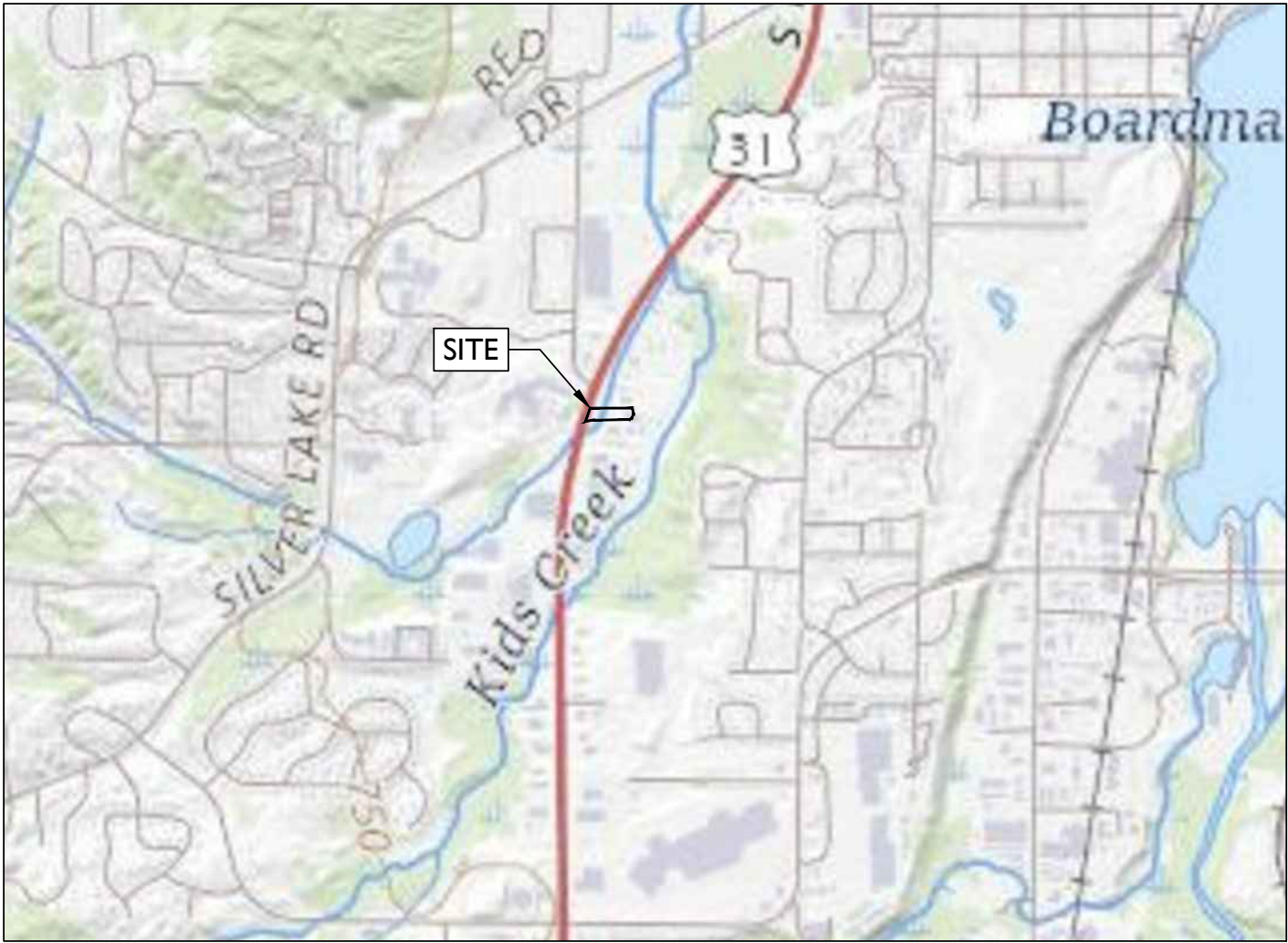
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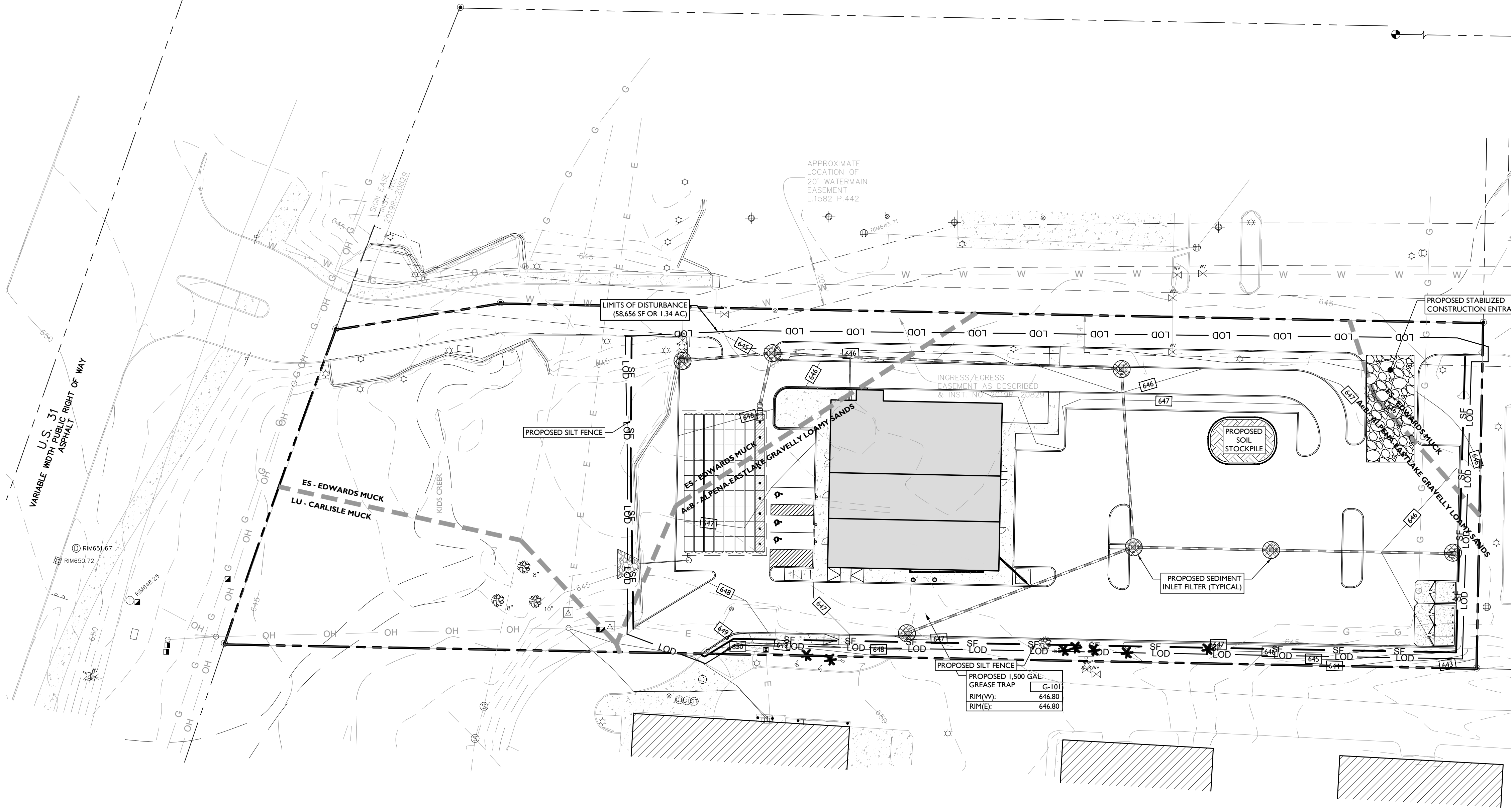
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SOURCE: USGS ONLINE MAPS

LOCATION MAP

SCALE: 1" = 2,000'±



SYMBOL

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

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

SEQUENCE OF CONSTRUCTION

1. INSTALLATION OF SOIL EROSION MEASURES (1 DAYS).
2. DEMOLITION OF EXISTING BUILDINGS (30 DAYS).
3. STORMWATER DRAINAGE CONSTRUCTION (10 DAYS).
4. SITE GRADING (10 DAYS).
5. BUILDING CONSTRUCTION (90 DAYS).
6. SITE PAVING AND STRIPING (5 DAYS).
7. REMOVE SOIL EROSION MEASURES (1 DAY).

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

SOIL CHARACTERISTICS CHART

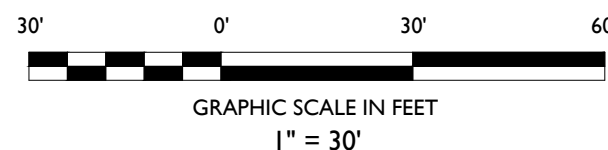
TYPE OF SOIL	EDWARDS MUCK (ES)
PERCENT OF SITE COVERAGE	31.9%
HYDROLOGIC SOIL GROUP	C/D
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.01 TO 0.14 IN / HR
DEPTH TO WATER TABLE	0 INCHES

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	ALPENA-EAST LAKE GRAVELLY LOAMY SANDS (AeB)
PERCENT OF SITE COVERAGE	57.8%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	1.9 TO 19.8 IN / HR
DEPTH TO WATER TABLE	>80 INCHES

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	CARLISLE MUCK (LU)
PERCENT OF SITE COVERAGE	10.3%
HYDROLOGIC SOIL GROUP	A/D
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.14 TO 14.17 IN / HR
DEPTH TO WATER TABLE	0 INCHES

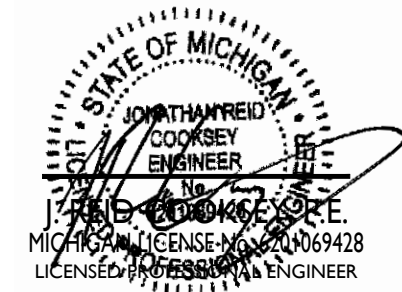


SITE DEVELOPMENT PLAN

3566 NORTH US-31

PROPOSED COMMERCIAL MULTI-USE DEVELOPMENT WITH DRIVE-THROUGH

PARCEL: 06-016-016-45
3566 US-31
CITY OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



SCALE: 1" = 30' PROJECT ID: DET-210409

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:

C-8

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REVISION	DATE	BY	DESCRIPTION
2	5/24/2022	MSN	SITE PLAN REVIEW RESUBMISSION
1	4/20/2022	MSN	SITE PLAN REVIEW



Plant Schedule						
Deciduous Trees	Code	Qty	Botanical Name	Common Name	Size	Container
	ACE	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL	B&B
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	6' - 7' HT	B&B
	CFL	5	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" - 2" CAL	B&B
	GIN	4	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" - 2.5" CAL	B&B
	GLE	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
	QUE	2	QUERCUS PHELLOS	WILLOW OAK	2" - 2.5" CAL	B&B
SHRUBS	Code	Qty	Botanical Name	Common Name	Size	Container
	CEA	14	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" - 30"	POT
	VIB	11	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	24" - 30"	POT
EVERGREEN SHRUBS	Code	Qty	Botanical Name	Common Name	Size	Container
	ICO	31	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT

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

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 530.F(2)	LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN 25% OF ANY SINGLE PLANT FEATURE	COMPLIES
§ 531.E	<p>NORTH COMMERCIAL TO COMMERCIAL BUFFER: TYPE B MINIMUM BUFFER WIDTH: 10 FT</p> <p>(2) LARGE TREES, (1) MEDIUM/SMALL TREE, & (4) SHRUBS PER 100 LF: 537 TOTAL LF</p> <p>2 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER (537 FT)²(2 TREE / 100 FT FRONTAGE) = 11 TREES</p> <p>1 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER (537 FT)¹(1 TREE / 100 FT FRONTAGE) = 6 TREES</p> <p>4 SHRUBS FOR EVERY 100 LF OF SHARED BORDER (537 FT)⁴(4 SHRUBS / 100 FT FRONTAGE) = 22 SHRUBS</p>	<p>PROVIDED</p> <p>7 TREE CREDITS*** 4 PROPOSED TREES</p> <p>6 TREES</p> <p>22 SHRUBS</p>
	<p>EAST COMMERCIAL TO COMMERCIAL BUFFER: TYPE B MINIMUM BUFFER WIDTH: 10 FT</p> <p>(2) LARGE TREES, (1) MEDIUM/SMALL TREE, & (4) SHRUBS PER 100 LF: 161 TOTAL LF</p> <p>2 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER (161 FT)²(2 TREE / 100 FT FRONTAGE) = 4 TREES</p> <p>1 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER (161 FT)¹(1 TREE / 100 FT FRONTAGE) = 2 TREES</p> <p>4 SHRUBS FOR EVERY 100 LF OF SHARED BORDER (161 FT)⁴(4 SHRUBS / 100 FT FRONTAGE) = 7 SHRUBS</p>	<p>PROVIDED</p> <p>4 TREES</p> <p>2 TREES</p> <p>7 SHRUBS</p>
	<p>SOUTH COMMERCIAL TO COMMERCIAL BUFFER: TYPE B MINIMUM BUFFER WIDTH: 10 FT</p> <p>(2) LARGE TREES, (1) MEDIUM/SMALL TREE, & (4) SHRUBS PER 100 LF: 585 TOTAL LF</p> <p>2 LARGE TREES FOR EVERY 100 LF OF SHARED BORDER (585 FT)²(2 TREE / 100 FT FRONTAGE) = 12 TREES</p> <p>1 MEDIUM TREES FOR EVERY 100 LF OF SHARED BORDER (585 FT)¹(1 TREE / 100 FT FRONTAGE) = 6 TREES</p> <p>4 SHRUBS FOR EVERY 100 LF OF SHARED BORDER (585 FT)⁴(4 SHRUBS / 100 FT FRONTAGE) = 24 SHRUBS</p>	<p>PROVIDED</p> <p>12 TREE CREDITS**</p> <p>2 TREE CREDITS** 4 PROPOSED TREES</p> <p>24 SHRUBS</p>
§ 531.G	<p>WEST COMMERCIAL TO ARTERIAL ROAD: TYPE D MINIMUM BUFFER WIDTH: 20 FT</p> <p>(4) LARGE TREES, (3) MEDIUM/SMALL TREES, & (3) EVERGREEN TREES PER 100 LF: 156 TOTAL LF</p> <p>4 LARGE TREES FOR EVERY 100 LF OF FRONTAGE (156 FT)⁴(4 TREE / 100 FT FRONTAGE) = 7 TREES</p> <p>3 MEDIUM TREES FOR EVERY 100 LF OF FRONTAGE (156 FT)³(3 TREE / 100 FT FRONTAGE) = 5 TREES</p> <p>3 EVERGREEN TREES FOR EVERY 100 LF OF FRONTAGE (156 FT)³(3 EVERGREEN TREES / 100 FT FRONTAGE) = 5 TREES</p>	<p>PROVIDED</p> <p>7 TREE CREDITS*</p> <p>5 TREE CREDITS*</p> <p>5 TREE CREDITS*</p>
	<p><u>INTERIOR LANDSCAPING AREAS</u></p> <p>10 SF PER PARKING SPACE (62 SPACES)(10 SF) = 620 SF</p>	3,363 SF
§ 532.B(4)		
§ 532.B(4)(c)	EACH INTERIOR LANDSCAPE AREA SHALL INCLUDE (1) CANOPY TREE PER 100 SF LANDSCAPE AREA (620 SF REQUIRED INTERIOR LANDSCAPES)(100 SF) = 6 TREES	6 TREES
§ 532.B(4)(e)	PLANTING STRIPS SHALL BE MINIMUM 10 FT WIDE	PROVIDED
§ 532.B(4)(f)	TREES SHALL BE PLANTED WITHIN AN ISLAND AT LEAST 10 FT WIDE X 18 FT DEEP	8 FT WIDE (W)

(P) TEN (10) EXISTING FRONTAGE TREES, FOR A TOTAL OF 24 TREE CREDITS, TO REMAIN. 17 CREDITS TO BE COUNTED TOWARDS BUFFER REQUIREMENTS.

(S) SEVEN (7) EXISTING TREES FOR A TOTAL OF 14 TREE CREDITS, ALONG SOUTHERN BUFFER TO REMAIN AND BE COUNTED TOWARD REQUIREMENT.

(S) TEN (10) EXISTING FRONTAGE TREES, FOR A TOTAL OF 24 TREE CREDITS, TO REMAIN. 7 CREDITS TO BE COUNTED TOWARDS BUFFER REQUIREMENTS.

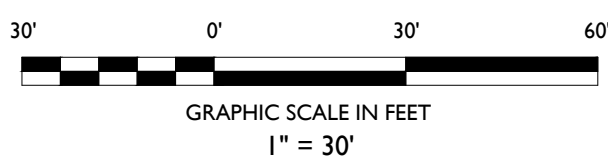


LANDSCAPING NOTES

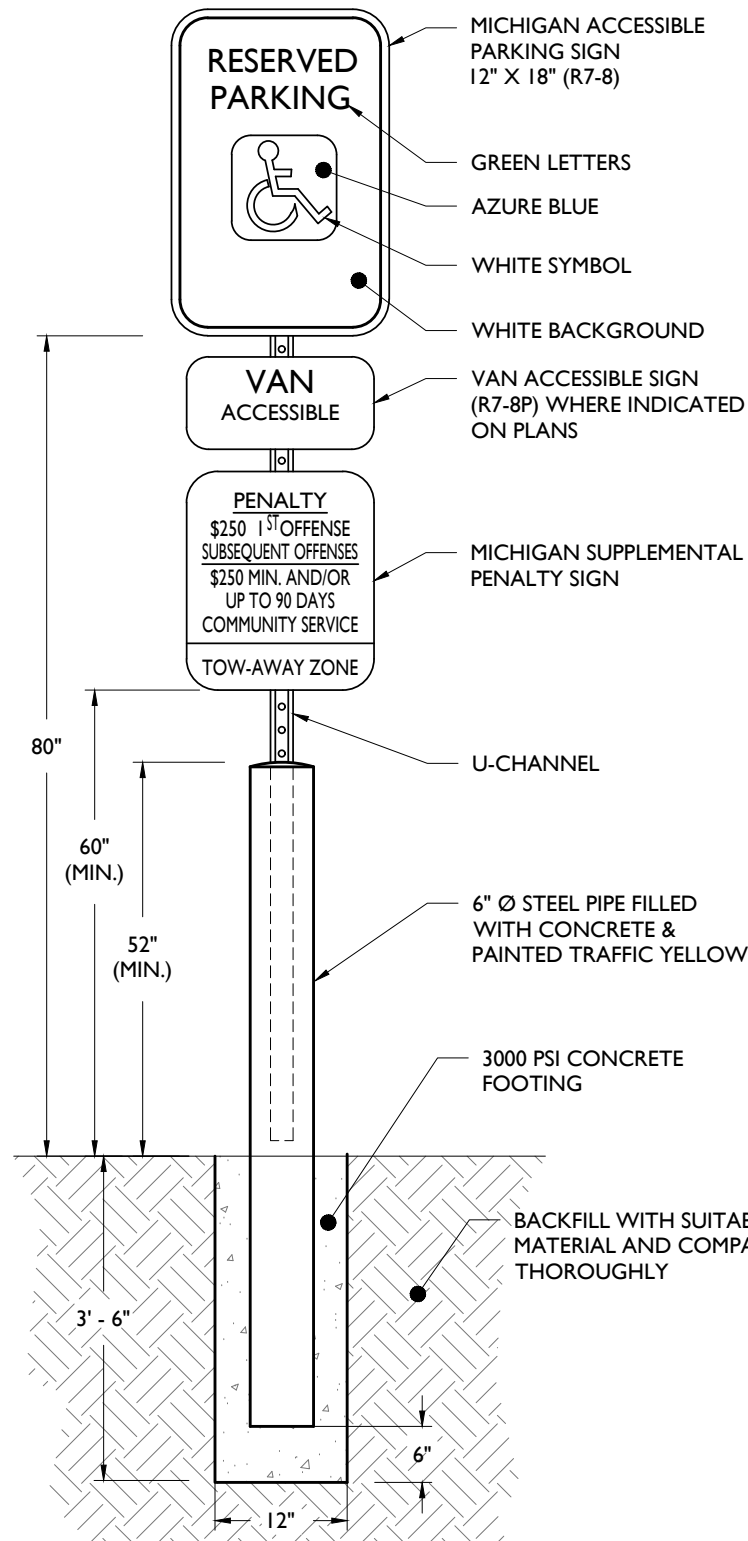
4. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
6. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH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

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO PROVIDE A MAXIMUM OF FIVE (5) SITE SPECIFIC PRESSURE READINGS MEASURED AT THE PRESSURE REDUCING DEVICES OR BOOSTER PUMPS. CONTRACTOR SHALL BE REQUIRED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.



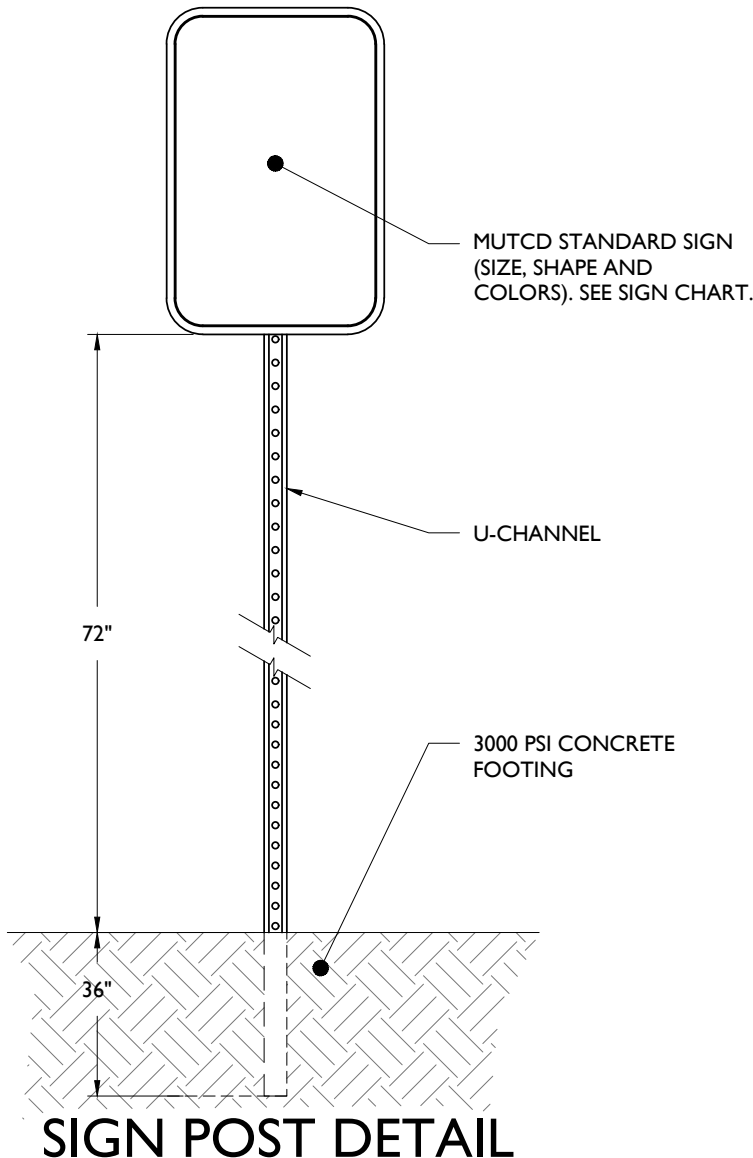
105 STONEYBROOK DRIVE, GARFIELD, MI 48226 (313) 482-2266



ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL



NOT TO SCALE

1



SIGN POST DETAIL

NOT TO SCALE

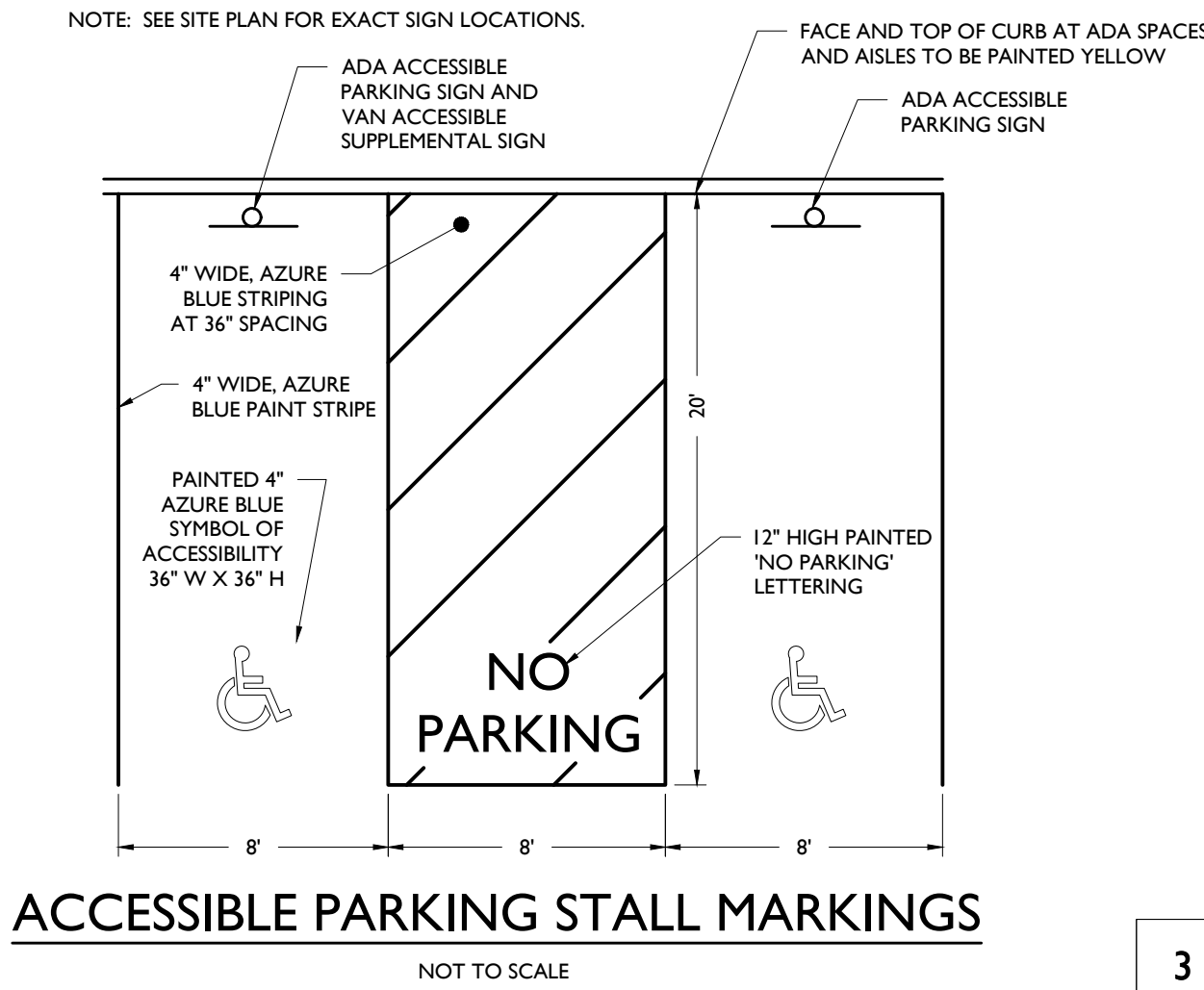
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		RED	WHITE	36"x36"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND

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

SIGN DATA TABLE

NOT TO SCALE

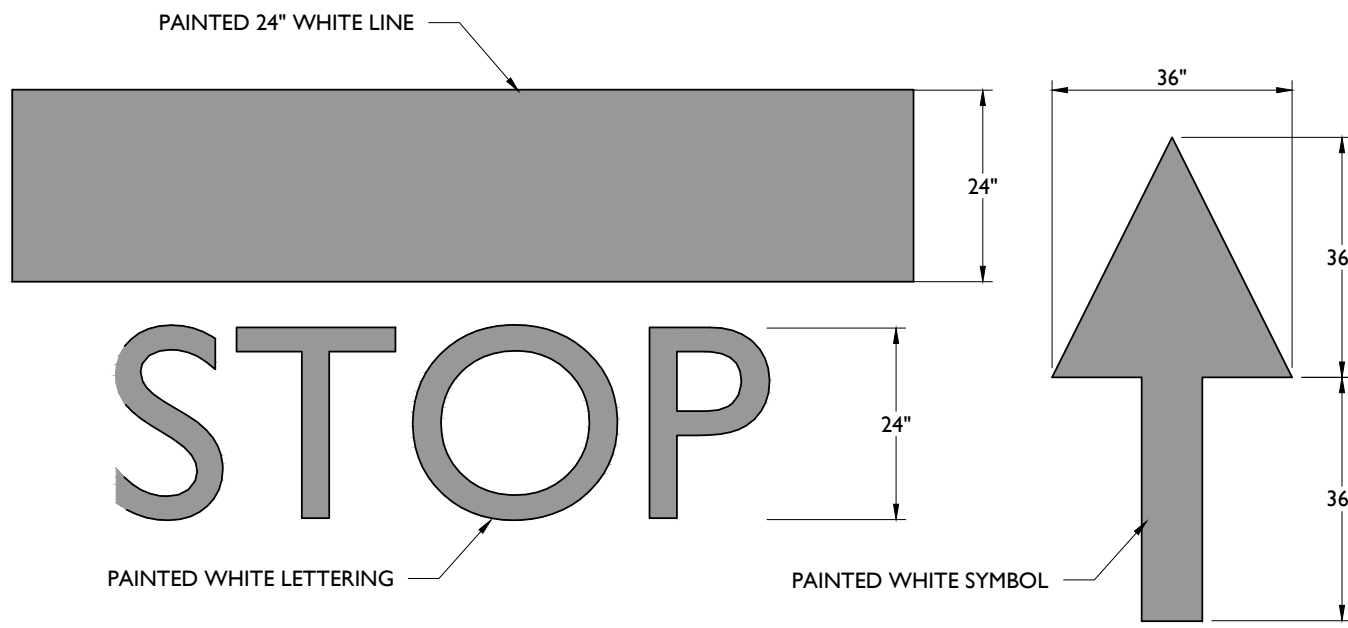
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ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

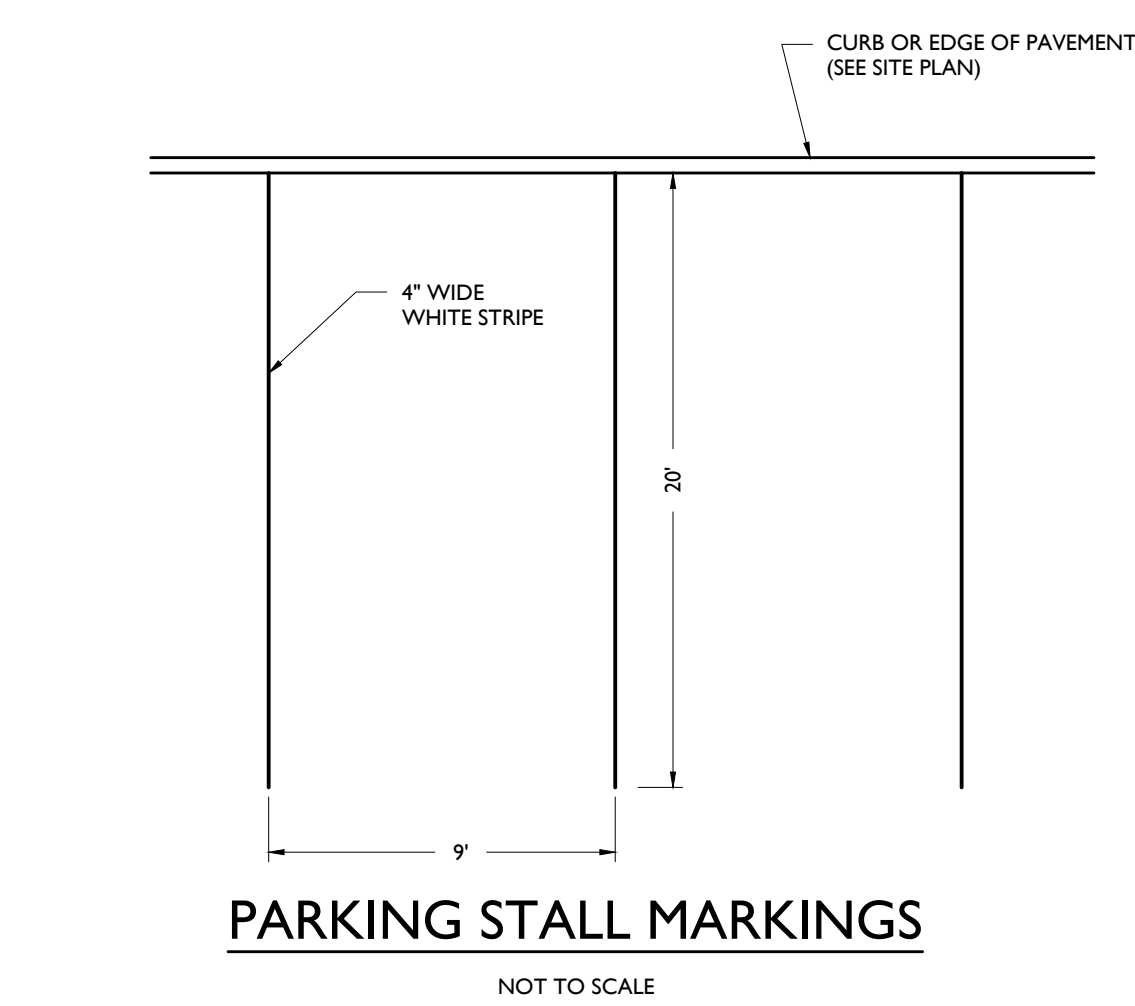
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STOP BAR & ARROW DETAILS

NOT TO SCALE

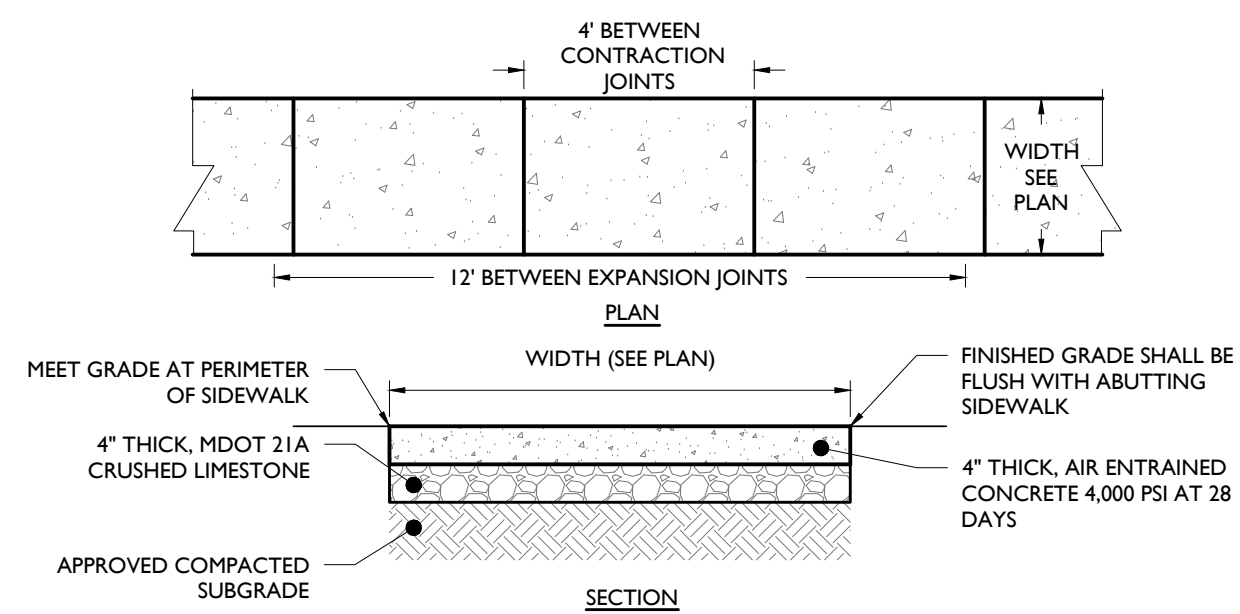
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PARKING STALL MARKINGS

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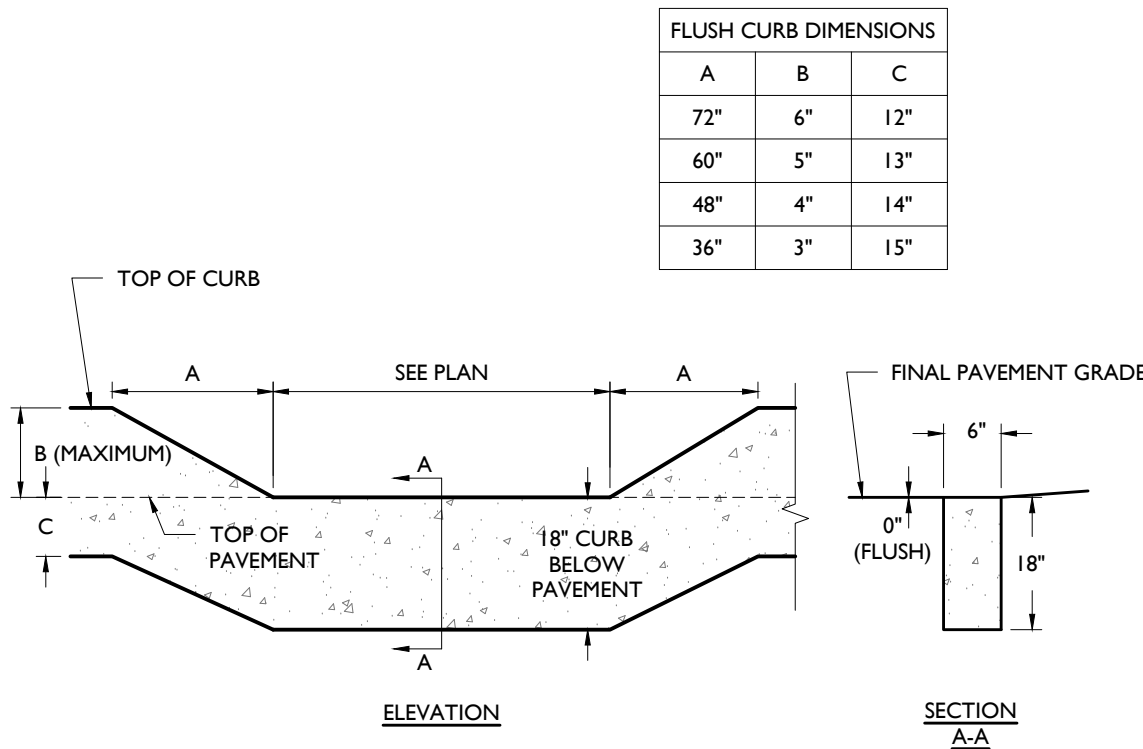
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CONCRETE WALKWAY DETAIL

NOT TO SCALE

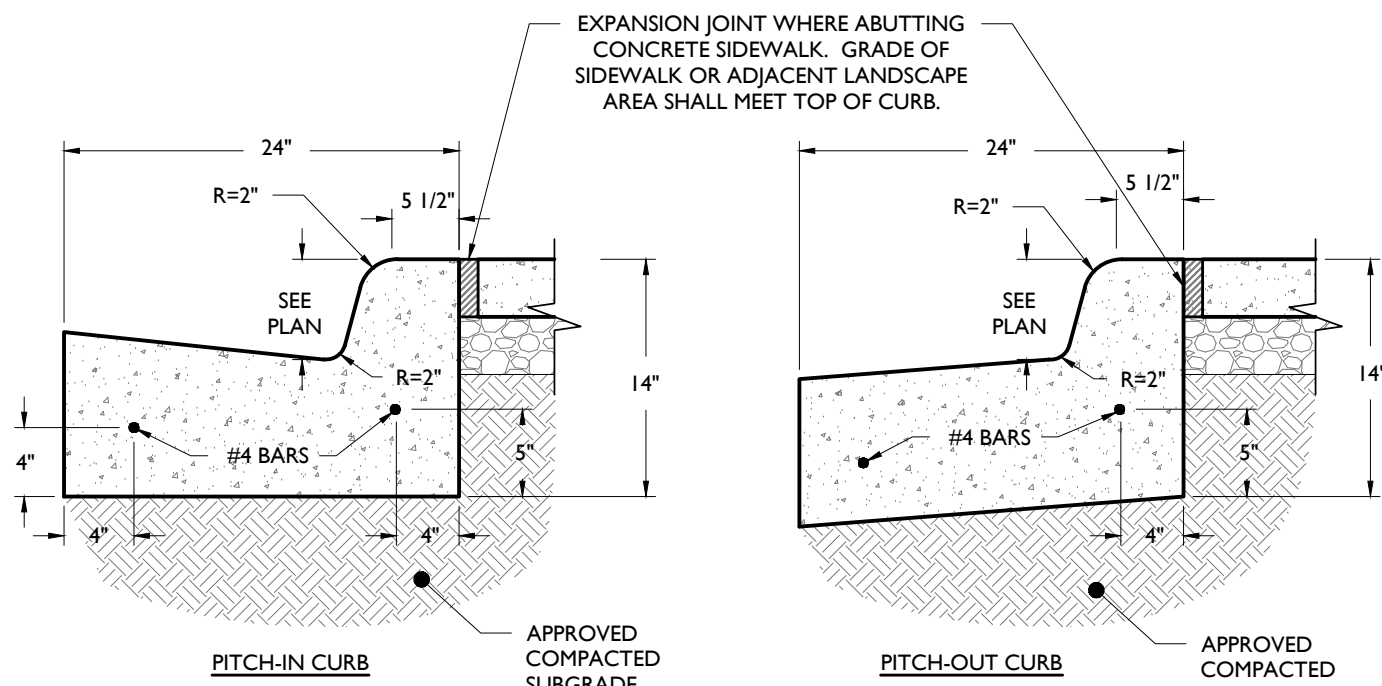
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FLUSH CURB DETAIL

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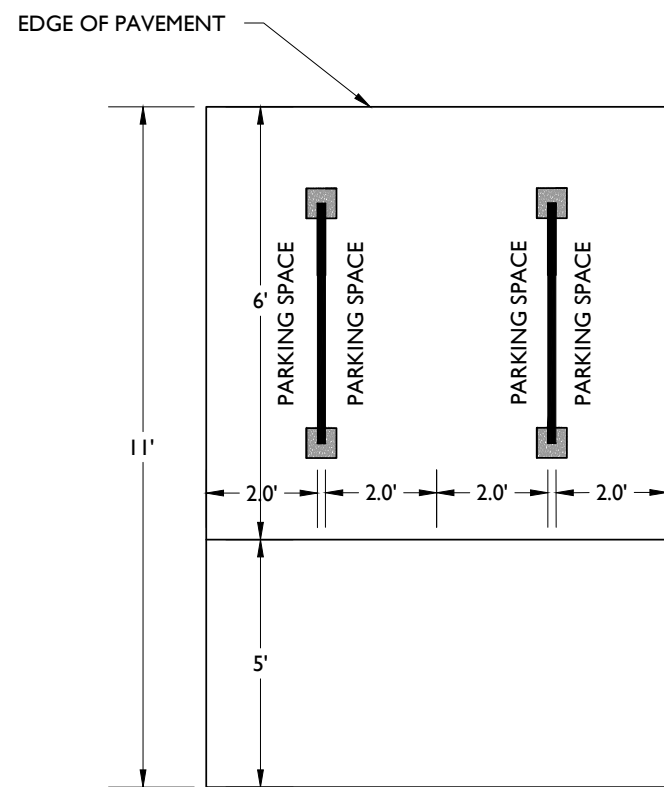
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CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

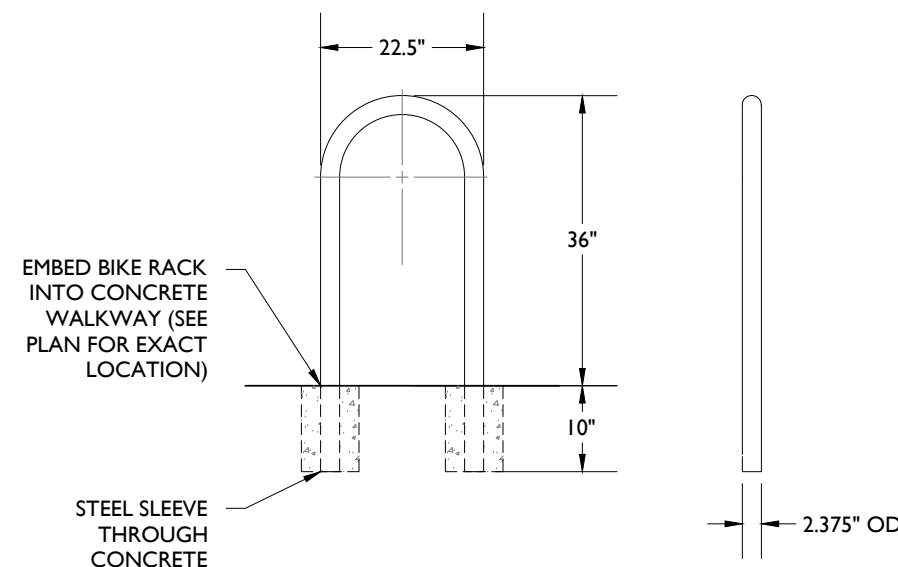
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BIKE RACK LAYOUT

NOT TO SCALE

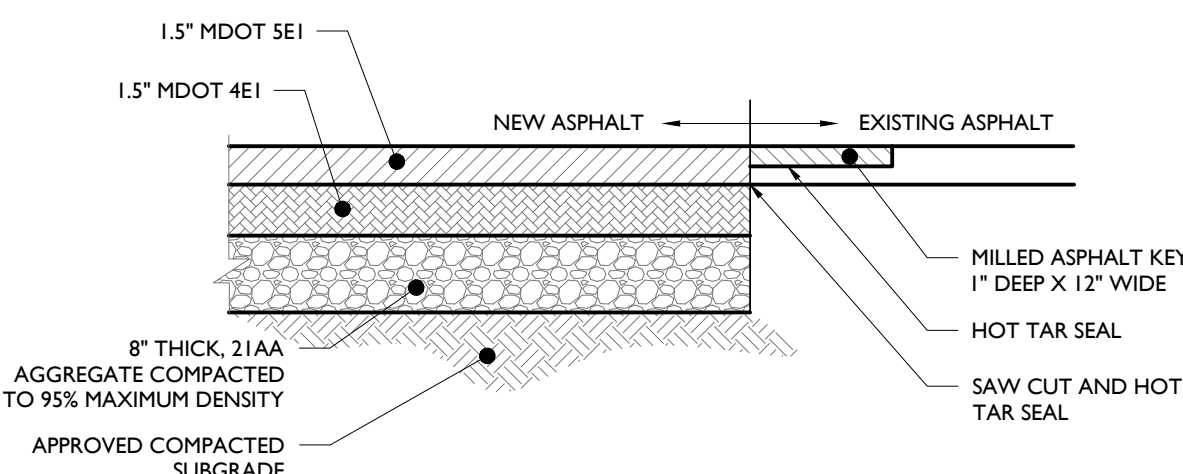
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HOOP RACK HD IN GROUND MOUNTED BIKE RACK DETAIL

NOT TO SCALE

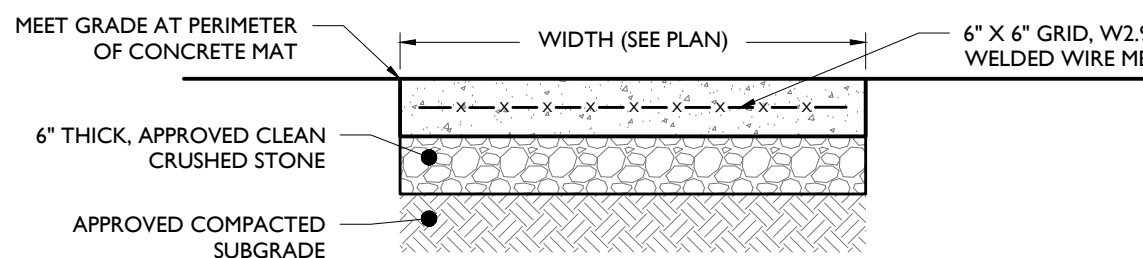
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FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

10



REINFORCED 6" CONCRETE MAT

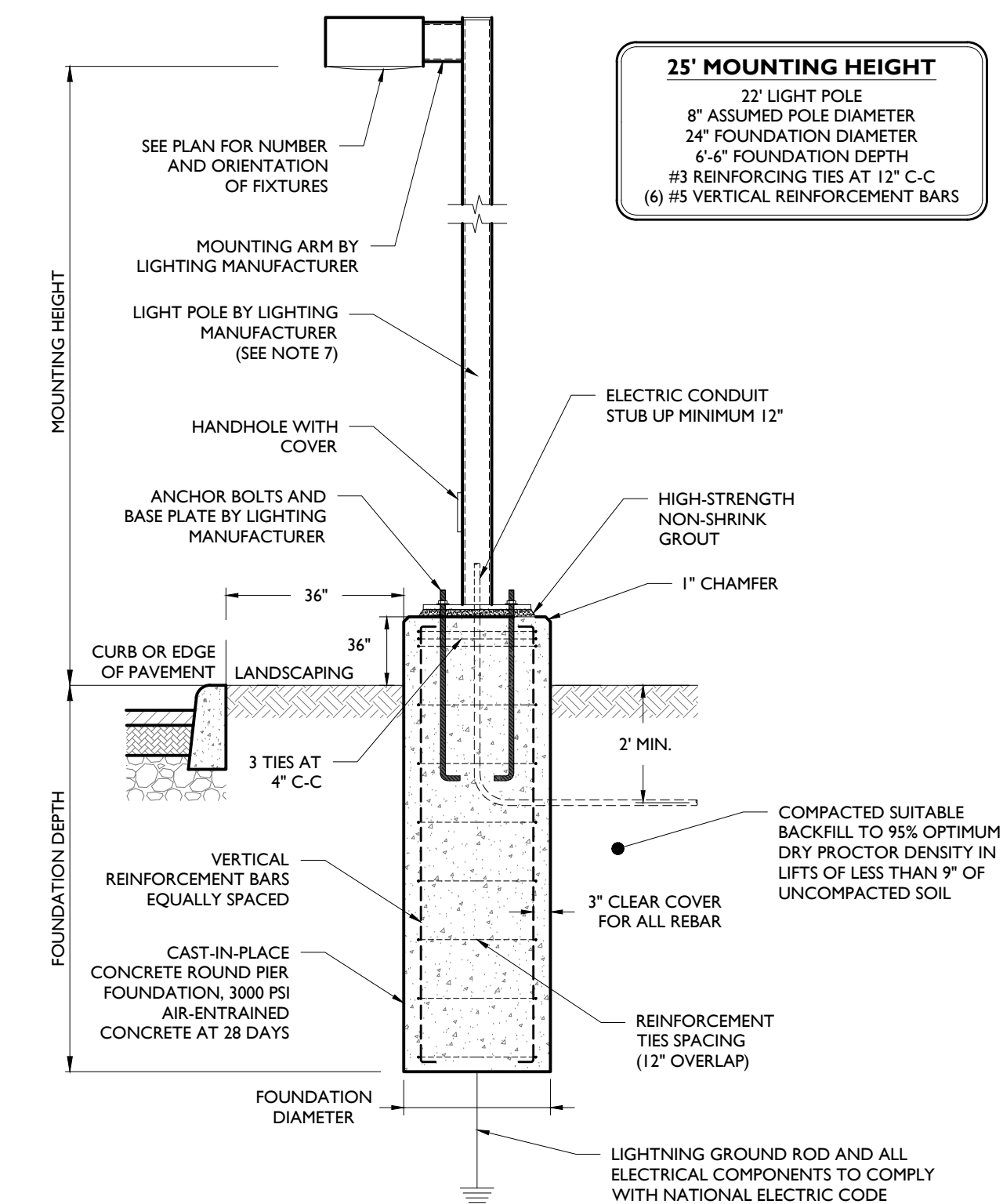
NOT TO SCALE

NOTE:
1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

11

NOTE:
1. BIKE RACK TO BE MANUFACTURED BY DERO BIKE RACKS OR APPROVED EQUAL.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

12



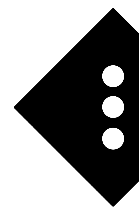
LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTE:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ASHSCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

13

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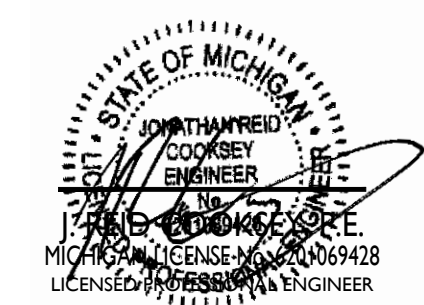
Phone 248.247.1115

SITE DEVELOPMENT PLAN

3566 NORTH US-31

PROPOSED COMMERCIAL MULTI-USE DEVELOPMENT WITH DRIVE-THROUGH

PARCEL: 06-016-016-65
3566 US-31
CITY OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN



STONEFIELD
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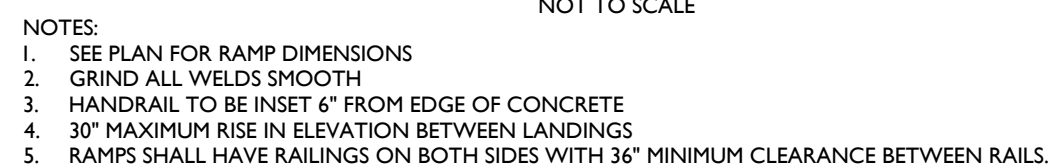
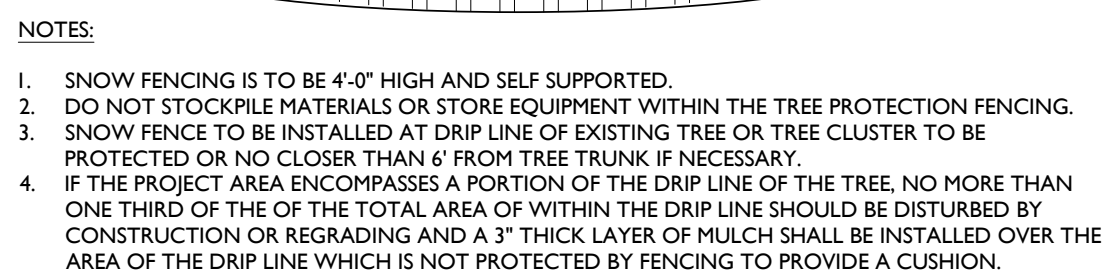
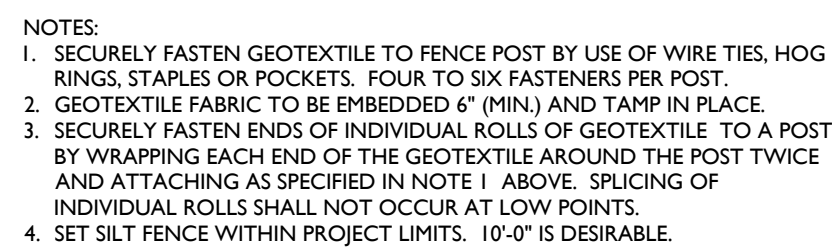
SCALE: AS SHOWN PROJECT ID: DET-210409

TITLE:

CONSTRUCTION
DETAILS

DRAWING:

C-11



NOTES

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE 66.2 FOR MANHOLE SIZING GUIDANCE.
- DU TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- THIS CHAMBER SYSTEM WILL REQUIRE ELEVATION AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.

NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



4640 TREMAN BLVD
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1-800-233-7273

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Chimney System

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DATE: _____

DRAWN BY: _____

PROJECT #: _____

CHECKED: N/A

DATE: _____

DRAWN BY: _____

PROJECT #: _____

CHECKED: N/A

4640 TREMAN BLVD
ANN ARBOR, MI 48106
1-800-233-7273

DET: 210409
GARFIELD, MI

NOT TO SCALE



607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

3566 NORTH US-31

PROPOSED COMMERCIAL MULTI-USE DEVELOPMENT WITH DRIVE-THROUGH

PARCEL: 06-016-016-65
3566 US-31
CITY OF GARFIELD
GRAND TRAVERSE CO



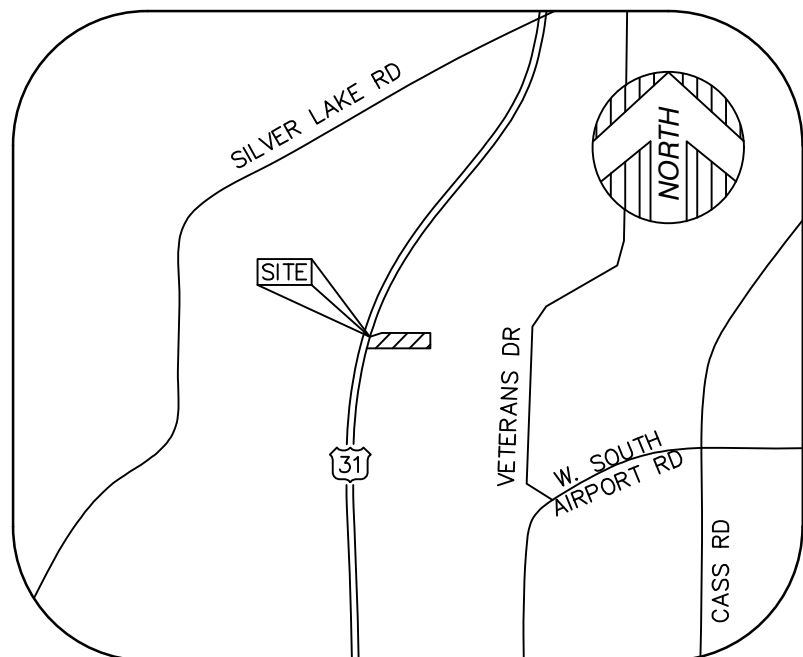
SCALE: AS SHOWN	PROJECT ID: DET-210409
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TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

C-12



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 1 STALL
STANDARD PARKING = 7 STALLS

PARCEL AREA

89,823± SQUARE FEET = 2.06± ACRES

BASIS OF BEARING

SOUTH 89°51'53" WEST, BEING THE NORTH LINE OF SECTION 16, AS DESCRIBED.

BENCHMARK

SITE BENCHMARK #1
ARROW ON FIRE HYDRANT.
ELEVATION = 648.49' (NAVD 88)

SITE BENCHMARK #2
ARROW ON FIRE HYDRANT.
ELEVATION = 648.53' (NAVD 88)

ZONING REGULATIONS

CH- HIGHWAY COMMERCIAL DISTRICT

*MINIMUM LOT AREA PER DWELLING UNIT - 10,000 SQUARE FEET
*MINIMUM LOT WIDTH PER DWELLING UNIT - 100 FEET

*MINIMUM BUILDING CROSS SECTION WIDTH - 24 FEET
*REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET -
FRONT - 100 FEET FROM CENTERLINE OF R.O.W.
SIDE - 20 FEET
REAR - 30 FEET

*MAXIMUM HEIGHT IN FEET - 35 FEET

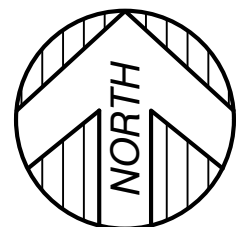
NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CHARTER TOWNSHIP OF GARFIELD WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:

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

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26055C0207C, DATED 8/28/2018, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEYOR'S NOTES

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

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

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

LEGEND

	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	GROUND ELEVATION
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC PANEL
	ELECTRIC RISER
	TRANSFORMER
	UTILITY POLE
	GAS METER
	GAS VALVE
	VENT PIPE
	TELEPHONE MANHOLE
	TELEPHONE RISER
	CABLE TV RISER
	CLEANOUT
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
	GREASE TRAP
	BOLLARD
	LIGHTPOST/LAMP POST
	SINGLE POST SIGN
	DOUBLE POST SIGN
	SOIL BORING
	HANDICAP PARKING
	DECIDUOUS TREE (AS NOTED)
	CONIFEROUS TREE (AS NOTED)
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	EASEMENT (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	CONCRETE CURB
	RAISED CONCRETE
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF BRICK
	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
	ELECTRIC LINE
	UNDERGROUND CABLE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	UNDERGROUND PIPE (AS NOTED)
	EDGE OF WATER (AS NOTED)
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE

PROPERTY DESCRIPTION

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

PARCEL 1-A
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 16, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 89°51'53" WEST, 1317.32 FEET, ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 01°43'36" WEST, 2367.97 FEET, ALONG THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 89°58'19" WEST, 471.08 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°58'19" WEST, 585.13 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR HIGHWAY U.S.-31 AND M-37; THENCE NORTHEASTERLY, 155.94 FEET, ALONG THE ARC OF A 5604.65 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 18°22'52" EAST, 155.94 FEET; THENCE NORTH 79°51'14" EAST, 77.89 FEET; THENCE SOUTH 89°56'21" EAST, 459.31 FEET; THENCE SOUTH 00°00'31" WEST, 161.50 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A VARIABLE WIDTH EASEMENT FOR INGRESS AND EGRESS IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 16, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 89°51'53" WEST, 1317.32 FEET, ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 01°43'36" WEST, 2367.97 FEET, ALONG THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 89°58'19" WEST, 1056.21 FEET, FO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR HIGHWAY U.S.-31 AND M-37; THENCE NORTHEASTERLY, 138.75 FEET, ALONG THE ARC OF A 5604.465 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 18°17'35" EAST, 138.75 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 79°51'14" EAST, 84.95 FEET; THENCE SOUTH 89°56'21" EAST, 87.35 FEET; THENCE SOUTH 00°00'06" WEST, 4.63 FEET; THENCE SOUTH 89°27'17" EAST, 13.99 FEET; THENCE NORTH 89°45'48" EAST, 128.18 FEET; THENCE NORTH 89°26'36" EAST, 42.21 FEET, TO A POINT ON AN EXISTING BUILDING; THENCE NORTH 00°00'00" EAST, 0.71 FEET, ALONG SAID BUILDING; THENCE NORTH 89°41'18" EAST, 2.56 FEET, ALONG SAID BUILDING; THENCE SOUTH 01°46'51" EAST, 0.75 FEET, ALONG SAID BUILDING; THENCE NORTH 89°55'11" EAST, 43.23 FEET,

ALONG SAID BUILDING; THENCE NORTH 89°59'24" EAST, 78.61 FEET; THENCE SOUTH 87°44'20" EAST, 40.37 FEET; THENCE SOUTH 89°56'21" EAST, 41.48 FEET; THENCE NORTH 00°19'40" WEST, 50.48 FEET; THENCE NORTHEASTERLY, 15.23 FEET, ALONG A 24.50 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 17°28'53" EAST, 14.89 FEET; THENCE NORTH 35°17'27" EAST, 30.04 FEET; THENCE NORTHEASTERLY, 36.55 FEET, ALONG A 59.50 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 17°41'35" EAST, 35.98 FEET; THENCE NORTH 00°05'44" EAST, 334.48 FEET; THENCE NORTH 89°59'41" WEST, 64.17 FEET, TO A POINT ON AN EXISTING INGRESS & EGRESS EASEMENT AS RECORDED IN LIBER 1158, PAGE 065, GRAND TRAVERSE COUNTY REGISTER OF DEEDS; THENCE SOUTH 01°42'17" WEST, 30.01 FEET; THENCE THE EASTERLY LINE OF SAID RECORDED EASEMENT; THENCE SOUTH 89°59'41" EAST, 21.28 FEET; THENCE SOUTHEASTERLY, 36.23 FEET, ALONG THE ARC OF A 33.50 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 30°53'10" EAST, 34.49 FEET; THENCE SOUTH 00°05'44" WEST, 274.85 FEET; THENCE SOUTHWESTERLY, 20.58 FEET, ALONG THE ARC OF A 33.50 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 17°41'35" WEST, 20.24 FEET; THENCE SOUTH 35°17'27" WEST, 30.04 FEET; THENCE SOUTHWESTERLY, 28.43 FEET, ALONG THE ARC OF A 50.50 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 19°09'50" WEST, 28.05 FEET; THENCE SOUTHWESTERLY, 35.69 FEET, ALONG THE ARC OF A 23.50 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 46°32'56" WEST, 32.36 FEET; THENCE NORTH 89°56'21" WEST, 313.59 FEET; THENCE NORTH 76°34'28" WEST, 17.30 FEET; THENCE NORTH 89°56'21" WEST, 100.48 FEET; THENCE SOUTH 79°48'37" WEST, 50.25 FEET; THENCE NORTH 84°36'34" WEST, 18.42 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR HIGHWAY M-37 AND U.S.-31; THENCE SOUTHWESTERLY, 40.02 FEET, ALONG THE ARC OF A 5604.65 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 19°12'25" WEST, 40.02 FEET, TO THE POINT OF BEGINNING OF SAID EASEMENT.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. TC13-100519, DATED 11/04/2021, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

19. HIGHWAY EASEMENT RELEASE IN FAVOR OF THE STATE OF MICHIGAN, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 162, PAGE 212 AND LIBER 162, PAGE 214. (EASEMENT LIES WITHIN RIGHT OF WAY, SEE DOCUMENT FOR TERMS AND CONDITIONS)

20. TERMS, CONDITIONS, PROVISIONS AND EASEMENT(S) CONTAINED IN WARRANTY DEED RECORDED IN LIBER 430, PAGE 527. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

21. GRANT OF NON-EXCLUSIVE EASEMENT, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 430, PAGE 566, AND PARTIAL RELEASE OF NON-EXCLUSIVE EASEMENT RECORDED IN INSTRUMENT NO. 2021R-16153. (EASEMENT WAS RELEASED, THEREFORE EASEMENT IS NOT SHOWN)

22. RIGHT-OF-WAY EASEMENT IN FAVOR OF CHERRYLAND RURAL ELECTRIC CO-OPERATIVE ASSOCIATION, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 431, PAGE 544. (BLANKET EASEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

23. TERMS, CONDITIONS, PROVISIONS AND EASEMENT CONTAINED IN COVENANT DEED RECORDED IN LIBER 1158, PAGE 65. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

24. EASEMENT FOR PUBLIC AND PRIVATE UTILITIES IN FAVOR OF THE CHARTER TOWNSHIP OF GARFIELD, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 1582, PAGE 442. (AS SHOWN)

25. DECLARATION OF EASEMENTS FOR INGRESS AND EGRESS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN INSTRUMENT NO. 2019R-20829. (AS SHOWN)

26. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ROAD MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NO. 2019R- 20836. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

27. MATTERS REFERENCED ON CERTIFICATE OF SURVEY RECORDED IN INSTRUMENT NO. 2020S-00086. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

28. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE DRIVE ACCESS EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2021R-05391. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

29. DECLARATION OF EASEMENTS FOR INGRESS AND EGRESS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN INSTRUMENT NO. 2021R-21989. (BLANKET EASEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

30. CERTIFICATE OF APPROVAL (WITH CONDITIONS) - LAND DIVISION APPLICATION RECORDED IN INSTRUMENT NO. 2019R-20830; CERTIFICATE OF APPROVAL - BOUNDARY ADJUSTMENT APPLICATION RECORDED IN INSTRUMENT NO. 2019R-20831; CERTIFICATE OF APPROVAL - LAND DIVISION APPLICATION RECORDED IN INSTRUMENT NO. 2021R-21988 (SEE DOCUMENT FOR TERMS AND CONDITIONS)

31. TERMS, CONDITIONS, PROVISIONS AND EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN INSTRUMENT NO. 2015R-22285 AND QUIT CLAIM DEED RECORDED IN LIBER 2019R-20832. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

32. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN LIBER 1048, PAGE 232. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; TITLE CONNECT; AND ALRIG USA ACQUISITIONS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 11A, 11B, 13, 14, 16, 17, 18, AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 11/18/21.

DATE OF PLAT OR MAP: 12/06/21

DRAFT

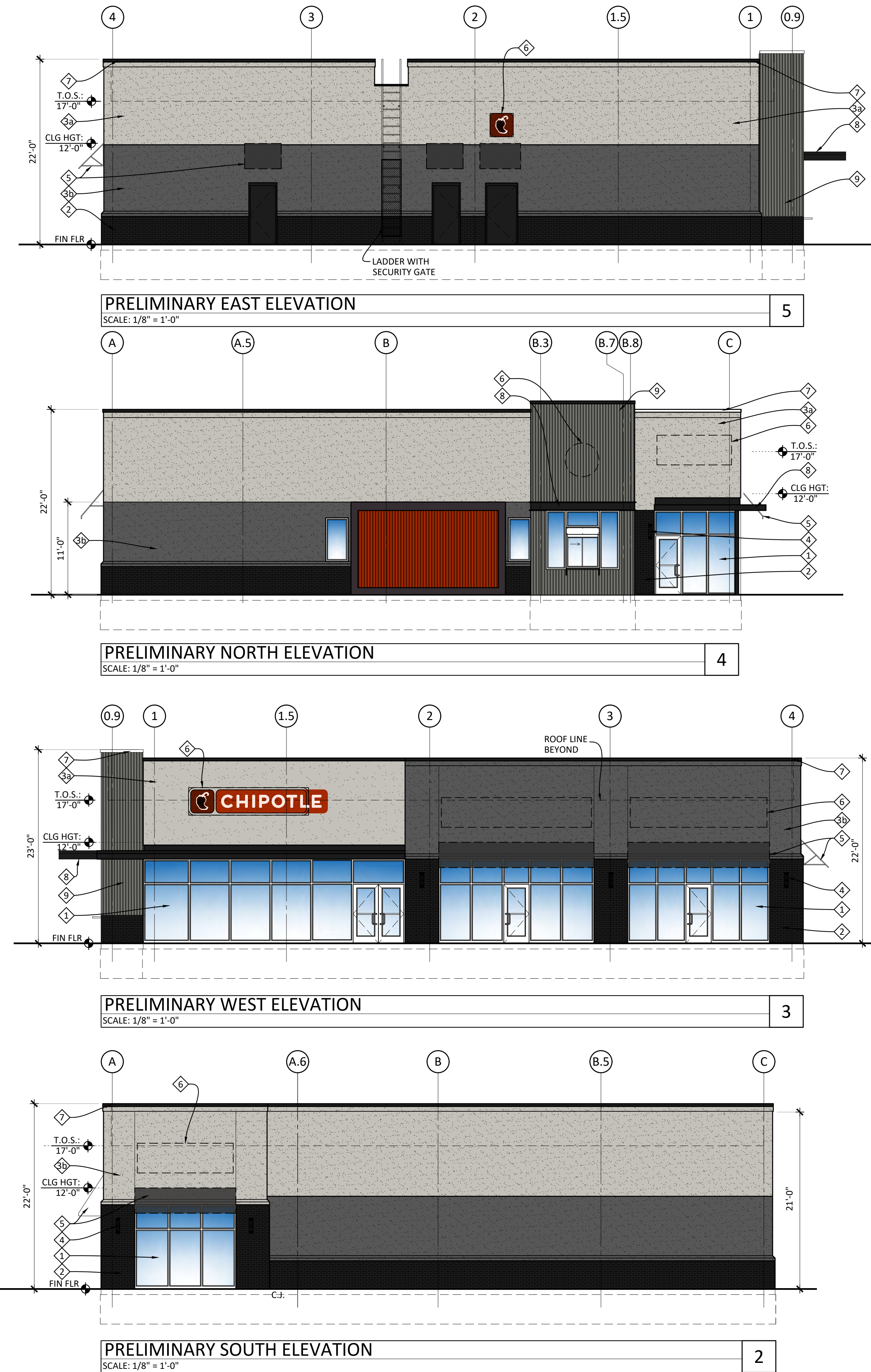
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47978
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

ALTA / NSPS LAND TITLE SURVEY

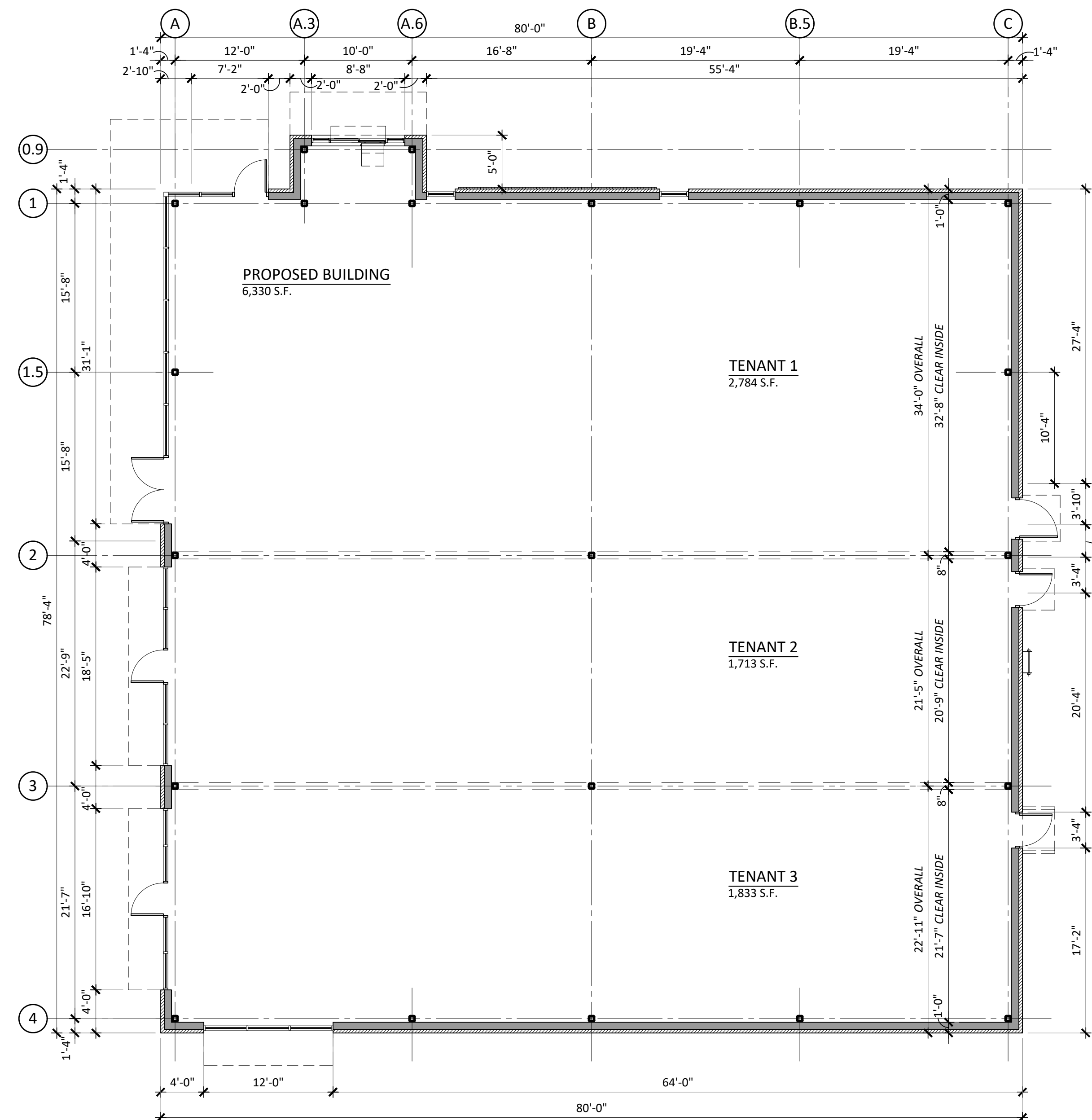
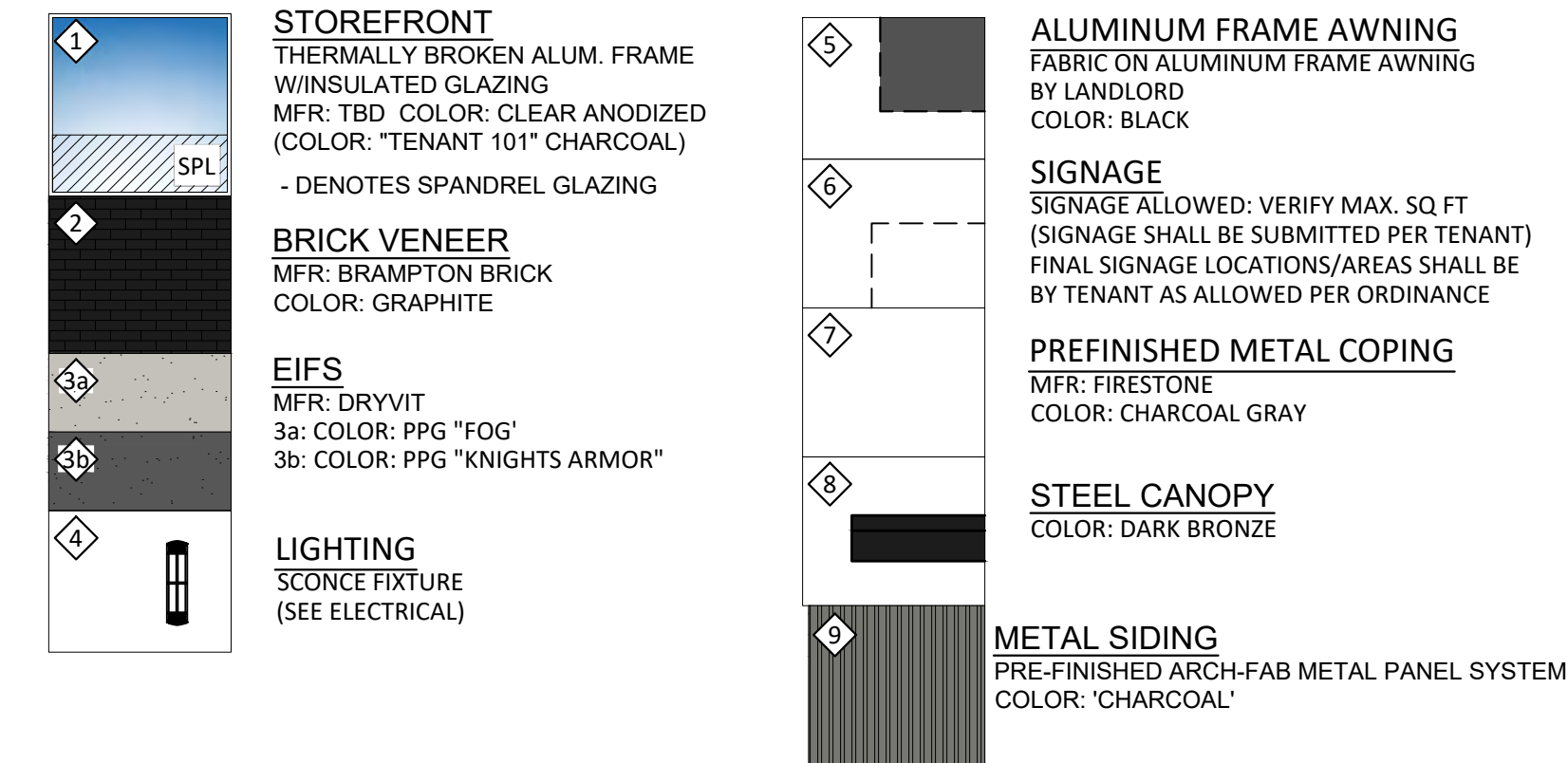
PREPARED FOR: ALRIG USA
3566 U.S. 31, TRAVERSE CITY, MICHIGAN,
PART OF SECTION 16,
TOWN 27 NORTH, RANGE 11 WEST

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SURVEYING & ENVIRONMENTAL
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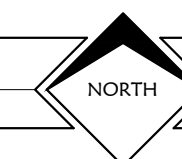
DATE	REVISION	BY	DESCRIPTION
12/06/21		MRJ	DRAWN BY:
12/06/21		ATS	CHECKED BY:
DECEMBER 06, 2021			DATE:
21-03583			PROJECT NO:
			SCALE: 1" = 30'



EXTERIOR FINISH KEY



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"



1

Proposed
MULTI-TENANT
SHELL BUILDING

3566 US-31
TRAVERSE CITY,
MI 49684

REV	DATE	ISSUED FOR REVIEW	ISSUED
05-04-22			

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.

SEAL:

DRAWN BY: RY
CHECKED BY: JMR, VW
IN CHARGE: JMR, VW
SHEET NAME:
PRELIMINARY FLOOR PLAN AND
EXTERIOR ELEVATIONS

JOB NO:
22-015
SHEET NO:
PP-2

Proposed
**MULTI-TENANT
SHELL BUILDING**

3566 US-31
TRAVERSE CITY,
MI 49684

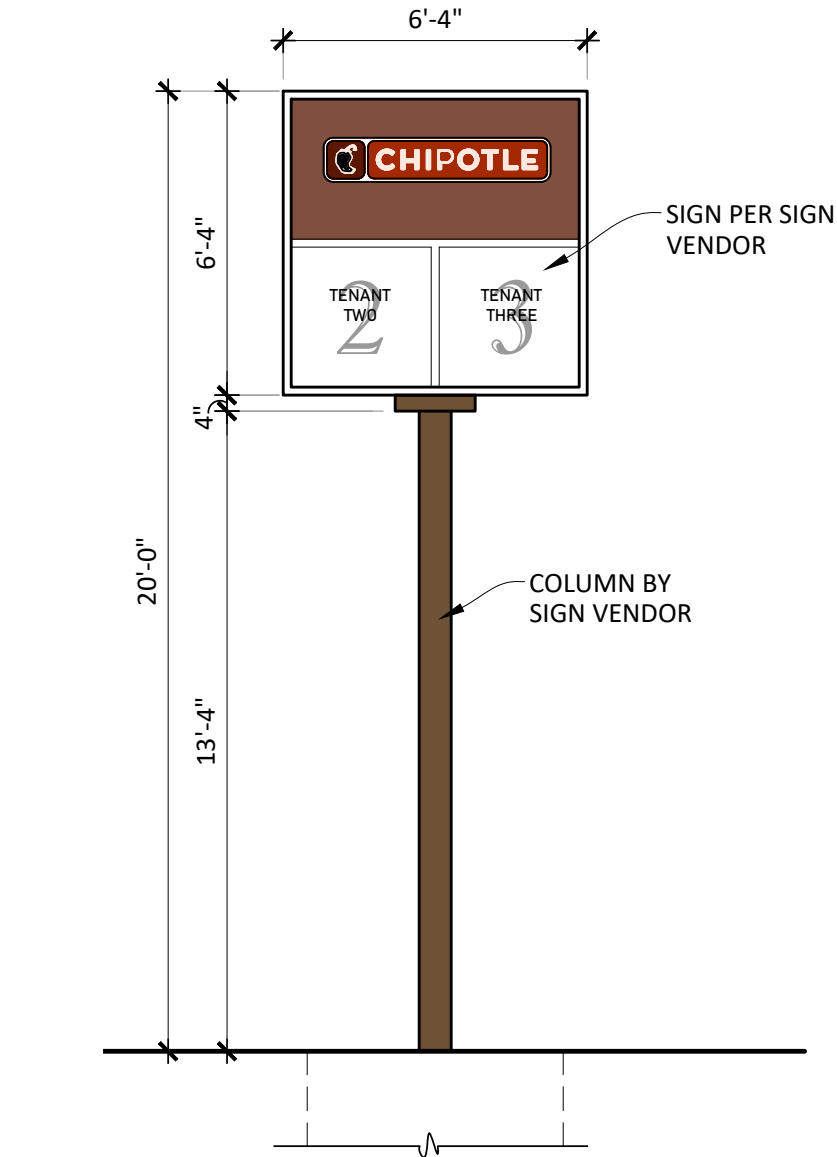
	03-29-22	ISSUED FOR REVIEW
REV	DATE	ISSUED

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.

SEAL:

DRAWN BY: RY
CHECKED BY: JMR, VW
IN CHARGE: JMR, VW
SHEET NAME:
PRELIMINARY FLOOR PLAN AND
EXTERIOR ELEVATIONS

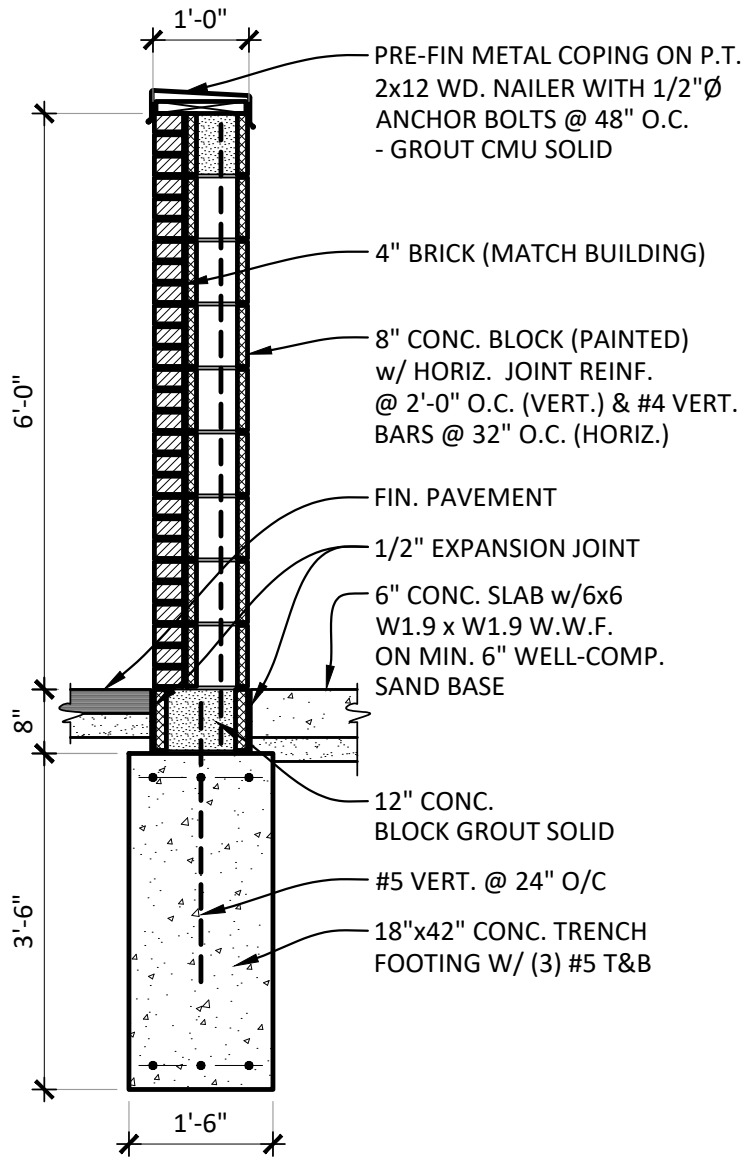
JOB NO:
22-015
SHEET NO:
PP-2.1



PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

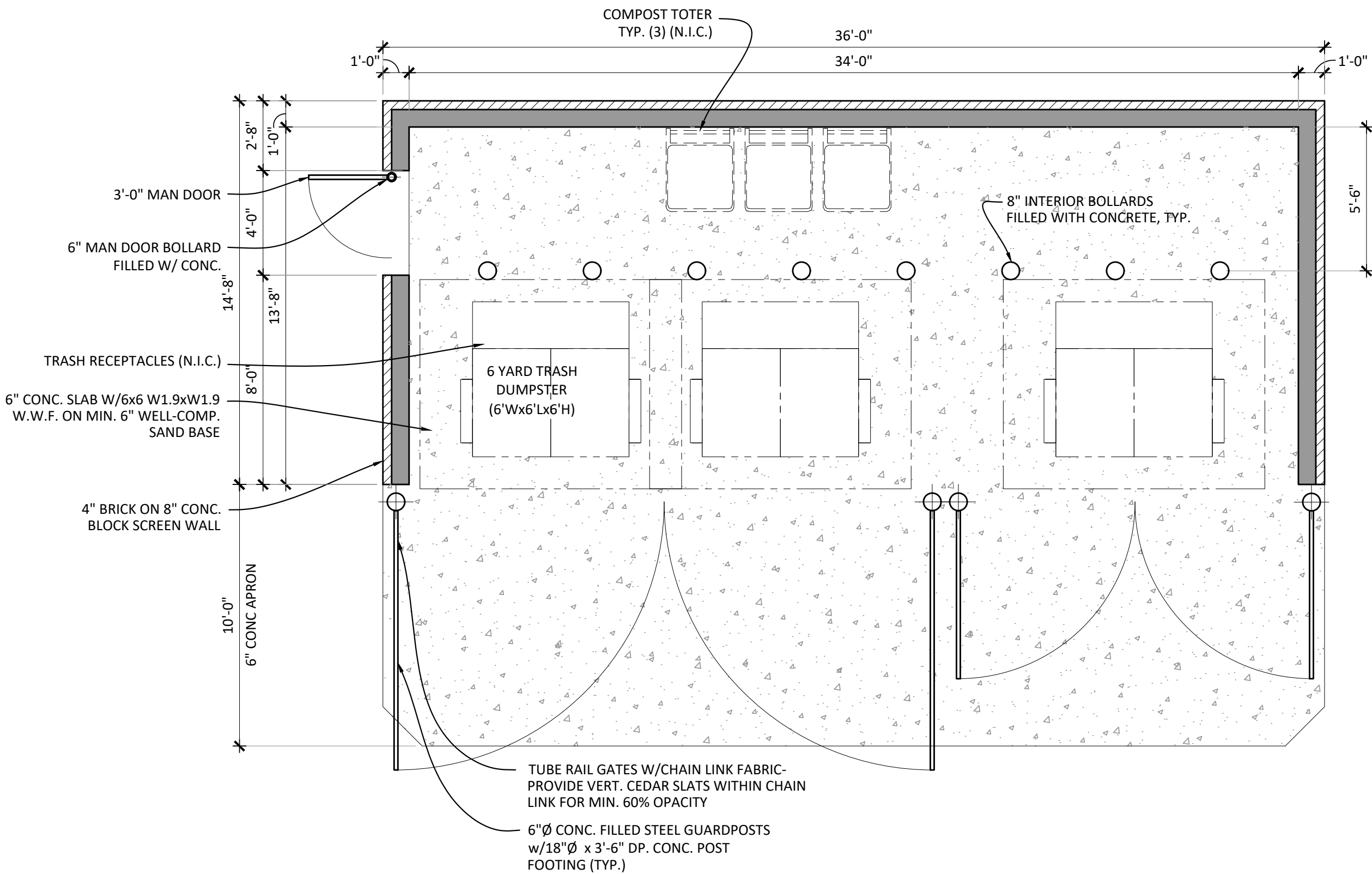
3

SIGNAGE REQUIREMENTS		
ORD. SECTION	REQUIRED	PROPOSED
	WALL SIGN: TOTAL NUMBER :NOT SPECIFIED . AREA :NOT SPECIFIED .	
Sign Regulations Article 6 E.2.A M.A.II A.I.A	FREE STANDING SIGN : ONE SIGN AREA : 40 FT² HEIGHT : 20 FT MAX. SETBACK : MIN. 10 FEET FROM PROPERTY LINE	PROVIDED 40FT² 20 FT 10 FT

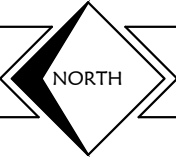


SECTION
SCALE: 1/2" = 1'-0"


2



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"



1

 Charter Township of Garfield Planning Department Report No. 2022-51		
Prepared:	June 1, 2022	Pages: 5
Meeting:	June 8, 2022 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Hammond Road Apartments R-3 Rezoning – Introduction	
File No:	Z-2022-02	Parcel No. 05-023-042-01
Owner / Applicant:	Louis LaFranier Trust & Marvel LaFranier Trust / Outlook Development LLC	

PURPOSE OF APPLICATION:

This application requests the rezoning of land at the northwest of the intersection of Garfield and Hammond Roads, totaling 23.86 acres, from its current zoning of A-Agricultural to the R-3 Multi-Family Residential zoning district via the zoning Map Amendment process, without restriction. The land is further described as the remainder of 05-023-042-01. Previously portions of 05-023-042-01 were approved as a Planned Unit Development (PUD) for the BATA/Traverse City Housing Commission Transit-Oriented Mixed-Use Development.

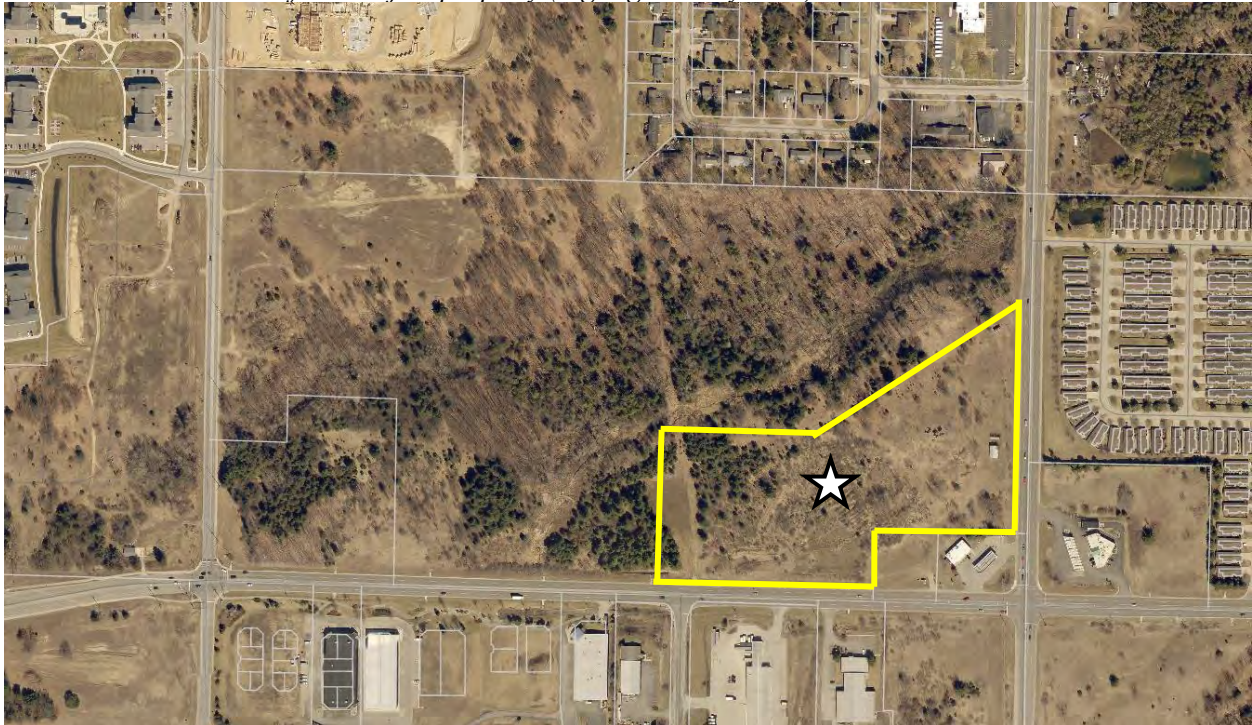
SUBJECT PROPERTY:

Historically, the subject property has been used for agricultural purposes. More recently, the property has not been actively farmed. There are extensive wetlands on the north and west sides of the property.

Zoomed-out aerial view of the subject property (highlighted in yellow)



Zoomed-in aerial view of the subject property (highlighted in yellow)



MASTER PLAN CONSIDERATIONS:

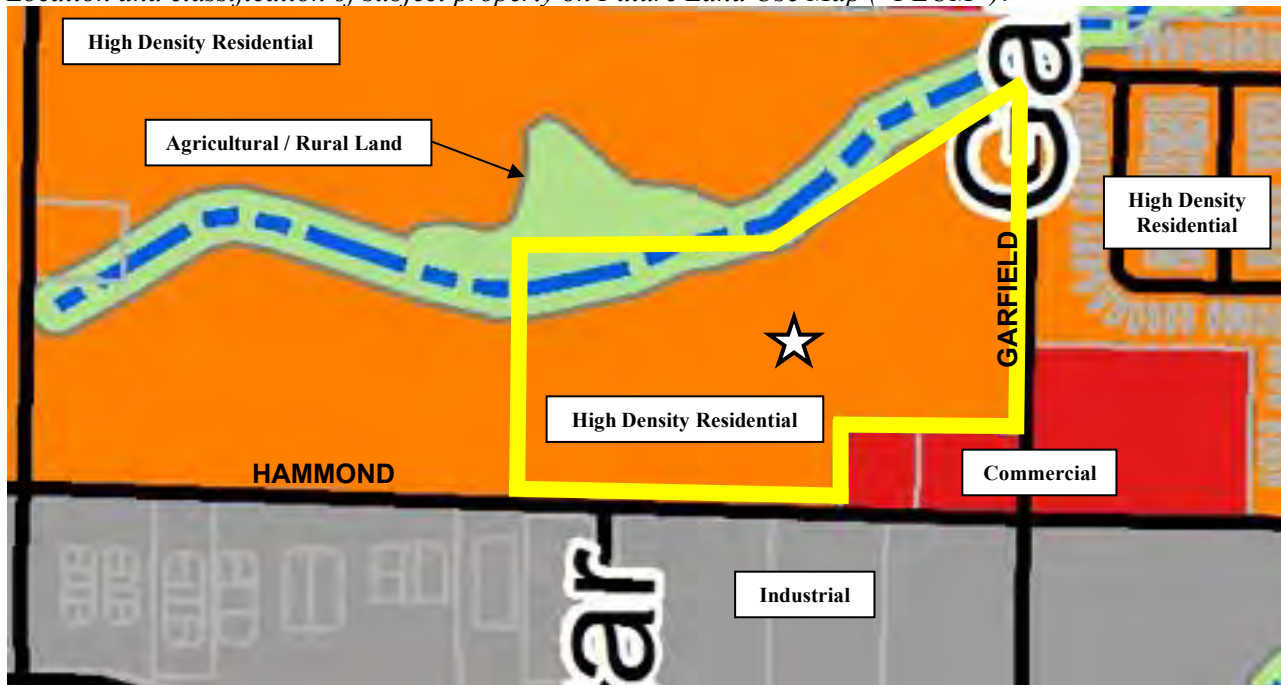
A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Future Land Use Map shows the subject parcel with the designation of “High Density Residential.” This designation is intended to “provide areas for medium- to high-density single and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development.” Furthermore, the designation is “intended to encourage more intensive development in and near the core areas of the Township.”

Looking at surrounding properties shows the following Future Land Use designations:

- High Density Residential to the north along Garfield Road
- High Density Residential to the west along Hammond Road
- Agricultural / Rural Land is along the creek/wetland area along the north and west edges of the site
- Commercial at the immediate northwest corner of Garfield and Hammond Roads
- Industrial to the south across Hammond Road
- Commercial and High Density Residential to the east across Garfield Road

The most compatible zoning district for the “High Density Residential” designation is the R-3 Multi-Family Residential zoning district. R-R Rural Residential and R-1 One-Family Residential are both identified as potentially compatible districts. The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use for the subject site. An excerpt from the Zoning Plan for the R-3 zoning designation is provided below.

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



Excerpt from Zoning Plan matching proposed R-3 zoning for the subject property:

Master Plan Designation	High Density Residential (6-10 units per acre) • (Master Plan designation for the subject site is Agricultural / Rural Land)
[Requested] Zoning	R-3 Multi-Family Residential
Zoning Ordinance District Intent	The R-3 (Multi-Family Residential) districts provide areas for medium- to high-density single- and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the Township. The R-3 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks that will promote a sense of community, urban vitality and the efficient provision of infrastructure. R-3 district regulations are designed to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and natural land areas.
Potentially Compatible District	R-2 Two-Family Residential / R-1 One-Family Residential
Considerations for Downzoning (Less Density)	Allowing a downzoning in designated redevelopment areas may be detrimental to the overall redevelopment plan. In some cases, however, when platted subdivisions are in play, a downzoning may accelerate the redevelopment process. Areas designated as R-3 are typically located close to the City core and amenities. The R-3 district is consistent with the High Density Residential Zoning classification; however, where platted subdivisions are prevalent, an R-1 or R-2 designation may be more appropriate and compatible.
Considerations for Upzoning (More Density)	The R-3 district allows the greatest density possible.

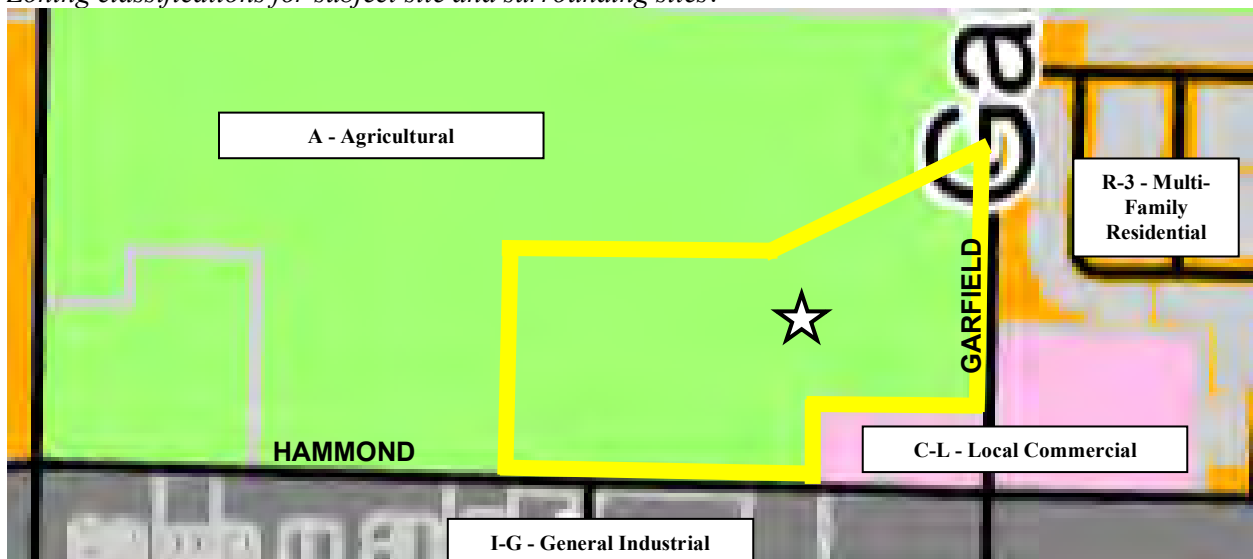
The Future Land Use Map designation for the site is High Density Residential (6-10 units per acre) and the proposed R-3 Multi-Family Residential zoning district is considered the most compatible zoning district for this designation.

ZONING FOR SUBJECT SITE AND SURROUNDING SITES:

The subject property is currently zoned A-Agricultural (shown below in green). Zoning for surrounding sites is as follows:

- North: A – Agricultural
- West: A – Agricultural
- Southeast: C-L – Local Commercial (at northwest corner of Garfield and Hammond Roads)
- South: I-G – General Industrial
- East: R-3 – Multi-Family Residential

Zoning classifications for subject site and surrounding sites:



USES OF SUBJECT SITE AND SURROUNDING SITES:

The subject property has historically been used by the LaFranier family for agricultural use and has more recently been fallow. Uses of the surrounding sites are as follows:

- North: Undeveloped/wetland
- West: Undeveloped/wetland (approved for BATA/TCHC PUD)
- Southeast: Marathon gasoline service station/undeveloped (at northwest corner of Garfield and Hammond Roads)
- South: Industrial, including UPS
- East: Shell gasoline service station/Hammond Place condominiums

STAFF COMMENT:

The following factors indicate that multi-family residential may be a good fit on the site:

- The Future Land Use Map shows High Density Residential (6-10 units per acre) for this site.
- The adjacent land to the north and west which was recently approved for the BATA/Traverse City Housing Commission Transit-Oriented Mixed-Use Development. The development includes a significant amount of multi-family residential.

- Given the small area of the subject site and the noticeable amount of development in its vicinity, this site is unlikely to be used for farmland or farming operations.
- Multi-family residential provides an acceptable transitional land use from the commercial uses at the intersection of Hammond and Garfield Roads and the industrial uses south of Hammond Road to the single-family residential in the Carriage Hill subdivision to the north.
- Access will be managed by the Access Management requirements of the Zoning Ordinance which will limit driveways for the subject site to one on Garfield Road and one on Hammond Road regardless of property being divided.
- The Master Plan includes a goal to encourage housing options near jobs, services, and shopping. This site could offer such opportunity as water and sewer service is available.

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site and based on factors identified above, Staff is of the opinion that this proposed Map Amendment is justifiable.

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 July 13, 2022. 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-2022-02 BE SCHEDULED for public hearing for the July 13, 2022 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 dated May 4, 2022, including the following:
 - a. Boundary Survey of Subject Site
 - b. Impact Statement for Zoning Ordinance Map Amendment
 - c. Conceptual Site Plan



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

HAMMOND ROAD APARTMENTS

APPLICANT INFORMATION

Name: OUTLOOK DEVELOPMENT LLC
Address: 4835 Towne Centre Road, Saginaw, MI 48605
Phone Number: (989) 921-9706
Email: brian@wolgast.com

AGENT INFORMATION

Name: Brian Stadler
Address: 7551 Geddes Road, Saginaw, MI 48609
Phone Number: (989) 233-4656
Email: brian@wolgast.com

OWNER INFORMATION

Name: Louis LaFranier Trust & Marvel LaFranier Trust
Address: 15532 Bluff Road, Traverse City, MI 49686
Phone Number: (231) 250-1896
Email: Dixier@charter.net

CONTACT PERSON

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

<i>Applicant:</i>	Outlook Development, LLC
<i>Agent:</i>	Brian Stadler
<i>Owner:</i>	Louis LaFranier Trust & Marvel LaFranier Trus

PROPERTY INFORMATION

<i>Property Address:</i>	TBD HAMMOND ROAD W, & GARFIELD ROAD
<i>Property Identification Number:</i>	05-023-042-01
<i>Legal Description:</i>	See Exhibit A
<i>Zoning District:</i>	Agg
<i>Master Plan Future Land Use Designation:</i>	R-3
<i>Area of Property (acres or square feet):</i>	77
<i>Existing Use(s):</i>	Vacant
<i>Proposed Use(s):</i>	R-3

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.
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.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

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.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
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.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

Check that your site plan includes all required elements for a Site 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If so, attach approval letter.

If no, are alternate measures shown?

☐☐☐

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:

	
5.7.2022	

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 Dixie Roethlisberger TTEE 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:

5.4.2022

AFFIDAVIT

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

Owner Signature:



Date:

5.4.2022

Applicant Signature:



Date:

5.4.2022

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"/>	

CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ⬢ GOVERNMENT CORNER
- SECTION CORNER
- ◆ FOUND DNR MONUMENT
- (R) RECORD
- (M) MEASURED

Scale: 1" = 400'

0 200 400 800

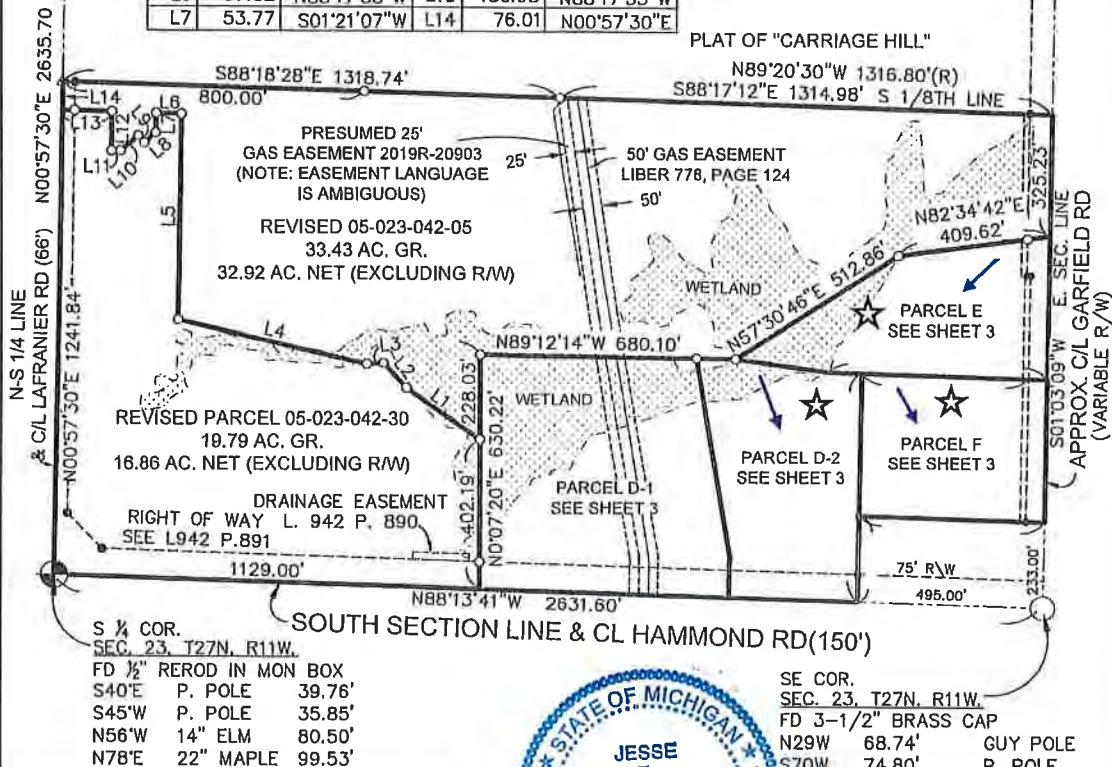
C 1/4 COR.
SEC. 23, T27N, R11W.
IRON OF RECORD IN BOX

Exhibit A
Subject Purchase Parcels
LaFranier Trusts to Outlook Development LLC
Parcels D-2, E, F

SPACE RESERVED FOR REGISTER OF DEEDS

LINE TABLE			LINE TABLE		
LINE	DIST	BEARING	LINE	DIST	BEARING
L1	238.68	N54°56'50"W	L8	40.66	S48°58'54"W
L2	90.69	N42°07'21"W	L9	25.00	N41°01'06"W
L3	44.88	S85°33'20"W	L10	62.36	S49°00'09"W
L4	513.94	N76°54'36"W	L11	23.84	N89°03'38"W
L5	547.80	N00°57'42"E	L12	105.61	N00°57'31"E
L6	67.82	N88°17'53"W	L13	130.98	N88°17'53"W
L7	53.77	S01°21'07"W	L14	76.01	N00°57'30"E

EAST 1/4 COR.
SEC. 23, T27N, R11W.
FD 3-1/2" BRASS CAP
EAST 24.97' P. POLE
S14°E 106.04' 16" W. PINE
S62°W 49.76 10" PEAR
N05°W 68.33' 12" MAPLE



NOTE: All parcels are subject to and together with blanket road and utility connection easements as required by township, during Sileplan approval. Said easement agreements are to be recorded in the R.O.D. post Sileplan approval prior to construction of Infrastructure.

BASIS OF BEARING: NAD 83 MI CENT SPCS
ESTIMATED ABSOLUTE ACCURACY IS 0.20' PER CORNER

I Jesse E. Mitchell #4001054433 being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certification does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com



SE COR.
SEC. 23, T27N, R11W.
FD 3-1/2" BRASS CAP
N29W 68.74' GUY POLE
S70W 74.80' P. POLE
S24E 70.07' P. POLE
N28E 102.08' 6" SPRUCE

04-14-22

Jesse E. Mitchell
Professional Surveyor No. 4001054433

CLIENT: LOUIS G & MARVEL R LAFRANIER TRUST
C/O DIXIE ROETHLISBERGER

LOCATION:
PART OF THE SOUTHEAST 1/4, SECTION 23,
TOWN 27 NORTH, RANGE 11 WEST,
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN.

DWN. MJC	REVISED DATE 4/14/2022 9.19.18	FILE NO. 20210403
CK JEM	FLD. BK. X PG. X	SHEET 1 OF 5

BVS

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ⊕ GOVERNMENT CORNER
- SECTION CORNER
- ◆ FOUND DNR MONUMENT
- (R) RECORD
- (M) MEASURED

SPACE RESERVED FOR REGISTER OF DEEDS

EAST 1/4 COR.
SEC. 23, T27N, R11W.
FD 3-1/2" BRASS CAP—
EAST 24.97' P.POLE
S14°E 106.04' 16" W. PINE
S62°W 49.76 10" PEAR
N05°W 68.33' 12" MAPLE

NOTE: All parcels are subject to and together with blanket road and utility connection easements as required by township, during Siteplan approval. Said easement agreements are to be recorded in the R.O.D. post Siteplan approval prior to construction of Infrastructure.

Parcel	Gross Area (AC. GR.)	Net Area (AC. NET)
PARCEL D-1	9.17	8.03
PARCEL D-2	5.51	4.92
PARCEL E	4.85	4.39
PARCEL F	4.33	3.89

Other Features:

- WETLAND:** Indicated by stippled shading in several areas.
- EASEMENTS:** GAS LINE EASEMENT, 15' SAN SEWER EASEMENT.
- RIGHT OF WAY:** SEE L942 P.891.
- BORDERS:** S. LINE SEC. 23, C/L HAMMOND RD(150'), APPROX. C/L GARFIELD RD (VARIABLE R/W).

SE COR.
SEC. 23, T27N, R11W.
FD 3-1/2" BRASS CAP
N29W 68.74' GUY POLE
S70W 74.80' P. POLE
S24E 70.07' P. POLE
N28E 102.08' 6" SPRUCE



04-14-22

Jesse E. Mitchell
Professional Surveyor No. 4001054

CIENT: LOUIS G & MARVEL R LAFRANIER TRUST
C/O DIXIE ROETHLISBERGER

PART OF THE SOUTHEAST 1/4, SECTION 23,
TOWN 27 NORTH, RANGE 11 WEST,
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN.

DWN. MJC	REVISED DATE	3.15.2022 9.19.18	FILE NO. 20210403
CK. JEM	FLD. BK. X	PG. X	SHEET 2 OF 5



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Toll Free in Michigan 1-800-533-6627
email jess@miapcivilsurvey.com

DESCRIPTION

REVISED 05-023-042-05

Part of South 1/2 of the Southeast 1/4 of Section 23, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the South 1/4 corner of said Section 23; thence North 00°57'30" East, 1241.84 feet, along the North and South 1/4 line of said Section and the centerline of LaFranier Road, to the Point of Beginning; thence North 00°57'30" East, 76.01 feet, along the North and South 1/4 line of said Section and the centerline of LaFranier Road to the South 1/8 line of said Section; thence South 88°18'28" East, 1318.74 feet, along said South 1/8 line; thence South 88°17'12" East, 1314.98 feet, along said South 1/8 line to a point on the East line of said Section and the centerline of Garfield Road; thence South 01°03'09" West, 325.23 feet, along said East line and centerline; thence South 82°34'42" West, 409.62 feet; thence South 57°30'46" West, 512.86 feet; thence North 89°12'14" West, 680.10 feet; thence South 00°07'20" West, 228.03 feet; thence North 54°56'50" West, 238.68 feet; thence North 42°07'21" West, 90.69 feet; thence South 85°33'20" West, 44.88 feet; thence North 76°54'36" West, 513.94 feet; thence North 00°57'42" East, 547.80 feet; thence North 88°17'53" West, 67.82 feet; thence South 01°21'07" West, 53.77 feet; thence South 48°58'54" West, 40.66 feet; thence North 41°01'06" West, 25.00 feet; thence South 49°00'49" West, 62.36 feet; thence North 89°03'38" West, 23.84 feet; thence North 00°57'31" East, 105.61 feet; thence North 88°17'53" West, 130.98 feet, to the Point of Beginning. Contains 33.43 Acres Gross Acres of Land, more or less.

Subject to the right of way for LaFranier Road over the westerly portion thereof. Subject to the right of way for Garfield Avenue over the easterly portion thereof. Subject to other easements or restrictions if any.

SUBJECT TO AND TOGETHER WITH blanket road and utility connection easements as required by township, during Siteplan approval. Said easement agreements are to be recorded in the R.O.D. post Siteplan approval prior to construction of Infrastructure.

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

REVISED PARCEL 05-023-042-30

Part of South 1/2 of the Southeast 1/4 of Section 23, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: BEGINNING at the South 1/4 corner of said Section 23; thence South 88°13'41" East, along the South line of said section and centerline of Hammond Road, 1129.00 feet; thence North 00°07'20" East, 402.19 feet; thence North 54°56'50" West, 238.68 feet; thence North 42°07'21" West, 90.69 feet; thence South 85°33'20" West, 44.88 feet; thence North 76°54'36" West, 513.94 feet; thence North 00°57'42" East, 547.80 feet; thence North 88°17'53" West, 67.82 feet; thence South 01°21'07" West, 53.77 feet; thence South 48°58'54" West, 40.66 feet; thence North 41°01'06" West, 25.00 feet; thence South 49°00'49" West, 62.36 feet; thence North 89°03'38" West, 23.84 feet; thence North 00°57'31" East, 105.61 feet; thence North 88°17'53" West, 130.98 feet, to the West line of said section; thence South 00°57'30" West, 1241.84 feet, to the Point of Beginning. Contains 19.79 Acres Gross Acres of Land, more or less.

Subject to the right of way for LaFranier Road over the westerly portion thereof. Subject to the right of way for Hammond Road over the Southerly portion thereof. Subject to other easements or restrictions if any.

SUBJECT TO AND TOGETHER WITH blanket road and utility connection easements as required by township, during Siteplan approval. Said easement agreements are to be recorded in the R.O.D. post Siteplan approval prior to construction of Infrastructure.

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


Jesse E. Mitchell
Professional Surveyor No. 4001054433



04-14-22

BIB



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49849 Harrison, MI 48625
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-8627
email jesse@macplvlsurvey.com

CLIENT: LOUIS G & MARVEL R LAFRANIER TRUST C/O DIXIE ROETHLISBERGER			
LOCATION: PART OF THE SOUTHEAST 1/4, SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.			
DRAWN: MJC	REVISED DATE: 4.14.2022 9.19.18	FILE NO: 20210403	
OK: JEM	FLD. BK. X	PG. X	SHEET 3 OF 5

DESCRIPTION

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

PARCEL "D-1"

Part of the South one-half of the Southeast One-Quarter of Section 23, Town 27 North, Range 11 West, more fully described as: Commencing at the South one-quarter corner of said Section 23; thence South 88°13'41" East, along the South line of said Section 23, 1129.00 feet, to the Point of Beginning; thence North 00°07'20" East, 630.22 feet; thence South 89°12'14" East, 575.83 feet; thence South 09°37'17" East, 536.64 feet; thence South 00°52'52" West, 113.71 feet, to the South line of said section; thence North 88°13'41" West, along said South section line, 665.38 feet, to the Point of Beginning. Said parcel contains 9.17 acres, more or less.

SUBJECT TO AND TOGETHER WITH blanket road and utility connection easements as required by township, during Siteplan approval. Said easement agreements are to be recorded in the R.O.D. post Siteplan approval prior to construction of infrastructure.


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

PARCEL "D-2" ★

Part of the South one-half of the Southeast One-Quarter of Section 23, Town 27 North, Range 11 West, more fully described as: Commencing at the South one-quarter corner of said Section 23; thence South 88°13'41" East, along the South line of said Section 23, 1794.38 feet, to the Point of Beginning; thence North 00°52'52" East, 113.71 feet; thence North 09°37'17" West, 536.64 feet; thence South 89°12'14" East, 104.27 feet; thence South 81°54'14" East, 247.13 feet; thence South 88°13'49" East, 92.39 feet; thence South 01°03'09" West 614.36 feet, to the South Line of said section; thence North 88°13'41" West, along said South section line, 342.22 feet, to the Point of Beginning. Said parcel contains 5.51 acres, more or less.

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


Jesse E. Mitchell
Professional Surveyor No. 4001054433



04-14-22

CLIENT: LOUIS G & MARVEL R LAFRANIER TRUST
C/O DIXIE ROETHLISBERGER

LOCATION:

PART OF THE SOUTHEAST 1/4, SECTION 23,
TOWN 27 NORTH, RANGE 11 WEST,
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN.



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email jesse@mapcitysurvey.com

DRAWN	MJC	REVISED DATE	3.15.2022 9.19.18	FILE NO.	20210403
CK	JEM	FLD. BK. X	PG. X	SHEET	4 OF 5

Handwritten initials: BPS

DESCRIPTION

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

PARCEL "E" ☆

Part of the South one-half of the Southeast One-Quarter of Section 23, Town 27 North, Range 11 West, more fully described as: Commencing at the South one-quarter corner of said Section 23; thence South 88°13'41" East, along the South line of said Section 23, 1129.00 feet; thence North 00°07'20" East, 630.22 feet; thence South 89°12'14" East, 680.10 feet, to the Point of Beginning; thence North 57°30'46" East, 512.86 feet; thence North 82°34'42" East, 409.62 feet, to the East line of said section; thence South 01°03'09" West, along said East section line, 381.38 feet; thence North 88°13'49" West, 587.39 feet; thence North 81°54'14" West, 247.13 feet, to the Point of Beginning. Said parcel contains 4.85 acres, more or less.

SUBJECT TO AND TOGETHER WITH blanket road and utility connection easements as required by township, during Siteplan approval. Said easement agreements are to be recorded in the R.O.D. post Siteplan approval prior to construction of Infrastructure.

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

PARCEL "F" ☆

Part of the South one-half of the Southeast One-Quarter of Section 23, Town 27 North, Range 11 West, more fully described as: Commencing at the South one-quarter corner of said Section 23; thence South 88°13'41" East, along the South line of said Section 23, 2136.60 feet; thence North 01°03'09" East, 233.00 feet, to the Point of Beginning; thence North 01°03'09" East, 381.36 feet; thence South 88°13'49" East, 495.00 feet, to the East line of said section; thence South 01°03'09" West, along said East section line, 381.38 feet; thence North 88°13'41" West, 495.00 feet, to the Point of Beginning. Said parcel contains 4.33 acres, more or less.

SUBJECT TO AND TOGETHER WITH blanket road and utility connection easements as required by township, during Siteplan approval. Said easement agreements are to be recorded in the R.O.D. post Siteplan approval prior to construction of Infrastructure.

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Jesse E. Mitchell
Professional Surveyor No. 4001054433



04-14-22




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CLIENT: LOUIS G & MARVEL R LAFRANIER TRUST C/O DIXIE ROETHLISBERGER			
LOCATION: PART OF THE SOUTHEAST 1/4, SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.			
DATE	MJC	REVISED DATE	3.15.2022 9.19.18
FILE NO.	20210403		
CK	JEM	FILED BY	PG. 5 OF 5

Exhibit B

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.

A. The property seeking rezoning is located in an area designated for R-3 future development.

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.

A. The conditions of the Township's R-3 zoning classification will control the design of any new development. The residential zoning will allow new opportunities for development of greatly needed new workforce housing.

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.

A. R-3 zoning will be suitable for the growing demand for more housing in the area. Current AG zoning is no longer the highest and best use for the property.

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

A. The sustained growth in the area has changed the conditions of the current zoning. The use of the property is no longer agricultural and the demand for increase housing opportunities justifies 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.

A. The rezoning is justified by the public need for new housing alternatives. The public health, safety and welfare will not be diminished and there will be no historical or cultural places impacted.

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.

A. The rezoning will allow the development of new affordable housing stock for those employed in the businesses in the surrounding area. Currently, many workers in that area are employed in local business cannot afford the high cost of local housing and are forced to commute considerable distances to find housing.

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 For Text Amendment only, the following must be included: 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.

A. The size of the tract to be rezoned will site 80 new affordable housing units located on over twenty acres of land. Density will be considerably less than R-3 allows.

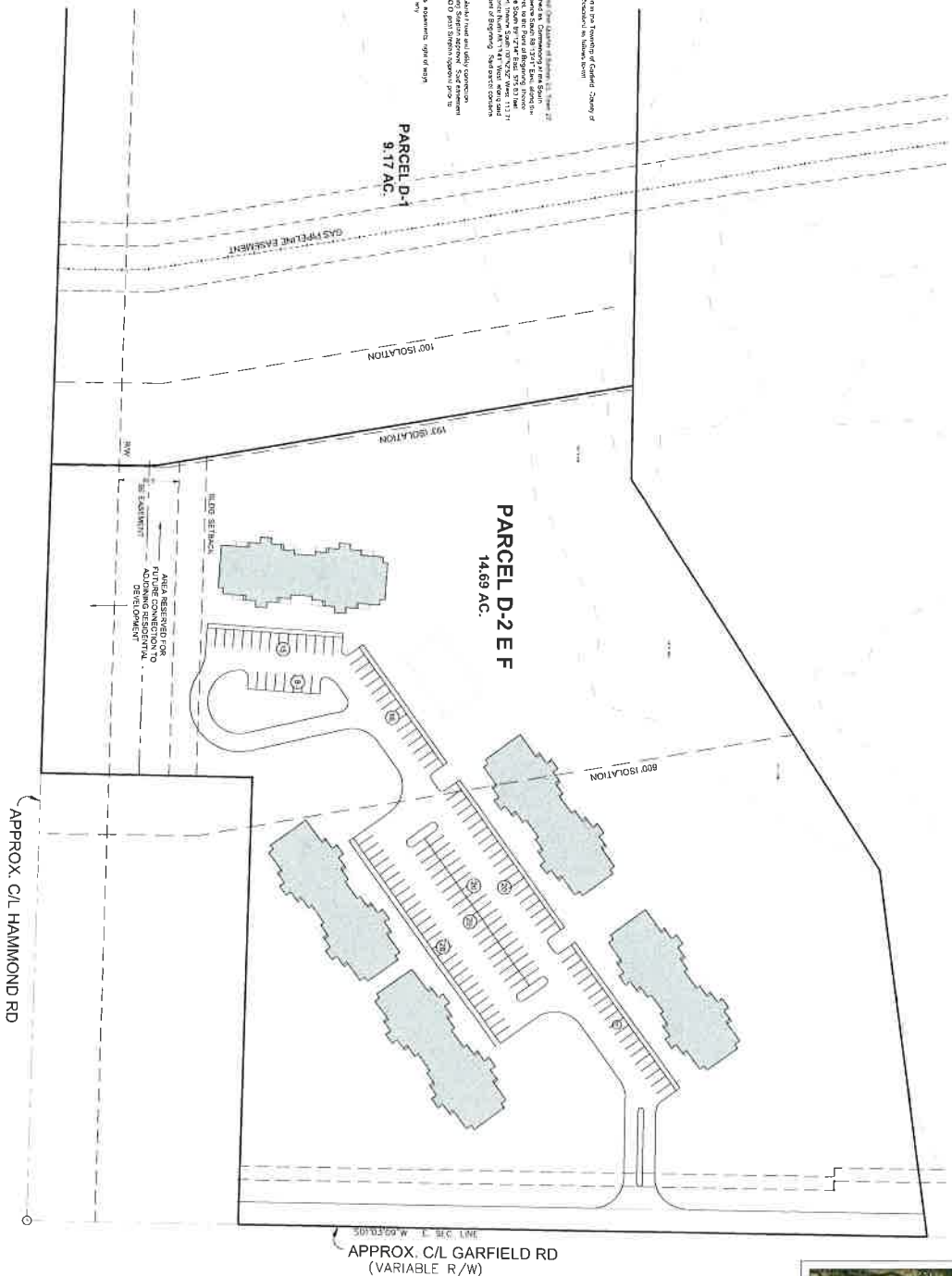
8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

A. The growing need for workforce, affordable housing is the most relevant factor to be considered

Exhibit C

SITE PLAN

FOR SPECIAL USE PERMIT
SECTION 23, T27N, R11W, GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

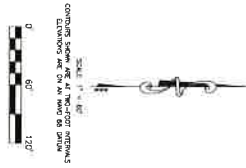


LOCATION OF EXISTING UTILITIES

1. EXISTING UTILITIES ARE SHOWN IN THE PLAN. THE INFORMATION SHOWN IS BELIEVED TO BE ACCURATE. CONTRACTORS SHALL VERIFY THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH THE UTILITY COMPANIES TO MARK ALL OF THE UTILITIES IN QUESTION. THE CONTRACTOR SHALL PROTECT ALL UTILITIES ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE DISCOVERED DURING CONSTRUCTION.



SITE LOCATION MAP
NOT TO SCALE



CONTRAST SCALE: 1" = 50'

PROJECT INFORMATION

PROPERTY OWNER/APPLICANT
WOLFEY CORP. AND AFFILIATES

SITE DATA

PARCEL ID: T80
PARCEL ADDRESS: TRAVELER CITY, 4000E

ZONING DISTRICT: R3 MULTIPLE FAMILY RESIDENTIAL
MINIMUM PARCEL AREA: 90,000 SF
MINIMUM FRONTAGE: 150'

SETBACKS

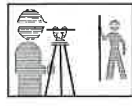
FRONT (F.S.B.) 25'
SIDE (S.S.B.) 20'
REAR (R.S.B.) 20'

PROPOSED ENTRANCE TO MEET
G.T.C.R.C. DESIGN SPECIFICATIONS

DESCRIPTION: A portion of the property is to be subdivided into three (3) lots. The lots are to be used for residential purposes. The lots are to be used for residential purposes. The lots are to be used for residential purposes.

PARCEL D-2 E F

1. EXISTING UTILITIES ARE SHOWN IN THE PLAN. THE INFORMATION SHOWN IS BELIEVED TO BE ACCURATE. CONTRACTORS SHALL VERIFY THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH THE UTILITY COMPANIES TO MARK ALL OF THE UTILITIES IN QUESTION. THE CONTRACTOR SHALL PROTECT ALL UTILITIES ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE DISCOVERED DURING CONSTRUCTION.



Bob Mitchell & Associates, Inc.
Northwestern Michigan
404 W. Main Street
P.O. Box 300
Keweenaw, MI 49753
Tel: (231) 385-3821
Fax: (231) 385-3821
Central Michigan
426 North 1st Street, Ste 105
East Lansing, MI 48824
Tel: (517) 335-6878
Fax: (517) 335-6878
E-mail: RM@bmicorporate.com

SITE PLAN
SPECIAL USE PERMIT
SECTION 23, T27N, R11W, GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

SITE PLAN
JOB NO.
20210403

C1
SHEET 1 OF 1



Charter Township of Garfield

Grand Traverse County

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

MEMORANDUM

TO: Planning Commission
FROM: John Sych, AICP, Planning Director
DATE: June 1, 2022
SUBJECT: Brookside Commons Planned Unit Development (PUD)

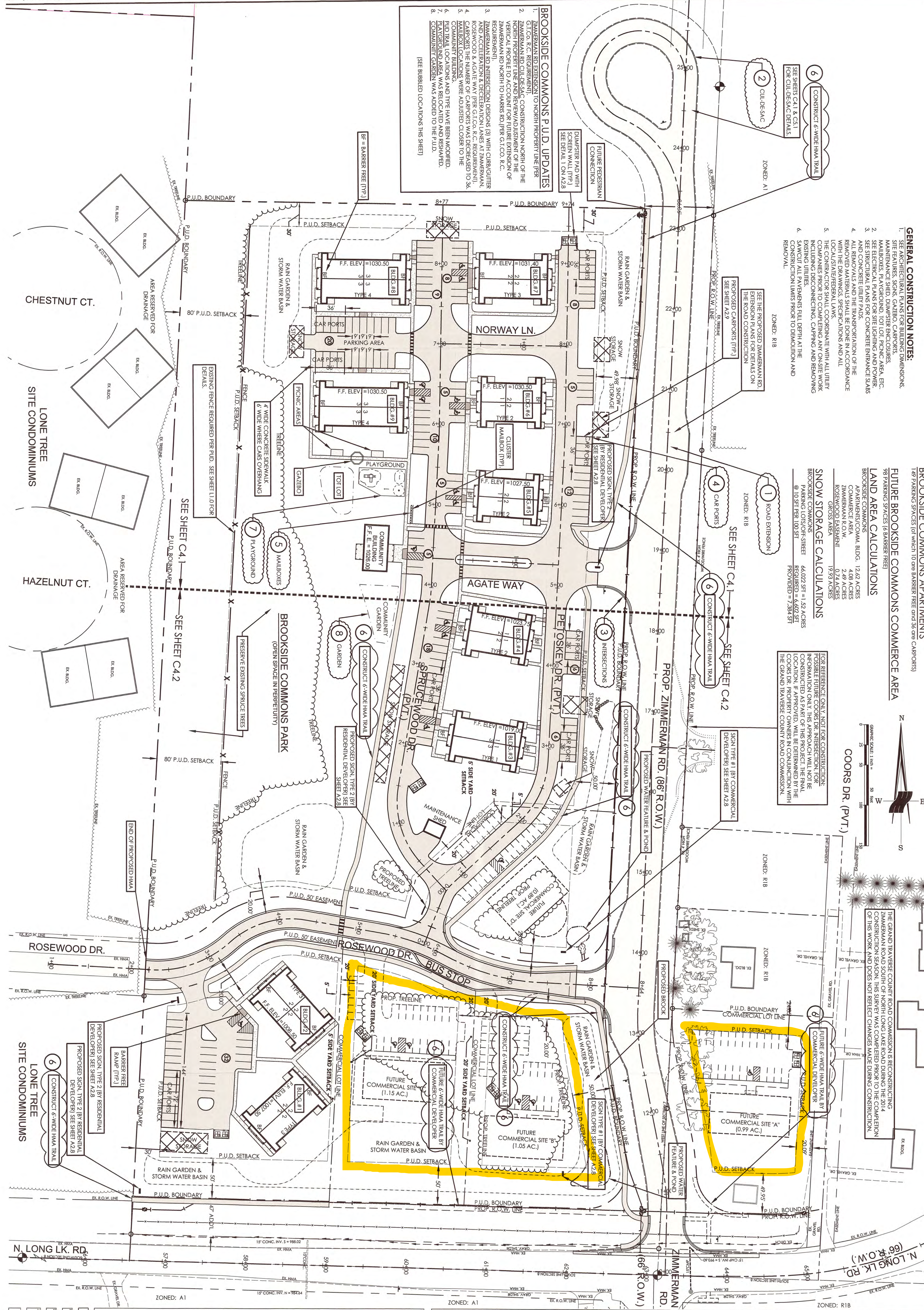
For the June 8th meeting, we will be discussing possible new commercial uses for the undeveloped commercial areas of the Brookside Commons PUD. A list of the currently approved commercial uses is attached along with a site plan that highlights the locations of the undeveloped commercial areas.

Note the following three conditions of approval for the undeveloped commercial areas:

- l. At such a time as any one or more of the commercial parcels designated in the approved Development Plan are to be developed for commercial uses, the proposed land use(s) and site plan(s) shall be presented to the Township Planning Commission for full Special Use Permit review and approval.
- m. To aid in buffering the existing single-family homes on Coors Drive from the Brookside Commons PUD, the existing vegetation on the commercial site to the east of the future Zimmerman Road extension shall be preserved insofar as possible until site plan approval and a Special Use Permit has been issued for the premises. This requirement shall not apply to the removal of trees as necessary for the construction of the eastern access drive to the Brookside Commons development.
- n. The Township Board recognizes the existing single-family character of the area surrounding the commercial site east of Zimmerman Road. At such time as a Special Use Permit application is submitted for a commercial use of this site, the Planning Commission, in its review of the application, shall consider only uses that are compatible with the single-family nature of the neighborhood. The architecture of any commercial building on this site shall be of a residential architectural character, i.e. pitched roofs, reverse gables, windows that are not in long straight rows, and siding and roofing materials that are consistent with the architecture of a single family home. Landscaping shall be designed in a manner to create a substantial buffer between the commercial site and the Coors Drive neighborhood, particularly along the north and east lines of this site. The vegetative buffer shall grow to be visually impermeable within a reasonable amount of time, and work to block the view of a parking lot from the residences on Coors Drive.

The following uses are representative of typical uses associated with the Brookside Commons PUD neighborhood commerce portion of the development.

1. Antique sales
2. Art gallery and Artist supply store
3. Bakeries - small scale
4. Banks
5. Barber shops / Beauty shops
6. Butcher shop
7. Card shops
8. Camera shops
9. Coffee houses
10. Delicatessens
11. Decorative shops
12. Florist
13. Fabric shops
14. Garden shops
15. Hardware
16. Ice cream shop
17. Jewelry sales and repair
18. Office – clinic / business / professional
19. Photographic / Music studios
20. Pizza parlor
21. Restaurant – family style / takeout - no drive- thru
22. Shoe repair / Sales shops
23. Sporting goods sales and repair
24. Tailor shops
25. Tanning salon
26. Video/Game/Music sales and rental
27. Yoga / Dance / Martial Arts / other health studios



GENERAL CONSTRUCTION NOTES:

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SITE FINISHES, AND FINISHES. SEE ARCHITECTURAL PLANS FOR MAINTENANCE SHED, DIMASTER ENCLOSURES, MAILBOXES, PLAYGROUND, LOT LOT, PCNIC AREA, ETC. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND POWER. SEE STRUCTURAL PLANS FOR CONCRETE ENTRANCE SLABS AND CONCRETE UTILITY PADS.
2. ALL REMOVALS AND THE TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND ALL LOCAL, STATE, FEDERAL, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO COMMENCING ANY ON-SITE WORK INCLUDING DISCONNECTING, CAPPING AND REMOVING EXISTING UTILITIES.
3. SAWCUT ALL PAVEMENTS FULL DEPTH AT THE CONSTRUCTION LIMITS PRIOR TO DEMOLITION AND REMOVAL.

BROOKSIDE COMMONS APARTMENTS

149 PARKING SPACES (61 WHICH 10 ONE BARRIER FREE AND 36 ONE CARPORTS)

FUTURE BROOKSIDE COMMONS COMMERCE AREA

98 PARKING SPACES (6 BARRIER FREE)

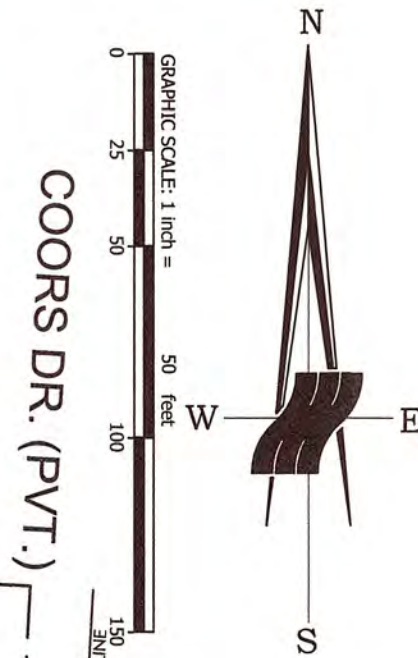
LAND AREA CALCULATIONS

BROOKSIDE COMMONS
APARTMENTS/COMMON BLDG. 12.62 ACRES
ZIMMERMAN R.O.W. 4.08 ACRES
ROSEWOOD EASEMENT 2.49 ACRES
GROSS AREA 19.23 ACRES

SNOW STORAGE CALCULATIONS

BROOKSIDE COMMONS
PARKING LOT(S)/STREET
REQUIRED = 4,602 SF
@ 10 SITTER 100 ST. PROVIDED = 7,384 SF

FOR REFERENCE ONLY NOT FOR CONSTRUCTION:
POSSIBLE FUTURE COORD. DE. INTERSECTION FOR INFORMATION ONLY. THIS APPROACH WILL NOT BE CONSTRUCTED AS PART OF THIS PROJECT. THE FINAL COORD. DE. PROPERTY OWNERS IN CONJUNCTION WITH THE GRAND TRAVERSE COUNTY ROAD COMMISSION.



COORDS DR. (PVT.)

THE GRAND TRAVERSE COUNTY ROAD COMMISSION IS RECONSTRUCTING ZIMMERMAN ROAD SOUTH OF NORTH LONG LAKE ROAD DURING THE 2014 CONSTRUCTION SEASON. THIS SURVEY WAS COMPLETED PRIOR TO THE COMPLETION OF THIS WORK AND DOES NOT REFLECT CHANGES MADE DURING CONSTRUCTION.


Brookside Commons LDHA Limited Partnership
Brookside Commons P.U.D.
OVERALL SITE PLAN
Section 7, Town 27 North, Range 11 West
Garfield Twp., Grand Traverse County, Michigan

REV#	DATE	DES	DRN	CHK	DESC
11	10-14-15	jeh	jeh	djm	SESC Permit Submittal
12	04-16-15	jeh	jeh	djm	SUP#2009-01 Amendment for Parking Modifications
13	04-17-15	jeh	jeh	djm	Add Zimmerman 16" Water Main for Twp.
14	04-28-15	jeh	jeh	djm	Add interior side yard setbacks
15	04-02-15	jeh	jeh	djm	PUD Trolls Revisions Per Twp.
16	06-11-15	jeh	jeh	djm	PUD Commercial Setback Adjustment Per Twp.
17	06-15-15	jeh	jeh	djm	Proposal Request #2
18	06-19-15	jeh	jeh	djm	Modify sign-fence notes per Township

Mansfield
Land Use Consultants

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maaeps.com
info@maaeps.com

PL PLAN RECOMMENDED TO TWP BOARD.

 Charter Township of Garfield Planning Department Report No. 2022-52		
Prepared:	June 1, 2022	Pages: 1
Meeting:	June 8, 2022	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan – 2022 Draft Community Survey Questionnaire	

BACKGROUND:

In 2015, Garfield Township conducted a community survey by mailing a questionnaire to a random sample of residents within the Township.

MASTER PLAN:

In preparation for the update of the Master Plan, Staff has drafted a new questionnaire to be used in a community survey conducted in a similar manner. Some of the questions from the 2015 survey were used and some new questions were added. The questionnaire was developed to be most effective in providing guidance towards the development of the Master Plan. At its meetings on April 27 and May 25, the Planning Commission reviewed the questionnaire and provided feedback.

Attached is a final draft of the questionnaire.

ACTION REQUESTED:

Staff recommends that questionnaire be forwarded to the Township Board for review and approval. For consideration, the following motion is provided:

THAT the draft questionnaire be FORWARDED to the Township Board for its review and approval.

Attachments:

1. Master Plan – 2022 Draft Community Survey Questionnaire

i. I wish there was a park closer to my home.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

j. Garfield should purchase more parkland.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

k. Garfield should permit winery tasting rooms.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

l. Garfield should permit marijuana dispensaries.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

m. Garfield should permit short term rentals.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

n. Garfield should permit accessory dwelling units (i.e., granny flats).

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

o. Garfield should permit buildings taller than four stories.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

p. A new state law allows townships to change their names. Garfield should change its name.

☐

Strongly Agree

☐

Agree

☐

Disagree

☐

Strongly Disagree

Any other comments? Provide them here:

THAT’S IT!
THANK YOU FOR YOUR TIME & INPUT
Please fold this survey and send it back
in the enclosed return envelope.
No stamp is necessary!

You’ve been selected for the

2022 CHARTER TOWNSHIP OF GARFIELD COMMUNITY SURVEY

The Charter Township of Garfield Planning Commission is working to develop a new master plan that establishes long-term goals, policies, and strategies for growth of the Township. You have been randomly selected to complete this survey so that the Planning Commission can understand the interests of our residents. Thank you for your willingness to complete this brief questionnaire. It should be completed by an adult in your household and will only take a few minutes of your time. If you prefer, please take this survey online by using the following QR code:

<Insert QR code here>

DRAFT

If you have any questions, feel free to contact the Planning Department at 941-1620.

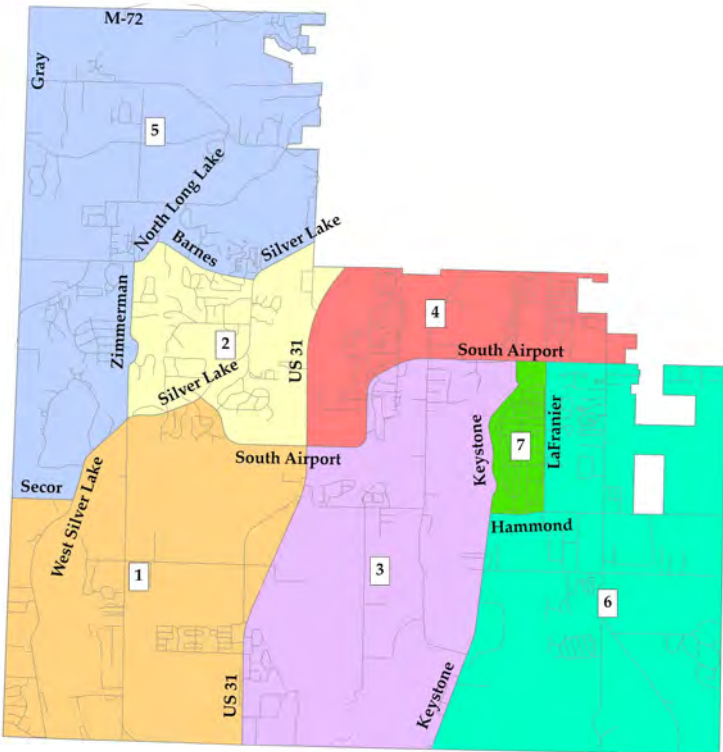


**Charter Township of Garfield
Planning Commission
3848 Veterans Drive
Traverse City, MI 49685**

**www.garfield-twp.com
(231) 941-1620**

1. Looking at the map below, check the box that corresponds to the area where you live. Note: this is your voting precinct.

Area: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7



2. What is the approximate age of yourself and of all other members of your household? (Check all that apply)

Age:	Number of persons:
<6 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
7-12 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
13-17 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
18-25 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
26-35 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
36-45 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
46-55 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
56-65 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
>66 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4

3. How long have you lived in Garfield?

- ☐ 0 to 1 years
- ☐ 2 to 5 years
- ☐ 6 to 10 years
- ☐ 11 to 15 years
- ☐ 16 to 20 years
- ☐ 21+ years

4. How likely are you to move within the next year?

- Very likely☐
- Somewhat likely☐
- Not at all likely☐

5. If you are at least somewhat likely to move next year, why are you moving? (If you are not likely to move, please skip this question. Check all that apply.)

- ☐ Into a newer / larger home
- ☐ Into a smaller home (downsizing)
- ☐ Into a condominium development
- ☐ Into a barrier-free or retirement home
- ☐ To be closer to an existing job in the TC area
- ☐ We are moving away from the TC area for other reasons (job relocation, to be closer to family, etc.)

For other reasons. Please specify:

6. Why did you choose where you live today? (Check all that apply)

- ☐ Availability
- ☐ Affordability
- ☐ Tax rate
- ☐ Safe neighborhood
- ☐ Proximity to family and friends
- ☐ Open space / nice views
- ☐ Sidewalks / trails are nearby
- ☐ Close to work / school
- ☐ Close to shopping / restaurants
- ☐ Close to parks / recreation

For other reasons. Please specify:

7. The items I feel most satisfied with related to quality of life in Garfield are: (Check all that apply)

- ☐ Affordability / Cost of living
- ☐ A strong, stable economy
- ☐ Relationship to nature
- ☐ Feeling of safety and security
- ☐ Educational opportunities
- ☐ Access to public services
- ☐ Feeling of community

8. For the future, I would like Garfield to focus on the following: (Check your top three)

- ☐ Housing choices and affordability
- ☐ Employment opportunities
- ☐ Quality and quantity of parks and open space
- ☐ Improve transportation options
- ☐ Protect the natural environment
- ☐ Increase entertainment and food choices
- ☐ Increase shopping opportunities
- ☐ Improve image and character of Garfield

9. Do you think Garfield should have more housing? If so, what types of housing should be encouraged in Garfield?

- ☐ Single Family Subdivisions
- ☐ Single Family Rural Lots
- ☐ Townhouses/Condos for Single Family Homeowners
- ☐ Duplexes
- ☐ Triplexes, Quadplexes
- ☐ Apartments for Renters
- ☐ Mobile Home Subdivisions
- ☐ Senior Living/Independent Living
- ☐ Accessory Dwelling Units (i.e., granny flats)

10. What types of housing should be encouraged in the area where you live?

- ☐ Single Family Subdivisions
- ☐ Single Family Rural Lots
- ☐ Townhouses/Condos for Single Family Homeowners
- ☐ Duplexes
- ☐ Triplexes, Quadplexes
- ☐ Apartments for Renters
- ☐ Mobile Home Subdivisions
- ☐ Senior Living/Independent Living
- ☐ Accessory Dwelling Units (i.e., granny flats)

11. Do you think Garfield Township is developing...

- ☐ Too quickly
- ☐ About right
- ☐ Too slowly
- ☐ No opinion

12. Please indicate whether you agree or disagree with the following statements:

a. Garfield should incentivize redevelopment of outdated commercial and industrial areas.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

b. Outer edges of Garfield should stay mostly residential and agricultural in character.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

c. Large, new housing developments should include a variety of housing types (i.e., single family homes, duplexes, apartments, etc.)

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

d. Efforts should be made to retain agricultural land in Garfield.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

e. I want more paved bicycle paths and sidewalks in the area where I live.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

f. Garfield should fund the construction of bike paths and sidewalks in the form of a millage, grants, general fund, or other funding source.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

g. Garfield should fund the improvement of commercial corridors, such as South Airport Road, through limiting signs, building sidewalks, reducing driveways, adding trees, etc.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

h. Garfield should direct dense, multifamily residential development to places which are closer to Traverse City.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree