

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, January 8, 2025 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

Election of Officers

1. Public Comment

Public Comment Guidelines:

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

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

3. Minutes – December 11, 2024

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. PD 2025-1 – Planning Department Monthly Report – January 2025

6. Unfinished Business

- a. PD 2025-2 – Tower North Wireless Communication Facility SUP – Public Hearing
- b. PD 2025-3 – Cherryland Humane Society SUP Major Amendment – Findings of Fact
- c. PD 2025-4 – Copper Ridge PUD Major Amendment – Findings of Fact

7. New Business

8. Public Comment

9. Other Business

10. Items for Next Agenda – January 22, 2025

- a. 2024 Planning Commission Annual Report
- b. Housing TIF Potential Policies – Discussion

11. Adjournment

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

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

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 11, 2024**

Call Meeting to Order: Vice Chair DeGood called the December 11, 2024 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 Robertson, John Racine, Chris DeGood, Pat Cline, and Robert Fudge

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 (7:02)

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

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

Nays: None

3. Minutes (7:02)

a. November 6, 2024 Regular Meeting

Agostinelli moved and Racine seconded to approve the November 6, 2024 Regular Meeting minutes as amended noting changes on page three to indicate that a reciprocal easement agreement must be provided and on page four language added to indicate that “other uses were put through”.

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

Nays: None

4. Correspondence (7:05)

Hannon noted that correspondence included items related to item 6d and three emails regarding the Copper Ridge PUD.

5. Reports (7:03)

Township Board Report

Agostinelli stated that Chuck Korn was placed on the Township Board and the Grand Traverse County Board approved the bonding for the airport project. She added that road commission reported that infrastructure work is beginning in January on M-72 at M-22.

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

Fudge said that there was a meeting regarding a setback variance on Lake Drive and the application was tabled.

ii. Parks and Recreation Commission

DeGood reported that the parks commission discussed 2025 projects and one new member were appointed and others were reappointed. Hannon indicated that the DNR grant agreement for the accessible trail at the Commons Area was approved.

iii. Joint Planning Commission

Racine stated that there was no meeting. Agostinelli will now serve on the Joint Planning Commission starting in 2025.

Staff Report**i. PD 2024-107 – Planning Department Report – December 2024**

Hannon stated that the department report was submitted in writing and indicated that there have been many administrative reviews.

6. Unfinished Business**a. PD 2024-108 – Copper Ridge PUD Major Amendment (7:11)**

A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance that incorporates different land uses in locations than requested in the original application and the potential to increase the number of residential dwelling units. The proposed amendment is the conversion of three building locations in the Copper Ridge Professional Center from office to office, commercial, or residential, and the conversion of one building location in the Copper Ridge Retail Marketplace from retail and office to office, commercial or residential. The applicants would be restoring up to 90 residential units and this amendment would give flexibility for what could be built on the site.

Vice Chair DeGood opened the public hearing at 7:13pm.

Susanne Murphy from neighboring residential development Eagle View, shared concerns with a possible increase with traffic, busses, the potential for high rise buildings, and leases, and added that some buildings still had occupancy available.

The public hearing was closed at 7:19pm. DeGood noted emails from Mark Plotzke, Lauren Rippentrop, and Kendra Mac regarding the Copper Ridge PUD amendment.

Commissioners discussed the use and Sych stated that this is an adjustment to the PUD and is meant to create flexibility within the PUD. Commissioners shared concerns with building ten since it was close to the neighboring residential use. Applicant Sarah Keever stated that the original PUD governs the height of the buildings and there would be no changes from what was originally approved several years ago. She

indicated that any architecture would be similar to what is already there and building ten is planned to be a professional office use. Any possible short term rental use in the PUD will be evaluated by staff and staff stated that parameters could be set.

Agostinelli moved Cline seconded to direct Staff to prepare Findings of Fact for application SUP-2000-08-O for consideration at the January 8, 2025 Regular Meeting of the Planning Commission subject to amend the proposed uses within the Copper Ridge Planned Unit Development.

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

Nays: None

b. PD 2024-109 - Cherryland Humane Society SUP Major Amendment – Public Hearing (7:43)

This application requests a Special Use Permit (SUP) Major Amendment for an addition to the Cherryland Humane Society's existing facility at 1750 Ahlberg Drive. According to the application, the scope of work consists of two (2) building additions totaling 9,006 square feet to an existing 14,168-square-foot building. Staff clarified setbacks, landscaping, and snow storage since the last meeting.

DeGood opened the public hearing at 7:47pm and seeing no one wishing to speak, closed the public hearing.

Robertson moved and Fudge seconded TO direct staff to prepare Findings of Fact for application SUP-2001-05-A for a Special Use Permit for the expansion of the existing Cherryland Humane Society facility at 1750 Ahlberg Drive, for the Planning Commission regular meeting on January 8, 2025.

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

Nays: None

c. PD 2024-110 – Cherryland Center Comprehensive Development Plan – Site Plan Review (7:50)

Staff stated that revised parking requirements have been provided and a reciprocal easement agreement has also been revised. This Comprehensive Development Plan will provide guidance and organization to the entire site and for any future new uses on the site. Commissioners asked questions regarding the potential uses on the site. Engineer Bob Verschaeve said his applicant accepts the conditions presented by the planning commission staff.

Racine moved and Cline seconded THAT application SPR 2024-14, submitted by Cherryland Center LLC, for an updated comprehensive

development plan for the Cherryland Center, BE APPROVED, subject to the following conditions (1 through 7 as indicated in PD 2024-110):

- 1. To ensure operation of the approved planned shopping center, cross-access easements, dedicated maneuvering drives, stormwater facilities, parking areas, and parking lot lighting, and landscaping will be maintained and in accordance with the Zoning Ordinance.*
- 2. Access shall be maintained to ensure operation of the approved planned shopping center, including access to 7Brew (parcel: 05-014-049-40), Biggby (parcel: 05-014049-76), Burger King (parcel: 05-014-049-80), and Margaritas Grill (parcel: 05014-049-70).*
- 3. Future phases and proposed development shown on Sheets 4, 5, 6, and 7 of the comprehensive development plan are illustrative only and will require separate site plan review application for each proposal in accordance with the Zoning Ordinance.*
- 4. Creation of new parcels, including any site condominiums, shall be reviewed and approved in accordance with the Zoning Ordinance.*
- 5. Proposed uses and future development shall be reviewed by the Planning Commission in accordance with the Zoning Ordinance.*
- 6. Any changes to outdoor lighting shall be conform to the Zoning Ordinance.*
- 7. All agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

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

Nays: None

d. PD 2024-105 Two Brothers Dog Park Café – Site Plan Review (8:03)

The site, located at 1776 South Garfield Avenue at the Cherryland Center, is approximately 3.57 acres and is home to the former Younkers building. The entire building is approximately 47,900 square feet in floor area. The proposed Two Brothers Dog Park Café is planned to occupy 7,000 square feet or 15% of the building floor area which will include food and drink service. There are no current plans for the remainder of the building. In addition to the building improvements, a proposed outdoor dog park would occupy approximately 6,000 square feet of what is currently a parking area with maneuvering lanes. Approximately 260 square feet of the indoor portion of the facility is proposed for kennel and grooming services. It is assumed that these uses are minor in nature and accessory to the proposed primary uses. Bar and restaurant, without drive-through, and recreational facility are uses permitted by right in the C-P district. Staff reviewed site plan standards and found that the proposal met the requirements. Hours of operation would be favorable with the other uses regarding noise and any non-compliant lighting will be changed. Commissioners asked questions regarding stormwater and waste from the outdoor dog park. Engineer Bob Verschaeve explained the wastewater plan for the dog park. Megan Driver, representing the owners, discussed

the waste plan and a solid cedar fence to reduce noise. Commissioners asked to add conditions regarding hours, waste, music, and fencing.

Agostinelli moved and Cline seconded THAT application SPR-2024-16, submitted by Eric Engel for a bar and restaurant, without drive-through, and recreational facility on parcel 05-014-049-08 located at 1776 South Garfield Avenue, BE APPROVED, subject to the following conditions (1 thorough 4 as indicated in PD 2024-105 and conditions 5-8 as discussed by Planning Commissioners at the meeting) and as amended:

- 1. The rear parking lot, drives, and maneuvering pavement areas shall be sealed and striped.*
- 2. Dumpster enclosures shall be provided for the two existing onsite dumpsters in accordance with the Zoning Ordinance.*
- 3. The onsite lighting shall be adjusted to comply with the Zoning Ordinance.*
- 4. All agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit.*
- 5. Review and approval by the Grand Traverse County Environmental Health Department for waste management for the dog park area.*
- 6. Amplified music and other sound shall be prohibited in the outdoor dog park area.*
- 7. Clarify fence description for a 7-foot solid cedar fence including height, materials, and location for sound mitigation of the dog park area.*
- 8. Hours of operation on any day shall be no earlier than 9:00 AM or later than 9:00 PM for the dog park area.*

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

Nays: None

e. PD 2024-111 - K-1 Speed/High Tops – Site Plan Review Amendment – Withdrawal (8:45)

On December 4, 2024, the Township received a letter from the Applicant to withdraw his application from site plan review by the Planning Commission.

Racine moved and Fudge seconded THAT the WITHDRAWAL of application SPR-2022-21-A for the High Tops bar, restaurant, and nightclub, by Phil Beehler, BE ACCEPTED.

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

Nays: None

f. PD 2024-112 – Tower North Wireless Communication Facility SUP – Updated Site Plan (7:09)

The applicants have provided updated drawings including a site survey, site plan detail, and aerial vicinity plan. The updated drawings show that the proposed tower will be at least 244 feet away from the existing house on the site and at least 160 feet away from the nearest property line to the south. The proposed tower will be 155 feet tall. The tower would be placed within a 60' x 60' fenced-in area with a 6'-high chain link fence. When the application was tabled, one of the main issues was the previously proposed tower location was within 155 feet (the tower height) of both the existing house and the nearest property line to the south. Commissioners asked questions about the setbacks and staff will clarify how far the tower will be from the pole building on the site.

Fudge moved and Agostinelli seconded THAT application SUP-2024-02, submitted by Tower North Development, LLC for a Special Use Permit for a wireless communication facility at 2767 Zimmerman Road, on a portion of Parcel #05-019-001-00, BE SCHEDULED for a public hearing at the January 8, 2025 Planning Commission Regular Meeting.

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

7. New Business

None

8. Public Comment (8:54)

David Williams of Cedar Run Road asked about a development on Cedar Run Road. Staff indicated that there had been no application submitted.

9. Other Business (8:58)

a. 2025 Meeting Schedule

Racine moved to adopt the proposed 2025 meeting schedule and Robertson seconded the motion.

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

10. Items for Next Agenda – January 8, 2024 (8:59)


Election of officers

Possible new retail outlet at the Grand Traverse Mall

11. Adjournment

Fudge moved to adjourn the meeting at 9:06pm.

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

 Charter Township of Garfield Planning Department Report No. 2025-1			
Prepared:	January 2, 2025	Pages:	2
Meeting:	January 14, 2025 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Planning Department Monthly Report – January 2025		

PURPOSE:

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

DEVELOPMENTS:

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

TowerNorth Wireless Communication Facility – Special Use Permit Review

- *Location:* 2767 Zimmerman Road, west side of Zimmerman Road, north of Silver Lake Road intersection
- *Development Description:* Proposed monopole wireless communication facility (cell tower)
- *Status:* The Planning Commission tabled the application at their 6/12/2024 meeting and requested more information on the application. Commissioners tabled the application at their 7/10/2024 meeting so that the applicant can propose a different location on the site for the proposed tower which meets setback standards for wireless communication facilities, and again tabled the application at subsequent meetings on 8/14/2024, 9/11/2024, and 10/9/2024. The applicants proposed a new tower location which was provided to the Planning Commission at their 11/6/2024 meeting. Commissioners reviewed an updated site plan and materials at the 12/11/2024 meeting and scheduled a public hearing for the 1/8/2025 meeting.

K1 Speed / High Tops – Site Plan Review Amendment

- *Location:* 1212 W South Airport Road, north side of South Airport Road west of Garfield Avenue
- *Development Description:* Proposed bar/tavern and nightclub at former Sears in Cherryland Center
- *Status:* The Planning Commission tabled the application at their 9/11/2024 meeting based on concerns about the impact of the project on the neighboring residential area; the application remained tabled at the 10/9/2024 and 11/6/2024 meetings. The applicant subsequently requested to withdraw their application. The Planning Commission accepted the withdrawal of this application at their meeting on 12/11/2024.

Cherryland Center Comprehensive Development Plan – Site Plan Review

- *Location:* Multiple parcels and addresses; north side of South Airport Road west of Garfield Avenue
- *Development Description:* Proposed comprehensive development plan for entire Cherryland Center site
- *Status:* The Planning Commission reviewed the application at the 11/6/2024 meeting and asked for additional information to be provided for review. The Planning Commissioners reviewed the additional material and approved the application with conditions at their meeting on 12/11/2024.

Two Brothers Dog Park Café – Site Plan Review

- *Location:* 1776 S Garfield Avenue; north side of South Airport Road west of Garfield Avenue
- *Development Description:* Proposed café and taphouse with indoor/outdoor dog park areas
- *Status:* The Planning Commission approved the application with conditions at their meeting on 12/11/2024.

Copper Ridge PUD – Major Amendment

- *Location:* Multiple parcels and addresses; north side of Silver Lake Road near Barnes Road
- *Development Description:* Proposed addition of residential uses to existing development

- *Status:* The Planning Commission held an introduction for the application at their meeting on 11/6/2024. The public hearing was held at their 12/11/2024 meeting. Commissioners motioned for Staff to prepare the draft Findings of Fact for consideration at their 1/8/2025 meeting.

Cherryland Humane Society – Special Use Permit Major Amendment Review

- *Location:* 1750 Ahlberg Drive; southeast of the intersection of Hammond Road and Keystone Road
- *Development Description:* Proposed building additions to existing humane society building
- *Status:* The Planning Commission held an introduction for the application at their meeting on 11/6/2024. The public hearing was held at their 12/11/2024 meeting. Commissioners motioned for Staff to prepare the draft Findings of Fact for consideration at their 1/8/2025 meeting.

The Planning Department is also currently conducting the following administrative development review activity:

Renew It Group

- *Location:* 302 N US 31 South; east side of US 31 north of Rennie School Road
- *Development Description:* Proposed showroom and warehouse for deck supply / construction business
- *Status:* Approved with conditions

Striker Supply

- *Location:* 141 Memorial South Commons; east side of US 31 north of Rennie School Road
- *Development Description:* Proposed rental and retail outlet for concrete product supplier business
- *Status:* Approved with conditions

Golden Swan Management

- *Location:* 2470 Diamond Drive, east side of Cass Road south of West South Airport Road
- *Development Description:* Proposed commercial laundry facility
- *Status:* Under review; additional information requested from applicants

PLANNING:


Other Planning Department activities include the following items:

- The Planning Commission did not have study sessions in November or December 2024. Commissioners had previously recommended to the Township Board to pursue legal review of the sign regulations in the Zoning Ordinance, considering the recent federal case law regarding sign regulations, and discussed several potential definitions for “substantial construction” which is undefined in the Zoning Ordinance. Commissioners will continue to consider these items at the January 2025 study session.
- The Planning Department is gathering data to build a GIS database of the streetlights in Garfield Township. Three entities provide streetlights in the Township: Cherryland Electric Cooperative, Consumers Energy, and Traverse City Light & Power.

STAFF:

John Sych, AICP, Planning Director
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 Charter Township of Garfield Planning Department Report No. 2025-2			
Prepared:	January 2, 2025	Pages:	8
Meeting:	January 8, 2025 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	TowerNorth Wireless Communication Facility Special Use Permit – Public Hearing		
File No.	SUP-2024-02	Parcel No.	05-019-001-00 (part)
Applicant:	TowerNorth Development, LLC		
Agent:	Jaime Mathew w/Kimley-Horn and Associates, Inc.		
Owner:	Frank A Bare		

BRIEF OVERVIEW:

- 2767 Zimmerman Road – west side of Zimmerman Road north of Silver Lake Road
- Approximately 42.25 acres (entire parcel); approximately 0.23 acres (lease parcel area)
- Portion of one of the parcels containing the existing Alpers gravel mining operation
- A-Agricultural zoning district

PURPOSE OF APPLICATION:

This application requests a Special Use Permit (SUP) for a wireless communication facility (cell tower) at 2767 Zimmerman Road. The applicants propose a 155-foot-tall monopole tower with associated antenna equipment within a fenced-in compound. Wireless communication facilities are permitted via SUP in the A-Agricultural zoning district.

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



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

**APPLICATION HISTORY:**

The application has been reviewed at the following Planning Commission meetings:

- June 12, 2024 – Application tabled, more information was requested
- July 10, 2024 – Update, application was tabled, applicant was requested to move the proposed location of the tower to meet all setback requirements
- August 14, 2024 – Update #2
- September 11, 2024 – Update #3
- October 7, 2024 – Update #4
- November 6, 2024 – Update #5
- December 11, 2024 – Updated Site Plan
- January 8, 2025 – Public Hearing

BACKGROUND:

At the July 10, 2024 meeting, the Planning Commission tabled the application and requested the applicant move the location of the proposed tower, to meet all the setback requirements for wireless communication facilities. On October 29, 2024, Staff received a sketch illustrating an updated tower location, which was presented to Planning Commissioners at the November 6, 2024 meeting. The applicants provided updated drawings including a site survey, site plan detail, and aerial vicinity plan, which were presented to Planning Commissioners at the December 11, 2024 meeting.

These updated drawings show that the proposed tower will be at least 244 feet away from the existing house on the site and at least 160 feet away from the nearest property line to the south. The proposed tower will be 155 feet tall. The tower would be placed in a 60' x 60' fenced-in area with a 6'-high chain link fence.

When the application was tabled, one of the main issues was that the previously proposed tower location was within 155 feet (the tower height) of both the existing house and the nearest property line to the south.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

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

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

ZONING ORDINANCE STANDARDS FOR WIRELESS COMMUNICATION FACILITIES:

The Zoning Ordinance includes a set of definitions regarding wireless communications (e.g., collocation, equipment, facility, support structure, and equipment compound). The Zoning Ordinance also includes the following supplemental standards applicable to all wireless communication facilities and antennae within Section 792.F. Staff comments on these standards are as follows:

(1) Number of Facilities to be Minimized

- (a) ***Generally:*** *Antenna supporting structures must be located in a manner that is consistent with township's interest in land-use compatibility. No antenna supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing antenna supporting structure.*

There is an existing water tower about 3/4-mile away from this site in the Heritage Estates subdivision with wireless communication equipment on it. At the July 10, 2024 meeting, the Planning Commission discussed information submitted by the applicant about why the Heritage Estates location is not feasible, including the following:

- The water tower is about 68 feet tall which offers a shorter area for providing cell coverage.
- The water tower could be decommissioned in the future and not be available for collocation of wireless communications equipment.
- The water tower site is zoned R-1 One-Family Residential, which does not permit wireless communication facilities, so permitting a new tower at the water tower site is not feasible.
- The water tower is not designed structurally to support an extension for a tower.
- The water tower site is located within a residential neighborhood, which may not be a compatible location for a new tower.

Staff also corresponded with the Township Engineer regarding the water tower. While the water tower is anticipated to be in place for at least the next few years, there is a possibility that the water tower could be decommissioned in the future. Therefore, it appears that the proposed antenna cannot be accommodated on an existing antenna supporting structure.

- (b) **Letters of coordination:** *The applicant must provide documentation that a notice was mailed, via certified mail, to all providers or, where applicable, to owners of existing antenna supporting structures, and that the applicant was unable to secure a lease agreement with a provider to allow the placement of the proposed antennae on an existing structure or building within the geographic search area.*

In their response letter dated July 2, 2024, the applicant provided additional information on the search process for this location and indicated “no existing towers are located within the 0.5-mile search area or within 1.0 mile of the proposed tower location.” The response letter provides additional information on why the water tower in Heritage Estates is not feasible for this project. The water tower is about 3/4-mile from the proposed tower; the next nearest tower is about 1.5 miles away.

- (c) **Additional evidence:** *As appropriate, the following evidence may also be submitted to demonstrate compliance with this section:*
- (i) *That no existing wireless communications facility within the geographic search area meets the applicant’s radio frequency engineering or height requirements;*
 - (ii) *That no building or structure within the geographic search area has sufficient structural strength to support the applicant’s proposed antennae; or*
 - (iii) *That there are other limiting factors that render collocated, surface-mounted, or roof-mounted facilities unsuitable or unreasonable.*

As indicated above, the applicant’s response provides additional information on why the Heritage Estates location is not feasible. The water tower is roughly 3/4 miles from the proposed tower; the next nearest tower is about 1.5 miles away.

(2) Construction

Antenna supporting structures shall be constructed utilizing monopole or freestanding lattice type construction only, unless the applicant is able to demonstrate that such a structure cannot accommodate the proposed or future antennae.

The proposed tower will be a monopole structure.

(3) Setbacks

- (a) *Antenna supporting structures, equipment enclosures, and ancillary appurtenances must meet the minimum setback requirements for the zoning district in which they are proposed.*

The proposed leased area site is on a parcel zoned as A-Agricultural. The setbacks in the Agricultural zoning district are 30 feet (front), 20 feet (each side), and 35 feet (rear). The proposed tower is about 160 feet from the nearest lot line to the south and the leased area is about 110 feet from the nearest lot line to the south. The proposed tower and leased area appear to meet the minimum setback requirements for the A-Agricultural district.

- (b) *In addition to complying with (a) above, antenna supporting structures must also be set back a distance equal to their overall height from the lot line of any lot that contains a residential use, that is vacant but may be used for residential purposes, or that is within a*

residential zoning district; however, guy-wire anchors need only comply with the provisions of subsection (a), above.

The proposed wireless tower is on the same parcel as an existing house shown on the site plan, and the parcel is zoned A-Agricultural. The height of the proposed tower is 155 feet. The proposed tower is about 160 feet from the nearest lot line to the south and at least 244 feet away from the existing house on the site.

- (c) The setback requirements specified in (a) and (b) above are minimums. Any proposed wireless communication facility or antenna proposed and requiring SUP application and approval may have a greater setback requirement imposed by the Planning Commission if substantiated by a need to minimize the visual, aesthetic, and public safety impacts of the facility or antenna.*

The Planning Commission may consider additional setbacks if necessary.

(4) Accommodation of Future Collocations

- (a) Antenna supporting structures must be designed to accommodate future collocations by at least two (2) additional service providers. A notarized statement by the applicant to this effect shall be provided by the applicant. The exact amount of additional equipment to be accommodated will be agreed upon during the application review and approval process.*

The cover letter indicates the facility will be able to accommodate 2 additional collocations.

- (b) The proposed location of a wireless communication facility shall be adequately sized and configured to allow the placement of at least two (2) additional communication equipment shelters.*

The updated site plan shows 2 20'x12' spaces being reserved for lease areas for others.

- (c) Wireless communication towers shall reserve space on the tower for at least one (1) public safety antenna, and shelter or ground space to accommodate one (1) equipment shelter if deemed necessary.*

The cover letter indicates that the applicants will work with the Township on installing a public safety antenna and ground equipment if deemed necessary.

- (d) As a condition of approval under this article, the applicant must submit a shared use plan that commits the owner of the proposed antenna supporting structure to accommodate future collocations where reasonable and feasible in light of the criteria set forth in this section.*

The applicants note this requirement and that allowing for collocation is required by the Federal Telecommunication Act of 1996.

- (e) The provisions of (a) through (d) above shall not apply to Residential Facilities.*

The proposed monopole cell tower is not a Residential Facility.

(5) Equipment Shelter Design and Height

The design and materials used in the construction of the equipment shelter shall, to the extent possible, blend the structure with the surrounding built or natural environment. The equipment shelter shall not exceed fifteen (15) feet in height.

The cover letter notes the ground equipment will be less than 15 feet in height. The updated site plans need to show an elevation sketch of the ground equipment and shelter.

(6) Lighting

- (a) No lights, signals, or other illumination will be permitted on any antenna supporting structure or ancillary appurtenances unless the applicant demonstrates that lighting is required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the Michigan Department of Transportation Bureau of Aeronautics (MDOT-BOA). No existing facility or antenna shall be modified in any way which would cause the structure to require lighting unless a SUP is first approved permitting such modification and lighting.*

The applicant states the FAA Determination of No Hazard to Air Navigation indicates that no lighting is needed for aviation safety.

- (b) Site lighting shall comply with the lighting standards of this Ordinance.*

If any lighting is determined to be needed in the future, it shall meet the lighting standards of Section 517 in the Zoning Ordinance.

(7) Color

Antenna supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized grey finish or other contextual or compatible color as determined by the township, except as otherwise required by the FAA, the FCC, or the MDOT-BOA.

The cover letter states the tower will be designed with galvanized steel and the proposed antennas will be off-white to grey in color. The proposed cables will be routed within the monopole tower but would be grey to black in color.

(8) Fencing

A fence of at least six (6) feet in height from finished grade must be installed in order to enclose the base of the antenna supporting structure and associated equipment enclosures. Access to the antenna supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with §515 Fences and Walls, of this ordinance, except that barbed wire construction may be allowed at the discretion of the applicant.

The updated site plan shows a 60' x 60' fenced-in area with a 6'-high chain link fence and indicates that there will be a 12-foot-wide double leaf gate and a 4-foot-wide swing gate for the fenced area. There is also a proposed entrance gate for the drive leading up to the leased area, details of which are shown on the site plan.

(9) Landscaping

Wireless communication facilities and antenna shall be effectively screened to obscure views of the tower base, equipment shelter, security fencing, and/or guy wire anchors from adjacent uses and public rights-of-way. In locations where the visual impact of the tower will be minimal or where

existing vegetation or topography provide an effective natural screening, the Planning Commission may modify or waive this requirement.

The cover letter indicates that the existing parcel has pine trees and landscaping along the property lines which provide natural screening. The site plan shows an extensive existing landscape buffer on the south lot line. The updated proposed tower location is beyond the existing landscape buffer and so additional plantings may be necessary to help screen the tower from the south. The updated proposed location is set further back from Zimmerman Road which helps limit the visual impact of the tower on the road right-of-way and to the east.

(10) Signs

- (a) Except as provided for in (b) and (c) below, no signs may be placed on antenna supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall required by this section.*
- (b) If high voltage is necessary for the operation of proposed wireless communications facilities, “High Voltage—Danger” and “No Trespass” warning signs not greater than one (1) square foot in area must be permanently attached to the fence or wall at intervals of at least forty (40) feet and upon the access gate.*
- (c) A sign not greater than one (1) square foot in area must be attached to the access gate that indicates the following information:*
 - (i) Federal registration number, if applicable;*
 - (ii) Name of owner or contact person; and*
 - (iii) Emergency contact number.*

The cover letter states that no signs are proposed for this project except for a sign with the emergency contact information placed on the equipment cabinet door. Also, a sign with the FCC registration number will be located on the fence gate.

APPROVAL CRITERIA:

Wireless communication facilities are permitted via special use permit in the A-Agricultural zoning district. If the Planning Commission directs Staff to prepare Findings of Fact for this application, the findings will be based on the Approval Criteria for special use permits in Section 423.E as well as the requirements for wireless communication facilities of Section 792 as described above. According to Section 423.E, special uses are permitted only if the applicant demonstrates that:

- (1) The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
- (2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- (3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
- (4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- (5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- (9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- (10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- (11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

ACTION REQUESTED:

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

MOTION TO direct staff to prepare Findings of Fact for application SUP-2024-02, submitted by TowerNorth Development, LLC for a Special Use Permit for a wireless communication facility at 2767 Zimmerman Road, on a portion of Parcel #05-019-001-00, for the Planning Commission Regular Meeting on February 12, 2025.

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

Attachments:

1. Site Survey with most recent revision November 19, 2024
2. Site Survey General Information with most recent revision November 19, 2024
3. Site Plan Detail with most recent revision July 5, 2024
4. Aerial Vicinity Plan with most recent revision November 19, 2024
5. Comment Response Letter from Applicant dated July 2, 2024
6. Application Cover Letter dated May 9, 2024
7. Signed Special Use Permit Application dated May 7, 2024
8. FAA Determination of No Hazard to Air Navigation dated March 4, 2024



SCALE: 1" = 30'

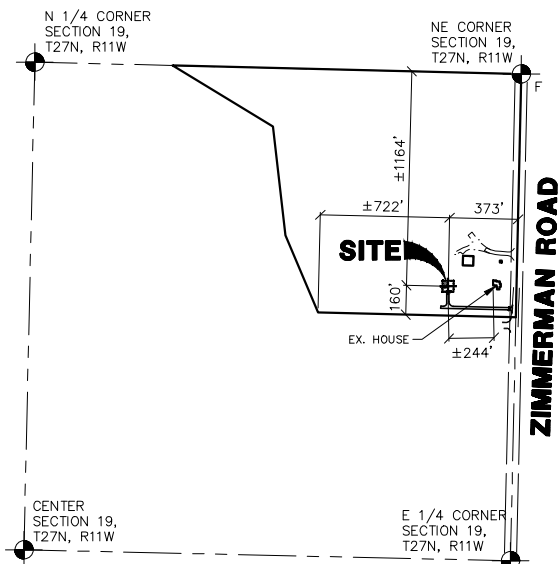


LEGEND

921	EXIST. CONTOUR
921	PROP. CONTOUR
x921.2	EXIST. SPOT ELEVATION
921.60x	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GUY WIRE	EXIST. OVERHEAD UTILITY LINE
OH	EXIST. SANITARY SEWER
END SECTION	HEAD WALL
CULVERT	CULVERT
MAILBOX	MAILBOX
SIGN	SIGN
TELEPHONE RISER	TELEPHONE RISER
FIBER OPTIC MARKER	FIBER OPTIC MARKER
WELL	WELL
POST	POST
FENCE	FENCE
SINGLE TREE	SINGLE TREE
TREE OR BRUSH LIMIT	TREE OR BRUSH LIMIT
SECTION CORNER	SECTION CORNER
FOUND MONUMENT	FOUND MONUMENT
CONTROL PT.	CONTROL PT.

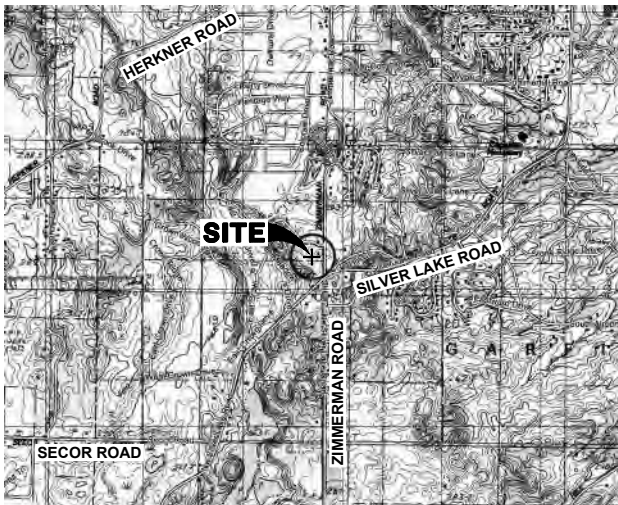
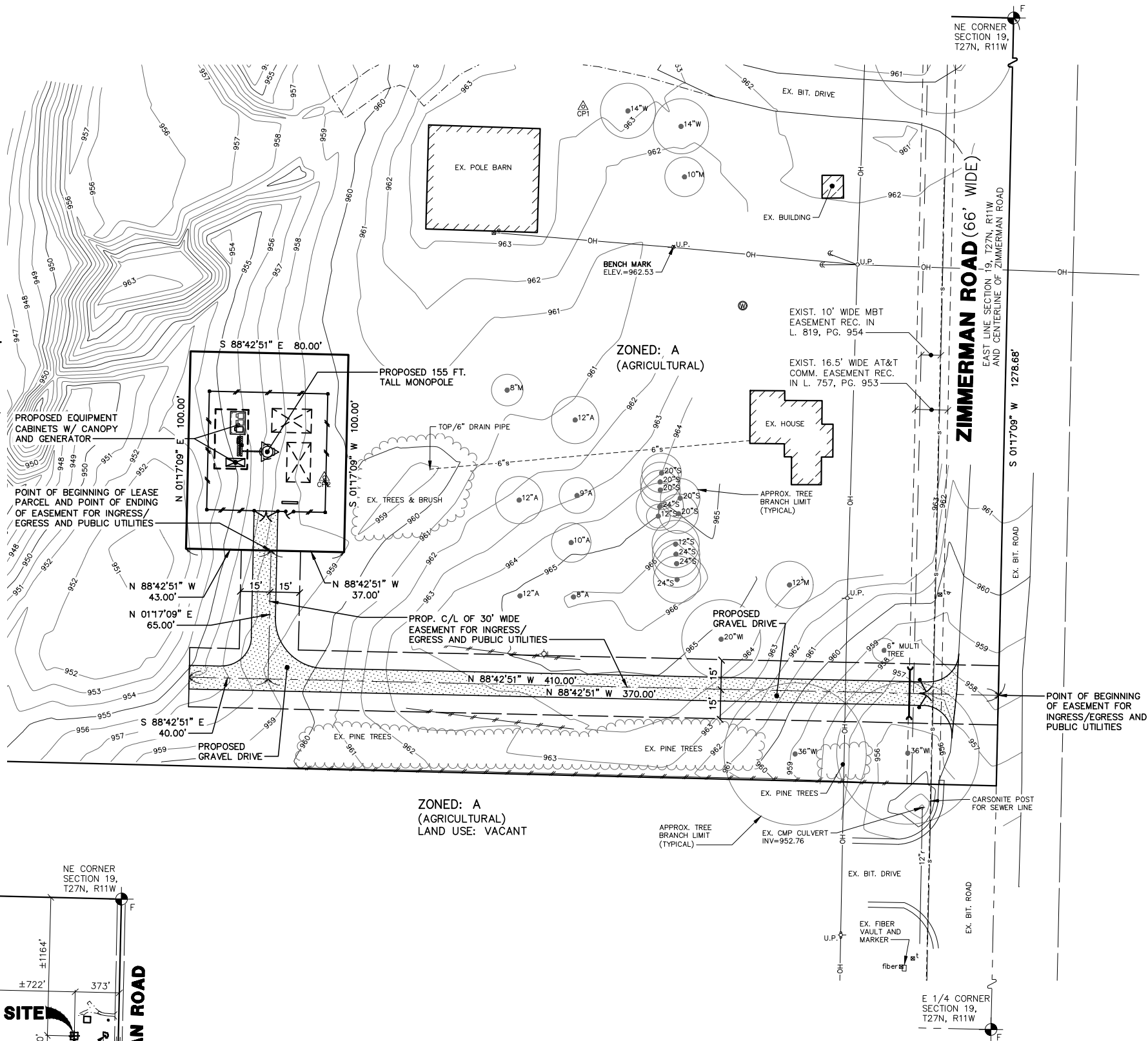
TREE LEGEND

A	APPLE
CR	CRABAPPLE
M	MAPLE
S	SPRUCE
W	WILLOW



OVERALL PARCEL SKETCH

SCALE: 1"=500'



VICINITY SKETCH

SCALE: 1"=2000'



LOCATION

LATITUDE 44° 43' 37.6"
LONGITUDE 85° 40' 40.7"
GROUND ELEV. @ TOWER BASE = 957.60

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1278.68 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide); thence N 88°42'51" W 370.00 feet; thence N 01°17'09" E 65.00 feet to the POINT OF BEGINNING:

thence N 88°42'51" W 43.00 feet;
thence N 01°17'09" E 100.00 feet;
thence S 88°42'51" E 80.00 feet;
thence S 01°17'09" W 100.00 feet;
thence N 88°42'51" W 37.00 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; containing 8,000 square feet, or 0.184 acres of land, more or less; subject to easements and restrictions of record, if any;

Together with a 30 foot easement for ingress, egress and public utilities, the centerline of said easement is described as follows:

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1278.68 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide) to the POINT OF BEGINNING:

thence N 88°42'51" W 410.00 feet;
thence S 88°42'51" E 40.00 feet;
thence N 01°17'09" E 65.00 feet to the POINT OF ENDING; being part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Report)

Part of the North 1/2 of the Northeast 1/4 of Section 19, T27N, R11W, Commencing at the Southeast corner; thence N 89°37' W 1077.08 feet; thence N 23°59' W 455.36 feet; thence N 07°34' W 595.51 feet; thence N 59°45' W 640.68 feet; thence East on the North section line to the Northeast corner of Section 19; thence South to the Point of Beginning. Except road right of way.

NOTES

- Rotate all bearings 00°55'31" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).
- This site is not located in a flood area per Flood Insurance Rate Map number 26055C0225C, effective date August 28, 2018.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-30-2023.

BENCH MARK

Spike in a utility pole located ±70 feet east of the southeast corner of the existing pole barn and ±198 feet northeast of the proposed monopole.
Elevation: 962.53 (NAVD 88 Datum)

PROPERTY INFORMATION

TAX PARCEL: #05-019-001-00

OWNER: FRANK A. BARE
2767 ZIMMERMAN ROAD
TRAVERSE CITY, MICHIGAN 49685

CELL SITE ADDRESS:
ZIMMERMAN ROAD
TRAVERSE CITY, MICHIGAN 49685

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

APPLICANTS:
TOWNORTH DEVELOPMENT
201 CENTER STREET
SUITE 301
W. BRIDGEWATER, MA 02379
(800) 821-5825 x2



'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZW SITE #4090

GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
1. 07/27/24	2. 07/27/24	3. 07/27/24	4. 07/27/24	5. 07/27/24
1. 07/27/24	2. 07/27/24	3. 07/27/24	4. 07/27/24	5. 07/27/24
1. 07/27/24	2. 07/27/24	3. 07/27/24	4. 07/27/24	5. 07/27/24
1. 07/27/24	2. 07/27/24	3. 07/27/24	4. 07/27/24	5. 07/27/24

M I D W E S T E R N

C O N S U L T I N G



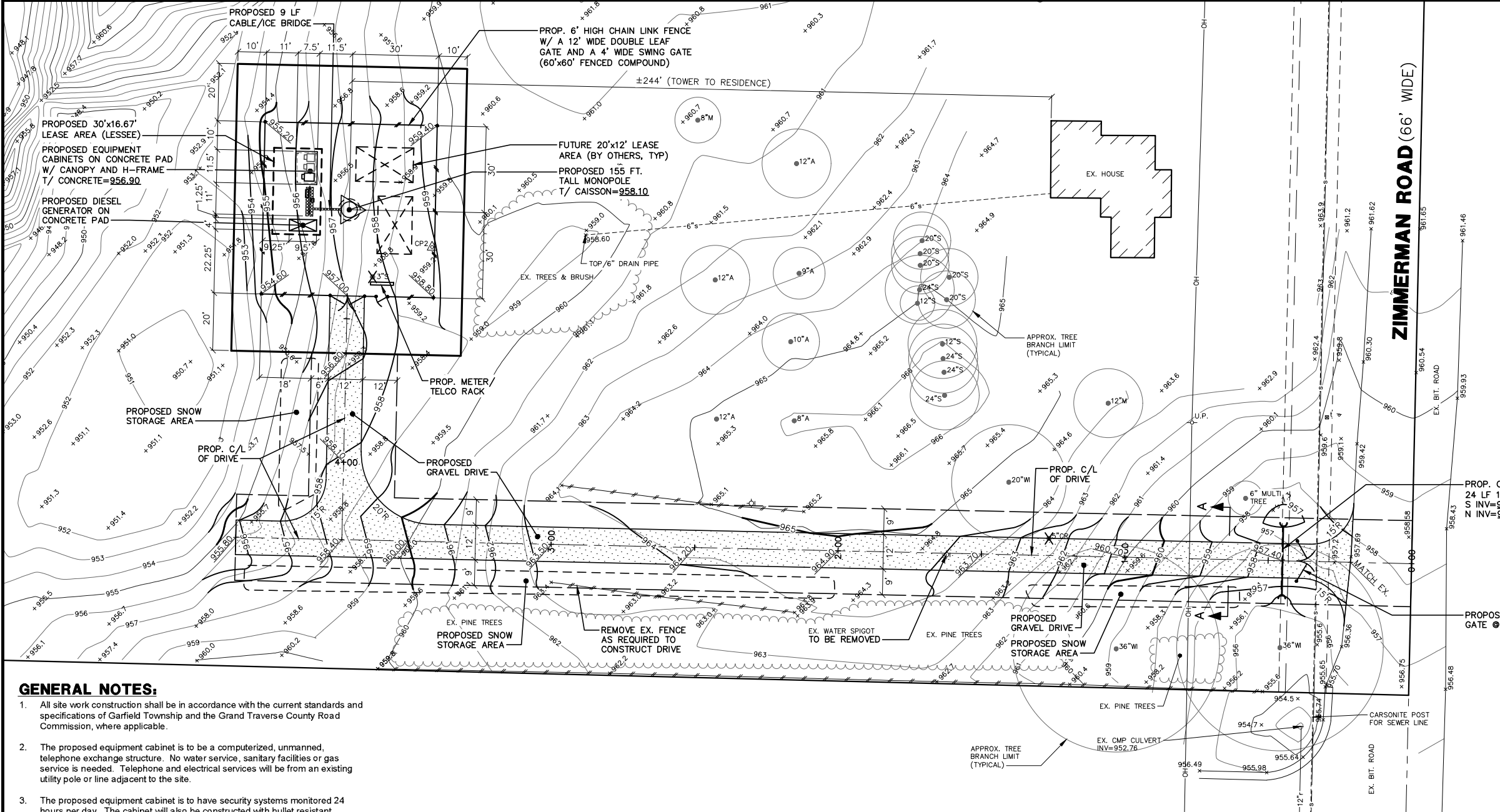
JOB No. 23194-MI0004

DATE: 01/30/24	CADD: BLF	ENG: SGF	PM: SGF	TECH: KMW	FILE: 23194_MI0004-SP1	FB#: 552M9
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SITE SURVEY
GENERAL
INFORMATION

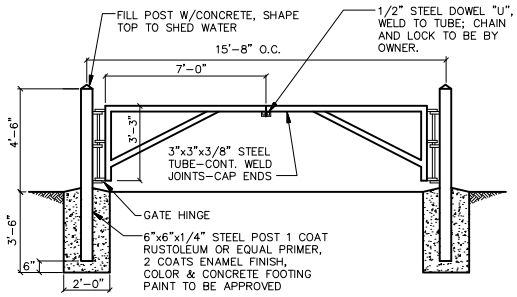
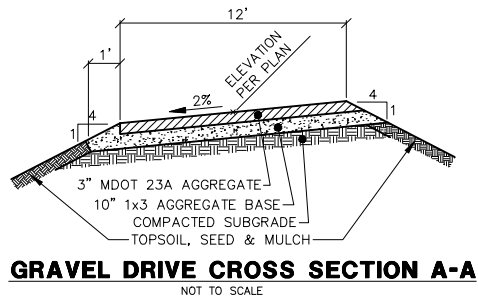
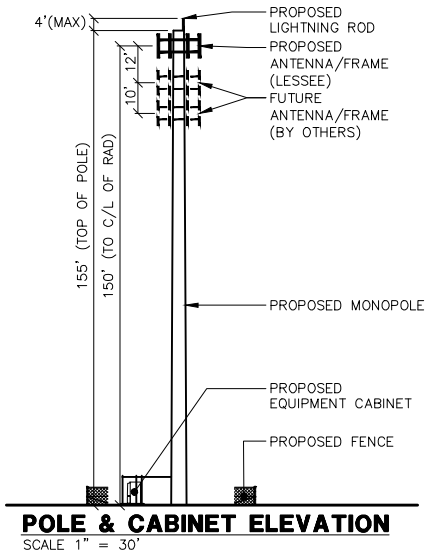
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R:\23194\MI0004-A (VZW 4090)\ACAD\23194-MI0004-SP1.dwg, 11/19/2024 11:31 AM, Scott C. Fisher, SP2, MCLC PDF.pc3
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GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of Garfield Township and the Grand Traverse County Road Commission, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are two, low wattage (21W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy opposite from the equipment cabinet. Lights shall be connected to a technician operated on/off switch with a timer with a one-hour maximum lit duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Tower shall be equipped with an anti-climbing device.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Tygar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from Zimmerman Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.

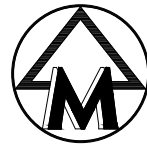


LEGEND

921	EXIST. CONTOUR
921	PROP. CONTOUR
x921.2	EXIST. SPOT ELEVATION
921.60x	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
OH	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
S-S	EXIST. SANITARY SEWER
END SECTION	
HEAD WALL	
CULVERT	
MAILBOX	
SIGN	
TELEPHONE RISER	
FIBER OPTIC MARKER	
WELL	
POST	
FENCE	
SINGLE TREE	
TREE TO BE REMOVED	
TREE OR BRUSH LIMIT	
SECTION CORNER	
FOUND MONUMENT	
CONTROL PT.	

TREE LEGEND

A	APPLE
CR	CRABAPPLE
M	MAPLE
S	SPRUCE
W	WILLOW



APPLICANTS:
TOWN NORTH DEVELOPMENT
24242 NORTHWESTERN HWY.
SOUTHFIELD, MI 48075
(800) 821-5825 x2

CELLCO PARTNERSHIPS
24242 NORTHWESTERN HWY.
SOUTHFIELD, MI 48075
(248) 915-3000

TowerNorth

verizon

'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZW SITE #4090

GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

REVISIONS:	REV. DATE:
1. REV. PER TOWNSHIP REVIEW	07/05/24
2. DRAWING UPDATES	02/26/24
3. REV. PER TOWNSHIP REVIEW	07/05/24

MIDWESTERN CONSULTING

3800 Plaza Drive
Ann Arbor, Michigan 48108
(734) 995-0200
www.midwesternconsulting.com

Land Development • Land Survey
Institutional • Municipal
Wireless Communications
Transportation • Landfill Services

JOB No. 23194-MI0004

DATE: 01/30/24

CADD: BLF

ENG: SGF

PM: SGF

TECH: KMW

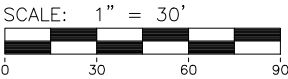
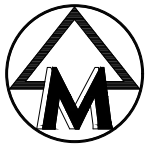
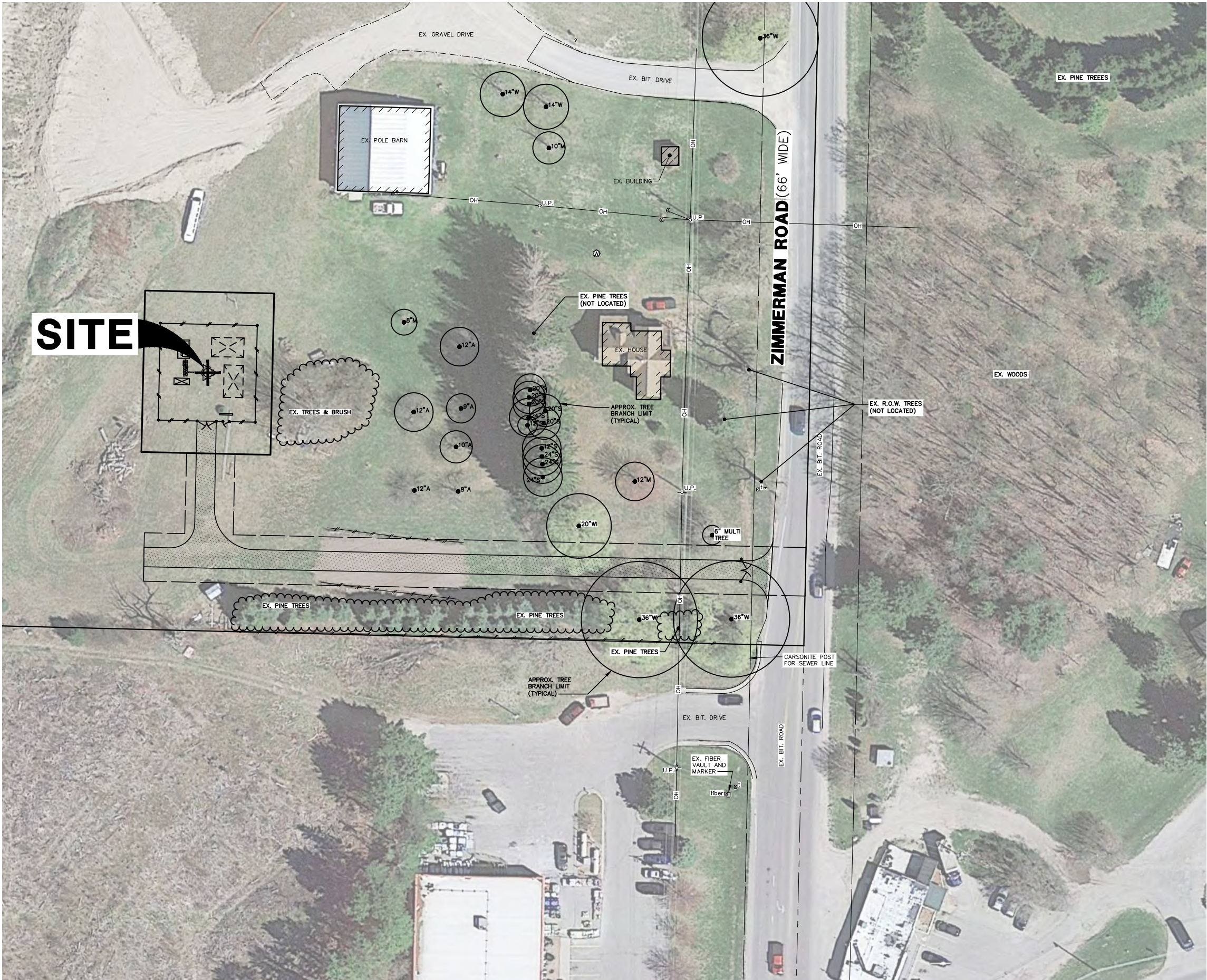
FILE: 23194_MI0004-SP1

FB#: 552M9

SITE PLAN
DETAIL

2

SHEET 2 OF 3



Know what's below.
Call before you dig.

LEGEND

- U.P. (arrow) EXIST. UTILITY POLE
- U.P. (circle) EXIST. UTILITY POLE W/ TRANS.
- OH (line) EXIST. OVERHEAD UTILITY LINE
- MAILBOX (house icon) MAILBOX
- SIGN (T icon) SIGN
- TELEPHONE RISER (T icon) TELEPHONE RISER
- FIBER (line with dots) FIBER OPTIC MARKER
- WELL (circle with cross) WELL
- POST (dot) POST
- FENCE (line with cross-ticks) FENCE
- SINGLE TREE (dot) SINGLE TREE
- TREE OR BRUSH LIMIT (cloud shape) TREE OR BRUSH LIMIT

TREE LEGEND

- A APPLE
- CR CRABAPPLE
- M MAPLE
- S SPRUCE
- W WILLOW

APPLICANTS:
TOWNORTH DEVELOPMENT
2000 CENTER STREET
SUITE 301
W. BRIDGEWATER, MA 02379
(800) 821-5825 x2

TowerNorth

verizon

'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZW SITE #4090

GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

REV. DATE	11/19/24
DESCRIPTION	
1. INITIAL SET	
2. MOVE LEASE PARCEL	
REVISIONS:	
DATE	
DESCRIPTION	
1. INITIAL SET	
2. MOVE LEASE PARCEL	

MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
www.midwesternconsulting.com
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Land Development • Land Survey
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Wireless Communications
Transportation • Landfill Services

JOB No. 23194-MI0004

DATE: 07/05/24
CADD: BLF
ENG: SGF
PW: SGF
TECH: KMW
FILE: 23194_MI0004-SP1
FB#: 552M9

AERIAL VICINITY PLAN

3

SHEET 3 OF 3

July 2, 2024

Charter Township of Garfield
Attn: Stephen Hannon
3848 Veterans Drive
Traverse City, MI 49684

RE: *Application for Special Use Permit – Proposed Wireless Communication Facility*

Dear Members of the Planning Commission:

Please see the below responses to the comments received during the Planning Commission meeting held on June 12, 2024. The answers are listed below in bold and are preceded by the comments or questions discussed during the meeting.

1. The Planning Commission requested renderings (photo simulations) of the proposed tower along Zimmerman Road to visualize the tower location and the existing landscaping/screening.
Response: Please see the attached existing vs. proposed photo simulations of the proposed tower from four (4) different vantage points along Zimmerman Road. The renderings show the natural screening of the tower provided by the existing landscaping along Zimmerman Road and the South property line. There are no plans to remove the existing large spruce trees for the construction of the wireless communication facility.
2. The Planning Commission inquired whether a 50ft+ extension for a colocation on the existing Water Tower would be a feasible alternative.
Response: The existing water tower does not meet Verizon's coverage needs in the area based on the height of the water tower. An extension would not be structurally feasible, economically feasible, and would not meet the Township's ordinances based on the reasons below:
 - The water tower is roughly 68ft tall which is 87ft shorter than the proposed tower height. The proposed tower height was determined by Verizon's Radio Frequency (RF) Engineers as the minimum height required to fill in Verizon's coverage gap and provide better service to the community.
 - During the Planning Commission meeting, the board discussed the future plans to relocate the water tower Southeast of the existing location. If the tower were to be removed or decommissioned at some point, this would result in a loss of coverage to the community, leaving Verizon in the same situation of looking for a new tower location. Since the area is zoned residential and does not permit towers, Verizon would be required to find a new tower location, route new utilities (power and fiber) to the new tower and remove any existing equipment at the water tower site which would be both practically and financially infeasible.
 - Regarding the feasibility of adding a 50ft+ extension to the water tower, the township ordinances (Section 792.A.e) state that we would be required to treat the extension as a new tower since the colocation would *"increase the overall*

height of the support structure by more than 20ft or 10% of its original approved height, whichever is greater...". Since the property is zoned residential, which does not permit a new cell tower, we would be required to request a Use Variance since we would not be meeting the township's ordinance. Whereas the location we are proposing in our application does meet the township's ordinances.

- From a construction standpoint, the water tower is not designed to structurally support a 50ft+ steel extension and would require extensive modifications and reinforcements. This would require the existing carrier to remove their equipment on the tower and construct a temporary structure to limit the loss in coverage. Depending on the lease agreement with the existing carrier, they likely also have the first right of refusal any may deny Verizon's request for removing/relocating their equipment in order to construct the extension.
- The existing water tower is also located in a residential community surrounded by houses (and a few recently constructed new homes), so the addition of a 50ft-87ft extension for the antenna equipment would likely not be welcomed by the existing property owners.

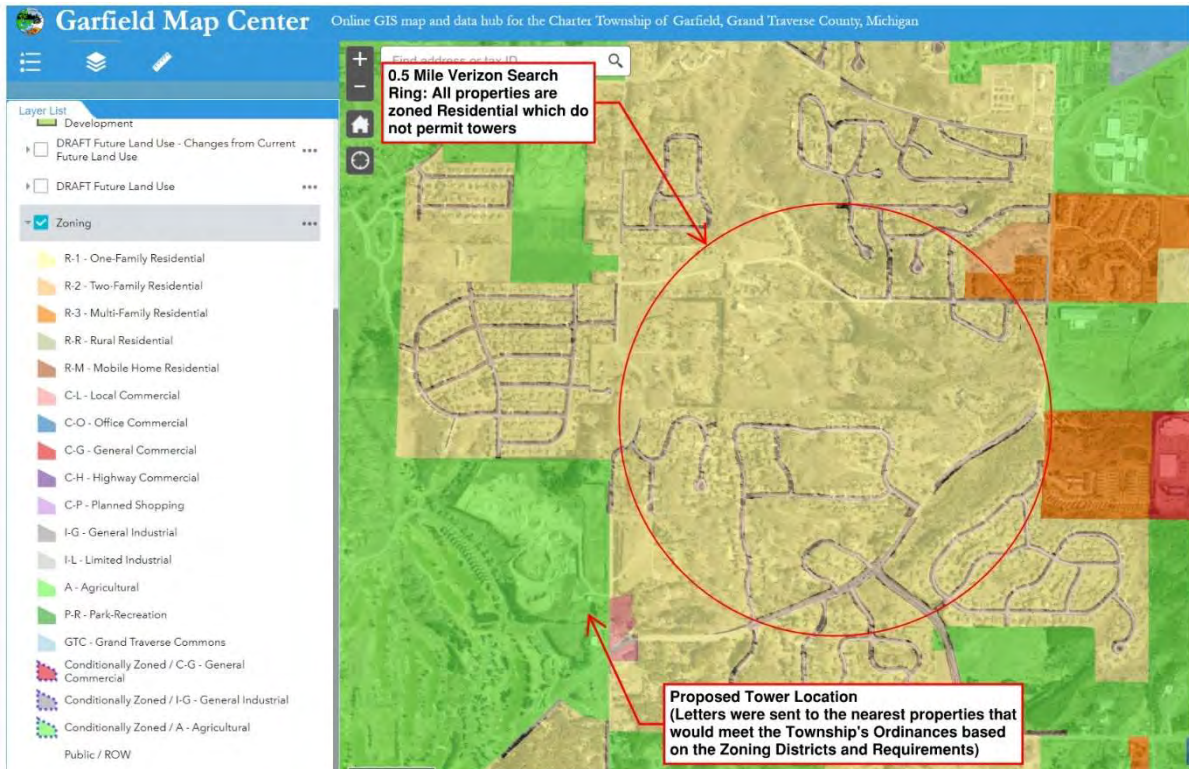
3. The Planning Commission stated their concerns with the distance between the proposed tower and the existing residence on the parcel.

Response: TowerNorth is working with both the existing property owner (Frank Bare) and the future property owner (Hexagon Investments, LLC) for this project. The proposed tower location was originally selected by Hexagon Investments and all parties are mutually agreeing to the tower location. If the Planning Commission requires the tower to be setback 155ft from the residence, then we would like to request a waiver/relief of the setback requirement, in order to reduce the setback requirement to 137ft (the current proposed separation from the existing residence). The proposed tower location does meet the setback requirement from all neighboring residential properties and residential zoning districts, which are located along the East and West property lines. The tower will also be designed by a licensed Structural Engineer and is designed to withstand extreme wind loadings. In the event of an extreme weather scenario that would exceed the capacity of the tower, the tower is designed to buckle at certain points along the top half of the tower such that the tower would collapse onto itself within an 80ft fall zone radius.

4. The Planning Commission inquired about how the proposed tower location was selected.

Response: When Verizon identifies the need for additional coverage, they will provide us with a search area to either find an existing structure for a colocation or a location for a new tower that would meet their coverage needs. Verizon initially provided the 0.5-mile search radius below, but the area is located entirely within the Residential Zoning District which does not permit cell towers. As a result, we reached out to the nearest property owners in the area that would permit a cell tower based on the zoning ordinances. Based on the interest we received from the property owners, our team selected the proposed location based on Verizon's need and the Township's

ordinances. The proposed location was reviewed by Verizon and was determined to fill in their coverage gaps in this area.



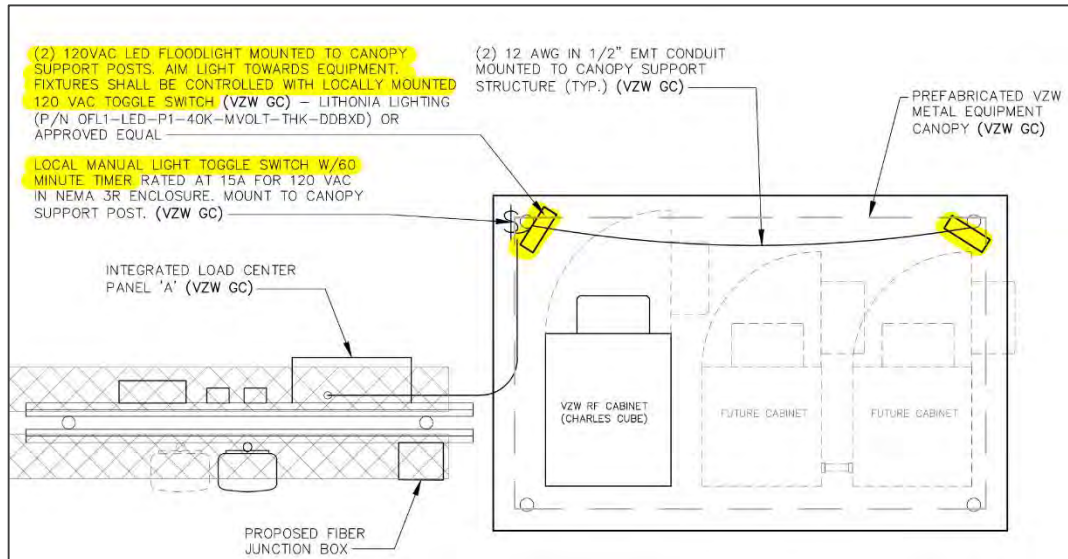
In addition to the comments that were discussed during the Planning Commission meeting, please see our previous responses below addressing the comments from the initial Completeness Review from May 21, 2024 that were not addressed above. Updates to the previous comments are in red.

5. Zoning Ordinance Standards – The purpose statement for Section 423 Special Use Permits indicates that every “special use permit application or amendment shall, at a minimum, be required to comply with every requirement contained in each article of this ordinance.” Staff offers comments on the following sections of the Zoning Ordinance:
 - a. Lighting – The site plan notes there “are two, low wattage (21W), LED lights proposed as part of this project.” Please provide details on the proposed lighting including cut sheets for the proposed fixtures and a photometric plan to determine if the lighting standards of Section 517 are met.

Response: The proposed lights will be located on the equipment canopy/shelter as shown in the example sketch below. The lights are aimed downwards towards the equipment in order to illuminate the area for maintenance personal that may be on site at night. The lights are operated with a toggle switch with a maximum

60-minute timer and would only be on while someone is on site for safety and security purposes. No lighting is proposed on the tower itself.

07/02/2024 Response: Please see the attached cut sheet for the light fixture. The proposed lights provide 0.5-foot candles at approximately 30ft from the light location based on the mounting height of 8ft above grade with shielding provided by the proposed canopy.



- b. Stormwater Management – Stormwater shall be detained on site and the stormwater system is subject to review by the Township Engineer. Please provide an escrow application for stormwater review.

Response: We are reviewing the submittal requirements for the stormwater review and escrow application (stormwater calculations, drainage arrows, and soil information) for our proposed site and we will work directly with the Township Engineer to submit a formal application and/or determine if any additional stormwater management is required.

07/02/2024 Response: We have reached out to the Drain Commissioner on the Stormwater review and permit to ensure that we are meeting the township's requirement in our stormwater management plans. We will provide the final permit approval prior to submitting any building permit applications.

- c. Snow Storage – The application indicates that a parking space and turnaround area will be installed to provide adequate parking. Snow storage is required for any parking areas with 2,700 square feet or more as described in Section 551.E(6). This is understood to include maneuvering lanes and drives. The site plan shows a proposed gravel drive which appears to take up at least 2,700 square feet. Please indicate on the site plan an area for the snow storage which meets the standards of Section 551.E(6).

07/02/2024 Response: Please see the attached plans showing the proposed snow storage areas outlined in red.



Email: Jaime.mathew@kimley-horn.com



Expect More. Experience Better.

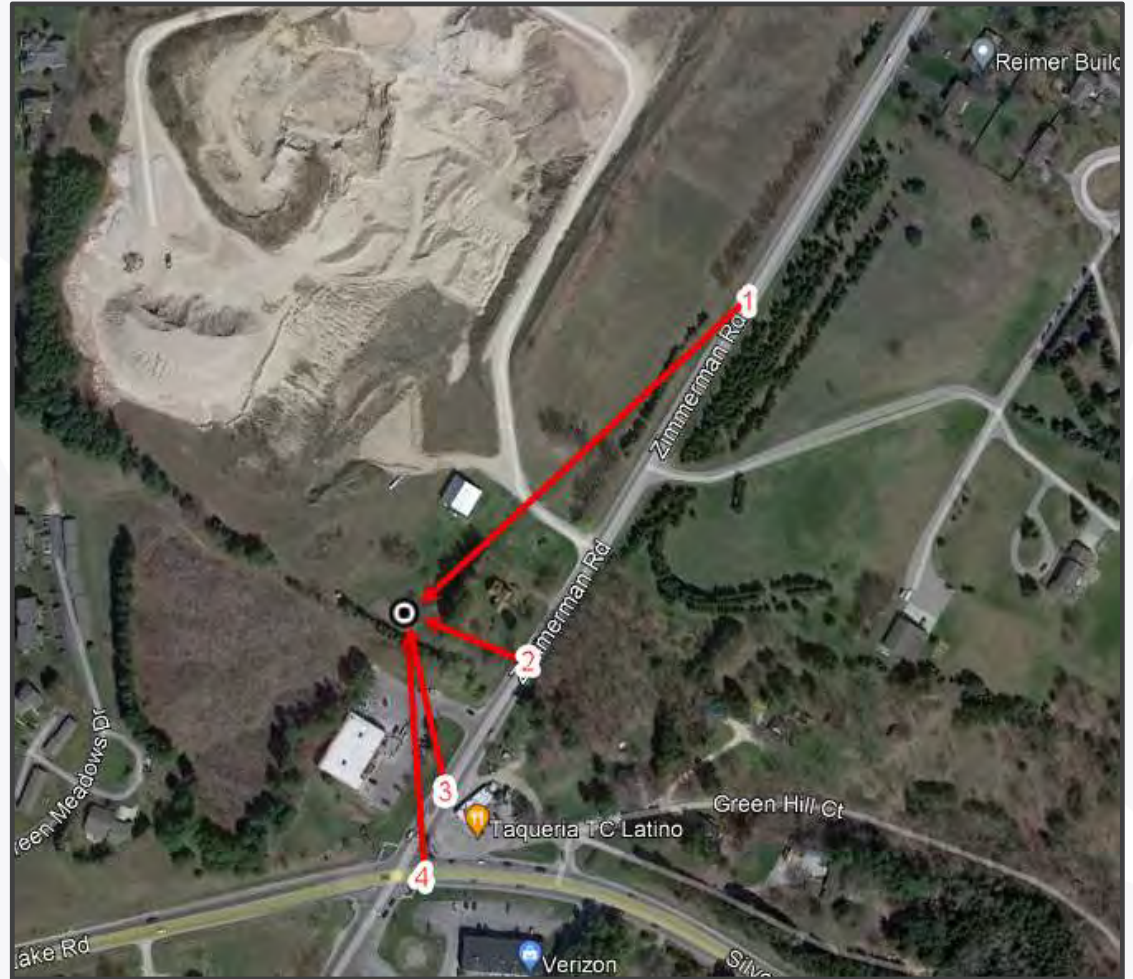
- SITE NAME: TN-MI0004-A SILVER LAKE ROAD
- PROPOSED 155' GUYED TOWER
(+4' LIGHTNING ROD) 159' OVERALL
- SITE ADDRESS:(Near) 2767 Zimmerman Road, MI 49685
- TOWER LOCATION: 44.726889, -85.677444
(44.727067, -85.677493)

VISUAL IMPACT ANALYSIS



AERIAL MAP

- VIEW 1 – LOOKING SW FROM ZIMMERMAN RD
(Approx 900' from tower)
- VIEW 2 – LOOKING NW AT CENTERLINE OF
ZIMMERMAN RD
(Approx 250' from tower)
- VIEW 3 – LOOKING NW FROM ZIMMERMAN RD
(Approx 350' from tower)
- VIEW 4 – LOOKING NW AT INTERSECTION OF
ZIMMERMAN RD AND SILVER LAKE ROAD
(Approx 500' from tower)



EXISTING VIEW 1

- VIEW 1 – LOOKING SW FROM ZIMMERMAN RD
(Approx 900' from tower)



PROPOSED VIEW 1

- VIEW 1 – LOOKING SW FROM ZIMMERMAN RD
(Approx 900' from tower)



EXISTING VIEW 2

- VIEW 2 – LOOKING NW AT CENTERLINE OF ZIMMERMAN RD
(Approx 250' from tower)



PROPOSED VIEW 2

- VIEW 2 – LOOKING NW AT CENTERLINE OF ZIMMERMAN RD
(Approx 250' from tower)



EXISTING VIEW 3

- VIEW 3 – LOOKING NW FROM ZIMMERMAN RD
(Approx 350' from tower)



PROPOSED VIEW 3

- VIEW 3 – LOOKING NW FROM ZIMMERMAN RD
(Approx 350' from tower)



EXISTING VIEW 4

- VIEW 4 – LOOKING NW AT INTERSECTION OF ZIMMERMAN RD AND SILVER LAKE RD (Approx 500' from tower)



PROPOSED VIEW 4

- VIEW 4 – LOOKING NW AT INTERSECTION OF ZIMMERMAN RD AND SILVER LAKE RD (Approx 500' from tower)





OFL Size 1 LED Flood Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

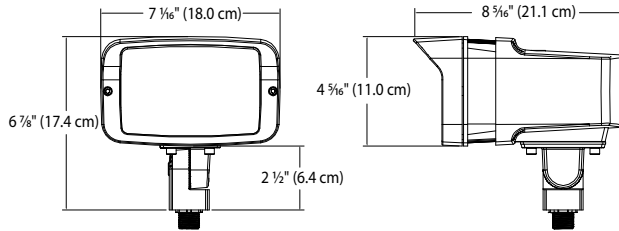
EPA: 0.6 ft²
(.06 m²)

Depth: 8.3"
(21.1 cm)

Width: 7"
(18 cm)

Height: 6.9"
(17.4 cm)

Weight: 5 lbs
(2.27 kg)



Introduction

The OFL Size 1 Floodlight delivers up to 4,400 lumens, with a robust design and several mounting options making it perfect for light commercial applications. It's the ideal long-life replacement for 70-150W metal halide floods, with typical energy savings up to 84% and expected service life of over 50,000 hours.

Ordering Information

EXAMPLE: OFL1 LED P1 40K MVOLT YK DDBXD

OFL1 LED					
Series	Performance Package	Color Temperature	Voltage	Mounting	Finish (required)
OFL1 LED	P1 ¹	40K ¹ 4000K	MVOLT ²	YK Yoke	DDBXD Dark bronze

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)²

FTS CG6 DDBXD U Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)

NOTES

- P1 40K not available with THK.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).

FEATURES & SPECIFICATIONS

INTENDED USE

The traditional and robust design of the OFL1 LED floodlight with energy efficient LEDs, is suitable for replacing up to 150W Metal Halide. It is ideal for landscape, signage, and accent lighting in heavy commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.6 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (50,000 hrs).

INSTALLATION

Integral adjustable knuckle with 1/2-14NPS threaded pipe, yoke, or slipfitter attachment, facilitates quick and easy installation to a variety of mounting accessories.

LISTINGS

UL certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

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



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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OFL1 LED
Rev. 1/23/20

Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		40K		50K	
			"H	"V	"H	"V	Lumens	LPW	Lumens	LPW
P1	21W	WFL	106	106	71	72	2,295	109	2,333	111
P2	45W	WFL	106	106	71	72	4,451	99	4,466	99

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.06
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **OFL Flood Size 1** platform based on 9000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000
Lumen Maintenance Factor	1	0.88	0.78

Electrical Load

Power Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	21W	0.21	0.12	0.11	0.1	-
P2	45W	0.41	0.24	0.2	0.19	-

Photometric Diagrams

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

Mounting, Options and Accessories



THK-Knuckle with 1/2" NPS threaded pipe



YK-Yoke mount



Slipfitter attachment
DSXF1/2 TS
H= 2-1/2" (6.3 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)



COMMERCIAL OUTDOOR

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OFL1 LED
Rev. 1/23/20



SCALE: 1" = 30'

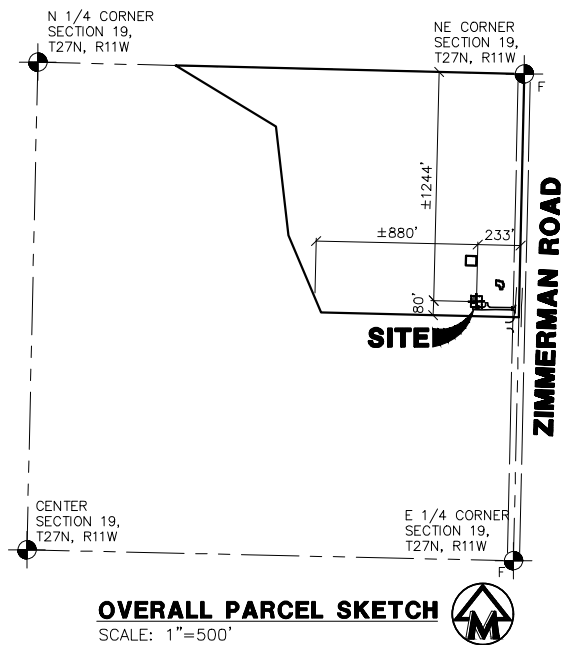


LEGEND

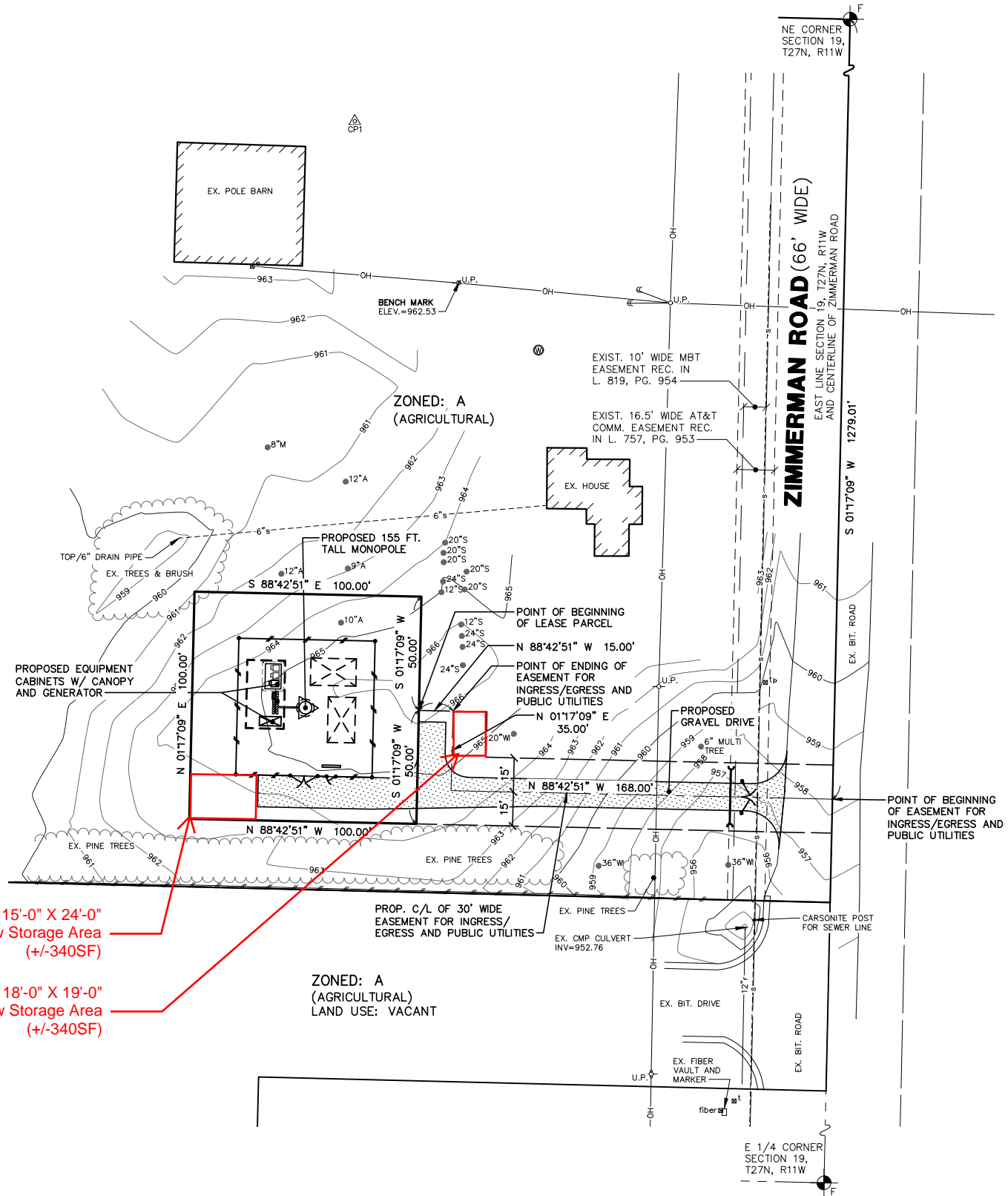
921	EXIST. CONTOUR
921	PROP. CONTOUR
x921.2	EXIST. SPOT ELEVATION
921.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
s-s	EXIST. SANITARY SEWER
	END SECTION
	HEAD WALL
	CULVERT
MB	MAILBOX
Sign	SIGN
Tele	TELEPHONE RISER
Fiber	FIBER OPTIC MARKER
W	WELL
P	POST
F	FENCE
	SINGLE TREE
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND MONUMENT
CP	CONTROL PT.

TREE LEGEND

A	APPLE
CR	CRABAPPLE
M	MAPLE
S	SPRUCE
W	WILLOW



OVERALL PARCEL SKETCH
SCALE: 1"=500'



Proposed 15'-0" X 24'-0" Snow Storage Area (+/-340SF)

Proposed 18'-0" X 19'-0" Snow Storage Area (+/-340SF)



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LATITUDE 44° 43' 36.8"
LONGITUDE 85° 40' 38.8"
GROUND ELEV. @ TOWER BASE = 965.90

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1279.01 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide); thence N 88°42'51" W 168.00 feet; thence N 01°17'09" E 35.00 feet; thence N 88°42'51" W 15.00 feet to the POINT OF BEGINNING.

thence S 01°17'09" W 50.00 feet;
thence N 88°42'51" W 100.00 feet;
thence N 01°17'09" E 100.00 feet;
thence S 88°42'51" E 100.00 feet;
thence S 01°17'09" W 50.00 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; containing 10,000 square feet, or 0.230 acres of land, more or less; subject to easements and restrictions of record, if any;

Together with a 30 foot easement for ingress, egress and public utilities, the centerline of said easement is described as follows

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1279.01 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide) to the POINT OF BEGINNING

thence N 88°42'51" W 168.00 feet;
thence N 01°17'09" E 35.00 feet to the POINT OF ENDING; being part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; except any part taken, dedeed or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Report)

Part of the North 1/2 of the Northeast 1/4 of Section 19, T27N, R11W, Commencing at the Southeast corner, thence N 89°37' W 1077.08 feet; thence N 23°59' W 455.36 feet; thence N 07°34' W 595.51 feet; thence N 59°45' W 640.68 feet; thence East on the North section line to the Northeast corner of Section 19; thence South to the Point of Beginning. Except road right of way.

NOTES

1. Rotate all bearings 00°55'31" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).
2. This site is not located in a flood area per Flood Insurance Rate Map number 26055C0225C, effective date August 28, 2018.
3. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-30-2023.

BENCH MARK

Spike in a utility pole located ±70 feet east of the southeast corner of the existing pole barn and ±198 feet northeast of the proposed monopole
Elevation: 962.53 (NAVD 88 Datum)

PROPERTY INFORMATION

TAX PARCEL: #05-019-001-00

OWNER: FRANK A. BARE
2767 ZIMMERMAN ROAD
TRAVERSE CITY, MICHIGAN 49685

CELL SITE ADDRESS:
ZIMMERMAN ROAD
TRAVERSE CITY, MICHIGAN 49685

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

APPLICANTS:
TOWN OF NORTH DEVELOPMENT
200 NORTH STREET
SUITE 301
W. BRIDGEWATER, MA 02779
(800) 821-5825 x2



'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZW SITE #4090

GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

REV.	DATE	DESCRIPTION
1	02/27/24	1. DRAFTING
2	02/26/24	2. DRAFTING

MIDWESTERN
CONSULTING

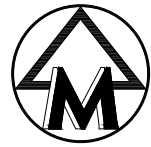
3805 Plaza Drive
Ann Arbor, Michigan 48108
www.midwesternconsulting.com
(734) 995-0200
Land Development • Land Survey
Institutional • Municipal
Wireless Communications
Transportation • Landfill Services

JOB No. 23194-MI0004


DATE: 01/30/24	CADD: BLF
ENG: SGF	PW: SGF
TECH: KMW	FILE: 23194_MI0004-SP1
FB#: 552M9	

**SITE SURVEY
GENERAL
INFORMATION**

1



SCALE: 1" = 20'



0 20 40 60

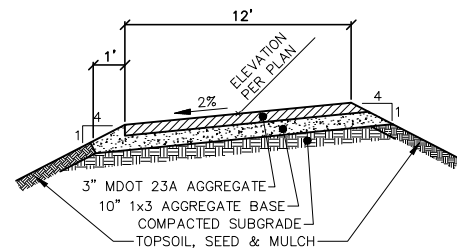
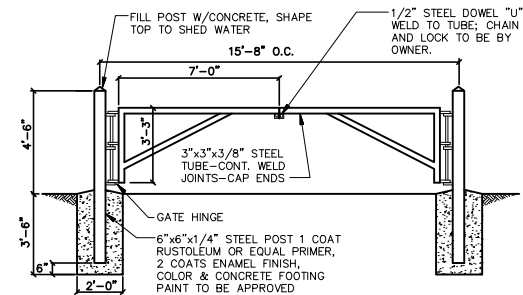
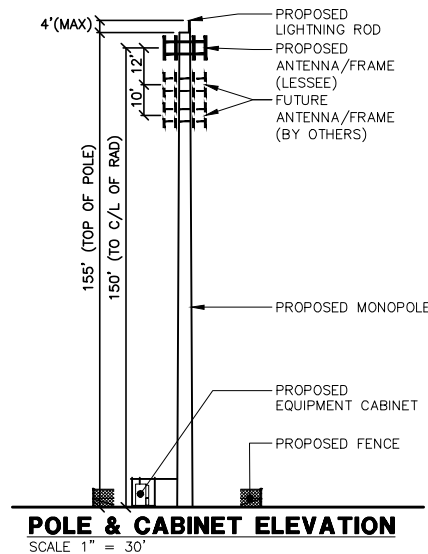


Know what's **below**.
Call before you dig.

	EXIST. CONTOUR
	PROP. CONTOUR
	EXIST. SPOT ELEVATION
	PROP. SPOT ELEVATION
	EXIST. UTILITY POLE
	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	EXIST. OVERHEAD UTILITY LINE
	EXIST. SANITARY SEWER
	END SECTION
	HEAD WALL
	CULVERT
	MAILBOX
	SIGN
	TELEPHONE RISER
	FIBER OPTIC MARKER
	WELL
	POST
	FENCE
	SINGLE TREE
	TREE TO BE REMOVED
	TREE OR BRUSH LIMIT
	SECTION CORNER
	FOUND MONUMENT
	CONTROL PT.

- A APPLE
- CR CRABAPPLE
- M MAPLE
- S SPRUCE
- W WILLOW

4. All site work construction shall be in accordance with the current standards and specifications of Garfield Township and the Grand Traverse County Road Commission, where applicable.
5. The proposed equipment cabinet is to be a computerized, unattended, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
6. The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
7. There are two, low voltage (21W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy opposite from the equipment cabinet. Lights shall be connected to a technician operated on/off switch with a timer with a one-hour maximum lit duration.
8. There are no signs proposed for this project except for:
 - a. Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - b. FCC registration number located on fence gate
9. The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
10. There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
11. Tower shall be equipped with an anti-climbing device.
12. Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
13. All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction
14. All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Tympar" landscape fabric.
15. Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from Zimmerman Road.
16. The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.



May 9, 2024

The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Request for Special Use Permit Approval to locate a Wireless Communication Facility (WCF) at Property Address: 2767 Zimmerman Road, Traverse City, MI 49685

Dear Members of the Planning Commission:

Please accept this letter, along with the attached documents, as part of our formal application for a Special Use Permit approval from **TowerNorth Development, LLC (TowerNorth)** in conjunction with **Verizon Wireless** to install a 155ft monopole tower and associated antenna equipment within a 60ft x 60ft fenced compound located near 2767 Zimmerman Road, Traverse City, MI 49685 (Parcel ID: 05-019-001-00).

Verizon Wireless is looking to enhance their network and to provide improved cellular data and coverage in the Charter Township of Garfield through the installation of a new wireless communication tower in partnership with TowerNorth. The proposed location will provide high-speed wireless broadband access and enhanced E-911 services to the communities in the area between Long Lake and US-31. The proposed infrastructure provides the opportunity for additional cell carriers to improve and expand their coverage while eliminating the need for additional towers within the surrounding area. The proposed service will also improve the emergency services available to the community.

TowerNorth and Verizon Wireless are seeking a Special Use Permit for the wireless communication facility based on the criteria outlined in **Section 792 of the Charter Township of Garfield Zoning Ordinance (Wireless Communications Facilities and Antennae)**. The property of the proposed wireless communication facility is currently Zoned A (Agricultural) which permits wireless communication facilities as a Special Use in accordance with Table 3-4 of the Zoning Ordinance.

TowerNorth and Verizon Wireless are hopeful that the proposed wireless communication facility will assist the Township with their current and future plans of development: in which we believe are to (1) encourage technology access throughout the Township and (2) ensure that adequate infrastructure including emergency services are available for the healthy economic growth of the area.

To limit the visual impact, the tower will be constructed out of galvanized steel and will be designed for a minimum of two (2) additional collocations. In addition, the tower will conform to and be designed under the Federal guidelines and ANSI standards/specifications of wind & ice loadings. Current traffic will not be affected as the proposed facility is unmanned and unstaffed and may be visited by maintenance personnel approximately 2-4 times per month or as needed for servicing. A proposed access road will be installed off Zimmerman Rd.

The proposed wireless communication facility complies with the Special Use standards stated in **Section 792 Part F: Standards Applicable to All Wireless Communication Facilities and Antennae** of the Zoning Ordinance. The proposed tower and associated equipment will operate in a clean and quiet manner. The facility is completely automated and will not create smoke, fumes, odors, dust, glare, noise pollution, unsanitary conditions, surface drainage problems, environmental

nuisances, traffic congestion, threats to morality or public safety, or any other objectional characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communication capabilities and an emergency communications infrastructure. No water services, sanitary facilities, gas services, or garbage disposal/pick-up services are needed. The existing landscaping will be preserved to the greatest extent possible, and all disturbed areas will be restored in kind. Soil erosion control measures will comply with the terms of the County Soil Erosion and Sedimentation Control Standards.

Please review this letter along with all documentation provided in which TowerNorth intends to comply with the Charter Township of Garfield Zoning Ordinance along with the attached documents as requested in **Section 792 Part D: Submission Requirements** and **Table 7-15: Telecommunications Facility – Submittal Requirements** of the Zoning Ordinance.

SECTION 792 WIRELESS COMMUNICATIONS FACILITIES AND ANTENNAE

Section 792.D – Submission Requirements:

1. The requirements as indicated in Table 7-15 (see page 7-21) must be provided with an application for any wireless communications facility or antennae. The application must be signed by the property owner, the applicant, and a provider who will be placing antennae on the proposed wireless communications facility.

Response: Please find the signed application by the property owner, the applicant, and agent in Exhibit A. Please see Exhibit J for the Affidavit of Intent to Collocate provided by Verizon Wireless who will be placing their antenna equipment on the proposed wireless communications facility. Please see our response to the submittal requirements outlined in Table 7-15 below and where each referenced document can be found in our submittal.

2. The Zoning Administrator in the case of an administrative approval, or the Planning Commission in the case of a SUP application, may modify the submission requirements where it is determined that certain information is not required or useful in determining compliance with the provisions of this ordinance. A decision to modify certain submission requirements must be in writing and made a part of the application file.

Response: Noted.

3. If the property owner is not a provider, the application must include a copy of an executed lease agreement between the applicant or property owner and a provider, or, where no lease agreement has been executed, an affidavit signed by a carrier attesting to an intent to place antennae on the wireless communications facility if the application is approved.

Response: A lease agreement between the property owner and TowerNorth is currently being developed. Please see Exhibit J for the Affidavit of Intent to Collocate signed by Verizon Wireless attesting to their intent to install their antenna equipment if the proposed facility is approved.

Table 7-15: Telecommunications Facility – Submittal Requirements

Antenna	Required Submissions	Reference(s)
✓	A complete application on a form provided by the department	Exhibit A – Signed SUP Application
✓	The name, address, and telephone contact information for the owner of any proposed or existing antenna supporting structure, and a statement that such information will be updated annually or upon a change of ownership after the application is approved	Letter of Intent, Exhibit A – Signed SUP Application
✓	A survey of the lot completed by a registered land surveyor that shows all existing uses, structures, and improvements	Exhibit B – Site Survey
✓	A site plan of the property showing all proposed uses, structures and improvements	Exhibit C – Site Plans
✓	Antenna heights and power levels of the proposed facility and all other facilities on the subject property, including a statement of the height above sea level of the highest point of the proposed facility	Exhibit C – Site Plans
✓	A graphical representation, and an accompanying statement, of the search area used to locate the proposed facility	Exhibit D – 1/2-Mile Verizon Wireless Search Ring Map
✓	A graphical representation, and an accompanying statement, of the coverage area planned for the cell to be served by the proposed facility along with a service map showing all existing towers and coverage area for those towers in adjacent sections	Exhibit E – RF Coverage Maps, Exhibit F – RF Statement of Network Need
✓	A radio frequency plot indicating the coverage of existing wireless communications sites, and that of the proposed site sufficient to demonstrate geographic search area, coverage prediction, and design radius	Exhibit E – RF Coverage Maps
✓	A statement by a qualified professional engineer specifying the design structural failure modes of the proposed facility, including proof that the proposed antenna supporting structure has been designed so that, in the event of structural failure, the facility will collapse within the boundaries of the lot on which it is located	Exhibit G – Certified Fall Zone Letter
✓	A stamped or sealed structural analysis of the proposed wireless communications facility prepared by a professional engineer, indicating the proposed and future loading capacity of the facility	Exhibit H – Structural Design Report
✓	Proof of a license (and for broadcast structures, a construction development approval) issued by the FCC to transmit radio signals in the township	Exhibit I – FCC Licenses
✓	A shared use plan, including a statement, which indicates the applicant's intent to allow the co-location of other antenna, provided that the cost of modifying the existing tower is borne by the collocating entity and reasonable compensation, is paid by the co-locating entity. In support of this statement, the applicant will make this information reasonably known to service providers.	Letter of Intent, Exhibit C – Site Plans

Section F. Standards Applicable to All Wireless Communication Facilities and Antennae

1. Number of Facilities to be Minimized

- a. Generally: Antenna supporting structures must be located in a manner that is consistent with township's interest in land-use compatibility. No antenna supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing antenna supporting structure.

Response: Please see Exhibit E for Verizon's RF coverage maps and Exhibit F for an RF Statement of Network need. Verizon first considers whether an existing tower in the area would resolve the service gap, however, there are no existing towers within a mile of the proposed tower location.

- b. Letters of coordination: The applicant must provide documentation that a notice was mailed, via certified mail, to all providers or, where applicable, to owners of existing antenna supporting structures, and that the applicant was unable to secure a lease agreement with a provider to allow the placement of the proposed antennae on an existing structure or building within the geographic search area.

Response: Please see Exhibit D for a map of Verizon's 0.5-mile search area that was used to identify any existing towers or potential locations for a new tower. No existing towers are located within the 0.5-mile search area or within 1.0 mile of the proposed tower location.

- c. Additional evidence: As appropriate, the following evidence may also be submitted to demonstrate compliance with this section:

- i. That no existing wireless communications facility within the geographic search area meets the applicant's radio frequency engineering or height requirements;
- ii. That no building or structure within the geographic search area has sufficient structural strength to support the applicant's proposed antennae; or
- iii. That there are other limiting factors that render collocated, surface-mounted, or roof mounted facilities unsuitable or unreasonable.

Response: There are no existing towers within a 1.0-mile radius of the proposed tower location or suitable structures that would meet the required antenna centerline to service the coverage gap. The existing towers outside of this area either already have Verizon collocated on the existing tower or are too close to Verizon's existing sites and would cause issues with overlapping coverage and would not effectively fill the coverage gap in service. The proposed tower location is centrally located between the existing Verizon sites as shown in the RF coverage maps in Exhibit E.

2. Construction

Antenna supporting structures shall be constructed utilizing monopole or freestanding lattice type construction only, unless the applicant is able to demonstrate that such a structure cannot accommodate the proposed or future antennae.

Response: In compliance with this section, the tower will be designed as a monopole tower type.

3. Setbacks

- a. Antenna supporting structures, equipment enclosures, and ancillary appurtenances must meet the minimum setback requirements for the zoning district in which they are proposed.

Response: The proposed tower and fenced compound are meeting all setback requirements for the Agricultural (A) district (Front: 30ft, Side: 20ft, Back: 35ft). The proposed fenced compound, which contains the tower and all equipment enclosures, has the following approximate setbacks: 149ft Front, 30ft Side, and approximately 860ft Back.

- b. In addition to complying with (a) above, antenna supporting structures must also be set back a distance equal to their overall height from the lot line of any lot that contains a residential use, that is vacant but may be used for residential purposes, or that is within a residential zoning district; however, guy-wire anchors need only comply with the provisions of subsection (a), above.

Response: The surrounding properties are currently zoned Agricultural (A) with no existing residential uses as shown on the Zoning Map in Exhibit K. In addition, please refer to the tower fall zone letter in Exhibit G that states that the tower is designed to fall within an 80ft radius, which will contain the tower within the proposed property boundaries.

- c. The setback requirements specified in (a) and (b) above are minimums. Any proposed wireless communication facility or antenna proposed and requiring SUP application and approval may have a greater setback requirement imposed by the Planning Commission if substantiated by a need to minimize the visual, aesthetic, and public safety impacts of the facility or antenna.

Response: Noted.

4. Accommodation of Future Collocations

- a. Antenna supporting structures must be designed to accommodate future collocations by at least two (2) additional service providers. A notarized statement by the applicant to this effect shall be provided by the applicant. The exact amount of additional equipment to be accommodated will be agreed upon during the application review and approval process.

Response: The tower is designed to accommodate a minimum of two additional collocations as shown on page 2 of the Site Plans in Exhibit C.

- b. The proposed location of a wireless communication facility shall be adequately sized and configured to allow the placement of at least two (2) additional communication equipment shelters.

Response: The facility is designed to accommodate a minimum of two additional collocations as shown on page 2 of the Site Plans in Exhibit C.

- c. Wireless communication towers shall reserve space on the tower for at least one (1) public safety antenna, and shelter or ground space to accommodate one (1) equipment shelter if deemed necessary.

Response: TowerNorth will work with the Township to install at least one (1) public safety antenna and ground equipment if deemed necessary.

- d. As a condition of approval under this article, the applicant must submit a shared use plan that commits the owner of the proposed antenna supporting structure to

accommodate future collocations where reasonable and feasible in light of the criteria set forth in this section.

Response: TowerNorth, who will be the owner of the tower, has a business plan that aligns with the requirement mentioned. Their goal is to maximize the number of collocators on this structure. Additionally, the Federal Telecommunication Act of 1996 mandates that structures must allow for collocation.

- e. The provisions of (a) through (d) above shall not apply to Residential Facilities.

Response: Noted.

5. **Equipment Shelter Design and Height**

The design and materials used in the construction of the equipment shelter shall, to the extent possible, blend the structure with the surrounding built or natural environment. The equipment shelter shall not exceed fifteen (15) feet in height.

Response: In compliance with this section, the ground equipment will be under 15ft in height. No buildings or equipment shelters are proposed. Existing pine trees to the south of the tower will provide natural screening from the neighboring parcel.

6. **Lighting**

- a. No lights, signals, or other illumination will be permitted on any antenna supporting structure or ancillary appurtenances unless the applicant demonstrates that lighting is required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the Michigan Department of Transportation Bureau of Aeronautics (MDOT-BOA). No existing facility or antenna shall be modified in any way which would cause the structure to require lighting unless a SUP is first approved permitting such modification and lighting.

Response: Please see Exhibit L for the FAA Determination of No Hazard to Air Navigation. As part of this evaluation, marking and lighting of the tower is not necessary for aviation safety. However, if the FAA determines at any time that the facility needs to be lit, then we will be required to comply with all federal regulations. In addition, we will provide the Township notice of any requirements.

- b. Site lighting shall comply with the lighting standards of this Ordinance.

Response: The proposed site will comply with the lighting standards of this ordinance.

7. **Color**

Antenna supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized grey finish or other contextual or compatible color as determined by the township, except as otherwise required by the FAA, the FCC, or the MDOT-BOA.

Response: In compliance with this section, the tower will be designed with galvanized steel and the proposed antennas will be off-white to grey in color. The proposed cables will be routed within the monopole tower but would be grey to black in color.

8. **Fencing**

A fence of at least six (6) feet in height from finished grade must be installed in order to enclose the base of the antenna supporting structure and associated equipment enclosures. Access to

the antenna supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with §515 Fences and Walls, of this ordinance, except that barbed wire construction may be allowed at the discretion of the applicant.

Response: Please see the Site Plans in Exhibit C for the location and design of the proposed fence enclosing the tower and associated ground equipment. A 6ft chain-link fence with barbed wire at the top of the fence is proposed. The existing trees lining the south property line and road frontage will provide natural screening for the proposed ground equipment.

9. Landscaping

Wireless communication facilities and antenna shall be effectively screened to obscure views of the tower base, equipment shelter, security fencing, and/or guy wire anchors from adjacent uses and public rights-of-way. In locations where the visual impact of the tower will be minimal or where existing vegetation or topography provide an effective natural screening, the Planning Commission may modify or waive this requirement.

Response: The existing parcel has pine trees and landscaping along the property lines near the proposed tower location which will provide natural screening of the tower and ground equipment from the surrounding properties and public right-of-way.

10. Signs

- a. Except as provided for in (b) and (c) below, no signs may be placed on antenna supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall required by this section.
- b. If high voltage is necessary for the operation of proposed wireless communications facilities, "High Voltage—Danger" and "No Trespass" warning signs not greater than one (1) square foot in area must be permanently attached to the fence or wall at intervals of at least forty (40) feet and upon the access gate.
- c. A sign not greater than one (1) square foot in area must be attached to the access gate that indicates the following information:
 - i. Federal registration number, if applicable;
 - ii. Name of owner or contact person; and
 - iii. Emergency contact number.

Response: There are no signs proposed for this project except for a sign with the emergency contact information placed on the equipment cabinet door. A sign with the FCC registration number will be located on the fence gate. If the federal, state, or local agency requires any additional signage, the proposed wireless facility will comply with their requirements.

Section J. Abandonment

1. **Notice of abandonment:** In the event that all legally approved use of an antenna supporting structure or antenna has been discontinued for a period of six (6) months, the Zoning Administrator may make a preliminary determination of abandonment. In making such a determination, the Zoning Administrator may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for

- the owner of the antenna supporting structure for four consecutive years will be presumptive evidence of abandonment. At such time as the Zoning Administrator reasonably determines that an antenna supporting structure or antenna has been abandoned, the Zoning Administrator will provide the property owner with a written notice of abandonment by certified mail.
2. **Declaration of abandonment:** Failure on the part of the property owner to respond to the notice of abandonment within ninety (90) days, or to adequately demonstrate that the structure is not abandoned, will be evidence of abandonment. Based on the foregoing, or on any other relevant evidence before the Zoning Administrator, the Zoning Administrator may make a final determination of abandonment, whereupon a declaration of abandonment will be issued to the property owner by certified mail.
 3. **Removal of facility:** Within one hundred and twenty (120) days of a declaration of abandonment, the property owner must either:
 - a. Reactivate the use of the structure as a wireless communications facility or transfer ownership of the structure to another owner who will make such use of the facility; or
 - b. Dismantle and remove the facility. If the facility remains abandoned upon the expiration of one hundred and twenty (120) days, the township may enter upon the property and remove the facility, with all costs to be borne by the property owner.

Response: TowerNorth will comply with the ordinance above and will work with the township if any of these issues present themselves. If the owner of the wireless communication facility changes, the new tower owner will provide the updated contact information to the Township for their records.

In summary, we believe that the proposed wireless communication facility meets the intent of the Charter Township of Garfield Zoning Ordinance for Wireless Communication Facilities found in Section 792 and have provided the necessary information and documents to the Planning Department. We appreciate your review and consideration for a Special Land Use approval.

If you have any questions or require any additional information, please reach out to me directly.

Sincerely,



Jaime Mathew, P.E. (IL)
Kimley-Horn and Associates, Inc.
Ph: (630) 487-3489
Email: jaime.mathew@kimley-horn.com



Charter Township of Garfield

Grand Traverse County

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

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

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

ACTION REQUESTED

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

PROJECT / DEVELOPMENT NAME

MI0004-A Silver Lake Road

APPLICANT INFORMATION

Name:	TowerNorth Development, LLC		
Address:	750 West Center Street, Suite 301, West Bridgewater, Massachusetts 02379		
Phone Number:	888-315-0220		
Email:	jfrancisco@townorth.com		

AGENT INFORMATION

Name:	Jaime Mathew w/ Kimley-Horn and Associates, Inc.		
Address:	4201 Winfield Road, Suite 600, Warrenville, IL 60555		
Phone Number:	630-487-3489		
Email:	jaime.mathew@kimley-horn.com		

OWNER INFORMATION

Name:	Frank A Bare		
Address:	2767 Zimmerman Road, Traverse City, MI 49685		
Phone Number:	231-590-7827		
Email:	N/A		

CONTACT PERSON

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

<i>Applicant:</i>	James Francisco (jfrancisco@townorth.com)
<i>Agent:</i>	Jaime Mathew (jaime.mathew@kimley-horn.com)
<i>Owner:</i>	Mathew Alpers (231-218-0739) / Frank Bare (231-590-7827)

PROPERTY INFORMATION

<i>Property Address:</i>	2767 Zimmerman Road, Traverse City, MI 49685
<i>Property Identification Number:</i>	05-019-001-00
<i>Legal Description:</i>	See attached.
<i>Zoning District:</i>	Agricultural (A)
<i>Master Plan Future Land Use Designation:</i>	Low Density Residential
<i>Area of Property (acres or square feet):</i>	42.25 acres

<i>Existing Use(s):</i>	Commercial - Excavating Business, Residential
<i>Proposed Use(s):</i>	Wireless Communication Facility

PROJECT TIMELINE

<i>Estimated Start Date:</i>	October 2024
<i>Estimated Completion Date:</i>	December 2024

REQUIRED SUBMITTAL ITEMS

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

Application Form:

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

Application Fee:

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

- ☐ Fee

Escrow Fee:

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

Site Development Plan:

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

Written Information:

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

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

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

APPROVAL CRITERIA

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

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

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

IMPACT ASSESSMENT

A written impact statement to include the following information:

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

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

ADDITIONAL INFORMATION

If applicable, provide the following further information:

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

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

E. Roads and Circulation

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

OTHER INFORMATION

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

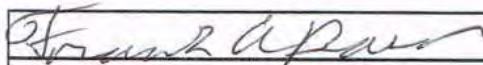
REVIEW PROCESS

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

Owner Signature:



Applicant Signature:

Agent Signature:

Jaime Mathew

Digitally signed by Jaime Mathew
DN: cn=Jaime Mathew, email=jaime.mathew@townshipofgarfield.com, o=Garfield Township, ou=Garfield Township, c=US

Date:

5/7/2024

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 Frank Bare 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:

Frank G Bare

Date:

5/7/2024

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:

Frank G Bare

Date:

Applicant Signature:

Date:

5/7/2024

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



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-1817-OE

Issued Date: 03/04/2024

Leslie Lindeman
Palm-Tech Consulting, LLC
11365 Little Bear Way
Boca Raton, FL 33428

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower MI0004-A "Silver Lake Road"
Location:	Garfield Township, MI
Latitude:	44-43-36.80N NAD 83
Longitude:	85-40-38.80W
Heights:	966 feet site elevation (SE) 159 feet above ground level (AGL) 1125 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 09/04/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Robert Kiser, at (404) 305-6616, or Robert.K-CTR.Kiser@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-1817-OE.

Signature Control No: 612237024-614602149

(DNE)

David Maddox

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Frequency Data

Map(s)

cc: FCC

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.


The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2024-AGL-1817-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W



 Charter Township of Garfield Planning Department Report No. 2025-3		
Prepared:	January 2, 2025	Pages: 10
Meeting:	January 8, 2025 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Cherryland Humane Society Special Use Permit Major Amendment – Findings of Fact	
File No.	SUP-2001-05-A	Parcel No. 05-026-006-20
Applicant / Agent:	RCI Richter Construction Inc. / Kyle Richter	
Owner:	Cherryland Humane Society / Bruce Vargo	

BRIEF OVERVIEW:

- 1750 Ahlberg Drive – southeast of intersection of Hammond Road and Keystone Road
- Approximately 5.05 acres in area
- Existing humane society building
- A-Agricultural zoning district

PURPOSE OF APPLICATION:

This application requests a Special Use Permit (SUP) Major Amendment for an addition to the Cherryland Humane Society's existing facility at 1750 Ahlberg Drive. According to the application, the scope of work consists of two (2) building additions totaling 9,006 square feet to an existing 14,168-square-foot building. Aerial images of the site are shown below.

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



APPLICATION HISTORY:

The application was reviewed or is scheduled for review at the following Planning Commission meetings:

- November 6, 2024 – Introduction / Set Public Hearing
- December 11, 2024 – Public Hearing
- January 8, 2025 – Findings of Fact

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

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

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

STAFF COMMENTS:

At the November 6, 2024 meeting, the Planning Commission held an introduction on the application. The application and site plan documents had several items either missing or needing clarification; the applicant provided a verbal response at the November meeting to several of these items. The Planning Commission held the public hearing for the December 11, 2024 meeting and the applicant provided updated site plans which were reviewed at this meeting. Staff offer the following comments on the application and site plan:

Access and Frontage

The address of the site is 1750 Ahlberg Drive; access to the site is from Ahlberg Drive. The site has frontage on Hammond Road but does not have and cannot gain access to Hammond Road. The applicant requested that the south boundary be considered as the front lot line, however the Zoning Ordinance requires at least 110 feet of frontage as a minimum lot width. The applicants prepared and recorded an easement to extend Ahlberg Drive into their site which will provide 110 feet of frontage, although no new road construction is anticipated as part of this application. A copy of this easement is attached to this report.

Building

According to the updated site plan, the scope of work consists of two (2) building additions totaling 9,256 square feet to an existing 14,071 square-foot building. The south lot line is considered the front yard based on the easement provided as described above. The east lot line is considered a side yard. The updated site plan set, including Sheet C-1, has been corrected so that the entire building falls within the side yard setback.

Lighting

The site plan set includes an Electrical Site Plan (Sheet SE2.1) and Site Lighting Photometrics (Sheet SLC) to demonstrate site lighting. The applicant has also submitted a cut sheet of the proposed lighting fixtures. These site plan sheets, and the cut sheet of the proposed lighting fixtures, are both attached to this report. The lighting standards of Section 517 of the Zoning Ordinance are described by the following:

<i>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 are expected to 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 applicant has now submitted a cut sheet of the proposed lighting fixtures. As designed, the light fixtures will be properly shielded and will be fully cut off.
<i>C. Illumination</i> – Average illumination levels shall not exceed 3.0 foot-candles for the main parking area, 2.0 foot-candles for the peripheral parking area, 5.0 foot-candles for the main drive areas, and 20.0 foot-candles directly below the lighting fixture. Illumination shall also not exceed 1.0 foot-candles adjoining another nonresidential zoning district along a local street or property line. Average lighting values ranging from 0.5 to 1.5 foot-candles are recommended.	Site lighting photometrics are provided on Sheet SLC. The highest illumination level is at the southeast corner of the proposed addition at 8.3 foot-candles. Other lights on the building show maximum illumination levels of 6.8 and 4.8 foot-candles. The illumination levels around the parking lot lights reach a maximum of 1.4 foot-candles. Illumination level standards appear to be met based on the information provided.
<i>D. Color Temperature</i> – All proposed lamps shall emit light measuring 3,500 K or warmer on the Kelvin scale.	The applicant has now submitted a cut sheet of the proposed lighting fixtures. The proposed fixtures will have a color temperature of 3,000 K which meets 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 light fixtures are proposed.
<i>F. Pole Height</i> – All pole-mounted lighting shall not exceed the maximum permitted height of the zoning district.	Light poles are shown on Sheet SE2.1 and shown with a height of 22.5 feet above the finished grade. The maximum height in the A-Agricultural zoning district is 35 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. The closest type of use in Table 531.1 is Commercial as it encompasses uses including kennels. Staff comments on the landscaping plan are provided after the following table:

<i>Lot Line (Length)</i>	<i>Adjacent Land Use</i>	<i>Buffer Planting Requirement</i>	<i>Amount Required</i>	<i>Amount Provided</i>
North (500 ft.)	Arterial Road	Type “D” * Ground cover as specified in Section 530.J, plus * 4 large trees, 3 medium or small trees, and 3 evergreen or coniferous trees per 100 linear feet of greenspace * Minimum width: 20 feet	20 large trees 15 med./small trees 15 evergreen trees 20-foot width	12 proposed canopy trees 8 existing canopy trees* 8 proposed med./small trees 7 existing med./small trees* 15 proposed evergreen trees 20-foot width (narrowest)
East (355 ft.)	Vacant	Type “C” * Ground cover as specified in Section 530.J, plus * 3 large trees, 3 medium or small trees, and 1 evergreen or coniferous tree per 100 linear feet of greenspace * Minimum width: 10 feet	11 large trees 11 med./small trees 4 evergreen trees 10-foot width	6 existing evergreen trees* 5 proposed canopy trees 9 proposed med./small trees 6 proposed shrubs 5-foot width (narrowest)
South (421 ft.)	Office and Vacant		13 large trees 13 med./small trees 5 evergreen trees 10-foot width	Existing landscaping provided*
West (427 ft.)	Primary Road		13 large trees 13 med./small trees 5 evergreen trees 10-foot width	Existing landscaping provided*
* As claimed by applicant on the landscaping plan				

- The proposed landscaping plan was updated in advance of the public hearing for this application, specifically with changes proposed for the buffer along the east lot line and changes to address the items brought up during the introduction.
- Section 530.C of the Zoning Ordinance states that “When a building or parking lot is enlarged, the requirements of greenspace apply on an incremental basis such that landscaping shall be required in the same proportion that the enlarged building area or off-street parking area has to the existing development (e.g., a 10 percent increase requires 10 percent of the required landscaping).” The scope of work consists of two (2) building additions totaling 9,256 square feet to an existing 14,071-square-foot building, which is an approximately 66% increase.
- Section 530.L of the Zoning Ordinance states that “Existing canopy trees, evergreens, flowering trees, and shrubs shall be protected and incorporated into the site plan wherever feasible. Existing vegetation may be credited as detailed in Table 530.L for the purpose of calculating landscaping compliance provided that the plants are in healthy growing condition, are at least the minimum size, are the appropriate species, and are located within (or will be relocated to) the required buffer area.”

The applicant proposes to count several existing plantings toward landscaping requirements. The updated landscaping plan shows that the existing trees include three (3) white pines at 30 feet tall and three (3) white pines at 25 feet tall. These trees are on along the east lot line and exceed the evergreen requirements for the east buffer.

- The east landscape buffer also requires 11 large trees and 11 medium/small trees. The applicant is proposing 5 canopy trees and 9 medium/small trees which meets about 64% of this requirement.
- The north landscape buffer requires 20 large trees, 15 medium/small trees, and 15 evergreen trees. The applicant proposes 12 canopy trees, 8 medium/small trees and 15 evergreen trees and notes that there are 8 existing canopy trees and 7 existing medium/small trees. Without the existing trees, the proposed landscaping accounts for 70% of the required landscaping.
- There is an extensive existing landscape area on the west side of the site which covers the west lot line and parts of the north and south lot line. The updated landscaping plan indicates there are 35' tall red pines in the northwest corner of the site. The rest of this area is mostly 3"-12" hardwoods including oak, apple, and pine.

Parking

The site plan includes the following information about the building area, including proposed additions of a kennel area (9,250 ft²), clinical/care area (5,575 ft²), office area (2,966 ft²), and training area (5,536 ft²) for a total building area of 23,327 ft².

Table 5-47 of the Zoning Ordinance lists parking standards for offices and veterinary clinics but does not list standards for a kennel, training area, or any similar use. The site plan indicates the minimum parking requirement for offices (1 space per 200 ft² of floor area; maximum is 1 per 150 ft²) and veterinary clinics (1 per 200 ft²; maximum is 1 per 150 ft²). The applicant has based their parking calculations on just these two uses. For the office area, the minimum is 15 parking spaces, and the maximum is 20 spaces. For the clinical area, the minimum is 28 spaces, and the maximum is 38 spaces. There are 43 spaces shown on the site plan (25 existing; 18 additional proposed). As described by the applicant, the remainder of the space in the building is space for the animals and isn't expected to generate any additional parking demand.

Snow Storage

Snow storage is required at a ratio of ten (10) square feet per one hundred (100) square feet of parking area. The updated Sheet C-1 provided for the December 11, 2024 meeting includes snow storage calculations showing a required snow storage area of 2,739 ft² and total snow storage area of 5,583 ft² provided. The updated site plan added an 1,892-square-foot snow storage area next to the westernmost parking spaces with the rest of the snow storage area next to the proposed building addition in the retention basin as shown previously. The Township Engineer may review if the retention basin can be used as part of snow storage.

Non-Motorized Transportation

There are some existing internal sidewalks that are proposed to be extended to serve the building additions. The Township's Non-Motorized Plan does not anticipate sidewalks along Ahlberg Drive.

Bicycle parking shall be provided at the rate of 2 bicycle spaces per 25 motor vehicle spaces. Based on this standard, 4 bicycle parking spaces are required. A proposed bike rack is shown at the southeast corner of the existing building; details of this bike rack are shown on Sheet C-1.

Dumpster Enclosure

Dumpster enclosures are subject to Section 516 of the Zoning Ordinance. The site has an existing dumpster enclosure at the edge of the property which is proposed to remain. The site plan also indicates a proposed “screen dumper” at the southwest corner of the proposed building addition. Details for this enclosure are on the updated Sheet C-1. The enclosure will be 8’ tall, 12’ 8” deep, and 14’ wide. The sides are proposed to be 8” split face CMU and match the color and pattern of the building. The gates are proposed to be either solid wood or aluminum.

Signage

Signs are reviewed by the Township Zoning Administrator. A note on the site plan acknowledges: “Signs are subject to sign permit review.”

Other Reviews

This application is subject to additional reviews, including but not limited to the Township Engineer and Metro Fire. Sewer and water utility improvements and stormwater improvements will be reviewed by the Township Engineer. An escrow application has been received for engineering review.

FINDINGS OF FACT:

At their meeting on December 11, 2024, the Planning Commission unanimously passed a motion directing the Staff to prepare Findings of Fact for the application, which are provided below for your consideration. The Findings of Fact encompass two sections of the Zoning Ordinance: the supplemental use standards for kennels in Section 755 and the Approval Criteria for special use permits in Section 423.E. Kennels are a use permitted via special use permit in the A-Agricultural zoning district.

Kennel Requirements

Section 755 of the Zoning Ordinance outlines supplemental use regulations and conditions for kennels:

(1) The property shall meet the minimum standards for the Zoning Ordinance for lot area and frontage.

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

- The lot is about 5.05 acres, exceeding the minimum 1-acre lot size in the A-Agricultural district.
- The lot requires a minimum of 110 feet of frontage. The applicants have prepared and recorded an easement to extend Ahlberg Drive into their site which will provide 110 feet of frontage.

(2) The applicant shall declare the maximum number of animals intended to be housed at the facility, measures for noise control, methods for exercise, waste disposal, location of outdoor structures, and fencing.

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

- This application is for the expansion of the existing facility with the proposal only consisting of additional indoor space. No expansion of the existing outdoor area for animals is proposed.
- The Cherryland Humane Society has a license from the State of Michigan that is paid on an annual basis. The applicant also indicated they are inspected annually by the Department of Agriculture.
- All property owners must adhere to the Noise Ordinance (Ordinance No. 47) of Garfield Township which includes provisions for business operations and other premises activities.

- (3) All structures that are used for animal occupancy shall be a minimum of thirty feet from property lines and located in the rear of the property.

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

- The operation of the facility takes place primarily indoors, and the proposed expansion allows for additional indoor animal occupancy space in the main building. This application does not include any structures for animal occupancy outside of the main building expansion.

Approval Criteria

According to Section 423.E, special uses are permitted only if the applicant demonstrates that:

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

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

- The site is in the A-Agricultural zoning district. Kennels are a use permitted via special use permit in the A-Agricultural district. The application is for the expansion of an existing facility.
 - The Future Land Use Map identifies this site as Industrial in the Township Master Plan. According to its description, the “intent of the industrial areas is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complementary to existing and future industrial uses of the districts.”
 - The Zoning Plan in the Master Plan identifies the I-G General Industrial and I-L Limited Industrial zoning districts as most compatible with the Industrial Future Land Use designation. If this site were to be zoned in the future as I-G General Industrial, it is noted that kennels are a use permitted by right in the I-G district.
 - The site will be able to meet all regulations of the A-Agricultural district.
- (2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

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

- The application is for expansion of the existing facility, which is already compatible, harmonious, and appropriate with the character of the surrounding neighborhood.
 - The application will meet the supplemental use regulations for kennels in Section 755 in the Zoning Ordinance as described above.
 - The Wetlands Map Viewer of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) does not indicate any wetlands or wetland soils on this site.
- (3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

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

- This application is for the expansion of the existing facility with the proposal only consisting of additional indoor space.

- The application will meet the supplemental use regulations for kennels in Section 755.
 - With the proposed expansion only consisting of additional indoor space, no nuisances or hazards are expected to be generated.
- (4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

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

- This application is for the expansion of the existing facility with the proposal only consisting of additional indoor space.
 - The updated site plan includes additional parking spaces, landscaping, snow storage, and other site plan elements to minimize the potential adverse effects on neighboring and adjacent properties.
- (5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

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

- The Wetlands Map Viewer of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) does not indicate any wetlands or wetland soils on this site.
 - This application is for the expansion of the existing facility with the proposal only consisting of additional indoor space.
 - There is a large, wooded area on the western portion of the site which provides significant landscape coverage, and which will remain.
- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

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

- This application is for the expansion of the existing facility with the proposal only consisting of additional indoor space. The site is already well serviced by the existing infrastructure.
 - The application is subject to review by the Township Engineer as well as other agencies, which can assess any impacts on their infrastructure or services.
 - Significant additional demand for utilities, schools, police, or fire protection is not anticipated.
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

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

- This application is for the expansion of the existing facility with the proposal only consisting of additional indoor space. This expansion will not be detrimental to public health safety, morals, or general welfare. The expansion is compatible with nearby uses and is not expected to generate any nuisances.

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

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

- Public interest and welfare are served by the proposed use, which is allowed via special use permit in the A-Agricultural zoning district.
- A public hearing was held on December 11, 2024. No comments nor concerns were made about the proposed use.

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

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

- The applicants have prepared and recorded an easement for an extension of Ahlberg Drive into the site which will provide 110 feet of frontage, though no new road construction is anticipated as part of this application.
- Ahlberg Drive is a two-lane, local, public road and is anticipated to accommodate any additional potential traffic generated by the proposed expansion of the existing humane society facility.

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

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

- There are 43 spaces shown on the site plan with 25 existing and 18 additional proposed. There are also additional maneuvering lanes to accommodate the additional parking area.
- New internal sidewalks are proposed in front of the building expansion area to allow for pedestrian movement within the site.

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

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

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

ACTION REQUESTED:

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

MOTION THAT the Findings of Fact for application SUP-2001-05-A, as presented in Planning Department Report 2025-3 and being made a part of this motion, BE ADOPTED.

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

MOTION THAT application SUP-2001-05-A, submitted by Kyle Richter for an amendment to the existing Special Use Permit for an expansion of the existing Cherryland Humane Society facility on Parcel No. 05-026-006-20 at 1750 Ahlberg Drive, BE APPROVED, subject to the following conditions (1-3 as indicated in Planning Department Report 2025-3).

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

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

Attachments:

1. Email from Applicant dated December 20, 2024
2. Photocopy of State License dated July 19, 2024
3. Update Site Plan Set dated November 12, 2024
4. Cut Sheet for Lighting Fixture provided November 14, 2024
5. RCI Designated Agent Authorization Letter dated April 11, 2024
6. Special Use Permit Application dated April 11, 2024
7. Impact Assessment submitted April 22, 2024
8. Approval Criteria submitted April 22, 2024
9. Declaration of Easement for Ingress and Egress recorded September 30, 2024

From: Bruce Vargo <bvargo@cherrylandhumane.org>
Sent: Friday, December 20, 2024 11:24 AM
To: Steve Hannon
Subject: Re: Cherryland Humane Society SUP Application
Attachments: IMG_0420.jpeg; IMG_0419.jpeg

Caution! This message was sent from outside your organization.

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Hi Shannon this is the only license that we pay for annually. We are inspected annually by the department of agriculture. There is nothing else I am aware of. Please let me know if you need more information.

On Thu, Dec 19, 2024 at 8:46 AM Steve Hannon <shannon@garfieldmi.gov> wrote:

Hello Bruce,

I am preparing the Findings of Fact for your application for the January Planning Commission meeting. I wanted to know: does CHS maintains a license either from the State or the County, and if so what does that license cover?

Thanks,

Stephen Hannon, AICP

Deputy Planning Director

[Charter Township of Garfield](#)

[3848 Veterans Drive](#)

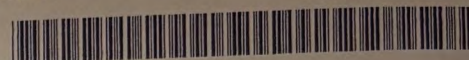
[Traverse City, MI 49684](#)

shannon@garfield-twp.com

(231) 225-3156

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
NONPROFIT CORPORATION ANNUAL REPORT
2024

13-03



Due October 1, 2024

File Online at www.michigan.gov/corpfileonline

Identification Number 800864126	Corporation name CHERRYLAND HUMANE SOCIETY
Resident agent name and mailing address of the registered office HEIDI YATES 1750 AHLBERG RD. TRAVERSE CITY, MI 49696	
The address of the registered office 1750 AHLBERG RD. TRAVERSE CITY, MI 49696	

☐ To certify there are **NO CHANGES** from the previously filed report, check this box and **PROCEED TO ITEM 6** for signature. No other sections can be completed if box is checked.

1. Change the mailing address of the registered office in MICHIGAN (can be a P.O. Box). 1750 Ahlberg Drive, Traverse City, MI 49696		2. Change the resident agent.	
3. Change the address of the registered office in MICHIGAN (cannot be a P.O. Box). 1750 Ahlberg Drive, Traverse City, MI 49696			
4. The purposes and general nature and kind of business in which the corporation engaged in during the year covered by this report: (REQUIRED) To provide a safe harbor for the animals entrusted to us as we strive			
5. NAME and BUSINESS OR RESIDENCE ADDRESS of officers and directors. (REQUIRED - Print legible and complete names and addresses).			
REQUIRED	President	Bruce Varro - 1617 Toroline Rd - Traverse City, MI 49696	
	Secretary (If different than president)	Erin O'Malley - 2016 E. Front St - Traverse City, MI 49696	
	Treasurer (If different than president)	Linda Butler - 601 Washington St. Traverse City, MI 49696	
If the corporation is a private foundation or formed to provide care to a dentally underserved population, check the following box. If box is checked the board shall consist of 1 or more directors. The board of all other corporations shall consist of 3 or more directors. <input type="checkbox"/>			
Required Director(s)	Director	Ed Griebel - 13220 Peninsula Drive - Traverse City, MI 49686	
	Director	Betsy VanWestern - 4800 Center Hwy - Sutton Bay, MI 49685	
	Director	John Hughes - 3395 Village Circle Drive, Traverse City, MI 49696	
6. Signature of authorized officer or agent X Heidi Yates		Title Executive Director	Date 7/19/24
		Phone (Optional) (231) 946-5116	

FILE ONLINE AND SAVE time by going to www.michigan.gov/corpfileonline. You will get an immediate response and you can elect to receive future notices by email to the resident agent. The agent will also be sent an email when a document is filed or a CID/PIN is requested.

Report due October 1, 2024.

Filing Fee \$20.00.

or mail your completed report with a check or money order payable to the State of Michigan, return to:
Corporations Division
P.O. Box 30767
Lansing, MI 48909
(517) 241-6470

If more space is needed additional pages may be included. Do not staple any items to report. This report is required by Section 911, Act 162, Public Acts of 1982, as amended. Failure to file this report may result in the dissolution of the corporation.

007144

07/23/2024

STATE OF MICHIGAN

Date
07/19/2024Type
BillReference
2024

Check Amount

Original Amount
20.00Balance Due
20.00Payment
20.00
20.00

Huntington Bank Che

20.00

TO REORDER CALL 231-929-3549 OR VISIT www.northwoodsprinters.com.

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1750 Ahlberg Drive, Traverse City, MI 49696

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Secretary (If different than president)

Erin O. Malley - 2016 E. Front St - Traverse City, MI 49696

Treasurer (If different than president)

Linda Butler - 601 Washington St. Traverse City, MI 49696

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If box is checked the board shall consist of 1 or more directors. The board of all other corporations shall consist of 3 or more directors.

Required Director(s)

Director

Director

Ed Gimbach - 13220 Peninsula Drive - Traverse City, MI 49696

SCOPE OF WORK

TWO ADDITIONS- 9,000 TOTAL SF. TO AN EXISTING 14,100 SF. ONE STORY BUILDING. THE EXISTING BUILDING IS AN ANIMAL SHELTER. THE NEW ADDITIONS WILL HOUSE ADDITIONAL ANIMAL SHELTER FACILITIES AND A TRAINING ROOM. THE EXISTING BUILDING IS FULLY FIRE SPRINKLERED AND THE NEW ADDITIONS WILL BE FULLY FIRE SPRINKLERED.

FIRE RATED DESIGN AND SAFETY CRITERIA

USE GROUP: SEPARATED MIXED USE "A-3" AND "B"

CONSTRUCTION TYPE: 5B

OCCUPANCY:
BUSINESS USES- 20,643 SF/100-207 OCCUPANTS
TRAINING ROOM- 2,531 SF/15= 165 OCCUPANTS
316 TOTAL OCCUPANTS

BUILDING HEIGHT: ALLOWABLE= 60 FEET, (2) STORIES
ACTUAL= 32 FEET, (1) STORIES

BUILDING AREA: ALLOWABLE A-3= 24,000 SF.
ALLOWABLE B= 36,000 SF.
ACTUAL= 22,163 SF. (INCREASE FOR OPEN PERIMETER NOT REQUIRED)

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED- 15' MAX TRAVEL DISTANCE.

250' MAX TRAVEL DISTANCE TO EXIT, 15' MAX COMMON PATH OF EGRESS TRAVEL.

CORRIDORS ARE NOT REQUIRED TO BE FIRE RATED BECAUSE THE BUILDING IS FULLY SPRINKLERED.

A-3 & B USES SHALL BE SEPARATED BY A 1-HOUR FIRE RATED FIRE BARRIER- SEE COMPOSITE PLAN FOR LOCATION. DOORS & BORROW LITE IN THIS WALL SHALL BE FIRE RATED- SEE DOOR SCHEDULE. NO OTHER BUILDING ELEMENTS ARE REQUIRED TO BE FIRE RATED.

SEE COMPOSITE PLAN FOR EXITS AND EGRESS ROUTE

THE BUILDING IS FULLY ACCESSIBLE.

PLUMBING FIXTURES:
A-3= 165 OCCUPANTS
85 MEN & 85 WOMEN
MEN- (60) W.C. & (43) LAV REQ'D
WOMEN- (13) W.C. & (43) LAV REQ'D

B-203 OCCUPANTS
102 MEN & 102 WOMEN
MEN- (304) W.C. & (220) LAV
WOMEN- (304) W.C. & (220) LAV

TOTAL REQUIRED
MEN- 4 W.C. & 3 LAV
WOMEN- 5 W.C. & 3 LAV

EXISTING:
MEN- (2) W.C. & (2) LAV
WOMEN- (2) W.C. & (2) LAV
UNISEX- (1) W.C. & (1) LAV

NEW:
MEN- (3) W.C. & (2) LAV
WOMEN- (3) W.C. & (2) LAV

A NEW HI LO DRINKING FOUNTAIN IS PROVIDED

THERE ARE MULTIPLE EXISTING & NEW SERVICE SINKS.

GENERAL CONSTRUCTION AND SAFETY

1. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE ARCHITECT/ENGINEER HAS NO RESPONSIBILITY FOR THE SAFETY OF PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

3. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

5. VERIFY LOCATIONS AND ACCESS OF ALL UTILITIES ON SITE WITH ARCHITECT AND OWNER.

6. CLEAR ALL TREES AND OTHER VEGETATION WITHIN BUILDING AREA. CLEAN OUT ALL ROOTS 1" AND LARGER TO 12" BELOW EXISTING GRADE OF SUB-GRADE OF NEW GRADED SURFACE.

7. STOCKPILE AND REUSE ALL TOPSOIL SUITABLE FOR FINISH GRADING. MAINTAIN STOCKPILE IN A MANNER WHICH WILL NOT OBSTRUCT NATURAL FLOW OF DRAINAGE.

8. FINISH GRADING: 6" MIN. TOPSOIL ("BLACK DIRT") HAND RAKED.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID OR PROCEEDING WITH ANY PORTION OF WORK.

2. WHENEVER QUESTIONS ARISE OR CONDITIONS ARE ENCOUNTERED WHICH ARE NOT COVERED OR ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS, CONSULT W/ THE ARCHITECT PRIOR TO TAKING ANY FURTHER ACTION

3. ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY TO FACE OF MASONRY UNLESS NOTED OTHERWISE.

4. ALL CMU AND MASONRY DIMENSIONS ARE BASED ON NOMINAL SIZES TYPICAL UNLESS NOTED OTHERWISE.

INDEX OF DRAWINGS

COVER SHEET & BUILDING CODE DATA

CIVIL

C-1 SITE PLAN

C-2 SITE DRAINAGE PLAN

C-3 SITE DETAILS

L-1 LANDSCAPE PLAN

ARCHITECTURAL & STRUCTURAL

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A1.2 DEMOLITION PLAN

A2.1 FLOOR PLAN- CATERY & TRAINING ROOM

A2.2 FLOOR PLAN- DOG INTAKE

A3.1 REFLECTED CEILING PLAN- CATERY & TRAINING ROOM

A3.2 REFLECTED CEILING PLAN- DOG INTAKE

A5.1 EXTERIOR ELEVATIONS

A5.2 EXTERIOR ELEVATIONS

A5.3 BUILDING SECTIONS

A5.4 BUILDING SECTIONS

A6.1 WALL SECTIONS

A6.2 WALL SECTIONS

A6.3 WALL SECTIONS

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S2.1 FOUNDATION PLAN- DOG INTAKE & STRUCT. DETAILS & SCHED.

S2.2 ROOF FRAMING PLAN- CATERY & TRAINING ROOM

S2.3 ROOF FRAMING PLAN-DOG INTAKE & STRUCT. GEN. NOTES & DETAILS

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FP1.2 FIRE PROTECTION FLOOR PLAN

PD2.1 PLUMBING DEMOLITION PLAN

P2.1 PLUMBING FLOOR PLAN

P2.2 PLUMBING FLOOR PLAN

P3.1 PLUMBING SCHEDULES & DETAILS

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M2.1 MECH. FLOOR PLAN

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M3.2 MECH. SCHEDULES

SE2.1 ELECTRICAL SITE PLAN

SLC SITE LIGHTING PHOTOMETRICS

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ED2.1P ELECTRICAL POWER DEMOLITION PLAN

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E2.2P ELECTRICAL POWER FLOOR PLAN

E3.1 ELECTRICAL SCHEDULES & DETAILS

E3.2 ELECTRICAL PANEL SCHEDULES

Additions to the Cherryland Humane Society
1750 Ahlberg RD., Traverse City, MI

STRUCTURAL ENGINEERS

AVANTI ENGINEERING
459 Hughes Dr Suite E
Traverse City, Michigan 49696
231-933-0130

MEP ENGINEERS

nealis
ENGINEERING

1419 Industry Drive
Traverse City, MI 49696
P 231.933.0510 F 231.933.3215
W www.nealisengineering.com

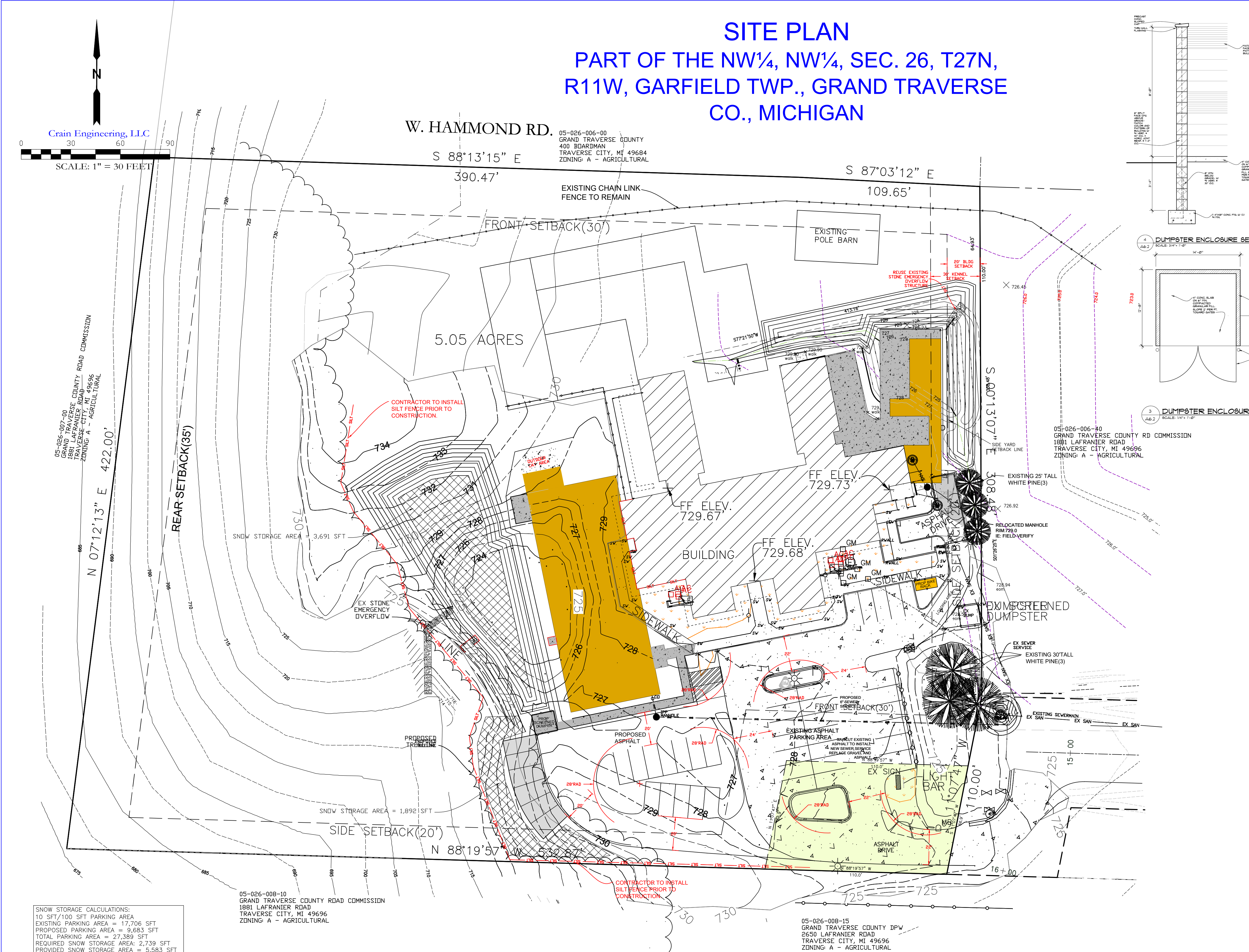
CIVIL ENGINEER

CRAIN ENGINEERING LLC
7622 BOTT RD.
BUCKLEY, MI 49620
H.-231-947-7255
C.-231-632-4207
crainengineeringllc@gmail.com

ARCHITECT

JESSICA VAN HOUZEN STROUD
RA LEEDAP LLC
607 W. ORCHARD DR.
Traverse City, Michigan 49686
231-631-4376





SNOW STORAGE CALCULATIONS:
10 SFT/100 SFT PARKING AREA
EXISTING PARKING AREA = 17,706 SFT
PROPOSED PARKING AREA = 9,683 SFT
TOTAL PARKING AREA = 27,389 SFT
REQUIRED SNOW STORAGE AREA: 2,739 SFT
PROVIDED SNOW STORAGE AREA = 5,583 SFT

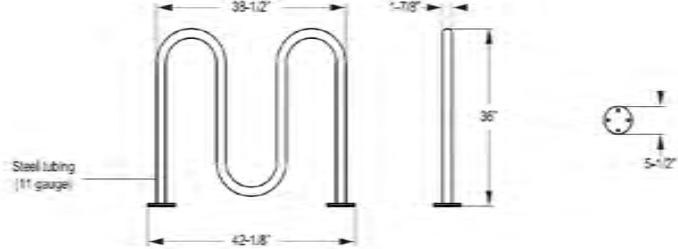
05-026-008-10
GRAND TRAVERSE COUNTY ROAD COMMISSION
1891 LAFRANIER ROAD
TRAVERSE CITY, MI 49696
ZONING: A - AGRICULTURAL

05-026-008-15
GRAND TRAVERSE COUNTY DPW
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49696
ZONING: A - AGRICULTURAL

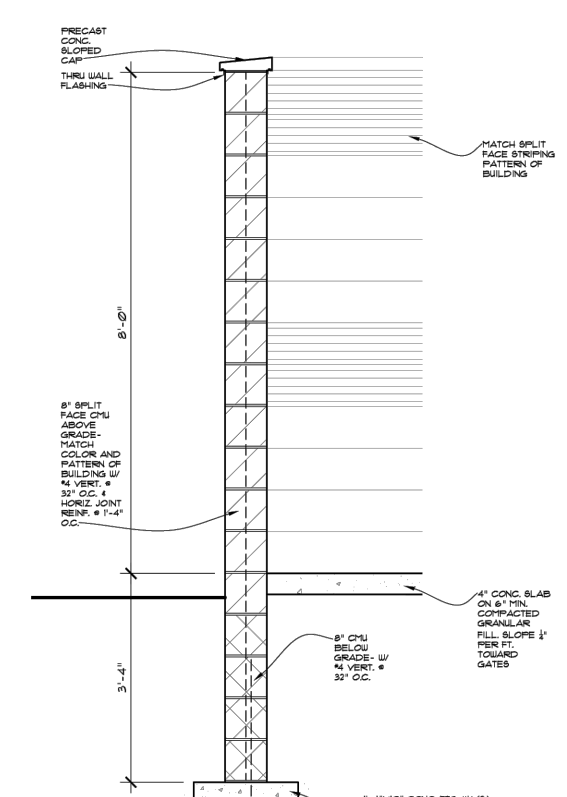
SOIL DATA

LKA LEELANAU-KALKASKA LOAMY SANDS, 0 TO 2 PERCENT SLOPES
LKB LEELANAU-KALKASKA LOAMY SANDS, 2 TO 6 PERCENT SLOPES
LKC LEELANAU-KALKASKA LOAMY SANDS, 6 TO 12 PERCENT SLOPES
LKF LEELANAU-KALKASKA LOAMY SANDS, 25 TO 45 PERCENT SLOPES

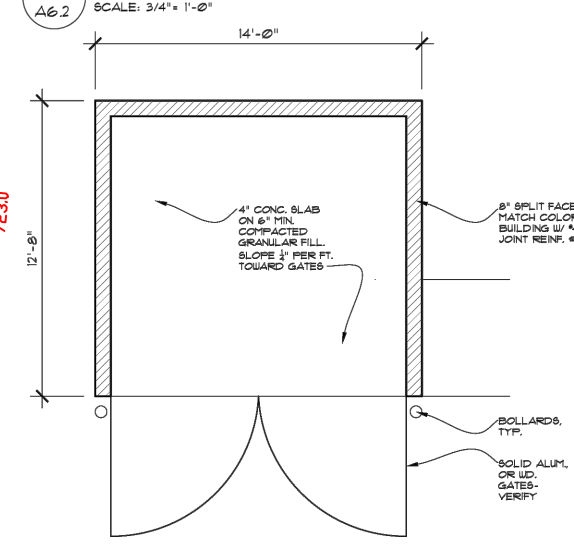
5 Bike Wave Rack - Stainless Steel
Model # 5220000



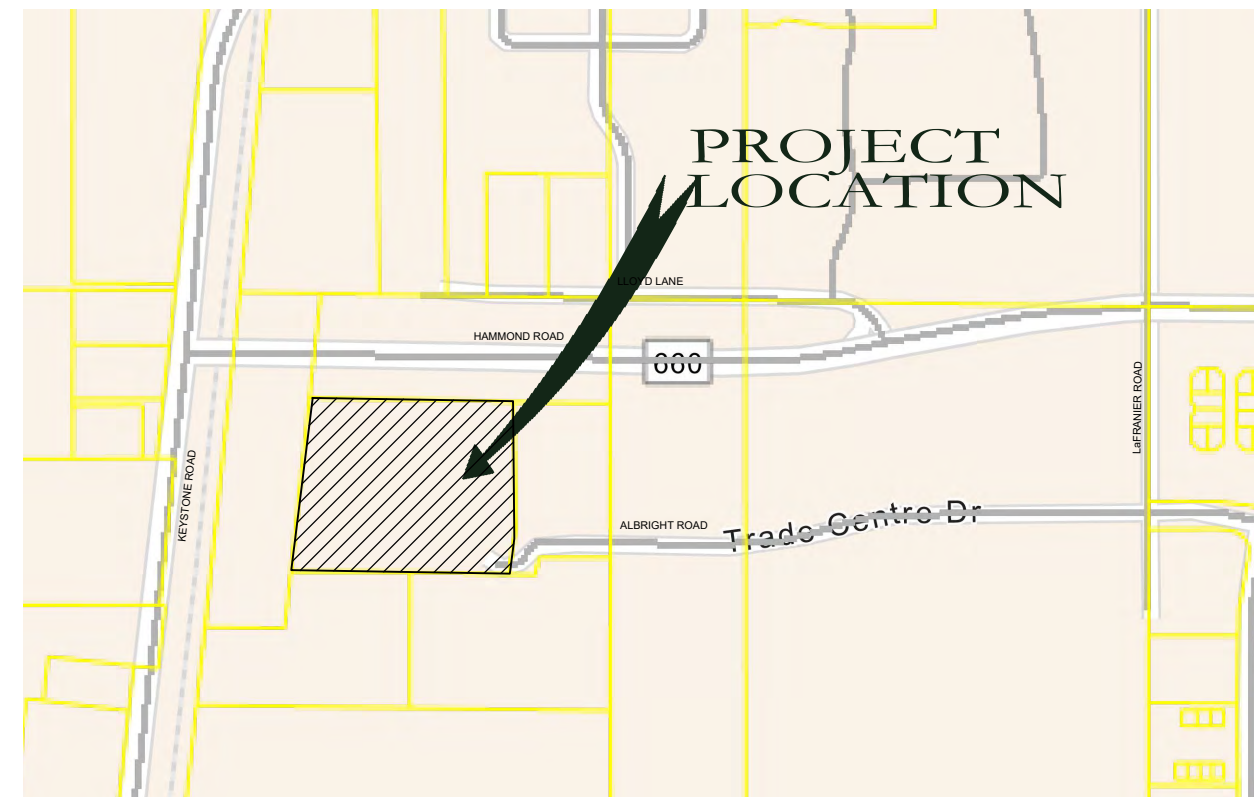
BIKE RACK DETAIL



4 DUMPSTER ENCLOSURE SECTION



3 DUMPSTER ENCLOSURE PLAN



SITE DATA

PROPERTY OWNER & APPLICANT:

CHERRYLAND HUMANE SOCIETY
1750 AHLBERG DRIVE
TRAVERSE CITY, MI 49696

PARCEL ADDRESS - 1750 AHLBERG DRIVE
PARCEL ZONING - A-AGRICULTURAL
PARCEL NUMBER - 05-026-00-20

SETBACKS:

FRONT - 30'
SIDE - 20'
REAR - 35'

PROPOSED:

KENNEL ENLARGEMENT

PROPERTY DESCRIPTION:

PT NW1/4 NW1/4 SEC 26 T27N R11W COM NW SEC COR TH S 89DEG 27'E 607.19' TH S 05DEG 59'W 255.55' TO POB TH S 05DEG 59'W 422.0' TH S 89DEG 33'E 532.87' TH N 09DEG 54'W 110' TH N 01DEG 27'W 308.48' TH N 89DEG 17'W 109.65' TH N 89DEG 27'W 390.47' TO POB CONTAINS 5.05 ACRES

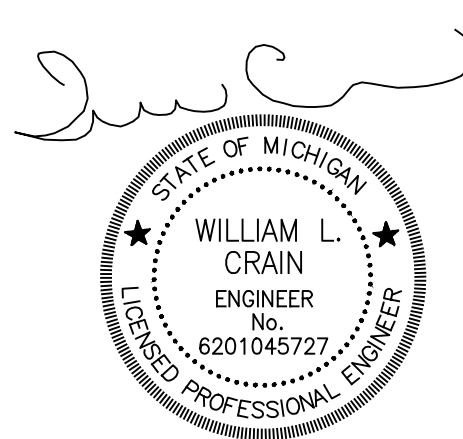
PARKING:

TOTAL BLDG AREA: 23,327 SFT
EXISTING BUILDING AREA: 14,071 SFT
PROPOSED BUILDING AREA: 9,256 SFT
KENNEL AREA: 9,250 SFT
CLINICAL/CARE AREA: 5,575 SFT
OFFICE AREA: 2,966 SFT
TRAINING AREA: 5,536 SFT
1 SPACE/200 SFT OFFICE: 15 SPACES
1 SPACE/200 SFT CLINIC AREA: 28 SPACES
TOTAL SPACES REQUIRED: 43 SPACES
SPACES PROVIDED: 43 SPACES

PROPOSED BIKE RACK PROVIDED
5 BIKE RACK PROPOSED (DETAIL ATTACHED)

CONSTRUCTION NOTES

- THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
- CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
- PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
- ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
- CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.
- LIGHTING TO MEET GARFIELD TOWNSHIP DARK SKY ORDINANCE.
- IRRIGATION TO BE INSTALLED FOR LANDSCAPED AREAS.
- SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW.



11/12/2024



BENCHMARK
"X" ON CONCRETE BASE OF LIGHTPOLE
ELEV. = 730.90'



JOB NUMBER:
202723

SHEET **C-1**

SITEPLAN
CHERRYLAND HUMANE SOCIETY

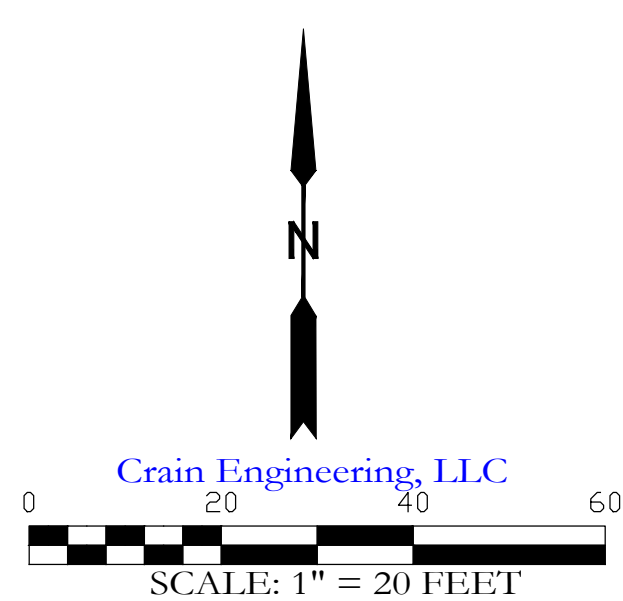
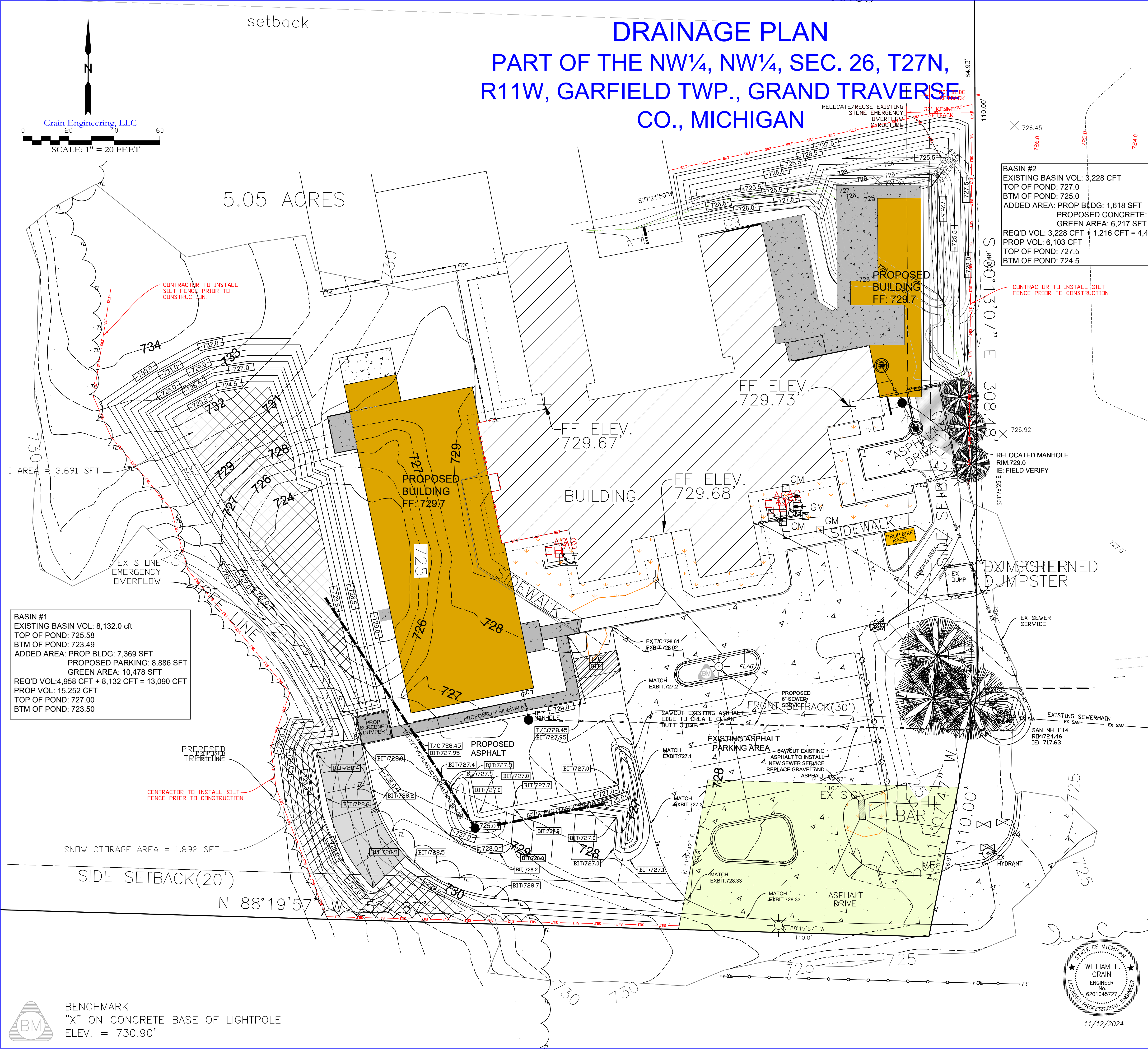
SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

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

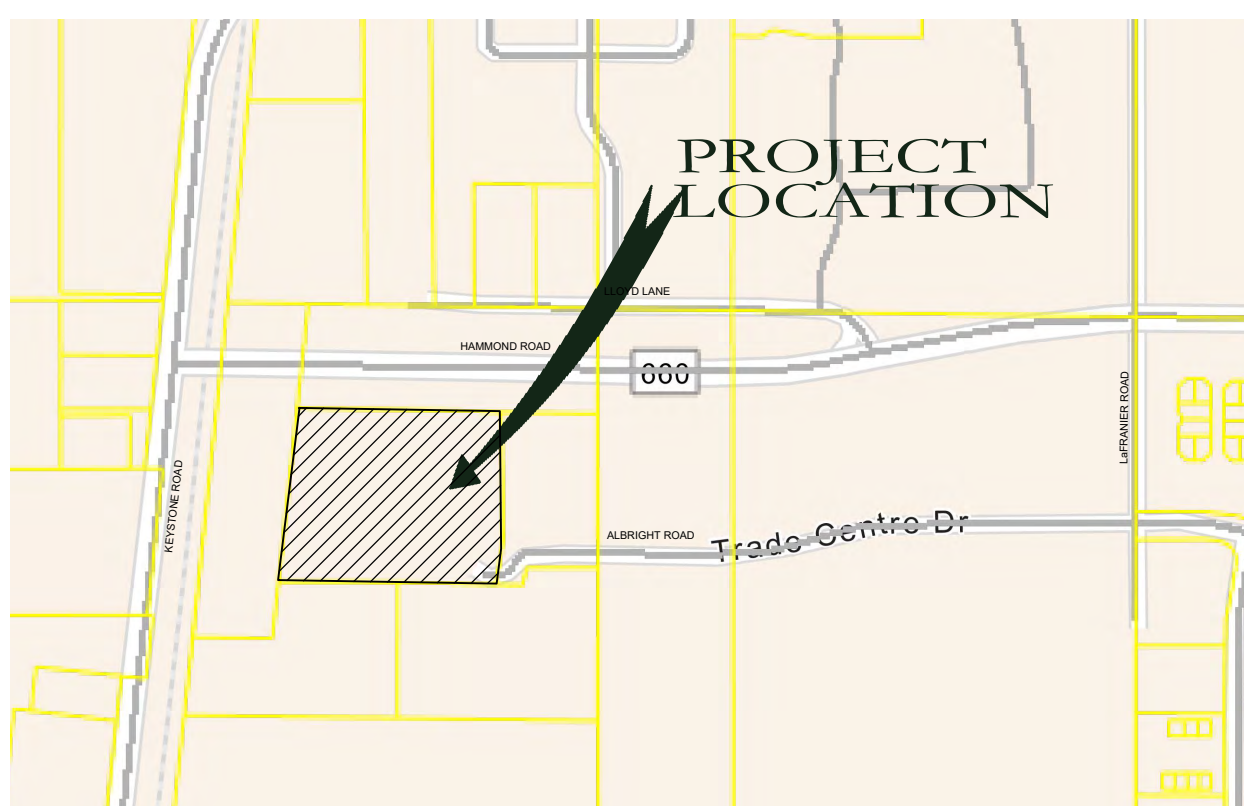


DRWN BY: WLC
DSGN BY: WLC
DATE: 9-26-2023
REV DATE: 4/25/2024
4/25/2024 TWP REVIEW
5/3/2024 TWP REVIEW
10/16/2024 SITE CHANGES
11/12/2024 PLANNING COMMISSION REVIEW

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



DRAINAGE PLAN
PART OF THE NW¼, NW¼, SEC. 26, T27N,
R11W, GARFIELD TWP., GRAND TRAVERSE
CO., MICHIGAN



BASIN #2
EXISTING BASIN VOL: 3,228 CFT
TOP OF POND: 727.0
BTM OF POND: 725.0
ADDED AREA: PROP BLDG: 1,618 SFT
PROPOSED CONCRETE: 1,891 SFT
GREEN AREA: 6,217 SFT
REQ'D VOL: 3,228 CFT + 1,216 CFT = 4,444 CFT
PROP VOL: 6,103 CFT
TOP OF POND: 727.5
BTM OF POND: 724.5

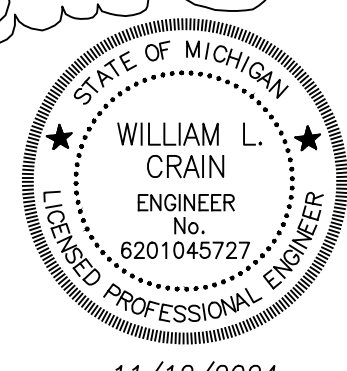
BASIN #1
EXISTING BASIN VOL: 8,132.0 cft
TOP OF POND: 725.58
BTM OF POND: 723.49
ADDED AREA: PROP BLDG: 7,369 SFT
PROPOSED PARKING: 8,886 SFT
GREEN AREA: 10,478 SFT
REQ'D VOL: 4,958 CFT + 8,132 CFT = 13,090 CFT
PROP VOL: 15,252 CFT
TOP OF POND: 727.00
BTM OF POND: 723.50

SITE DATA

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1750 AHLBERG DRIVE
TRAVERSE CITY, MI 49696
PARCEL ADDRESS - 1750 AHLBERG DRIVE
PARCEL ZONING - A-AGRICULTURAL
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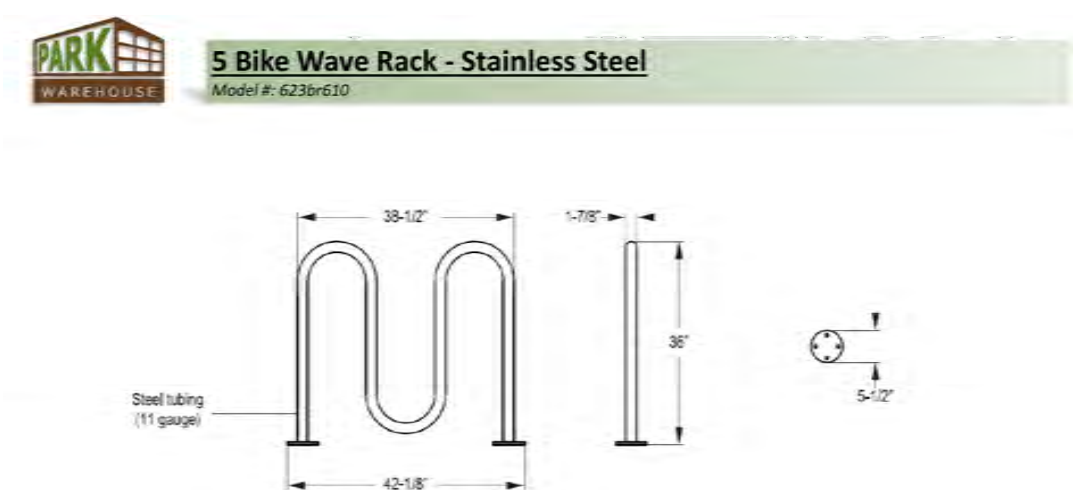
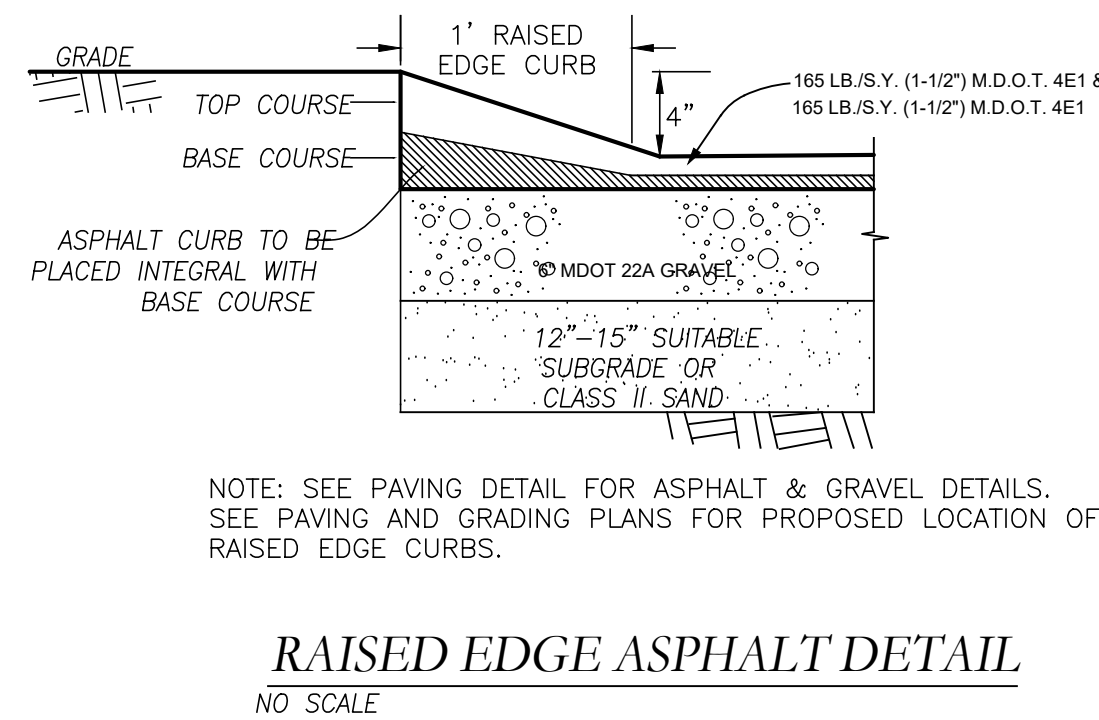
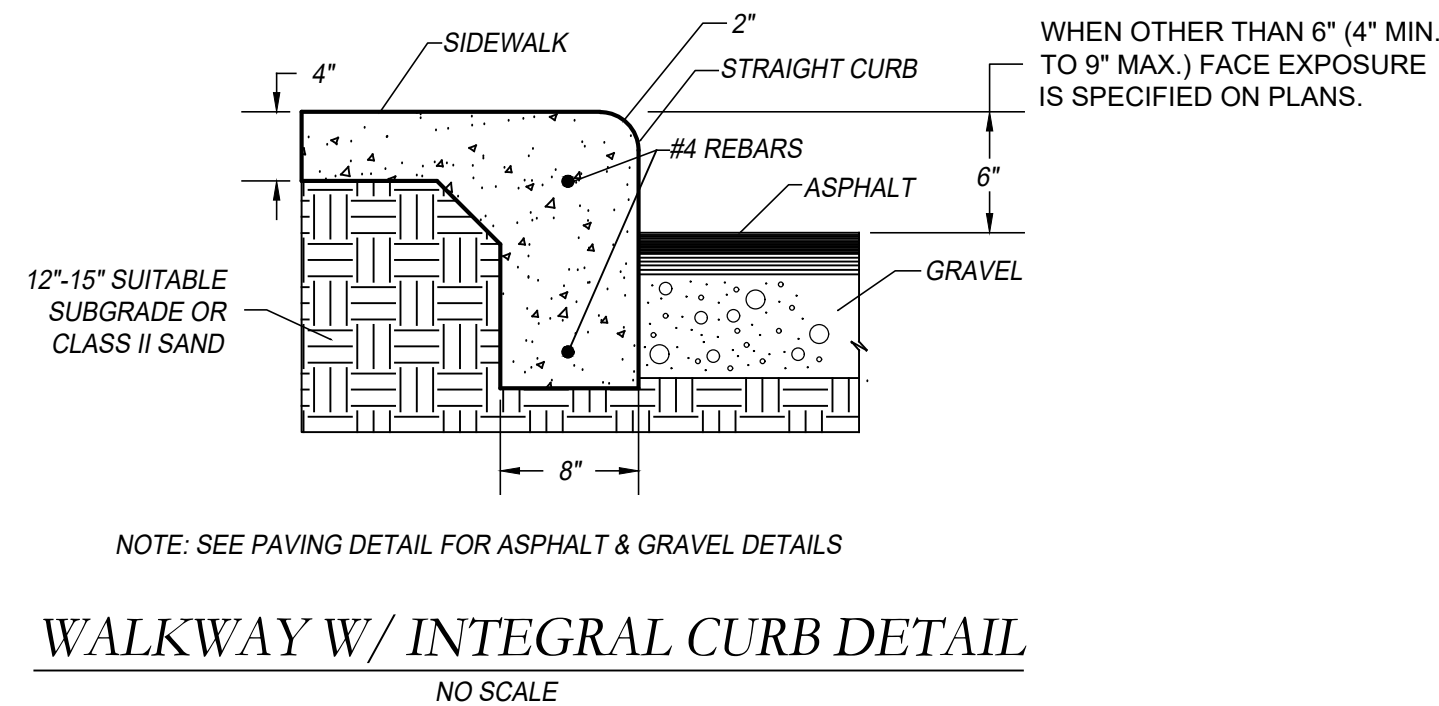
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3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
5. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
7. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.
8. LIGHTING TO MEET GARFIELD TOWNSHIP DARK SKY ORDINANCE.
9. IRRIGATION TO BE INSTALLED FOR LANDSCAPED AREAS.
10. RETENTION BASIN SIDE SLOPES ARE 1 ON 2.5.



BENCHMARK
"X" ON CONCRETE BASE OF LIGHTPOLE
ELEV. = 730.90'

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Cell: (231) 632-4207
email: crainengineeringllc@gmail.com
DRAINAGE PLAN
CHERRYLAND HUMANE SOCIETY
SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN
JOB NUMBER: 202723
SHEET C-2



Summary for Pond P2: Basin #1

Inflow Area =	26,733 sf.	60.80% Impervious,	Inflow Depth =	2.23'	for 25-Year event
Inflow =	2.76 cfs @	11.89 hrs.	Volume=	4,958 cf	
Outflow =	0.00 cfs @	1.00 hrs.	Volume=	0 cf	Attenu= 100%, Lag= 0.0 min
Primary =	0.00 cfs @	1.00 hrs.	Volume=	0 cf	

Routing by Stor-Ind method, Time Span= 1:00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 724.67' @ 24.05 hrs. Surf Area= 4,759 sf Storage= 4,958 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description		
#1	723.50'	18,651 cf	Custom Stage Data (Prismatic) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)		
723.50	3,691	0	0		
724.50	4,693	1,002	1,002		
725.50	5,543	5,068	9,210		
726.50	6,540	6,042	15,252		
727.50	7,056	3,399	18,651		

Device	Routing	Invert	Outlet Devices		
#1	Primary	726.50'	45.0 deg x 5.0' long x 0.50' rise Sharp-Crested Vee/Trap Weir C= 2.56 (C= 3.20)		

Primary OutFlow: Max= 0.00 cfs @ 1.00 hrs HW= 723.50' (Free Discharge)
↳Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)

Summary for Pond P2: BASIN #2

Inflow Area =	9,443 sf.	34.16% Impervious,	Inflow Depth =	2.23'	for 25-Year event
Inflow =	0.69 cfs @	11.90 hrs.	Volume=	1,212 cf	
Outflow =	0.00 cfs @	1.00 hrs.	Volume=	0 cf	Attenu= 100%, Lag= 0.0 min
Primary =	0.00 cfs @	1.00 hrs.	Volume=	0 cf	

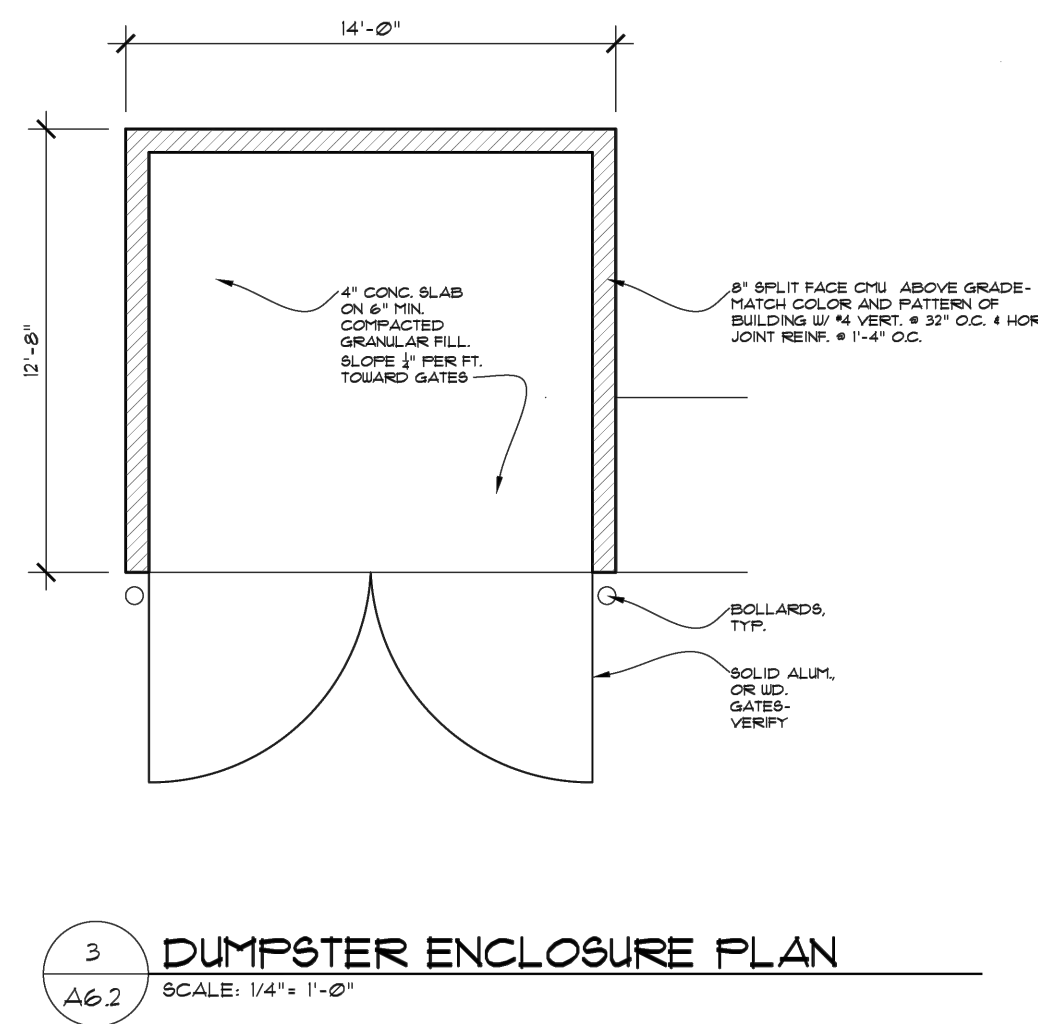
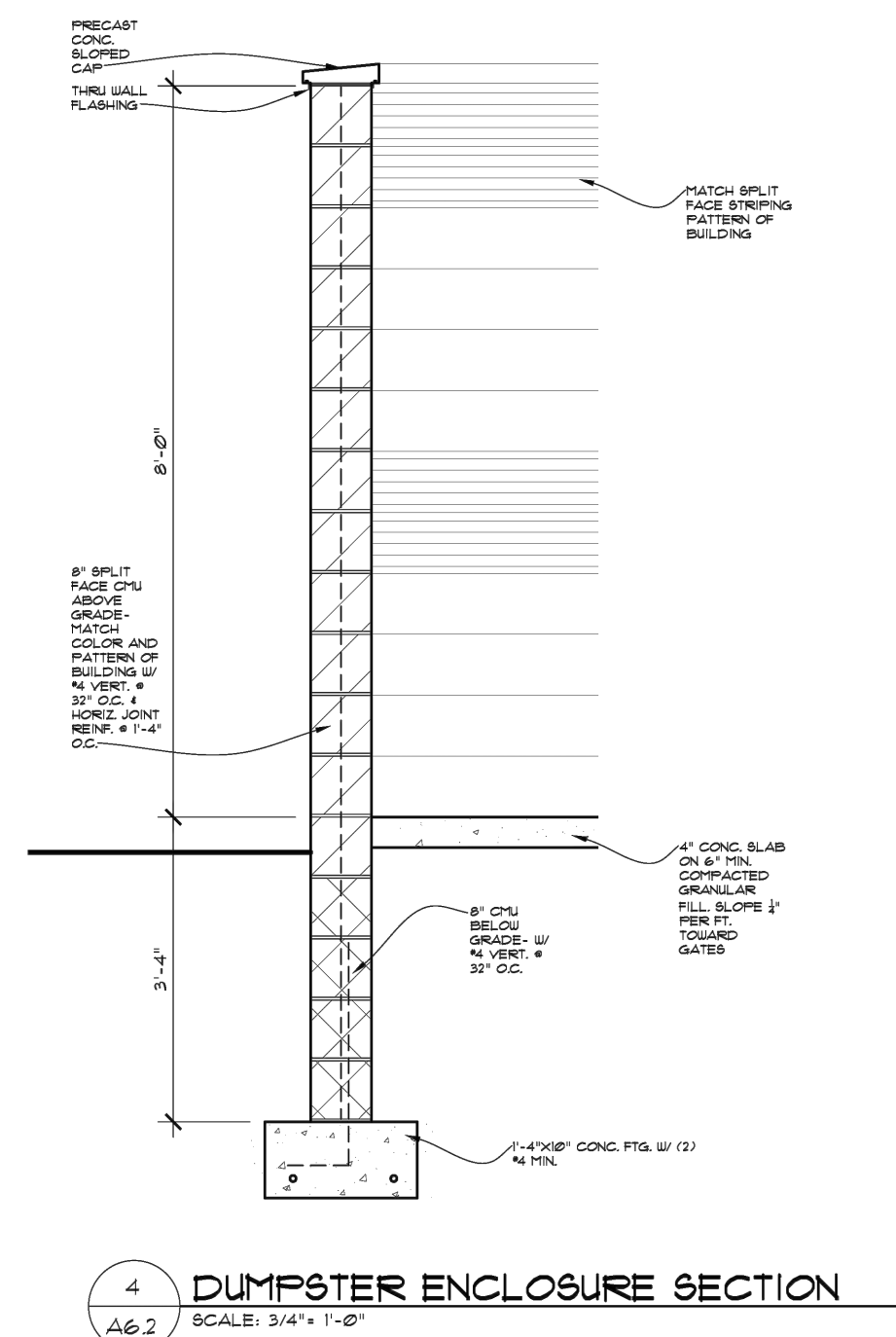
Routing by Stor-Ind method, Time Span= 1:00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 725.67' @ 24.05 hrs. Surf Area= 1,548 sf Storage= 1,216 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description		
#1	724.50'	8,114 cf	Custom Stage Data (Prismatic) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)		
724.50	439	0	0		
725.50	1,457	948	948		
726.50	2,865	2,011	2,959		
727.50	3,723	3,144	6,103		
728.00	4,321	2,011	8,114		

Device	Routing	Invert	Outlet Devices		
#1	Primary	727.50'	45.0 deg x 5.0' long x 0.50' rise Sharp-Crested Vee/Trap Weir C= 2.56 (C= 3.20)		

Primary OutFlow: Max= 0.00 cfs @ 1.00 hrs HW= 727.50' (Free Discharge)
↳Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)



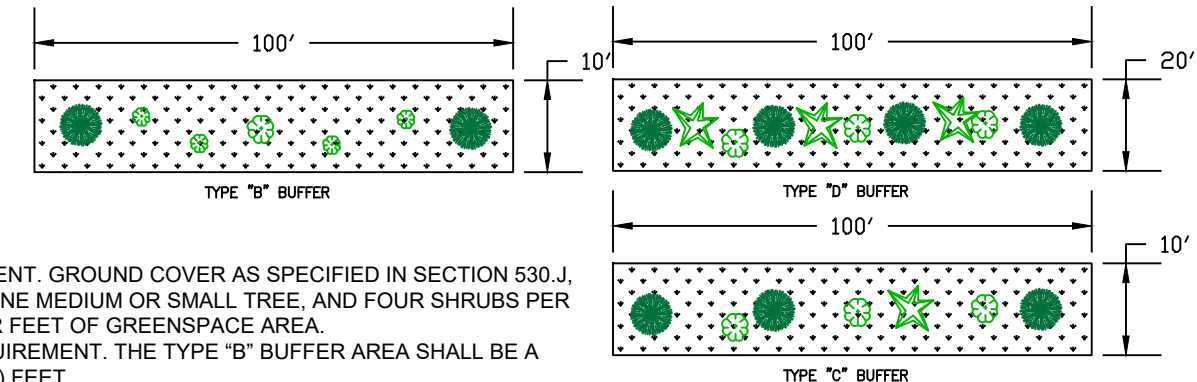
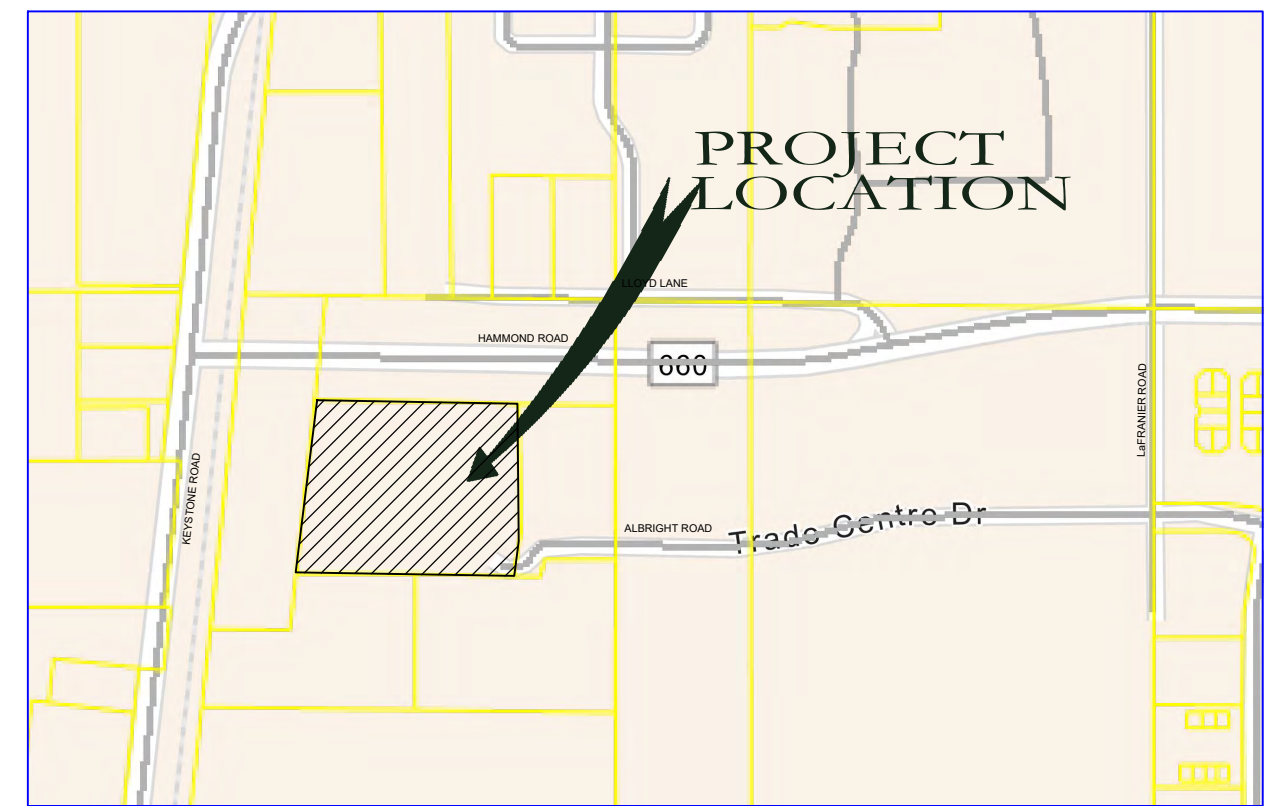
LANDSCAPING PLAN
PART OF THE NW¼, NW¼, SEC. 26, T27N,
R11W, GARFIELD TWP., GRAND TRAVERSE
CO., MICHIGAN

SITE DATA

PROPERTY OWNER & APPLICANT:

CHERRYLAND HUMANE SOCIETY
1750 AHLBERG DRIVE
TRAVERSE CITY, MI 49696

PARCEL ADDRESS - 1750 AHLBERG DRIVE
PARCEL ZONING - A-AGRICULTURAL
PARCEL NUMBER - 05-026-00-20



- TYPE 'B' BUFFER:
(1) PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J, PLUS TWO LARGE TREES, ONE MEDIUM OR SMALL TREE, AND FOUR SHRUBS PER ONE HUNDRED (100) LINEAR FEET OF GREENSPACE AREA.
(2) MINIMUM WIDTH REQUIREMENT. THE TYPE 'B' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.
- TYPE 'D' BUFFER:
(1) PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J, PLUS FOUR LARGE TREES, THREE MEDIUM OR SMALL TREES, AND THREE EVERGREEN OR CONIFEROUS TREES PER ONE HUNDRED (100) LINEAR FEET OF GREENSPACE AREA. MINIMUM WIDTH REQUIREMENT. THE TYPE 'D' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET.
- TYPE 'C' BUFFER:
(1) PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J, PLUS THREE LARGE TREES, THREE MEDIUM OR SMALL TREES, ONE EVERGREEN OR CONIFEROUS TREE PER ONE HUNDRED (100) LINEAR FEET OF GREEN SPACE AREA.
(2) MINIMUM WIDTH REQUIREMENT. THE TYPE 'C' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10)

- LANDSCAPING
- EVERGREENS & CONIFERS
BLACK SPRUCE, BALSAH FIR
 - CANOPY TREES
SUGAR MAPLE, NORTHERN RED OAK
 - GROUND COVER SHRUBS
GROUND JUNIPER, MOUNTAIN HOLLY, SILKY DOGWOOD
 - SMALL TREES/FLowering TREES
SHABLOW SERVICEBERRY, DOTTED HAWTHORN

- PLANT MATERIAL REQUIREMENTS
- (1) PLANT MATERIALS, PROHIBITED, PERMITTED, AND RECOMMENDED SPECIES SHALL BE BASED ON THE CURRENT PUBLICATION OF THE GRAND TRAVERSE REGIONAL INVASIVE SPECIES NETWORK'S RECOMMENDED PLANTING GUIDELINES FOR GARFIELD TOWNSHIP (THE "ISN PLANTING GUIDELINES"). ALL PLANT MATERIAL SHALL BE HARDY TO THE GRAND TRAVERSE AREA, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.
- (2) MIXTURE OF SPECIES. THE LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN TWENTY FIVE (25) PERCENT OF ANY SINGLE PLANT SPECIES, PER FEATURE. SPECIES SHALL BE PLANTED IN A STAGGERED PATTERN SO AS TO ELIMINATE WIDELY VISIBLE LOSS RESULTING FROM A SPECIES-SPECIFIC DISEASE EVENT. AT LEAST SEVENTY (70) PERCENT OF NEW PLANTINGS SHALL BE NATIVE.
- (3) NO ARTIFICIAL PLANT MATERIALS SHALL BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION.
- (4) PLANT MATERIALS REQUIRED BY THIS SECTION SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF TABLE 530.F AND ISN PLANTING GUIDELINES AT THE TIME OF INSTALLATION.

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

PLANTINGS ALONG SOUTH PROPERTY LINE (532')
REQUIRED: SHRUBS = 22 SHRUBS
CANOPY TREES = 11 TREES
MEDIUM TREES = 16 TREES

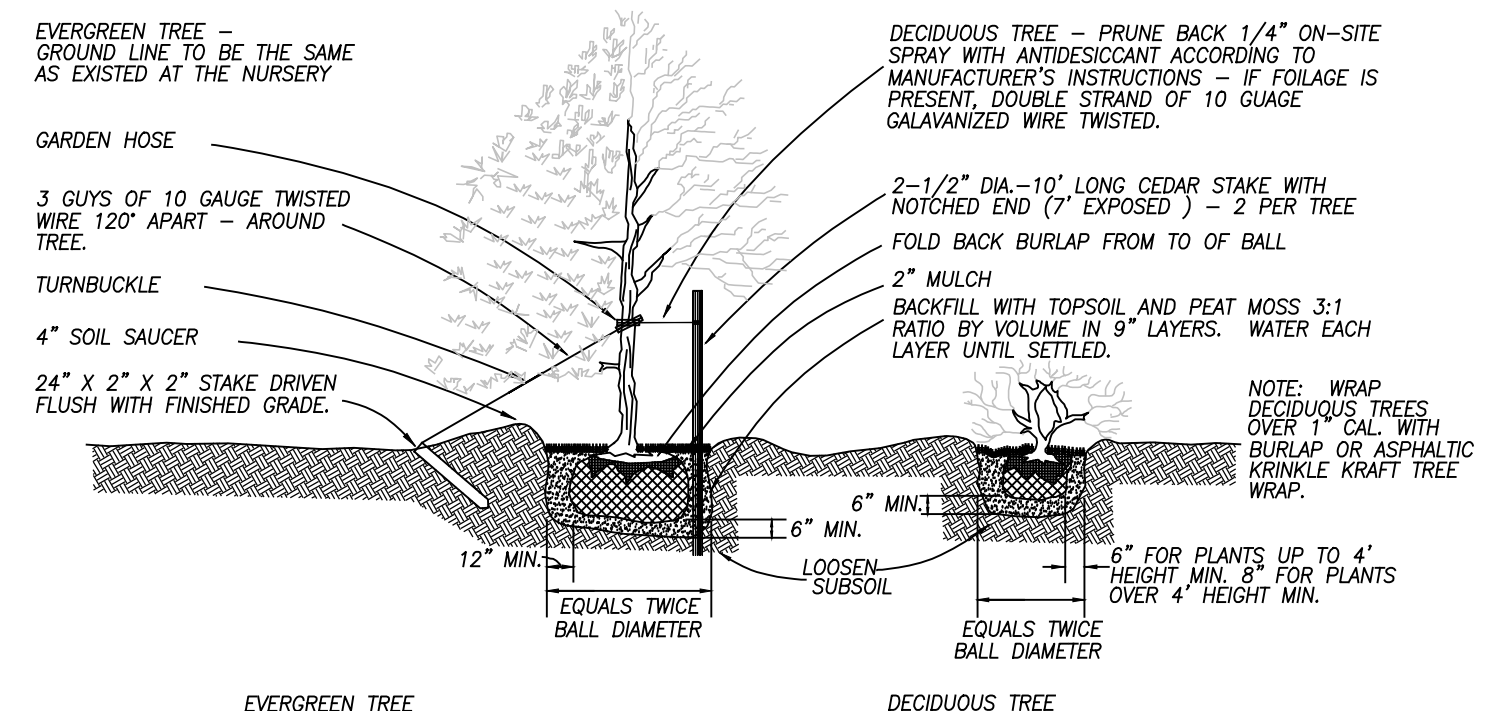
PROVIDED: ALL EXISTING
PLANTINGS ALONG NORTH PROPERTY LINE (500.1')
REQUIRED: EVERGREEN = 15 TREES
CANOPY TREES = 20 TREES
MEDIUM TREES = 15 TREES

PROVIDED: 15 EVERGREEN, 20 CANOPY & 15 MEDIUM
EVERGREEN(PROPOSED), CANOPY(12 PROPOSED) EXISTING)
MEDIUM(8 PROPOSED) EXISTING)

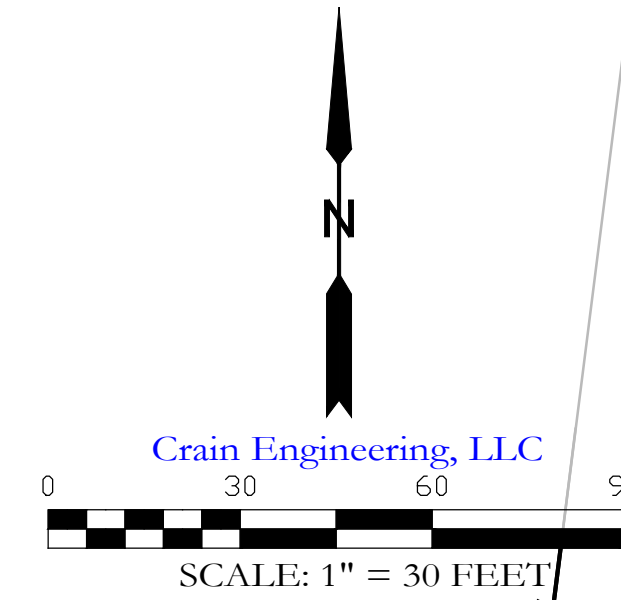
PLANTINGS ALONG EAST PROPERTY LINE (308')
TYPE 'C' BUFFER
REQUIRED: CANOPY TREES = 9 TREES
MEDIUM TREES = 9 TREES
EVERGREEN = 3 TREES

PROVIDED: 6 CANOPY,
9 MEDIUM
6 EVERGREEN (EXISTING)

PLANTINGS ALONG WEST PROPERTY LINE (422')
REQUIRED: SHRUBS = 17 SHRUBS
CANOPY TREES = 9 TREES
MEDIUM TREES = 5 TREES
PROVIDED: ALL EXISTING

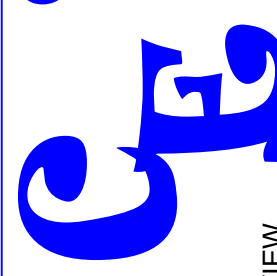


PLANTING DETAIL - TREES AND SHRUBS
NO SCALE



BENCHMARK
"X" ON CONCRETE BASE OF LIGHTPOLE
ELEV. = 730.90'

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com



DRWN BY: WLC
DSGN BY: WLC
DATE: 9-26-2023
REV DATE: 4/11/2024 TWP REVIEW
4/15/2024 TWP REVIEW
5/5/2024 TWP REVIEW
11/12/2024 PLANNING COMMISSION REVIEW

LANDSCAPE PLAN
CHERRYLAND HUMANE SOCIETY
SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
202723
SHEET L-1

ARCHITECT:
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231-631-4376
jvanhou@gmail.com

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MECHANICAL
ELECTRICAL
PLUMBING

nealis

ENGINEERING

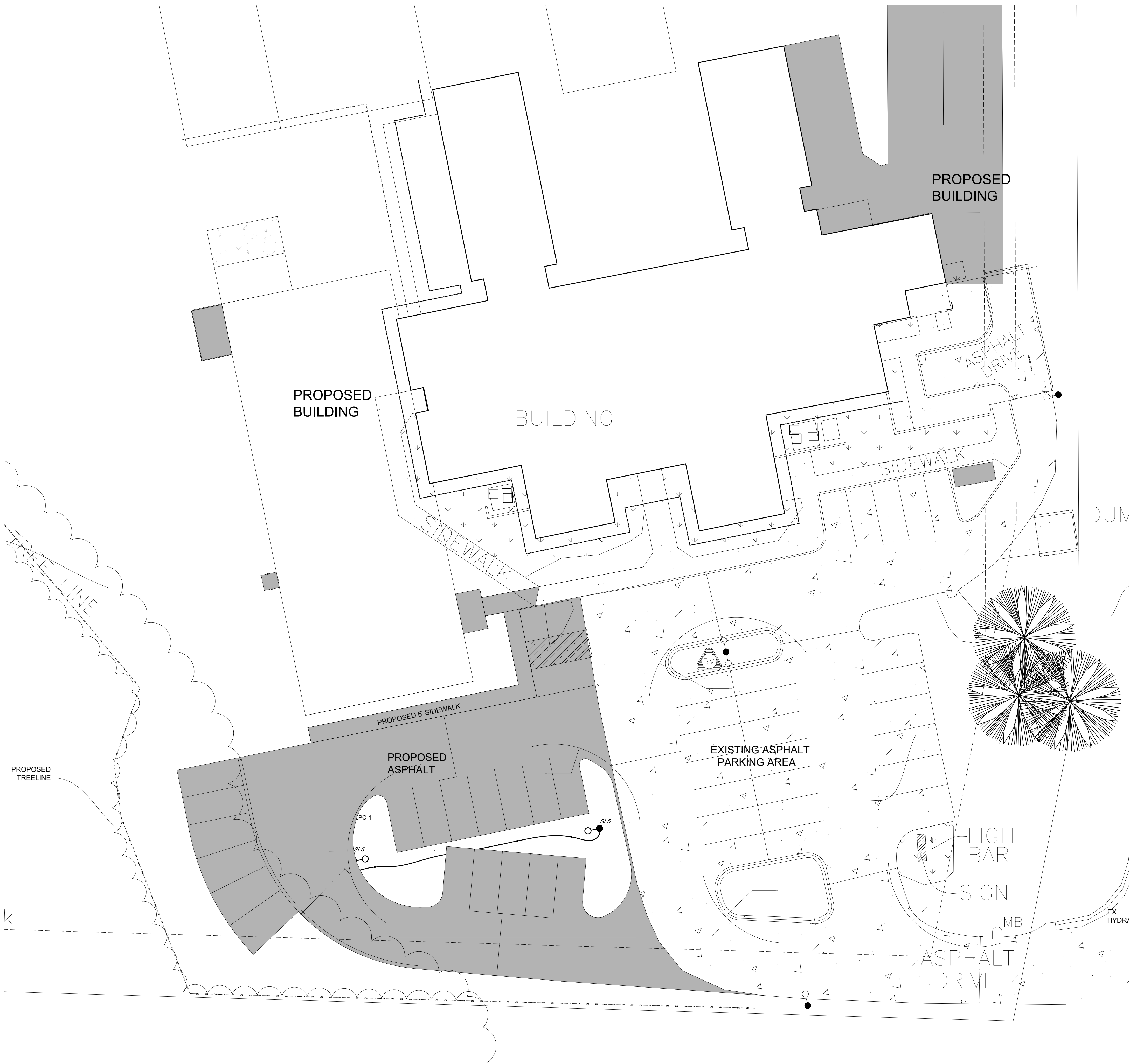
1419 Industry Drive
Traverse City, MI 49696
P 231.933.0510 F 231.933.3215
W www.nealisengineering.com

PROJECT NAME/ADDRESS:
ADDITION TO THE
CHERRYLAND HUMANE
SOCIETY

ISSUE DATES:	
date:	issued for:
5-26-23	Bidding & Construction
4-25-24	Construction

SHEET TITLE:
ELECTRICAL
SITE PLAN
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SHEET NO:
SE2.1



NOTES:

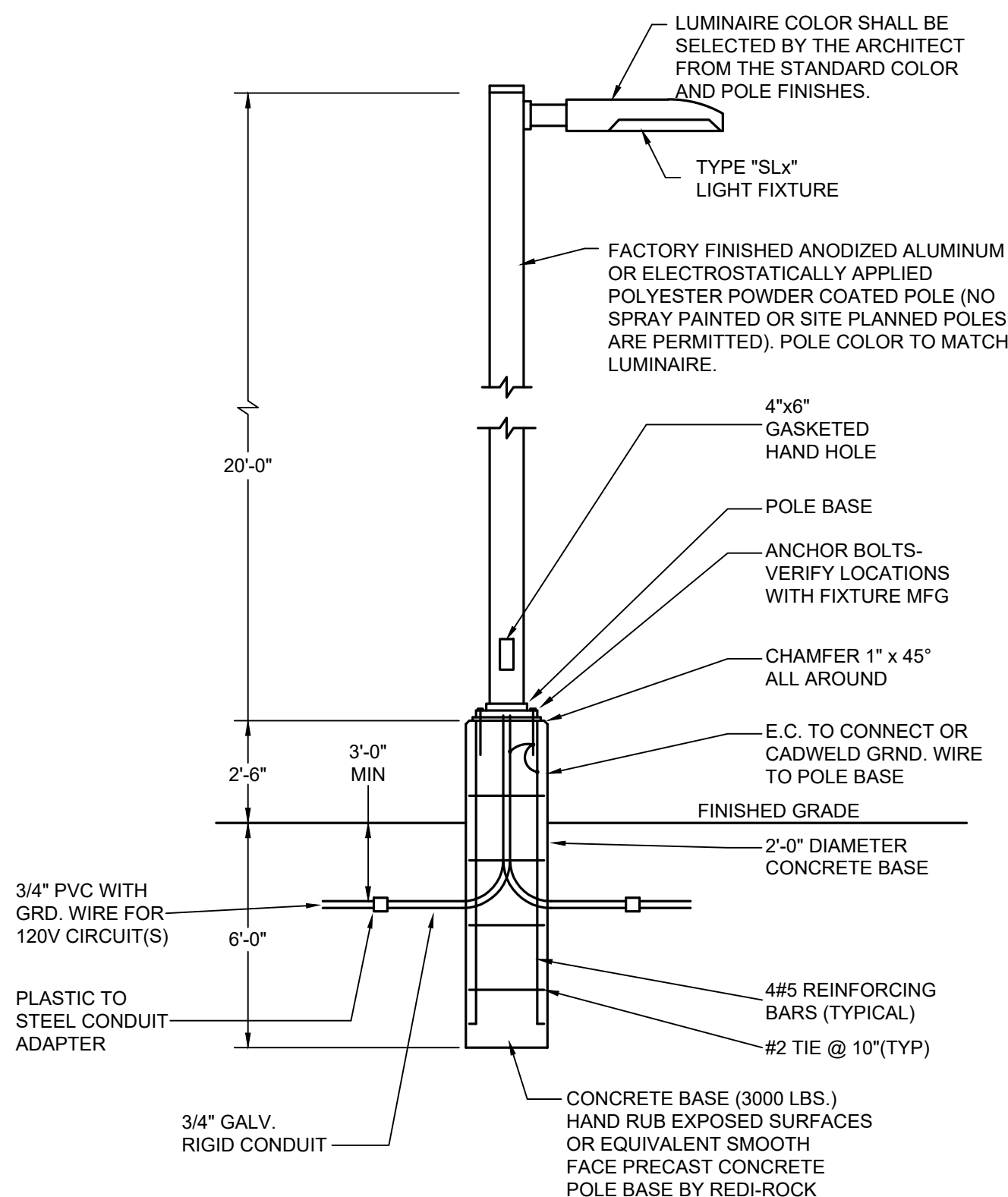
1. PROPOSED FLUSH-GRADE JUNCTION BOX IN UNPAVED AREAS SHALL BE STANDARD JUNCTION BOX QUAZITE #PT1730BA18, 17"x30" POLYMER CONCRETE BOX WITH OPEN BOTTOM, UL-LISTED, TIER-8 APPLICATION, AND STANDARD GREY FINISH AND #PT1730CA0012 STANDARD COVER WITH 'COMMUNICATIONS' LABEL, OR #PT1730CA0017 STANDARD COVER WITH 'ELECTRIC' LABEL. JUNCTION BOXES SHALL BE PROVIDED WHERE NECESSARY, FOR EASE OF CONDUCTOR PULLING, TO LIMIT THE NUMBER OF CONDUIT BENDS TO LESS THAN 360°, ETC. JUNCTION BOXES SHALL BE PLACED IN UNPAVED AREAS.
2. ALL SITE COMMUNICATIONS CONDUITS SHALL BE PROVIDED WITH 48" SWEEPS.

EXTERIOR LIGHTING CONTROL: SEQUENCE OF OPERATIONS

1. AUTOMATIC ON: LUMINAIRES TO TURN ON VIA INTEGRATED PHOTOCELLS WHEN NATURAL LIGHT LEVELS DROP BELOW A PRE-PROGRAMMED LEVEL.
2. PARTIAL OFF: LUMINAIRES TO REDUCE TO 50% OUTPUT VIA INTEGRATED MOTION DETECTORS AFTER THIRTY (30) MINUTES OF INACTIVITY.
3. AUTOMATIC FULL OFF: LUMINAIRES TO TURN OFF VIA INTEGRATED PHOTOCELLS WHEN NATURAL LIGHT LEVELS EXCEED A PRE-PROGRAMMED LEVEL.

TYPE "SL5" LIGHT FIXTURE & CONCRETE BASE DETAIL

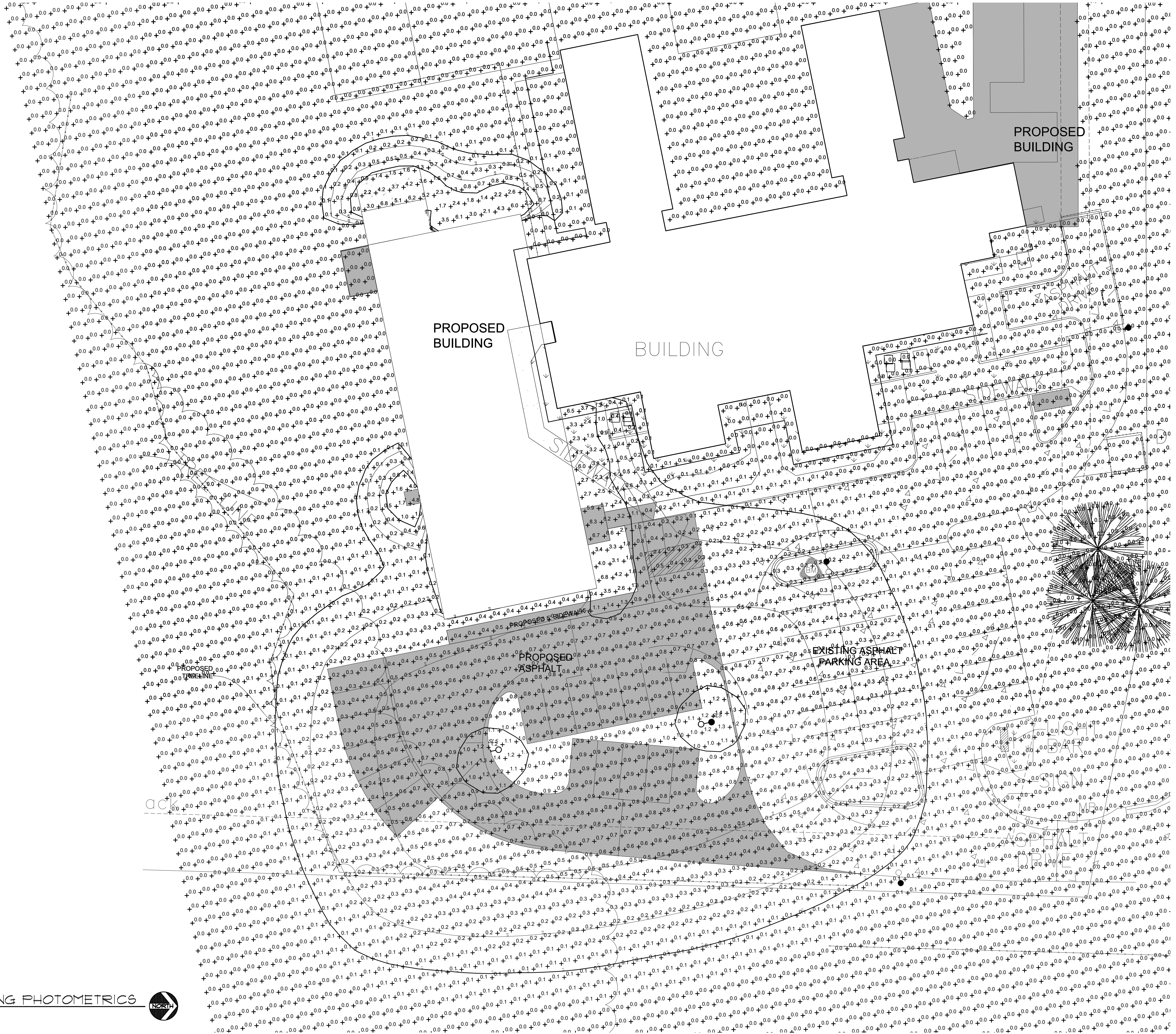
NO SCALE
PROVIDE FLUSH GRADE JUNCTION BOX AT BASE OF POLE, AS REQUIRED.
PROVIDE FLUSH GRADE JUNCTION BOX AT BASE OF FUTURE POLES.



ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"





ARCHITECT:
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Traverse City, MI
231-631-4376
jvanhou@gmail.com

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PROJECT NAME/ADDRESS:
ADDITION TO THE
CHERRYLAND HUMANE
SOCIETY

ISSUE DATES:

date:

8-26-23
4-25-24

issued for:

Bidding & Construction
Construction

SHEET TITLE:
SITE LIGHTING
PHOTOMETRICS
--

SHEET NO:

SLC



RSX2 LED Area Luminaire



Catalog
Number

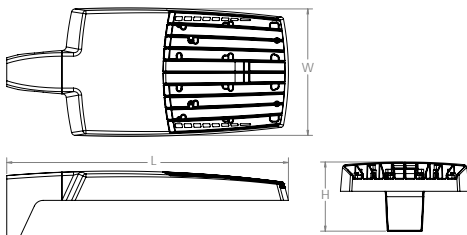
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.69 ft ² (0.06 m ²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight:	30.0 lbs (13.6 kg) (SPA mount)



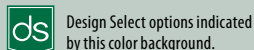
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details



Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶
	P5		R4S Type 4 Short	120 ³ 277 ⁵	WBA Wall bracket ¹
	P6		R5 Type 5 Wide ¹	208 ³ 347 ⁵	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short ¹	240 ³ 480 ⁵	AASP Adjustable tilt arm square pole mounting ⁶
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting ⁶
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket ⁶
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		Finish
Shipped Installed		DDBXD Dark Bronze
HS House-side shield ⁷		DBLXD Black
PE Photocontrol, button style ^{8,9}		DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}		DWHXD White
SF Single fuse (120, 277, 347) ⁵		DDBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵		DBLBXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)		DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹		DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹		
DS Dual switching ^{9,12}		
Shipped Installed		
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)		
NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,13,14,15}		
BAA Buy America(n) Act and/or Build America Buy America Qualified		
CCE Coastal Construction ¹⁶		
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.		
Shipped Separately (requires some field assembly)		
EGS External glare shield ⁷		
EGFV External glare full visor (360° around light aperture) ⁷		
BS Bird spikes ¹⁷		



Ordering Information

Accessories

Ordered and shipped separately.

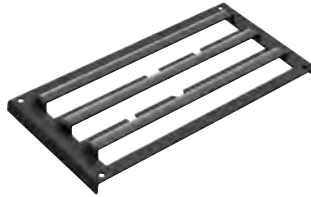
RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSGB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. Exception: PE and FAO can be combined; also PE and DMG can be combined.
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped

- as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

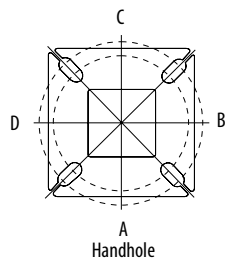


External 360 Full Visor

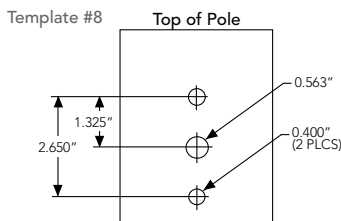
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

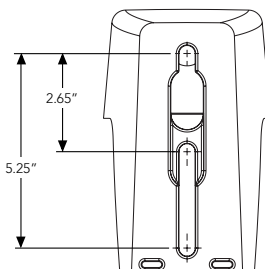
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters










Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

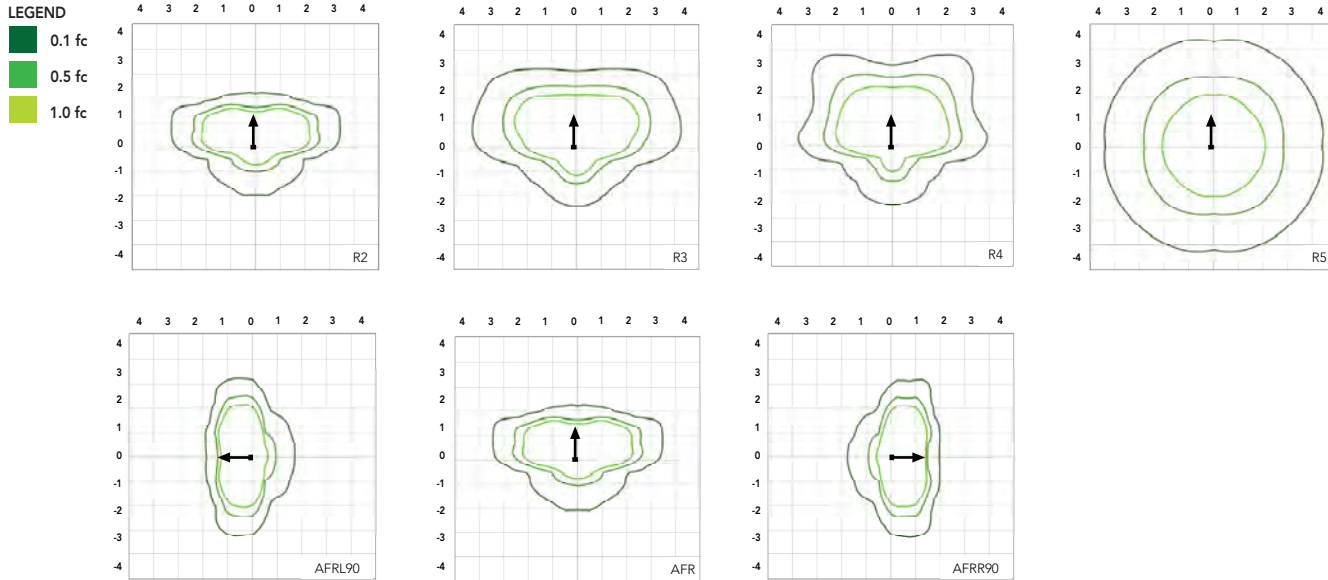
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10º	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20º	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30º	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40º	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45º	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50º	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60º	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70º	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80º	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
90º	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

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

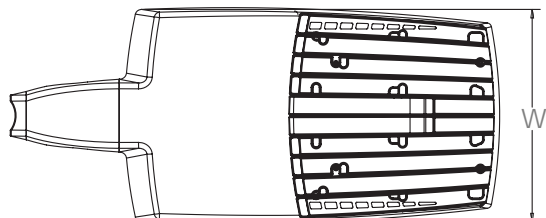
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

Dimensions & Weights

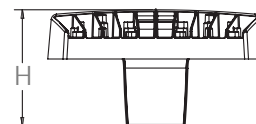
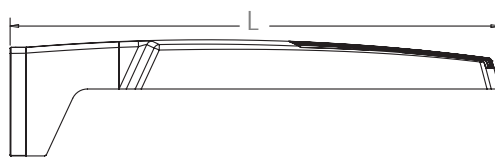
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



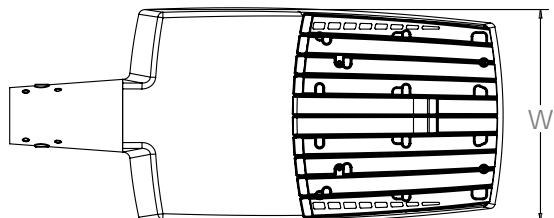
Length: 30.3" (77.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)

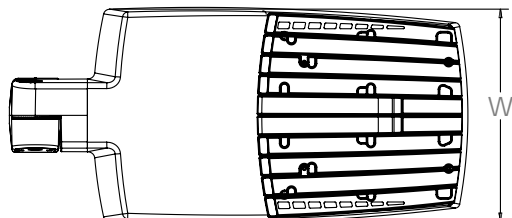


Length: 30.6" (77.7 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

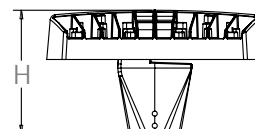
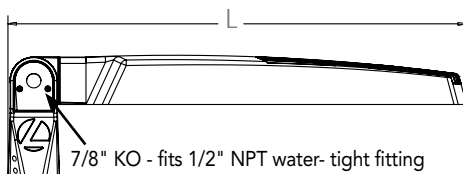


7/16" locking thru bolt/nut provided

RSX2 with Adjustable Slipfitter (IS)



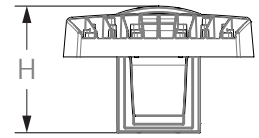
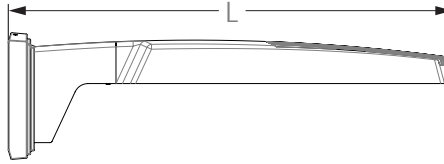
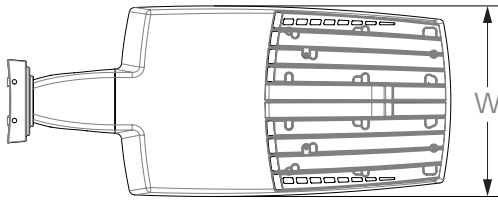
Length: 28.3" (71.9 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting

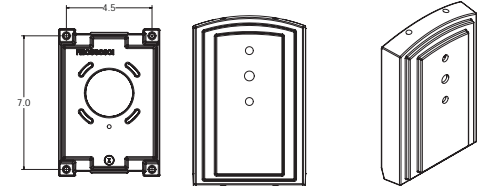
Dimensions

RSX2 with Wall Bracket (WBA)

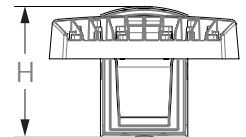
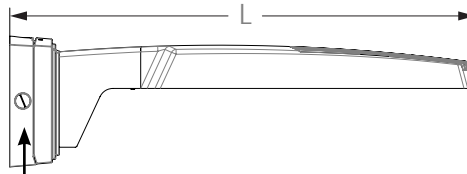
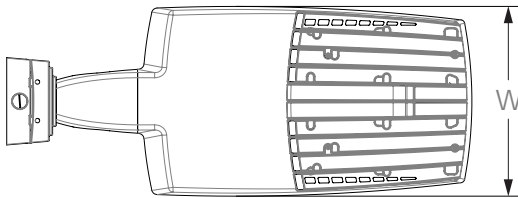


Length: 31.2" (79.2 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



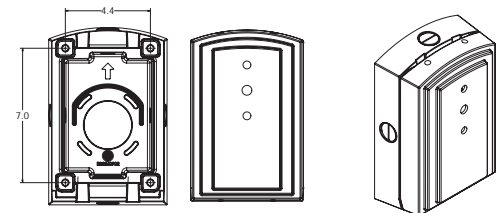
RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

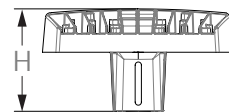
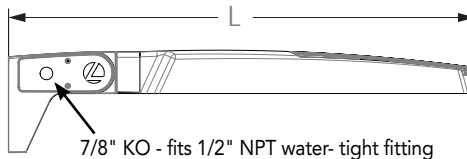
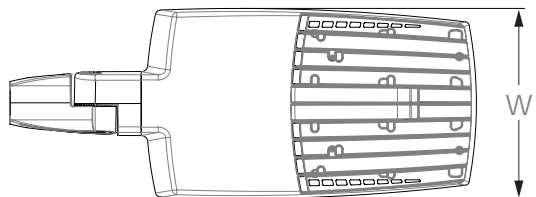
Length: 32.8" (83.3 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

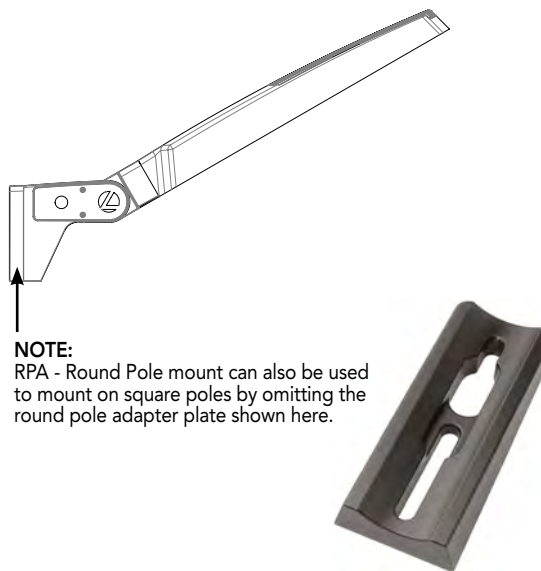


Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**
 33.8" (85.9 cm) **AARP**
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



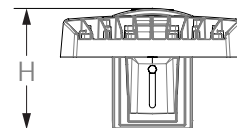
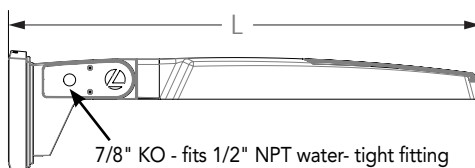
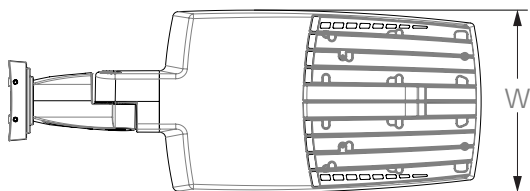
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

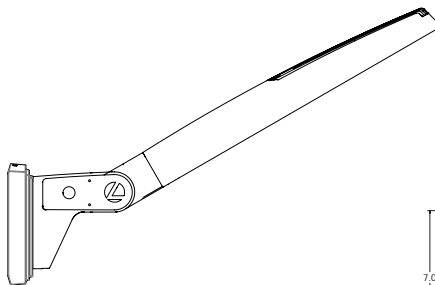
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

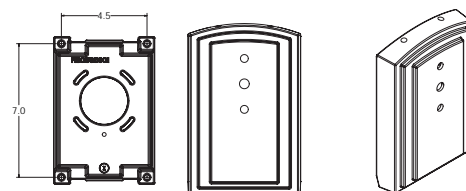
RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 34.7" (88.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

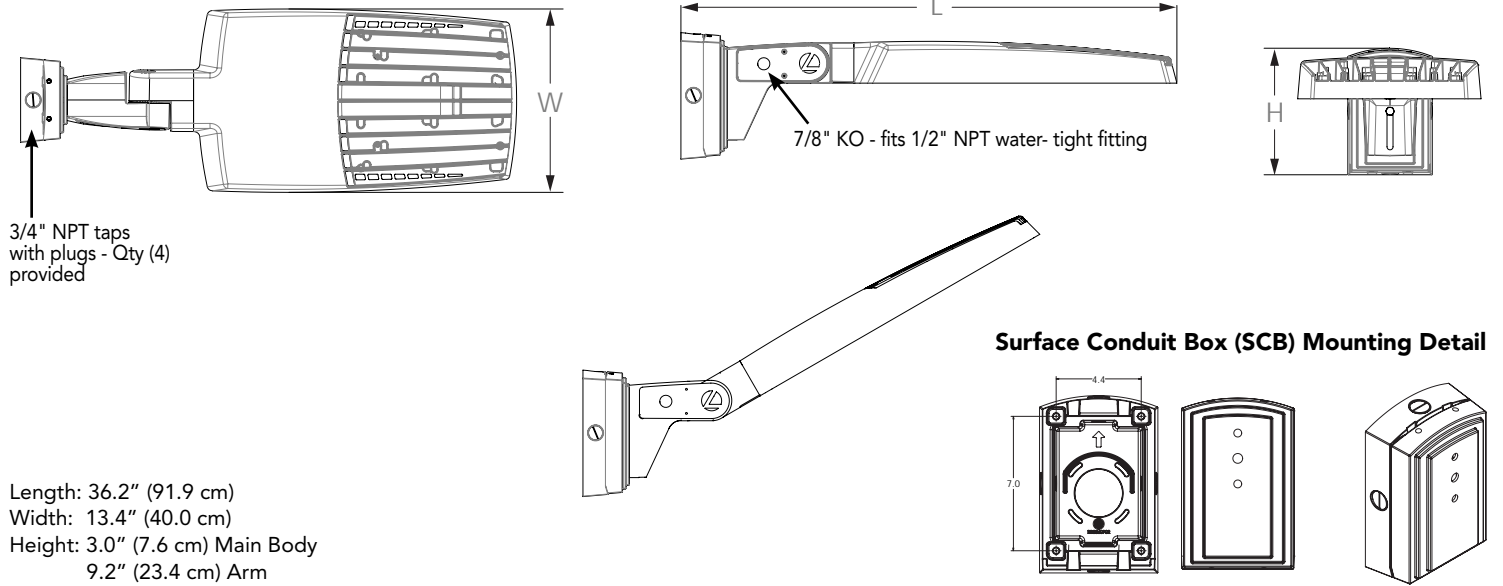


Wall Bracket (WBA) Mounting Detail

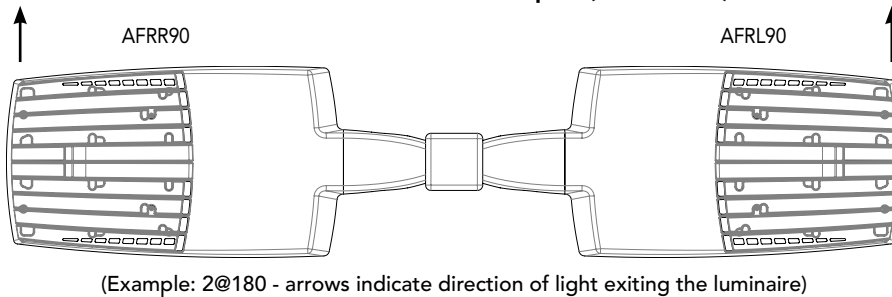


Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

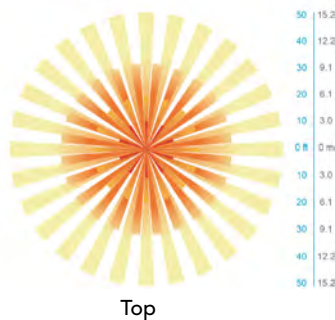
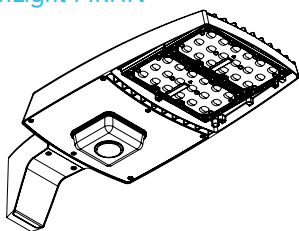


Automotive Front Row - Rotated Optics (AFRL90/R90)



nLight Control - Sensor Coverage and Settings

NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



Top



Side

Motion Sensor Default Settings - Option PIRHN

Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

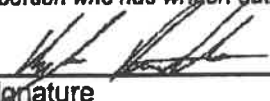
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX2 Area LED
Rev. 10/09/24
Page 9 of 9

DESIGNATED AGENT AUTHORIZATION LETTER**Designated Agent Information**Kyle Richter, Vice PresidentDesignated Agent and/or Authorized Company Representative*A person who has written authorization from the landowner to sign the application and secure a permit in the landowner's name*

Signature

April 11, 2024

Date

RCI | Richter Construction, Inc.

Company Name

428 W. Commerce Drive, Suite A

Address

Traverse City

City

(231) 668-8497

Phone Number

Kyle@RCI-CGC.com

Email Address

Township/City/Village Garfield TownshipParcel ID # 28-05-026-006-20Site Name Cherryland Humane SocietySite Address 1750 Ahlberg Dr, Traverse City, Michigan 49696**Landowner/Property Owner Information:**Cherryland Humane Society

Print Name

1750 Ahlberg Dr

Address

Traverse City, Michigan 49696


City

(231) 946-5116

Phone Number

bvargo@cherrylandhumane.org

Email Address

Signature 

Bruce Vargo - Board President

Date

4/11/24

Landowner must sign their name for acceptance by any office. Designating an agent to pull the permit on the landowner's behalf does not dislodge the landowner of enforcement by state or local authorities pursuant to Act 40, Public Act of 1956 as amended, for permission to conduct the activities and to make any improvements as may be necessary as indicated on any Permit Application.



Charter Township of Garfield

Grand Traverse County

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

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

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

ACTION REQUESTED

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

PROJECT / DEVELOPMENT NAME

Cherryland Humane Society

APPLICANT INFORMATION

Name: RCI | Richter Construction, Inc.
Address: 428 W. Commerce Drive, Suite A - Traverse City, Michigan 49685
Phone Number: (231) 668-8497
Email: Kyle@RCI-CGC.com

AGENT INFORMATION

Name: RCI | Richter Construction, Inc.
Address: 428 W. Commerce Drive, Suite A - Traverse City, Michigan 49685
Phone Number: (231) 668-8497
Email: Kyle@RCI-CGC.com

OWNER INFORMATION

Name: Cherryland Humane Society
Address: 1750 Ahlberg Dr, Traverse City, Michigan 49696
Phone Number: (231) 946-5116
Email: bvargo@cherrylandhumane.org

CONTACT PERSON

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

<i>Applicant:</i>	Kyle Richter
<i>Agent:</i>	Kyle Richter
<i>Owner:</i>	Bruce Vargo

PROPERTY INFORMATION

<i>Property Address:</i>	1750 Ahlberg Dr
<i>Property Identification Number:</i>	05-026-006-20
<i>Legal Description:</i>	PT NW1/4 NW1/4 SEC 26 T27N R11W COM NW SEC COR TH S 89DEG 27'E 4
<i>Zoning District:</i>	A - Agricultural
<i>Master Plan Future Land Use Designation:</i>	Commercial
<i>Area of Property (acres or square feet):</i>	23,841 sf
<i>Existing Use(s):</i>	A-3 & B
<i>Proposed Use(s):</i>	A-3 & B

PROJECT TIMELINE

<i>Estimated Start Date:</i>	April 20, 2024
<i>Estimated Completion Date:</i>	June 1, 2025

REQUIRED SUBMITTAL ITEMS

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

Application Form:

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

Application Fee:

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

- ☒ Fee

Escrow Fee:

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

Site Development Plan:

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

Written Information:

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

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

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

APPROVAL CRITERIA

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

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

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

IMPACT ASSESSMENT

A written impact statement to include the following information:

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

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

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input 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 type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION

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

REVIEW PROCESS

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

PERMISSION TO ENTER SUBJECT PROPERTY

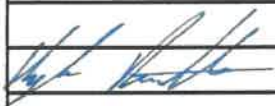
Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:


4/11/24

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 RCI | Richter Construction, Inc. 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:

4/11/24

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:

See attached letter of designated agent

Date:



Applicant Signature:



Date:

4/11/24

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input checked="" 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"/>	

Impact Assessment
Cherryland Humane Society
1750 Ahlberg Drive, Traverse City, Michigan
Garfield Township, Grand Traverse County
Property ID: 28-05-026-006-20

1. The existing site the current Cherryland Humane Society facility with main building, parking and stormwater basins.
2. The current zoning is Agricultural District. The Proposed Amendment is for an expansion of the existing facility to add additional cat runs and training area.
3. The proposed use will expand the current use by adding more option for more animals to be housed.
4. The project will be built in one(1) phase of construction. Construction planning on starting June 1, 2024. Access to site is already established with existing infrastructure and access from Ahlberg Drive.
5. Storm water control will be managed within site by way reconstructing existing retention basins. The collection system will use site grading, sheet draining and basins.
6. The site is serviced by public sewer and water. New expansion will utilize existing site sewer and water.
7. The site Stormwater control measures will be handled by enlarging existing retention basins located on the site.
8. Public sewer is available to the site along Ahlberg Drive.
9. The proposed site should not create an increase of effluent discharge such as noise, dust, fumes and vibration. Landscaping is existing and site lighting is existing.
10. The proposed use will be approved under the Major Amendment Permit Application process of Garfield Township under the Agricultural Zoning District.
11. Person responsible for preparation of statement:
William Crain, P.E.
Crain Engineering, LLC
7622 Bott Road Buckley, MI 49620
12. The drainage plan meets the Garfield Township stormwater Control ordinance for methods and capacities for run-off control.
13. The site is lighted by ground mounted lights and wall mounted lights on buildings that will be the box type lamps, directed downward with cutoff optics.

Approval Criteria
Cherryland Humane Society
1750 Ahlberg Drive, Traverse City, Michigan
Garfield Township, Grand Traverse County
Property ID: 28-05-026-006-20

1. The proposed addition will be an expansion of the existing Cherryland Humane Society facility with additional animal housing and training areas.
2. The proposed use will be an expansion of the existing same use.
3. The proposed use will not be detrimental to existing or future adjacent uses as this is an expansion of an existing use.
4. No adverse effects by placing building and parking expansion as they meet all setbacks and have existing access to the site.
5. The proposed expansion will utilize areas of site that allow for easy expansion and connection to existing features of the site.
6. The existing site utilizes the existing connection to public sewer and water.
7. The proposed use will expand the existing operation on the site.
8. The Cherryland Humane Society services a large area with public interest to help animals in need.
9. Ingress and Egress to the proposed expansion are existing and will be used utilized and allow for emergency services and public access.
10. Vehicle and pedestrian traffic by way of pavement and sidewalks are existing and proposed for new expansion.
11. Proposed use shall not impede orderly development on improvements of surrounding properties.



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2024R-11927

STATE OF MICHIGAN

GRAND TRAVERSE COUNTY

RECORDED 09/30/2024 12:43:51 PM

PEGGY HAINES REGISTER OF DEEDS

PAGE 1 OF 3

DECLARATION OF EASEMENT FOR INGRESS AND EGRESS

This Declaration of Easement made as of the 24th day of September, 2024, (the "Declaration") **Cherryland Humane Society**, a Michigan nonprofit corporation of 1750 Ahlberg Drive, Traverse City, MI 49696 (Grantor),

WHEREAS, Grantor is the owner of certain "Real Property" being located in the Township of Garfield, County of Grand Traverse and State of Michigan and described as:

That part of the Northwest quarter of the Northwest quarter of Section 26, Town 27 North, Range 11 West, described as:

Commencing at the Northwest corner of said Section 26; thence South 89° 26' 33" East, along the North line of said section, 607.19 feet; thence South 05° 58' 56" West, 255.55 feet to the Point of Beginning; thence South 89° 26' 33" East, parallel with said North line, 390.47 feet; thence South 88° 16' 30" East, 109.65 feet; thence South 01° 26' 25" East, 308.48 feet; thence South 09° 54' 29" West, 110.00 feet to the North line of the North half of the South 660 feet of the Northwest quarter of the Northwest quarter; thence North 89° 33' 15" West, 532.87 feet; thence North 05° 58' 55" East, 422.00 feet to the Point of Beginning. Containing 5.05 acres of land, more or less.

Parcel Number: 28-05-026-006-20

WHEREAS, Grantor by this Declaration intends to establish an easement, as described herein, for the benefit of each of the adjacent parcels and any redivisions thereof, in order to provide vehicular, and pedestrian ingress and egress to each of the adjacent parcels. The "Easement Area" is more fully described as:

A 66' wide access easement part of the Northwest quarter, of the Northwest quarter, Section 26, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; the exterior of said easement being more fully described as follows:

Commencing at the Northwest corner of said section; thence along the North line of said section S 88°13'15" E a distance of 607.19'; thence S 07°12'12" W a distance of 677.54'; thence S 88°19'57" E a distance of 422.87' to the Point Of Beginning; thence N 11°07'47" E a distance of 66.91'; thence S 88°19'57" E a distance of 110.00'; thence S 11°07'47" W a distance of 66.91'; thence N 88°19'57" W a distance of 110.00' to the Point Of Beginning.

NOW, THEREFORE, an easement is hereby established, imposed, and declared upon for the benefit of adjacent parcels as follows:

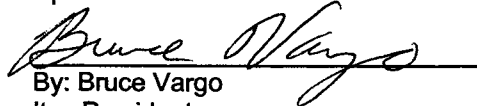
1. Declarant declares and establishes the following easement (the "Easement"):
 - a. A perpetual nonexclusive easement for the passage and ingress and egress of motor vehicles, pedestrians on the private roadway and driveways constructed within the Easement Area. Any driveway or private roadway constructed on or within the Easement Area shall be available for motor vehicular and pedestrian uses by any party traveling to or from the parcel, but shall not be used for parking of any vehicles at any time or in any manner which would interfere with intended use of the Easement Area as set forth herein.
 - b. The creation of this easement shall not be deemed to restrict or otherwise mandate any configuration of the driveways, and/or private roadway, located within the Easement Area. Those locations and routes may be selected and subsequently revised at the election and sole discretion of the owner of the Easement Area, subject to any required governmental approvals, to connect with other private roadways, public roads, and driveways in any manner which promotes the safe movement of pedestrian, motor vehicle, and traffic in and through the Easement Area. The revised or relocated private roadways and driveways shall be subject to this easement.
 - c. All driveways and private roadways shall be of concrete, asphalt, or other appropriate all-weather surface. Any driveways and private roadway shall be constructed in a manner of sufficient size to comply with all the requirements of the ordinances of the Township of Garfield and any other regularly governmental authority having jurisdiction over the construction. At the time of any repair or reconstruction of any driveways and private roadway within the Easement Area, the owner shall make a diligent effort to avoid unreasonable interference with the vehicular and pedestrian traffic within the Easement Area. The owner shall keep the driveways and private roadway in a clean and neat condition so that the surface is in a smooth and evenly covered conditions and be passable and usable in winter through the removal of snow and ice. No fence, shrubs, or other barrier that prevents or obstructs the passage of pedestrian or vehicular travel shall be constructed across the easement area. However, this provision shall not prohibit the installation of convenience facilities (such as mailbox enclosures, curbing, or forms of landscaping) and forms of traffic controls to the extent the owner wishes to place or construct these improvements and such improvements are in compliance with the ordinances of the Township of Garfield and any other regulatory governmental authority having jurisdiction over the construction of such improvements.
 - d. This easement applies to the private roadway and driveway within the Easement Area and shall not create or affect any parking lots or parking rights on the parcel, unless otherwise specifically enumerated in this Declaration.
2. The use of the easement created herein shall also be for the benefit of the public for the purposes of emergency and other public services.
3. The owner and any guests, invitees, vendor, trade person, or delivery person of the owner shall have the right to use the Easement Area for the ingress and egress of its own property. In addition, the owner may use the subsurface of the easement parcel on its property in any manner provided that such use does not interfere with the use of the Easement as set forth herein. Nothing herein contained shall restrict the right of the owner of the parcel to use the portions of the parcel for other purposes, including the erection of permanent structures, thereon, provided, however, that such use and construction does not interfere with the use of the Easement as provided for herein for the purposes set forth herein.

4. All the provisions of this instrument, including the benefits and burdens, run with and against the land described herein and shall be binding upon and inure to the benefit of all future owners of parcel as the case may be, their respective successors, assigns, heirs, executors, administrators, beneficiaries, mortgagees, lessees, sublessees, employees, agents, customers, licensees, and invitees.
5. The owner of the parcel shall be responsible for the costs of maintenance and repair of any driveway or roadways within the Easement Area. Through the use of the Easement, any user of the Easement shall be responsible and liable for any damage caused to the Easement Area as a result of their use of the Easement, ordinary wear and tear excepted.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Easement as of the day and year first above written.

Grantor:

Cherryland Humane Society, a Michigan non-profit corporation


By: Bruce Vargo
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF GRAND TRAVERSE__)


Acknowledged before me on September 24th, 2024, by Bruce Vargo, President of Cherryland Humane Society, a Michigan non-profit Corporation on behalf of the Corporation.

Shantell Anderson, Notary Public
Grand Traverse County, State of Michigan
Acting in Grand Traverse County, Michigan
My Commission Expires: 01/29/2028

SHANTELL ANDERSON
NOTARY PUBLIC, GRAND TRAVERSE COUNTY, MI
MY COMMISSION EXPIRES: 1-29-2028
ACTING IN THE COUNTY OF GRAND TRAVERSE

Drafted by, but title not review and no opinion on title given, and return to:

Roy Jay Montney, Jr. Esq.
Montney Isles, PLC
1022 E Front Street
Traverse City, MI 49686
231-922-9600

 Charter Township of Garfield Planning Department Report No. 2025-4			
Prepared:	January 2, 2025	Pages:	6
Meeting:	January 8, 2025 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Copper Ridge PUD Major Amendment – Findings of Fact		
Applicant:	Copper Ridge LLC / Constance Deneweth		
Owner:	Copper Ridge LLC / Constance Deneweth		
Agent:	Northview 22 LLC / Sarah Keever		
File No.	SUP-2000-08-O		
Parcel No.	05-096-900-00 and associated Copper Ridge parcels		

PURPOSE OF APPLICATION:

Approved in 2000, the Copper Ridge Planned Unit Development (PUD) is a mixed-use development, including medical clinics, offices, commercial establishments, and single family and multi-family residential dwellings. A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance that incorporates different land uses in locations than requested in the original application and the potential to restore the number of residential dwelling units. With these proposed changes, Staff has determined that this amendment constitutes a major amendment which requires a public hearing, Planning Commission review and recommendation, and Township Board approval. There are four unbuilt locations that are being adjusted to accommodate three primary land uses: office, commercial, and residential.

SUBJECT PROPERTY:

The Copper Ridge PUD is located on the north side of Silver Lake Road, northeast of Barnes Road.

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



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

The proposed amendment is the conversion of three building locations in the Copper Ridge Professional Center from generally office to office, commercial, or residential, and the conversion of one building location in the Copper Ridge Retail Marketplace from retail and office to office, commercial or residential.

No change in the previously approved building footprints is being proposed and most requirements are currently met by the current development. However, staff does offer the following comments regarding site design and compliance with the Zoning Ordinance:

Written Consent

With an application to amend an approved PUD, the application shall include written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development. In this case, Copper Ridge LLC, the managing entity of the Copper Ridge PUD, has obtained the necessary signatures.

Residential Dwelling Units

Since its original approval in 2000, the PUD was amended resulting in a reduction in the total number of residential units. The original PUD had proposed 183 residential units. The PUD was amended to accommodate only 93 residential units.

This proposed amendment to the PUD would return residential units to the four remaining unbuilt locations. The increase in residential would result in up to 90 new residential units and thus potentially restore the number of residential units back to 183 total units.

Land Uses

In its previous discussions, the Planning Commission was concerned about the proposed uses for Building 10 due to its proximity to nearby residential. Building 10 had previously been approved for “general and professional offices, service retail.” Staff was unable to find a clear definition of service retail, but generally it can be considered to be a business selling services, rather than physical goods. Staff worked with the applicant to provide the below list of land uses for Building 10 based on current Zoning Ordinance uses and definitions. The proposed amendment would allow for the following uses in the four remaining unbuilt locations:

- Buildings 3, 4, and R4:
 - Office
 - Commercial
 - Residential
- Building 10 Only:
 - Adult Foster Care, Large Group Home
 - Adult Foster Care Facility
 - Dwelling, Multiple Family
 - Financial institution, without drive-through
 - Live-Work Unit
 - Medical Office, Clinic
 - Office
 - Pet Grooming Establishment
 - Physical Fitness Facilities
 - Professional Showroom
 - Professional Studio
 - Service Establishment, Personal
 - Veterinary Hospital

- The types of offices, limited retail uses and residences will be compatible with the residential character of the PUD.
- Building 10 may be one or 2-story building with a maximum building height of 39 feet.
- Uses not listed are presumed to be prohibited unless the Director of Planning shall determine that a use not mentioned can reasonably be interpreted to fit. The matter may be referred to the Planning Commission for consideration for interpretation of permitted uses.

Vehicular Parking

Based on the following analysis, the demand for parking and the required parking will be less with the conversion from office to multi-family residential.

- Current use: Office
 - Minimum required spaces: 1 for each two hundred (200) square feet of floor area
 - Maximum required spaces: 1 for each one hundred (150) square feet of floor area
 - An 800-square foot office requires a minimum of 4 spaces and a maximum 5 spaces
- Proposed use: Multi-family Dwelling
 - Minimum required spaces: 1.5 per dwelling unit
 - Maximum required spaces: 2.0 per dwelling unit
 - An 800-square foot apartment requires a minimum of 1.5 spaces and a maximum 2 spaces

For the most part, the existing parking areas will continue to support the existing buildings and new buildings except for Building No. 4. A new parking lot is proposed immediately north of Building No. 4 (see parking lot labeled “To Be Built”).

Building Height

Based on the previous approval the building heights are as follows:

Building	Height (Approved in 2003)
3 and 4	“3-story buildings with offices on 3 levels or 3-story buildings with offices on 2 upper levels and parking on the lower level. All buildings accessed from upper level on west and lower level on east. Maximum building height 48 feet above lowest grade entry.”
R4	“2-story building”
10	“One or 2-story building with a maximum building height of 39 feet.”

The described building height for Buildings 3 and 4 will match the existing office buildings in that vicinity of the PUD. Furthermore, the foundations for these two locations are already in place.

Access to Commons Natural Area

In its original application, a component of the PUD was to provide a trailhead for the Grand Traverse Commons Natural Area, a park owned by the Township. Access to the park is a considerable amenity to the PUD. The trailhead, consisting of about seven parking spaces, is located immediately north of Building No. 4. Currently, that parking location is being improved by the Township along with a new trail segment to the park. Installation of a new sidewalk from the existing trail along Silver Lake Road to the trailhead would provide improved pedestrian connectivity for the PUD and surrounding area. At a minimum, the inclusion of the trailhead in directional signage would help users find the trailhead.

Administrative Site Plan Review

Administrative Site Plan Review will be required for the build out of the four remaining locations. This process was recently applied to the construction of Building No. 7, home to West Front Primary Care PLLC.

PUBLIC COMMENT:

There have been several written communications received from current residents within the PUD and provided to the Planning Commission. The following summary is intended to provide responses to the comments and questions:

- Expansion. The proposed change to the PUD is not an expansion. Rather, the proposed amendment is a slight change in uses and clarification of permitted uses in four locations of the PUD. The four locations have been previously approved and could be built on today according to the previously approved plan.
- Eagle View Site Condominium. There is no change to the Eagle View portion of the PUD.
- Traffic. The PUD is not completely but was designed, constructed, and previously approved to be fully functioning with compatible uses and infrastructure in place to accommodate vehicular and pedestrian movement.
- Building Height. The building heights were previously approved as part of the original PUD and described above. There are no changes planned to the previously approved building heights.
- Safety. Safety on the site is important and would be best addressed by coordinating with the ownership of the PUD.

FINDINGS OF FACT:

- 1) An application has been received to amend the permitted uses in four remaining unbuilt locations within the existing Copper Ridge Planned Unit Development at the corner of Silver Lake Road and Barney Road.
- 2) The proposed amendment would permit a mix of uses (including office, residential, and commercial at Buildings 3, 4, and R4 and a limited mix of uses at Building 10.

Section 426.E(4) Criteria

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
 - Finding: The Planning Commission finds that this standard HAS BEEN MET because the application proposes clarification uses in a development that is established and substantially completed. The initial plans, including the review and assessment of impacts, were approved by the Township in 2000. The form and design of the development and the established uses are compatible with surround land uses. Since its construction over 20 years ago, this development has not had any adverse impact on surrounding land uses and properties. Uses for Buildings 3, 4, and R4 are office, commercial, and residential. Uses for Building 10 only include Adult Foster Care, Large Group Home, Adult Foster Care Facility, Dwelling, Multiple Family, Financial institution, without drive-through, Live-Work Unit, Medical Office, Clinic, Office, Pet Grooming Establishment, Physical Fitness Facilities, Professional Showroom, Professional Studio, Service Establishment, Personal, and Veterinary Hospital.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
 - Finding: The Planning Commission finds that the standard HAS BEEN MET. The proposed clarification of uses is in an existing mixed use PUD. The proposed uses do not create any additional demand than what was previously approved for this location.

- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The use is part of a developed PUD. Additional sidewalks and pathways will be installed at the four remaining unbuilt locations to complement the PUD and provide additional amenities.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET because the proposed planned uses are for established footprints and do not alter the existing development pattern. Existing landscaping is in place on the site and will be preserved. Additional landscaping will be installed at the four remaining unbuilt locations to complement the PUD and provide additional amenities.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed uses and associated development does not alter any of the existing pattern of development in the PUD. There are no known historical or architectural features on the site.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed uses and associated development does not alter any of the existing pattern of development in the PUD.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the existing roadways and drives are laid out in a cohesive manner, including safe and separate areas for pedestrians and vehicles. New sidewalks will be provided for each site as it is developed.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed planned uses are for established footprints and do not alter the existing

development pattern. Existing landscaping is in place on the site and will be preserved. Additional landscaping will be installed at the four remaining unbuilt locations to complement the PUD and provide additional amenities.

(i) The development consolidates and maximizes useable open space;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because existing pedestrian access to the Grand Traverse Commons Natural Area will be improved with a new trailhead being constructed by the Township to benefit as well as visitors to the site.

(j) The benefits of the development are not achievable under any single zoning classification; and

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application requests an amendment to an existing, mixed-use development which is not achievable under any single zoning district.

(k) The development is compatible with the intent and purpose of the adopted master plan.

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the amended development plan remains consistent with the Master Plan designation for this area as the Copper Ridge mixed-use center. The proposed amendment is suited for this designation as currently the Zoning Ordinance permits residential dwellings in commercial areas.

ACTION REQUESTED:

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

MOTION THAT the Finding of Fact for Application SUP-2000-08-O, submitted by Sarah Keever on behalf of Copper Ridge LLC for an amendment to the Copper Ridge Planned Unit Development, BE ADOPTED.

The following motion is recommended to approve the project subject to conditions which are routinely added to all approvals:

MOTION THAT Application SUP-2000-08-O, submitted by Sarah Keever on behalf of Copper Ridge for an amendment to the Copper Ridge Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD with the limited uses for Building 10 only listed on the Copper Ridge Planned Unit Development Site Plan.

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

Attachments:

1. Copper Ridge PUD Major Amendment with Signature Pages dated October 10, 2024
2. Copper Ridge PUD Major Amendment Narrative dated October 7, 2024
3. Copper Ridge PUD Major Amendment Written Impact and Approval Criteria
4. Copper Ridge PUD Site Plan (Exhibit 1) dated December 17, 2024

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #	signature & printed name	date
28-05-096-002-06	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-2024
" 096-002-07	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-2024
" 096-002-12	Constance A. Deneweth, Constance Deneweth, managing member Copper Ridge LLC	10-1-24
096-002-15	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
096-003-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
096-004-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
096-010-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-02	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-03	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-05	Constance A. Deneweth, Constance Deneweth, Managing mbr Copper Ridge LLC	10-1-24
097-004-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-05	see email approval Jill Holden, Rex Holden, 3DJRH properties LLC	9-26-24
096-002-13	see email approval Elmers Rob, Donnell, TTT properties LLC	9-25-24
096-002-11	Donald B. Herrmann, MANAGING MEMBER DONALD B. HERRMANN, DBH PROPERTIES LLC	10-1-24
096-002-17	Jonathan Voortenga - member LLC JLP, Properties LLC	John Voortenga
096-002-08	Mark Bondy, member WB&B prop mgmt LLC	10-1-24
096-002-10	Mark Bondy, member WB&B prop mgmt LLC	10-1-24

Ashley Rokos

From: Robert Donnell <RD2678@TEAMELMERS.COM>
Sent: Wednesday, September 25, 2024 10:40 AM
To: Ashley Rokos
Subject: RE: Copper Ridge request for amendment to the PUD

Good morning, Ashley,

Request approved from Team Elmer's.

Thank you for the update,

Rob Donnell

From: Ashley Rokos <ashley@phoenixpropertyptr.com>
Sent: Wednesday, September 25, 2024 10:07 AM
Subject: Copper Ridge request for amendment to the PUD

Some people who received this message don't often get email from ashley@phoenixpropertyptr.com. [Learn why this is important](#)

Hello Copper Ridge Condo unit owners,

In light of the fact that office space is not in high demand, the owners of Copper Ridge LLC are planning to amend our PUD with Garfield Township by requesting that we receive approval for adding Residential Use to our remaining 4 vacant lots. This will take 4 or 5 meetings at Garfield Township the first of which is planned for November 13, 2024 at 7 pm, at the township hall on Veterans Drive.

The **attached site plan** is a recap of the project and a broad overview of what we're proposing.

After going through the records on file and looking at recorded condominium documents, we've prepared a revised site plan that represents the most current layout, to the best of our ability- number of units, condominium divisions, and the parking areas yet to be built. This has been a consolidation of plans done by Gosling, Elmer's, GFA and Mansfield over the past 25 years .

The original PUD shows 59 residential units in Eagles View and was amended/consolidated to 55 units. Copper Village Condominium was originally at 124 and is down to 38 units.

Overall, the density has significantly decreased.

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

4075 Copper Ridge

Randy Howell & Derik King, Members/
Owners, ECI Healthcare Properties
NORTH, LLC

10.1.24

28-05-0916-008 00

Randy N. Howell

Derik

Ashley Rokos

From: rexholden <speedjump@protonmail.com>
Sent: Thursday, September 26, 2024 1:08 AM
To: Ashley Rokos
Subject: Re: Copper Ridge request for amendment to the PUD

That is ok with me Ashly, Rex Holden. Im in S Africa so I hope this email works for you.

On Wed, Sep 25, 2024 at 4:06 PM, Ashley Rokos <ashley@phoenixpropertyptr.com> wrote:

Hello Copper Ridge Condo unit owners,

In light of the fact that office space is not in high demand, the owners of Copper Ridge LLC are planning to amend our PUD with Garfield Township by requesting that we receive approval for adding Residential Use to our remaining 4 vacant lots. This will take 4 or 5 meetings at Garfield Township the first of which is planned for November 13, 2024 at 7 pm, at the township hall on Veterans Drive.

The **attached site plan** is a recap of the project and a broad overview of what we're proposing.

After going through the records on file and looking at recorded condominium documents, we've prepared a revised site plan that represents the most current layout, to the best of our ability- number of units, condominium divisions, and the parking areas yet to be built. This has been a consolidation of plans done by Gosling, Elmer's, GFA and Mansfield over the past 25 years .

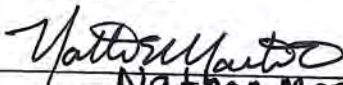
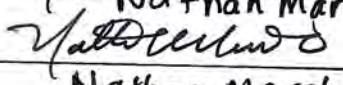

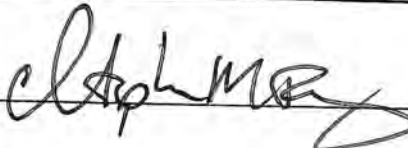
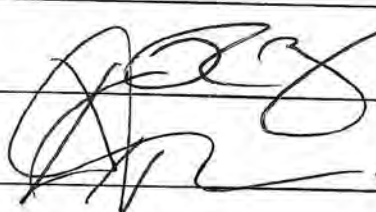
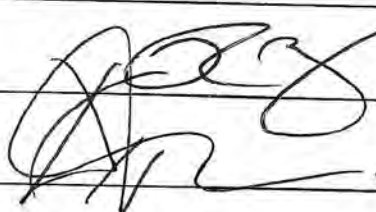
The original PUD shows 59 residential units in Eagles View and was amended/consolidated to 55 units. Copper Village Condominium was originally at 124 and is down to 38 units.
Overall, the density has significantly decreased.

As you know, this PUD has (4) vacant approved lots or units/buildings left to be built. Only foundations are in for 3 and 4. Retail 4 and Unit 10 are vacant. There are 3 approved parking lots (shown on the attached exhibit) that will be constructed at the time of the new construction to serve the new units.

Eagles View is getting close to being built out, and Copper Village Condominium has 19 of the approved 38 units to be constructed yet.

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #	signature & printed name	date	
05-096-007-00	 Nathan March Copper Ridge Opportunity Building Rep	10/01/24	(Bldg F)
05-044-005-00	 Nathan March Nathan March President	10/01/24	(Suite in Surgery CTR)
096-002-01	 Derek Rice, member D BR Properties LLC		(Rice)
096-002-16	 Chris Ray, member RAYBAR Properties LLC		(RAY)
096-002-14	Steve Grinnel, President TYJUTI Corp Inc		Steve Grinnel
096-002-19	 Robb Meyer, member WAM, LLC		meyer
096-002-20 } 096-002-18 } 096-002-02 }	 member David Amalfitano RCCA, LLC		Amalfi
096-002-33	Holly Gallagher, member Gus & Clara's Paradise LLC		Holly
097-001-01	Hometown Grice's Hometown properties		

Copper ridge Amendment to the PUD
11/13/2024

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Unit #

signature & printed name

date

28-05-044-001-00 CRSC Tina Piotrowski Tina Piotrowski 10/1/24
28-05-044-002-00 TAA Suite Tina Piotrowski Tina Piotrowski 10/1/24
28-05-044-005-02, 03 and 04
Bldg D. # 242. Copper Restrooms C. J. J. 10/1/24
Building A 4020 Copper View Suite 240 [Signature]

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

28-05-096-005-05	JULIA MISKYTE	4110 Copper Ridge LLC	10-2-24
096-005-06	GRETA MISKYTE	4110 Copper Ridge LLC	10-2-24

Copper ridge Amendment to the PUD
11/13/2024

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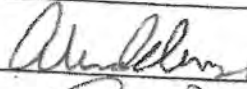
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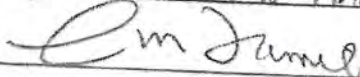
signature & printed name

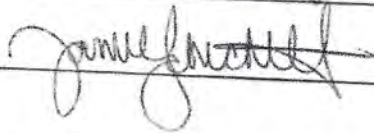
date

28-05-096-005-07

Thirby Asset Group LLC 10-2-24

 Andrew Adams DO

 Jim Turner

 Jimmie Smith

Cooper ridge Amendment to the PUD
11/13/2024

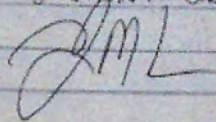
I have reviewed the essence of Copperridge's request to amend the PUD to add residential use
to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

28-05-096-005-08 Bryan M. Ursu IWA Properties LLC 10-2-2024



10/2/24

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

R2

Kirk R Smith
Independent Bank By Kirk R Smith FVP 10-3-2024

20-05-097-002-00

Copper Ridge, Planned Unit Development

Proposed Amendment to PUD and SUP

October 7, 2024

Introduction

Copper Ridge, a planned unit development project, was first approved in 2000. The original parcel, over 70 acres, was a mixed-use development that contained Professional and medical offices, Surgery Center, Retail and other Commercial areas (bank, eating establishment, pharmacy), a church parcel for future senior apartments and assisted living facility, and a mixed combination of Residential uses. Single family homes and multi-family homes were proposed.

Over the years, Garfield Township has approved amendments to the development, and Copper Ridge has become a successful adaptive reuse of the old Grand Traverse Road Commission site. Today, the mixed-use development is a thriving hub of medical and professional offices, retail/commercial, and residential properties.

Proposed Amendment

There are four (4) approved footprints/units that have not been built.

Existing:

- Professional Offices 2 and 3 have foundations only constructed
- Professional Office 10 is a vacant site
- Retail and Office R4 is a vacant site

The original PUD was approved for 124 multi-family style units in Copper Village Condominium but was amended down to 38 units. Eagles View was approved for 59 but has been consolidated to 55 units, currently. The residential density was decreased overall. However, changes in the region over the years have created a demand for more residential uses of all types once again. Copper Ridge has to opportunity to introduce that use back into the remaining (4) units.

Proposed:

<u>Building Pad</u>	<u>Proposed Use</u>	<u>Residential Units (allowance)</u>
Buildings 2 and 3	Office, commercial and residential	Up to 30 res. units in each
Building 10	Office, commercial and residential	Up to 22 res. units
Building R4	Office, commercial and residential	Up to 8 res. units

The residential types of units could be a mix of apartments, condominiums and short-stay medical recovery units.

No changes to the approved plans are proposed other than the addition of the proposed residential use to the existing building footprints.

The approved design/engineered plans on file show the grading, drainage and stormwater, utilities, parking layout and access, landscaping, sidewalks, etc. The designed and approved plans remain in effect and will be unchanged.

Parking:

There are 3 approved parking lots (shown on the included exhibit) that will be constructed at the time of the new construction to serve the new buildings.

The number of proposed parking spaces were approved in the original PUD and were based on Office and Retail calculations. Those parking calculations are for a higher density than what would be required for residential, so the parking lots provided will meet the standards for office, retail and residential units.

Conclusion

A PUD allows for flexibility and innovation. By allowing additional residential use within the mixed-use campus, which is proximity to walking trails accessed by a sidewalk network, medical facilities, offices and retail uses, both existing and future, this amendment meets the very objectives identified in Section 426.A and 426.E and will help the continued success of Copper Ridge. Limited to no impact (pursuant to 426.A and 426.E) to this existing development or surrounding area is expected, as this was a planned unit development based on meeting the criteria and already included mixed use, including residential. Greater residential density was originally approved but modified to a lesser density over the years. The proposed residential option will fulfil the original intent and meet the design parameters and criteria.

Project Information:

Applicant:

Copper Ridge, LLC
9590 Edgewood Ave,
Traverse City, MI 49684
231-590-3901

Agent:

Northview 22, LLC
9908 E Walters Dr.
Traverse City, MI 49684
231-342-4016

Legal Description:

Units 1-10 of Copper Ridge Professional Center
AND
Units 1-6 of Copper Ridge Retail Marketplace
AND

Units 1-38 of Copper Village Condominium

AND

Units 1-55 Eagles View Condominium

AND

Part of the Northeast $\frac{1}{4}$ of Section 17 and part of the Southeast $\frac{1}{4}$ of Section 8; T27N space R 11 W. Commencing at the northeast corner of said section 17. Thence S 00 degrees 02 minutes 16 seconds West 659.05 feet. Thence N 83 degrees 30 minutes 08 seconds W 571.98 feet. Thence N 00 degrees 05 minutes 09 seconds E 197.37 feet. Thence N 89 degrees 58 minutes 31 seconds W 214.46 feet. Thence N 00 degrees 43 minutes 41 seconds W 367.96 feet to the point of beginning. Thence N 00 degrees 42 minutes 13 second W 245.05 feet. Thence N 87 degrees 25 minutes 28 seconds space E 323.08 feet. Thence South 0 degrees 4 minutes 08 seconds W 312.18 feet. Thence N 89 degrees 54 minutes 12 seconds West 52.31 feet. Thence 81.51 feet along a curve left (R = 48' CA= 97 degrees 17 minutes 39 seconds CHD = N 40 degrees 50 minutes East 72.06 feet). Thence S 89 degrees 30 minutes 10 seconds W 219.95 feet to the POINT OF BEGINNING.

AND

Part of the southeast quarter of Section 8 and part of the northeast quarter of section 17; T27N R11W. Commencing at the northeast corner of section 17. Thence S 00 degrees 01 minutes 48 seconds E 659.14 feet. Thence N 83 degrees 30 minutes 08 seconds W 904.78 feet to the point of beginning. Thence N 83 degrees 30 minutes 08 seconds W 163.28 feet. Thence 55.72 feet along a curve to the right (R = 3437.75' CHD = N 83 degrees 02 minutes 16 seconds W). Thence N 00 degrees 30 minutes 15 seconds E 234.11 feet. Thence N 81 degrees 04 minutes 47 seconds W 200.86 feet. Thence N 00 degrees 04 minutes 39 seconds E 236.72 feet. Thence N 88 degrees 37 minutes 19 seconds E 407.59 feet. Thence N 00 degrees 34 minutes 25 seconds W 230.46 feet. Thence N 87 degrees 25 minutes 28 seconds E 116.47 feet. Thence S 00 degrees 43 minutes 41 seconds east 613.03 feet. Thenc N 89 degrees 58 minutes 31 seconds W 60.17 feet. Thence as 74 degrees 44 minutes 15 seconds West 57.43 feet. Thence S 00 degrees 03 minutes 17 seconds W 144.60 feet to the POINT OF BEGINNING.

AND

Part of the Southeast $\frac{1}{4}$ of Section 8 & part of the Southwest $\frac{1}{4}$ of Section 9, T27N, R11W: Commencing at the SE corner of Section 8; thence N 0 DEG 7' W 1314.33' to the POINT OF BEGINNING; thence N 88 DEG 42' E 659.34', thence S 0 DEG 8' E 151.99', thence N 89 DEG 24' W 118.95', thence S 52 DEG 11' W 336.15', thence N 67 DEG 28' W 210.25', thence N 55 DEG 3' W 444.63', thence N 88 DEG 41' E 283.66' to the POINT OF BEGINNING.

Acreage: 77 acres, more or less.

Request for waiver, per Section 424, D:

Submittal waiver for Site Plan:

"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 of or enlargement of an accessory structure
 - a. *None*
2. The enlargement of a principal building by less than 20% of its existing gross floor area, provided such an enlargement will not be result in a requirement for additional off-street parking
 - a. *No enlargement is proposed*
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."
 - a. *Proposed additional use (residential) will not increase impervious surface, additional off-street parking, site access or any other characteristics that are a violation of this ordinance.*

Written Impact and Approval Criteria

Written Impact

A PUD allows for flexibility and innovation. By allowing additional residential use within the mixed-use campus, which is proximity to walking trails accessed by a sidewalk network, medical facilities, offices and retail uses, both existing and future, this amendment meets the very objectives identified in Section 426.A and 426.E and will help the continued success of Copper Ridge. Limited to no impact (pursuant to 426.A and 426.E) to this existing development or surrounding area is expected, as this was a planned unit development based on meeting the criteria and already included mixed use, including residential and retail. Greater residential density was originally approved but modified to a lesser density over the years. The proposed residential option will fulfil the original intent and meet the design parameters and criteria.

426.A

Eligibility:

An application for a planned unit development may be submitted on any parcel or contiguous parcels within the Township where the site meets one (1) or more of the following criteria:

- (a) Mixed or varied uses are proposed that cannot be achieved under a single zoning district;
 - a. Yes
- (b) The site exhibits unusual topography or a unique setting within the community;
 - a. Yes- in original PUD this was demonstrated.
- (c) Innovation and variety of design are proposed that are not achievable under the current zoning districts of this ordinance;
 - a. N/A: this is an existing PUD
- (d) Additional amenities are made possible by and incorporated within the development;
 - a. Yes
- (e) A substantial public benefit is proposed within or as a result of the project;
 - a. Yes- this has been demonstrated over many years since Copper Ridge was approved and constructed.
- (f) A cross-jurisdictional development is proposed that warrants flexibility in terms of design and layout.
 - a. N/A

426.E:

(3) Objectives:

The following objectives shall be considered in reviewing any application for a planned unit development:

- (a) To permit flexibility in the regulation of land development;
 - a. Allowing mixed-use is meeting the very definition of flexibility- bringing back residential density as a part of the mixed-use to the PUD is desirable and beneficial. Flexibility is addressed by the ability to share parking at “off-hours” and utilize the areas already defined in the PUD to be used as office, commercial, and/or residential.
- (b) To encourage innovation in land use and variety in design, layout, and type of structures constructed;
 - a. Copper Ridge PUD was an innovative approach to a previously disturbed land. Disturbed land was reused and the slopes of the land allowed for multi-level “stair stepping” of buildings, creating less disturbance and views from many angles. The proposed allowance of residential to this innovative development is in line with the entire development approach.
- (c) To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;
 - a. The benefit of this proposal is that the infrastructure, utilities, roads, parking, sidewalks, and even foundations are already in place- this approach minimizes further impact in the region and uses what is already provided in terms of land, energy, public services and utilities.
- (d) To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the Grand Traverse Region;
 - a. The need for housing continues in the region- the PUD, which already had been approved with higher residential density, will bring back that use to buildings that are available and will serve a need to the community.
- (e) To encourage the innovative use, re-use, and improvement of existing sites and buildings;
 - a. Copper Ridge is a re-use site (originally) and this proposed use is a use that can be seen as an improvement to the existing site and proposed buildings.
- (f) To permit development in accordance with the policies and objectives of the Charter Township of Garfield Master Plan.
 - a. 2024 Master Plan denotes this portion as Mixed Use Center.
 - i. *“The Mixed-Use Center future land use designation is for large areas with a mix of commercial, residential, and/or public / semi-public uses. The most appropriate zoning for these areas may be determined by compatibility with the zoning of the surrounding area. The Township could consider creating new mixed-use districts to achieve the intent of this designation.”*
 - b. The proposed allowance meets the policies and objectives of Mixed-Use Center by the definition above.

(4) Criteria:

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties; Article 4, Page 4-43 Charter Township of Garfield Zoning Ordinance
 - a. Copper Ridge PUD has created a well utilized and needed mixed use development in the area, providing a beneficial impact on the region. At the time of construction,

many upgrades were made to the area and infrastructure. This proposed use will not detract from the compatibility of the PUD or surrounding areas.

- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
 - a. This was addressed in the original PUD review and ultimate approval. High density residential was approved and over time, units were eliminated. The proposed use introduces them back into the PUD.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
 - a. Copper Ridge provides open space, sidewalks and trails connected to community recreational trails within the community.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
 - a. No additional disturbance will occur beyond what was already approved for the (4) building pads and parking lots.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
 - a. Copper Ridge PUD preserved sensitive and wooded slopes to the north and west of the project. This remains.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
 - a. No changes are proposed to the building locations already approved and depicted.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
 - a. Considerable study and design occurred during the creation of Copper Ridge PUD. No proposed changes to circulation or parking will occur beyond the completion of the remaining parking lots to service the remaining buildings. Further, cross-access parking easements have been secured with an adjacent property (church property) to create additional shared parking due to the hours of operation between uses.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
 - a. All proposed landscaping has already been planted and remaining landscaping for the remaining (4) buildings will be planted upon the completion of construction.
- (i) The development consolidates and maximizes useable open space;
 - a. No change proposed.
- (j) The benefits of the development are not achievable under any single zoning classification
 - a. Yes, this mixed use contains varying uses that were not allowed under single zoning classification at the time of the PUD creation and adoption.

- (k) The development is compatible with the intent and purpose of the adopted master plan.
 - a. 2024 Master Plan denotes this portion as Mixed Use Center.
 - i. *“The Mixed-Use Center future land use designation is for large areas with a mix of commercial, residential, and/or public / semi-public uses. The most appropriate zoning for these areas may be determined by compatibility with the zoning of the surrounding area. The Township could consider creating new mixed-use districts to achieve the intent of this designation.”*
 - b. The proposed allowance meets the policies and objectives of Mixed-Use Center by the definition above.

Section 423

E. Approval Criteria

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

- (1) The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
 - a. *This current PUD is consistent with the master plan, which denotes the areas contained within the PUD as Mixed Use, Low and High Residential Density.*
- (2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
 - a. *As with any Mixed Use development, the proposed addition of Residential types of uses are completely cohesive within the development area. The ability to place residents within this type of community, with access to a variety of amenities already available is vital. The approved PUD already has a mix of residential uses, and the need for more is evident.*
- (3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
 - a. *Uses already in place are professional offices, retail spaces, eating establishments, and a mix of residential. Adding additional residential will not be detrimental, but rather enhance this thriving community.*
- (4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
 - a. *The proposed additional residential use is a good fit for the PUD, as parking is shared between business and residential, placement of structures have already been approved and will be landscaped according to approved PUD plans.*
- (5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
 - a. *No changes will be made to the natural features that were not already approved and planned for in the original PUD.*


- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- a. *Additional residential uses should not require upgrades to any public utilities but if availability of sewer or water is limited in any way, the number of units proposed will be limited to what is available or upgrades will be necessary. Owner/applicant to work with Township Engineer, if necessary.*
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- a. *As this is already a Mixed Use development, the additional use of residential within already approved building footprints will not be a detrimental effect.*
- (8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- a. *Housing is needed in this community; by allowing a mix of residential uses to this development will be a benefit to all.*
- (9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads; Charter Township of Garfield Zoning Ordinance Article 4, Page 4-24
- a. *N/A. This is an approved and constructed PUD with ingress and egress established.*
- (10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- a. *Internal streets and sidewalks are in place, with additional planned (and approved) parking lots and sidewalks to be constructed to meet the need of the new buildings and uses.*
- (11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- a. *The proposed residential option within the PUD will not impede the surrounding property.*

Copper Ridge PUD Major Amendment

SUP-2000-08-O

Public Comment

TO: Charter Township of Garfield Planning Commission Members

FROM: Suzanne Murphy 
4276 Eagle Vale
Traverse City, MI 49684

DATE: December 11, 2024

RE: Concerns and Considerations Related to SUP Major Amendment to PUD submitted by Copper Ridge, LLC.

I am very concerned about the future impacts to the Eagles View Condominium Association if the Garfield Charter Township Planning Commission and the Garfield Charter Township Elected Board allows changes and/or expansions that are being requested by the Copper Ridge, LLC.

Some of my concerns include, but are not limited to the following:

- 1) Increase in traffic; increase in vehicle accidents because currently many people who visit offices ignore posted stop signs. (I have requested that Copper Ridge add a sign under the stop sign(s) that says, "Incoming vehicles do not stop". To date, it has not happened.
- 2) What additional commercial businesses will be added? What if these businesses are not successful? Lease length? Will the building(s) become an eye sore and possibility for vandalism?
- 3) With increased traffic and the wear and tear on the blacktop, is the Eagles View Condominium Association going to be charged by Copper Ridge, LLC a percentage to resurface the road(s)?
- 4) If newcomers are flight nurses, doctors, staff, etc., will they need the use of a BETA bus? How often (24-7) will that BETA bus circle the office buildings? And circle the proposed new living spaces?
- 5) Are "High Rise" apartment buildings being considered? If so, how many stories high? What will the rent be based upon – current market value? Will they be leased on VRBO sites so that anyone can rent them, not just medical staff and families of patients? What type of living building(s) is proposed – brick? mobile homes? Pre-fab? Etc.?
- 6) What is the value to the residents of Eagle Ridge owners? Will my home's value/assessment decrease because of the changes to the business development? I moved to this development because the property and businesses were established, and inclusions known. This change is not fair to Eagles View Condominium owners.
- 7) Voting on each part of the request from Copper Ridge, LLC needs to be taken, not a "blanket" OK for the whole plan.
- 8) Traffic concerns – more vehicles = more hours per day = more accidents.
- 9) Safety issues – biking and skateboarding/rollerblading, etc. may cause accidents due to the hilly topography. Expanding population into apartments/condos may create more safety calls to the police departments.
- 10) If Copper Ridge, LLC can't fill up their current office buildings, why should they ask to erect more buildings?

From: Steve Hannon
Sent: Wednesday, December 11, 2024 4:39 PM
To: Karen Leaver
Subject: FW: Copper ridge PUD proposal

Hello Karen,

Can you please place a copy of the email below on the PC members' desks as correspondence?

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

From: Kendra Mac <kendramac96@gmail.com>
Sent: Wednesday, December 11, 2024 4:00 PM
To: Steve Hannon <shannon@garfieldmi.gov>
Subject: Re: Copper ridge PUD proposal

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Steve and other this may concern,

I am writing this email to express opposition in the proposed Special Use Permit for Copper Ridge LL/ Copper Ridge Planned Unit Development.

My primary concern is the long term affects of the changes being requested. The increase in traffic is certainly something to consider. I currently work at Copper Ridge Surgery Center and the amount of throughput that this development sees each day is growing. Thirlby Clinic is moving to Copper Ridge in February of 2025 we are going to see an increase of traffic due to more patients coming through each day for appointments. Cars frequently run stop signs, pull out in front of people, and speed through the Copper ridge development. I see this on a daily occurrence with my short commute to work. Every week someone pulls out in front of me causing me to hit the brakes despite going the recommended speed limit. The windiness of the established roads creates blind spots and makes it hard to elderly to drive in this area. I am concerned that adding more traffic with commercial and office space is going to cause a strain on the current flow and make the development less safe for those traveling on foot. I frequently take walks to the State hospital grounds and down to the Garden and I have to be extra careful at the stop signs due to many drivers not paying attention. I also have to be cautious at the light as there is no side walk to connect back into the development until you reach the Physical therapy center.

Another issue is the safety of the residences that currently reside in the Copper Ridge Community. Increasing traffic is going to make the surround residential areas less safe and also increase the peripheral noise that already exists with current businesses and traffic. I believe a traffic

study of this area would be greatly beneficial to understand the throughput and the necessary changes that would need to be made with the development of more commercial/office space buildings. I also think the posting of speed limit signs would be necessary.

Another issue to consider is the noise. This 70 acre development was not structured to accommodate so many buildings and the noise travels fast and loudly through the Copper Ridge Development. This change would disrupt the current residential character and make the development feel less like a community and more like a commercial enterprise.

Lastly, Traverse city needs housing especially for the elderly. Having a development so close to medical access is vital to the elderly population. With the close dr offices, surgery center, and hospital the housing provided to the senior living will allow them to make appointment easier and receive access to services in a timely manner.

Thank you for reading my concerns and thought to this. Attached is the beautiful copper ridge site from years ago.



-Kendra Mac

On Dec 11, 2024, at 1:53 PM, Steve Hannon <shannon@garfieldmi.gov> wrote:

Hello Kendra,

Thanks for your question. I attached their site plan to this email, which they had included with their application. The proposal concerns 4 building sites in the development. The closest one to Tribeca Court is the site next door on City View Drive, but nothing different is proposed for anything on Tribeca Court.

Let me know if you have any other questions.

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

From: Kendra Mac <kendramac96@gmail.com>
Sent: Wednesday, December 11, 2024 12:52 PM
To: Steve Hannon <shannon@garfieldmi.gov>
Subject: Copper ridge PUD proposal

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Stephen,
Is the proposal for copper ridge going to affect the zoning for tribeca ct? I'm trying to get more clarification on this. The letter sent to me highlights all of copper ridge and I just want to make sure I understand what areas are being affected. Thank you!
<image001.jpg>

<Copper Ridge PUD Major Amendment Site Plan 2024-10-10.pdf>

From: Steve Hannon
Sent: Wednesday, December 11, 2024 5:05 PM
To: Karen Leaver
Subject: FW: Copper Ridge PUD Amendment

We received another comment, can you please also make copies of this one for the PC members' desks?

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

From: Lauren Rippentrop <laurenmripp@gmail.com>
Sent: Wednesday, December 11, 2024 4:47 PM
To: Steve Hannon <shannon@garfieldmi.gov>
Subject: Copper Ridge PUD Amendment

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Hi Shannon -

My name is Lauren Rippentrop and I am an owner and resident of the Copper Ridge condo association. I am writing to you with my opposition on amending the planned use of the undeveloped parcels in our community.

If the amendment were to pass making the undeveloped land to be used for commercial purposes rather than solely residential use that this will severely impact our community. There are always so many children riding bikes and playing with each other in the common areas that this would cause an unsafe environment for them if there were to be more car traffic as drivers would be passing by the homes. This also pertains to the children's day care center in which would be affected by traffic as well.

I also believe if there were to be more commercial buildings mixed into the residential parcels that this would cause home values to decrease, creating a lot of unhappy homeowners in the association. Let alone make it a lot more unsafe not only for children playing, but people walking their dogs and the potential for higher theft rates and other criminal activities to occur.

Thank you for considering my opinion on the matter.

Lauren Rippentrop

From: Mark Plotzke <markplotzke@gmail.com>
Sent: Wednesday, December 11, 2024 5:25 PM
To: John Sych; Steve Hannon
Cc: Mark Plotzke
Subject: PUD revision request for Copper Ridge

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John and Stephen,

My name is Mark Plotzke & I just found out that we can email our concerns regarding the PUD revision request for Copper Ridge that will be discussed tonight (11-DEC-2024) at the Planning Commission meeting.

Unfortunately I am unable to attend; however, I am expressing my objections and concerns.

First and foremost, I am against changing the PUD revision request. I bought my house in Eagle View with the existing zoning in this HOA "subdivision" and the surrounding property.

I do not want the planning commission to allow more residential, especially apartments and the increase in potential transient non permanent residents in the surrounding areas.

I think changing the PUD would invite more flux, increase traffic at the limited 2 entrances-exits, and have a negative impact on the property values, all which were not part of the original scope and scheme. Consequently, there are safety concerns with regard to the increase in traffic.

Further, another concern is the potential for a low rent complex, group homes, or other less than desirable purposes.

If, the Planning Commission decides to move forward and grant this PUD Revision, will this be a permanent change? And what restrictions will the Planning Commission impose?

Please advise the outcome, the next steps, and if any feedback is allowed after tonight's meeting.

Thank you,
Mark Plotzke
Eagle View Homeowner

From: kathy bowers <kabowers24@yahoo.com>
Sent: Thursday, December 12, 2024 1:18 PM
To: John Sych; Steve Hannon
Subject: PUD Copper Ridge

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Dear John and Steve,

My name is Kathy Bowers and I am a resident in the Eagle View Condominium Association. I am writing to let you know that I am not in favor of the revision of the PUD for Copper Ridge.

While I understand the need for increased affordable housing in Traverse City I believe that this project would have a detrimental impact on our community.

First, the proposed project is just too large for our area. The increase in population density would put a strain on our community, leading to traffic congestion, noise pollution and increases in the already present strain on our public services. Also, this project if it proposes new building structures would result in significant environmental damage destroying natural habitats, and putting wildlife at risk.

Second, the type of housing proposed is quite simply not in keeping with the character of our neighborhood. I believe It would also alter the aesthetic of our area replacing the greenery and open space if large high density complexes are to be built. This change could bring in large numbers of low income residents. By adding more commercial space this would create an influx of people utilizing the services of the commercial buildings. This could ultimately bring increased crime rates and other negative social effects to our community.

Third, I am extremely concerned about the impact this project would have on property values in the surrounding area. For all of the reasons stated above these factors could result in a decrease in property values. This could make it difficult for the current residents to sell their homes and move elsewhere because of the proposed unwanted changes to their community.

Finally, I strongly urge you to reconsider these proposed revisions to the Copper Ridge PUD. I believe this is not the right fit for our neighborhood. I thank you for your attention to this matter.

Sincerely,
Kathy A. Bowers

[Sent from Yahoo Mail for iPhone](#)

From: Joe Fifer <jfifer126@gmail.com>
Sent: Monday, December 16, 2024 8:13 AM
To: John Sych; Steve Hannon
Subject: Copper Ridge PUD revision

Caution! This message was sent from outside your organization.

Mr. Sych and Mr. Hannon,

My name is Joe Fifer, and my wife and I own a home in Copper Ridge, 4154 Aquila. It has come to my attention that there is consideration being given to revise the existing PUD to allow for either high density (apartment) housing and/or commercial use for a tract of land at or near the entrance to our neighborhood. Please consider this note as one of opposition to a PUD revision of this nature. If it goes forward, either high density or more commercial development would simply over tax what is already tight and periodically backed up entry/exit to our neighborhood, especially considering that there are two lights in close proximity to each other on Silver Lake Dr (Barnes Rd and Copper Ridge Dr). I do not think a PUD revision is appropriate and would encourage you to deny it.

Joe Fifer
4154 Aquila Ct.

December 18, 2024

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

RE: Cooper Ridge Planned Unit major amendment

The following are our concerns and questions related to the proposed amendment of the Copper Ridge Planned Unit Development:

1. Of the four unbuilt locations being requested to change the amendment with primary focus to change to residential, what are the breakdowns for each parcel utilizations (i.e. how many of the four locations will be designated for residential building.
2. If residential apartment buildings are anticipated, the following are concerns/questions:
 - height of buildings above grade
 - of the four locations, how many will have below grade parking
 - will the rental units have a predetermined occupancy timeframe; minimum stay such as 6 months, one year, monthly, etc.; high frequency turnover occupancy is a concern related to safety in area;
 - noise level of additional traffic a concern to the local home owners
 - Impact concerns related to increased traffic are decreased property values to home owners; safety with increased traffic; and change in character of Eagles View subdivision
3. Again, of the four remaining unbuilt locations, how many are estimated to be residential and number of units and number of residents per each location; also, will the rent per unit comparable to the average rental unit in the area
4. Are the architectural exterior designs going to be consistent with existing buildings in Copper Ridge
5. Are there any benefits to the Eagles View subdivision?
6. Would a traffic light have to be installed at the Sky View and Barnes intersection
7. Will the existing Copper Ridge buildings stay office and commercial or could they be converted to residential with the proposed amendment; could existing office/residential buildings then be converted to residential and if so, that further increases the above concerns and would not appear consistent for what the initial PUD was intended as.

Best regards,



Bill and Jean Allgaier
4197 Eagles View
Traverse City, MI 49684

From: Lynette LaFave <lynettelaface@yahoo.com>
Sent: Wednesday, December 18, 2024 1:29 PM
To: John Sych; Steve Hannon
Subject: Copper Ridge

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We have been residents of this community since 2012. We are strongly opposed to the suggested changes to Copper Ridge.

Traffic is already an issue in this congested area of health care, businesses and residential housing. Add mail and delivery services to that mix.

Most people in this community are retired senior citizens. Safety is of great concern. We have heard of possible low income housing or a drug rehab center raising concerns of lowered property values and personal and property safety.

Please take our concerns into consideration.

Randy Mikolowski and Lynette LaFave
474 Aquila Ct

From: Mark Deponio <mdeponio@me.com>
Sent: Thursday, January 2, 2025 11:37 AM
To: John Sych
Cc: Jan Freeman; Gary Long; thomas alferi; Terry Husby; Paul Bandrowski; Margaret Podworski; deponiod@gmail.com
Subject: Request that Garfield Township deny the developers request to rezone Copper Ridge parcel

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Dear John,

I am a long time resident of Garfield Township. I want to compliment the leadership of the township over the past 10 years or more for what I believe to be a sustained pattern of good decisions regarding development in the township. In my opinion the township has benefited greatly from said decisions.

I'd like to contribute some perspective toward making yet one more good planning/development decision. I live in the residential portion of the Copper Ridge development, and I have recently become aware of the request for rezoning of the 4 remaining parcels in the non-residential portion of Copper Ridge.

This letter focuses on one aspect of the requested rezoning, the apparent desire of the Copper Ridge developers to shoehorn a hotel on land next to the church on Meadowview Drive. I can certainly understand why the developers apparently want to put a hotel there. If I were an out of towners, I'd certainly rather stay in a hotel in a quiet higher end residential neighborhood than the other hotels that are located in places that are not residential neighborhoods. This idea is terrible for the adjacent residential property owners and residents, but great for the developers and out of owners. Hotels fit much better along US31 or downtown. Perhaps we could plop a hotel in the middle of Silver Farms or Stoneridge or maybe right in the middle of Slabtown or the many similar places people choose to live precisely because they are quiet residential neighborhoods.

I personally know some of the Copper Ridge developers and respect them. In this case, I'm extremely disappointed that their profit motive is apparently driving them to try to do something that is really inappropriate and highly contrary to the interests of quiet enjoyment and optimization of property values of the people who have already purchased property from them.

I strongly urge Garfield Township to deny this rezoning request. If a petition of the residential property owners in Eagles View would be helpful to facilitate said denial, please let me know and I'll be more than happy to get it for you. Please let me know if that would be helpful to convince the township to deny. Also please acknowledge receipt and review of this letter.

Thank you for your attention to this matter.

Mark Deponio
4238 Eagle View
Traverse City, MI 49684
231-590-7714

From: Janice Freeman <janfreeeeaglevaleboard@gmail.com>
Sent: Saturday, January 4, 2025 9:05 PM
To: John Sych
Subject: Fwd: Copper Ridge PUD Amendment Request

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Jan Freeman
Cell 715 271 9601

Begin forwarded message:

From: Suzanne Murphy <sumur730@aol.com>
Date: January 4, 2025 at 8:38:29 PM EST
To: Janice Freeman <janfreeeeaglevaleboard@gmail.com>
Subject: Re: Copper Ridge PUD Amendment Request

Well-said, Jan. Thanks for your letter. Copper Ridge Dev. is just pushing this too quickly.
Sent from my iPhone

On Jan 4, 2025, at 7:43 PM, Janice Freeman <janfreeeeaglevaleboard@gmail.com>
wrote:

January 2, 2025

Garfield Township Planning Commission Members
C/O Mr. John Sych, AICP
Planning Director
Garfield Township, Michigan
Mr. Stephen Hannon, AICP
Deputy Planning Director
Garfield Township, Michigan

Dear Planning Committee Members, Mr. John Sych and Mr. Stephen Hannon

I write to you to express concerns regarding the changes being requested by Copper Ridge to amend the current PUD to allow residential building on sites on this property.

I urge you to reject this request until more due diligence is obtained including information below and that this information is discussed with the Township Planning staff, community residents and planning commission members . If any specific agreements with these and other criteria is made that they are included in writing to the proposed amendments to the PUD prior to approval.

Criteria to be reviewed on each individual request should include but not be limited to the height of each building, the impact on the unique environment of the area, the specific usage of each building, the impact on the traffic flow in and around the Silver Lake and Barnes Road ingresses/egresses, the impact of traffic flow in the entire development, the light pollution resulting from these changes, and the security of the entire area.

Eagle View is an area of family homes. Most of these homes are owned by retirees and mature adults. The potential of having apartment buildings and potentially a hotel close to these areas of fine residential homes is concerning and should not be allowed. The neighborhood has a culture of walkers. Both the

residents and employees of businesses in the development utilize the area for walking. Increase motor vehicle traffic on the narrow curvy roads and potential increase of skateboarding in the area is a very real potential safety hazard for all.

With much respect for the Copper Ridge managers I believe that this plan will negatively impact the neighbors in the area and we have not had the opportunity to discuss this in depth with the Copper Ridge managers, Copper Ridge staff or Township staff.

I have reached out to the developer to have a meeting with the Association. The developer has not responded and I am told this week that she has been traveling over the holidays which is understandable.

In addition, specifics in the current PUD were requested by the Planning Commission members and the Home Owners Association and these have not been obtained at this time either from the Developer and/or management agency.

Please recommend to the Board that this request is denied until information is obtained and good faith discussions have taken place.

Thank you for your time and work on making Garfield Township a better place for all of us to live.

Respectfully,

Jan Freeman
4284 Eagle Vale
Traverse City, Michigan 49684

Jan Freeman
Cell 715 271 9601



EXISTING

- 1 SURGERY CENTER AND MEDICAL OFFICES
6.93 AC.- 2 STORY BUILDING
INITIAL FOOTPRINT: 46,689 SF
EXPANDED FOOTPRINT: 55,000 SF
- INITIAL PARKING: 359 SPACES
EXPANDED PARKING: 384 SPACES
- PROFESSIONAL OFFICES
11.9 AC. 191, 720 SF GROSS AREA
PARKING 636
- 2 97,520 GROSS AREA (UPPER AND SECOND FLOOR)
FOOTPRINTS 49,530 SF
3 STORY EAST - 1 STORY WEST
4 100 PARKING SPACES @ LOWER LEVEL
PARKING 243 = 1 SPACES / 401 SF (INCL LOWER)
- 5 62,800 SF GROSS AREA
FOOTPRINTS 31,340 SF
3 STORY EAST - 1 STORY WEST
6 62 PARKING SPACES @ LOWER LEVEL
PARKING 244 = 1 SPACES / 257 SF
- 7 31,400 SF GROSS AREA
FOOTPRINTS 15,670 SF
3 STORY EAST - 1 STORY WEST
31 PARKING SPACES @ LOWER LEVEL
PARKING 149 = 1 SPACES / 210 SF

COPPER RIDGE PROFESSIONAL CENTER

RETAIL & OFFICES

- 8 3.1 AC
36,350 SF GROSS FLOOR AREA
1 & 2 STORY
10 169 PARKING SPACES = 1 SPACE / 215 SF

COPPER RIDGE RETAIL MARKETPLACE

- R1 RETAIL & OFFICES
R2 5.06 ACRES
R3 37,765 ESTIMATED GROSS FLOOR AREA
R4 194 PARKING SPACES = 1 SPACE / 195 SF

RESIDENTIAL (EAGLES VIEW CONDOMINIUM AND COPPER VILLAGE CONDOMINIUM)

- COPPER VILLAGE CONDOMINIUM (38 units)
EAGLES VIEW CONDOMINIUM (55 units)

PROPOSED AMENDMENT

- 3 USES: OFFICE, COMMERCIAL, OR RESIDENTIAL
4 USES: OFFICE, COMMERCIAL, OR RESIDENTIAL
10 USES: OFFICE, COMMERCIAL, OR RESIDENTIAL
R4 USES: OFFICE, COMMERCIAL, OR RESIDENTIAL