

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION SPECIAL MEETING AGENDA

March 6, 2023

7:00 p.m.

1. Call to Order
2. Pledge
3. Roll Call
4. Approve Agenda
5. Brief Citizen Comments (For Non-Agenda Items Only)
6. Conflict of Interest
7. Consent Agenda
 - a. Approval of Meeting Minutes: Planning Commission Regular Meetings December 19, 2022 and January 23, 2023.
8. Reports and Updates
 - a. Bella Vue SUP/PUD withdrawn
 - b. Zoning Ordinance Re-write Update
9. Business
 - a. Coastal Resiliency – Barry Hicks w/ LIAA
 - b. Bowers Harbor Boat Works SUP #14, Amendment #1 – Introduction
(16961 Center Road, Traverse City, MI 49686)
 - c. OMP Seven Hills Development LLC SUP #35, Amendment #2 – Review of new information and continued discussion with potential PC action to occur
(13795 Seven Hills Road, Traverse City, MI 49686)
 - d. Policy Discussion on Roadside Stands
 - e. Process Discussion on Special Use Permits and Site Plan Review
10. Public Comments
11. Other Matters or Comments by Planning Commission Members
12. Adjournment

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the clerk.



Jenn Cram, Director of Planning

Posted: March 1, 2023, 5:08 p.m.

Minutes

Planning Commission Regular Meeting
January 23, 2023
Beth Chan Recording Secretary

PENINSULA TOWNSHIP
13235 Center Road, Traverse City MI 49686
Ph: 231.223.7322
Planning Commission Regular Meeting
January 23, 2023, 7:00 p.m.

1. **Call to Order:** 7:00 p.m. by Shanfelt
Shanafelt canceled the meeting at 7:00 p.m. due to an unexpected lack of a quorum.
2. **Pledge**
3. **Roll Call:**
4. **Approve Agenda:**
5. **Brief Citizen Comments (For Non-Agenda Items Only):**
6. **Conflict of Interest:**
7. **Consent Agenda:**
 - a. **Approval of Meeting Minutes: Planning Commission Regular Meeting, December 19, 2022**
8. **Reports and Updates:**
9. **Business:**
 - a. **OMP Seven Hills Development LLC SUP #35, Amendment #2 – (13795 Seven Hills Road, Traverse City, MI 49686) Review of new information and continued discussion with potential PC action to occur.**
10. **Public Comments:**
11. **Other Matters or Comments by Planning Commission Members:**
12. **Adjournment:** 7:00 p.m.

PENINSULA TOWNSHIP
13235 Center Road, Traverse City MI 49686
Ph: 231.223.7322
Planning Commission Regular Meeting
December 19, 2022, 7:00 p.m.

1. **Call to Order:** 7:00 p.m. by Shipman
2. **Pledge**
3. **Roll Call:** Dloski, Couture, Hornberger, Shipman, Alexander, Hall, Shanafelt; Also present: Jenn Cram, Planner, and Beth Chan, Recording Secretary
4. **Approve Agenda:**
Moved by Hornberger to approve agenda as presented, seconded by Shanafelt
approved by consensus
5. **Brief Citizen Comments (For Non-Agenda Items Only):** None
Planning commission discussion of brief citizen comments for agenda and non-agenda items and placement in the agenda
6. **Conflict of Interest:** None
7. **Consent Agenda:**
 - a. **Approval of Meeting Minutes: Planning Commission Regular Meeting November 21, 2022**
Moved by Dloski to approve the consent agenda as presented, seconded by Alexander
approved by consensus
8. **Reports and Updates:**
 - a. **Existing Zoning Ordinance with Approved Amendments (Cram)**
Cram: Summarized the chronology of the zoning ordinance. Before December 13, 2022, there were 200 amendments approved. Completed a comparison of the 2009 version, which contained most of the revisions through amendment 185. Amendments 185 through 200 were listed separately and not incorporated into that document. A page-by-page comparison was made with the 2018 version, it was noted that amendments 192, 196, 197, 199, and 200 were missing. A final document will be prepared that will incorporate all of the amendments through amendment 201. A new updated version of the zoning ordinance will be provided; the bylaws will be available in the January meeting.
Hall: will it be available on the website?

Cram: yes. Also, the rewrite will be vetted by the township legal counsel and will conform to the Michigan Zoning Enabling Act.

b. Zoning Ordinance Amendments for Farm Processing (Cram)

Cram: the township board unanimously adopted amendment 201 and it was published in the Record Eagle on Friday. Hopefully, the moratorium will be lifted so the township can accept applications for the A-1 zone.

9. Business:

a. OMP Seven Hills Development LLC SUP #35, Amendment #2 – Public Hearing (13795 Seven Hills Road, Traverse City, MI 49686)

Cram: refers to key points from the memo included in the meeting packet. Amendment number one was approved in 2021 and they did a minor modification and reduced the footprint of the building to accommodate a larger septic system in anticipation of increasing their capacity. They would like to increase the capacity of the whiskey and coffee bar from the approved thirty-two (32) to seventy (70). Seating would be in an outdoor area and outdoor activities are proposed. The back building has remained the same. The packet includes a fire department review with approval and the Grand Traverse County Building Department, and the Grand Traverse County Health Department has approved the occupancy increase. The parking is four spaces short but could go to three. Spoke with Jennifer Graham, the township engineer, and she understands that the applicants will look at options to create parking spaces.

Hall: for reference concerning parking, Hoplot in Leelanau County is an example of a business that does not have enough parking, creating a safety issue on M-22.

Cram: has asked them to look at hours of operation to accommodate neighbor concerns. Dave Sanger suggested looking at the Boathouse because they came in with a similar request. The boundary for a liquor license will be identified which will lead to identifying where outdoor activities will be held. Showed the building plans and parking diagram to the planning commission members and explained parking calculations to bring the total to fifty-four (54) spaces needed; currently they are at fifty (50). Bus parking needs to be considered; options were reviewed.

Dloski: for the parking calculation on the use of the property, if there is a change in use, will the applicant be required to come in for a certificate of zoning compliance?

Cram: yes, it based on this plan and if that changes, they will need to come in for an amendment.

Dloski: certain uses may be limited due to the lack of parking.

Shanafelt: how many parking spaces does a bus parking space count for?

Cram: there are two (2) bus spaces, that takes up four (4) regular spaces.

Shanafelt: the buses hold eight (8) to fourteen (14) people; consideration should be made for a credit for parking spaces.

Cram: the capacity remains at seventy (70), will speak to legal counsel on this issue.

Hall: the use may change to a more intense use for parking requirements; if an easement is used on adjacent property, what happens when the easement is abandoned? Then the site is under parked?

Cram: if used, an easement should be in perpetuity and would run with the land.

Discussion of parking options

Alexander: will the ADA spaces be increased?

Cram: no

Shipman: for the bus parking, we have required parking for other projects, this is a tight space; there is a need to look at this applying to the future.

Shanafelt: for bus use, less asphalt will be used; this is tied to use and occupancy.

Cram: occupancy is based on fire and building codes as well as the onsite septic system. Parking is based on uses and square footage.

Shanafelt: need to consult legal counsel.

Cram: there is a need to revisit township parking standards in the future based on the uses and buses and cars.

Discussion

Hornberger: for the bus parking, how long would they stay?

Troy Daly (applicant): approximately thirty (30) to forty-five (45) minutes.

Moved by Dloski to close the regular meeting and open the public hearing, seconded by Couture **approved by consensus**

Nancy Heller, 3091 Blue Water Road: this is a high-intensity use; very concerned with the other traffic in the area. Has a winery neighbor and the brew bus goes by every fifteen (15) minutes. There could be a backup of buses. People park in the most convenient area. Suggested taking time to consider requested uses and how it would affect the health safety and welfare; there are so many activities being considered. Suggested caution, it is not safe due to the increase in traffic. Also, there is a winery in the area in operation.

Jordon Valdmanis 16330 Peninsula Drive (applicant): have been working for two years, and reviewing the uses. The uses have been reviewed with the township for two years. Three of the four owners with young families live within a mile and want parking and traffic to work for the site. The existing and proposed tenants are Old Mission residents and part of the community.

Shipman: it states the uses of on-site hiking and ice-skating as part of the original approval.

Jay Milliken (applicant): that was two years ago and part of the original approval.

Cram: these uses and the two office spaces raise additional issues.

Milliken: discussed the originally proposed potential for the outdoor approvals, the outdoor corn-hole could become ice-skating. The intention is to have the maximum number of options.

Valdmanis: originally asked for a distillery, the township verbiage does not line up with the county and the MLCC where a containment area is required.

Shipman: when looking at parking and the future, if it is accurate for now; wanted to make sure the requirements are met. Referred to the uses.

Cram: the site plan will rule over this description, the parking and capacity are based on that. It is necessary to look at uses.

Milliken: pointed out that yoga and fitness is an outdoor use in the summer.

Cram: the list of outdoor activities should be clarified along with confirmation as to where the activities are happening.

Hornberger: questioned bike rentals, the cars could take up space for a longer period.

Milliken: the office space could be used for bike rentals.

Hornberger: the renters would potentially leave their cars in the parking lot, which could be a problem.

Milliken: does not want to limit activities.

Cram: the applicant should update the description.

Valdmanis: do not want to reapply for uses for the site.

Cram: will work with the applicant on an updated plan and parking.

Alexander: confirmed that it is a tasting room. Traffic on the road could pose difficulties, specifically people coming off Center Road and turning into the property. Can the road commission get a bump out on the other side?

Valdmanis: Jennifer Graham, the township engineer, and the GTC Road Commission asked for a wider shoulder; everything that was required has been installed. Showed site plan depicting the installed road improvement.

Shanafelt: suggested looking into what signage would be useful off-site.

Valdmanis: supports any off-site improvements

Cram: if off-site is required, it needs to be in the SUP; can reach out to the road commission once the entrance has signage. Anticipates a sign permit from the applicant at a later date.

Valdmanis: the approved sign is on the approved site plan, will be updating the sign language.

Dloski: traffic at Center Road and Seven Hills Drive may be a problem.

Valdmanis: have hired engineers, as required by the township, to make this work.

Cram: would blue signs be employed to mark the business?

Valdmanis: will contact Jeremy West at MDOT

Heller: those signs are paid for on yearly basis.

Discussion

Hall: Section 7.6.4 of the zoning ordinance mandates parking space width requirements, eight (8) and a half (½) foot, is this requirement met?

Cram: yes

Cram reads a letter from Kathy and Fred Doleker (included in the minutes)

Jay Milliken, 7580 East Shore Road (applicant): brought up the letters of support from two years ago for the initial SUP and that they were not included. Asked that the letter from the Dolekers not be included.

Cram: explained the new packet policies were adopted in October 2022, found in the planning section of the township website.

Shanafelt: were these letters ever included?

Milliken: no

Shipman: recently?

Milliken: two years ago

Cram: clarified the packet policy

Alexander: commented on hours of operation; were you talking 12:00 a.m.? the MLCC closing time is 2:00 a.m. There is a light and noise ordinance to deal with.

Moved by Dloski to close the public hearing and open the regular meeting, seconded by Shanafelt
approved by consensus

Cram: to recap, will work with the applicant on defining the outdoor space and the uses that will be allowed that meet the parking requirements and hours of operation for the outdoor spaces only (keeping in mind the 11:00 p.m. closing for the Boathouse Restaurant). If the outdoor uses go past dark: it will require lighting that meets the standards of the lighting ordinance and it will have to meet the noise ordinance.

Shanafelt: given approval and if the business is highly successful; if parking occurs along the road, thoughts on how to deal with it.

Valdmanis: ticket and tow

Shanafelt: ticket and tow is not practical for the township.

Discussion of decision for OMP Seven Hills Development LLC SUP #35, Amendment #2 SUP when the applicants come back with the required information

Moved by Dloski to schedule a decision for the OMP Seven Hills Development LLC SUP #35, Amendment #2 SUP for the February planning commission meeting, seconded by Couture.
approved by consensus

10. Public Comments:

Nancy Heller: In going over the SUP, this business, a whiskey bar, there should be consistency with the verbiage; MLCC has additional listed permitted uses that should be considered when titling the business.

11. Other Matters or Comments by Planning Commission Members:

Shipman and Alexander will be absent from the January planning commission meeting.

12. Adjournment:

Moved by Dloski to adjourn, seconded by Hall.

approved by consensus

Adjournment at 8:21 p.m.

DRAFT

12-19-2022

Peninsula Township Planner

Thank you Jenn for sending the packet information regarding the planning meeting that will be held this evening. I will not be able to attend tonight. I see the Seven Hills Development is on the agenda for discussion. It looks like parking allotment is being discussed again. The request is for more than double than originally planned for patrons. My first thought is okay but the size of the property has not changed. How large will the outdoor seating accommodate? How much seating is being allowed inside for the tasting room, coffee shop and restaurant. What happens if it is full? Will people be waiting outside taking up space? Where will the employees park? One business is open now. How much parking is granted to Tinker Studio? What businesses will be occupying the other building spaces? That is where it is puzzling to me how additional parking can be granted when there is still information that needs to be provided.

I know how busy it gets out here in the spring, summer and fall. Parking can be very difficult at Mapleton Market, Peninsula Grill and oh my Bad Dog Deli. What happens if folks try parking on the side of the road? There are a lot of bikers on the peninsula in the summer. I hope their safety is being discussed also. There are no good shoulders of the road to ride on Seven Hills Road.

So, now I have some questions about the possibilities that could be planned. First of all, do you have a plan on the hours of operation including outdoor seating. If you plan to stay open until 2 a.m. what does that look like. Will the outdoor seating be enclosed or open space? Will you have outdoor music? What will lighting look like? How will noise be monitored?

Looks like you want gaming activities how late will that go on in the summer if they are held outdoors? We do have a lovely park just around the corner. How will the noise be monitored? What about lighting? That will require people to use parking spaces for a longer period of time. How would that work of limited parking already?

What does mixed retail mean? Where will it be sold? Inside/outside or both?

The topic of events concern me. Is this going to be an area where people come to party. I am unclear if permits need to be issued because of this being on commercial property. What would an event look like? How late will they go? I am sure you will want some outdoors. Everyone knows the peninsula has beautiful evenings in the summer. Existing residents already know this will be a new destination for people to come and enjoy including an existing overload of wine/ bus tours. out on the peninsula. Again, so what about parking? Locals also know this will have an impact on already heavy traffic. Remember there are only two main roads out here Center and Peninsula Dr. Traffic and noise are two important factors that we as residents have valid concerns about. Don't forget our law enforcement and fire and medical responders. They do an excellent job keeping us safe. Any business will have an affect on everyone one way or another. This development is in a neighborhood where people want to enjoy their property as much as the business. I believe there is a house just on the other side of the property parking lot same side of the road. How does any of this affect the residents living there?

It looks like a possibility of a business starting on this property that involves an outdoor sports equipment rental. If this is the case, where will the equipment be stored? Will there be a shuttle bus available to provide transportation and help folks with as an example paddle boards, canoes, kayaks or any other equipment. Where will the customers park while they are renting the equipment? If there will be transportation where will that be parked?

As you can see the list can grow and grow. I am trusting that these types of questions will be brought to the table for open discussion. I feel our planner and township board are trying very hard to work on both sides of the aisle. I truly hope the decisions that are going to be made will benefit all parties, including the residents who live in our neighborhoods and have rights also. The peninsula is changing that is a fact. Let's all be respectful to one another as we move forward to make our peninsula a kind and caring place to live.

Thank you for your time. I also appreciate that we as residents can have the right to express our concerns knowing that it is okay. That we will be treated with respect and not be afraid to ask questions.

Respectfully submitted,

Kathy and Fred Doelker

Business

Coastal Resiliency

Peninsula Township Coastal Resiliency Assessment and Chapter



March 6, 2023

Barry Hicks, AICP – Community Planner, LIAA

Resilient Michigan Collaborative project

Funding Provided by

Michigan Coastal Management Program



www.Michigan.gov/ResilientCoast

- Study and analyze the potential coastal hazards along the Great Lakes
- Engage citizens, public officials and community stakeholders
- Help inform local land-use policy and future master planning efforts
- Create hazard-ready coastal communities



LIAA serves the planning, technology and media needs of local governments and other nonprofits in Michigan to build local capacities and increase community resilience.



Coastal Community Resilience Matching Grants

www.ResilientMichigan.org

Guide communities through a sustainability self-assessment tool to develop tailored recommendations for master plan amendments, a master plan chapter, and/or zoning amendments based on community needs.

Deliverables

- Research and mapping
- Community vulnerability assessments
- Staff input and public meeting
- Local SEV parcel scenario planning data tables
- Coastal resiliency master plan information



Jane Bourray | OldMissionGazette.com



What is Community Resilience?

- The ability of a community to anticipate, accommodate and positively adapt to or thrive amidst changing climate conditions or hazard events and enhance quality of life, reliable systems, economic vitality, and conservation of resources for present and future generations.
- *The sustained ability of a community to understand and use available resources to respond to, withstand, and recover from adverse situations.*
- Help address “wicked” problems that defy local control, such as climate change and global economic challenges

What is Coastal Community Resilience?

Responding to:

1. **Shocks**. Shocks are typically considered single-event disasters, such as a severe storm and flooding (impacts associated with climate change)

Metro Detroit – August 2014



Houghton – June 2018



Photo Credit: Sonya Lampre
Detroit Free Press

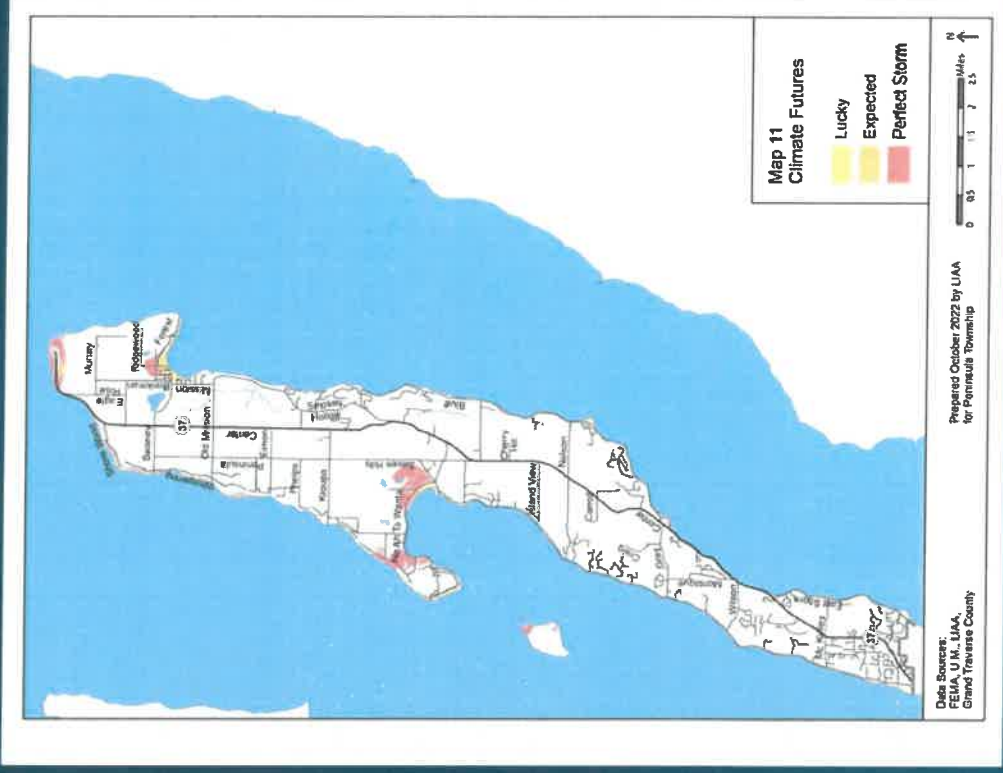
2. **Stresses**. Stresses are factors that pressure a community on a daily or reoccurring basis, such as development, fluctuating lake levels and climate change



RESILIENT PENINSULA TOWNSHIP COASTAL ASSESSMENT



Task 1: Data Mapping



Vulnerability = Exposure + Sensitivity

Task 3: Community Outreach

Gather public input

- Public review of draft assessment
 - What are the current challenges the community is facing because of changes in the Great Lakes?
 - Is the community doing everything it might to address coastal community resiliency through its planning and zoning? If not, why not?
 - What changes could help it do more?

Task 4: Summary Reporting & Data Sharing

- Sustainability Assessment – identifies current resources and establishes a baseline of the current policies.
- Resiliency Master Plan Chapter – provides background and data to illustrate past climate conditions and forecasts potential future scenarios. Utilized to update current policies to better mitigate possible vulnerability.

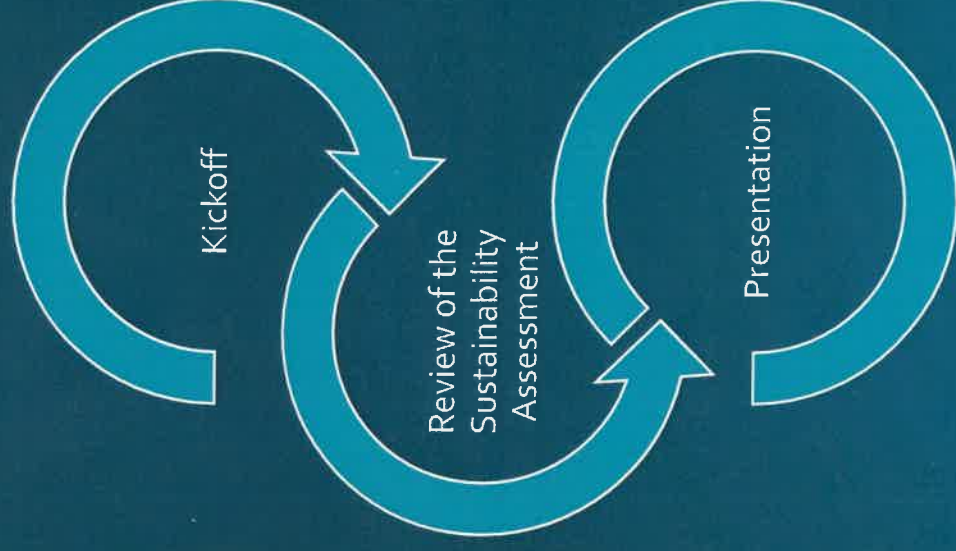


www.ResilientMichigan.org/Frankfort.asp

Planning Process

Review & Input

Discussion with key stakeholders to complete the sustainability assessment and Master Plan chapter



Kickoff

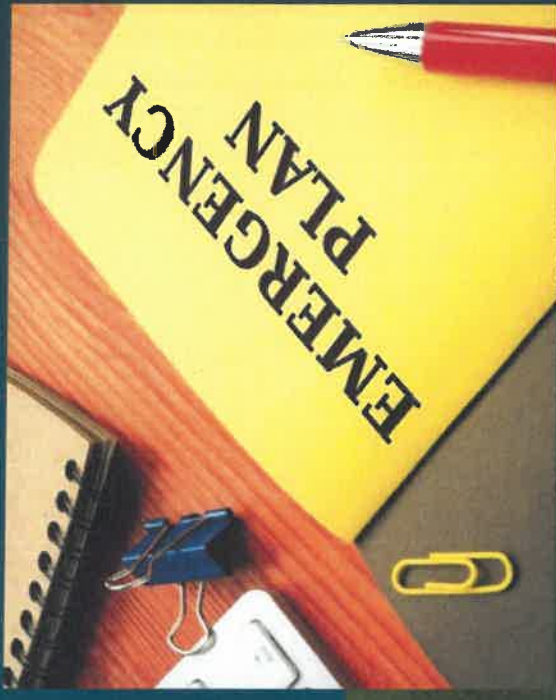
LIAA and its Coastal Resilience Team (CRT) partners discuss coastal issues

Presentation & Discussion

Presentation of assessment results; community input

Sustainability Assessment Categories

- Data Gathering and Mapping
- Local Ordinances (including Zoning)
- Critical Facilities & Infrastructure
- Disaster Preparedness
- Professional Training
- Hazard Planning



Takeaway: Shorelines Change Quickly... And Will Forever Continue to Do So

- Above the water
- On the water
- Below the water

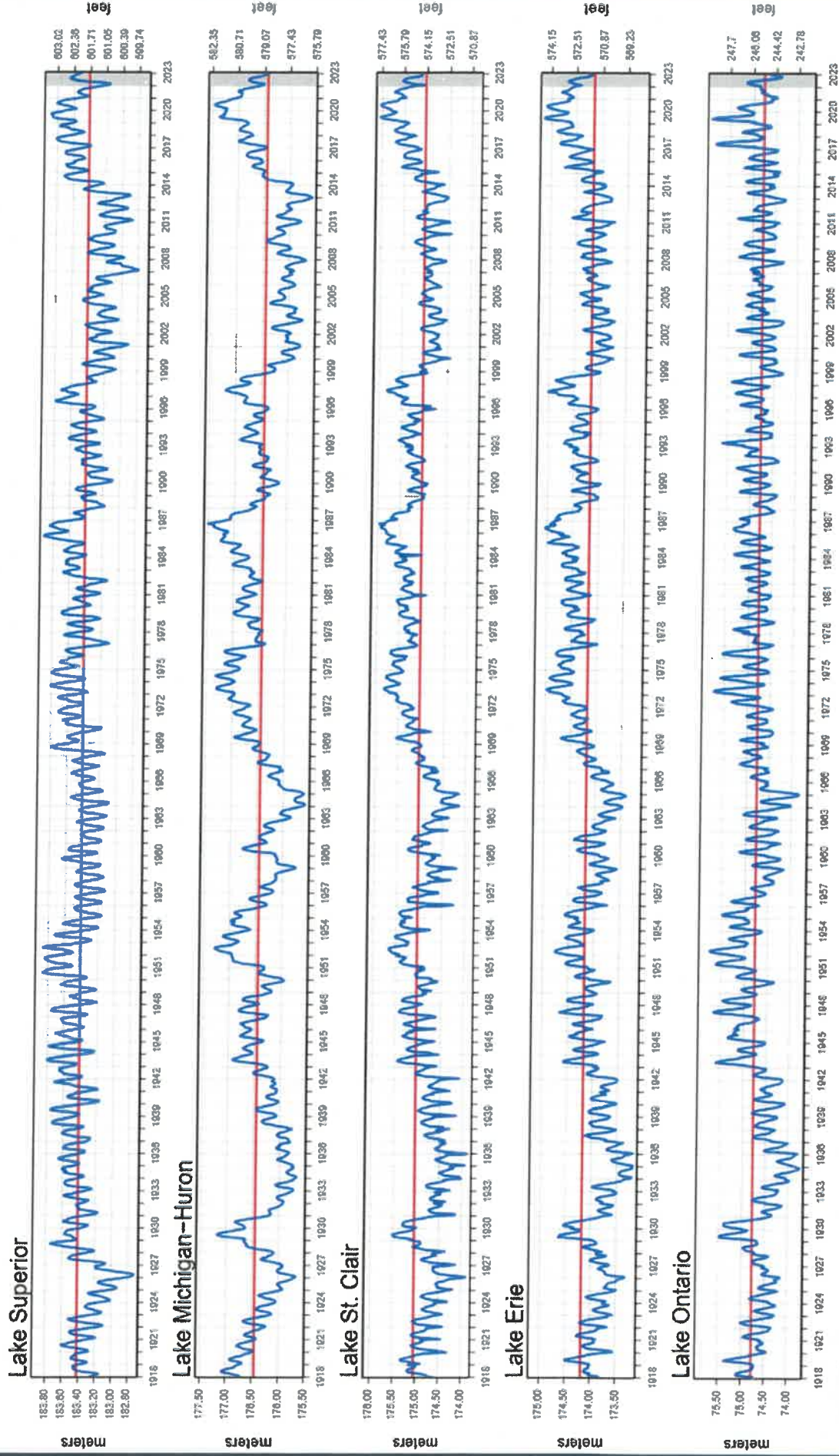


Great Lakes Coastal Shoreline Dynamics



Great Lakes Water Levels (1918–2023)

— Monthly Mean Level — Long Term Average Annual



The monthly average levels are based on a network of water level gages located around the lakes. Elevations are referenced to the International Great Lakes Datum (1985).

Water levels have been coordinated through 2021. Values highlighted in gray are provisional.

Scientific and Legal Uncertainties

Two Ordinary High Water Marks:

1. "natural" (beach walking)
2. "elevation" (regulatory)

Glass v Goeckel (MI S Ct 2005)

"The point on the bank or shore up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristic."

"Public Trust Beach"



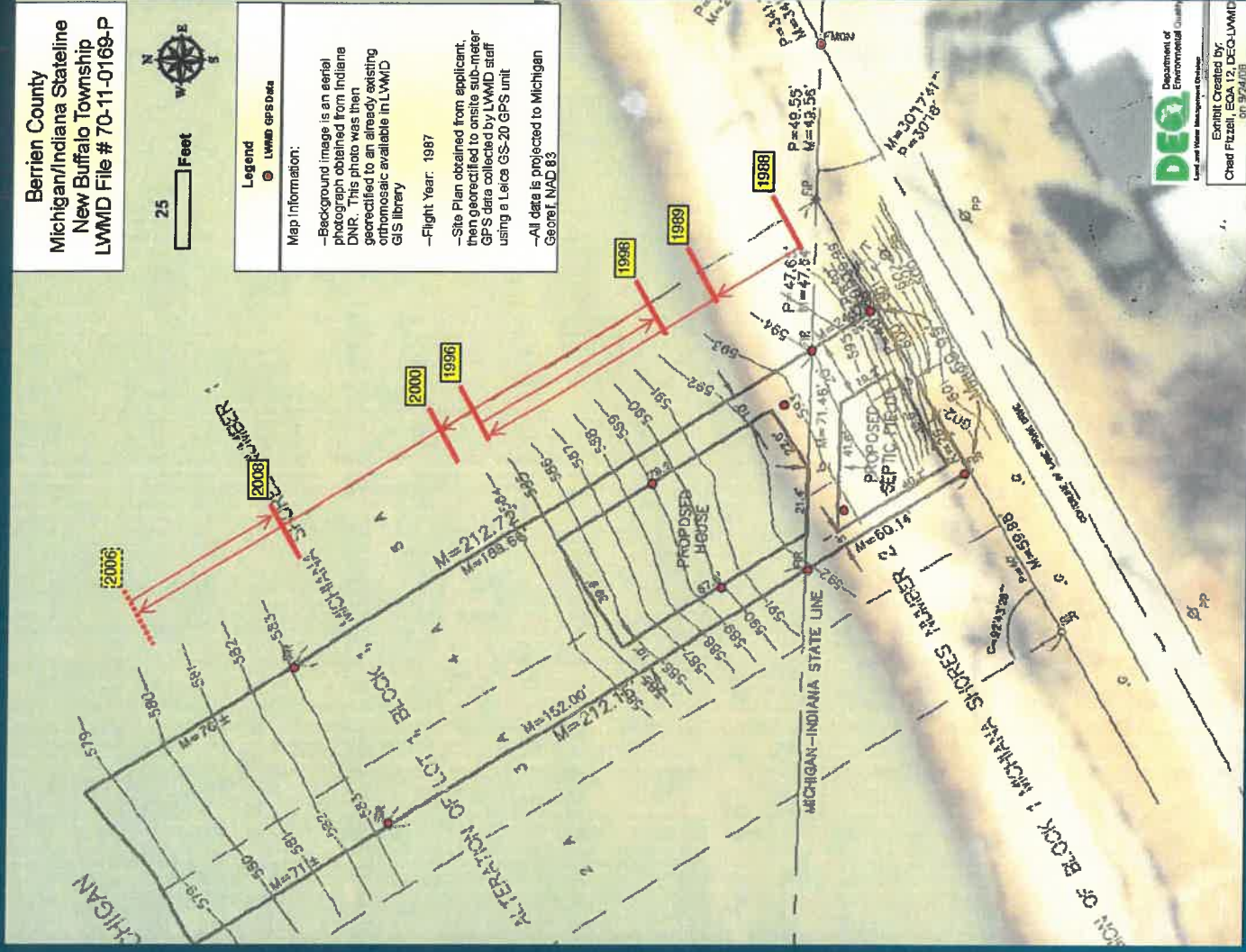
Scientific & Legal Uncertainties

Two Ordinary High Water Marks:

1. "natural" (beach walking)
2. "elevation" (regulatory)

MI GLSLA (1955)

Elevation-based mark set by
statute for Lake Michigan and
Huron at 580.5 ft. (IGLD 1985)

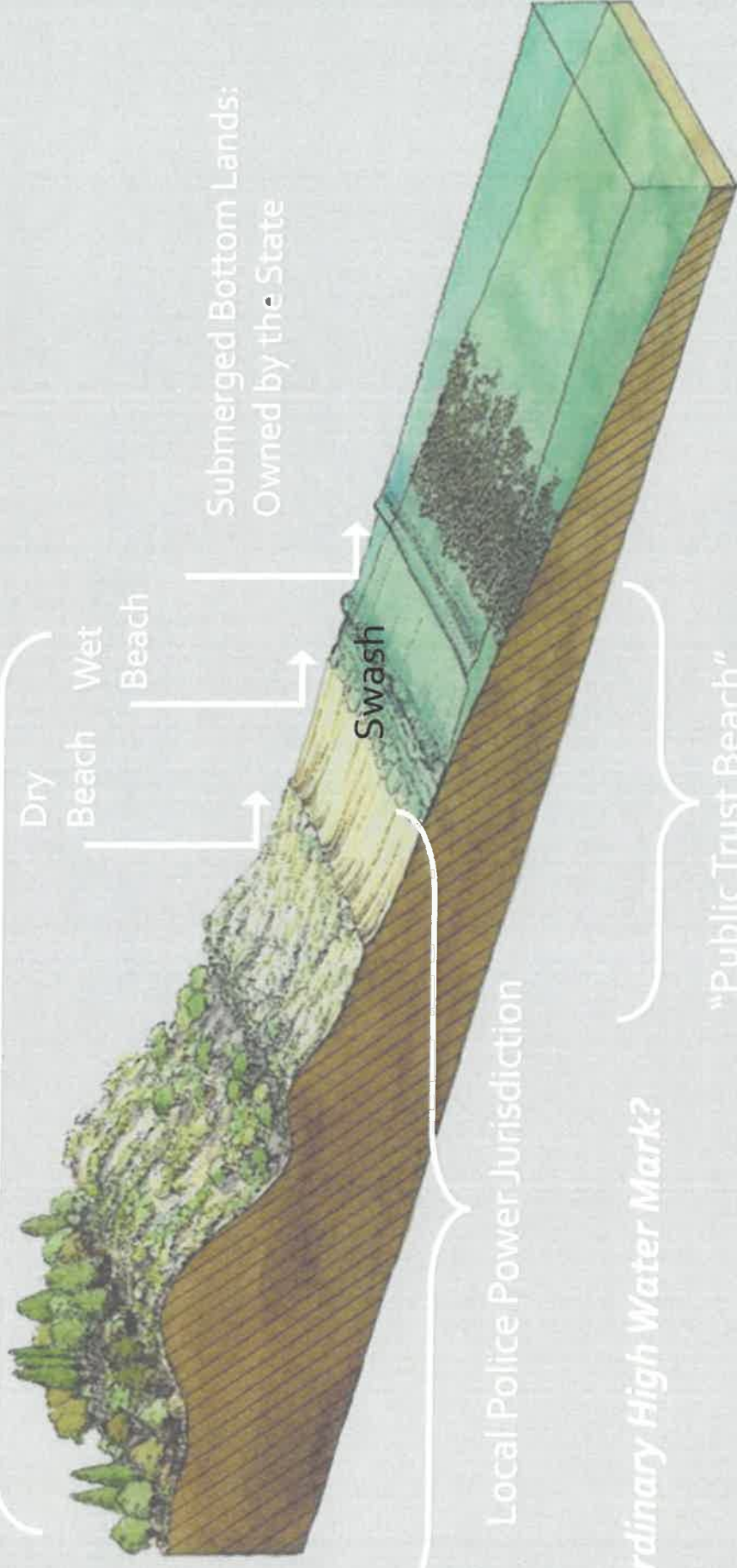


Scientific + Legal Uncertainties: Drawing Lines on *Shifting* Sandy Great Lakes Beaches

Upland:

Owned in Fee – Private or Public

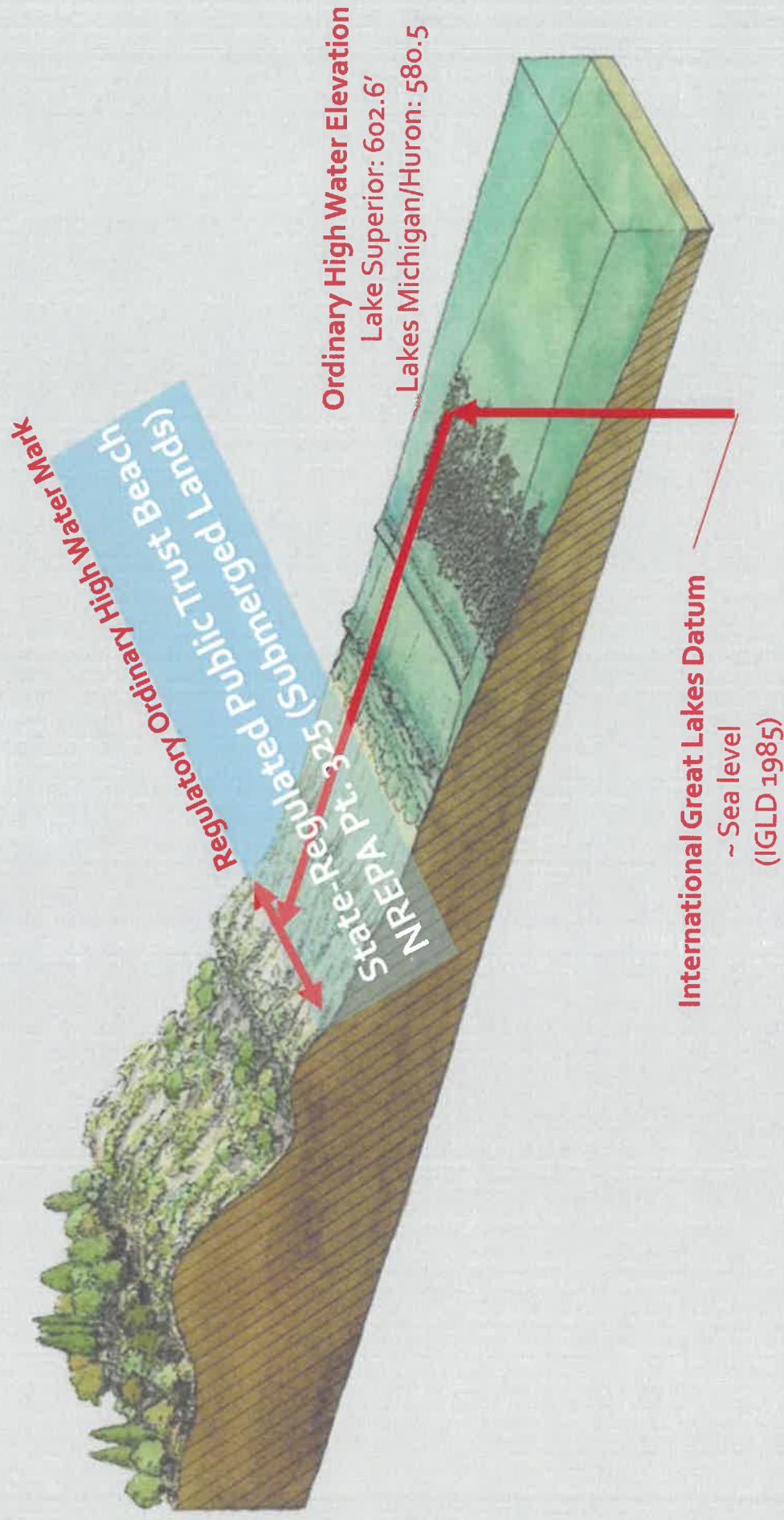
Non-Tidal Great Lakes Beach



"Public Trust Beach"

- Right of public use
- Duty to not impair

Non-Tidal Great Lakes Beach



Sustainability Assessment Summary:

Best Practices:

- Protect shoreline and natural environment through both education and regulation (Master Plan)
- Shoreline vegetative cover required within 35 feet of OHWM (zoning)
- Minimize clear-cut strip in required vegetative coverage – no more than 30% (zoning)
- Using data (FEMA flood insurance rate maps)

Opportunities:

- Non-conforming uses
 - Rebuilding in flood-prone areas
 - Abandonment of buildings in flood-prone areas
- Education and training (both public and elected officials)

Public Input

- What are the current challenges the community is facing because of changes in the Great Lakes?
- Is the community doing everything it might to address coastal community resiliency through its planning and zoning? If not, why not?
- What changes could help it do more?



Thank You! Q&A

www.ResilientMichigan.org/peninsulatwp

Barry Hicks
Community Planner
bhicks@liaa.org



Bowers Harbor Boat Works



PENINSULA TOWNSHIP

MEMO

To: Planning Commission
From: Jenn Cram, AICP, Director of Planning
Date: February 22, 2023
Re: Bowers Harbor Boat Works - SUP #14, Amendment #1 - Introduction

Staff received an application from the Sue for an amendment to their Special Use Permit (SUP) #14.

The property is located at 16961 Center Road and is zoned A-1 – Agricultural. According to the Assessor's records the property is 3 acres.

The requested amendment includes changing the existing office to a managers residence/dwelling and adding some additional outdoor storage of boats.

Attached to this memo is the request, application and site plan.

Background:

- SUP #14 was approved by the Township Board on November 11, 1987.
- Uses allowed include: boat storage, boat repair, fishing rod manufacturing and fruit storage.
- The approved site plan shows an office.

Request for additional Information:

- Revised site plan to note the existing setbacks from edge of right-of-way and property lines for all existing structures and the location of the existing on-site septic system and drain field.
- Confirmation from Grand Traverse County Building Department/Construction Code that the existing office can be permitted as a dwelling.
- Confirmation from the Grand Traverse County Health Department that the existing on-site septic system and well can be used for a dwelling.

This application is scheduled for an Introduction on February 27. Both staff and the applicant will be available to answer questions from the Planning Commission.

Dear Peninsula Township Committee,

We are requesting that our office building will be changed to managers dwelling and expanding existing storage per site plan. There really is no "HOW" statement to give as there are no material changes in structure or business.

Thanking you in advance for your consideration.

A handwritten signature in cursive script that reads "Sue Fouch". The signature is written in dark ink and is positioned above the printed name.


Sue Fouch

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO. _____

Parcel Code/s #28-11-11a 009.00

Property Address: 16961 Center Rd.

Applicant Address: 2779 Bowers Harbor Rd


Applicant's Signature

Review Fee \$730.00

Check No. _____ Date _____

APPLICATION REQUIREMENTS

1. Each application is submitted through the Director of Planning, and shall be accompanied by a fee as established by the Peninsula Township Board.
2. The applicant will assume direct costs for any additional professional review determined necessary by the Planning Commission or the Township Board, subject to prior review and approval of the applicant.
3. No part of any fee is be refundable and no portion of the fee covers the cost of any individual land use permit that may be issued on any of the building sites located in a Planned Unit Development.
4. Requirements for documents and information filled out in full by the applicant:
 - (a) A statement of supporting evidence showing compliance with the requirements of Section 8.1.3.
 - (b) Project Description, site plan, plot plan, development plan, drawn to scale (preferable 1"=50'), of total property involved showing the location of all abutting streets, the location of all existing and proposed structures and their uses, and the location and extent of all above ground development, both existing and proposed.
 - (c) Preliminary plans and specifications of the proposed development.
5. This application, along with all required data shall be submitted to the Director of Planning.
 - (a) Upon receipt of a completed application and the required data by the Zoning Administrator, it is transmitted to the Township Planning Commission for review.
 - (b) The Planning Commission may hold a public hearing on the application.
 - (c) Following a study by the Planning Commission it is transmitted to the Township Board for consideration.
 - (d) The Township Board may deny, approve, or approve with conditions, a request for special land use approval.

Special Use Permit - Checklist

Special Use Permit Number _____.

Parcel Code/s #28-11-110-009-00

Property Address: 16961 Centee Rd

Applicant: Thomas + Susan Fouch

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

1. Submission of Application:

- a. \$730 Fee No part of any fee shall be refundable.

Ordinance Reference - Section 8.1.3

Section 8.1.3 Basis for Determinations: Before making recommendation on a special use permit application, the Town Board shall establish that the following general standards, as well as the specific standards outlined in each section of this Article, shall be satisfied.

General Standards: The Town Board shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

2. General Standards - **Include a statement of HOW the proposed project meets the standards::**

- a. ✓ Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
- b. ✓ Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.
- c. N/A Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.
- d. N/A Not create excessive additional requirements at public cost for public facilities and services.
- e. N/A Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.
- f.

Conditions and Safeguards: The Town Board may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property

rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.

Specific Requirements: In reviewing an impact assessment and site plan, the Town Board and the Planning Commission shall consider the following standards:

3. Include a statement of HOW the proposed project meets the standard:

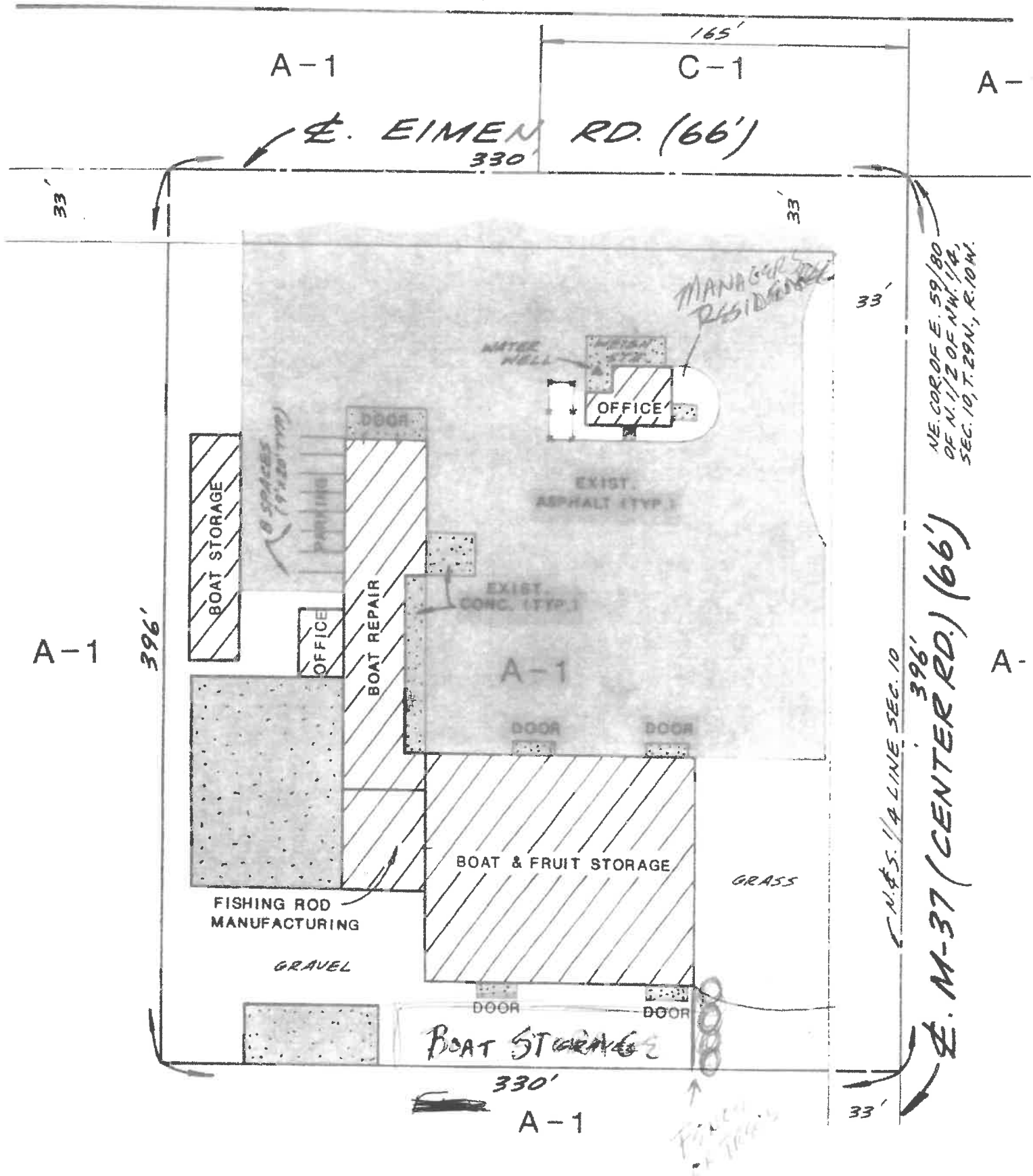
- a. ☒ That the applicant may legally apply for site plan review.
- b. ☒ That all required information has been provided.
- c. ☒ That the proposed development conforms to all regulations of the zoning district in which it is located.
- d. ☒ That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.
- e. ☒ That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
 - i. ☒ Grand Traverse County Road Commission
 - ii. ☒ Grand Traverse County Drain Commissioner
 - iii. ☒ County DPW standards for sewer and water if public.
 - iv. ☒ Grand Traverse County Health Department for private systems
 - v. ☒ State and Federal Agencies for wetlands, public sewer and water.
- f. ☒ That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- g. ☒ That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- h. N/A That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- i. N/A That the proposed development will not cause soil erosion or sedimentation problems.
- j. N/A That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- k. N/A That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- l. N/A That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- m. N/A That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- n. N/A That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- o. ☒ That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
- p. N/A That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

- q. ☒ That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- r. ☒ That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
- s. ☒ That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
4. **Present 8 copies of Site plan, plot plan, development plan**
Drawn to scale (preferable 1"=50'), of total property involved showing:
- a. ☒ the location of all abutting streets,
- b. ☒ the location of all existing and proposed structures and their uses
- c. ☒ the location and extent of all above ground development, both existing and proposed.
- d. Preliminary plans and specifications of the proposed development. *This preliminary plan shall be in a form that can be easily reproduced on transparencies that can be used for public presentation.*

Is the project to be developed in Phases? ___ Yes; ☒ No.

5. If the project is to be phased, provide documentation that:

- n/a
- a. _____ Upon completion, each phase will be capable of standing on its own in terms of the presence of services, facilities, and open space, and contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the project and the residents of the surrounding area.
 - b. _____ Shows a proposed commencement date for each phase of the project.



OMP 7 Hills Development

Peninsula Township Planning Department
13235 Center Road
Traverse City, MI 49686

SPECIAL USE PERMIT (SUP)
FINDINGS OF FACT AND CONDITIONS
SUP #35, Amendment #2 - 7 Hills Redevelopment
March 6, 2023

PENINSULA TOWNSHIP PLANNING COMMISSION

Applicant: OMP Seven Hills Development, LLC – (Troy Daily, Jay Milliken and Jordan Valdmanis)
13795 Seven Hills Road
Traverse City, Michigan 49684

Hearing Date(s): November 21, 2022 – Introduction to Planning Commission
December 19, 2022 – Public Hearing with Planning Commission
March 6, 2023 – Draft Findings of Fact and Conditions at Planning Commission

PROPERTY DESCRIPTION

Parcel ID#: 28-11-128-002-00
Property Address: 13795 Seven Hills Rd
Zoning: C-1 Commercial District

GENERAL INTRODUCTION AND BACKGROUND

Special Use Permit (SUP) #35 was approved on February 9, 1993. The original approval included four buildings for various professional offices and related storage.

The first amendment to SUP #35 was approved on May 11, 2021. The approval of amendment #1 was for a redevelopment of the property that reduced the total number of buildings to two. The uses approved within the two buildings included a restaurant/tavern in the front or western building and retail, offices and storage in the back or eastern building along with associated parking, drainage facilities, lighting and landscaping.

The applicants have requested a second amendment to expand the capacity of the restaurant/tavern from 32 to 70 and to allow outdoor uses in a defined area that includes seating, consumption of food and beverages, yard games such as corn hole, fitness classes and gatherings.

As noted above the subject property is zoned C-1 and is 2.05 acres. The property has an existing improved access off of Seven Hills Road.

DRAFT _ PLANNING COMMISSION MEETING – March 6, 2023

All approved and proposed uses are allowed within the C-1 zone district with the approval of a Special Use Permit.

The submitted application (as revised) is included in [EXHIBIT 1](#).

SECTION 8.1.3 BASIS FOR DETERMINATIONS

FINDINGS - SECTION 8.1.3 (1) GENERAL STANDARDS

General Standards. *The Peninsula Township Board of Trustees shall review each application for the purpose of determining that each proposed use meets the following standards, and, in addition, shall find adequate evidence that each use on the proposed location will:*

- a) Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The character of the area surrounding the subject property is generally agricultural and rural residential in nature. The land directly adjacent to the subject property is mostly wooded and Bowers Harbor Vineyard is located to the north and west.

This site has been commercially zoned since the Township adopted its zoning district map and has been utilized with allowed commercial uses.

The buildings meet required setbacks for the C-1 zone district. The proposed architecture, parking areas and landscaping are attractive. The approved and proposed uses conducted indoors should not negatively impact adjacent properties. However, the proposed outdoor uses could impact neighbors with the potential for noise to travel based on the surrounding topography. Negative impacts can be minimized with reasonable hours of operation.

The applicants have noted that they intend to abide by all requirements of the Peninsula Township Noise Ordinance. In addition, they have proposed that outdoor uses will be conducted during winter hours Sunday – Thursday until 9 p.m. and Friday-Saturday until 10 p.m. Summer hours for outdoor uses are proposed to be Sunday – Thursday until 10 p.m. and Friday-Saturday until 11 p.m.

Staff has investigated the hours of operation for other commercial restaurant/taverns with outdoor seating and/or uses on the peninsula and found that most close by 9 pm both winter and summer. Staff understands that the property is zoned C-1 and commercial uses are permitted, but because this property is surrounded by rural residential uses there is a concern that later hours for outdoor uses have the potential for noise to be disturbing to neighbors and not be harmonious with the surrounding area. Please see the attached aerial with the distance of surrounding residential uses for reference, attached as [EXHIBIT 2](#). Staff would like to discuss

the hours of operation with the Planning Commission on March 6. We believe that reasonable hours of operation can be addressed with a condition of approval.

- b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

As noted above the proposed project will be attractive. There is no concern with the approved uses conducted indoors. The hours of operation for outdoor uses should be discussed further with the Planning Commission and addressed with a condition of approval.

- c) Be served adequately by essential facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

The proposed uses will be served adequately by essential services as the proposed uses do not place any additional burden on adjacent roadways, public emergency services, public utilities, or schools. The Fire Department has conducted a site inspection and noted that they do not have concerns with the proposed increase in capacity and outdoor uses provided all of the requirements noted in their letter from the first amendment approval dated February 10, 2021 have or will be met. (EXHIBIT 3). Compliance with Fire Department requirements is included as a proposed condition of approval.

The Grand Traverse County Health Department has reviewed the proposed increase in capacity and outdoor uses and has noted that the maximum number of patrons for the restaurant/tavern both indoors and outdoors is appropriate for the capacity of the on-site septic system as currently designed (EXHIBIT 4). Compliance with Health Department requirements is included as a proposed condition of approval.

- d) Not create excessive additional requirements at public cost for public facilities and services.

The revised site plan dated February 15, 2023 provides the required number of parking spaces (55) for all uses on the property. However, the Planning Commission noted concerns with parking over flow onto Seven Hills Road. Staff reached out to the Grand Traverse County Road Commission to see if no parking signs could be placed on Seven Hills Road at the owners' expense to discourage this. Unfortunately, the Road Commission noted that this can only be accomplished if there is documented proof that there is an ongoing issue with cars parking on the roadway (EXHIBIT 5). Staff discussed placing signage near the exit to encourage their patrons to come back another time if parking is full, as there is no parking on the road is allowed and people will be ticketed and towed. The applicants are agreeable to this and a proposed condition of approval has been included.

With proposed signage in place the applicants are doing their best to minimize the potential impact to roads and need for enforcement. Thus, the proposed uses do not create excessive additional requirements at public cost as all uses are private and do not increase the need for public facilities or services.

- e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be

detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The proposed uses do not include uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare, or odors.

Storage accessory to the uses on the property is proposed. A condition of approval is that all storage of materials on-site comply with all applicable OSHA regulations, EPA regulations, state of Michigan (EGLE) regulations, and the International Fire Code.

FINDINGS - SECTION 8.1.3(3) SPECIFIC REQUIREMENTS:

***Specific Requirements.** In reviewing an impact assessment and site plan, the town board and the planning commission shall consider the following standards:*

- (a) That the applicant may legally apply for site plan review. **The Assessor's records show that the applicants are the owners of the subject property and may apply for an amendment to the SUP.**
- (b) That all required information has been provided. **All required information is provided as part of this application. (EXHIBIT 1).**
- (c) That the proposed development conforms to all regulations of the zoning district in which it is located. **The proposed development conforms to regulations of the C-1 zoning district, subject to the conditions of approval noted on page 7.**
- (d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services. **Gourdie Fraser Engineers has reviewed the submitted plans for compliance with storm water control regulations and parking layout. They noted that one additional ADA compliant parking space is required for the proposed number of parking spaces (EXHIBIT 6). A condition of approval has been proposed to address this.**

The Grand Traverse County Health Department has also provided comments (EXHIBIT 4). They have no concerns with the proposed increase in capacity provided that the restaurant/tavern is limited to 70 total patrons both indoors and outdoors. Outdoor uses should also allow for evaporation and not be compacted by heavy weight. A proposed condition of approval has been included.

The fire chief is also comfortable provided that the proposed pervious pavers meet the specifications noted in his email dated February 16, 2023 and conditions of approval from the first amendment continue to be met (EXHIBIT 3). Again, a proposed condition of approval has been included.

- (e) That the plan meets the standards of other governmental agencies, where applicable, and that the approval of these agencies has been obtained or is assured. **The proposed uses, along with plans**

and relevant information, have been supplied to the necessary governmental agencies for review and approval. In addition to the agencies noted above, the Grand Traverse County Building Department/Construction Code noted that they had no concerns with the increased capacity as long as they were provided with a copy of the approved SUP amendment and/or Land Use Permit (EXHIBIT 7).

- (f) That natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se. **The subject property is largely developed and will remain as such. There will be less building mass on the site after the project is complete since the number of buildings was reduced as part of the approval of the first amendment from four to two. The footprint of the restaurant/tavern was also reduced after approval of the first amendment. The use of pervious pavers in some areas also helps to reduce impervious surfaces.**
- (g) That the proposed development property respects floodways and floodplains on or in the vicinity of the subject property. **There are no floodways or floodplains in the vicinity of this site.**
- (h) That the soil conditions are suitable for excavation and site preparation and that organic, wet, or other soils that are not suitable for development will either be undisturbed or modified in an acceptable manner. **These soils are suitable for construction activities. Soil types are identified on page 2.0 of the drawings submitted (EXHIBIT 1).**
- (i) That the proposed development will not cause soil erosion or sedimentation problems. **Gourdie Fraser Engineers have reviewed the plans for soil erosion control and have no concerns. (EXHIBIT 6).**
- (j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area. **The proposed uses will not cause any increase in off-site storm water runoff. The site plan illustrates a stormwater detention basin. See letter from Gourdie Fraser Engineers (EXHIBIT 6).**
- (k) That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties. **Proposed grading is limited to the north of the site and is associated with drainage and septic system activities. The general character of the site remains essentially unchanged.**
- (l) That structures, landscaping, landfills, or other land uses will not disrupt air drainage systems necessary for agricultural uses. **Proposed grading as part of this project will not change the general cold air drainage flow of the site.**
- (m) That phases of development are in a logical sequence so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage, or erosion control. **According to the application, this project will not be developed in phases.**

- (n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water sewage facilities. **No expansion of public streets, drainage systems, or utility systems is required or proposed.**
- (o) That landscaping, fences, or walls may be required by the town board and planning commission in pursuance of the objectives of this ordinance. **A landscape plan was approved with the first amendment that shows new trees and shrubs throughout the site. Implementation of this plan is a condition of approval.**
- (p) That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets. **The required number of parking spaces has been provided for all proposed uses at 55 total spaces. The parking lot layout is similar to the layout approved with the first amendment except for the conversion of two bus parking spaces to four regular parking spaces and the addition of three new spaces on the north side of the western parking area. Those three spaces include the use of pervious pavers. Drive aisles have also been increased to a minimum of 20-feet as required by the Fire Department.**
- (q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient. **Vehicular traffic will enter and exit the property on Seven Hills Road. Grand Traverse County Road Commission requirements noted as part of the approval of the first amendment have been completed (EXHIBIT 8).**
- (r) That outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties. **One single dumpster is located behind the proposed restaurant/tavern. The submitted plans show that this location includes a dumpster enclosure – sheet 3.0. (EXHIBIT 1).**
- (s) That the proposed site is in accord with the spirit and purpose of this ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this ordinance and the principles of sound planning. **The proposed development meets the objectives of the ordinance and the principles of sound planning by improving the existing character of the subject parcel and providing opportunities for new commercial uses.**

COMPLIANCE WITH GOVERNMENTAL REGULATIONS:

The petitioner shall comply with all state, county, township, and other governmental regulations relative to the establishment of the special use for a parcel zoned C-1, which includes meeting the requirements of the Michigan Department of Transportation (MDOT), the Grand Traverse County Drain Commissioner (GTCDC), the Grand Traverse County Road Commission (GTCRC), and the Grand Traverse County Health Department (GTCHD). Zoning compliance is based on the governing special land use document, approved site plan, and Articles 6 and 8 of the Peninsula Township Zoning Ordinance.

APPROVAL CONDITIONS AND SAFEGUARDS:

Pursuant to Section 8.1.3 (2), the board may require such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the

intent and objectives of the ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the permit granted. Specific conditions and requirements for a land use permit include:

- 1) Uses approved as part of this SUP amendment include the following:
 - a. Restaurant/Coffee Shop with a Market/Retail
 - b. Tasting Room/Bar/Tavern
 - c. Professional Offices
 - d. Single Chair Salon
 - e. Artist Studio/Retail
 - f. Outdoor uses including: Seating/Consumption, Games, Fitness Classes, Gathering all with the potential for amplified sound
 - g. Indoor storage of materials accessory to on-site uses
- 2) The maximum number of patrons for the coffee shop/restaurant/tavern and market/retail space within the western building and defined outdoor area at any time both indoors and outdoors is 70.
- 3) **Hours of Operation.....**
- 4) One additional ADA compliant parking space will be striped and signed for a total of three ADA parking spaces.
- 5) Continued compliance with permitting necessary with the Grand Traverse County Health Department and Construction Code.
- 6) No outside storage of contractor equipment or construction materials is permitted.
- 7) Lighting shall continue to be compliant with Section 7.14.
- 8) Existing signage near Seven Hills Road is reduced to one sign no taller than 5 feet and no larger than 30 square feet.
- 9) The applicant shall install signage at their cost near the exit that notes that no parking is permitted on Peninsula Township roads.
- 10) Full implementation of the proposed landscape plan (Sheet 5.0) as approved with the first amendment.
- 11) All storage space shown on the plans shall comply with all applicable OSHA regulations, EPA regulations, state of Michigan (EGLE) regulations and the International Fire Code.
- 12) Full compliance with all Fire Department review requirements stipulated in the letter dated February 10, 2021 and email dated February 16, 2023 **(EXHIBIT 3)**.
- 13) Compliance with review requirements stipulated in the letter from Gourdie Fraser Engineers **(EXHIBIT 6)**.
- 14) Continue to provide and accommodate access to the property to the south from the drive/parking area. Access to the property to the south was established from the drive/parking area pursuant to SUP #35 in order to eliminate the need for an additional access point on Seven Hills Road.
- 15) This SUP amendment shall expire one year after the final date of approval unless a Land Use Permit is applied for and issued for change of uses on the property.

COMMENCEMENT AND COMPLETION

The commencement and completion of special land uses are governed by Section 8.1.2(5) of the Peninsula Township Zoning Ordinance. Violations of the special land use permit and accompanying site plan are enforceable, and remedies are available under Section 3.2 of the zoning ordinance.

EFFECTIVE DATE OF SPECIAL LAND USE:

The special land use shall be effective when the application has been approved by the Peninsula Township Board of Trustees, subject to the above conditions. The board approves by a vote of:

AYES
NAYS
ABSTAINING
ABSENT

The undersigned hereby certifies that she is the clerk for the township of Peninsula, Grand Traverse County, Michigan, and that the foregoing special use permit was approved by the Peninsula Township Board of Trustees on _____.

The undersigned further certifies that a quorum was present at said meeting and that said meeting complied with all applicable laws and regulations.

Rebecca Chown, Peninsula Township Clerk

Approved by the Peninsula Township Board on _____

Isaiah Wunsch, Peninsula Township Supervisor

THIS PERMIT SHALL BE ATTACHED TO THE SITE PLAN AND BECOME A PART THEREOF.

I hereby acknowledge that I have received a true copy of the special land use permit and I have been informed of said requirements of this special land use permit and of the requirements of the Peninsula Township Zoning Ordinance.

OMP Seven Hills, LLC – (Jordan Valdmanis, Brian Peace, Troy Daily and Jay Milliken) 16330 Peninsula Drive

Exhibit 1

SUP #35

Amendment #2

January 8, 2023

RECEIVED
1/10/23
JL

The purpose of this second amendment is to give OMP Seven Hills LLC the ability to operate successfully, for a long period of time within the confines of the Peninsula Township Ordinance. There is some slight adjustment to the square footage per use as well as an increase of seats within the tasting room and market. Additional seating falls within the allotments based on fire department, health department, environmental agencies (septic and drainage), parking requirements and traffic surveys.

In addition to increasing our seat count, we are also seeking approval for outdoor uses on the property. Commercially zoned (C-1) property is the only zoned property that should truly be allowed to conduct commercial outdoor uses. Outdoor use to include games (ie. cornhole, horseshoes, etc), outdoor yoga/fitness classes, gathering, consumption (eating and drinking).

Given the commercial zoning of our property and state liquor laws we are allowed to serve patrons alcohol until 2am. With that, we will be limiting our outdoor hours of operation for the property, closing 11pm Sunday - Thursday and closing 12am Friday - Saturday. Amplified music may be played during these hours of operation and will remain in compliance with the noise ordinance.

As the ordinance sits now, it is very misleading to state all uses must be conducted in an enclosed building. This is not possible with commercial uses including things like Marinas that are inherently outdoors. All outdoor uses will comply with current noise and lighting ordinances.

Purpose of Amendment:

Increase seating capacity from 32 to 70 seats

Allow for outdoor uses on property

All other uses and restrictions outlined in the original approved SUP #35 will remain.

JL

1/10/2023

SUP #35

Amendment #2

Addendum #1



Outdoor Space:

Given the zoning of our property and the obvious need to operate within the noise and lighting ordinances of Peninsula Township please find our “outdoor space” closure hours:

Sunday – Thursday 10PM Closure

Friday – Saturday 11PM Closure

MLCC:

Final MLCC approval will coincide with the certificate of occupancy from Grand Traverse County and a final inspection by the MLCC. Final issuance contingent on final inspection. Attached is our conditional approval from the MLCC.

Outdoor Space Lighting:

See attached for fixture specifications and photometric data.

While adhering to the Peninsula Township Ordinance and doing what is safe and responsible for the property and our operations, we are requesting conditional approval for our new outdoor space lighting. Our site plan was approved as is with our current and original exterior lighting plan (outlined on site plan and in attached docs) compliant with the Peninsula Township Lighting Ordinance Section 7.14. Per the ordinance, light will NOT bleed into surrounding properties and will provide adequate coverage for parking and outdoor space. As it sits, there are currently no requirements or specifications on minimum or maximum lighting for commercial properties. With that, we will be lighting the outdoor areas with adequate, dark sky approved, shielded fixtures per the Peninsula Township Ordinance.

SUP No. 35 AMENDMENT No. 2

BENCHMARK DATA

BM #1: P.O. IRON BM #2: P.O. IRON
 E.L. 581.83 E.L. 580.38
 STATIONED 1' = 30'
 VERTICAL DATUM: NAVD83

0 20' 40'



RETENTION BASIN VOLUME COMPARISON

NOTES: ALL VOLUMES ARE TO BE MAINTAINED. THE BASIN SHALL BE MAINTAINED TO PROVIDE THE SAME VOLUME AS THE ORIGINAL. THE VOLUME SHALL BE MAINTAINED TO PROVIDE THE SAME VOLUME AS THE ORIGINAL.

EX. CONDITIONS: EX. VOLUME: 1,845 CF INCREASED VOLUME: 3,270 CF

PROV. CONDITIONS: No. 1: 1,845 CF No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF

RETENTION BASIN No. 1: 1,845 CF RETENTION BASIN No. 2: 2,250 CF



Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

811

Know what's below.
 Call before you dig.

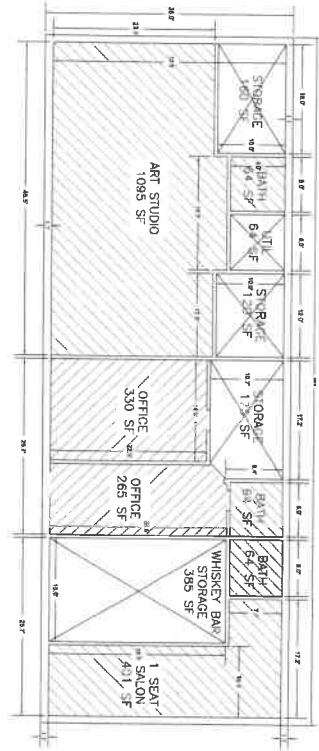
811

Know what's below.
 Call before you dig.

811

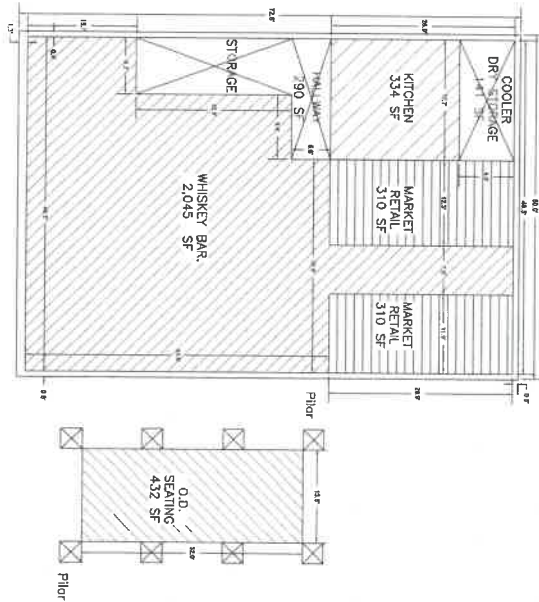
Know what's below.
 Call before you dig.

811



BACK BUILDING

SHADED AREA INDICATES USABLE SPACE LIMITED TO CALCULATE PARKING SPACES. MECHANICAL ROOM, STAIRWELL AND STORAGE HAVE BEEN REMOVED FROM THE BUILDING AREA.



FRONT BUILDING AND OUTDOOR SEATING SPACE

PARKING CALCULATIONS

PARKING REQUIREMENTS

PARKING BASED ON USABLE AREAS IN THE BUILDING. ASSUMPTION: PARKING SPACES ARE 300 SQ FT AND MECHANICAL ROOMS HAVE BEEN REMOVED FROM TOTAL AREA. HATCHED AREAS IN BUILDINGS INDICATE USABLE SPACE.

MAIN BUILDING:

WHISKEY BAR: 1 SPACE PER 75 SQ FT OF USABLE FLOOR AREA
FLOOR AREA = 2,045 SQ FT = 27.3 SPACES

MARKET/RETAIL: 1 SPACE PER 100 SQ FT OF USABLE FLOOR AREA
FLOOR AREA = 620 SQ FT = 6.2 SPACES

OFFICE: 1 SPACE PER 100 SQ FT OF USABLE FLOOR AREA
FLOOR AREA = 427 SQ FT = 4.3 SPACES

REAR BUILDING:

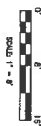
SALE: 2 PER CHAIR (1 CHAIR) = 2 SPACES

OFFICE: 1 SPACE PER 100 SQ FT OF USABLE FLOOR AREA
FLOOR AREA = 100 SQ FT = 1.0 SPACE

RETAIL: 1 SPACE PER 100 SQ FT OF USABLE FLOOR AREA
FLOOR AREA = 100 SQ FT = 1.0 SPACE

SPACES REQUIRED = 77.3 SPACES

TOTAL SPACES REQUIRED = 24.6 SPACES
TOTAL AVAILABLE SPACES = 2 TOTAL (NOTE: 5 EMPLOYEES ONLY)
TOTAL ACCESSIBLE SPACES = 2 TOTAL
TOTAL SPACES = 2 SPACES



RECEIVED
11/19/13
[Signature]

Project No.
202249
Sheet
P.1

Sheet Title:
Project:
SIXTH HILLS DEVELOPMENT GROUP
12415
100 WEST BAKER BLVD
SEASIDE, MD 21151

PARKING CALCULATIONS
SIXTH HILLS DEVELOPMENT GROUP
12415
100 WEST BAKER BLVD
SEASIDE, MD 21151

Sec. 20, T29N, R10W, F20E1/2E1/2E2, GRAND TRAVERSE COUNTY, MI

Client:
ONP DEVELOPMENT GROUP
TRAVERSE CITY, MI 49906

Date: 1-6-2023
Scale: VARIES
Drawn By: RAC
Checked By:

Revision:
1. PARKING CALCULATIONS 1-6-2023
2.
3.
4.



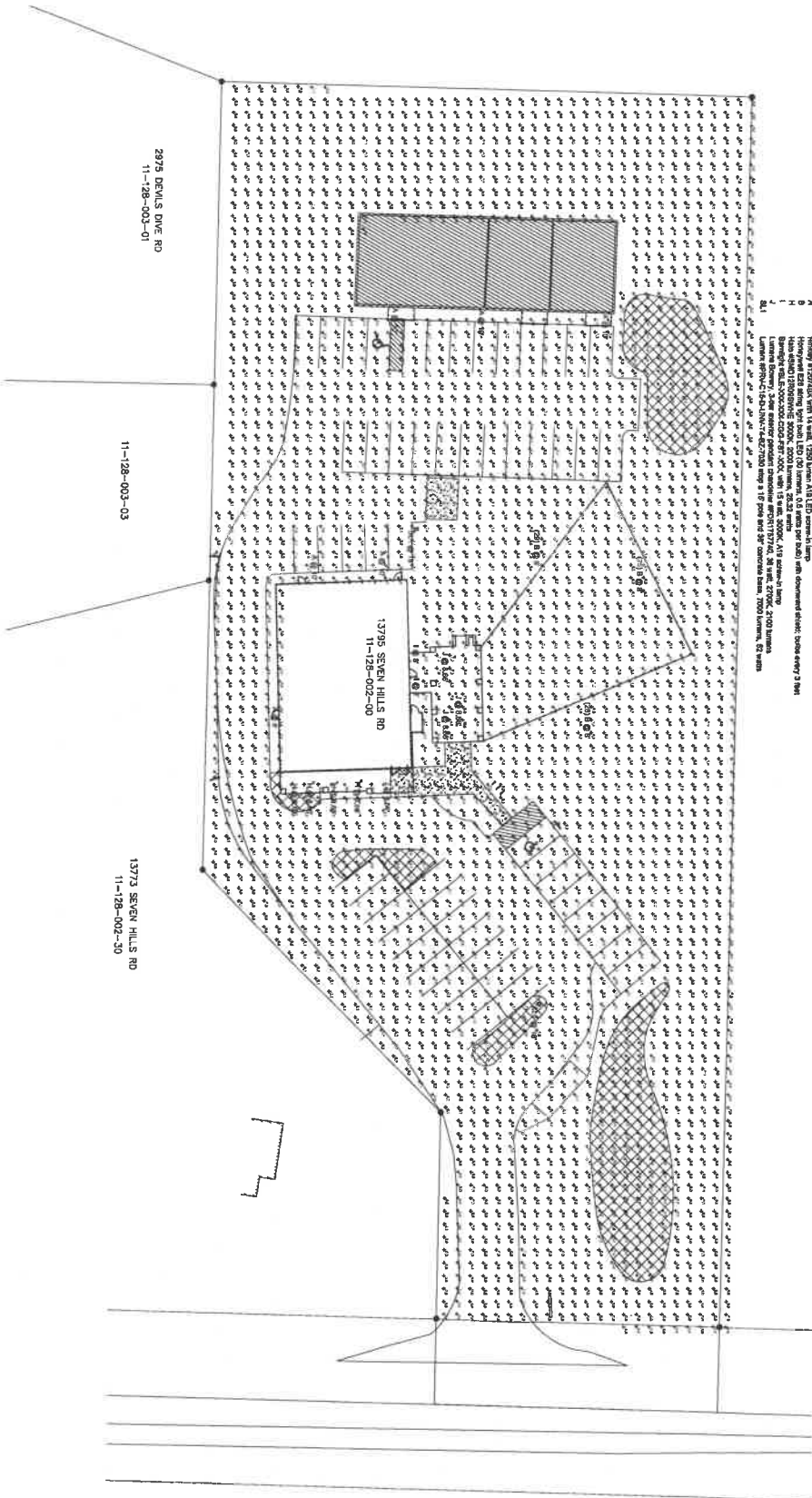
11-128-003-02

13971 SEVEN HILLS RD
11-128-001-11

28976 DEVILS DIVE RD
11-128-003-01

11-128-003-03

13773 SEVEN HILLS RD
11-128-002-30



Label
Casting Number
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
AB
AC
AD
AE
AF
AG
AH
AI
AJ
AK
AL
AM
AN
AO
AP
AQ
AR
AS
AT
AU
AV
AW
AX
AY
AZ
BA
BB
BC
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
BQ
BR
BS
BT
BU
BV
BW
BX
BY
BZ
CA
CB
CC
CD
CE
CF
CG
CH
CI
CJ
CK
CL
CM
CN
CO
CP
CQ
CR
CS
CT
CU
CV
CW
CX
CY
CZ
DA
DB
DC
DD
DE
DF
DG
DH
DI
DJ
DK
DL
DM
DN
DO
DP
DQ
DR
DS
DT
DU
DV
DW
DX
DY
DZ
EA
EB
EC
ED
EE
EF
EG
EH
EI
EJ
EK
EL
EM
EN
EO
EP
EQ
ER
ES
ET
EU
EV
EW
EX
EY
EZ
FA
FB
FC
FD
FE
FF
FG
FH
FI
FJ
FK
FL
FM
FN
FO
FP
FQ
FR
FS
FT
FU
FV
FW
FX
FY
FZ
GA
GB
GC
GD
GE
GF
GG
GH
GI
GJ
GK
GL
GM
GN
GO
GP
GQ
GR
GS
GT
GU
GV
GW
GX
GY
GZ
HA
HB
HC
HD
HE
HF
HG
HH
HI
HJ
HK
HL
HM
HN
HO
HP
HQ
HR
HS
HT
HU
HV
HW
HX
HY
HZ
IA
IB
IC
ID
IE
IF
IG
IH
II
IJ
IK
IL
IM
IN
IO
IP
IQ
IR
IS
IT
IU
IV
IW
IX
IY
IZ
JA
JB
JC
JD
JE
JF
JG
JH
JI
JJ
JK
JL
JM
JN
JO
JP
JQ
JR
JS
JT
JU
JV
JW
JX
JY
JZ
KA
KB
KC
KD
KE
KF
KG
KH
KI
KJ
KK
KL
KM
KN
KO
KP
KQ
KR
KS
KT
KU
KV
KW
KX
KY
KZ
LA
LB
LC
LD
LE
LF
LG
LH
LI
LJ
LK
LL
LM
LN
LO
LP
LQ
LR
LS
LT
LU
LV
LW
LX
LY
LZ
MA
MB
MC
MD
ME
MF
MG
MH
MI
MJ
MK
ML
MM
MN
MO
MP
MQ
MR
MS
MT
MU
MV
MW
MX
MY
MZ
NA
NB
NC
ND
NE
NF
NG
NH
NI
NJ
NK
NL
NM
NN
NO
NP
NQ
NR
NS
NT
NU
NV
NW
NX
NY
NZ
OA
OB
OC
OD
OE
OF
OG
OH
OI
OJ
OK
OL
OM
ON
OO
OP
OQ
OR
OS
OT
OU
OV
OW
OX
OY
OZ
PA
PB
PC
PD
PE
PF
PG
PH
PI
PJ
PK
PL
PM
PN
PO
PP
PQ
PR
PS
PT
PU
PV
PW
PX
PY
PZ
QA
QB
QC
QD
QE
QF
QG
QH
QI
QJ
QK
QL
QM
QN
QO
QP
QQ
QR
QS
QT
QU
QV
QW
QX
QY
QZ
RA
RB
RC
RD
RE
RF
RG
RH
RI
RJ
RK
RL
RM
RN
RO
RP
RQ
RR
RS
RT
RU
RV
RW
RX
RY
RZ
SA
SB
SC
SD
SE
SF
SG
SH
SI
SJ
SK
SL
SM
SN
SO
SP
SQ
SR
SS
ST
SU
SV
SW
SX
SY
SZ
TA
TB
TC
TD
TE
TF
TG
TH
TI
TJ
TK
TL
TM
TN
TO
TP
TQ
TR
TS
TT
TU
TV
TW
TX
TY
TZ
UA
UB
UC
UD
UE
UF
UG
UH
UI
UJ
UK
UL
UM
UN
UO
UP
UQ
UR
US
UT
UU
UV
UW
UX
UY
UZ
VA
VB
VC
VD
VE
VF
VG
VH
VI
VJ
VK
VL
VM
VN
VO
VP
VQ
VR
VS
VT
VU
VV
VW
VX
VY
VZ
WA
WB
WC
WD
WE
WF
WG
WH
WI
WJ
WK
WL
WM
WN
WO
WP
WQ
WR
WS
WT
WU
WV
WW
WX
WY
WZ
XA
XB
XC
XD
XE
XF
XG
XH
XI
XJ
XK
XL
XM
XN
XO
XP
XQ
XR
XS
XT
XU
XV
XW
XX
XY
XZ
YA
YB
YC
YD
YE
YF
YG
YH
YI
YJ
YK
YL
YM
YN
YO
YP
YQ
YR
YS
YT
YU
YV
YW
YX
YY
YZ
ZA
ZB
ZC
ZD
ZE
ZF
ZG
ZH
ZI
ZJ
ZK
ZL
ZM
ZN
ZO
ZP
ZQ
ZR
ZS
ZT
ZU
ZV
ZW
ZX
ZY
ZZ

13671 SEVEN HILLS RD
11-126-001-11

Label
Casting Number
A
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
AB
AC
AD
AE
AF
AG
AH
AI
AJ
AK
AL
AM
AN
AO
AP
AQ
AR
AS
AT
AU
AV
AW
AX
AY
AZ
BA
BB
BC
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
BQ
BR
BS
BT
BU
BV
BW
BX
BY
BZ
CA
CB
CC
CD
CE
CF
CG
CH
CI
CJ
CK
CL
CM
CN
CO
CP
CQ
CR
CS
CT
CU
CV
CW
CX
CY
CZ
DA
DB
DC
DD
DE
DF
DG
DH
DI
DJ
DK
DL
DM
DN
DO
DP
DQ
DR
DS
DT
DU
DV
DW
DX
DY
DZ
EA
EB
EC
ED
EE
EF
EG
EH
EI
EJ
EK
EL
EM
EN
EO
EP
EQ
ER
ES
ET
EU
EV
EW
EX
EY
EZ
FA
FB
FC
FD
FE
FF
FG
FH
FI
FJ
FK
FL
FM
FN
FO
FP
FQ
FR
FS
FT
FU
FV
FW
FX
FY
FZ
GA
GB
GC
GD
GE
GF
GG
GH
GI
GJ
GK
GL
GM
GN
GO
GP
GQ
GR
GS
GT
GU
GV
GW
GX
GY
GZ
HA
HB
HC
HD
HE
HF
HG
HH
HI
HJ
HK
HL
HM
HN
HO
HP
HQ
HR
HS
HT
HU
HV
HW
HX
HY
HZ
IA
IB
IC
ID
IE
IF
IG
IH
II
IJ
IK
IL
IM
IN
IO
IP
IQ
IR
IS
IT
IU
IV
IW
IX
IY
IZ
JA
JB
JC
JD
JE
JF
JG
JH
JI
JJ
JK
JL
JM
JN
JO
JP
JQ
JR
JS
JT
JU
JV
JW
JX
JY
JZ
KA
KB
KC
KD
KE
KF
KG
KH
KI
KJ
KK
KL
KM
KN
KO
KP
KQ
KR
KS
KT
KU
KV
KW
KX
KY
KZ
LA
LB
LC
LD
LE
LF
LG
LH
LI
LJ
LK
LL
LM
LN
LO
LP
LQ
LR
LS
LT
LU
LV
LW
LX
LY
LZ
MA
MB
MC
MD
ME
MF
MG
MH
MI
MJ
MK
ML
MM
MN
MO
MP
MQ
MR
MS
MT
MU
MV
MW
MX
MY
MZ
NA
NB
NC
ND
NE
NF
NG
NH
NI
NJ
NK
NL
NM
NN
NO
NP
NQ
NR
NS
NT
NU
NV
NW
NX
NY
NZ
OA
OB
OC
OD
OE
OF
OG
OH
OI
OJ
OK
OL
OM
ON
OO
OP
OQ
OR
OS
OT
OU
OV
OW
OX
OY
OZ
PA
PB
PC
PD
PE
PF
PG
PH
PI
PJ
PK
PL
PM
PN
PO
PP
PQ
PR
PS
PT
PU
PV
PW
PX
PY
PZ
QA
QB
QC
QD
QE
QF
QG
QH
QI
QJ
QK
QL
QM
QN
QO
QP
QQ
QR
QS
QT
QU
QV
QW
QX
QY
QZ
RA
RB
RC
RD
RE
RF
RG
RH
RI
RJ
RK
RL
RM
RN
RO
RP
RQ
RR
RS
RT
RU
RV
RW
RX
RY
RZ
SA
SB
SC
SD
SE
SF
SG
SH
SI
SJ
SK
SL
SM
SN
SO
SP
SQ
SR
SS
ST
SU
SV
SW
SX
SY
SZ
TA
TB
TC
TD
TE
TF
TG
TH
TI
TJ
TK
TL
TM
TN
TO
TP
TQ
TR
TS
TT
TU
TV
TW
TX
TY
TZ
UA
UB
UC
UD
UE
UF
UG
UH
UI
UJ
UK
UL
UM
UN
UO
UP
UQ
UR
US
UT
UU
UV
UW
UX
UY
UZ
VA
VB
VC
VD
VE
VF
VG
VH
VI
VJ
VK
VL
VM
VN
VO
VP
VQ
VR
VS
VT
VU
VV
VW
VX
VY
VZ
WA
WB
WC
WD
WE
WF
WG
WH
WI
WJ
WK
WL
WM
WN
WO
WP
WQ
WR
WS
WT
WU
WV
WW
WX
WY
WZ
XA
XB
XC
XD
XE
XF
XG
XH
XI
XJ
XK
XL
XM
XN
XO
XP
XQ
XR
XS
XT
XU
XV
XW
XX
XY
XZ
YA
YB
YC
YD
YE
YF
YG
YH
YI
YJ
YK
YL
YM
YN
YO
YP
YQ
YR
YS
YT
YU
YV
YW
YX
YY
YZ
ZA
ZB
ZC
ZD
ZE
ZF
ZG
ZH
ZI
ZJ
ZK
ZL
ZM
ZN
ZO
ZP
ZQ
ZR
ZS
ZT
ZU
ZV
ZW
ZX
ZY
ZZ

11-126-003-02

2873 DENNIS DIVE RD
11-126-003-01

11-126-003-03

13773 SEVEN HILLS RD
11-126-002-30

13765 SEVEN HILLS RD
11-126-002-00

Outdoor space lighting

E26 String Light Bulb LED outdoor with downward shield



Honeywell LED Indoor/Outdoor String Light

The indoor / outdoor LED lighting strand is heavy duty and weatherproof to protect your outdoor lights from damage caused by extreme temperatures and weather conditions.

You can get creative to make your own indoor space warm and cozy with these beautiful string lights.

Perfect for Backyards, Gazebos, Gardens, Pergolas, Decks, City Rooftops, Weddings, BBQ, Dinner Parties, Birthday Parties, Gatherings, etc.

Specification:

- Total Length: 24 feet
- Bulb Spacing: 2.92 feet
- Bulb Quantity: 8 E26 LED plastic bulbs
- Lumens: 30 lumens per bulb, 240 lumens total per string
- Power Consumption: 0.5 watts per bulb, 4 watts per string
- Input Voltage: 120V
- LED: 1 pc filament warm white LED, 2700K
- Connectable: Connect up to 70 strands



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

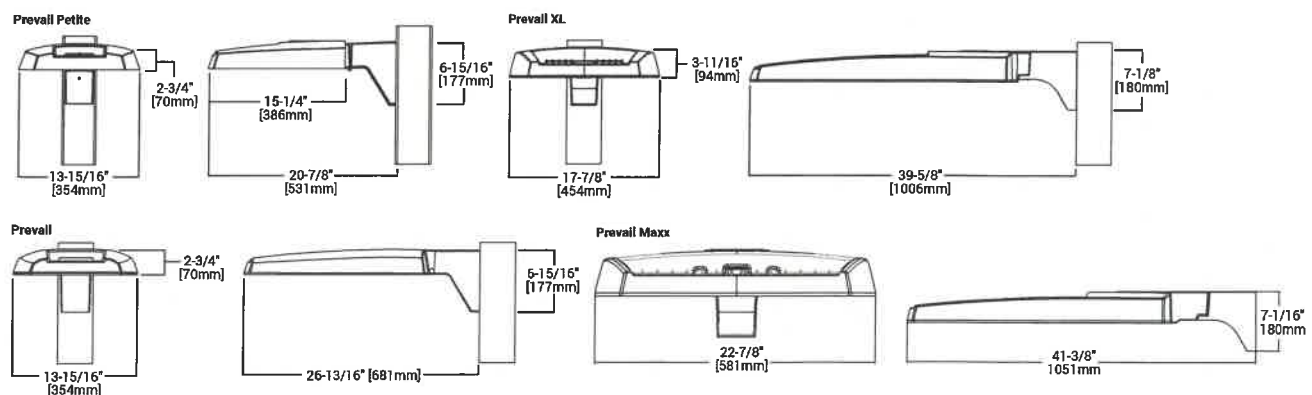
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinX

Dimensional Details



NOTES:
 1. Visit <https://www.designlighting.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Compliant ³ TAA-PRV-P=Prevail Petite TAA Compliant ³	C10=(1 LED) 4,900 Nominal Lumens C15=(1 LED) 6,900 Nominal Lumens C20=(1 LED) 9,800 Nominal Lumens C25=(1 LED) 11,800 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) H=High Voltage, 347-480V 8=347V 9=480V ⁵ DV=DuraVolt (277-480V) ^{5,6}	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=QM Standard Versatile Arm MA=QM Mast Arm FMA= Fixed Mast Arm ²⁸ WM=QM Wall Mount Arm ADJA=WM=Adjustable Arm-Wall Mount ³⁰ ADJA=Adjustable Arm-Pole Mount ³⁰ ADJS=Adjustable Arm-Slipfitter, 3" vertical tenon ³⁰ SP2=Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ³⁰	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV=Prevail BAA-PRV=Prevail BAA Compliant ³ TAA-PRV=Prevail TAA Compliant ³	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens					
PRV-XL=Prevail XL BAA-PRV-XL=Prevail XL BAA Compliant ³ TAA-PRV-XL=Prevail XL TAA Compliant ³	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					
PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Compliant ³ TAA-PRV-M=Prevail Maxx TAA Compliant ³	C200=(9 LED) 48,000 Nominal Lumens C225=(9 LED) 56,000 Nominal Lumens C250=(9 LED) 65,000 Nominal Lumens C275=(9 LED) 73,000 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}			
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ CC=Coastal Construction finish ²¹ HSS=House Side Shield ⁸ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10KV/10KA UL 1449 Fused Surge Protective Device 20MSP=20KV MOV Surge Protective Device 20K=20KV UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature ⁹ PR=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13,22,23} MS/DIM-L26=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,22,23} MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Height ^{12,23} SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14,22,23} SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14,22} SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14} ZW=WaveLink-enabled 4-PIN Twistlock Receptacle ¹² ZD= DALI-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX=WaveLink Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,22,23} ZW-SWPD5XX=WaveLink Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,22,23} ZD-SWPD4XX= WaveLink Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,22,23} ZD-SWPD5XX=WaveLink Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,22,23} (See Table Below)=LumenSafe Integrated Network Security Camera ^{15,19}			PRVSA-XX=Standard Arm Mounting Kit ²² PRVMA-XX=Mast Arm Mounting Kit ²² PRVWM-XX=Wall Mount Kit ²² PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX=Standard Arm Mounting Kit ²³ PRVXLMA-XX=Mast Arm Mounting Kit ²³ PRVXLWM-XX=Wall Mount Kit ²³ PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit ²³ PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit ²³ PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²³ PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit ²³ PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit ²³ PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²³ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238=Tenon Adapter from 2-3/8" to 3" PRV/COB-FDV=Full Drop Visor ²³ PRVXL/COB-FDV=Full Drop Visor ²³ HS/VERD=House Side Shield Kit ²⁴ VGS-F/B= Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SIDE=Vertical Glare Shield Kit, Side ²⁴ OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A=WaveLink Outdoor Control Module (7-PIN) ²⁷ SWPD4-XX=WaveLink Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,25} SWPD5-XX=WaveLink Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,25}			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.designlights.org website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLink system and software and requires system components to be installed for operation. See website for more WaveLink application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages. 28. Only for use with PRV-M configurations. 29. Only for use with PRV-XL configurations. 30. Adjustable Arms QM for PRV-P, PRV, PRV-XL; Fixed for PRV-M. 31. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

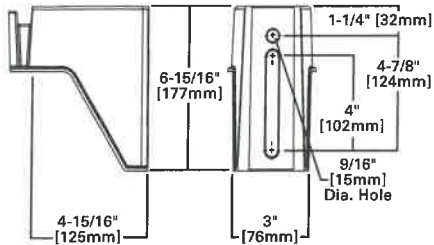
Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

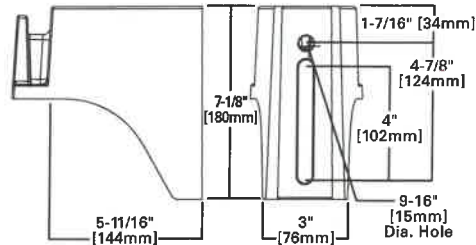
Product Family ¹	Light Engine	Voltage	Distribution
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V ²	T3=Type III T4=Type IV
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

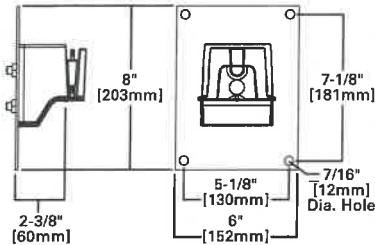
SA=QM Pole Mount Arm (PRV & PRV-P)



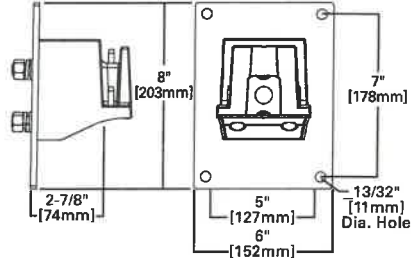
SA=QM Pole Mount Arm (PRV-XL)



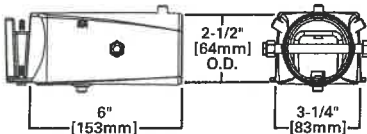
WM=QM Wall Mount Arm (PRV & PRV-P)



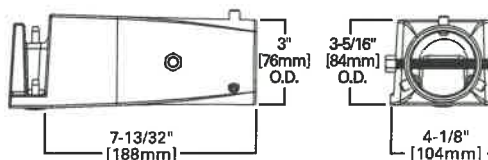
WM=QM Wall Mount Arm (PRV-XL)



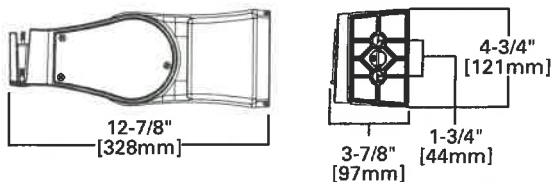
MA=QM Mast Arm (PRV & PRV-P)



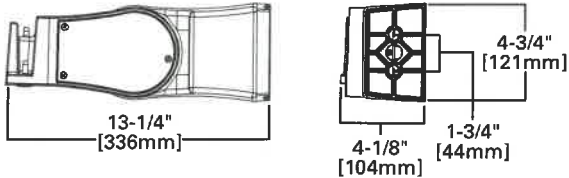
MA=QM Mast Arm (PRV-XL)



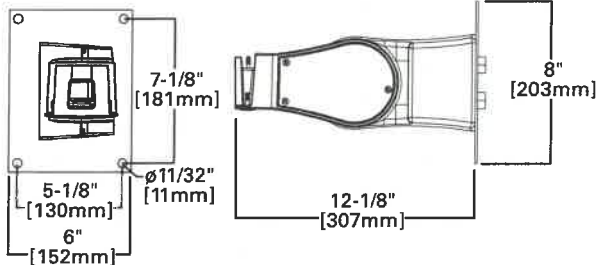
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



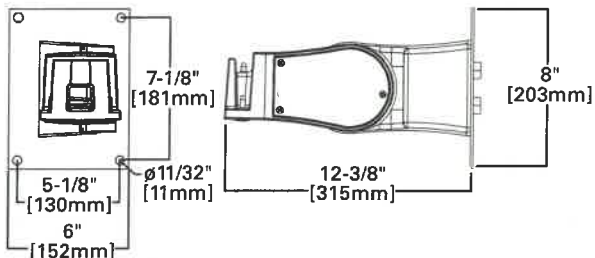
ADJA=Adjustable Arm Pole Mount (PRV-XL)



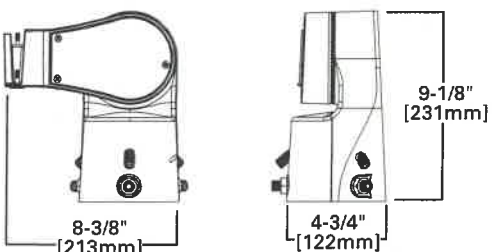
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



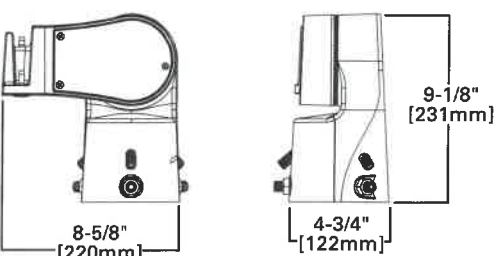
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

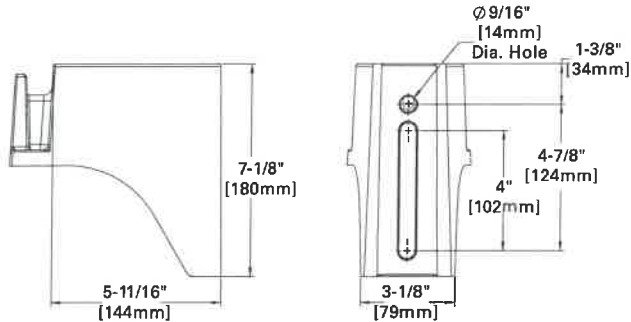


ADJS=Adjustable Slipfitter 3 (PRV-XL)

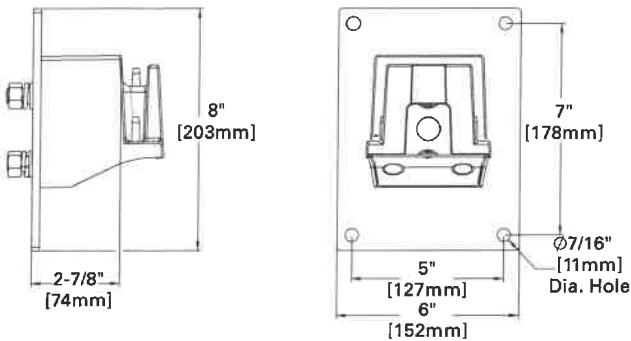


Mounting Details

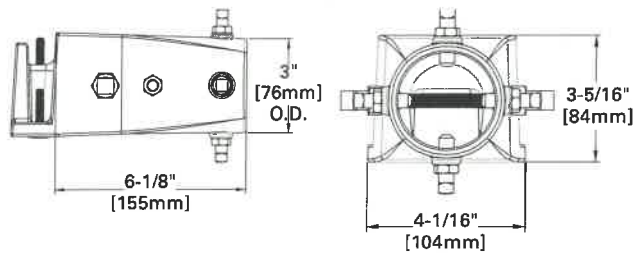
SA=QM Pole Mount Arm (PRV-M)



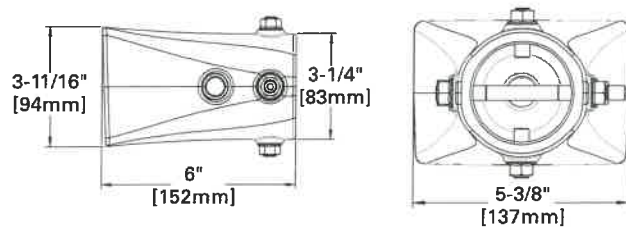
WM=QM Wall Mount Arm (PRV-M)



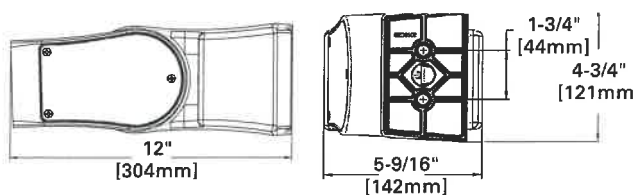
MA=QM Mast Arm (PRV-M)



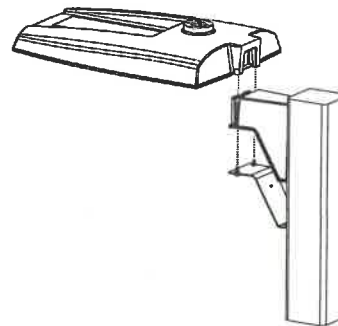
FMA=Fixed Mast Arm (PRV-M)



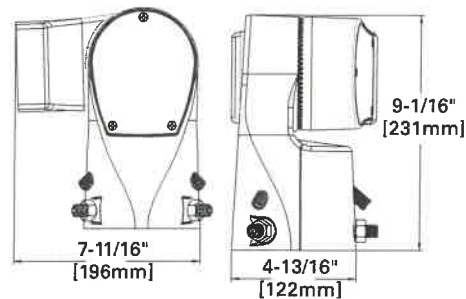
DM=Direct Pole Mount Arm (PRV-M)



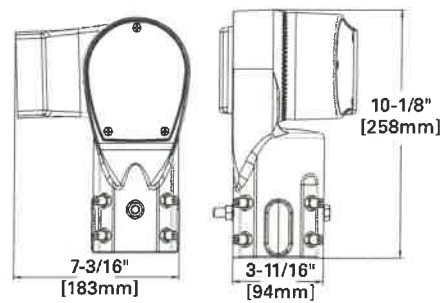
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)





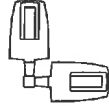
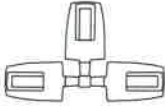
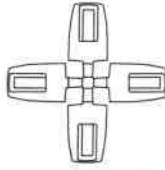
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

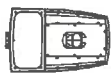
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

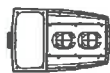
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



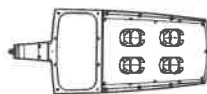
PRV-C15
(7,100 Nominal Lumens)



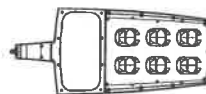
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



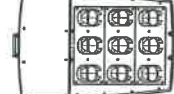
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



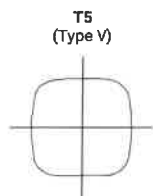
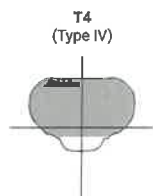
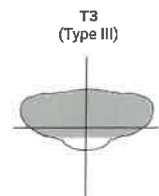
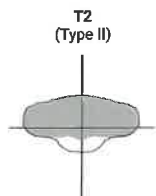
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

[View PRV-P IES files](#)
[View PRV IES files](#)
[View PRV-XL IES files](#)

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

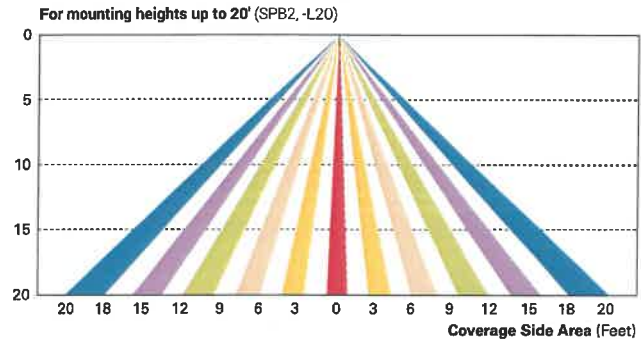
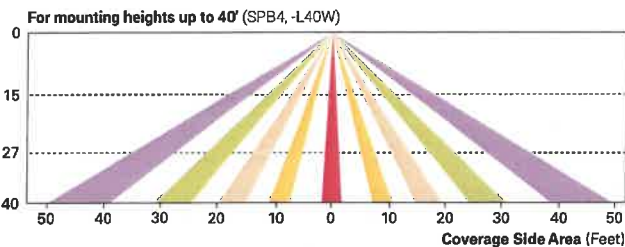
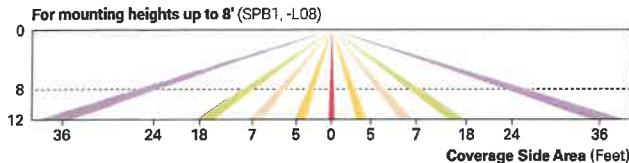
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PER27) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR and PER7 receptacles.

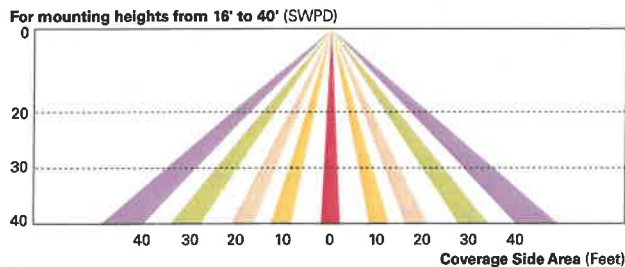
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

12074BK

ONE LIGHT WALL MOUNT
in Black by Hinkley from the Forge collection
Factory Stock: 273



Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial chic flair. Forge is available in a Black and Antique Brushed Aluminum finish resistant to rust and corrosion with a 5-year warranty.

Width: 16.00"
Height: 17.50"
Length: 32.50"
Weight: 4.50 lb
Bulbs: 1 x 100.00W E26 Medium
SKU #: 5552570
Collection: Forge

[View Sizing Guide](#)

Measurements		Bulbs		Additional Info	
Canopy:	6``X6``	Bulb Base:	Medium	Country Of Origin:	CHINA
Height:	17.5	Bulb Type:	E26	Manufacturer Finish:	Black
Weight:	4.5	Maximum Wattage:	100	Material:	Composite
Width Diameter:	16	Number Of Bulbs:	1	Safety Listing:	C-US
		Voltage:	120	Safety Rating:	Wet
				SKU:	5552570
				UPC:	640665120738



A-Shape LED

16A19/PER/927-22/P/E26/WG 6/1FB T20

Philips A-Shape Dimmable LED Lamps are the smart LED Alternative to standard incandescent. The unique lamp design provides omni-directional light with excellent dimming performance.

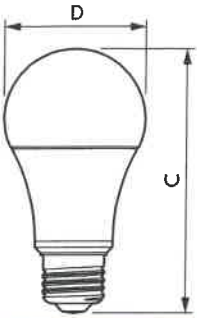
Product data

General Information		Warm Up Time to 60% Light (Nom)	
Base	E26 [Single Contact Medium Screw]	Power Factor (Nom)	0.7
EU RoHS compliant	Yes	Voltage (Nom)	120 V
Nominal Lifetime (Nom)	15000 h	Temperature	
Switching Cycle	50000X	T-Case Maximum (Nom)	90 °C
Technical Type	16-100W	Controls and Dimming	
Light Technical		Dimmable	Yes
Color Code	922-927 [CCT of 2200K-2700K]	Mechanical and Housing	
Beam Angle (Nom)	250 °	Bulb Finish	Frosted
Initial lumen (Nom)	1600 lm	Bulb Shape	A19 (A19)
Color Designation	Warm Glow(WG)	Approval and Application	
Correlated Color Temperature (Nom)	2200 2700 K	Energy Efficiency Label (EEL)	Not applicable
Luminous Efficacy (rated) (Nom)	100.00 lm/W	Energy Consumption kWh/1000 h	- kWh
Color Consistency	<4	Product Data	
Color Rendering Index (Nom)	90	Order product name	16A19/PER/927-22/P/E26/WG 6/1FB T20
LLMF At End Of Nominal Lifetime (Nom)	70 %	EAN/UPC - Product	046677561024
Operating and Electrical		Order code	561027
Input Frequency	60 Hz	Numerator - Quantity Per Pack	1
Power (Rated) (Nom)	16 W	Numerator - Packs per outer box	6
Lamp Current (Nom)	135 mA		
Wattage Equivalent	100 W		
Starting Time (Nom)	0.5 s		

A-Shape LED

Material Nr. (12NC)	929002285504
Net Weight (Piece)	0.060 kg

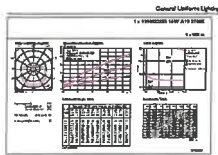
Dimensional drawing



A19 120V 16-100W 1600lm 2700K E26 D

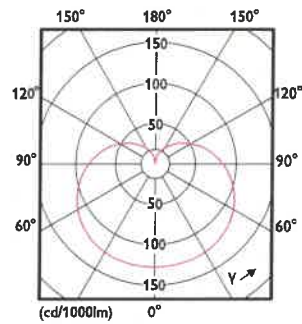
Product	D	C
16A19/PER/927-22/P/E26/WG 6/1FB T20	60 mm	112 mm

Photometric data

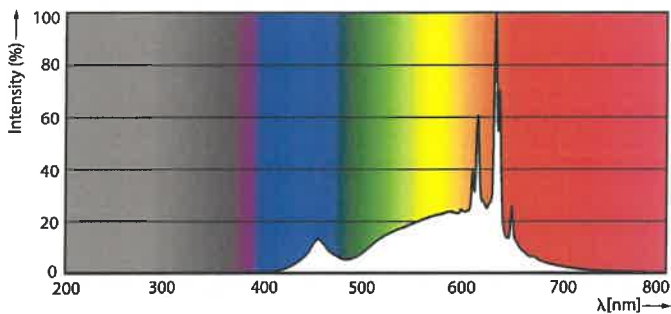


Estimated Page Count: 45 Project Lighting & E.C. Page 64

LEDbulb 16W A19 E26 922 927 FR



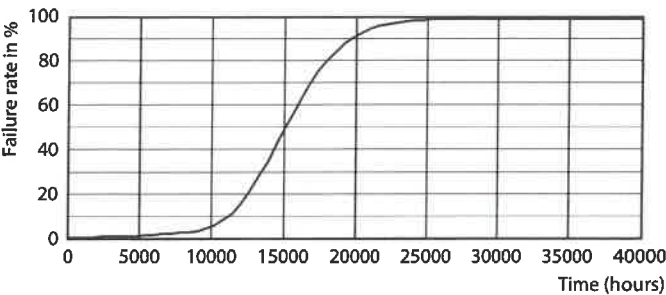
LEDbulb A19 16W E26 1600lm 950 FR



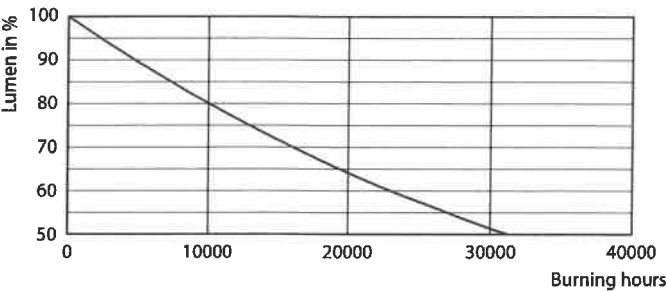
LEDbulb 16W A19 E26 922 927 FR

A-Shape LED

Lifetime



15K LED



15K LMP





SPS-0709 REV A

BARN LIGHT BASICS THE ORIGINAL™ LIGHT SERIES

JOB NAME: _____

FIXTURE TYPE: _____



BLE -

A**B****C****D****E**

Order Example: BLE - G - WHS12 - 300 - G11 - NA

A - MOUNTING STYLE

C Cord Hung
G Gooseneck
S Stem Mount

B - SHADE SIZE*THE ORIGINAL™:*

WHS12 12" Shade
WHS16 16" Shade

C - SHADE FINISH**POWDER COAT FINISHES¹:**

100 Black
200 White
300 Dark Green
605 Rust

D - MOUNTING

Please Note: Cord Canopy, Gooseneck and Stem Mount finish will match finish selected in Section-C

D - MOUNTING (CONTINUED)**CSA LISTED CORD OPTIONS:**

SBK Standard Black
SWH Standard White

GOOSENECK OPTIONS:

G1
G11
G22

D - MOUNTING (CONTINUED)**STEM MOUNT OPTIONS:**

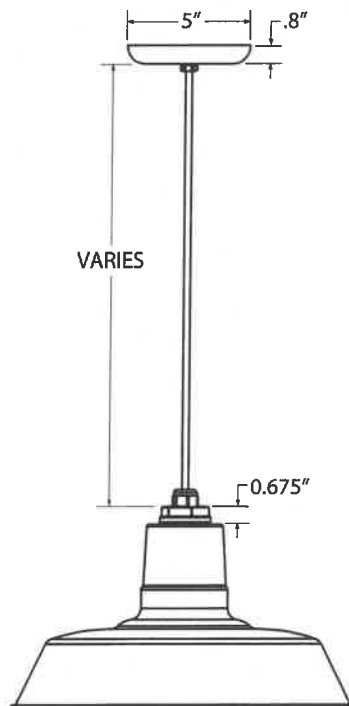
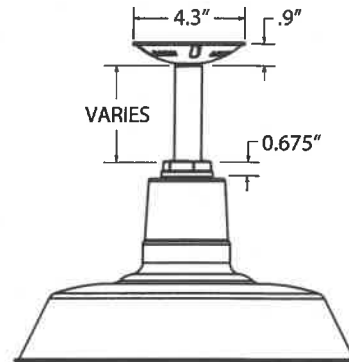
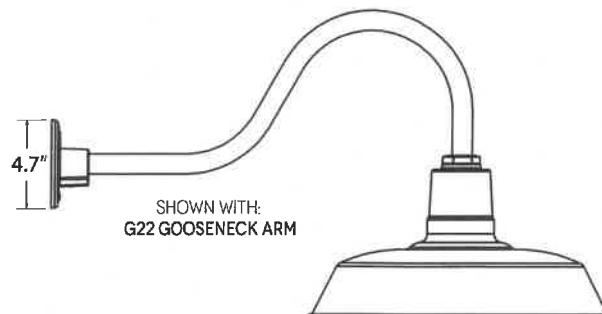
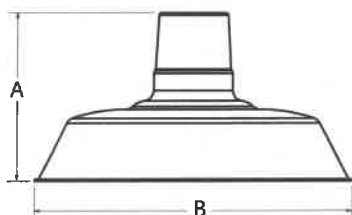
ST512 .5" Stem Mount, 12"
ST518 .5" Stem Mount, 18"

E - CANOPY OPTION²

Please Note: Canopy finish will match finish selected in Section-C

NA Not Applicable
SC Standard Canopy
HSC Hang Straight Canopy

IMPORTANT: (1) All Powder Coat finished shades feature a white interior (2) Only applicable if Stem Mounting style selected in Section A

MOUNTING STYLE**CORD HUNG PENDANT (C)****STEM MOUNT PENDANT (S)****GOOSENECK (G)****LUMINAIRE DIMENSIONS**

SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS16	7.75"	16"

SPECIFICATIONS**CERTIFICATIONS, LISTINGS & WARRANTY****MADE IN THE USA**

Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

Includes All Gooseneck and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS

Includes All Cord Hung Mounting Styles

LIMITED WARRANTY

For Additional Information on Our Limited Warranty, Please See
Our Terms & Conditions

LIGHT SOURCE**INCANDESCENT**

Medium Base E26 Socket, 120 VAC, 200W Max

CONSTRUCTION & FINISH**POWDER COAT SHADE**

Hand-Spun from High Purity 3003-O Temper Aluminum

POWDER COAT FINISHES

Polyester Powder Coat Finishes Are Electro-Statically Applied and
Thermocured

GOOSENECK

1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
6063 Aluminum

STEM

1/2" Nominal (0.84" Actual) Sch 40, 6063 Aluminum

CORD

Includes 7' of Standard Cord, +/- for Socket Orientation

Bowery 3-Tier LED Chandelier
By Fredrick Ramond



Call Us (877) 445-4486

Bowery 3-Tier LED Chandelier
By Fredrick Ramond

Product Options

Shade Color: Black

Details

- Includes 120" lead wire
- Round ceiling canopy
- Material: Steel
- Number of Tiers: 3
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Title 24 compliant
- Sloped ceiling adaptable (0-45)
- Comes with One 6.00 in., Two 12.00 in. stem/downrod
- UL Listed
- Warranty: Limited 5 Year
- Made In China



Dimensions

Canopy: Diameter 5.5"
Fixture: Height 11", Diameter 50", Weight 8.5Lbs
Maximum Hanging: Length Adjustable To 41.75"

Notes:

Lighting

Lamp Type	LED Built-in
Total Lumens	2100
Total Watts	36.00
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	40,000
CRI	96
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Prepared by:

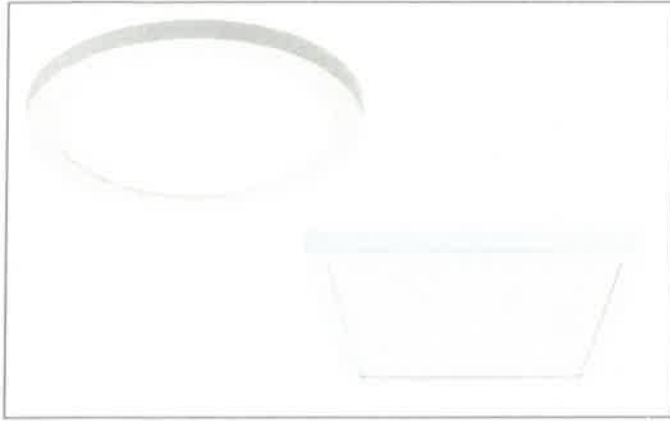
Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/bowery-3-tier-led-chandelier-by-fredrick-ramond-FDR1757440.html>
Rating: UL Listed

ITEM#: FDR1757440

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

SMD12 Series

12" Round & Square
Surface Mount Downlight
SMD12R & SMD12S

Typical Applications
Residential

Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 2](#)
- Energy Data [page 3](#)
- Photometric Data [page 4](#)
- Product Warranty
- Dimming Guide

Top Product Features

- Ultra-low profile surface luminaire with wide distribution
- Ceiling or wall mounting in compatible junction boxes
- 2000 lumen; Field Selectable 2700K, 3000K, 3500K, 4000K, or 5000K CCT ; 90CRI
- Universal Voltage 120V – 277V options
- Dimmable with 0-10V DC low voltage dimmers only

Product Certification

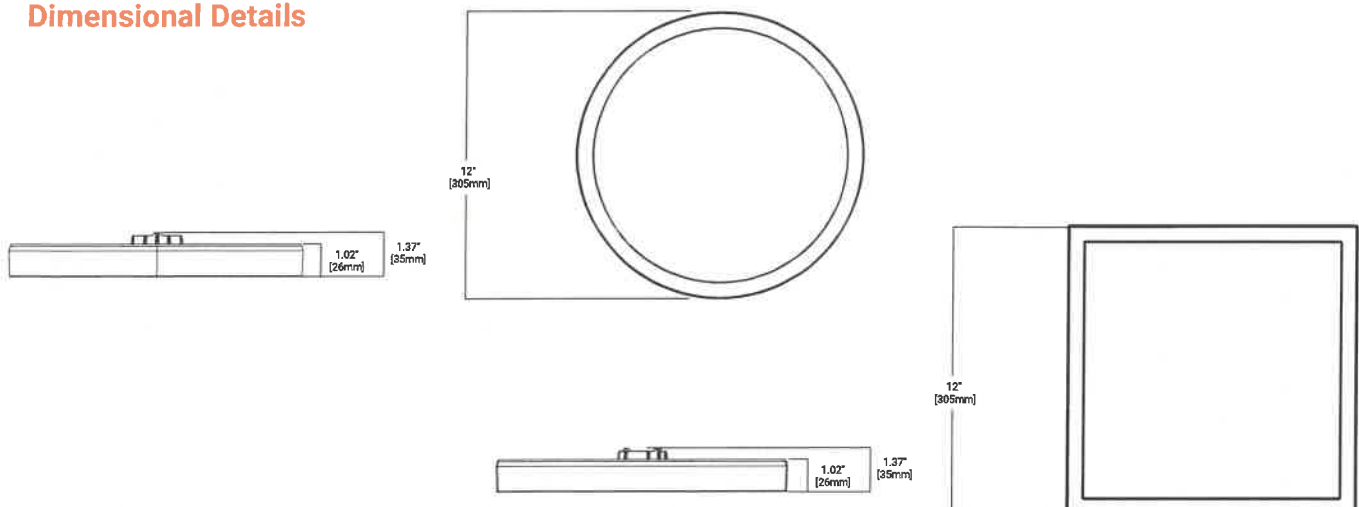


Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JAS.

Product Features



Dimensional Details



Ordering Information

SAMPLE NUMBER: SMD12R209SWHE = 12" Round Surface Mount Downlight, 90CRI, 3000K

Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.

Models	Lumens	CRI/CCT	Finish	Voltage
SMD12R = 12" Round Surface Mount Downlight SMD12S = 12" Square Surface Mount Downlight	20 = 2000 lumen series	9S = 90 CRI, field selectable 2700K, 3000K, 3500K, 4000K or 5000K CCT	WH = Matte White	E = UNV Universal 120-277V

Accessories

Accessories
SMD12RTRMSN = 12" Round SMD Satin Nickel SMD12RTRMTBZ = 12" Round SMD Tuscan Bronze SMD12RTRMWH = 12" Round SMD White (paintable) SMD12STRMSN = 12" Square SMD Satin Nickel SMD12STRMTBZ = 12" Square SMD Tuscan Bronze SMD12STRMWH = 12" Square SMD White (paintable)



SMD12RTRMWH
round, white (paintable)



SMD12RTRMSN
round, satin nickel



SMD12RTRMTBZ
round, tuscan bronze



SMD12STRMWH
round, white (paintable)



SMD12STRMSN
round, satin nickel



SMD12STRMTBZ
round, tuscan bronze

Product Specifications

Housing

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

Gaskets

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

Optics

- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED

- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

Driver

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD 12" is universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

Mounting/Retention

- Adjustable spider plate allows for quick installation into junction boxes.

Electrical Junction Box Mounting

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
- **Note:** SMD12 is only compatible with junction boxes that provide minimum depth of 2-1/8".
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building coded

Designer Skins (sold separately)

- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
 - Matte White (Paintable)
 - Satin Nickel
 - Tuscan Bronze

Compliance

- cULus Certified in US and Canada.
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings

Warranty

- Five-year limited warranty

Junction Box Compatibility

***Note:** SMD12 configuration is only compatible with junction boxes that provide a minimum depth of 2-1/8". Junction boxes meeting these requirements listed below.



4" octagon light fixture/fan steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" square deep steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP316
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP317
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" round new work non-metallic light fixture/fan box
4" diameter x 2-3/16"
(102mm x 56mm)



3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)



3-1/2" round old work non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)



4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16"
(102mm x 56mm)

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the mounting bracket in the box.

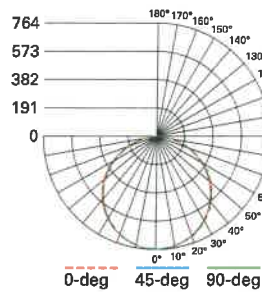
Energy Data

SMD12R

	Round	
Lumens (5000K models)	2395 lumens	
Input Power	26.32 W	
Input Current	222.8 mA @ 120V	108 mA @ 277V
Efficiency	90 lm/W	
THD	< 20%	
Input Voltage	120V-277V	
Frequency	50/60 Hz	
CRI	93 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

Photometric Data

[View IES files](#)



SMD12R09SWHE - 3000K
 Spacing criterion: (0-180) 1.27
 (90-270) 1.27
 (Diagonal) 1.39
 Beam Angle: 114°
 Lumens: 2242
 Input Watts: 26.2 W
 Efficacy: 85.6 LPW
 UGR: 20
 Test Report:
 SMD12R09SWHE 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	595	26.5
0-40	978	43.6
0-60	1743	77.7
0-90	2236	99.8

TM-30-15	Rf = 92
	Rg = 99
CRI/CIE	Ra = 95
	R9 = 68

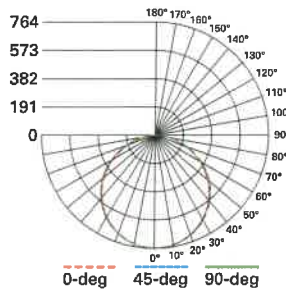
CCT - Range of 2700K- 5000K

114°

SMD12R09SWHE*					
Nominal Lumens	CCT	Watts	lumens	LPW	CRI
2000LM	2700K	26.5	2179	82.2	92
	3000K	26.5	2232	84.2	94
	3500K	26.5	2286	86.3	95
	4000K	26.6	2329	87.6	95
	5000K	26.6	2395	90.0	93

SMD12R09SWHE - 3000K

PRODUCT SPECIFICATIONS	
Lumens	2232
Watts	26.5
Lumens Per Watt (Efficacy)	84.2
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	



SMD12S09SWHE - 3000K
 Spacing criterion: (0-180) 1.27
 (90-270) 1.27
 (Diagonal) 1.39
 Beam Angle: 114°
 Lumens: 2242
 Input Watts: 26.2 W
 Efficacy: 85.6 LPW
 UGR: 20
 Test Report:
 SMD12S09SWHE 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	595	26.5
0-40	978	43.6
0-60	1743	77.7
0-90	2236	99.8

TM-30-15	Rf = 92
	Rg = 99
CRI/CIE	Ra = 95
	R9 = 68

CCT - Range of 2700K- 5000K

114°

SMD12S09SWHE*					
Nominal Lumens	CCT	Watts	lumens	LPW	CRI
2000LM	2700K	26.5	2132	80.5	93
	3000K	26.5	2166	81.7	94
	3500K	26.5	2206	83.2	95
	4000K	26.5	2237	84.4	95
	5000K	26.6	2277	85.6	93

SMD12S09SWHE - 3000K

PRODUCT SPECIFICATIONS	
Lumens	2166
Watts	26.5
Lumens Per Watt (Efficacy)	81.7
Color Accuracy (CRI)	94
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	

Exhibit 2



04/10/2022 - 04/12/2022

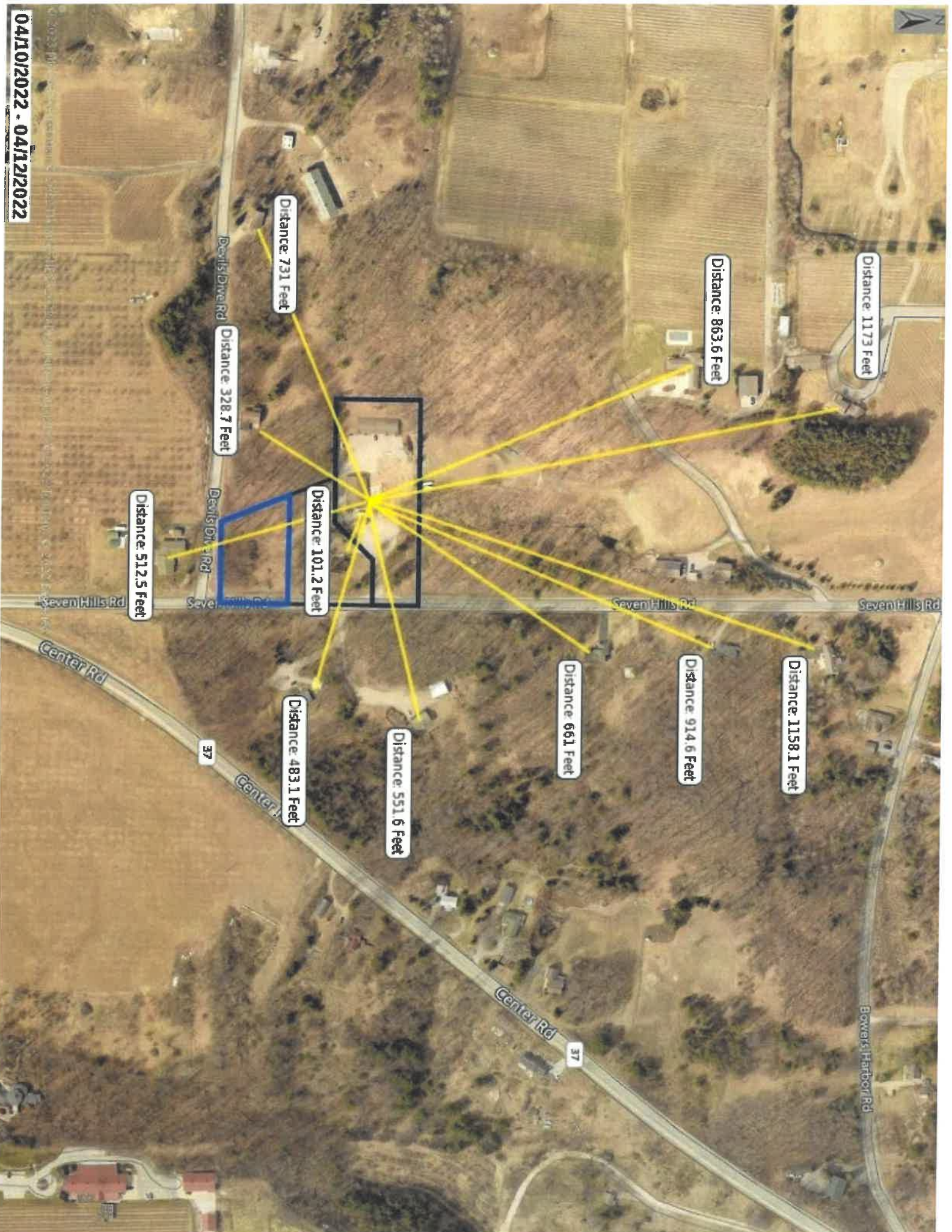


Exhibit 3

Peninsula Township Planning

From: Fred <fire@peninsulatownship.com>
Sent: Thursday, February 16, 2023 10:43 AM
To: 'Peninsula Township Planning'
Subject: RE: Seven Hills Development Revised Site Plan

Jen,
I am fine with the pavers being used as long as they will support the weight of the fire trucks which is approx.. 50,000 lbs., are secured so not to push out when vehicle turning and are flush with existing asphalt. I do not have any other concerns with the occupancy increase. Any questions, let me know. Thanks.

From: Peninsula Township Planning <planner@peninsulatownship.com>
Sent: Thursday, February 16, 2023 9:34 AM
To: Fred Gilstorff <fire@peninsulatownship.com>
Cc: Jennifer Hodges <jennifer@gfa.tc>
Subject: Seven Hills Development Revised Site Plan

Fred, hope you are well. We received a revised site plan (Sheet 3.0) for the Seven Hills Development. They have dimensioned all drive aisles to demonstrate that they are meeting the minimum requirement of 20-feet. In order to meet the 20-feet in a few locations they have added pervious pavers.

Do the pervious pavers meet fire code requirements for weight, etc?

Do you need additional information to confirm this?

Do you have any other comments or concerns with the proposed amendment to expand capacity from 32 to 70 and allow outdoor uses?

I am working on the Findings of Fact and Conditions to move this forward with the Planning Commission.

I appreciate your time and input.

Jenn Cram
Peninsula Township Director of Planning
13235 Center Road
Traverse City MI 49686
phone - 231-223-7314
fax - 231-223-7117
[*planner@peninsulatownship.com*](mailto:planner@peninsulatownship.com)

Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.



Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com



PRELIMINARY SITE PLAN REVIEW

Permit Number: 2021-002

Date: February 10, 2021

Site: Seven Hills Renovation Project

Location: 13795 Seven Hills

Township: Peninsula

Use Group: Business

Construction Type: Ordinary

Applicable Codes: International Fire Code (2015)

Reviewer: Fred Gilstorff -Fire Chief

This preliminary review is based on preliminary plans submitted for review and does not reflect any changes made without submittal of update information. Final approval is based on submitted sealed plans. Compliance with all applicable codes and standards is the responsibility of the applicant, and items not listed within the review do not negate any requirements of the code or it's referenced standards. Please notify the fire department within 48 hours in advance for request of inspections. This plan review is based on current Peninsula Township Fire Ordinance and the International Fire Code (2015).

SITE ACCESS:

Fire access roads shall be designed to support the imposed load of a fire apparatus weighing 75,000 lb. gross vehicle weight. (503.2.3)

Access roads shall have a minimum of 13 feet 6 Inches of vertical clearance and 20 feet unobstructed width. (503.2.1) Additional road width of (26 feet) may be required for buildings that require aerial apparatus access. Required access roads should not travel through parking stalls, stacking lanes, loading areas or other designated use areas.

Fire access roads shall be constructed of an all-weather driving surface such as asphalt, concrete, chip-seal (oil matting) or similar surface along an approved route around the exterior of all buildings. Grass pavers may be permitted for secondary access roads no longer than 200 feet in



Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com



length with a low 6-inch concrete curb provided along the edges to outline and identify the driving area along with fire lane signage. (503.2.3)

All portions of the building's exterior walls shall be within 150 feet of the fire access road. (503.1.1) Access roads may be extended to 200 feet for buildings equipped with an approved automatic sprinkler system installed. When fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection may be approved.

Turnarounds shall be provided for any dead-end road in excess of 150 feet in length. (503.2.5) Dead-end roads in excess of 150 feet resulting from a phased project are required to be provided with temporary approved turnarounds.

Additional access road(s) may be required by the fire official based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate condition or other factors that could limit access. (503.1.2) Commercial buildings may require additional access depending on design.

Fire apparatus access road(s) maximum grade shall not exceed 9 percent unless otherwise approved by township ordinance office. See township ordinance for direction.

The turning radius for the emergency apparatus road(s) shall be in accordance with Peninsula Township Fire Department Turning radius for all apparatus. Overlays of the template shall be shown on the plans with turning in both directions. (503.2.4) Final approval for all turning radii shall be field verified by the fire department prior to construction of street. Currently, the longest length Peninsula Twp. apparatus is approx. 33 feet with a turning radius of 78 feet.

The angles of approach and departure for fire apparatus access shall be within the limits established by the fire code official based on the fire department apparatus. (503.2.8)

A plan for fire access during construction shall be provided. (501.4)

Details for No Parking Fire Lane signage including road striping (cross-hatching) area shall be indicated on the plans. (503.3)

Building review

Sealed plans for all building renovations and construction will be submitted to the fire department for review prior to any construction or renovation. All applicable IFC codes for Use Group will be followed. Limited building planned renovation and demolition were presented in



Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com



initial drawings. Before construction is approved, sealed plans will need to be submitted to the fire department for review.

Building will be required to have a KNOX BOX placed on the building for fire department use that will have keys to every space in the building.

Building may have to be fire sprinklered, county code office to make determination.

Need more information on what will be stored in the storage areas as the area will have to meet all IFC codes as it pertains to material stored.

All business areas will need to have a calculated occupancy load and be posted.

Submitted sealed plans will show a fire safety plan that meets current IFC code.

A safety plan during construction and demolition will be provided according to IFC Chapter 33.

UTILITY EQUIPMENT & IDENTIFICATION:

1. Utility Identification

All gas shut offs, electric meters, service switches and other utility equipment shall be clearly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained. IFC 509.2 Protection for above ground gas meters must comply with IFC 603.9.

2. Upon completion of all construction the fire department will inspect the building for approval for a Certificate of Occupancy. At this time the occupant will be required to develop an emergency evacuation plan for the structure and post in visible areas.



Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com



NOTE: All codes reference in this document are preliminary and are subject to change once sealed plans are received by the Peninsula Township Fire Department and reviewed.

Yours in Life Safety,

Fire Chief Fred Gilstorff

Peninsula Township Fire Department

14247 Center Rd.

Traverse City, Michigan 49686

firechief@peninsulatownship.com

Ph. 231-223-4443

Cell- 231-463-0330

Fax- 231-223-4697

Exhibit 4

Peninsula Township Planning

From: Peninsula Township Planning <planner@peninsulatownship.com>
Sent: Monday, January 9, 2023 12:15 PM
To: 'Caryn Chachulski'
Cc: 'Troy Daily'
Subject: RE: [EXTERNAL SENDER] RE: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Caryn, thank you for your response. This is very helpful. It was also helpful to talk with you today to clarify the seating capacity. I understand that any seating proposed outdoors will need to be included in the total 70 seats.

Hope you have a great day!

Jenn Cram

Peninsula Township Director of Planning

13235 Center Road

Traverse City MI 49686

phone - 231-223-7314

fax - 231-223-7117

planner@peninsulatownship.com

Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.

From: Caryn Chachulski <cchachulski@gtcountymi.gov>
Sent: Wednesday, December 21, 2022 4:55 PM
To: Peninsula Township Planning <planner@peninsulatownship.com>
Cc: 'Troy Daily' <Troy@dailymedias.com>
Subject: Re: [EXTERNAL SENDER] RE: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Jenn,

The septic system was designed for 70 seats total.

Corn hole, yoga with mats that are brought in and taken away with each session would be fine for that area. That area needs to be allowed evaporation, so it should not be covered over with things like paving stones, artificial turf, cement, definitely not an ice rink. A fire pit is not a good idea. No weight restriction, per say, but it shouldn't be driven over, it should be kept to foot traffic.

If you have any other questions, please reach out. Hope you enjoy your holiday. Stay safe!

Caryn Chachulski

Sanitarian - Peninsula Twp
Grand Traverse County Health Department

Environmental Health Division
Phone: 231.995.6058

From: Peninsula Township Planning <planner@peninsulatownship.com>
Sent: Wednesday, December 21, 2022 3:45 PM
To: Caryn Chachulski <cchachulski@gtcountymi.gov>
Cc: 'Troy Daily' <Troy@dailymedias.com>
Subject: [EXTERNAL SENDER] RE: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Caryn, the OMP Seven Hills Development is proposing to conduct outdoor activities over the area designated as the drain field. I understand that outdoor uses being considered include gathering space (tables & chairs), corn hole, yoga, an ice skating rink in winter and other similar passive recreational uses. Does the proposed design allow for such activities? Are there weight restrictions or any other restrictions to consider?

Also, will additional capacity beyond the 70 patrons indoors impact the wastewater and septic system basis of design?

I appreciate your input and hope you enjoy the Holidays.

Jenn Cram

Peninsula Township Director of Planning

13235 Center Road

Traverse City MI 49686

phone - 231-223-7314

fax - 231-223-7117

planner@peninsulatownship.com

Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.

From: Caryn Chachulski <cchachulski@gtcountymi.gov>
Sent: Friday, December 2, 2022 9:37 AM
To: Peninsula Township Planning <planner@peninsulatownship.com>
Cc: zoning@peninsulatownship.com
Subject: Re: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Jenn,

I mis-read the salon calculations at first glance, that looks ok. The OMP Basis of Design that we based our calculations on is the same they sent to you (attached), and I've also included the letter they sent to us about the uses of the property with employee count and seats. Yes, the septic system is designed for 70 seats at the Whiskey Bar. If you have any other questions as you keep moving along, please feel free to reach out. Hope you have a great weekend.

Thank you,

Caryn Chachulski

Sanitarian - Peninsula Twp
Grand Traverse County Health Department

Environmental Health Division
Phone: 231.995.6058

From: Peninsula Township Planning <planner@peninsulatownship.com>
Sent: Thursday, December 1, 2022 2:50 PM
To: Caryn Chachulski <cchachulski@gtcountymi.gov>
Cc: zoning@peninsulatownship.com <zoning@peninsulatownship.com>
Subject: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Caryn, hello, I am the new Director of Planning for Peninsula Township. Christina Deeren forwarded your email to me from October 3, copied below. I am processing an amendment to the Special Use Permit for the Seven Hills project to increase their capacity from 32 to 70. I received updated floor plans and wanted to confirm that the septic system design is still adequate.

The pdf titled 11.21.22 Safety Plan and Use Plan is two pages. The first page is the whiskey and coffee bar and the second page includes that building plus the back building.

I hope to have the opportunity to meet you in person sometime in the near future. Please let me know if you have any questions or need additional information.

Jenn Cram

Peninsula Township Director of Planning

13235 Center Road

Traverse City MI 49686

phone - 231-223-7314

fax - 231-223-7117

planner@peninsulatownship.com

Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.

From: Caryn Chachulski <cchachulski@gtcountymi.gov>

Sent: Monday, October 3, 2022 11:19 AM

To: Christina Deeren <zoning@peninsulatownship.com>

Cc: Ryan Cox <Ryan.cox@gtcusa.com>

Subject: 13795 Seven Hills Rd project

Christina,

The septic system for the 7 Hills Development at 13795 Seven Hills Rd has the proper gallons per day, tank space required, and required square footage of drain field for the submitted uses that are outlined in the attachment. If the proposed uses change, the septic system size will need to be reevaluated by our department.

If you have any questions, please reach out,

Caryn Chachulski

Sanitarian - Peninsula Twp
Grand Traverse County Health Department
Environmental Health Division

Exhibit 5

Peninsula Township Planning

From: Steve Barry <sbarry@gtcrc.org>
Sent: Wednesday, January 11, 2023 12:56 PM
To: Peninsula Township Planning
Subject: RE: Signage Question

Jenn,

The only way that can be done is through MSP with documented proof that this has been a problem. Then we would put them in at the cost of the township or property owner.

Thank you,

Steve Barry
GTCRC Permit and Violations Agent
231-922-4849 EXT 205

From: Peninsula Township Planning <planner@peninsulatownship.com>
Sent: Monday, January 9, 2023 1:57 PM
To: Steve Barry <sbarry@gtcrc.org>
Subject: Signage Question

Steve, hello, I am the new Director of Planning for Peninsula Township.

We currently have an application under review at the Planning Commission level for the Seven Hills Development located at 13795 Seven Hills Road, Traverse City, MI 49686. They would like to expand their seating capacity for a whiskey/coffee bar and include outdoor uses. The neighbors and Planning Commission are concerned that if the business is really successful that if and when the required parking is full that people will start parking along Seven Hills Road. The question was asked if the developer could install no parking signs within the right-of-way along Seven Hills Road to help to educate people that there should be no parking along the road.

Would the Grand Traverse County Road Commission consider installing no parking signs along Seven Hills Road if they were paid for by the developer?

I appreciate your time and input.

Jenn Cram
Peninsula Township Director of Planning
13235 Center Road
Traverse City MI 49686
phone - 231-223-7314
fax - 231-223-7117
[*planner@peninsulatownship.com*](mailto:planner@peninsulatownship.com)

Exhibit 6

Peninsula Township Planning

From: Mark Maguire <Markm@gfa.tc>
Sent: Friday, February 17, 2023 2:14 PM
To: Jenn Cram
Cc: Ryan Cox; Jennifer Hodges
Subject: 20370_ 13795 Seven Hills- SW review_021723.pdf
Attachments: 20370_ 13795 Seven Hills- SW review_021723.pdf

Jenn,

Please find the attached storm water review letter for use in the plan review of Seven Hills SUP 35 Amendment 2. We have found that the provided information satisfies the storm water requirements.

The other comments regarding parking configuration and drive widths provided have been addressed with the revised plans. I believe one additional parking space will need to be designated as an accessible parking space to meet code as there are more than 50 spaces proposed. That can be accomplished with paint striping.

Please let me know if you have any questions or require any more information for this review.

Thanks, and have a great weekend.

-Mark

Mark W. Maguire, PE
Project Engineer



GFA, Inc. - Engineering, Surveying, Operations, Construction Services
123 W Front Street | Traverse City, MI 49684
tel (231) 946.5874 | fax (231) 946.3703

Confidentiality Note: This e-mail and any attachments are confidential and may be protected by legal privilege. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you.



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231 946 5874 
231 946 3703 

February 17, 2023

Jennifer Cram, Zoning Administrator
Director of Planning Peninsula Township
13235 Center Road, Traverse City MI, 49686
Phone - 231-223-7314
planner@peninsulatownship.com

RE: 13795 Seven Hills Road – SUP No. 35 Amendment No. 2
Storm Water Review and Supplemental Ordinance Plan Review
Peninsula Township, MI
Parcel ID: 28-11-128-002-00

Dear Ms. Cram,

We have reviewed the plans submitted plans for SUP No. 35 Amendment No. 2 related to the improvements to 13795 Seven Hills Road Development.

GFA conducted previous review efforts for this project. First, a preliminary review dated 2/17/2020, then a detailed review dated 5/6/2021 as the site uses and building arrangements have changed. The reviews resulted in recommendations for Township approval as noted in the Findings of Fact. That recommendation required the applicant submit finalized plans and calculations for a more in-depth review by GFA.

Since then, construction has commenced related to the demolition and renovations to site structures. This current submittal package is being reviewed to fulfill the in-depth review recommendation in the 5/6/21 letter. The reviewed material includes plans dated 02/16/2023 and storm water calculations provided on 2/16/23 by GTEC.

We have reviewed the materials for their accordance to Peninsulas Township's Storm Water Control Ordinance. This review will supplement the Township's planners review of the site. A summary of our review is as follows.



Existing Conditions:

The subject parcel is located about 400-ft north of the intersection of Seven Hills Rd and Devils Dive Road. The property consists of approximately 2.0 acres with frontage on Seven Hills Rd. Four (4) buildings of commercial use occupied the site. Paved parking in front and rear of the front buildings with access off Seven Hills with about 47 spaces. Storm water drainage from the buildings and paved parking is managed within existing retention basins located around perimeter of the parking areas. The existing terrain is rolling and drops away from Seven Hills Road then pick back up at the rear of the property. The site ultimately sheds to the north. There are no public utilities available to this property with service private with onsite septic / drainfield and well.

Proposed Improvements:

The plans state new commercial uses: Front building consisting of Whiskey Bar, Market with coffee/limited food services; Rear building consisting of Office, Retail, Storage, and 1-Seat Salon. The plans show demolition of the central storage building to allow space for new on-site septic facilities. The rear building will remain unchanged. Partial demolition and major renovations are scheduled for the front building that reduce its footprint considerably. Minor changes are proposed within the parking lot to ensure adequate circulation width. There is a slight rework of frontage parking spaces by implementing pervious pavers to replace and expand the number of parking spaces to meet the requirements. Modifications of the existing storm water basins servicing the improved areas are indicated to meet the required management volumes.

Storm Water Review

Per the 5/6/21 letter regarding storm water:

- Stormwater Detention – *Reviewed in preliminary review letter. Found to be acceptable except for the following outstanding item.*
 - The applicant shall perform onsite testing compliant with the current standards to demonstrate the infiltration capacity and further data that the ponds will function well in addition to a final review of calculations to ensure compliance with the ordinance.
 - Applicants engineer noted witnessing the basin having adequate infiltration to drain over a few occasions in the past year with minimal ponding noted. This is an acceptable means to show the underlying soils and existing ponds functioning.
 - A full review of the plans and computations will be completed if the PUD/SUP application is approved and these items and others related can be addressed at that time. A condition of the Findings of Fact indicating the Township Engineer shall provide a complete Stormwater review of the application in adherence to the ordinance shall ensure this. Furthermore, a Land Use permit cannot be obtained until all regulatory permits including the Township Stormwater Permit has been approved.
 - The following sections detail the full review of the provided plans and calculations:



Storm water is managed on-site with infiltration/retention practices as provided with the existing site.

1. Basins 1 and 2 are located in the NE and NW corners of the site. These storm water basins are subject to this review.
2. There are two southerly basins that are not reviewed as no improvements were made in these areas.

Determination of Surface Runoff

1. A simplified method was used to determine the required basin volume based on 2" over the connected impervious area. This method is not currently accepted by the ordinance.
2. The applicant provided adequacy calculations based on currently accepted methods. We find these calculations acceptable. The following is noted:
 - 25-year volume criteria was selected. This is acceptable for this retro-fit site with established overflow routes.
 - The modified rational method was used to evaluate Basins 1 and 2 .
 - i. The rainfall intensities match the ordinance design criteria.
 - ii. The outlet rates were based on area soils performing at 4.5 in/hr design infiltration rate. This is reasonable for the soils in the area.
 - iii. The applicant provided drainage area boundaries for our review. We find these are accurate to the site.
 - It's noted that the new pavements are pervious pavers and evaluated at the same runoff off coefficient as open lawns. There is adequate storage in the open-graded base to ensure these areas function provided they are properly maintained. Maintenance activities should be included in a maintenance plan for the site.

Storm Water Facilities

1. The plans show expanding Basin 1 and Basin 2 to meet or exceed the required volumes per the record design criteria.
2. Site feasibility requirements for infiltration practices demonstrated the applicant's engineer's observations and no record of issues.
3. The Basins were demonstrated to meet and exceed the 25-year less 2-yr predevelopment volume per the applicant's adequacy calculations. This is acceptable.
4. GFA ran validation calculations and confirmed the presented design meets the intent of the ordinance criteria.
5. The basins drain within the ordinance requirements of 72-hrs.
6. Snow storage areas are shown on the plans and are not interfering with the basins and is acceptable.
7. The basins have adequate volume and access to meet the sedimentation requirements of the ordinance.
8. Overflow spillways are provided to meet the ordinance requirements.



Erosion Control

1. Sufficient measures for erosion control are shown on the plans.

Geometry/Safety

1. The geometry of the basins depict 1:3 slopes are provided and are acceptable.
2. The planned depth and overall depth of the basin are less than 5' and not require any safety measures.

Maintenance:

1. A Site Maintenance Plan needs to be recorded regarding the storm water elements of the site with copies provided to the Township.

RECOMMENDATION

At this point it is requested the Applicant submit a final signed and sealed along with the necessary revisions and confirmations for the above comments. We recommend the Township approve the site for storm water control upon receipt of the final plans, agreements and permits.

We appreciate the opportunity to assist the Township during the approval of this project. If you have any questions, please don't hesitate to contact me at (231) 946-5874.

Respectfully Submitted,

GFA

Jennifer Hodges, P.E.

Sr. Project Manager

Mark Maguire, P.E.

Project Engineer

cc: Ryan Cox, GTEC

Jay Milliken, JMILLI

Exhibit 7

Peninsula Township Planning

From: Greg Snyder <gsnyder@gtcountymi.gov>
Sent: Tuesday, December 6, 2022 8:31 AM
To: planner@peninsulatownship.com
Cc: Zoning; fire@peninsulatownship.com
Subject: 13795 Seven Hills Rd project, B22-2479
Attachments: SEVEN HILLS A3.1 Floor Plan_12-5-22 sealed.pdf; Seven Hills_LS1.1 Life Safety Plan sealed 12-5-22.pdf; land use 6430.pdf

Hi Jenn,

Basically, the Code office would need a copy of the Approved, Amended special use permit or Amended land use permit from Peninsula Township.

Please provide a copy to the code office, if you approve.

Email to: codes@gtcountymi.gov

The applicant already was made aware in a previous Plan Review of the need for signage required to be posted in an Assembly occupancy of max number of occupants. 2015 MBC 1004.3

The occupant load increasing from 51 to 70 would mean the max occupant load sign would go up. There was no fire suppression on the plans, and as long as they stay under threshold amount of 100 occupants, fire suppression would not be required. 2015 MBC 903.2.1.2

The plans already had over 50 occupants.

The doors should already be equipped with panic hardware or fire exit hardware that meets code requirements. 2015 MBC 1010.1.10

The applicant provided amended plan pages for review, attached.

The previous land use permit is attached.

Thanks,
Greg

Greg Snyder, P.E.
Commercial and Residential Building Plan Reviewer
Grand Traverse County Construction Codes
2650 LaFranier Rd., Traverse City, MI 49686
Phone 231-995-6014
gsnyder@gtcountymi.gov

<http://grandtraverse.org/879/Construction-Code>

From: Bruce Remai <bremai@gtcountymi.gov>
Sent: Thursday, December 1, 2022 3:07 PM
To: Greg Snyder <gsnyder@gtcountymi.gov>; Robert Sturdavant <rsturdavant@gtcountymi.gov>
Cc: Ashley Boardwine <aboardwine@gtcountymi.gov>
Subject: Fw: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Bruce A. Remai

Director/Building Official
Grand Traverse County Construction Code
bremai@gtcountymi.gov



From: Peninsula Township Planning <planner@peninsulatownship.com>
Sent: Thursday, December 1, 2022 3:00 PM
To: Bruce Remai <bremai@gtcountymi.gov>
Cc: fire@peninsulatownship.com <fire@peninsulatownship.com>
Subject: [EXTERNAL SENDER] 13795 Seven Hills Rd project

Bruce, I hope this email finds you well. I am working on an amendment to Special Use Permit #35 for the OMP Seven Hills Development LLC located at 13795 Seven Hills Road, Traverse City, 49686, parcel #28-11-128-002-00.

They would like to expand their capacity from 32 to 70. I am attaching a floor plan for the building where the whiskey and coffee bar are located as well as a use plan for that building and the building in the back of the property. I have spoken to Fred Gilstorff our Fire Chief and he is also reviewing the plans. I would greatly appreciate your input on maximum capacity from a Building Code perspective.

Please let me know if there is a formal review process that I need to follow to receive comments from your office, or if additional information is needed.

Thank you for your assistance,

Jenn Cram

Peninsula Township Director of Planning

13235 Center Road

Traverse City MI 49686

phone - 231-223-7314

fax - 231-223-7117

planner@peninsulatownship.com

Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.

Exhibit 8

From: Brian Peace <bp777@teamelmers.com> on behalf of Brian Peace
Sent: Tuesday, January 17, 2023 9:16 AM
To: Jay Milliken (jay@jaymilliken.com)
Subject: FW: [External] 13795 Seven hills drive Permit 2022-025
Attachments: 13795 Sevenhills Rd Comm Drive Permit2022-25.pdf

Flag Status: Flagged

Heres the permit

I did ask the county to close the permit out and will have a letter from them at some point.

Brian Peace
Asphalt Division Manager
Team Elmer's
3600 Rennie School Rd
Traverse City, Mi 49686
(231) 218-5725
bp777@teamelmers.com
www.teamelmers.com

From: Steve Barry [mailto:sbarry@gtcrc.org]
Sent: Tuesday, January 17, 2023 12:13 PM
To: Brian Peace
Subject: [External] 13795 Seven hills drive Permit 2022-025

Warning! External email. (info)

Brian,

Please see attached.

Thank you,

Steve Barry
GTCRC Permit and Violations Agent
231-922-4849 EXT 205

Grand Traverse County Road Commission

1881 LaFranier Road
 Traverse City, MI 49696-0000
 Phone: 231-922-4848
 Fax: 231-929-1836

Application No. 13956
 Permit No. 2022-000025
 Issue Date 01/26/2022

**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	OMP Sevenhills, LLC 1224 Milliken Ct Traverse City, MI 49686-0000	CONTRACTOR	Elmer's Crane & Dozer, Inc. 3600 Rennie School Rd attn: Brian Peace Traverse City, MI 49696-6150
	Phone(s): 231-218-5725 - - Email: BP777@TEAMELMERS.COM		Phone(s): 231-943-5524 - - Email: bp777@teamelmers.com
Applicant/Contractor request a permit for the following work within the right of way of a county road: Commercial - Commercial Drive LOCATION: County Road <u>13795</u> <u>Seven Hills</u> Between <u>Devils Dive</u> And <u>Bowers Harbor</u> Township <u>Peninsula</u> Section _____ Side of Road <u>West</u> Property ID <u>28-11004-012-00</u> DATE: Work to begin on <u>01/26/2022</u> Work to be completed by <u>01/26/2023</u> I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.			
Applicant's Signature: _____ On File Title: _____ Date: _____		Contractor's Signature: _____ On file Title: _____ Date: _____	

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules,

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE				
	Commercial RC	150.00	19093		Letter of Credit	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
					Surety Bond	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
					Retainer Letter	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
					Approved Plans on File	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
					Certificate of Insurance	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
					Attachments/Supplemental Specifications	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	

OTHER REQUIREMENTS:

Permit to work within the road ROW located at 13795 Sevenhills Rd. Permit valid for the road and Commercial drive entrance construction as per submitted and attached plans.

Ditch restoration required. Erosion control to be established which may include top soil, grass seed, and mulch blanket. Adjacent drive (address 13786 Sevenhills Rd) re-work to require slope away from road for at least 4' from paved shoulder to prevent gravel wash onto roadway from drive. Work area to be returned to existing condition when complete.

No work allowed in County Road ROW during a snow/ice event. Work with in the ROW from Nov.1 thru March 31, requires daily verbal permission from the Road Commission. GTCRC is to be notified 48hrs in advance of the start of work. Proper signage and traffic control to comply with MMUTCD standards.

CRA 100 (03/2005)

Grand Traverse County Road Commission

1881 LaFranier Road
Traverse City, MI 49696-0000
Phone: 231-922-4848
Fax: 231-929-1836

Application No. 13956
Permit No. 2022-000025
Issue Date 01/26/2022

Recommended for Issuance By:



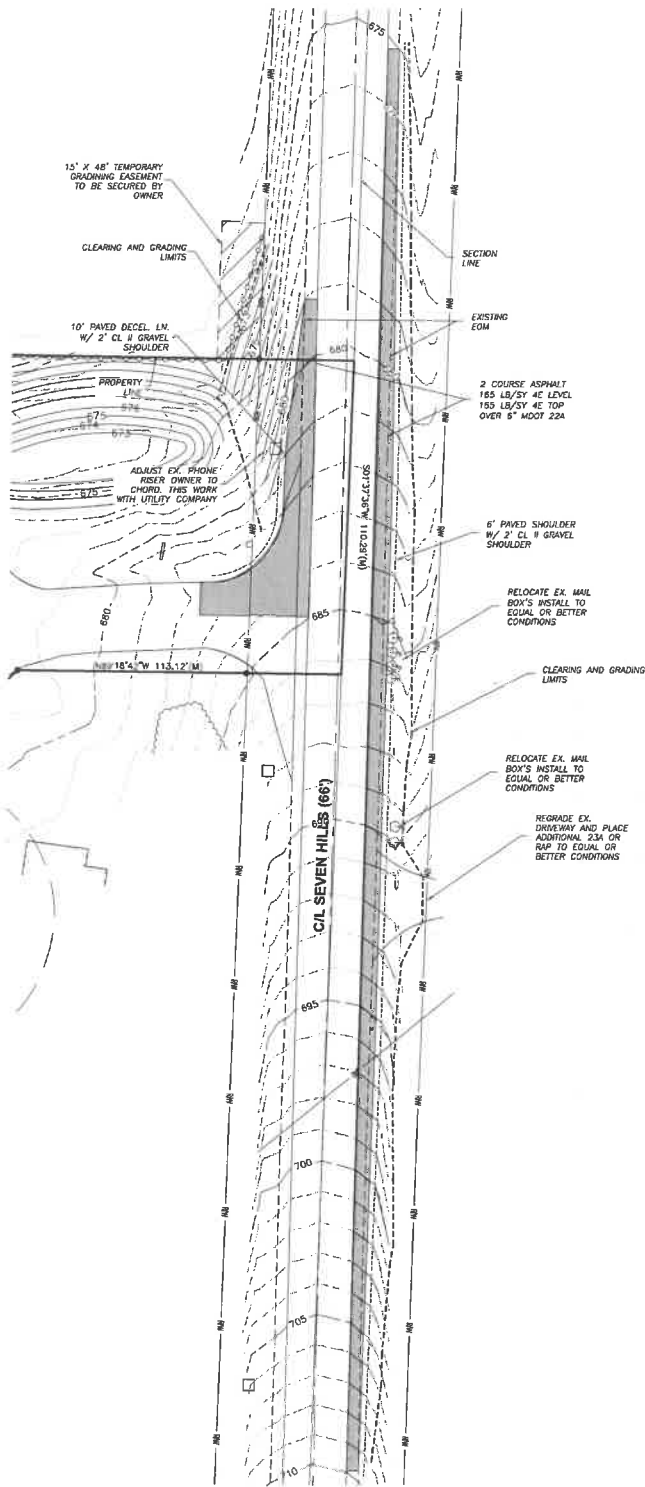
Title: Traffic Services Supervisor Date: 01/25/2022

Approved By:

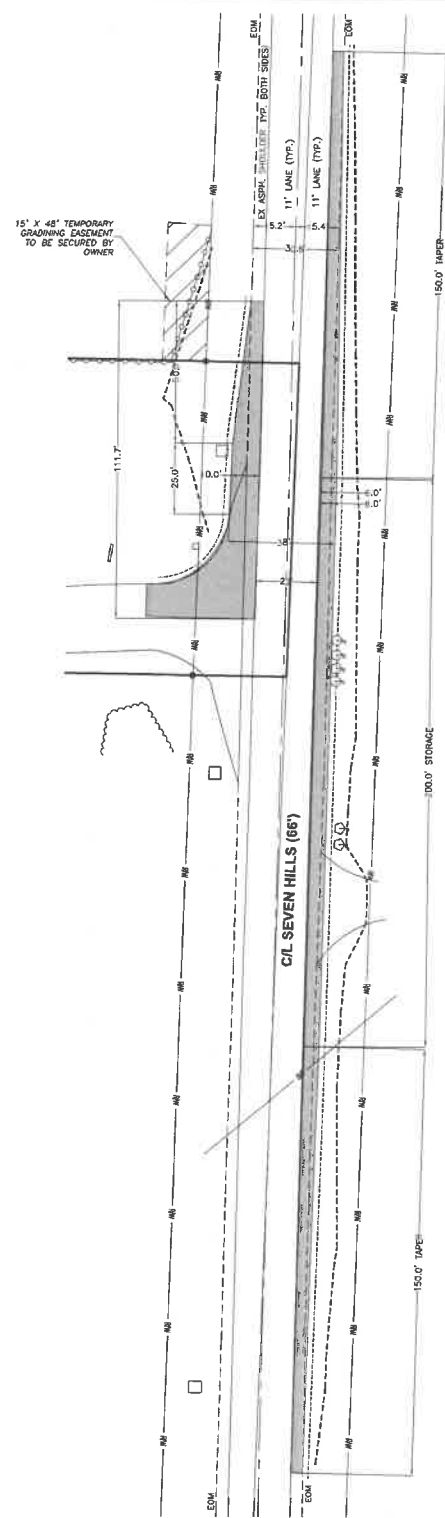
Title: _____ Date: _____

TERMS AND CONDITIONS

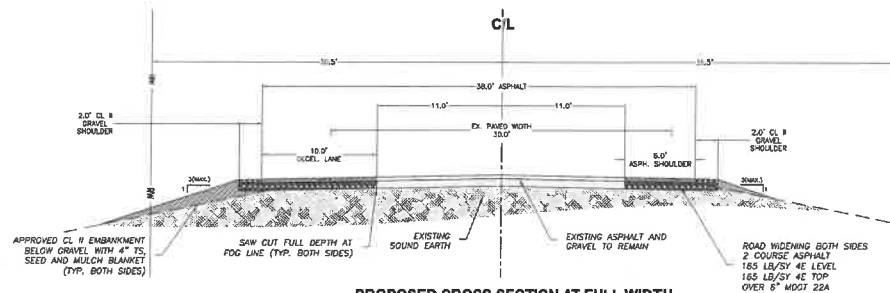
1. **Specifications.** All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. **Bond.** The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. **Insurance.** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. **Indemnification.** In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify, defend and hold harmless the Road Commission and its commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents, or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. **Time Restrictions.** All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. **Safety.** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
10. **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. **Limitation of Permit.** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. **Assignability.** This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. **Authority.** The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq.



LAYOUT AND GRADING



ENTRANCE DIMENSIONS



PROPOSED CROSS SECTION AT FULL WIDTH

2.0

Sheet Title: DRIVEWAY LAYOUT
Project: OMP SEVEN HILLS
18750 SEVEN HILLS RD.
Sec. 28, T28N, R10P, PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Client: OMP SEVEN HILLS
6419 CENTER ROAD
TRAVERSE CITY, MI 49609

Date: 1-10-22
Scale: VARIES
Drawn By: RAC
Checked By:

Revision: TO TOWNSHIP COMMENTS 4-18-2021
REVISION
REVISION
REVISION
REVISION

DATE: 1-25-22

TO WHOM IT MAY CONCERN: PLEASE BE ADVISED THAT I,

Troy Daily AM THE OWNER OF THE
PROPERTY LOCATED AT: 13795 Seven Hills Road

COUNTY OF: Grand Traverse TOWNSHIP OF: Pemuncie Twp

PROPERTY TAX ID NUMBER: 11-128-002-00

I AM AUTHORIZING: Brian Peace

PHONE NUMBER OF AUTHORIZED AGENT: 231-218-5725

EMAIL ADDRESS OF AUTHORIZED AGENT: Bp777@teamclines.com

TO ACT AS MY DESIGNATED AGENT/CONTRACTOR ON MY BEHALF FOR ANY NECESSARY PERMIT APPLICATIONS AND APPROVALS REQUIRED FOR THE PROPOSED PROJECT ON THIS REFERENCED PROPERTY. MY DESIGNATED AGENT WILL FILE FOR NECESSARY PERMITS, PARTICIPATE IN NECESSARY SITE MEETINGS, AND CONDUCT AGENCY COMMUNICATIONS AS RELATED TO THE SCOPE OF WORK OUTLINED IN THIS APPLICATION.

AS THE LANDOWNER I UNDERSTAND THAT I AM ULTIMATELY RESPONSIBLE FOR THE WORK PERFORMED UNDER THIS PERMIT TO BE IN COMPLIANCE WITH APPLICABLE REGULATIONS AND WITHIN THE SCOPE OF THE CONDITIONS OF THIS PERMIT.

Troy Daily
SIGNATURE

Troy Daily
PRINTED NAME

ADDRESS OF PROPERTY OWNER/GRANTEE:

Troy Daily, Member, OMP 7-Hills
15324 Smokey Hollow
Traverse City, MI, 49686

PHONE NUMBER OF PROPERTY OWNER/GRANTEE: 231-288-7676

- ☐ Gravel Residential / Agricultural \$25
☐ Asphalt / Concrete Residential \$75
☐ Private Roads / Utility \$150
☒ Commercial \$150

PLEASE MAKE CHECKS TO: G.T.C.R.C.

RECEIPT # 19093

DRIVEWAY PERMIT APPLICATION FORM

PERMIT APPLICATION # 13956

DATE: 1/24/2022

OWNER (Current owner of property- proof of ownership may be required)	CONTRACTOR/EXCAVATOR **AN ACCEPTABLE INSURANCE CERTIFICATE IS REQUIRED
NAME: <u>OMP Sevenhills LLC</u>	COMPANY <u>Elmer's Crane & Dozer inc.</u>
ADDRESS: <u>1224 Milliken Ct</u>	ADDRESS: <u>3600 Rennie School Rd</u>
CITY, STATE, ZIP: <u>TC MI 49686</u>	CITY, STATE, ZIP: <u>TC MI 49696</u>
DAYTIME PHONE: <u>231 218 5725</u>	DAYTIME PHONE: <u>231 218 5725</u>
EMAIL ADDRESS: <u>bp777@teamelmers.com</u>	FAX NO. / EMAIL ADDRESS: <u>bp777@teamelmers.com</u>

SITE INFORMATION

****THIS INFORMATION MUST BE COMPLETE FOR FIELD INSPECTION OR PERMIT ISSUANCE MAY BE DELAYED****

ROAD NAME: Sevenhills rd TOWNSHIP: Peninsula

LOT NO. AND/OR ADDRESS: 13795 Sevenhills Rd IN _____ SUBDIVISION _____

PIN NO.: 28-11-004-012-00 (PROPERTY ID NO.) JOB# _____

PROVIDE DIRECTIONS FROM NEAREST INTERSECTION TO YOUR PROPERTY. MUST BE COMPLETE FOR THE PERMIT TO PROCESS.
THE SITE IS LOCATED: 500 MILES/FEET N S E W FROM Devil's Pile ROAD ON THE N S E W

Please select one of the following:
1) ☐ PAVE EXISTING DRIVE 2) ☐ REPAIR/EXTEND EXISTING DRIVE 3) ☐ NEW DRIVE

WIDTH 3' CIRCLE NUMBER OF DRIVES 1 2 3

FINISHED SURFACE TYPE: ☐ GRAVEL ☒ ASPHALT ☐ CONCRETE

REMARKS: widen shoulder for slip lane DATE SITE WILL BE FLAGGED: 5/15/22

Authorized Signature: [Signature]

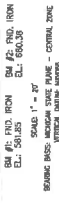
NOTICE: It is responsibility of the applicant to flag the proposed driveway location so the inspector will be able to determine the exact proposed location. Failure to flag by the specified date may result in a considerable delay. Please allow up to ten business days for processing the permit. Any construction performed before permit is issued may not meet Road Commission standards and is subject to revision or removal at the applicant's expense and could result in a fee being assessed. ****An acceptable Insurance Certificate is required for the contractor or homeowner performing work showing \$500,000.00 of Liability Coverage for the duration of project or permit will not be issued.**

ROAD COMMISSION USE ONLY

DATE REVIEWED: <u>1/24/2022</u>	BY: <u>Rn R.</u>
ROAD NAME: <u>Sevenhills rd</u>	TOWNSHIP: <u>Peninsula</u>
EXACT LOCATION <u>- 13795 Sevenhills Rd</u>	
CURRENT SURFACE TYPE: _____	WIDTH: <u>Existing</u> NO. OF DRIVES: <u>1</u> CULVERT: _____ ' OF _____
REMARKS:	

TERMS AND CONDITIONS

1. **Specifications.** All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. **Bond.** The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. **Insurance.** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. **Indemnification.** In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify, defend and hold harmless the Road Commission and its commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents, or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. **Time Restrictions.** All work shall be performed Mondays through Fridays between 8:00 a.m. and 5:00 p.m. unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from 3:00 p.m. on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. **Safety.** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the *Michigan Manual of Uniform Traffic Control Devices, Part 6* and any supplemental specifications set forth herein.
10. **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. **Limitation of Permit.** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. **Assignability.** This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. **Authority.** The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq.



LAND USE TABLE						
SITE CONDITIONS	ASPHALT	CONCRETE	GRAVEL	B.D. AREA	PERCENT LOT COVERAGE	% B.D. LOT COVERAGE
EX. CONDITIONS	28,921 SF	5,432 SF	630 SF	12,258 SF	NONE	45,207 S.F. = 50.67%
PROP. CONDITIONS	23,320 SF	4,183 SF	NONE	9,670 SF	1,951 SF	39,153 S.F. = 43.61%
PERCENT CHANGE	5,596 RED.	23,336 RED.	1,006 RED.	20.96 RED.	100% INCREASE	9.77% DECREASE
PERCENT LOT COVERAGE CALCULATED BASED ON HARD IMPERVIOUS SURFACES (ROOF, ASPHALT, CONCRETE AND GRAVEL).						
						2.0%

SNOW STORAGE CALCULATIONS

DISTRICT No. 1 AREA = 15,655 S.F.
SNOW STORAGE REQUIRED = 2,500 S.F.
SNOW STORAGE PROVIDED = 1,500 S.F. + 1,143 S.F. = 2,743 S.F.

DISTRICT No. 2 AREA = 12,391 S.F.
SNOW STORAGE REQUIRED = 1,859 S.F.
SNOW STORAGE PROVIDED = 1,695 S.F. + 820 S.F. = 2,515 S.F.

SITE REQUIREMENTS

- SITE REQUIREMENTS**
1. PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ORDINANCE SECTION 7.6.4 (3).
 2. ALL PROPOSED SITE LIGHTING SHALL BE IN ACCORDANCE WITH ORDINANCE SECTION 7.14 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.
 3. ANY NEW SIGNAGE SHALL BE IN ACCORDANCE WITH ORDINANCE SECTION 7.11 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

SITE INFORMATION

SITE ADDRESS:
13759 SEVEN HILLS ROAD
TRAVERSE CITY, MI 49699
PARCEL NO. 28-11-128-002-00

DEVELOPER: DMP SEVEN HILLS

CONTACT: JORDAN VILDMAN: 231-590-6904

ZONING: C-1 COMMERCIAL

PARCEL AREA: 89,395 S.F. +/- = 2.05 ACRES (INCL. ROW)

PROPOSED SITE TO FOLLOW THE FOLLOWING USES:

- TASTING ROOM/LIMITED FOOD SERVICE
- COFFEE SHOP/LIMITED FOOD SERVICE
- OFFICE/STUDIO
- CONTRACTOR STORAGE SPACE/OFFICE

SETBACK REQUIREMENTS
FRONT: 35 FEET; SIDE: 10 FEET; REAR: 30 FEET / SETBACKS MET

PERCENT LOT COVERAGE: 35%

PARKING REQUIREMENTS:

ASSUMPTION: PARKING BASED ON 75% USABLE AREA IN THE COFFEE SHOP AND RESTAURANT OCCUPY THE

RESTAURANT:
1 SPACE PER 75 SFT OF USABLE FLOOR AREA
FLOOR AREA = 1,515 SF = 20 SPACES
4 SPACE PER 100 SFT OF USABLE FLOOR AREA
OFFICE/DETAIL:

USABLE FLOOR AREA = 5,592 SF
TOTAL SPACES REQUIRED = 48 SPACES
TOTAL SPACES PROVIDED = 50 SPACES
TOTAL

ADA ACCESSIBLE SPACES = 2 TOTAL
BUS PARKING SPACES = 2 TOTAL
BIKE RACK SPACES = 6 SPACES



OUTDOOR FORGE LIGHT FIXTURE

OUTDOOR FORGE LIGHT FIXTURE
LIGHT FIXTURE TO BE WALL MOUNTED ABOVE DOORWAY ENTRANCES
MANUFACTURER: HINKLEY
17.5" TALL x 16" WIDE
MODEL NO. 12074BK

Know what's below.
Call before you dig.

Roadside Stands



PENINSULA TOWNSHIP

MEMO

To: Planning Commission
From: Jenn Cram, AICP, Director of Planning
Date: February 22, 2023
Re: Amendments to the Zoning Ordinance to Support Agriculture – Roadside Stands

As discussed at several meetings, staff is working on additional zoning ordinance amendments related to agriculture to be consistent with the Right to Farm Act and to support value-added opportunities for Agricultural Operations.

Attached is a draft of proposed amendments to Section 3.2 Definitions and Section 6.7.2 (8) Roadside Stands. Also attached to this memo is a copy of the current Generally Accepted Agricultural and Management Practices (GAAMPs) for Farm Markets prepared by the Michigan Department of Agriculture and Rural Development. This document was used as a guide for drafting the proposed amendments.

The proposed amendments utilize common definitions that were introduced and adopted with the amendments to farm processing facilities for consistency. In using these definitions, it makes it clear that a Roadside Stand is an accessory use to the Active Production of Farm Products.

Summary of proposed amendments:

- Removed the maximum square footage requirement for structures.
- Clarified what may be sold and what processed products are.
- Updated standards for where Roadside Stands may be located.
- Included information to help applicants to understand what other permitting may be required as part of the use.

Staff shared the current draft of proposed amendments with Ryan Coffey Hoag, the Chair of the Advisory Committee for Farm Market GAAMPs. Ryan noted verbally that the proposed amendments are consistent with the Right to Farm Act and GAAMPs and commended the Township for being proactive in updating the zoning ordinance to further support agriculture.

DRAFT

Section 3.2 Definitions:

Roadside Stand: A ~~"roadside-Roadside standStand"~~ is a structure or display area ~~where marketing and transactions between farm operators and their customers take place,used for displaying and selling regionally grown fresh and/or processed farm, produce and products.~~ Such ~~farm roadside~~ stands ~~must shall only~~ be operated as an accessory use of a ~~farmFarm~~ Operation where the Active Production of Farm Products takes place. (Amendment 86A)

DRAFT

Formatted: Font: Bold

Section 6.7.2 Uses Permitted by Right:

- (8) Roadside sStand is an accessory use to the Active Production of Farm Products on a Farm Operation, selling regionally-grown fresh and/or processed farm produce, raw forest products, cut flowers, potted plants, agricultural and forest products, but excluding items of a kind that are not grown regionally, and also excluding non-agricultural items and products the sale of which requires a permit from the Michigan Liquor Control Commission. A Roadside sStand is subject to the following terms and conditions: **(REVISED BY AMENDMENT 95)**

Commented [p1]: Update definition

- (a) The Roadside Stand shall be located on a parcel that is controlled by the Farm Operation that controls the Roadside Stand.
- (b) One Roadside Stand shall be allowed per parcel.
- (c) The parcel of land where a Roadside Stand is located must be engaged in the Active Production of Farm Products.
- (d) The only items that may be offered for sale at a Roadside Stand is Raw Produce and processed products as noted below.
- (e) Processed products shall include 50 percent of the primary or namesake ingredient produced on and by the Farm Operation that controls the Roadside Stand.
- (f) A minimum of 50 percent of all items offered for sale must be produced and/or processed by the Farm Operation that controls the Roadside Stand.
- (g) No area may be formally designated for the on-site consumption of items purchased at the Roadside Stand.
- (h) No Roadside Stand shall be located within a road right-of-way.
- (i) All Roadside Stands shall meet the setback requirements of Section 6.8.
- (j) No Roadside Stand shall be located closer than 165 feet from all existing non-farm residences.

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Indent: Left: 1.08", No bullets or numbering

(k) If a tent or table is used as a Roadside Stand it shall be properly staked or weighted to withstand wind. Tents and tables shall be collapsed or removed each night.

(a)(l) The stand is not over 150 square feet in area. The 150 square foot area may be within a larger existing structure, so long as the larger structure meets all the setback requirements of the Agricultural District.

(b) Awnings up to 4 feet projection from the stand structure may be used on three sides of the structure. In the event that the 150 square foot is part of a larger structure the awning is allowed only on the portion making up the 150 square feet.

(m) There shall be a ratio of 1 parking space per 25 square feet of structure to the maximum 150 square feet. Parking shall meet the requirements of Section 7.6. There shall be a minimum of five (5) parking spaces available and clearly marked with adequate turn around, so that all vehicles are furnished parking off located outside of the public road right-of-way. For structures or areas greater than 150 square feet, there shall be a ratio of 1 additional parking space per 150 square feet. (As an example, a 300 square foot structure or area will require 6 parking spaces.)

(n) Signage shall meet the requirements of Section 7.11.

(o) Exterior lighting shall meet the requirements of Section 7.14.

(p) A Land Use Permit is required for all Roadside Stands.

(q) Access permits may be required from the Grand Traverse County Road Commission (GTCRC) or the Michigan Department of Transportation (MDOT). Private Road Association approval.....

(r) Address: When Building, Electrical and Plumbing permits are required.....
(e)

(d)(s) No land use permit is required for a roadside stand if the structure is less than 25 square feet in area.

(e) If the roadside stand is less than twenty five (25) square feet in area or is larger than twenty five (25) square feet but is only left in place seasonally, the roadside stand may be located adjacent to the front lot line rather than meeting the front setback required by Section 6.8.1.

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Commented [p2]: Increase square footage to allow greater flexibility for menu board style signage and so that they can be read at the posted speed limit.

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Font: 12 pt

Formatted: Left, Indent: Left: 0.11", Hanging: 0.5", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 1.08"

Formatted: Indent: Left: 1.08", No bullets or numbering

Formatted: Indent: Left: 1.08", No bullets or numbering

~~(f) — It is the intent of this section to provide only for the limited seasonal sale of agricultural and related products, but not to encourage the size of investment in equipment that would require a commercial zone. (REVISED BY AMENDMENT 86)~~



Generally Accepted Agricultural and Management Practices for Farm Markets

2023

Michigan Commission of Agriculture & Rural
Development
PO BO 30017
Lansing, MI 48909



In the event of an agricultural pollution emergency such as a chemical/fertilizer spill, manure lagoon breach, etc., the Michigan Department of Agriculture & Rural Development and/or Michigan Department of Environment, Great Lakes, and Energy should be contacted at the following emergency telephone numbers:

Michigan Department of Agriculture & Rural Development: 800-405-0101
Michigan Department of Environment, Great Lakes, and Energy's Pollution
Emergency Alert System: 800-292-4706

If there is not an emergency, but you have questions on the Michigan Right to Farm Act, or items concerning a farm operation, please contact the:

Michigan Department of Agriculture & Rural Development
Right to Farm Program
P.O. Box 30017
Lansing, Michigan 48909
517-284-5619
877-632-1783
517-335-3329 FAX

Table of Contents

PREFACE	iii
INTRODUCTION	1
DEFINITIONS.....	2
PHYSICAL CHARACTERISTICS OF A FARM MARKET	3
Location	3
Buildings	3
Parking and Driveways	3
Vehicle Ingress and Egress.....	3
Signage	3
REFERENCES	4
ADVISORY COMMITTEE	5

PREFACE

The Michigan legislature passed into law the Michigan Right to Farm Act (Act 93 of 1981, as amended) which requires the establishment of Generally Accepted Agricultural and Management Practices (GAAMPs). These practices are written to provide uniform, statewide standards and acceptable management practices based on sound science. These practices can serve producers in the various sectors of the industry to compare or improve their own managerial routines. New scientific discoveries and changing economic conditions may require necessary revision of the practices. The GAAMPs are reviewed annually and revised as considered necessary.

The GAAMPs that have been developed are as follows:

- 1) 1988 Manure Management and Utilization
- 2) 1991 Pesticide Utilization and Pest Control
- 3) 1993 Nutrient Utilization
- 4) 1995 Care of Farm Animals
- 5) 1996 Cranberry Production
- 6) 2000 Site Selection and Odor Control for New and Expanding
Livestock Facilities
- 7) 2003 Irrigation Water Use
- 8) 2010 Farm Markets

These practices were developed with industry, university, and multi-governmental agency input. As agricultural operations continue to change, new practices may be developed to address the concerns of the neighboring community. Agricultural producers who voluntarily follow these practices are provided protection from public or private nuisance litigation under the Right to Farm Act.

The website for the GAAMPs is <http://www.michigan.gov/righttofarm>.

INTRODUCTION

As farmers look for ways to keep their businesses economically viable, many have chosen to shift their operations from a farmer-to-processor to a direct market business model. This includes selling raw and value-added products directly to the consumer through on-farm establishments, farmers markets, and other agricultural outlets. This allows farms to take advantage of consumer interest in agritourism, the “buy local” movement, and a desire for a connection with farmers and food production. These activities have far-reaching economic impacts. Many regions have capitalized on the growth of farm markets by developing regional farm market and culinary trails, and tourism promotion based on authentic culinary experiences offered by local farm markets. Farm markets provide the opportunity for visitors to meet a farmer, learn about modern agricultural practices, and gain access to fresh, local, nutritious food. Finally, farm markets and the associated farm, help maintain green space adding to the quality of life. Thriving farmland enhances the beauty of communities, retains residents, and attracts visitors. As farm operations engage in direct sales and on-farm activities, conflicts have arisen regarding oversight of these businesses.

Michigan is a Right to Farm (RTF) state and the RTF Act defines a “farm operation” as meaning the operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products. This definition includes, but is not limited to, marketing produce at roadside stands or farm markets. Farm markets offer farm related experiences and farm products through a variety of agritourism activities. The experience in turn promotes sale of more farm products and provides an added income stream to support the farm business, the farm family, and surrounding communities; and keeps farmland in production.

Although the RTF Act includes farm markets in the definition of a farm operation, this definition does not define a farm market or describe specific marketing activities. These GAAMPs for Farm Markets were developed to provide guidance as to what constitutes an on-farm market and farm market activities.

DEFINITIONS

Affiliated – “Affiliated” means a farm under the same ownership or control (e.g., leased) as the farm and does not need to be on the same parcel of land.

Expanding Farm Market – An addition to an existing farm market that increases the square footage of the farm market.

Farm – A “farm” means the land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.

Farm Market – A farm market is a year-round or seasonal location where transactions and marketing activities between farm market operators and customers take place. A farm market may be a physical structure such as a building or tent, or simply an area where a transaction between a customer and a farmer is made. The farm market does not have to be a physical structure. The farm market must be located on property owned or controlled (e.g., leased) by the producer of the products offered for sale at the market. Fresh products as well as processed products may be sold at the farm market. At least 50 percent of the products offered must be produced on and by the affiliated farm measured by retail floor space during peak production season, or 50 percent of the average gross sales for up to the previous five years or as outlined in a business plan. Processed products will be considered as produced on and by the farm if at least 50 percent of the product’s primary or namesake ingredient was produced on and by the farm, such as apples used in apple pie, maple sap in maple syrup, strawberries in strawberry jam, etc.

Farm Product – A “farm product” means those plants and animals useful to humans produced by agriculture and includes, but is not limited to forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock (including breeding and grazing), equine, fish and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur as determined by the Michigan Commission of Agriculture & Rural Development.

Marketing – Promotional and educational activities at the farm market incidental to farm products with the intention of selling more farm products. These activities include, but are not limited to, farm tours (walking or motorized), demonstrations, cooking and other classes utilizing farm products, and farm-to-table dinners.

Processed – A farm product or commodity that has been converted into a product for direct sales. Processing may include, but is not limited to, packing, washing, cleaning, grading, sorting, pitting, pressing, fermenting, distilling, packaging, cutting, cooling, storage, canning, drying, freezing, or otherwise preparing the product for sale.

PHYSICAL CHARACTERISTICS OF A FARM MARKET

Location

A new or expanding farm market that is greater than 120 square feet must meet a minimum setback of 165 feet from all non-farm residences.

New or expanding farm markets are not authorized under this GAAMP on platted lots within a subdivision created under the Michigan Land Division Act (Act 288 of 1967, MCL 560.101, *et seq.*) or preceding statutes and on condominium units within a condominium (sometimes referred to as “site-condos”) created under the Michigan Condominium Act (Act 59 of 1978, MCL 559.101, *et seq.*). However, farm markets are permitted in such areas if authorized by association rules or pursuant to a local ordinance designed for that purpose, unless prohibited by association rules.

A farm market should have a written site plan for potential MDARD review that preempts local government regulations.

Buildings

If the farm market is housed in a physical structure as defined and regulated by the Stille-Derossett-Hale Single State Construction Code Act (Act 230 of 1972), the structure must comply with the Stille-Derossett-Hale Single State Construction Code Act (Act 230 of 1972), including road right-of-way areas and ingress and egress points.

Parking and Driveways

Parking and driveway surfaces may be vegetative, ground, pavement, or other suitable material. However, other parking and driveway requirements must comply with all applicable regulations.

Vehicle Ingress and Egress

Any farm market and affiliated parking operating along a public road must obtain all appropriate ingress and egress permits.

Signage

The operator of the farm market must comply with all applicable state and federal regulations for signs. A minimum of one roadside sign is allowed pursuant to local sign ordinance setbacks, lighting, height, and size requirements.

For further information concerning this GAAMP you may contact the Michigan Department of Agriculture and Rural Development or Michigan State University Extension.

REFERENCES

State of Michigan. *Report of Recommendations*. Report of the Michigan Agricultural Tourism Advisory Commission. Commission report of Governor Granholm. January 2007.

State of Michigan. *Agricultural Tourism Local Zoning Guidebook and Model Zoning Ordinance Provisions*. Report of the Michigan Agricultural Tourism Advisory Commission. Commission report of Governor Granholm. January 2007.

Michigan Commission of Agriculture & Rural Development. *Final Report to the Michigan Commission of Agriculture & Rural Development*. Report of the Michigan Farm Market Task Force. Task Force report to the Michigan Commission of Agriculture & Rural Development. September 2008.

State of Michigan. Michigan Department of Transportation. Directory of Offices by Region.

<https://www.michigan.gov/mdot/about/regions> (Accessed 7.26.2022) .

ADVISORY COMMITTEE

Listed below are the advisory committee members for the Generally Accepted Agricultural and Management Practices for Farm Markets.

Ryan Coffey Hoag - Chair
MSU Extension
5479 W. 72nd Street, Suite 206
Fremont, MI 49412
231-924-9677
coffeyry@msu.edu

Robert Beckon
Michigan Dept. of Transportation
517-335-2211
beckonr2@michigan.gov

John Behrens
Farmhaus Cider
5025 Stanton Street
Hudsonville, MI 49426
616-723-7087 – Cell
john@farmhauscider.com

Janice Benson, Ex. Dir.
Michigan Agritourism Assoc.
P.O. Box 303
Traverse City, MI 49685
616-952-1151
executivedirector@michiganfarmfun.com

Lori Buchan
Buchan's Blueberry Hill
1472 Nelson Road
Traverse City, MI 49686
231-649-0844
lbuc246@aol.com

Mandi Cooley
South Region Food Supervisor,
MDARD
517-749-5192
cooleya@michigan.gov

Kyle Harris
Cherry Marketing Institute
989-666-6504 - Cell
kharris@saginawcounty.com

Jeanne Hausler
MDARD
Food and Dairy Communications
P.O. Box 30017
Lansing, MI 48909
517-256-8614
hauslerj@michigan.gov

Matt Kapp
Michigan Farm Bureau
Government Relations Specialist
7373 West Saginaw Highway
Lansing, MI 48917
517-679-5338
mkapp@michfb.com

Jay Korson
MDARD
Right to Farm Program
517-285-1918
korsonj@michigan.gov

Vikki Papesh
Walnut Hill Farm
54180 Dequindre Road
Shelby Chtr. Township, MI
48316
farmer@walnuthillfarmmi.com

Shannon Rowe
Spicer Orchards
10750 Clyde Road
Fenton, MI 48430
Phone 810-569-5758
shannonrowe@spicerorchards.com

Garrett Ziegler
MSU Extension

109 Logan Street SW, Suit B102
Grand Rapids, MI 49503
616-608-7436
zieglerg@msu.edu

Catherine A. Mullhaupt
Staff Attorney
Member Information Services
Michigan Township Association
517-321-6467
catherine@michigantownships.org

MDARD Advisors

Michael Wozniak, PE
Right to Farm Program Manager
Michigan Dept. of Agriculture
and Rural Development
P.O. Box 30017
Lansing, MI 48909
O: 517-284-5618
C: 517-285-1752
517-335-3329 - FAX
WozniakM1@michigan.gov

Peninsula Township Planning

From: louis santucci <santucci.louis@gmail.com>
Sent: Monday, February 13, 2023 10:23 AM
To: Michelle Reardon
Subject: farm stands

I took a quick look at the proposal. While some of it follows the right to farm other aspects are not covered by the right to farm and are impractical and need to be addressed.

The 50% rule of content of a processed product may run into problems. For example, the raspberry jam we sell on the stand is made up of more than 50% sugar. So it would not meet your requirements. And don't think for a minute that overzealous application of your rules would not be instituted once you pass the requirement. I need only remind you of the hanging plant fiasco where your own rules stated they could be sold!

The need to tear down tents and folding tables every night is impractical. If you already require them to be stable in the wind why force the farm stand owners to take it down and out it up every day. This is a needless burden.

Parking requirements. Where someone has a large area for their goods they may require more than 50 parking spaces. Since most farm stands are accessed over the day I don't see that there is a need for so many parking spaces just because some one chooses to have a larger stand.

Finally will this be going to the planning committee.

Lou

Sec 6.7.2 (8)

Size: I understand that the GAAMP does not put any limit on the size of the roadside stand or farm market, but my concern is that we did put size limits on the farm processing retail area of no more than 1500 ft square, as I remember. I think we have to expect push back by farm processors if we have no size limit on roadside stand/market. Alternatively we should expect we may have to relax size limits on farm processor retail areas as well.

When we were discussing this as part of the Ag Committee, there was a vision of Roadside stand, Farm Market and Farmer's Markets. Part of the distinctions would have been size, setbacks and whether or not they allowed public access to the structure itself. Farmer's Markets being a cooperative, multi grower retail facility. And our thought was that the Farm Market concept would be sized the same as farm processing retail facilities.

Just a concern, love to hear what you think.

(b) One stand per parcel. Does this preclude multiple structures that may make up a single sales area? That may be too restrictive. I'm thinking immediately of Manigold's double stand on Center Road. There are two different structures but they are definitely part of the same market site and because they are relatively small they are portable and could be moved to another site. Gives the farm stand a lot of flexibility. Might be better if we can figure out a way to accommodate multiple structures as part of the same market.

(c) Rather than saying the parcel, which per (a) above must be controlled by the Farm Operation, must also be in active agriculture, might it be better to say it must be located on an A1 zoned parcel. This gives the Operator a little more leeway in location and still meets the intent I think. Just a suggestion.

(f) 50 percent of sales produced or processed by the farm operation. This is exactly as stated in the GAAMP but what is not stated is how we would measure compliance. GAAMP states either retail floor space or gross sales based on history or "business plan". We may want to clarify this. One way would be to reference the GAAMP.

If we specify historic sales or "business plan" we need to establish a reporting process and schedule don't you think?

(k) Tents, and even tables, can be pretty substantial and able to withstand a lot of adverse meteorological conditions. I think requiring dismantling each evening is too restrictive. I rather think sellers using flimsy equipment will face their own penalties by leaving them up in bad weather. Rather than each night, I think we should require dismantling at the end of the selling season and establish a penalty for non-compliance.

General: Do you think we need to clearly state that occupancy permits are required by GTC for any structures in which the public enters? We had a lot of discussion about this as I recall, and it needed to be clarified for some of the ag operators on our committee.

Peninsula Township Planning

From: Julie Alexander <jualexanptpc@gmail.com>
Sent: Tuesday, February 21, 2023 4:58 PM
To: Jennifer Cram
Subject: Fwd: question/ suggestion

Hi Jenn- Just a quick follow up as I know you must be swamped. This one section of the roadside stand ordinance bothers me as I can see many ways to interpret it. I reworded it in a way that makes sense to me. Hope this is helpful. Stay safe in the 2 feet of snow you are expected to get- wish I was there- I love snow.

----- Forwarded message -----

From: Julie Alexander <jualexanptpc@gmail.com>
Date: Thu, Feb 16, 2023 at 4:57 PM
Subject: question/ suggestion
To: Jennifer Cram <planner@peninsulatownship.com>

I have been reading over the ordinance and 6.7.2 8 e bothers me.

>

>

> It reads:

>

> Processed products shall include 50 percent of the primary or namesake ingredient produced on and by the Farm processing operation that controls the roadside stand.

>

>

>

> Does this work?

>

> 6.7.2

> 8 e

> Fifty percent of the primary or namesake ingredient included in the (finished) processed product shall be produced on and by the farm operation that controls the roadside stand.

>

I will give my example of lavender, A little lavender goes a long way and lavender brownie mix sold by Harbor View- which is excellent by the way- consists of many other ingredients. The namesake ingredient is lavender, but it would not encompass 50 % of the finished product. But 100 percent of the lavender comes from their farm.

The first iteration confuses me a bit- do we mean it to say all products produced contain 50 percent of the namesake ingredient, or all products made on the processing farm and sold with that namesake ingredient, at least 50 percent of that ingredient comes from the farm associated with that processing operation.? Hopefully this is not confusing!!

Thanks Jenn for all you do!!

SUP and SPR Process Discussion

This Business item will be a verbal discussion.