

Exhibit 11a

Cold Air Drainage

8. Not less than seventy-five percent (75%) of the site shall be used for the active production of crops that can be used for wine production, such as fruit growing on vines or trees.

The Board finds that the applicant is proposing to preserve and cultivate 15.78 acres of sugar maples for maple syrup production. (Exhibit 4)

The Board finds that the site currently hosts 8.22 acres of existing vineyard. (Exhibit 4)

The Board finds that the applicant is proposing 8.13 acres of vineyard to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing .68 acres of berries to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing 1.19 acres of crabapple trees to be planted in 2017. (Exhibit 4)

The Board finds that the applicant is proposing 4.14 acres of vineyard to be planted in 2018. (Exhibit 4)

The Board finds that the agricultural use on the site is supported by 5.5 acres of cold air drainage areas along M-37/Center Road. (Exhibit 4)

The Board finds that there are 29.74 acres, 59%, currently used for the active production of crops that can be used in the making of wine on site; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 38.31 acres, 76%, to be used for the active production of crops on site by the end of 2016 and prior to the issuance of the Special Use Permit; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the site shall remain in compliance with Section 8.7.3 (10) (h) as required by the Peninsula Township Zoning Ordinance. (Exhibit 2)

This standard HAS been met.

9. The facility shall have at least two hundred feet (200') of frontage on a state or county road.

The applicant's site has approximately 1,200 feet of frontage on Center Road. (Exhibit 4)

This standard HAS been met.

10. The winery chateau shall be the principal building on the site and shall have an onsite resident manager.