

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION MEETING AGENDA TOWNSHIP HALL

13235 Center Road

Traverse City, MI 49686

February 24, 2020

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Review for Conflict of Interest**
5. **Brief Public Comments**
6. **Additions to Agenda/Approval**
7. **Consent Agenda**
 - a. Approval of Meeting Minutes: Planning Commission Meeting, January 27, 2019
8. **Reports**
 - a. Zoning Board of Appeals (Couture)
 - b. Master Plan Update (Mielnik)
 - c. Winery Committee Update (Dloski)
9. **Business Items**
 - a. Public Hearing – Hawthorne Vineyards – Winery Chateau
 - b. Public Hearing – Special Open Space Use – Mapleton Farms
 - c. Discussion of PDR Viewshed Map and Agricultural Land Preservation Area Map
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.

Minutes

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING TOWNSHIP HALL

January 27, 2020, 7:00 p.m.

1. **Call to Order:** 7:15 p.m. by Oosterhouse
2. **Pledge**
3. **Roll Call:** Present: Oosterhouse, Dloski, Hall, Couture; also present: Mielnik, Deeren
Absent: Wunsch, Shipman, Hornberger
4. **Review for Conflict of Interest:** None
5. **Brief Public Comments:** None
6. **Additions to Agenda/Approval:**
Moved by Dloski to approve agenda, seconded by Couture **pass unan**
7. **Consent Agenda:**
 - a. Approval of Meeting Minutes: Planning Commission Meeting, December 16, 2019
Moved by Dloski to approve consent agenda as presented, seconded by Couture **pass unan**
8. **Reports:**
 - a. Zoning Board of Appeals (Couture)
Couture: The last meeting included a brief discussion of policies and procedures, with an official change in the meeting time to 7:00 p.m.
 - b. Master Plan Update (Mielnik)
Mielnik: The Master Plan Steering Committee is planned for February 3rd to discuss survey information and the next steps for community engagement.
 - c. Winery Committee Update (Dloski)
Dloski: The last subcommittee met last Thursday and the discussion was about proposed amendments to the current ordinance regarding wineries and winery-chateaus. There will be further revisions. The next meeting in February will result in revisions, which will be included in the March packet.
9. **Business Items:**
 - a. Introduction – Hawthorne Vineyards – Winery Chateau
Mielnik: Hawthorne Vineyards has submitted an application, which is included in the packet, requesting to change from a use by right winery/farm processing status to a winery-chateau. This will be presented as an introduction. Consideration for a public hearing will be given for February 24, 2020.

Ann Pettyjohn, General Manager, Hawthorne Vineyards: Hawthorne Vineyards is seeking a change from a 139 winery to a winery-chateau status. With reference to the application, the winery meets the requirements for a winery-chateau. In summary, there are 88 acres, with 55.48 acres zoned agriculture; 41.77 acres are planted in agriculture. There are 111 parking spaces, and there are no plans to build a guest or single-family residences as part of the application. The only proposed structure is a 40'x60' outdoor pavilion. The fire chief has been to the property for a preliminary inspection, he is awaiting input.

Dloski: Why move from a winery as of right to a winery-chateau, where you will be governed under the conditions of a special land use permit?

Pettyjohn: We have been looking to do this for a while, we want to be able to hold more events on the property.

Mielnik: The normal practice of considering a special land use permit is to have a scheduled public hearing with a fifteen day notice, and to notify the adjacent property owners. This also gives the planning commission time to review the application.

Dloski: Poses a question for use area equivalents, can additional residential dwellings be constructed on the property? The application is requesting a single family residence?

Pettyjohn: No

Mielnik: They can come back and amend the SUP and add the units at that time; a manager's residence and an additional five units can be added.

Moved by Couture to hold a public hearing for the Hawthorne Vineyards application for a winery-chateau on February 24, 2020, seconded by Hall pass unan

b. Introduction – Conditional Rezoning Request – Mapleton Farms

Mielnik: An application has been received from Mapleton Farms for a request for conditional rezoning. There are some issues to explore to see if this is the correct path.

Doug Mansfield, Mansfield Land Use Consultants, 830 Cottage View Drive, Suite 201,

Traverse City: When the Mapleton Market property was developed many years ago, the health department requirements were different from today's requirements. The septic systems currently serving the property were tested two years ago and are in working order. There is a need for a reserve field (references the past history of attempts to find land for the reserve field on the east side; the infrastructure needed to be in the zoning district). The site conditions on the commercially zoned Mapleton Market property prevent the construction of the reserve septic field. The site would not perc. The reserve field needs to be in the same zoning district (Commercial) as the original property is located, but that could not be met. A portion of the property to the west was tested, and an area was found that would allow a septic field. The health department requires the restaurant septic to be separate from the market. With Conditional Zoning, the property to the west, an area of three acres with a fifty-foot boundary (isolation distance) would be rezoned from Agricultural (A-1) to Commercial (C-1). This could serve as an area for the reserve septic field. If rezoned, this property would be solely used for the installation and maintenance of the septic system and associated structures. This allowance would be good for three years

and incorporated into the documents for the Mapleton Market and restaurant. If nothing is done during this time, it will revert back to agricultural zoning.

Dloski: Would anything be constructed above ground?

Mansfield: Retaining walls, transformers and an electric panel. There will be two separate systems.

Mielnik: In conversation with the township attorney about conditional rezoning, alternatives were discussed to avoid a rezoning to commercial, even on a conditional basis. In the zoning ordinance, sewage treatment and disposal facilities, as well as special open space uses are a special uses in the agricultural district. It is a viable alternative to consider a special use permit, as opposed to conditional rezoning. There is reservation to use conditional zoning for this parcel.

Dloski: Conditional rezoning can be problematic. It could also be spot zoning. It should go to special land use.

Board discussion about infrastructure in the same zoning district, as well as, conditional zoning, spot zoning, verses a special land use permit. Discussion on the mechanism to make it work. No action was taken, but a preference for an SUP was expressed by several planning commission members.

c. Introduction – Belle View (Coldwater Development)

Mielnik: This is a proposed development near Center Road and Bluff Road, brought before the planning commission several months ago.

Dan Leonard, representing Coldwater Development: The site, just south of Eagle's Landing, is vacant and is on a bluff. It is densely forested and there is a drop of 110 feet from the top of the site to the base. The slope with vegetation will remain. In the new site design, the six homes are reconfigured so there is less impact on the soils and the stability of the terrain. The roundabout and the private road off Center Road will meet the guidelines of the private road ordinance. Storm water management will be maintained on site. There is a common septic field and there will be a reserve septic field. Also, the revised plan has removed the stairway to the water. The homeowners using the bay front will drive to a small parking lot and it will be maintained as a grassy area with vegetative buffers. Currently, the two parcels are a mix of zoning; R1-A/R1-C zoning. There will be six clustered homes and this will be going through the PUD process. All of the sites meet the code, any vegetation removed will be put back. The hillside is composed of red pines, which will be removed, and the area will be replanted with deciduous trees and evergreens. The powerlines will be realigned, as they are connectors, and the power poles will be relocated to fall along the roadway. Requesting a public hearing next month.

Dloski: How will the storm water management and the on-site septic be maintained after the build is complete?

Leonard: A homeowners association will have a master deed and each home will connect to the common septic field.

Deeren: How many floors will the homes have?

Leonard: Two and a half stories with the garages built into the hillsides.

Deeren: The lower level will be exposed, how are you going to take the storm water runoff from the structures?

Leonard: Gutters, going into the storm water system.

Dloski: What is the dockage on the lake?

Leonard: There are no plans at this time, there is 110 feet of frontage. There can be two shore stations and a dock. It will be left up to the residents.

Mielnik: To review, the turning radius on the cul-de-sac meets the township requirements. The number of homes is unchanged from the last request. The common area is maintained by the homeowners.

Deeren: Will the homes have the same character?

Leonard: The homes will have the same character. The developer has spoken with MDOT, and is in conversation with the soil erosion department and the health department. There are plans to sit down with the fire department and EMS. The neighbors have been contacted and in an informal discovery, there was concern about the headlights from the traffic to the north. In addition, there was talk of screening the waterfront areas.

Mielnik: The township engineer has seen the plans and will give an estimate of the time it will require to review the plans to verify the private road ordinance and the storm water review. The public hearing can be scheduled for next month with necessary fees and application materials provided.

Moved by Dloski to hold a public hearing for Belle View (Coldwater Development), on February 24, 2020, seconded by Couture.

pass unan

d. Complete Survey Report – posted on township website.

Mielnik: The survey results are contained in a more in-depth report found on the township website.

e. Zoning Ordinance Update – process forward

Mielnik: A draft zoning ordinance is ready for review. There is a memo in the packet that summarizes the process of updating the zoning ordinance. Presented a Power Point titled “Why Update Zoning?” found in the packet. The zoning update will be made available to the public and written comments will be collected.

Moved by Hall to make the draft zoning ordinance available to the public for comment, seconded by Couture.

pass unan

f. Planning Commission Annual Report – Draft for review/comment

Mielnik: The planning commission draft annual report is in the packet, it is a requirement of the state planning act to present a report to the township board.

Moved by Dloski to approve the Peninsula Township Planning Commission Annual Report and recommend to the township board, seconded by Couture. pass unan

g. 2020-2021 Meeting Dates

The schedule is now available for the meetings.

h. Michigan APA Training

Mielnik: Information is included in the packet for upcoming training opportunities.

10. **Public Comments:** None

11. **Other Matters or Comments by Planning Commission Members:** None

12. **Adjournment:**

Moved by Dloski to adjourn, seconded by Couture

pass unan

Meeting adjourned at 8:28 p.m.

Hawthorn Vineyards SUP # 135 Hearing

Owners/Applicant:

Montague Development, LLC
1000 Camino Maria Dr.
Traverse City, MI 49686

231-929-4206

ann@hawthornevineyards.com

*Mari-Charital Dolere 12/12/19
owner's representative*

Planning Consultant:

Sarah Keever
Northview 22, LLC
PO Box 3342
Traverse City, MI 49685

sarah@northview22.com

Introduction:

Hawthorne Vineyards is currently approved as a 139 winery on Old Mission. We are seeking approval as a winery-chateau given the fact we meet the current regulations for this upgrade. There is no planned guest house or single-family residences as part of this application. Hawthorne seeks upgrading from a 139 winery to take advantage of event privileges and less restrictive sourcing requirements. The only item of possible construction is a 40x60 outdoor pavilion for guest use activities. There is no schedule for construction at this time. The Fire Chief has been at the property to meet with us and review these plans. He awaits your input before writing a letter of recommendation, but sees no issues with the current plans.

Proposed Land Use:

Winery-Chateau: Hawthorne Vineyards

Parcel Acreages: 100% owned by Montague Development, LLC

Parcel Acreages in Ag. District:

28-11-018-005-01	43.00 acres
28-11-018-009-00	9.67 acres
28-11-017-036-00	2.81 acres
Total	55.48 acres

Zoning:

A-1, Agricultural

Parking:

Tasting Room (1 per 150 sf)	1840	square feet	12.3	spaces
Guests (max) (multiply by .4)	111	people	44.4	spaces
Staff (max)	8	people	8.0	spaces

	Total
52.4 spaces	Required
111 spaces	Provided

Use Area Equivalent:

	Required	Provided
Winery	5 acres	50.48 acres
Manager's Residence	5 acres	5 acres
Single Family Residence (1)	n/a	
Guest Rooms	n/a	
Total		55.48

Capacity for Guest Activity Use per Ordinance – not to exceed 111 guests
 Based on Peninsula Township grapes

2018 Harvest
 (Tons of grapes harvested)

	DC	Hawthorne	Ponca	Pen Vinysd	Jared	Ochs	Lande	D Johnson	W Johnson	Ryan	Sr. Joseph	Mangold
Resling	19,660	2,257	2,711	4,511		2,271	4,961	1,244	5,111		2,660	10,188
Chard	15,658	9,710								1,551		3,688
R Noir	29,271	9,360	5,650	1,170			2,440	8,162		1,710		
P Gros/Bordo	5,411	8,630		4,211			3,870			2,870		
Gew	1,869	1,130	1,500				5,120	1,787				3,750
Gamay		4,110									1,670	
Merlot	5,401	2,770								1,150		
Cab Franc	1,450	2,650								1,850		
P Blanc		8,430								1,840		
Lemberg		1,240										
Mecner	3,030	1,250										
GM18-57	3,640					2,311						5,120
Auzanos										670		
Other	3,040									6,770	2,580	17,260
Total	12,335	66,321	10,361	5,681	8,201	17,161	10,361	3,101	5,111	10,161	4,880	40,011

Total OMP tons other than HW Estate: 141,560
 Divided by 1.25 tons/person: 114

Crop Calculations

Area	Acres	Block Name
A1	0.29	ESTATE GRAPES
A2	1.40	CHERRIES
A3	3.84	ESTATE GRAPES
A4	7.60	ESTATE GRAPES
A5	5.14	ESTATE GRAPES
A6	4.22	CHERRIES
A7	11.53	ESTATE GRAPES
A8	1.71	ESTATE GRAPES
A9	0.53	ESTATE GRAPES
A10	2.57	COLD AIR DRAINAGE
A11	2.45	COLD AIR DRAINAGE
A12	0.50	COLD AIR DRAINAGE
Total	41.77	75.3%

Section 8.1 General Standards and Requirements

- 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.

Hawthorne Vineyards has been open since 2012, with a vineyard planted since 1996. They are currently designated as a 139 winery within the township. The use meets the essential character of the area in which it is located. The proposed pavilion will continue in character with the current winery building.

- 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.

The proposed use will not dramatically differ from current operations which have been successful and not impacted neighbors. Parking, lighting and noise will comply with the Peninsula Township ordinances. The parcels have significant acreage to buffer adjacent properties from the use.

- 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 site contains two entryways to both public roads, Peninsula Dr and Montague Rd, providing ample access and currently approved county/fire/facilities use. Additional overflow parking is over 40 feet wide, allowing both parked cars and fire trucks to access the lot.

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

This existing facility/site is not proposing any additions that will incur public cost to public facilities/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.

Hawthorne Vineyards use, processing, or activities do not contribute any fumes, glare or odors and are regulated by Township ordinance and the Right to Farm act.

- a. _____ That the applicant may legally apply for site plan review.

Applicant has already provided ownership deeds for this property to the township for the 139 application.

- b. _____ That all required information has been provided.
Site plans and exhibits have been included to show necessary information.
- c. _____ That the proposed development conforms to all regulations of the zoning district in which it is located.
The site meets all applicable setbacks, parking, lot coverage and size requirements, as shown on the attached site plans.
- 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.
Hawthorne Vineyards has been and will continue to comply with all fire department regulations. Water and sewer are private and have been approved by the health department with the winery wastewater system being monitored by EGLE. There are no current building plans to affect soil erosion and storm water management at this time. Pavilion set-backs meet the 150 ft from road fire requirements.
- 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.
_____ Grand Traverse County Road Commission
_____ Grand Traverse County Drain Commissioner
_____ County DPW standards for sewer and water if public.
_____ Grand Traverse County Health Department for private systems
_____ State and Federal Agencies for wetlands, public sewer and water.
Hawthorne Vineyards will apply for all applicable permits at the time of any expansion. The applicante is in compliance with the Michigan Liquor Control Commission for the outdoor service area outlined on the site plan.
- 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 existing/proposed uses will not disrupt the natural resources.
- g. _____ That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
There are no flood plains on subject parcels.
- h. _____ 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.
There are no areas considered wetlands, there are no current plans to expand the existing building. Soil conditions are found to be suitable for excavation should future plans require.
- i. _____ That the proposed development will not cause soil erosion or sedimentation problems.

At the time of construction for future additions/building, a soil erosion permit will be applied for confirmation.

- 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.
All stormwater is maintained and managed onsite.
- 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.
There is no proposed grading that will affect the parcel or surrounding areas.
- l. _____ That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
Air drainage is not impeded by existing usage of the site or proposed pavilion.
- 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.
Hawthorne Vineyards currently operates as a winery and tasting room with the necessary infrastructure to support it.
- n. _____ That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
No additional services or facilities are needed or anticipated on or off site to accommodate the use.
- o. _____ That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
The site is well vegetated with vineyards, cherries, trees and landscaping.
- p. _____ That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.
All parking is contained far from public roads on our property as indicated on the site plan.
- 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, including shuttle bus routes, and pedestrian flows are laid out to safely allow maneuvering of all. One-way routes are designated and marked to allow for drop-off of customers and then move on to designated parking areas. No parking along road signs are installed to ensure guests do not park in the driveway, but in overflow lots.
- 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.
Outdoor storage will be located in designated trash receptacles. They are not visible by surrounding neighbors.

- 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.

Hawthorne Vineyards has been an agricultural site for over 30 years and has over that time been expanded to allowable agricultural uses similar to those found in this district. The site is regulated by the Federal TTB and State MLCC as well as MDARD for food service. The operation has met those regulations with no violations. The site plan and use is consistent with the rules of the ordinance.

Section 8.7 Miscellaneous Special Uses:

(10) Winery-Chateau

- a. It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties.

Hawthorne Vineyards has been open as a 139 winery since 2012, with every aspect of this agricultural property supporting the ag environment. The facility is located high on a ridge, out of sight from any public road. There are no guest rooms or residences planned at this time.

- b. The use shall be subject to all requirements of Article VIII, Section 8.5, Food Processing Plants in A-1 Districts and the contents of this subsection. Data specified in Section 8.5.2, Required Information, shall be submitted as a basis for judging the suitability of the proposed plan. Each of the principal uses shall be subject to the terms and conditions of this ordinance except as specifically set forth herein.

- c. The minimum site shall be fifty (50) acres which shall be planned and developed as an integrated whole. All of the principal and accessory uses shall be set forth on the approved site plan.

55.48 acres over three adjacent parcels meets this requirement.

- d. The principal use permitted upon the site shall be a winery. Guest rooms, manager's residence, and single family residences shall be allowed as support uses on the same property as the winery.

- i. In addition to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.

The primary use on the property is the existing winery production facility and tasting room, including activities that take place in a winery tasting room. There is no currently planned guest room or additional residences.

- ii. Sales of wine by the glass in the tasting room is allowed pursuant to the

minimum requirements of the Michigan Liquor Control Commission rules and related Michigan Department of Agriculture permits regarding the sales of food for on-premises consumption. The Liquor Control Commission and the Michigan Department of Agriculture shall control licenses and compliance. **(REVISED BY AMENDMENT 181)**

e. For purposes of computation, the principal and each support use identified in sub-section (d) above shall be assigned an "area equivalent" as set forth herein. The total "area equivalent" assigned to the principal uses shall not exceed the actual area of the site.

f. "Area equivalents" shall be calculated as follows:

- Winery: five (5) acres or the actual area to be occupied by the winery including parking, whichever is greater;
- Manager's Residence: five (5) acres;
- Single Family Residences: five (5) acres;
- Guest Rooms: five (5) acres for each 3 rooms, not to exceed a total of twelve (12) guest rooms.

Use Area Equivalents:

	Required	Provided
Winery	5 acres	50.48 acres
Manager's Residence	5 acres	5 acres
Single Family Residence (1)	n/a	
Guest Rooms	n/a	
Total		55.48

g. The number of single family residences shall not exceed six (6). The manager's residence shall not contain or be used for rental guest rooms. The number of guest rooms shall not exceed twelve (12).

There is a manager's residence currently located on the lower level of the winery building.

h. Not less than seventy-five (75%) percent 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.

Hawthorne Vineyards meets this requirement with 75.3% of the parcels planted to grapes, cherries and minimal cold air drainage.

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

850 feet of frontage are on Montague Rd.

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

The winery building is the principal building on the site and the General Manager, Ann Pettyjohn, occupies the on-site resident manager apartment on the lower level of the building.

- k. All guest rooms shall have floor areas greater than two hundred fifty (250) square feet. Maximum occupancy shall be limited to five (5) persons per unit. No time sharing shall be permitted.

No guest rooms are proposed at this time.

- l. All lighting shall conform to the requirements of Section 7.14. **(REVISED BY AMENDMENT 175B)**

Lighting conforms to section 7.14

- m. Accessory uses such as facilities, meeting rooms, and food and beverage services shall be for registered guests only. These uses shall be located on the same site as the principal use to which they are accessory and are included on the approved Site Plan. Facilities for accessory uses shall not be greater in size or number than those reasonably required for the use of registered guests.

Hawthorne Vineyards will comply with this requirement.

- n. Well and septic system: Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by the owner.

Well and septic permits have been provided for this facility at the time of it's opening. Copies attached.

- o. Fire safety:

- i. All transient lodging facilities shall conform to the Michigan State Construction Code section regulating fire safety.
- ii. An on-site water supply shall be available and meet the uniform published standards of the Peninsula Township Fire Department. A floor plan drawn to an architectural scale of not less than 1/8" = 1 foot shall be on file with the Fire Department.
- iii. Each operator of a transient lodging facility shall keep a guest registry which shall be available for inspection by the Zoning Administrator and police and fire officials at any time.
- iv. Master keys for all rooms shall be available at all times.

No transient lodging currently planned.

- p. Fencing or Planting Buffer: In the event that the Township Board determines that noise generation may be disturbing to neighbors or that the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require that fencing or a planting buffer be constructed and maintained.

The winery building is surrounded by acres of vineyard and woods, acting as the buffer to neighboring homes. If additional buffering is required, Hawthorne Vineyards will meet those requirements.

- q. Rental of Recreation Equipment: Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment in conjunction with the operation of the establishment shall be prohibited.

Hawthorne Vineyards will comply.

- r. Activities and Outdoor Gatherings: Activities made available to registered guests shall be on the site used for the facility or on lands under the direct control of the operator either by ownership or lease. Outdoor activities shall be permitted if conducted at such hours and in such manner as to not be disruptive to neighboring properties.

Hawthorne Vineyards will comply. There are no neighbor complaints to date after operating since 2012.

- s. Signs as allowed by Section 7.11.

Hawthorne Vineyards will comply with section 7.11.

- t. A two hundred (200) foot setback shall be maintained between guest accommodations and facilities and agricultural crops, unless it is demonstrated that a lesser setback can be maintained which will provide for an equal level of protection from agricultural activities to residents, visitors and guests of the winery-chateau. Upon such demonstration, the Township Board may permit a lesser setback.

Guest accommodations are not a use proposed at this time.

- u. Guest Activity Uses. The Township Board may approve Guest Activity Uses (Activities by persons who may or may not be registered guests) as an additional Support Use, subject to the following: **(ADDED BY AMENDMENT 141)**

- 1. Intent

- a. The current Winery-Chateau section of the ordinance requires 75% of the site to be used for the active production of crops that can be used for wine production such as fruit growing on vines or trees, but does not require that any of the wine produced on the site be made from wine fruit grown on Old Mission Peninsula. To assure that, in addition to the minimum parcel size required for a Winery-Chateau, there is additional farm land in wine fruit production in Peninsula Township if Guest Activity Uses are allowed to take place at a Winery-Chateau facility.

Hawthorne Vineyards currently has 36 acres in grapes and cherries, with 141 tons purchased from other OMP farms in 2018. There are 1,840 sf of tasting room/event space to reach the max of 111 guests (actual number is 122, which exceeds what is allowed by ordinance).

- b. Guest Activity Uses are intended to help in the promotion of Peninsula agriculture by: a) identifying "Peninsula Produced" food or beverage for consumption by the attendees; b) providing "Peninsula Agriculture" promotional brochures, maps and awards; and/or c) including tours through the winery and/or other Peninsula agriculture locations.

Guest use activities will comply with the promotion of peninsula agriculture.

Guest use activities will comply with the below rules as the pertain to the

Federal and State regulations also imposed upon the winery.

- c. Guest Activity Uses are limited to (2) below.
- d. Guest Activity Uses do not include wine tasting and such related promotional activities as political rallies, winery tours and free entertainment (Example - "Jazz at Sunset") which are limited to the tasting room and for which no fee or donation of any kind is received.
- e. Guest Activity Uses are in addition to accessory uses for registered guests that are otherwise allowed.
- f. Overnight stays at the Winery-Chateau are not required for these Guest Activity Uses.
- g. Fees may be charged for these Guest Activity Uses.

2. Uses Allowed Notwithstanding Section 8.7.3 (10) (m); The following Guest Activity Uses may be approved with a Special Use Permit by the Township Board:

- a. Wine and food seminars and cooking classes that are scheduled at least thirty days in advance with notice provided to the Zoning Administrator. Attendees may consume food prepared in the class.
- b. Meetings of 501- (C)(3) non-profit groups within Grand Traverse County. These activities are not intended to be or resemble a bar or restaurant use and therefore full course meals are not allowed, however light lunch or buffet may be served.
- c. Meetings of Agricultural Related Groups that have a direct relationship to agricultural production, provided that:
 - i. The meetings are scheduled at least one month in advance with the Zoning Administrator given adequate advance notice of the scheduling so that the Zoning Administrator can give prior approval;
 - ii. The Zoning Administrator shall use the following types of Agricultural Related Groups as a guide for determining "direct relationship to agricultural production";
 - iii. Food/wine educational demonstrations;
 - 1. Cooking show showcasing Peninsula produce and wine;
 - 2. Farmer's conferences;
 - 3. Regional farm producers;
 - 4. Cherry Marketing Institute and Wine Industry Conference
 - 5. Farm Bureau Conference

6. Future Farmers of America and 4-H;
 7. Michigan State University/agricultural industry seminars.
 - iv. These meetings may include full course meals to demonstrate connections between wine and other foods.
 - v. An appeal of the Zoning Administrators determination can be made to the Township Board.
- d. Guest Activity Uses do not include entertainment, weddings, wedding receptions, family reunions or sale of wine by the glass.
 - e. No food service other than as allowed above or as allowed for wine tasting may be provided by the Winery-Chateau. If wine is served, it shall only be served with food and shall be limited to Old Mission Peninsula appellation wine produced at the Winery, except as allowed by Section 6. below.
3. Relation to Agricultural Production in Peninsula Township. In order to offer Guest Activity Uses, the owner of the Winery-Chateau shall, in addition to the agricultural production on the minimum acreage required for the Winery-Chateau, grow in Peninsula Township or purchase grapes grown in Peninsula Township for the previous growing season equal to 1.25 tons of grapes for each person allowed to participate in Guest Activity Uses up to the maximum number approved by the Township Board in a Special Use Permit. If the amount of grapes cannot be documented by the Zoning Administrator, the numbers of persons allowed to participate in Guest Activity Uses shall be reduced proportionally.

Documentation of current and proposed Hawthorne grapes have been provided in this application. The areas used to determine the number of attendees for guest use activities are defined on the attached site plan. Hawthorne meets the requirements to host the maximum 111 guests. Parking is outlined on the site plan and meets the requirements.

4. The number of persons allowed to participate in Guest Activity Uses shall be determined as follows:
 - a. The Township Board as part of the Special Use Permit approval process shall determine the room(s) provided and a maximum number of attendees for Guest Activity Uses.
 - i. The maximum number of attendees shall not exceed one attendee for each fifteen (15) square feet of the room or rooms provided for Guest Activity Uses. These rooms shall exclude guest

rooms, rest rooms, hallways, stairways, entries, spaces used in the normal operation of wine making and storage, out of doors areas and any other spaces not usual for guest assembly. In no case will the number exceed one hundred-eleven (111) or the Fire Marshall maximum occupancy, whichever is less.

- ii. The maximum number of attendees may be less than, but not more than, the maximum number described in (i) above at the discretion of the Township Board based on possible adverse impacts on adjacent properties, lack of parking spaces or other site specific conditions.
- iii. A building floor plan showing spaces for all approved uses including the maximum capacity of each shall be attached to the site plan.

5. Requirements for Guest Activity Uses

- a. All Guest Activity Uses shall include Agricultural Production Promotion as part of the activity as follows:
 - b. Identify "Peninsula Produced" food or beverage that is consumed by the attendees;
 - c. Provide "Peninsula Agriculture" promotional materials;
 - d. Include tours through the winery and/or other Peninsula agricultural locations.
 - e. Hours of operation for Guest Activity Uses shall be as determined by the Town Board, but no later than 9:30 PM daily.
 - f. No alcoholic beverages, except those produced on the site, are allowed with Guest Activity Uses.
 - g. Sales of wine by the glass or sales of bottles of wine for ON PREMISES consumption are NOT ALLOWED except as provided in Section 2 (e) above.
 - h. No outdoor food, beverages or temporary structures are allowed except as allowed by 8 (c) below.
 - i. No sounds related to the guest activity shall be

discernable at the property lines.

- j. No amplified instrumental music is allowed, however amplified voice and recorded background music is allowed, provided the amplification level is no greater than normal conversation at the edge of the area designated within the building for guest purposes.
- k. No outdoor displays of merchandise, equipment or signs are allowed.
- i. Kitchen facilities may be used for on-site food service related to Guest Activity Uses but not for off site catering.
- m. No lighting, except the minimum required for safety and sign lighting as allowed by the ordinance.
- n. The Township Board may consider seasonal weighting of the frequency and/or a maximum number of Guest Activity Uses during the year.

For 5 (a-n): All appropriate federal, state and local laws/regulations/ordinances will be followed as well as wine industry standard practices.

- 6. If crop conditions or natural disaster result in a shortage of locally-grown fruit for a particular year; the Township Board may reduce the requirement for the amount of grapes for that particular year, provided that verification of such conditions are presented to the Township Board by a public organization representing the fruit growers of northwest Michigan that is duly recognized by the Township Board.
- 7. Documentation The owner of the Winery-Chateau shall provide data and records on an annual basis to the Zoning Administrator showing that:
 - a. In addition to the agricultural production on the minimum acreage required for the Winery-Chateau, the winery has grown grapes in Peninsula Township or purchased grapes grown in Peninsula Township equal to 1.25 tons of grapes for each person allowed to participate in Guest Activity Uses.
 - b. That all the grapes from (a) above plus the production on the minimum acreage required for the Winery-Chateau have been processed in the winery.

Hawthorne Vineyards will comply.

8. Additional Conditions

- a. Special Use Permits approved under this section may list any number of restrictions or requirements approved by the Township Board such as additional set back requirements, days of the week restrictions, number of guest activity days per year or other requirements deemed beneficial to the township or its residents.
- b. Nothing in this section shall prohibit the Township Board from approving a larger special community event such as Blessing of the Blossoms, harvest days or other community event for which no fee is charged the participants, except as specifically approved by the Township Board and is open to the public.
- c. No temporary structures including tents or canopies are allowed except that the Township Board may approve the reasonable use of temporary structures tents or canopies in conjunction with community events approved in (b) above.
- d. Any violation of the Special Use Permit issued for this use shall, in addition to the provisions of Section 4.2.1 Violations and Penalties, serve as grounds for closing the Guest Activity Uses use by the Township Board. In the event any such alleged violation is made in writing to the Township Board, the Township shall give written notice of such alleged violation to the Applicant at the last address furnished to the Township by the Applicant. The notice shall state that unless the violation is corrected or resolved to the satisfaction of the Township Board within 30 days from the date of the notice, the Township Board shall require the Owner to close all Guest Activity Uses on the premises, after hearing, until such time as the Township Board removes the restriction. In the event a hearing becomes necessary, the Township Board shall establish the notice requirements and such other conditions with respect to the hearing as the Township Board shall deem appropriate.

Attachments:

1. Potential pavilion design/style, measuring 40X60 ft.
2. Hawthorne Vineyards 139 winery permit
3. DEQ/EGLE Groundwater Discharge Permit
4. Current septic design for 200 guests, 5 employees and 1 residence require a 1,325 gallon tank, currently equipped with 2,000 gallon tank allowing up to 335 guests, beyond the maximum allowable 111. The winery maintains a separate winery wastewater septic system.
5. Well permit
6. MLCC permit/MDARD extended food retail establishment permit

1. Possible style for outdoor pavilion, with rain sides and exit lights



2.

Peninsula Township
FINAL FARM PROCESSING PERMIT
No. 3

**Hawthorne Vineyards
1000 Camino Maria
Traverse City, MI 49686**

To: Marie-Chantal Daiese
Manager, Hawthorne Vineyards
Chateau Chantal
15900 Rue de Vin
Traverse City, MI 49686

Re: Hawthorne Vineyards
1000 Camino Maria
Traverse City, MI 49686
Parcel ID: 28-11-018-006-01

The above referenced property is permitted to be used in accordance with the standards set forth in Section 6.7.2 (1st) Farm Processing Facility of the Peninsula Township Zoning Ordinance.



Elise Crafts
Peninsula Township Zoning Administrator



Date

PERMIT NO. GW1110580

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY

GROUNDWATER DISCHARGE PERMIT

In compliance with the provisions of Part 31, Water Resources Protection, and Part 41, Sewerage Systems, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

OWNERS/PARTNERS:
Montagus Development, LLC
7438 Plate Road
Bentley, MI 49617-9231

FACILITY:
Hawthorne Vineyards
1000 Camino Maria Dr.
Traverse City, Michigan 49686

Chateau Operations, LTD
15900 Rue de Vin
Traverse City, Michigan 49686

is authorized to discharge 300 gallons per day, 90,000 gallons per year of winery process wastewater from the Hawthorne Vineyards located at:

1000 Camino Maria Dr.
Traverse City, Michigan 49686

designated as Hawthorne Vineyards

to the groundwater of the State of Michigan in accordance with effluent limitations, monitoring requirements, and other conditions set forth in this permit.

Rule Authorization:	Rule 2211(e)
Wastewater Type:	Winery Process Wastewater
Wastewater Treatment Method:	To Be Determined
Wastewater Disposal Method:	Land Disposal

The issuance of this permit does not authorize violation of any federal, state, or local laws or regulations, nor does it obviate the necessity of obtaining such permits, including any other Michigan Department of Environmental Quality (Department) permits, or approvals from other units of government as may be required by law.

This permit is based on an original application submitted on September 11, 2017, as amended through March 1, 2019.

This permit takes effect on August 1, 2019. The provisions of this permit are severable. After notice and opportunity for a hearing, this permit may be modified, suspended, or revoked in whole or in part during its term in accordance with applicable laws and rules.

This permit and the authorization to discharge shall expire at midnight, August 1, 2022. In order to receive authorization to discharge beyond the date of expiration, the permittee shall submit an application that contains such information, forms, and fees as are required by the Department by February 2, 2022.

Revised: April 10, 2019



Mike D. Ruzar, Supervisor
Groundwater Permits Unit
Permits Section
Water Resources Division

4.

**Nawthome Winery
 Tasting Room Flow Estimation**

	Design Criteria	Gallons per Day	Loading Pads per Feet	Equivalent T.U.
Tasting Floor	200 patrons	4 gpd	100 gpd	
Employee	5 employees	36 gpd	175 gpd	
Apartment	1 bathroom	33 gpd	100 gpd	
Tasting Room Total			1,375 gpd	1.75

Total Designflow = 1280 gal of low pressure backflow system

Septic Tank Calculations

Total Gallons to Treat 1,320 gallons
 Retention Time 24 hours
 Total tank capacity required 1,320 gallons
 Tankage Provided 3,000 gallons

Pump Dosing Specifications

Est. daily usage 1,320 gallons
 Dosing rate 6 doses per day per zone
 Number of zones 1
 Number of doses 6 doses per day
 Volume of each dose 62,925 gallons
 Inside tank dimensions 7.5 ft
 3.5 ft
 Floor and floor off setting 31 inches
 Pump flow rate 45 gpm
 Pump run time 88 seconds

DRAIN FIELD DETAILS FOR TASTING ROOM

5.

UNRECORDED
 DATA ENTRY
 REVALUED

Grand Traverse County Health Department

2650 LAFRANIER RD
 TRAVERSE CITY, MI 49683
 231-935-6051

GT #: 32987

OWNER BRUCE HAWTHORNE
 CURRENT MAILING ADDRESS 7408 S. PLATTE RD
Benona, MI 49616 PH 231-982-8524
 TYPE OF ESTABLISHMENT Residential NEW EXISTING
 PROPERTY ADDRESS 8593 PENINSULA DR
 SUBDIVISION _____ LOT # _____
 CITY TRAVERSE CITY, MI 49683
 TOWNSHIP Peninsula Twp. SECTION 18

SOIL _____
 SOIL TYPES TO A DEPTH OF _____
 DEPTH TO GROUND WATER _____

SEPTIC TANK SIZE _____ NUMBER OF PERSONS _____
 PUMP CHAMBER _____ NUMBER OF BATHS _____
 INFLUENT PIPES _____ LAUNDRY No
 DRAINAGE _____ DISHWASHER No
 LINEAL FEET _____ GARAGE/SHOP No
 SQUARE FEET _____ OTHER _____
 TALKED TO _____
 TALKED TO _____
 TALKED TO _____
 OTHER _____

SEE REVERSE SIDE FOR DRAWING AND CONSTRUCTION DETAILS

ISOLATION DISTANCES FOR PRIVATE WELLS
 POTABLE WATER SUPPLY WELLS, SPRINGS, OR UNPROTECTED WATER SUCTON LINES
 BURNED OR UNPROTECTED WELLS OR PIPES THROUGH WHICH SOLIDS MAY BACKUP
 MAY NOT BE LOCATED CLOSER THAN 100 FEET FROM ANY POTABLE WATER
 WELL OR SUCTON PIPE. SUCH SOLIDS OR PIPES SHALL BE CONTACTED BY
 SCHEDULE 40 OR OTHER APPROVED HEALTH DEPT. MATERIAL.

CERTIFICATION OF INSPECTION BY _____
 DATE _____
 MANUFACTURER OF SEPTIC TANK _____
 MODEL/SERIAL _____
 NOTES _____
 INSPECTED BY _____ DATE _____
 CONTRACTOR _____
 WELL _____

APPROVAL OF A PLAN AND THE NECESSARY CONNECTIONS CONCEIVED BY THE
 OWNER AS A GUARANTEE THAT SUCH INSTALLATION IS ASSUMED. THERE ARE
 MANY WAYS A SYSTEM CAN BE ALIGNED OR Laid OUT.

SEWAGE PERMIT
 WELL PERMIT

PROPERTY TAX # - 281101802801

WATER SUPPLY INFORMATION

CITY _____ WELL
 WELL TYPE Test Well
 DEPTH _____
 OLD (WELL TO BE ABANDONED) _____
 APPROVED _____

*SEE COMMENTS
 ON REVERSE
 SIDE*

WATER SAMPLING REQUIREMENT

(1) Before placing a new, repaired, or reconditioned water supply system into service,
 and after all traces of chlorine have been flushed out, 1 or more water samples shall be
 collected from the sampling faucet. Operators of the collection group shall not be present
 in the vicinity of sampling.
 (2) The water supply owner shall be responsible for collecting the water sample or shall
 arrange for the owner's designated representative to collect the sample. The well
 drilling contractor or pump installer shall notify the water supply owner of the owner's
 responsibility for collecting the water sample.

WATER SAMPLE RESULTS

BACTERIOLOGICAL _____ DATE SAMPLED _____
 NITRATE _____ NITRATE SAMPLED _____

AGREEMENT

I HEREBY AGREE TO COMPLY WITH REGULATIONS OF THE SANITARY CODE FOR THE
 COUNTY OF GRAND TRAVERSE, AND THE APPLICABLE PARTS OF THE CODE OF
 ORDINANCE IN THE INSTALLATION OF A SEPTIC TANK SYSTEM, SYSTEM A
 FOR WELL INSTALLATION ON THIS ABOVE DESCRIBED PROPERTY, AND TO MAINTAIN
 THE SAME ACCORDING TO THE PLANS AND SPECIFICATIONS AS DESCRIBED AND
 APPROVED ABOVE; OTHERWISE I UNDERSTAND, THE PERMIT WILL BE VOID.

THE FINAL INSPECTION REQUIRED BEFORE COVERING, ONE DAY NOTICE SHALL BE GIVEN
 FOR INSPECTION.

SIGNED Bruce Hawthorne DATE 5-5-06

THE SPECIFICATIONS AS SET FORTH ON THIS PERMIT MEET THE MINIMUM
 REQUIREMENTS OF THE SANITARY CODE. THE OWNER AGREES TO MAINTAIN
 THE SAME ACCORDING TO THE PLANS AND SPECIFICATIONS AS DESCRIBED AND
 APPROVED ABOVE; OTHERWISE I UNDERSTAND, THE PERMIT WILL BE VOID.

PERMIT TO INSTALL, CONSTRUCT OR REPLACE
 EXPIRES 2 YEARS AFTER DATE OF ISSUE
 PERMIT IS NON-TRANSFERABLE TO OTHER OR PLACE

ISSUED BY Bruce Hawthorne
 DATE 5/10/06 BY C. [Signature]
 HEALTH DEPT. REGISTRAR

RECEIVED _____ DATE 5/10/06

PROCESSED \$121.00 WELL PERMITS

6.

STATE OF MICHIGAN - LIQUOR CONTROL COMMISSION

This is to certify that a license is hereby granted to the person(s) named with the stipulation that the licensee is in compliance with Commission 4361003, which states that a licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and orders determined by the state and local law enforcement officials who have jurisdiction over the licensee. Issuance of this license by the Michigan Liquor Control Commission does not constitute an approval of the equipment. The licensee must obtain all other required state and local licenses, permits, and approvals for the use of alcoholic liquor on the licensed premises.

This license is granted in accordance with the provisions of Act 59 of the Public Acts of 1986 and shall continue in force for the period designated, suspended, revoked, or declared null and void by the Michigan Liquor Control Commission. Failure to comply with all laws and rules may result in revocation of this license.

THIS LICENSE SUPERSEDES ANY AND ALL OTHER LICENSES ISSUED PRIOR TO APRIL 2, 2019

ADDRESS ID: 226018
 CHATEAU OPERATIONS, LLC
 15900 RUE DE VIN

FILE NUMBER: 6720015

IN WITNESS WHEREOF
 the License has been duly
 and signed by both the Michigan Liquor Control Commission and the Licensee.

1000 CAMINO MARIA,
 TRAVERSE CITY, MI 49686-9310

OR TRAVERSE COUNTY
 3-1-12
 TRAVERSE CITY

CLASSIFICATION: 1
 LICENSE TYPE: Small Wine Maker

ACTS:
 10000: Direct Shipper
 10001: On-Premises Tasting Room Permit

BARREL CONNECTIONS: 0
 OUTDOOR SERVICE AREA: 1
 PAISER/STAGE: 0

WINE: 10000

WINE SERVICE ACCOUNT, SUNDAY SALES (AM)

LIQUOR CONTROL COMMISSION

[Signature]

LICENSEE(S) SIGNATURE(S)
[Signature]

**2019
 2020**

LICENSE EFFECTIVE MAY 1, 2019 - EXPIRES APRIL 30, 2020

Date issued: 03/29/2019

STATE OF MICHIGAN
 Department of Agriculture & Rural Development
 Food and Dairy Division
 Expires: 04/30/2020

FRE111

ISSUED TO:
 HAWTHORNE VINEYARDS
 1000 CAMINO MARIA
 TRAVERSE CITY, MI 49686
 Responsible Party and Mailing Address:

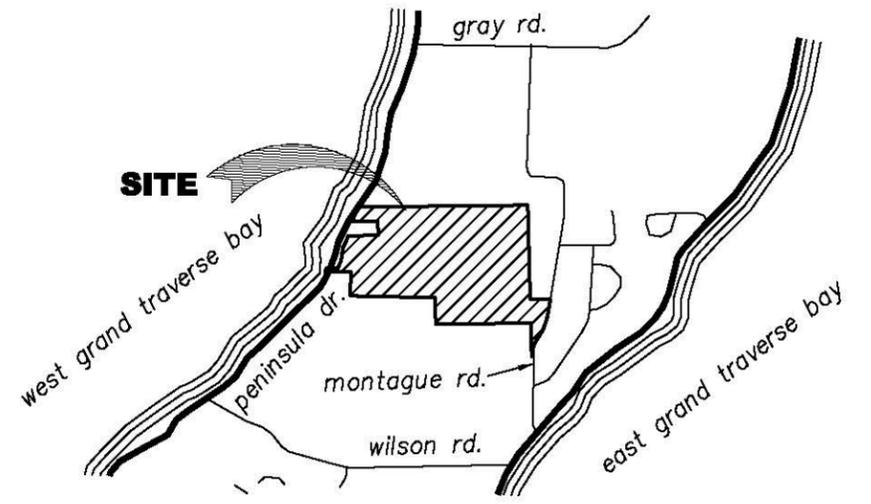
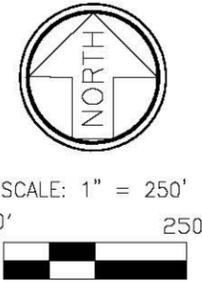
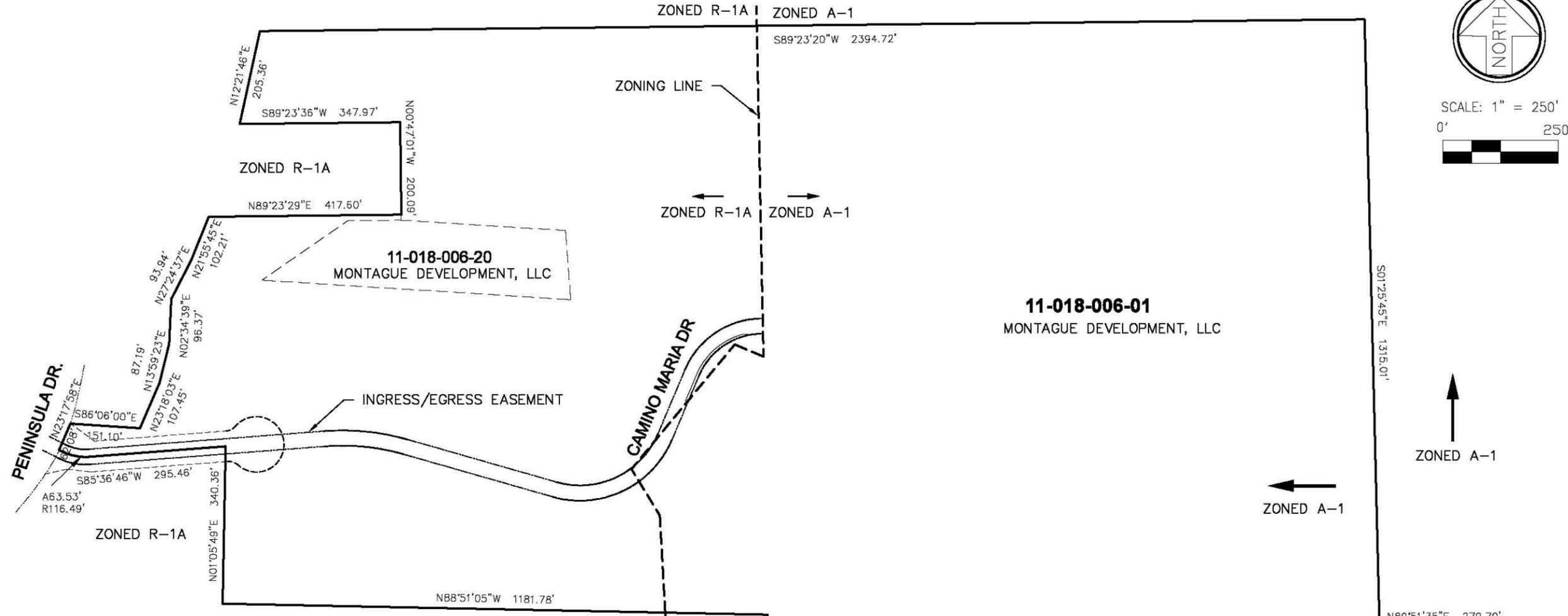
EXTENDED RETAIL FOOD
 ESTABLISHMENT

DISPLAY PROMINENTLY

MARIE DALESE
 CHATEAU OPERATIONS LTD
 15900 RUE DE VIN
 TRAVERSE CITY MI 49686

[Seal] Gary McDowell
 Director

This license is not transferable and is only valid for the establishment owner and address listed above. This license is issued in accordance with provisions of Act 92 of 2000, as amended and Act 784 of 1913, as amended.



VICINITY MAP

Description of Record:

Part of sections 17 and 18, Town 28 North, Range 10 West, Peninsula Township, Grand Traverse County, Michigan more fully described as follows: BEGINNING at the East Quarter corner of Section 18, thence N 89°51'35" E, 279.79 feet; thence S 08°09'13" W, 164.97 feet; thence along a 848.83 foot radius curve to the right for a distance of 344.61 feet (central angle = 23°15'39", chord bearing = S 19°47'02" W, chord distance = 342.25 feet); thence S 31°24'52" W, 120.02 feet; thence along a 381.97 foot radius curve to the left for a distance of 220.43 feet (central angle = 33°03'52", chord bearing = S 14°52'56" W, chord distance = 217.38 feet); thence N 01°35'26" W, 468.77 feet; thence S 89°19'24" W, 1325.42 feet; thence N 01°37'07" W, 371.38 feet; thence N 88°51'05" W, 1181.78 feet; thence N 01°05'49" E, 340.36 feet; thence S 85°36'46" W, 295.46 feet; thence along a 116.49 foot radius curve to the right for a distance of 63.53 feet (central angle = 31°14'44", chord bearing = N 78°45'52" W, chord distance = 62.74 feet); thence N 18°08'15" E, 62.68 feet; thence S 86°06'00" E, 151.10 feet; thence N 23°18'03" E, 107.45 feet; thence N 13°59'23" E, 87.19 feet; thence N 02°34'39" E, 96.37 feet; thence N 27°24'37" E, 93.94 feet; thence N 21°55'45" E, 102.21 feet; thence N 89°23'29" E, 417.12 feet; thence N 00°38'45" W, 200.09 feet; thence S 89°23'36" W, 347.97 feet; thence N 12°21'46" E, 205.36 feet; thence N 89°23'20" E, 2394.72 feet; thence S 01°25'45" E, 1315.01 feet to the POINT OF BEGINNING. Containing 85.93 acres, more or less. Subject to and together with agreements, covenants, easements, and restrictions of record.

SHEET	SHEET TITLE
1.0	OVERALL PROPERTY MAP
1.1	DETAILED PROPERTY MAP

Owner/Applicant:
 Montague Development, LLC
 PO Box 987
 Traverse City, MI 49685

SITE PLAN

Northview
 22
 PO Box 3342, Traverse City, MI 49665 // 231.342.4016

ISSUE DATE: 11-21-19

REVISIONS:

Hawthorne Winery

PROJECT LOCATION:
 Sections 17&18, T28N, R10W, Peninsula Township,
 Grand Traverse County, Michigan

JOB NO.:
2010-104

1.0



SCALE: 1" = 200'



Northview

22
PO Box 3342, Traverse City, MI 49685 // 231.342.4016

ISSUE DATE: 11-21-19

REVISIONS:

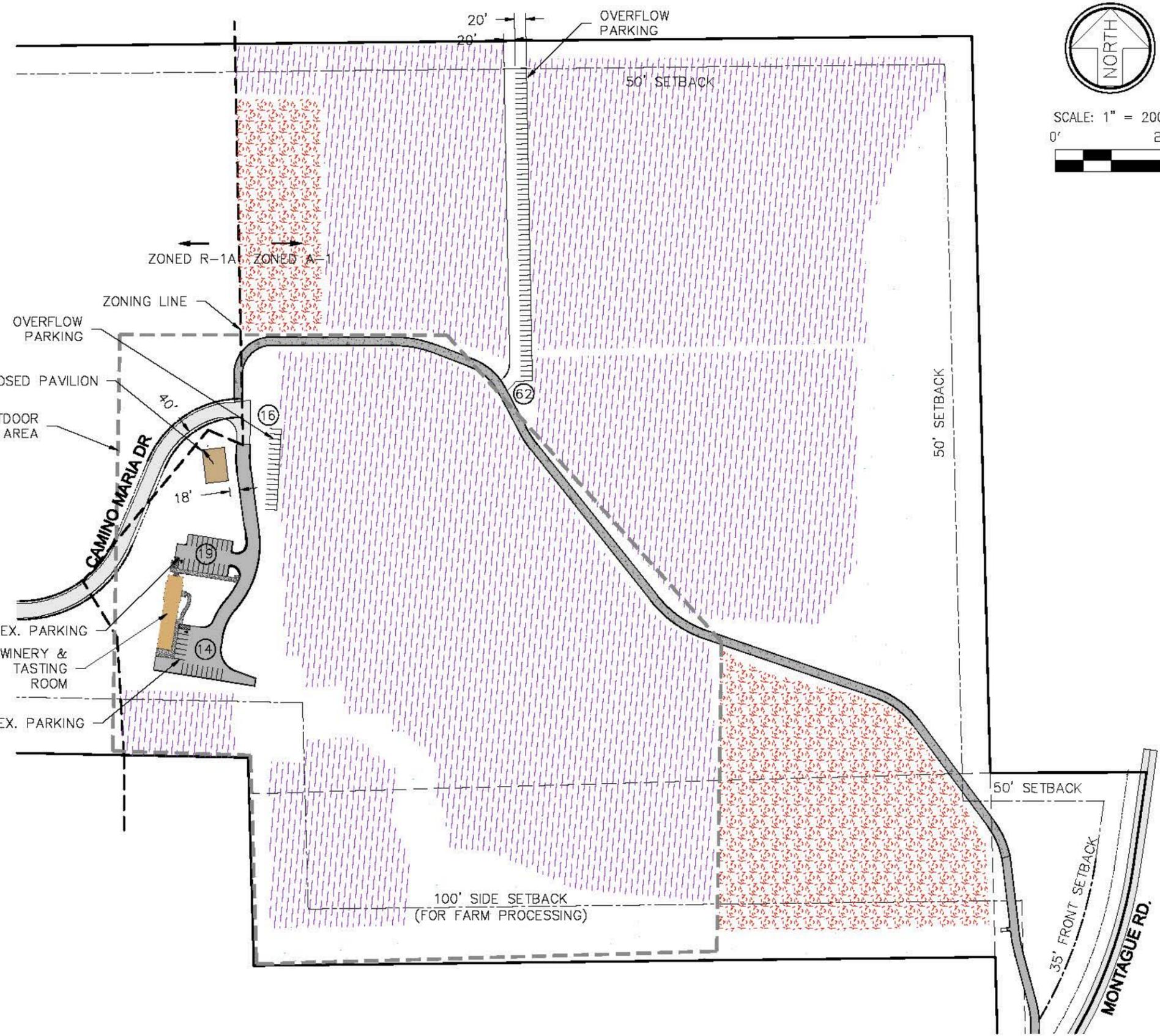
Hawthorne Winery

Sections 17&18, T28N, R10W, Peninsula Township,
Grand Traverse County, Michigan

PREPARED FOR: PROJECT LOCATION:

JOB NO.: **2010-104**

1.1



Tasting Room (1 per 150 sf)	1840 square feet	12.3 spaces
Guests (max) (multiply by .4)	111 people	44.4 spaces
Staff (max)	8 people	8.0 spaces
	Total Required	52.4 spaces
	Provided	111.0 spaces

PARKING

Parcel Acreages in Ag. District:

28-11-018-006-01	43.00 acres
28-11-018-008-00	9.67 acres
28-11-017-036-00	2.81 acres
Total	55.48 acres

AREAS

	ESTATE GRAPES	30.64 ac.
	COLD AIR DRAINAGE	5.62 ac.
	CHERRIES	5.52 ac.
	TOTAL:	41.78 ac. (75.3%)

CROP CALCULATIONS

SITE PLAN

MICHIGAN STATE | **Extension**
UNIVERSITY

1791 Hillandale Rd
Benton Harbor, MI 49022
February 7, 2020

To: Peninsula Township Planning Commission
Peninsula Township
13235 Center Rd
Traverse City, MI 49686

To the Peninsula Township Planning Commission,

I am writing in support of the need for cold air drainage areas for successful winegrape production in northwest Michigan.

Cold air drainage is necessary for production of *Vitis vinifera* winegrapes, especially in cool climate viticultural regions. This includes the growing areas of northwest Michigan. As *V. vinifera* is relatively cold sensitive, during periods of radiative frost, pooling of cold air at low spots in vineyards can result in damage to buds and wood. This can result in loss of crop, or in extreme cases, vine death. This is often why we recommend planting vines on sloped ground, as it allows the coldest air to flow downhill. The difference in temperature from the top of a hill to adjacent depression can be as large as 6 to 8°C, depending on slope. Having an adjacent area not planted to wine grapes at the lowest part of the slope allows for the movement of cold air out of the vineyard and functions as a reservoir. Impediments to air movement may reduce the effectiveness of a cold air drainage area, and should be managed accordingly.

I can be contacted with any questions at eastkath@msu.edu or at 269-944-1477 ext 206.



MSU EXTENSION

Southwest Michigan
Research and
Extension Center
1791 Hillandale Rd
Benton Harbor, MI
49022

269-944-1477 ext 206
eastkath@msu.edu

Regards,

A handwritten signature in black ink, appearing to read "Katherine East".

Katherine East, PhD

Viticulture Production Specialist
Michigan State University Extension

Mapleton Farms, LLC
SUP # 136 Hearing

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO. _____

Parcel Code/s #28-11- 122-020-30 (Portion of parcel)

Property Address: 3177 Bowers harbor Road, Traverse City, MI 49686 (Portion of parcel)

Applicant Address: Mapleton Farms, LLC 121 E. Front Street, Traverse City, MI 49684

Shari A Chouinard
Applicant's Signature

Review Fee _____
Check No. _____ Date _____

for Mapleton Farms LLC

APPLICATION REQUIREMENTS

1. Each application is submitted through the Zoning Administrator, 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) 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 Zoning Administrator.
 - (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.

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

Ordinance Reference - Section 8.1.3

Include a statement of HOW the proposed project meets the standards:

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.

- (1) 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:
 - (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) 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) Not create excessive additional requirements at public cost for public facilities and 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.
- (2) 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.
- (3) 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.
 - (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.
- (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) 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) That the proposed development will not cause soil erosion or sedimentation problems.
- (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.
- (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.
- (l) That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- (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.
- (n) 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) 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.
7. A public hearing on a special land use request is held by the Township Board if:
- a. A public hearing is requested by the Township Board, the applicant for special land use authorization, a property owner, or the occupant of a structure located within three hundred (300) feet of the boundary of the property being considered for a special land use.
 - b. The decision on the special land use request is based on discretionary grounds.
8. Complies with Section 7.7 Developments Abutting Agricultural Lands.

Mapleton Farms, LLC
Proposed Reserve Septic System Area
Special Use Permit Application

Submitted to

Peninsula Township

as

**a Special Open Space Use in the
Agricultural Zoning District**

February 3, 2020

Mansfield

Land Use Consultants

830 Cottageview Drive
Traverse City, MI 49684
p 231.946.9310
f 231.946.8926
i www.maaeps.com

February 3, 2020

Peninsula Township Planning Commission
c/o Randy Mielnik, Director of Planning and Zoning
13235 Center Road
Traverse City, MI 49686

Dear Planning Commissioners,

Mansfield Land Use Consultants is pleased to present the following submission for site plan review of a proposed special open space use in the agricultural zoning district.

It is proposed that a portion of the subject property (see attached information) be utilized for future septic fields that serve the existing commercial development on the parcel adjacent to the east side of the subject parcel which is home to existing market and restaurant uses. The SUP application proposes that the portion of subject property in question be used solely for: the installation and maintenance of septic system(s) and inclusive appurtenances; installation and maintenance of public and private utilities, Installation and maintenance of vehicular and non-vehicular, ingress/egress and parking (paved and unpaved as allowed), retaining walls, land manipulation and restoration, as well as crop, forest and field maintenance. Should the SUP be approved, the portion of the subject property where the proposed uses lie will be transferred to the parcel to the east (PID: 28-11-112-025-00).

The subject property lies adjacent to the west of the property at 14111 Center Road with the PID of 28-11-122-025-00, which is better known as the Mapleton Market property. This property is also owned by the applicant. The existing site conditions (soils, topography, etc.) on the Mapleton Market property prevent the construction of septic drain fields for the continued use of the existing market and restaurant uses. The most logical and practical resolution to this situation is to locate future primary and reserve drain fields for these uses on the adjacent property (the subject property) owned by the applicant.

Preliminary site investigations and designs for the primary and reserve drain fields was used to determine the necessary size of the proposed area to be rezoned. The proposed request ensures that future use of the subject property will only involve the construction, maintenance, access to, and use of septic systems, leaving the property as open space and complying with the intent and goals of the Township Master Plan's Rural Agriculture future land use designation that encompasses the subject property.

We look forward to the opportunity to present this project to you. Please feel free to contact us with any comments or questions.

Sincerely,



Dusty Christensen, LLA
Mansfield Land Use Consultants

SPECIAL USE PERMIT NARRATIVE

The following is the special use permit basis for determination language from the Township Zoning Ordinance (shown in bold text) and statements related to the proposed use's compliance with relevant standards (shown in italic text).

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.

(1) 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:

(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 project site is generally agricultural in nature, with commercial (market and restaurant) uses located to the east of the subject parcel..

The subject parcel is currently vacant with existing open fields and scattered trees. The proposed future septic field uses are harmonious in appearance with the existing and intended character of the general vicinity as the character of the site will not change substantially following the construction of the proposed improvements. The proposed septic fields will result in vacant open space on the subject parcel – no change from the current conditions.

(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.

The proposed septic field uses on the subject parcel will not be hazardous or disturbing to existing or future uses in the vicinity as very little physical change on the site will be noticeable following construction. The proposed future septic field uses provide a substantial improvement to property in the vicinity and community as a whole by providing the necessary space for the continued use and improvement of the commercial properties located to the east of the subject parcel in compliance with County Health Department regulations.

(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.

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

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 will not generate fumes, glare or odor and will not be detrimental to property, persons or the general welfare.

(2) 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.

(3) 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 applicant owns, and has paid all property taxes on, the subject parcel.

(b) That all required information has been provided.

The applicant believes that all required information is provided as part of this application.

(c) That the proposed development conforms to all regulations of the zoning district in which it is located.

The proposed septic system area uses are allowed as a special use within the Agricultural zoning district and conform to all relevant regulations within the Zoning Ordinance.

(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.

The proposed special use meets the relevant requirements of the Township and other local and state permitting agencies.

(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. Proposed improvements will be permitted by the relevant agencies prior to issuance of any land use permit and construction.

(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 natural, open space character of the subject site will remain, as the proposed uses will result in little change to the aesthetic of the parcel, which is currently open fields.

(g) That the proposed development property respects flood ways and flood plains on or in the vicinity of the subject property.

There are no flood ways or flood plains 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 which are not suitable for development will either be undisturbed or modified in an acceptable manner.

A USDA soils map has been provided as part of this submittal package.

The project site consists of soils suitable for septic system construction and use.

(i) That the proposed development will not cause soil erosion or sedimentation problems.

Soil erosion prevention measures standard to the industry are included in this proposed site design. All disturbed areas will be seeded promptly upon the completion of construction work.

The County Soil Erosion Control Office will review and permit the site plans for compliance with the applicable erosion control standards prior to construction.

(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 storm water runoff on, or adjacent to, the site as the proposed uses do not increase on site impervious surface quantities.

(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.

The proposed grading is what is required in order construct the proposed septic systems.

The proposed grading fits in with the existing character of the landscape and will not impact neighboring properties, as the general character of the site will remain 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.

This project is intended to provide primary and reserve septic system areas for the adjacent

commercial uses to the east of the site. Septic system components will be permitted and installed as they are needed and none of the proposed site improvements are reliant upon any other improvement for construction or future use.

(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 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.

As the site will remain relatively unchanged due to the proposed uses, it is not anticipated that any landscaping, fencing, or other screening will be required by the Township.

(p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

No on-site parking is proposed, as the proposed uses do not require such facilities.

(q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

No public vehicular or pedestrian traffic is proposed on the site, as proposed uses are limited to future septic system areas.

(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.

No outdoor storage of garbage or refuse is proposed as part of this application.

(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 maintaining the existing character of the subject parcel while providing necessary infrastructure for the continued use of the existing commercial uses on the adjacent property.

Special Use Permit - Planned Unit Development Checklist

Project Name Mapleton Reserve Septic Areas

Special Use Permit Number 136. Parcel Code/s #28-11-122-020-30

Property Address: 3177 Bowers Harbor Road, Traverse City, MI 49686 (Portion of parcel)

Applicant: <u>Mapleton Farms, LLC</u>	<u>121 E. Front St., Traverse City, MI 49684</u>	<u>231-649-3409</u>
Name	Address	Phone

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

Submission of Application:

- a. 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.

Section 8.1.3 (1) 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:

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

- b. x 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.
- c. x 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.
- d. x 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.
- e. x Not create excessive additional requirements at public cost for public facilities and services.
- f. x 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.

Section 8.1.3 (2) 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.

Section 8.1.3 (3) Specific Requirements: In reviewing an impact assessment and site plan, the Town Board and the Planning Commission shall consider the following standards:

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

- a. x That the applicant may legally apply for site plan review.
- b. x That all required information has been provided.
- c. x That the proposed development conforms to all regulations of the zoning district in which it is located.
- d. x 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. x 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. x Grand Traverse County Road Commission
 - ii. x Grand Traverse County Drain Commissioner
 - iii. x County DPW standards for sewer and water if public.
 - iv. x Grand Traverse County Health Department for private systems
 - v. State and Federal Agencies for wetlands, public sewer and water.
- f. x ^x 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. x That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- h. x 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. x That the proposed development will not cause soil erosion or sedimentation problems.
- j. x 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. x 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. x That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- m. x 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. x That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- o. x That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
- p. x That parking layout will not adversely affect the flow of traffic within the site,

- q. or to and from the adjacent streets.
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:

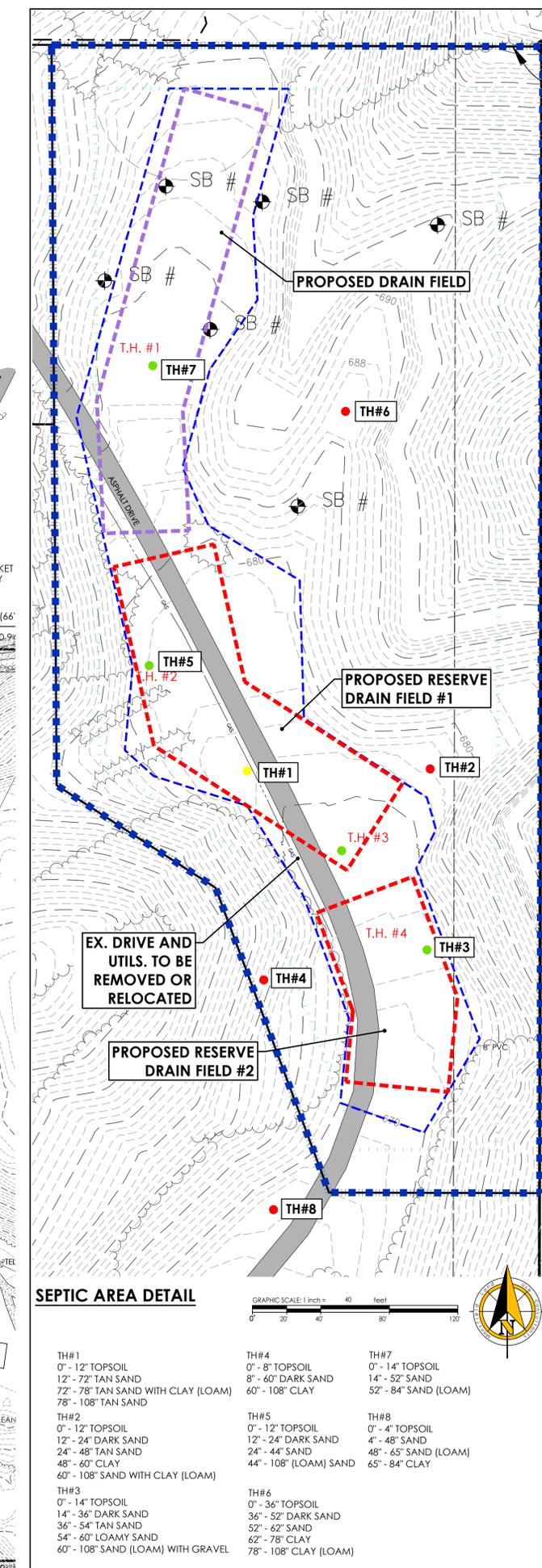
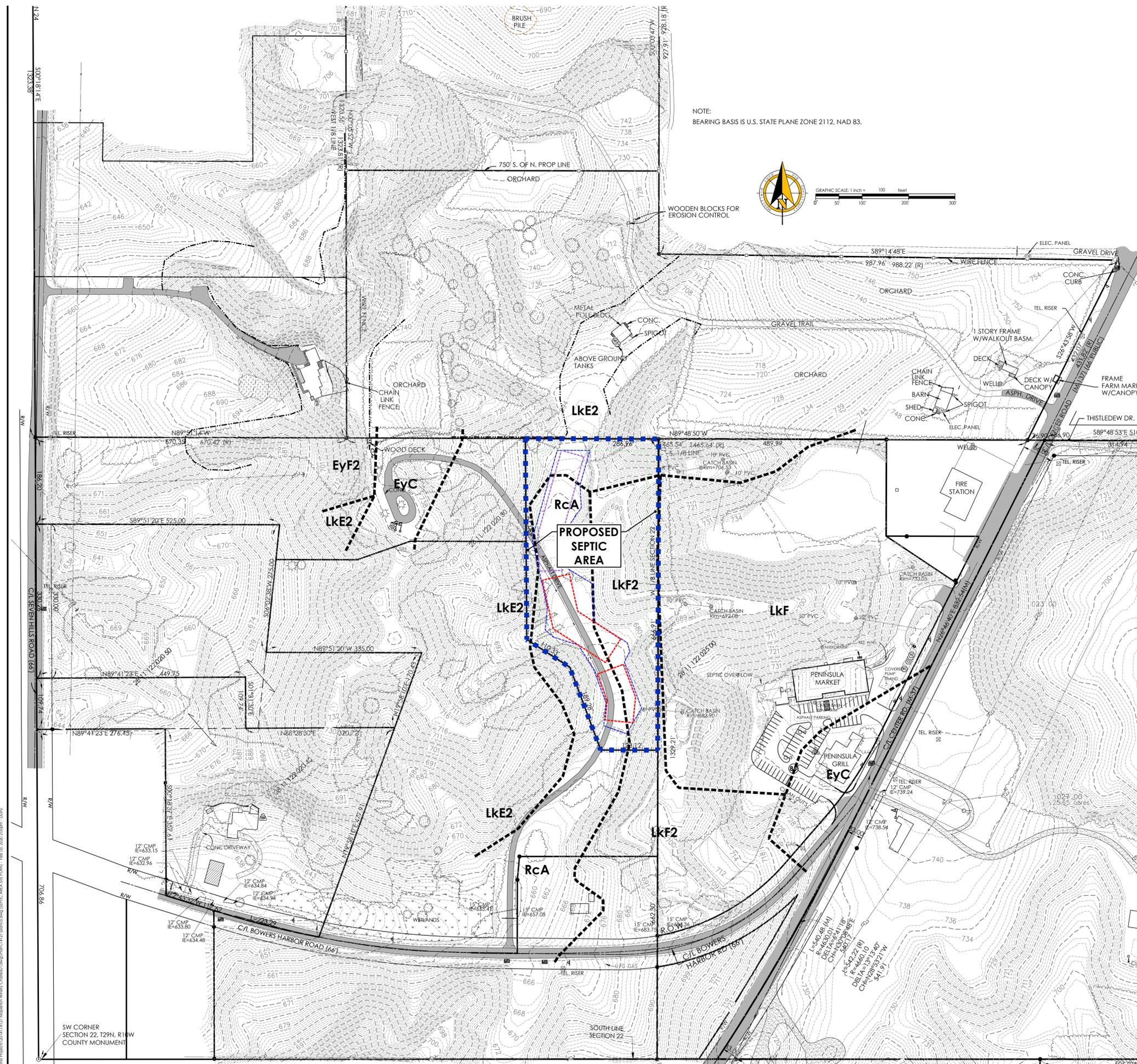
- a. the location of all abutting streets,
- b. the location of all existing and proposed structures and their uses
- c. the location and extent of all above ground development, both existing and proposed.
- d. Preliminary plans and specifications of the proposed development. *This preliminary plan shall 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:

- 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.

Revised August 29/2005



830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maepps.com
inf@maeps.com

Mansfield

Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
01	15-04-15	jeh	mmf	15' E.S.C. Plan Submitted
02	16-02-28	jeh	mmf	As-built 15' area crees to S.E.C. Plan Submitted
03	19-06-27	jeh	mmf	Septic System
04	19-10-14	jeh	mmf	Reopening Exhibits
05	20-02-03	jeh	mmf	Reopening Exhibits

Mapleton Farms, LLC
 Septic Area Site Plan
 SEPTIC AREA SITE PLAN
 Section 22, Town 29 North, Range 10 West
 Peninsula Twp., Grand Traverse County, Michigan

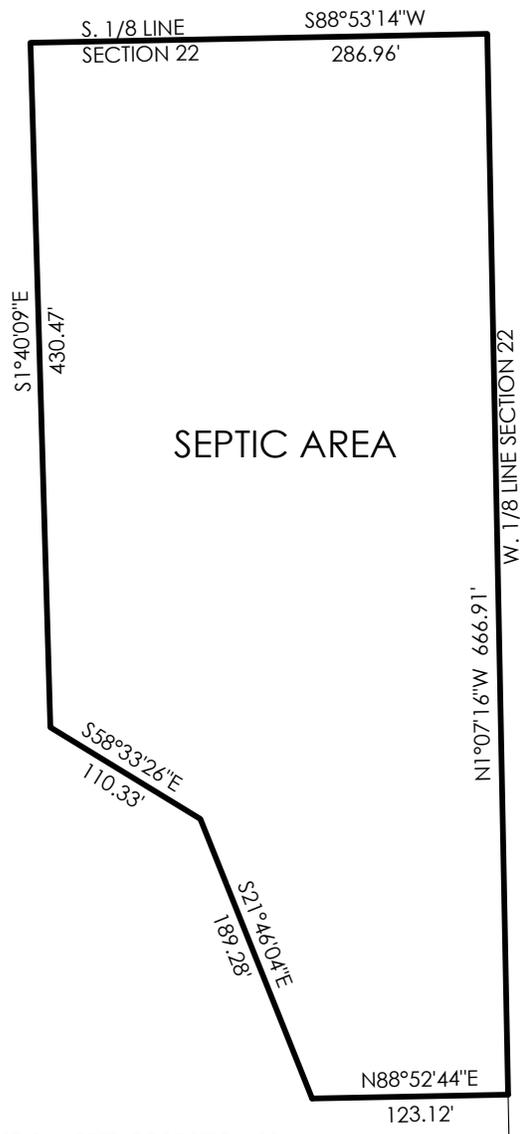
PRELIMINARY

DATE: dim

PREPARED BY: jeh CAD: CREATED: 19.06.27

JOB NO.: 14127

SHEET 2 OF 2

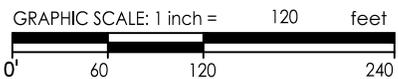
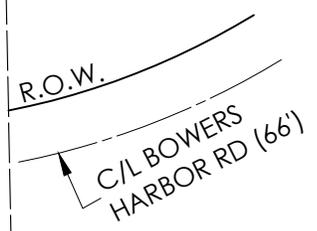


SEPTIC AREA

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 10 WEST, PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N88° 43' 23"E, 1331.61 FEET ALONG THE SOUTH LINE OF SECTION 22 TO THE WEST EIGHTH LINE OF SAID SECTION 22; THENCE ALONG SAID WEST EIGHTH LINE, N01° 07' 16"W, 662.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EIGHTH LINE N01° 07' 16"W, 666.91 FEET TO A POINT ON THE SOUTH EIGHTH LINE OF SAID SECTION; THENCE ALONG SAID EIGHTH LINE S88° 53' 14"W, 286.96 FEET; THENCE S01° 40' 09"E, 430.47 FEET; THENCE S58° 33' 26"E, 110.33 FEET; THENCE S21° 46' 04"E, 189.28; THENCE N88° 52' 44"E, 123.12 FEET TO THE POINT OF BEGINNING.

N1°07'16"W 662.30'
 S1°07'16"E 1329.21'



SW CORNER
 SECTION 22, T29N, R10W
 COUNTY MONUMENT

SOUTH LINE
 SECTION 22

memo

To: Planning Commission

From: Randy Mielnik

Date: February 12, 2020

Re: PDR Program - Scenic Views and Agricultural Preservation Area Maps

In anticipation of future steps to create a new round of the Purchase of Development Rights (PDR) Program, work is underway to update the existing PDR ordinance. This work is being undertaken by a group of individuals with past program experience and insight. Donna Hornberger is participating in this group to provide planning commission perspectives.

Work is focusing largely on improvements to the PDR ordinance language (clarifying procedures, updating program requirements and priorities). However, one specific area that requires planning commission attention relates to two important maps included in the PDR ordinance. One map is the Agricultural Preservation Area (APA) Map and the other is the Scenic View Map. The APA Map essentially represents the boundaries of the PDR program eligibility. As written, a parcel must be located within the APA to be eligible for PDR. Areas in the APA are largely zoned agricultural and many areas are already protected by existing PDR easements held by Peninsula Township or other entities. The APA covers a large portion of Peninsula Township, at just less than 10,000 acres.

The Scenic View Map shows the locations of significant views of the township landscape and bays. Proposed program priorities award additional points to projects that are included in areas designated on this map. In this way, projects that would protect scenic views will be ranked higher.

Only discussion of this issue is anticipated at the February 24, 2020 meeting. No action is needed at this time. However, the Planning Commission will eventually be asked to approve both maps as the PDR ordinance update moves toward completion in the coming months. Changes to these maps would also have implications for the new Master Plan.

Peninsula Township Agricultural Preservation Area

- ① Reserved Homesites - Unbuilt
- ⬜ Ag Preservation Area (9,861 ac)
- ⬜ Township SUPs (356 ac)

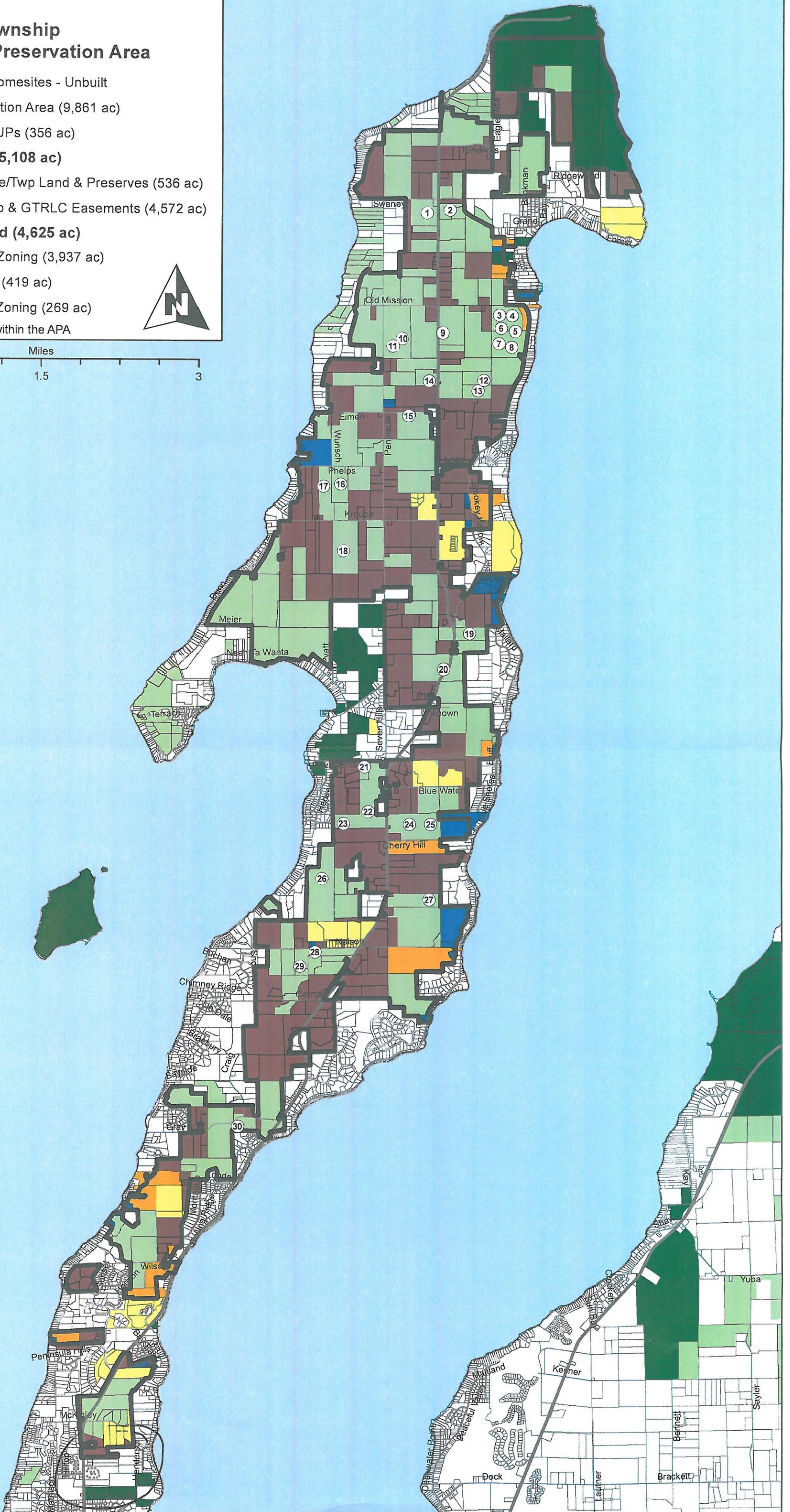
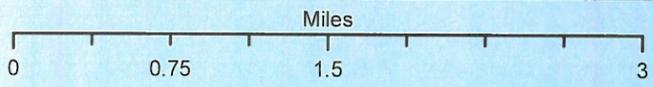
Protected Land (5,108 ac)

- ⬜ Public - State/Twp Land & Preserves (536 ac)
- ⬜ Private - Twp & GTRLC Easements (4,572 ac)

Unprotected Land (4,625 ac)

- ⬜ Agricultural Zoning (3,937 ac)
- ⬜ Dual Zoning (419 ac)
- ⬜ Residential Zoning (269 ac)

*Acreages listed are within the APA



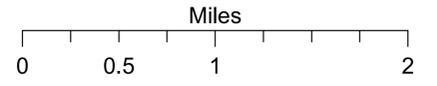


PENINSULA TOWNSHIP

PRIME SCENIC VIEWS

 PARCELS

 VIEWSHED



Create Date: February 11, 2020

