Bella Vue
SUP #137

Parcel Codes: 28-11-009-029-10 & 28-11-009-035-55

Property Address: No address assigned at this time on Center Rd.

Applicant Address: 900 E. Front Street, MB #13, Traverse City, MI 49686

Applicant's Signature: _____

Review Fee: _____ Check No. / Date _____

Applicant: Cold Pen One – Represented by Justan Helton and Daniel Leonard

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Ordinance Reference – Section 8.1.2 Permit Procedures:

Include a statement of HOW the proposed project 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 proposed development scenario will blend harmoniously into the existing character of the Township via construction style, size and access via a private road of which is prevalent throughout the community. The creation of six (6) residential building lots will minimize overall impact to the parcel through the preservation of existing vegetation along the eastern slope of the property and re-vegetation of the parcels to maintain all stormwater management onsite.

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 development scenario fits into the Township's Master Plan for parcels zoned with a residential classification. Through the PUD procedure the development team will create a new housing development which will serve a need in the current housing market while preserving as much open space as possible throughout the entirety of the site.

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.

This proposal will not require any new essential facilities or services by the Township that are not available today. All onsite water/sewage management, drainage structures and refuse disposal will be provided by the development team.

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

The proposed project will not require any additional costs for public facilities or resources.

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.

Given the residential usage of the site, the proposed site development will not produce any activities to the detriment of the general welfare via activities onsite, materials, by fumes, glare or odors.

Ordinance Reference – Section 8.1.3:

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

The applicant is the landowner of the subject properties.

b. That all required information has been provided.

All site plans, letters of recommendation, fees, proof of ownership are provided.

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

Within the split zoning codes of R1-A and R1-C, the proposed site plan offers the presented development lot dimensions, setbacks, frontages, landscaping, etc in compliance with the Township 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.

All permits for onsite water supply, sewage disposal, storm drainage, infrastructure and utilities are in compliance with the zoning code as well.

e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
    i. Grand Traverse County Road Commission

Preliminary approval from MDOT for road access to M-37 is provided.

    ii. Grand Traverse County Drain Commissioner

See attached for approvals from the Grand Traverse County Soil Erosion and Sedimentation Office.

    iii. County DPW standards for sewer and water if public. - NA
    iv. Grand Traverse County Health Department for private systems

Preliminary approval from GTCHD is in hand and attached.

    v. State and Federal Agencies for wetlands, public sewer and water. – NA

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.

Within the scope of work required to distribute critical services for each development lot infrastructure for water, sewer and private road components will impact existing vegetation and site grading temporarily. No impact will be realized by the existing vegetation located along the southern facing slope of the subject development per the attached site plan. Once infrastructure components are in place and operational revegetation will take place per the attached landscape plan. Both a mix of evergreen and deciduous trees surrounding the perimeter of those areas adjacent to neighboring residential parcels will be planted in concert with native grasses across the majority of the future development units to maintain the rural character of the development as well as control stormwater management onsite.

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

The development plan will not encroach on any floodways, flood plains and will maintain all stormwater management onsite.

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.

The entirety of the subject property is comprised of a sandy-loam and will be managed per the requirements of the necessary permitted measures from the GTC Soil Erosion and Sedimentation Control office.

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

Removal of vegetation for essential services provided by the development team will be appropriately managed per the requirements of the GTC Soil Erosion and Sedimentation Control office and their permitting procedures. Again, the southern slope of the property will not be affected per onsite development of the subject properties.

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 onsite engineering drawings have been finalized and attached to the proposed site plans to illustrate measures taken to both manage onsite stormwater as well as protect neighboring properties from drainage concerns.

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.

Onsite grading and limited reshaping will primarily take place along the central portion of the property to provide site access for individual residential units required per standards of the private road ordinance and new electric transmission lines. The proposed new electrical infrastructure will improve reliability for both the new users of this development as well as those existing residential neighborhoods surrounding the subject property.

l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.

Air drainage for agricultural practices will not be impacted per the development of the site as all surrounding parcels are zoned and primarily utilized for residential purposes.

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.

The proposed project will be implemented in one phase.

n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

All necessary infrastructure will be provided per the attached development plan where a new community well and septic system, private road and onsite stormwater management measures will service the proposed six (6) new residential units.

o. That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.

Per the attached site plan there is a proposed access gate for the Bella Vue development. Additionally, landscaping is in compliance with the Township's zoning code to limit impact on surrounding property owners as well as maintain the rural character of the Township.

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

Off-premises parking will be permitted solely upon the common beach parcel located where Bluff Rd. adjoins lake frontage depicted on the site plan and will be accessed by those with an ownership stake in the overall development. Parking to facilitate those living within each of the residential units will be accommodated within each driveway servicing each development unit.

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

Within the PUD there will not be sidewalk systems included, however, the proposed new private road will meet the Township's required dimensions, grade and composition per the ordinance.

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.

Any outdoor storage of garbage will take place within the area depicted on the site plan, screened with fencing and surrounding with vegetation to limit any negative impact on the aesthetics of the development as well as protect the property values of those adjacent to the site.

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 scenario has a goal of limiting the impact of residential units on the existing land mass. In order to preserve as much open space, while maximizing the development potential of the property, the development team has opted to pursue a PUD to cluster said residential development units and respectfully retain as much vegetative cover to limit degradation of the steep slopes found upon the southern edge of the property. Any and all new vegetation onsite will be implemented to again repopulate the aged tree stock found throughout the existing parcel to complement the character of the surrounding neighborhoods and protect from any visible intrusion to those neighboring property owners.

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 including proposed Building Envelopes and setbacks. (Also see Section 7.2.6).
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.*

Section 8.3.2 Objectives: The following objectives shall be considered in reviewing any application for a special use permit for planned unit development.

Provide statements showing HOW the project meets the following Objectives:

1. Provides a more desirable living environment by preserving the natural character of open fields, stand of trees, brooks, ponds, lake shore, hills, and similar natural assets.

The proposed development scenario will preserve the existing eastern terrain, waterfront and vegetation along the eastern slope of the property in an effort to maintain the existing natural character of the community. Additionally, the development team proposed new vegetation throughout the site plan to enhance the property with a mix of deciduous and coniferous trees to replace the existing aged red pines throughout the site.

2. Provision of open space requirements.

The development proposal will maintain a minimum of 65% open space dedicated for the private usage of those future residents as deeded common space.

3. A more creative and imaginative approach in the development of residential areas.

With the proposed layout of residential lots clustered along the highest portion of the property this will bring the highest and best use of the land to fruition while maintaining open space for future residents while protecting the land values of neighboring properties by maintaining the character of this portion of the Township. Traditional development of the property would lend itself to much larger lot sizes, which could allow greater reduction of tree canopy and more impact from individual septic fields, well infrastructure and impervious surface. Again, utilizing the PUD process is a much more effective way to plan out a small-scale development project while minimizing an impact to the subject property and surrounding neighborhood.

4. More efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential project.

It was important to reduce the amount of land grading necessary to accommodate the future residential usage of the site as well as provide common infrastructure to support the development in an effort to minimize the physical alterations of the property. With new plantings proposed throughout the site per the attached landscape plan the property will maintain the existing character of the community while providing a buffer to those neighboring landowners.

5. Encourage variety in the physical development pattern of the Township by providing a mixture of housing types.

The proposed housing examples provided as "options" for site development will fit financially and aesthetically into a category of the Township where a market demand exists. The proposed housing design will provide a housing envelope that currently is lacking in the Township where new families could afford a new residential product within the Township's existing very high-end focused market.

6. The retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters which are suitable for residential use and keep the remaining agricultural land in production or fallow and available for production.

The current development scenario is targeted toward relieving development pressure from agricultural lands as the subject property is zoned residential and is not suitable for farming practices. Its highest and best use is for new in-fill development in an area of the Township that is primarily residential in nature.

Section 8.3.3 Qualifying Conditions: Any application for a special use permit shall meet the following conditions to qualify for consideration as planned unit development.

1.) The planned unit development site shall not be less than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. PROVIDED that the site size requirement may be reduced by the Township Board if the Board determines that the proposed use is a suitable and reasonable use of the land.

Peninsula Township has evidence of a similar style of development occurring throughout other related residentially zoned properties. In this instance, the development team is seeking a PUD approval for the purposes of clustering a residential use in a specific targeted area of the property to reduce the amount of space impacted via the development as well as to maintain the rural character of the surrounding neighborhood. The site plan indicates all measures taken to not only provide the new development with a minimal physical impact to the subject parcels, but also to provide a similar look/feel through new native plantings and site stabilization methods throughout the landscape plan in general. The proposed project will maintain the character of the township while providing new housing opportunities as defined within the residential section of the Township's master plan.

2.) The planned unit development project shall be located within a Residential or Agricultural District, or a combination of the above Districts. Individual planned unit developments may include land in more than one zone district in which event the total density of the project may equal but not exceed the combined total allowed density for each district calculated separately.

The PUD is located upon an area of the Township that is both zoned R1-A and R1-C. It is one unique parcel as there are very few areas of the community that are dually zoned. The density calculation is included within the site plan packet for verification purposes.

3.) Water and waste disposal shall comply with the Township Master Plan and be approved by Grand Traverse County or State of Michigan requirements. It is recognized that joining water and sewer ventures with contiguous or nearby land owners may prove to be expedient.

Both onsite community waste and water systems will be provided in compliance with the Grand Traverse County Health Department standards, of which have already been engineered and submitted for review to date.

4.) The proposed population density of the planned unit development shall be no greater than if the tract were developed with the lot area requirements of the articular zone district or districts in which it is located subject to the provisions of Section 8.1.

Given the size and area requirements of this dually zoned property, both staff and the development team agreed that the parcel's development potential would allow a maximum of six (6) development rights for the combined acreage of the two (2) adjacent subject parcels.

5.) Open space shall be provided according to Section 8.3.6.

The development team has provided a calculation of the open space retained onsite and is provided below for your review.

The open space calculations are as follows:

			Coverage
SW lot	1,200	15,938	7.53%
NW lot	1,200	9,320	12.88%
SE Lot (east of the cul de sac)	1,200	7,251	16.55%
SW Middle lot	1,200	7,554	15.89%
SE Middle lot	1,200	7,666	15.65%
SE Lot	1,200	12,927	9.28%
TOTAL LOT COVERAGE	7,200	187,139	4%

6.) For purposes of this Section 8.3, Open Space does not include building envelopes, parking lots and roads (roadbed width plus two (2) foot shoulders on each side).

(Fred – This is where I'd need the above included for consideration of the open space calculations.)

7.) The proposed planned unit development shall meet all of the standards and requirements outlined in this Section 8.3 and also Section 8.1. and Article VII.

All proposed development regulations are in compliance with the ordinance and will not require any variance for completion or consideration.

Section 8.3.4 Uses that May be Permitted: The following uses of land and structures may be permitted within planned unit developments, **Indicate the proposed uses in the Planned Unit**

Development:

1. ___x____Single family dwellings.
2. ____n/a___Two-family dwellings.
3. ____n/a___Group housing, row houses, garden apartments, or other similar housing types which can be defined as single-family dwelling with no side yards between adjacent dwelling units, Provided that there shall be no more than eight (8) dwelling units in any contiguous group.
4. ___x____Open space according to Section 8.3.6 Provided that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section

a. ___x____Private recreational facilities (but not golf courses) such as pools, or other

recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.
b. ___n/a____Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.
c. ___n/a____Commonly owned agricultural lands.
5. ___x____Signs as allowed by Section 7.11.
6. ___n/a____Deed restricted Agricultural lands.
7. ____x___Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for the proper maintenance thereof.

Section 8.3.5 Lot Size Variation Procedure: The lot area for Planned Unit Developments within Residential and Agricultural Districts may be averaged or reduced from those sizes required by the applicable zoning district within which said development is located by compliance with the following procedures:

1.) Site Acreage Computation:
    a. The net acreage proposed for a planned unit development shall be computed to determine the total land area available for development into lots under the minimum lot size requirements of the applicable zoning district in which the proposed planned unit development is located.
    b. Acreage not included:
        i. Land utilized by public utilities as easements for major facilities, such as electric transmission lines, sewer lines, water mains, or other similar lands which are not available to the owner because of such easements.
        ii. Lands below the Lake Michigan ordinary high water mark.
        iii. Lands used for commercial purposes subject to the requirements of Section 6.8.

2.) Maximum Number of Lots and Dwelling Units: After the net acreage has been determined by the above procedure, the maximum number of lots and/or dwelling units that may be approved within a planned unit development shall be computed by subtracting from the net acreage a fixed percentage of said total for street right-of-way purposes, and dividing the remainder by the minimum lot area requirement of the zoning district in which the planned unit development is located.
    a. The fixed percentages for street right-of-way purposes to be subtracted from the net acreage shall be fifteen (15) percent for the R-1A and R-1B residential districts, twenty (20)percent for the R-1C district and thirty (30) percent for multiple family development in the R-1D district. These percentages shall apply regardless of the amount of land actually required for street right-of-way.
    b. Under this procedure, individual lots may be reduced in area below the minimum lot size required by the zone district in which the planned unit development is located, PROVIDED that the total number of dwelling units

and/or lots created within the development is not more than the maximum number that would be allowed if the project were developed under the minimum lot area requirements of the applicable zone district or districts in which it is located. Units may be distributed without regard to district boundaries.

3.) Permissive Building Envelope: Building Envelopes shall be as shown on the Site Plan and not included as open space.

4.) Permissive Minimum Lot Area: Minimum Lot Area shall be as determined by the Township Board and shown on the Site Plan.

5.) Maximum Permissive Building Height: 2.5 stories but not exceeding 35 feet. Accessory buildings shall not exceed a height of 15 feet. Provided that the height of agricultural buildings may be increased pursuant to Section 7.3.3 Permitted Exceptions, Agricultural Districts.

6.) Section 8.3.6 Open Space Requirements Option: The Township Board shall utilize one of the following four options for dedication of the provided open space:

7.) Open Space Dedicated for Private Use: A residential planned unit development with a minimum of 65% of the net acreage kept as open space and owned by the homeowners Association or Condominium Association. That open space land shall be set aside as common land for the sole benefit, use and enjoyment of present and future lot or homeowners within the development.

This is the proposed purpose / structure of the minimum 65% open-space requirement. Again, as described above the property is in compliance with this section of the ordinance.

a. ___x____Such open space shall be conveyed by proper legal procedures from the project owner or owners to a homeowners association or other similar non-profit organization so that fee simple title shall be vested in project lot owners as tenants in common.
b. ___x____Documents providing for the maintenance of said land and any buildings thereon to assure that open space land remains open shall be provided to the Township Board for its approval.
c. _____The access and characteristics of the open space land are such that it will be readily available and desirable for the use intended.

8.) Open Space Dedicated for Public Use: A Residential Planned Unit Development with a minimum of 10% of the net acreage dedicated to the Township. That open space land shall be dedicated to the Township for park or recreational purposes by the project owner or owners provided that the Township Board makes the following determinations: **N/A**

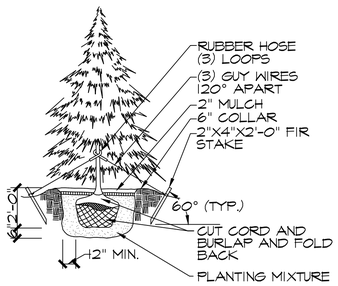
a. ___n/a____The location and extent of said land is not in conflict with the Master Plan of Peninsula Township.

b. ___n/a____The access to and the characteristics of the open space land is such that it will be readily available to and desirable for the use intended .

9.) Open Space Dedicated for Deed Restricted Agricultural Land: A Planned Unit Development with a minimum of 65% of the net acreage as deed restricted agricultural land. That open space shall be retained in agricultural use as specified on the site plan with the following conditions: **N/A**
    a. The Land shall be used exclusively for farming purposes.
    b. A conservation easement shall be granted to Peninsula Township that restricts uses to those that are allowed on deed restricted agricultural land subject to conservation easements purchased by Peninsula Township pursuant to the Purchase of Development Rights Ordinance No. 23.
    c. A farmstead parcel consisting of a residence for the owner or operator of the farm along with any or all of the following outbuildings may be shown on the site plan if approved by the Township Board:
        i. Barns existing or proposed for uses necessary for agricultural production.
        ii. Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production.
        iii. If a farmstead is shown on the site plan it shall be counted as one of the allowed dwelling units in the Planned unit development.
    d. The deed restricted agricultural land may be sold separately from the dwelling parcels.

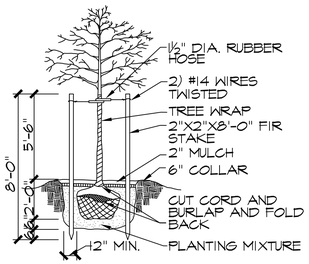
10. Open Space Apportioned Between Private Use and Deed Restricted Agricultural Land: The Township Board may approve open space apportioned between Private Use and Deed Restricted Agricultural Land described in (1) and (3) above provided, that in addition to the provisions of (7) and (9) above, the Deed Restricted Agricultural Land portion: **N/A**

a. __n/a_____Shall be a minimum of five acres.
b. ___n/a____Shall be viable farmland as determined by the Township Board.
c. ___n/a____Irrespective of (9) above; no buildings shall be allowed.



EVERGREEN TREE
PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE
PLANTING DETAIL

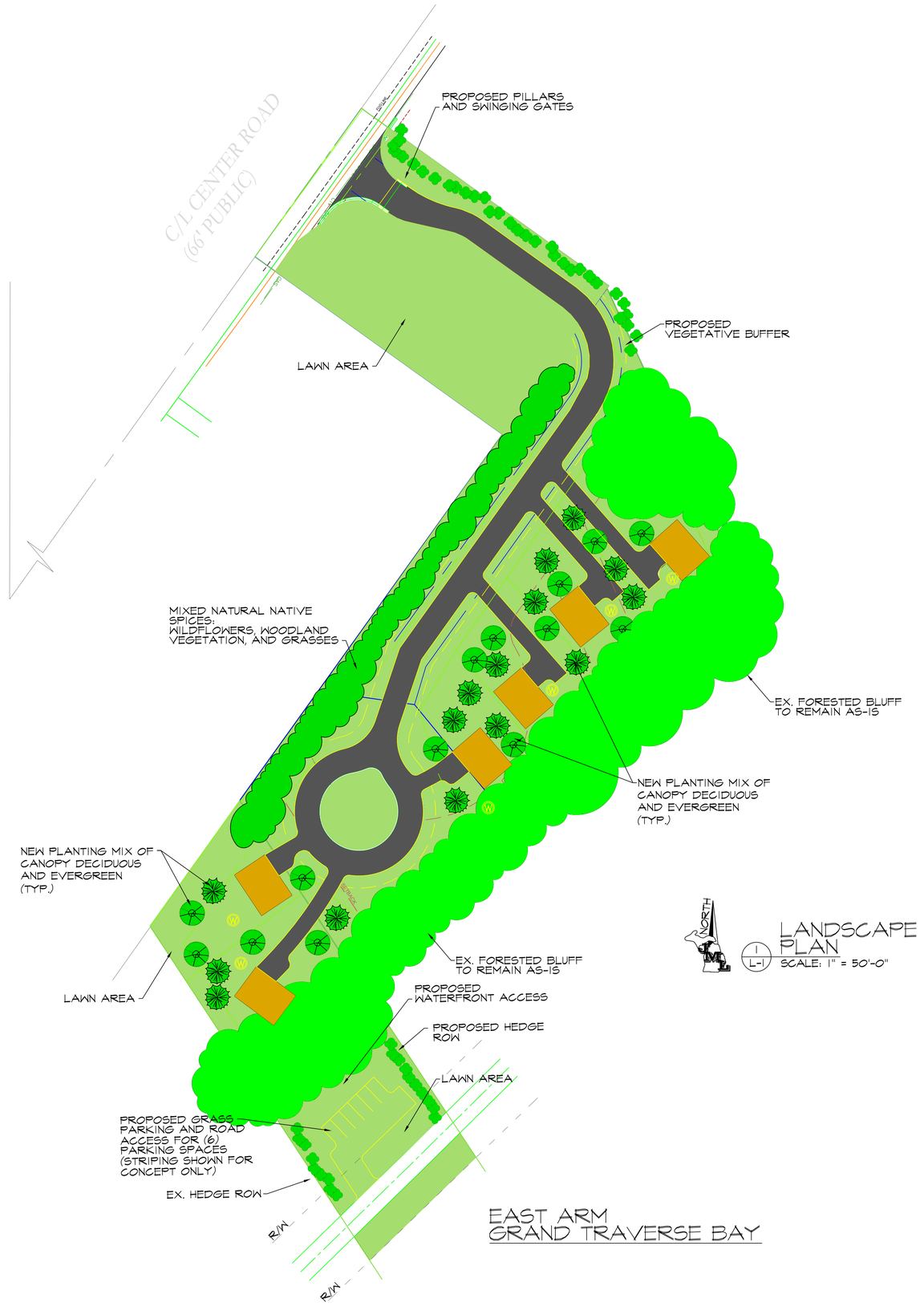
NOT TO SCALE

LANDSCAPE KEY:

CANOPY TREE

EVERGREEN TREE

MEDIUM DECIDUOUS SHRUB



NORTH

L-1

LANDSCAPE
PLAN

SCALE: 1" = 50'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/MAK

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

revisions:
11/20/19 ISSUED FOR PLANNING REVIEW

location:
TRAVERSE CITY, MICHIGAN
client:
COLDPEN ONE, LLC

sheet title:
LANDSCAPE PLAN
project name:
BELLA VUE

○ preliminary ◉ construction

date:
11/20/19
sheet:
L-1

C-.0 EXISTING ZONING PLAN
SCALE: 1" = 50'

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

revisions:
01/10/20 ISSUED FOR PLANNING REVIEW

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

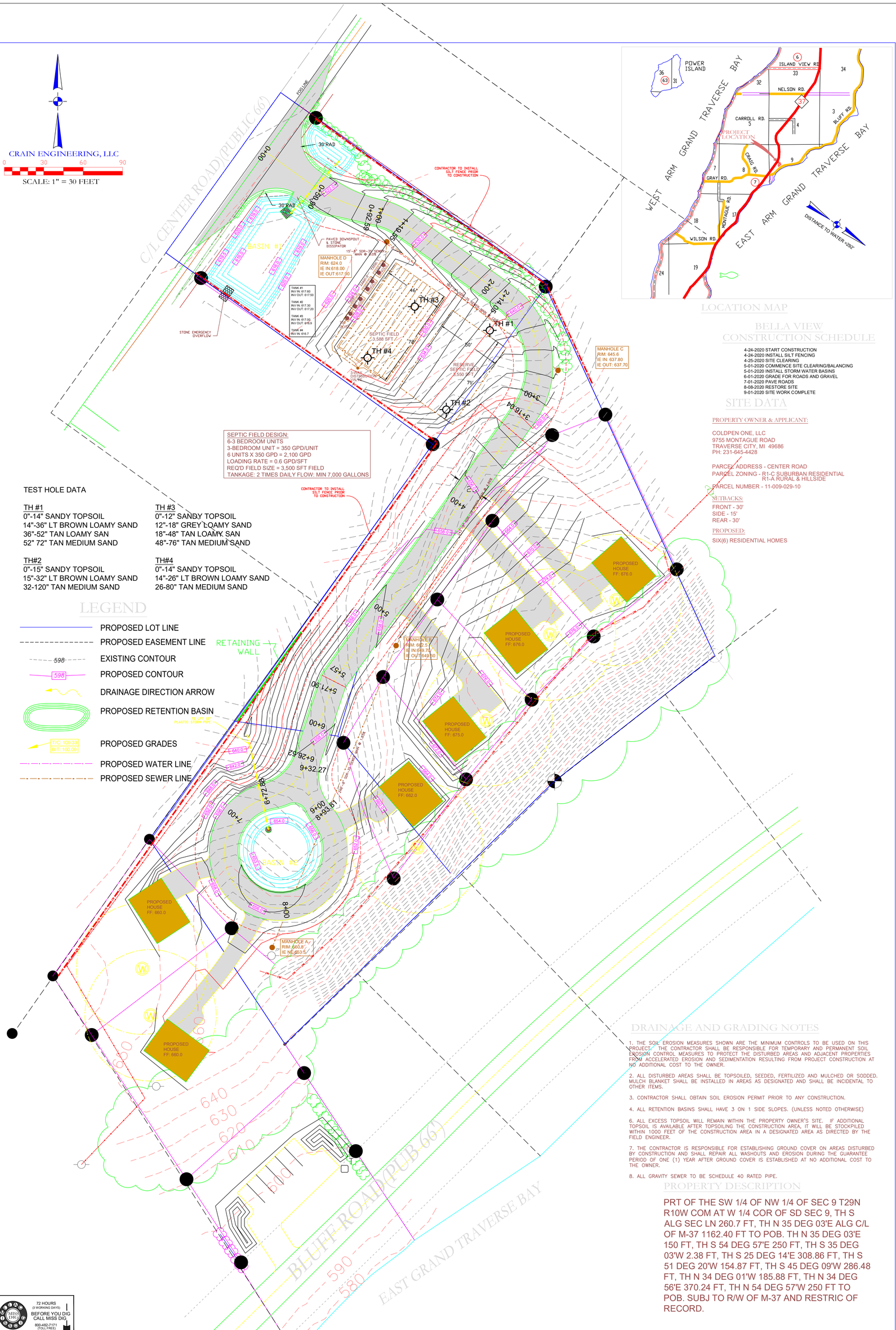
scale: AS NOTED
drawn: CFC/MAK

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

sheet title: EX. ZONING PLAN
project name: BELLA VUE

○ preliminary ◉ construction

date: 01/10/20
sheet: C-.0



LOCATION MAP

BELLA VIEW CONSTRUCTION SCHEDULE

4-24-2020 START CONSTRUCTION
4-24-2020 INSTALL SILT FENCING
4-25-2020 SITE CLEARING
5-01-2020 COMMENCE SITE CLEARING/BALANCING
5-01-2020 INSTALL STORM WATER BASINS
6-01-2020 GRADE FOR ROADS AND GRAVEL
7-01-2020 PAVE ROADS
8-08-2020 RESTORE SITE
9-01-2020 SITE WORK COMPLETE

SITE DATA

PROPERTY OWNER & APPLICANT:

COLDPEN ONE, LLC
9755 MONTAGUE ROAD
TRAVERSE CITY, MI 49686
PH: 231-645-4428

PARCEL ADDRESS - CENTER ROAD
PARCEL ZONING - R1-C SUBURBAN RESIDENTIAL
R1-A RURAL & HILLSIDE
PARCEL NUMBER - 11-009-029-10

SETBACKS:
FRONT - 30'
SIDE - 15'
REAR - 30'

PROPOSED:
SIX(6) RESIDENTIAL HOMES

SEPTIC FIELD DESIGN:
6-3 BEDROOM UNITS
3-BEDROOM UNIT = 350 GPD/UNIT
6 UNITS X 350 GPD = 2,100 GPD
LOADING RATE = 0.6 GPD/SFT
REQ'D FIELD SIZE = 3,500 SFT FIELD
TANKAGE: 2 TIMES DAILY FLOW: MIN 7,000 GALLONS

TEST HOLE DATA

TH #1
0"-14" SANDY TOPSOIL
14"-36" LT BROWN LOAMY SAND
36"-52" TAN LOAMY SAN
52" 72" TAN MEDIUM SAND

TH#2
0"-15" SANDY TOPSOIL
15"-32" LT BROWN LOAMY SAND
32-120" TAN MEDIUM SAND

TH #3
0"-12" SANDY TOPSOIL
12"-18" GREY LOAMY SAND
18"-48" TAN LOAMY SAN
48"-76" TAN MEDIUM SAND

TH#4
0"-14" SANDY TOPSOIL
14"-26" LT BROWN LOAMY SAND
26-80" TAN MEDIUM SAND

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- 598 EXISTING CONTOUR
- 598 PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- PROPOSED RETENTION BASIN
- T/C: 100.33 BIT: 100.00 PROPOSED GRADES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.

3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.

4. ALL RETENTION BASINS SHALL HAVE 3 ON 1 SIDE SLOPES. (UNLESS NOTED OTHERWISE)

6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.

7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

8. ALL GRAVITY SEWER TO BE SCHEDULE 40 RATED PIPE.

PROPERTY DESCRIPTION

PRT OF THE SW 1/4 OF NW 1/4 OF SEC 9 T29N R10W COM AT W 1/4 COR OF SD SEC 9, TH S ALG SEC LN 260.7 FT, TH N 35 DEG 03'E ALG C/L OF M-37 1162.40 FT TO POB. TH N 35 DEG 03'E 150 FT, TH S 54 DEG 57'E 250 FT, TH S 35 DEG 03'W 2.38 FT, TH S 25 DEG 14'E 308.86 FT, TH S 51 DEG 20'W 154.87 FT, TH S 45 DEG 09'W 286.48 FT, TH N 34 DEG 01'W 185.88 FT, TH N 34 DEG 56'E 370.24 FT, TH N 54 DEG 57'W 250 FT TO POB. SUBJ TO R/W OF M-37 AND RESTRIC OF RECORD.

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

SHEET C-1

JOB NUMBER: 147519

OVERALL SITEPLAN
BELLA VIEW

SECTION 9- TOWN 29 NORTH - RANGE 10 WEST
PENINSULA TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-02-219
REV DATE:

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email:crainengineeringllc@gmail.com

Summary for Subcatchment 1S: Basin 1

Runoff = 2.40 cfs @ 12.08 hrs, Volume= 7,007 cf, Depth= 1.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.93"

Area (sf)	CN	Description
17,051	98	Paved parking, HSG B
45,398	61	>75% Grass cover, Good, HSG B
62,449	71	Weighted Average
45,398		72.70% Pervious Area
17,051		27.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Pond 1P: Basin 1

Inflow Area = 62,449 sf, 27.30% Impervious, Inflow Depth = 1.35" for 25-Year event
Inflow = 2.40 cfs @ 12.08 hrs, Volume= 7,007 cf
Outflow = 0.13 cfs @ 14.23 hrs, Volume= 7,007 cf, Atten= 95%, Lag= 128.6 min
Discarded = 0.13 cfs @ 14.23 hrs, Volume= 7,007 cf

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 617.62' @ 14.23 hrs Surf.Area= 2,748 sf Storage= 3,509 cf

Plug-Flow detention time= 327.4 min calculated for 7,002 cf (100% of inflow)
Center-of-Mass det. time= 327.4 min (1,191.1 - 863.7)

Volume	Invert	Avail.Storage	Storage Description
#1	616.00'	12,650 cf	**Custom Stage Data (Pyramidal)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
616.00	1,649	0	0	1,649
617.00	2,262	1,947	1,947	2,287
618.00	3,063	2,652	4,600	3,114
619.00	4,002	3,522	8,122	4,082
619.50	4,523	2,130	10,252	4,619
620.00	5,077	2,399	12,650	5,191

Device	Routing	Invert	Outlet Devices
#1	Discarded	616.00'	**2.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.13 cfs @ 14.23 hrs HW=617.62' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.13 cfs)

Summary for Subcatchment 2S: DISTRICT #2

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 1.85 cfs @ 11.89 hrs, Volume= 3,286 cf, Depth= 1.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.93"

Area (sf)	CN	Description
10,148	98	Paved parking, HSG B
9,727	61	>75% Grass cover, Good, HSG B
19,875	80	Weighted Average
9,727		48.94% Pervious Area
10,148		51.06% Impervious Area

Summary for Pond 2P: Basin #2

Inflow Area = 19,875 sf, 51.06% Impervious, Inflow Depth = 1.98" for 25-Year event
Inflow = 1.85 cfs @ 11.89 hrs, Volume= 3,286 cf
Outflow = 1.28 cfs @ 11.95 hrs, Volume= 3,147 cf, Atten= 31%, Lag= 3.3 min
Primary = 1.28 cfs @ 11.95 hrs, Volume= 3,147 cf

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 654.06' @ 11.95 hrs Surf.Area= 1,605 sf Storage= 838 cf

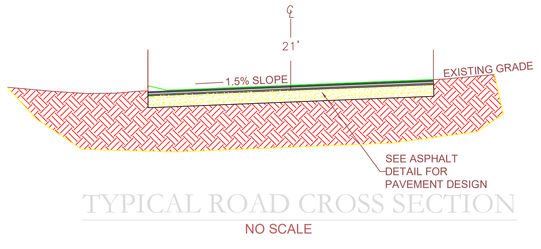
Plug-Flow detention time= 64.4 min calculated for 3,144 cf (96% of inflow)
Center-of-Mass det. time= 40.7 min (864.6 - 823.9)

Volume	Invert	Avail.Storage	Storage Description
#1	653.50'	4,819 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

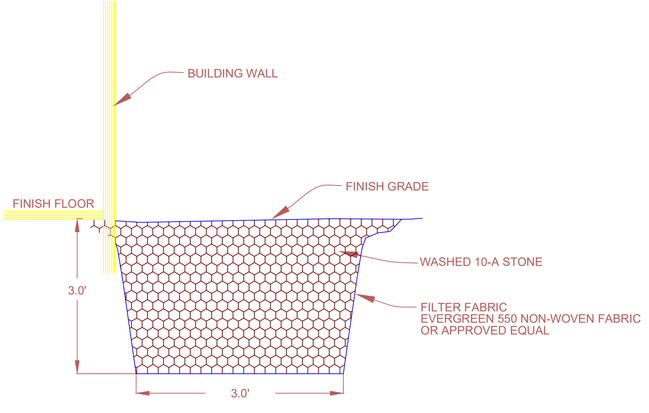
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
653.50	1,372	0	0
654.00	1,576	737	737
655.00	2,027	1,802	2,539
656.00	2,534	2,281	4,819

Device	Routing	Invert	Outlet Devices
#1	Primary	653.60'	**24.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.27 cfs @ 11.95 hrs HW=654.06' (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.27 cfs @ 2.31 fps)

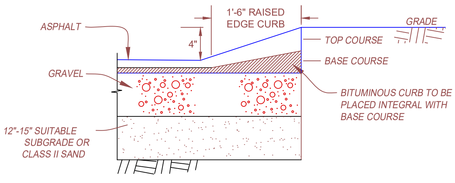


TYPICAL ROAD CROSS SECTION
NO SCALE



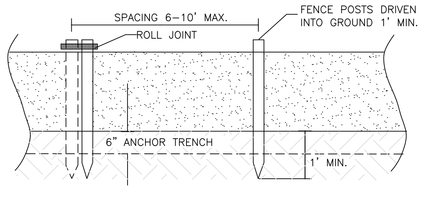
NOTE: STONE DRAIN TO BE CENTERED BELOW ROOF DRIP LINE

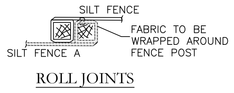
STONE DRAIN DETAIL
NO SCALE



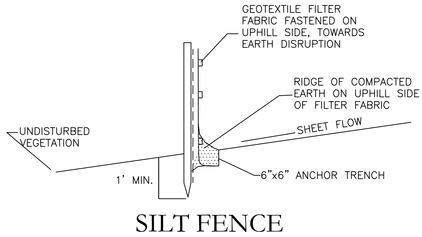
NOTE: SEE PAVING DETAIL FOR ASPHALT & GRAVEL DETAILS. SEE PAVING AND GRADING PLANS FOR PROPOSED LOCATION OF RAISED EDGE CURBS.

RAISED EDGE ASPHALT DETAIL
NO SCALE

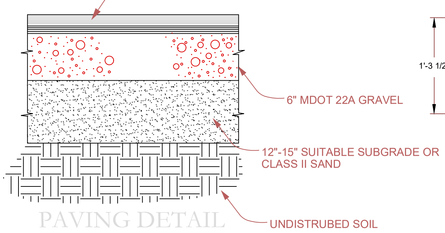




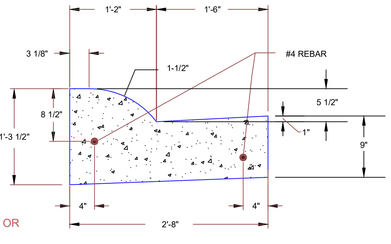
ROLL JOINTS



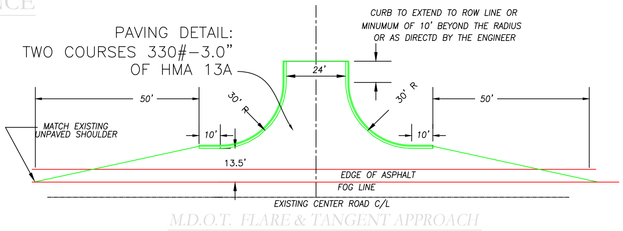
SILT FENCE



PAVING DETAIL
MDOT ENTRANCE
NO SCALE



MDOT B-2 CURB
NO SCALE



M.D.O.T. FLARE & TANGENT APPROACH
NO SCALE

SHEET C-2

JOB NUMBER: 147519

SITE DETAILS
BELLA VIEW

SECTION 9- TOWN 29 NORTH - RANGE 10 WEST
PENINSULA TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
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DATE: 12-02-2019
REV DATE:

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email:crainengineeringllc@gmail.com

PROJECT DESCRIPTION

CONSTRUCT NEW LOW PRESSURE TREATMENT SYSTEM DRAIN FIELD TO SERVE SIX(6) 3-BEDROOM HOMES. DESIGN VALUES FOR A 3-BEDROOM HOME IS 350 GPD/DAY/HOME. THE PROPOSED SEPTIC FIELD IS DESIGNED FOR 6 HOMES WHICH EQUALS 2,100 GALLONS PER DAY.

INSTALL TWO(2) 3350 GALLON SINGLE-COMPARTMENT SEPTIC TANKS TO SERVE AS FILTRATION TANKS TO GET 48 HOUR RETENTION. A 750 GALLON DOSE TANK WILL DOSE THE PROPOSED LOW PRESSURE FIELD. ACCESS RISERS TO BE INSTALLED FOR ACCESS TO BOTH COMPARTMENTS OF THE TANK FOR MAINTENANCE AND SAMPLING NEEDS. RISERS TO BE WATERTIGHT CONNECTS WITH AN EPOXY SEALER AND CONNECTIONS OF TANK AND RISERS.

THE DRAIN FIELD IS COMPRISED OF A 32' WIDE BY 76' STONE BED AREA WITH A 37' WIDE BY 66' STONE BED RESERVE AREA. THE LAYOUT OF THE DRAIN FIELD AND LATERAL CONFIGURATION IS SHOWN IN THIS PLAN SET.

DESIGN CRITERIA

SIZING OF THE DRAINFIELD IS BASED ON USING 2,100 GAL/DAY.

THE SOILS AT THE PROPOSED LOCATION ARE PREDOMINENTLY MEDIUM SAND (SEE ATTACHED TEST HOLES). AN ACCEPTABLE DESIGN LOADING RATE IS 0.60 GALLONS PER DAY PER SFT FOR THESE SOIL TYPES. THIS EQUATES TO 3,500 SQUARE FEET OF BED AREA. A TOTAL OF 3,500 SQUARE FEET BED AREA HAS BEEN PROVIDED. THE BED SYSTEM HAS DIMENSIONS OF 46' WIDE BY 78' LONG WITH THE AN AREA (50'X71') FOR RESERVE AREA WITH THE PIPING SPACED 4.0 FOOT O.C.

TO OBTAIN THE NECESSARY DISTRIBUTION TO THE PROPOSED FIELD LOCATION A 750 GALLON DOSING CHAMBER IS PROPOSED. THE PUMPS WILL BE REQUIRED TO OBTAIN 34.7 GPM @ 29.7' TDH IN ORDER TO FILL ALL THE LATERALS AND MANIFOLD PIPING. A DETAILED LAYOUT IS SHOWN IN THIS SET OF PLANS.

TILE FIELD SHALL CONSIST OF A DRAINFIELD CONSTRUCTED OF 1-1/2" DRAINFIELD PIPING LATERALS, SPACED AS SHOWN, A 1.5" SCH 40 MANIFOLD, WITH A 12" THICK LAYER OF 10-A STONE AS DIRECTED BY THE LOCAL HEALTH DEPARTMENT.

PUMP FLOAT CONTROLS SHALL BE SET AS INDICATED ON THE DETAIL SO AS TO PUMP APPROXIMATELY 150 GALS. PER DOSE. A DUPLEX PUMP SYSTEM WILL BE USED.

PUMP CONTROLS SHALL BE SET WITH A VISUAL AND AUDIO ALARM. EVENT COUNTERS SHALL BE SET IN THE CONTROL PANEL FOR ALL PUMPS.

ALL SANITARY SEWER SHALL BE BURIED WITH A MINIMUM OF 5' OF COVER.

PUMP SPECIFICATION

SYSTEM SHALL BE A DUPLEX ALTERNATING PUMP WITH A FORCE MAIN CONTROL MANIFOLD. RESIDUAL HEAD AT END OF LATERALS IS DESIGNED AT 5'.

THE EFFLUENT PUMP SHALL BE USED FOR DISPERSAL TO THE SEPTIC FIELDS FROM DOSING TANK AND SHALL MEET OR EXCEED 34.73 GPM @ 29.7 TDH.

CONTROL PANEL

THE CONTROL PANELS SHALL BE DUPLEX SYSTEM WITH AUDIO AND VISUAL ALARMS, HOUR METERS AND EVENT COUNTERS.

CONSTRUCTION NOTES

FIELD LAYOUT AND VERIFICATION SHALL BE MADE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES OR MODIFICATIONS SHALL BE IDENTIFIED AND THE ENGINEER SHALL BE CONSULTED.

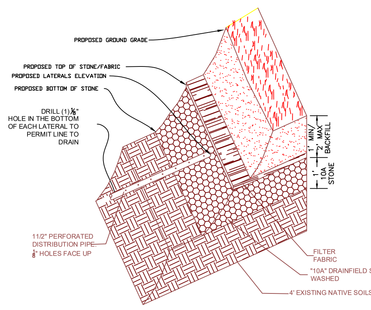
A FLUSHING VALVE SHALL BE INSTALLED AT THE END OF EACH LATERAL.

A 12 GUAGE SOLID TRACER WIRE SHALL BE RUN WITH THE PIPE AND A DETECTABLE TRACER TAPE MIN 2" WIDTH SHALL BE BURIED 1'-2' BELOW GRADE ABOVE PIPE.

CONTROLS AND PUMPS TO BE PLACED ON SEPERATE CIRCUIT BREAKERS

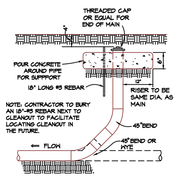
ALL SEWER PIPING TO BE PLACED AT A MINIMUM SLOPE OF 1%, CLEANOUTS TO BE PLACED AT EACH UNIT.

4" SCHEDULE 40 SLEEVE TO BE PROVIDED WHERE SEWER FORCEMAIN CROSSES EXISTING WATERMAIN. 20 FOOT PIPE TO BE CENTERED OVER WATERMAIN.



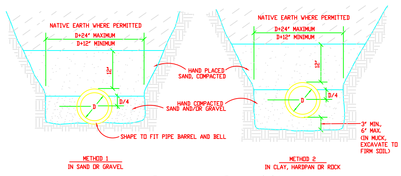
LOW PRESSURE BED SYSTEM DETAIL

NOT TO SCALE



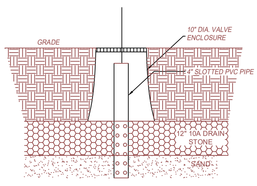
6" OR 8" CLEANOUT DETAIL

NO SCALE



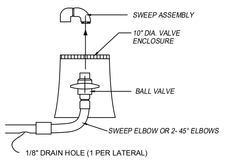
PIPE BEDDING DETAIL

NO SCALE



INSPECTION PORT DETAIL

NOT TO SCALE



FLUSHING VALVE DETAIL

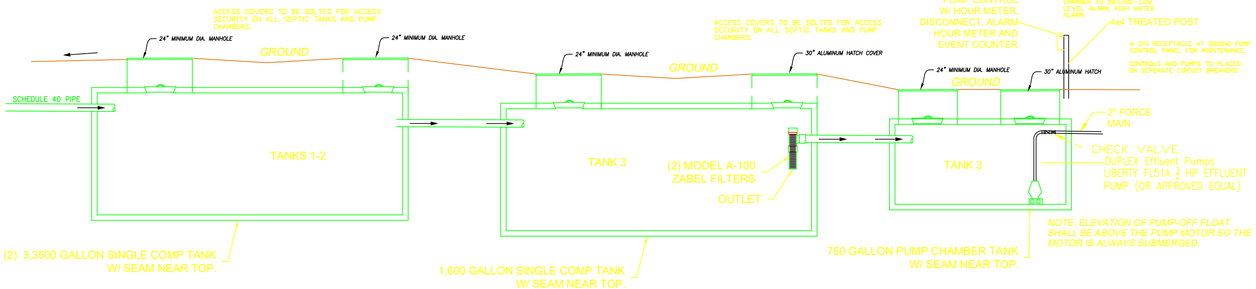
NOT TO SCALE

TANK #1
INV IN: 617.60
INV OUT: 617.50

TANK #2
INV IN: 617.30
INV OUT: 617.20

TANK #3
INV IN: 617.00
INV OUT: 616.9

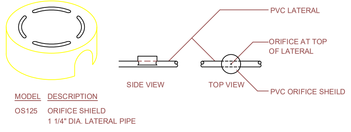
TANK #4
INV IN: 616.7



SEPTIC TANK DETAILS

NO SCALE

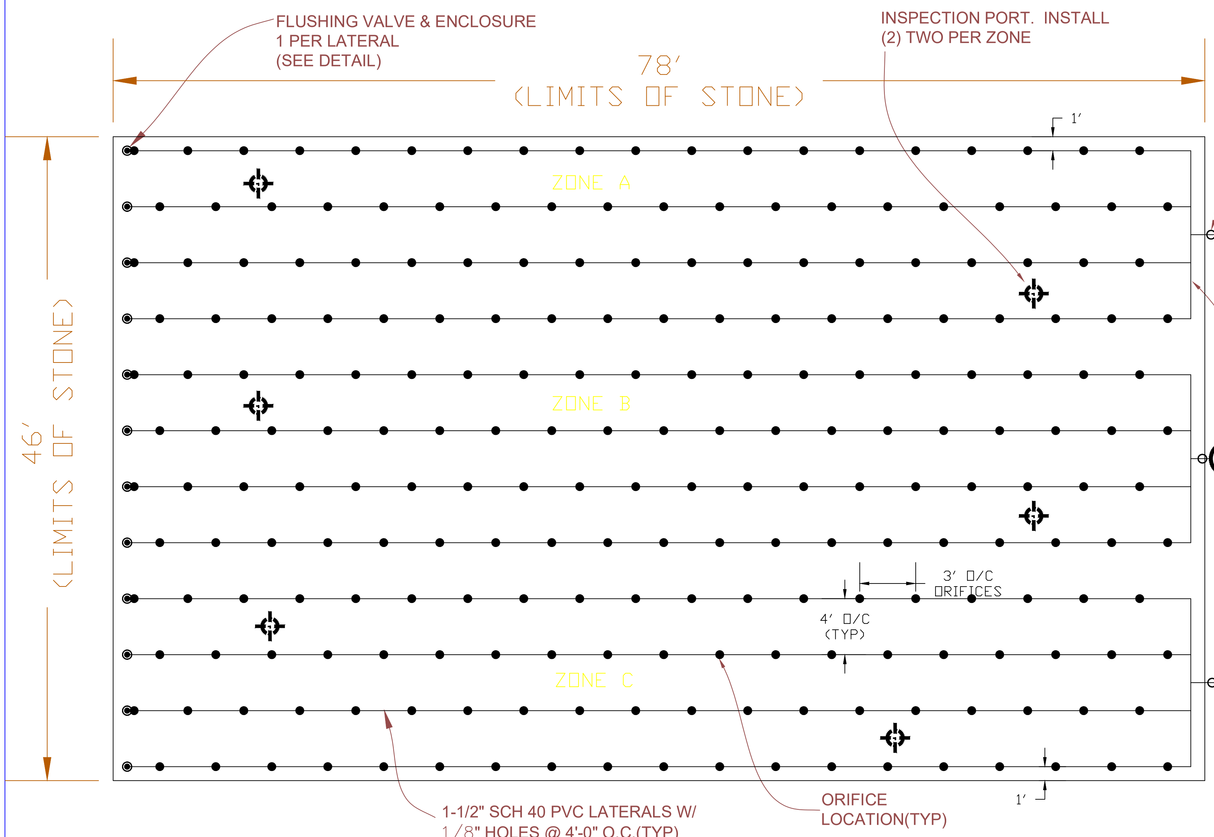
750 GAL. DOSING TANK DETAIL



MODEL	DESCRIPTION
OS125	ORIFICE SHIELD 1 1/4" DIA. LATERAL PIPE

ORENCO SYSTEMS ORIFICE SHIELD

NOT TO SCALE



LOW PRESSURE DRAIN FIELD LAYOUT

SHEET C-3

JOB NUMBER: 147519

SEPTIC FIELD DETAILS
BELLA VIEW

SECTION 9- TOWN 29 NORTH - RANGE 10 WEST
PENINSULA TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-02-2019
REV DATE:

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Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email:crainengineeringllc@gmail.com

PROFILE VIEW BELLA VIEW

HORIZONTAL SCALE: 50 FEET
VERTICAL SCALE: 5 FOOT

PLAN VIEW BELLA VIEW

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email:crainengineeringllc@gmail.com

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-2-2018
REV DATE:

PLAN / PROFILE PLAN
BELLA VIEW

SECTION 9- TOWN 29 NORTH - RANGE 10 WEST
PENINSULA TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER: 147519

SHEET C-4

PROJECT NAME:
BELLA VUE CONDOMINIUMS

OWNER:
COLD PEN ONE, LLC.9755 MONTAGUE
ROAD TRAVERSE CITY, MICHIGAN 49686

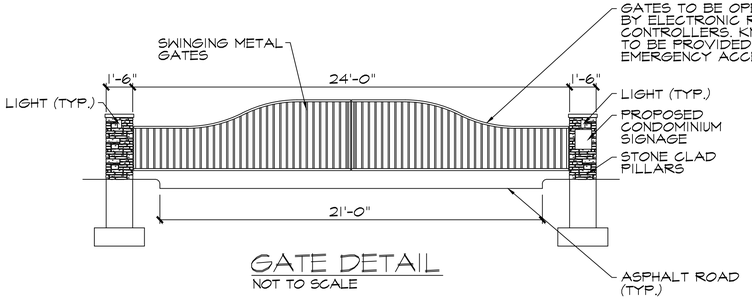
CONTACT:
MR. JUSTAN HELTON
PHONE: (231)-645-0428

LEGAL DESCRIPTION:
LOT 11-009-035-55 AND 11-009-029-10
PART OF GOV'T LOT 4 & SW 1\4 OF NW 1\4
SECTION 9, T28N, R10W
PENINSULA TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN

LAND SURVEYOR:
SIMMER LAND SURVEYING
404 W. MESICK AVE.
MESICK, MICHIGAN 49668
PHONE: (231)-429-4919

PROPOSED CONDOMINIUM FOR SINGLE FAMILY RESIDENTIAL UNITS (UNITS 1-6) WITH A COMMON SEPTIC DISPOSAL SYSTEM AND WELL, AND A PROPOSED BEACH FRONT PARK.

GENERAL NOTES:
1. NO SEPTIC SYSTEM OR PORTABLE TOILETS TO BE PROVIDED AT PROPOSED COMMON AREA PARK.
2. NO SIDEWALK OR INTERCONNECTING PATHS TO BE PROVIDED.
3. NO GENERAL SITE LIGHTING TO BE PROVIDED.

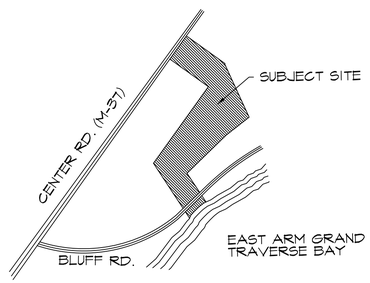


GATE DETAIL
NOT TO SCALE

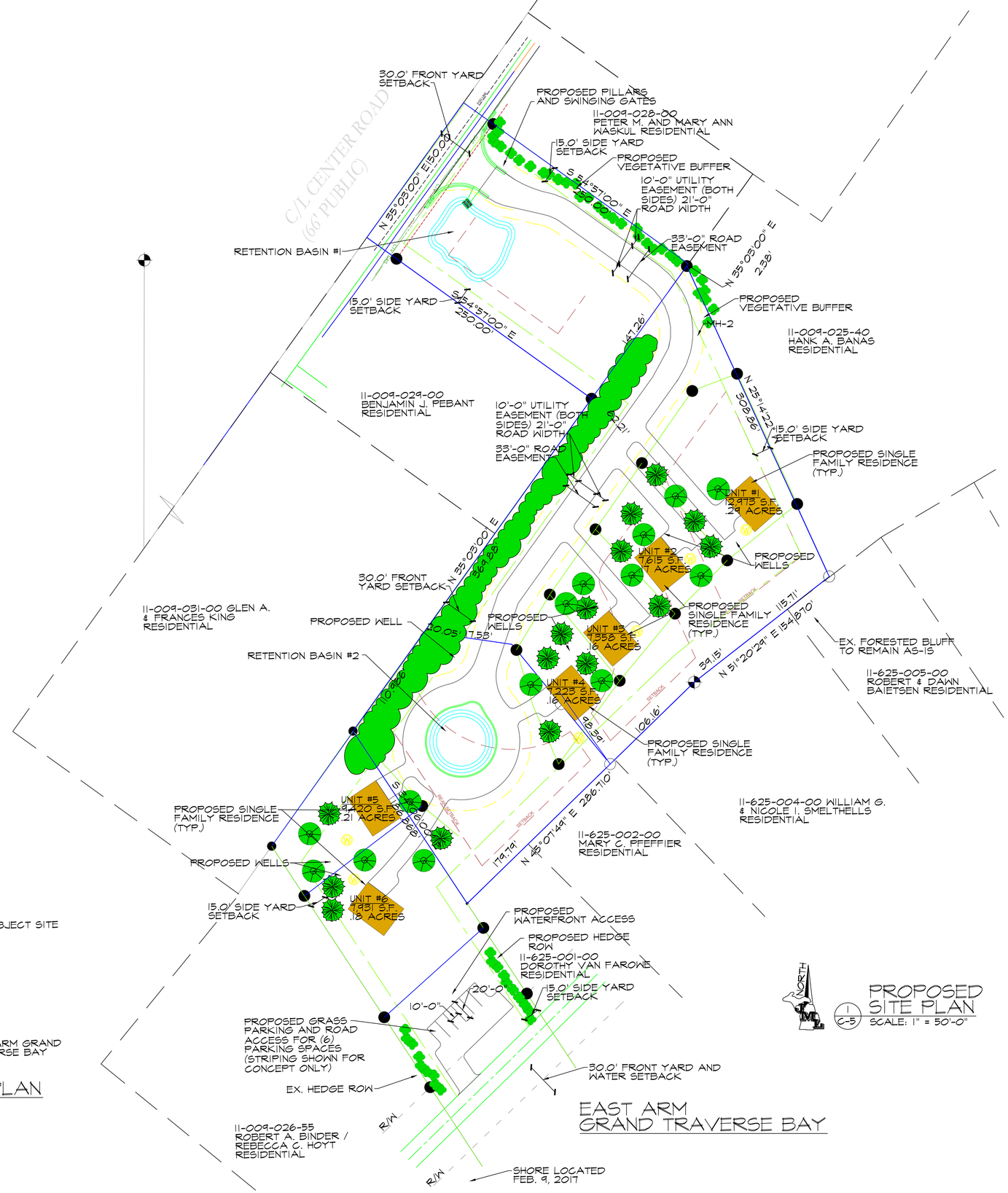
IMPERVIOUS AREA:
(BUILDINGS, ROADS, AND DRIVEWAYS) 167,101 SF.

TOTAL SITE: 39,555.21 SF.

23% IMPERVIOUS COVERAGE



LOCATION PLAN
NOT TO SCALE



JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/MAK

architect: CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

revisions: 01/10/20 ISSUED FOR PLANNING REVIEW

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

sheet title: SITE PLAN
project name: BELLA VUE

○ preliminary ◉ construction

date: 01/10/20
sheet: C-5

PROJECT NAME:
BELLA VUE CONDOMINIUMS

OWNER:
COLD PEN ONE, LLC.9755 MONTAGUE
ROAD TRAVERSE CITY, MICHIGAN 49686

CONTACT:
MR. JUSTAN HELTON
PHONE: (231)-645-0428

LEGAL DESCRIPTION:
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PART OF GOVT LOT 4 & SW 1\4 OF NW 1\4
SECTION 9, T28N, R10W
PENINSULA TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN

LAND SURVEYOR:
SIMMER LAND SURVEYING
404 W. MESICK AVE.
MESICK, MICHIGAN 49668
PHONE: (231)-429-4919

PROPOSED CONDOMINIUM FOR SINGLE FAMILY RESIDENTIAL UNITS (UNITS 1-6) WITH A COMMON SEPTIC DISPOSAL SYSTEM AND WELL, AND A PROPOSED BEACH FRONT PARK.

GENERAL NOTES:
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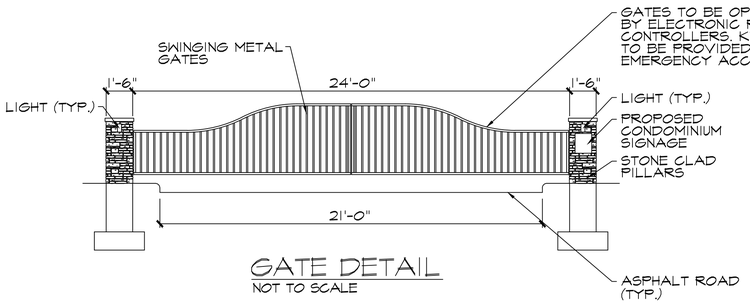

GATE DETAIL
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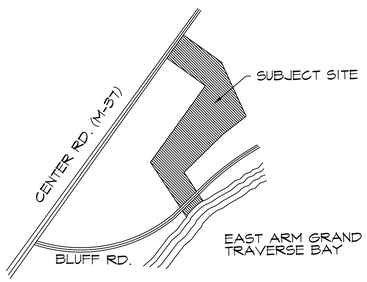
(BUILDINGS, ROADS, AND DRIVEWAYS) 167,101 SF.

TOTAL SITE: 39,555.21 SF.

23% IMPERVIOUS COVERAGE



LOCATION PLAN
NOT TO SCALE

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/MAK

architect: CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

revisions: 01/10/20 ISSUED FOR PLANNING REVIEW

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

sheet title: VISUAL SITE PLAN
project name: BELLA VUE

○ preliminary ◉ construction

date: 01/10/20
sheet: C-6

NORTH

1 C-7 UTILITY PLAN
SCALE: 1" = 50'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/MAK

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

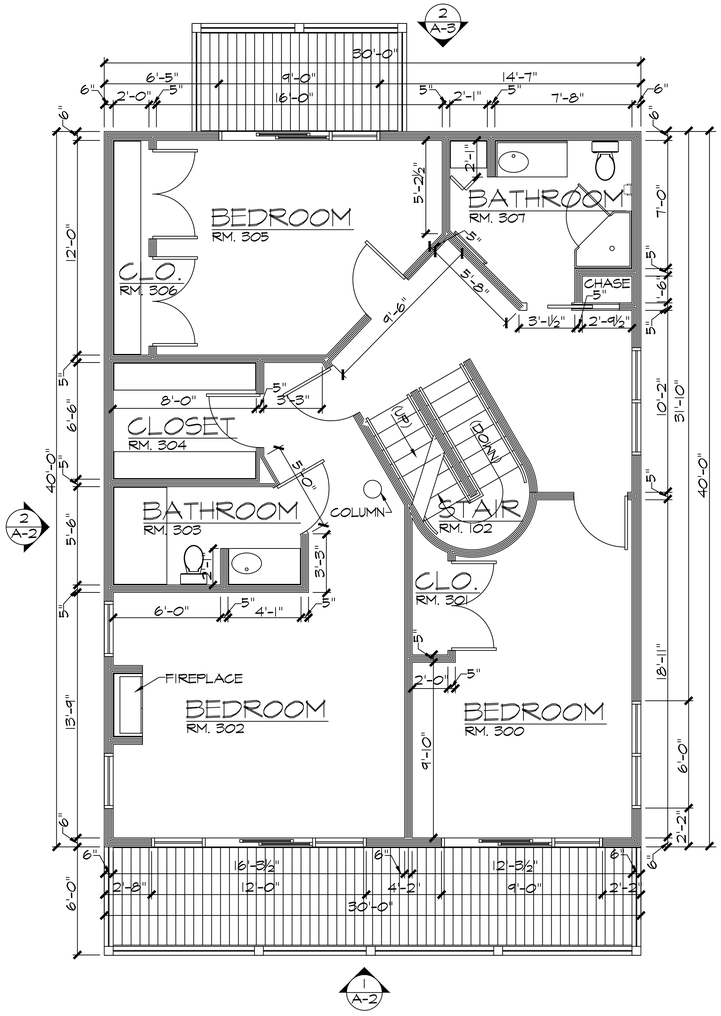
revisions:
01/10/20 ISSUED FOR PLANNING REVIEW

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

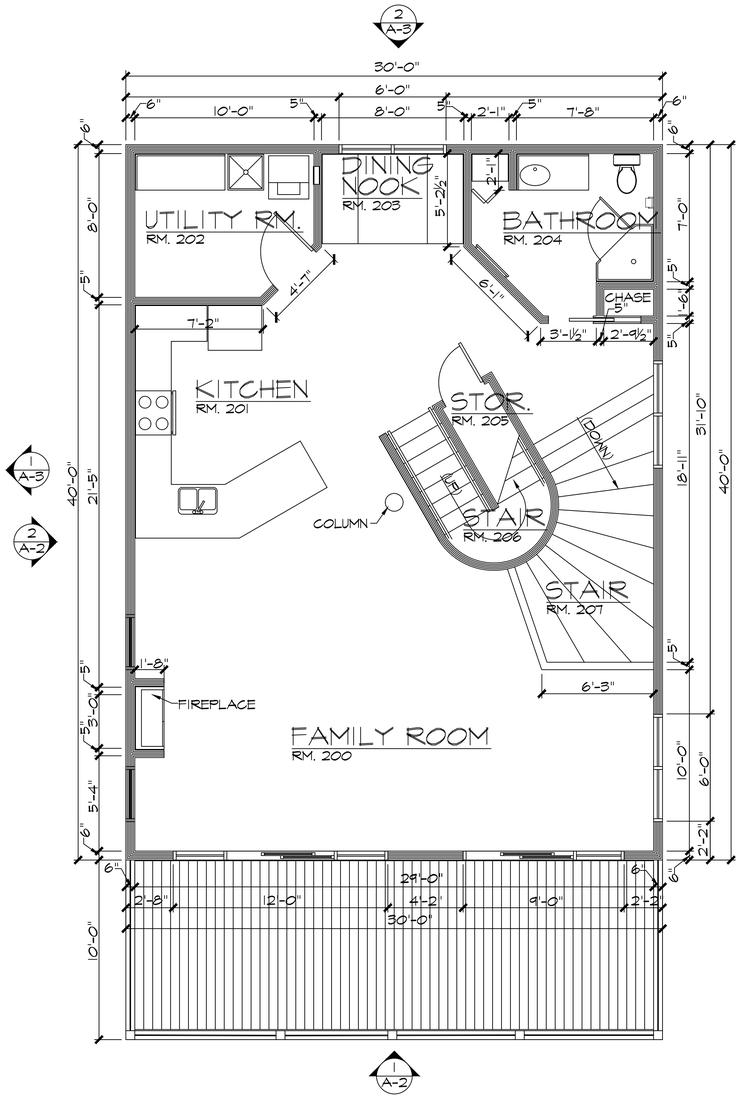
sheet title: UTILITY PLAN
project name: BELLA VUE

○ preliminary ◉ construction

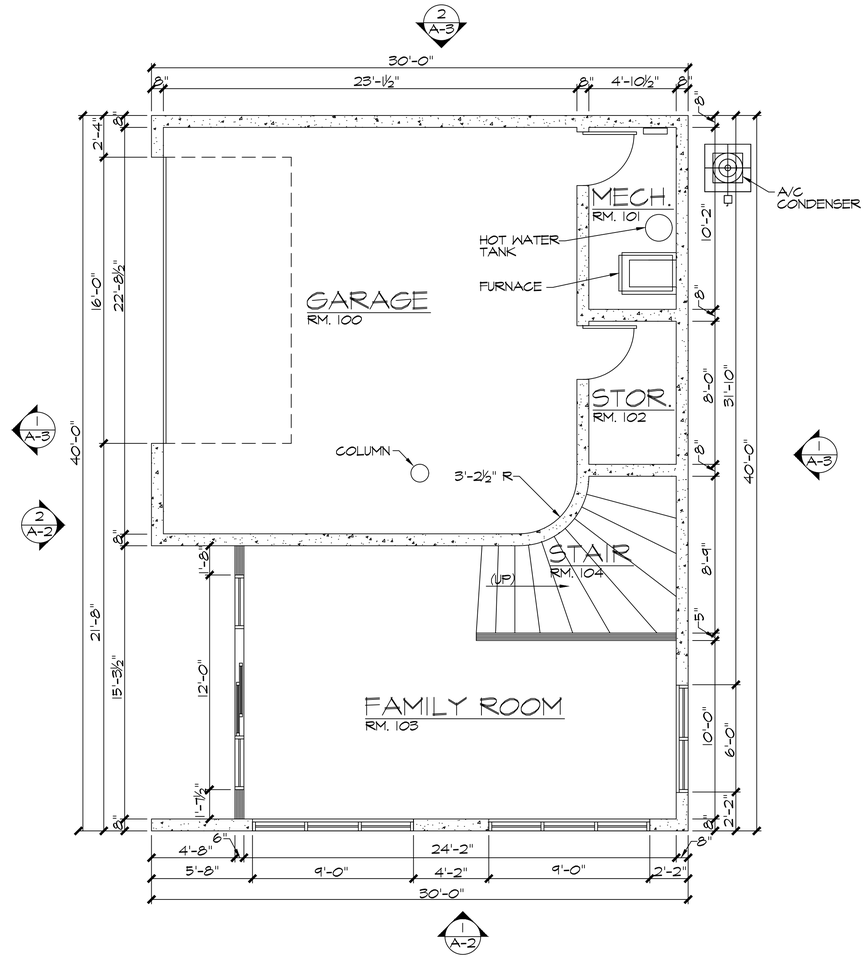
date: 01/10/20
sheet: C-7



THIRD FLOOR PLAN
3 A-1
SCALE: ¼" = 1'-0"



SECOND FLOOR PLAN
2 A-1
SCALE: ¼" = 1'-0"



FIRST FLOOR PLAN
1 A-1
SCALE: ¼" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/MAK

architect: CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

revisions: 01/10/20 ISSUED FOR PLANNING REVIEW

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

sheet title: FLOOR PLANS
project name: BELLA VUE

○ preliminary
◉ construction

date: 01/10/20
sheet: A-1

WEST
EXTERIOR ELEVATION
2 / A-2
SCALE: ½" = 1'-0"

SOUTH
EXTERIOR ELEVATION
1 / A-2
SCALE: ½" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/MAK

architect: CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

revisions: 01/07/20 ISSUED FOR PLANNING REVIEW

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

sheet title: FLOOR PLANS
project name: BELLA VUE

○ preliminary ◉ construction

date: 01/10/20
sheet: A-2

2 A-3 NORTH EXTERIOR ELEVATION

SCALE: ¼" = 1'-0"

1 A-3 EAST EXTERIOR ELEVATION

SCALE: ¼" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

scale: AS NOTED
drawn: CFC/MAK

revisions: 01/07/20 ISSUED FOR PLANNING REVIEW

location: TRAVERSE CITY, MICHIGAN
client: COLDPEN ONE, LLC

sheet title: EXTERIOR ELEVATIONS
project name: BELLA VUE

○ preliminary ◉ construction

date: 01/10/20
sheet: A-3

1 A-4 BUILDING SECTION
SCALE: ½" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684

revisions:
01/07/20 ISSUED FOR PLANNING REVIEW

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8738

scale:
AS NOTED
drawn:
CFC/MAK

location:
TRAVERSE CITY, MICHIGAN
client:
COLDPEN ONE, LLC

sheet title:
FLOOR PLANS
project name:
BELLA VUE

○ preliminary
◉ construction

date:
01/10/20
sheet:
A-4

Peninsula Shores (81 Dev.) PUD Condo. Subdivision, SUP #123 (Amend. #2) Intro.

memo

To: Planning Commission

From: Randy Mielnik

Date: June 9, 2020

Re: Peninsula Shores (81 on East Bay) SUP 123 Amendment #2

Last year, the Peninsula Township Planning Commission and Town Board approved Amendment #1 to SUP #123. The application included a minor relocation of Snug Harbour Court, along with various lot line adjustments and changes to the fire department emergency access route. Originally, the application also included moving a proposed lot to the north side of the development. This latter change was subsequently removed from Amendment #1. Amendment #2 now seeks reconsideration of that lot relocation. Some supporting material is attached and more information will be provided at the meeting by the applicant.

C:\Users\User\appdata\local\temp\AcPublish_1468\14016 plan16.dwg (C4.0 SITE) - Aug 19, 2019 4:33pm - Michelle

APPROVED PLAN

NW CORNER
SECTION 14, T29N, R10W

UNIT 4
SMOKEY HOLLOW ESTATES

HSE

NORTH LINE SECTION 14

S88°48'33"E 1100.32'

30' PUD SETBACK

100' AG SETBACK

COMMONS OPEN SPACE

COMMON OPEN SPACE

70±

60' LAKE SHORE SETBACK FROM O.H.W.M.

TRAVERSE LINE

PUD BOUNDARY

ELEVATION 581.5 ORDINARY HIGH WATER MARK

N25°05'02"W 518.78'

N25°58'38"E 279.02'

PROPOSED FIRE DEPARTMENT EMERGENCY ACCESS GATE

PROPOSED DITCH

PROPOSED 'FIRE DEPARTMENT EMERGENCY ACCESS ONLY' SIGN

30' FRONT SETBACK

30' REAR SETBACK

UNIT 29
AREA: 32311 S.F.

UNIT 28
AREA: 28148 S.F.

UNIT 27
AREA: 27240 S.F.

UNIT 26
AREA: 26513 S.F.

UNIT 25
AREA: 25035 S.F.

UNIT 24
AREA: 23847 S.F.

UNIT 23
AREA: 23585 S.F.

UNIT 22
AREA: 22654 S.F.

UNIT 21
AREA: 22044 S.F.

UNIT 20
AREA: 22169 S.F.

UNIT 19
AREA: 22196 S.F.

UNIT 18
AREA: 22180 S.F.

UNIT 17
AREA: 23071 S.F.

UNIT 16
AREA: 24264 S.F.
30' SETBACK

UNIT 15
AREA: 25358 S.F.
15' SETBACK

UNIT 14
AREA: 26459 S.F.

UNIT 13
AREA: 26155 S.F.

UNIT 12
AREA: 24911 S.F.

UNIT 11
AREA: 23248 S.F.

UNIT 10
AREA: 14807 S.F.

UNIT 9
AREA: 16033 S.F.

UNIT 8
AREA: 16009 S.F.

UNIT 7
AREA: 12888 S.F.

UNIT 6
AREA: 0.42 ACRES

UNIT 5
AREA: 37684 S.F.

UNIT 4
AREA: 33073 S.F.

UNIT 3
AREA: 29923 S.F.

UNIT 2
AREA: 28778 S.F.

UNIT 1
AREA: 31697 S.F.

UNIT 30
AREA: 25959 S.F.

UNIT 31
AREA: 23003 S.F.

UNIT 32
AREA: 24392 S.F.

UNIT 33
AREA: 24670 S.F.

UNIT 34
AREA: 24769 S.F.

UNIT 35
AREA: 24868 S.F.

UNIT 36
AREA: 24966 S.F.

UNIT 37
AREA: 25065 S.F.

UNIT 38
AREA: 26647 S.F.

UNIT 39
AREA: 26019 S.F.

UNIT 40
AREA: 27523 S.F.

UNIT 41
AREA: 28272 S.F.

UNIT 1 - BEACH PARCEL
AREA: 8325 S.F.

R533'
R294'
R300'
R200'
R103'
R28'
R80'
R90'
R42'
R68'
R48'
R35'
R50'

C.L. DOUBLE EAGLE DR.
(66' PVT. ESM'T.)

SNUG HARBOUR CT.
(38' PVT. ESM'T.)

BLUFF ROAD (66')

PROPOSED 10' UTILITY EASEMENT

66' PROPOSED ROAD EASEMENT

PROPOSED STORM WATER EASEMENT

PROPOSED FIRE TRUCK ACCESS EASEMENT AT WATER TANK & WELL

PROPOSED WATER STORAGE TANK EASEMENT

PROPOSED 30,000 GALLON WATER STORAGE TANK FOR FIRE SUPPRESSION

PROPOSED WELL

PROPOSED STORM WATER EASEMENT

PROPOSED SANITARY EASEMENT

PROPOSED STORM WATER DETENTION EASEMENT

(30) 9'x28' GRASS PARKING SPACES FOR BEACH ACCESS

PROPOSED SANITARY EASEMENT

26' PROPOSED PAVEMENT WITH 1.5' CONCRETE CURB
66' EASEMENT

PROPOSED 10' UTILITY EASEMENT (TYPICAL)

PROPOSED STORM WATER EASEMENT

INGRESS AND EGRESS EASEMENT AS RECORDED IN LIBER 212, PAGE 52

INGRESS AND EGRESS EASEMENT AS RECORDED IN LIBER 212, PAGE 423

WETLANDS LOCATION AS DELINEATED ON 6-11-15 BY STU KOGGE

WETLANDS

COMMONS OPEN SPACE

COMMON OPEN SPACE

PROPOSED 10' UTILITY EASEMENT

PROPOSED STAIRS

PROPOSED DOCK

PROPOSED PORTABLE RESTROOM

EXISTING PATH, IMPROVE AS NECESSARY

PROPOSED CART AREA
(FOR UP TO 30 CARTS)

EXISTING STAIRS/DECK

DECK

FENCE ENCROACHMENT

FENCE AND DRIVEWAY ENCROACHMENT

DECK ENCROACHMENT

PROPOSED 26' WIDE ASPHALT ROAD

TRAVERSE LINE

PUD BOUNDARY

ELEVATION 581.5 ORDINARY HIGH WATER MARK

60' LAKE SHORE SETBACK FROM O.H.W.M.

60' LAKE SHORE SETBACK FROM O.H.W.M.

E-W 1/4 LINE SECTION 14

FENCE AND DRIVEWAY ENCROACHMENT

GRAND TRAVERSE BAY EAST ARM

N11°58'32"W 199.94'

N23°25'55"E 8.44'

N4°27'27"E 18.55'

N16°55'47"W 311.68'

N10°47'34"W 232.80'

N39°26'26"E 105.10'

N17°13'56"E 118.48'

N20°04'42"W 9.58'

N4°54'55"E 10.42'

N28°47'55"E 25.55'

N28°47'55"E 237.55'

N28°47'55"E 25.70'

N28°47'55"E 137.08'

S62°20'10"E 107.35'

S88°41'38"E 204.43'

S88°41'38"E 11.62'

N88°41'59"W 297.95'

N88°41'59"W 204.40'

S89°46'27"W 944.97'

S88°46'27"W 20.00'

10.66

66'±

76±

30' PUD SETBACK

HSE

SHED

10' SETBACK

15' SETBACK

30' SETBACK

28'

270'

50' PUD SETBACK

EXISTING FENCE

N0°26'00"E 2680.32'
WEST LINE SEC. 14

WEST 1/4 CORNER
SECTION 14, T29N, R10W

PROPOSED STONE PILLAR AND FENCING

PROPOSED ENTRANCE SIGN AND FENCING

LOT 13

LOT 12
THE COVE SITE CONDOMINIUM

LOT 11

LOT 12

LOT 11

LOT 6

LOT 5

SMOKEY HOLLOW ACRES

HSE

BEACH AREA DETAIL
1"=30'

PROPOSED STAIRS

60' LAKE SHORE SETBACK

PROPOSED FOOT PATH

PROPOSED EASEMENT LINE

ORDINARY HIGH WATER MARK

EDGE OF WATER

EXISTING STAIRS

PROPOSED PORTABLE RESTROOM

EXISTING PATH

PROPOSED GRAVEL SHOULDER

PROPOSED CART AREA

10' SETBACK

164'

UNIT 10

SNOW STORAGE:
THE PRIVATE ROAD WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION INCLUDING WINTER PLOWING. THE ROAD WILL BE PLOWED AS ANY OTHER ROAD IS PLOWED, WITH SNOW DIRECTED TO EITHER SIDE OF THE ROADWAY AND NO SET STORAGE AREAS LIKE A PARKING LOT WOULD MAINTAIN. THE PLOWING WILL DIRECT THE SNOW AWAY FROM RESIDENTIAL LOTS. THE WATER TANK AND THE WATER FRONT TO THE EXTENT POSSIBLE.

PROPOSED MODIFICATIONS:

- UNIT 29 AT NORTH END OF SITE IS REMOVED AND REPLACED BY UNIT 1 AT THE SOUTH END OF THE SITE. ALL UNITS 1-29 ARE RE-NUMBERED TO REFLECT THE MODIFICATION.
- SNUG HARBOUR COURT IS SHIFTED WEST INCREASING LOT DEPTHS FOR UNITS 5-9.
- LOT WIDTHS FOR UNITS 1-9 ARE ADJUSTED TO PROVIDE MORE UNIFORM DISTRIBUTION OF WIDTH.
- UNITS 11-28 ARE SHORTENED ALONG THE EASTERLY LOT LINE TO ACHIEVE THE 65% PUD OPEN SPACE REQUIREMENT.

PROPOSED (ROAD & UNIT SHIFT) OPEN SPACE CALCULATIONS:

	S.F.	ACRES	%
Open Space	2,355,611.64	54.08	65.44%
Non-Open Space	1,243,825.92	28.55	34.56%

APPROVED P.U.D. OPEN SPACE CALCULATIONS:

Open Space	2,354,821.08	54.06	65.42%
Non-Open Space	1,244,616.48	28.57	34.58%

GRAPHIC SCALE: 1 inch = 100 feet
0 50' 100' 200' 300'

C4.0

JOB NO.: 14016

DR.: jeh
CHD.: dlm
CREATED: 03.05.14

P.M.: dlm

CONSTRUCTION

The 81 Development Company, LLC

The 81 on East Bay - PUD

SITE & DIMENSION PLAN

Section 14, Town 29 North, Range 10 West
Peninsula Twp., Grand Traverse County, Michigan

REV#	DATE	DES	DRN	CHK	DESC
33	08-06-18	JEH	JEH	JEH	G.T. Co. H.D. & MDEQ Final Revisions
34	05-02-19	MMM	PHK	MMM	Increase Dock/Boat Slips
35	06-19-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct
36	06-21-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct, Units 1-29
37	07-02-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct, Units 1-29
38	07-09-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct, Units 1-29
39	08-09-19	JEH	PHK	MMM	Updated with Transfer Parcel A
40	08-19-19	JEH	PHK	MMM	Remove Unit 29, Add original Unit 1 back in

Mansfield
Land Use Consultants
830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maaeps.com
info@maaeps.com

C:\Users\User\appdata\local\temp\AcPublish_13740\14016 plan16.dwg (C4.0 SITE) - Jul 09, 2019 11:58am - Michelle

PROPOSED

NW CORNER
SECTION 14, T29N, R10W

UNIT 4
SMOKEY HOLLOW ESTATES

HSE

NORTH LINE SECTION 14

S88°48'33"E 1100.32'

15' SETBACK
30' PUD SETBACK
15' Setback
100' AG SETBACK
15' SETBACK

UNIT 29
AREA: 29201 S.F.

COMMONS OPEN SPACE

UNIT 28
AREA: 32311 S.F.

COMMON OPEN SPACE

UNIT 27
AREA: 28148 S.F.

UNIT 26
AREA: 27240 S.F.

UNIT 25
AREA: 26513 S.F.

UNIT 24
AREA: 25035 S.F.

UNIT 23
AREA: 23847 S.F.

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15' SETBACK

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UNIT 1
AREA: 28778 S.F.

70±

60' LAKE SHORE SETBACK FROM O.H.W.M.

TRAVERSE LINE

PUD BOUNDARY

ELEVATION 581.5
ORDINARY HIGH
WATER MARK

N25°05'02"W 518.78'

PROPOSED FIRE DEPARTMENT EMERGENCY ACCESS GATE

PROPOSED DITCH

PROPOSED 'FIRE DEPARTMENT EMERGENCY ACCESS ONLY' SIGN

30' FRONT SETBACK

30' REAR SETBACK

C.L. DOUBLE EAGLE DR.
(66' PVT. ESM'T.)

PROPOSED 10' UTILITY EASEMENT

66' PROPOSED ROAD EASEMENT

PROPOSED STORM WATER EASEMENT

PROPOSED FIRE TRUCK ACCESS EASEMENT AT WATER TANK & WELL

PROPOSED WATER STORAGE TANK EASEMENT

PROPOSED 30,000 GALLON WATER STORAGE TANK FOR FIRE SUPPRESSION

PROPOSED WELL

PROPOSED STORM WATER EASEMENT

PROPOSED SANITARY EASEMENT

PROPOSED STORM WATER DETENTION EASEMENT

(30) 9'x28' GRASS PARKING SPACES FOR BEACH ACCESS

SNUG HARBOUR CT.
(38' PVT. ESM'T.)

PROPOSED SANITARY EASEMENT

26' PROPOSED PAVEMENT WITH 1.5' CONCRETE CURB
66' EASEMENT

PROPOSED 10' UTILITY EASEMENT (TYPICAL)

PROPOSED STORM WATER EASEMENT

INGRESS AND EGRESS EASEMENT AS RECORDED IN LIBER 212, PAGE 52

INGRESS AND EGRESS EASEMENT AS RECORDED IN LIBER 212, PAGE 423

WETLANDS LOCATION AS DELINEATED ON 6-11-15 BY STU KOGGE

WETLANDS

COMMON OPEN SPACE

PROPOSED 10' UTILITY EASEMENT

PROPOSED 26' WIDE ASPHALT ROAD

PROPOSED STAIRS

PROPOSED DOCK

PROPOSED PORTABLE RESTROOM

EXISTING PATH, IMPROVE AS NECESSARY

PROPOSED CART AREA
(FOR UP TO 30 CARTS)

EXISTING STAIRS/DECK

DECK

DECK ENCROACHMENT

FENCE ENCROACHMENT

FENCE AND DRIVEWAY ENCROACHMENT

60' LAKE SHORE SETBACK FROM O.H.W.M.

PROPOSED PARCEL "A"
12,924.31 S.F. GROSS

E-W 1/4 LINE SECTION 14

GRAND TRAVERSE BAY EAST ARM

SHED

EXISTING FENCE

PROPOSED STONE PILLAR AND FENCING

WEST 1/4 CORNER
SECTION 14, T29N, R10W

PROPOSED ENTRANCE SIGN AND FENCING

BLUFF ROAD (66')

LOT 13
LOT 12
THE COVE SITE CONDOMINIUM
LOT 11
LOT 6
LOT 5
SMOKEY HOLLOW ACRES
LOT 12
LOT 11

30' PUD SETBACK
50' PUD SETBACK
30' SETBACK
28'

R533' R294' R300' R200' R103' R28' R35' R80' R90' R42' R68' R48' R50'

N0°26'00"E 2680.32'
WEST LINE SEC. 14

S89°46'27"W 944.97'

N25°05'02"W 518.78'
N16°55'47"W 311.68'
N11°58'32"W 199.94'
N23°25'55"E 8.84'
N4°27'27"E 185.52'
N10°47'34"W 232.80'
N39°26'40"E 30.57'
N1°17'53"E 98.38'
N17°13'56"E 118.48'
N4°54'55"E 10.42'
N28°47'55"E 25.55'
N28°47'55"E 237.55'
N28°47'55"E 48.82'
N28°47'55"E 101.07'
N28°47'55"E 25.70'
N28°47'55"E 37.74'
S88°41'38"E 204.43'
S88°41'38"E 11.62'
S88°41'59"E 10.66
N88°41'59"W 297.95'
N88°41'59"W 204.40'
S62°20'10"E 10.35'
S89°46'27"W 20.00'

PROPOSED (ROAD & UNIT SHIFT) OPEN SPACE CALCULATIONS:

	ACRES	S.F.	%
Open Space	54.05	2,354,604.31	65.65%
Non-Open Space	28.28	1,231,908.94	34.35%

APPROVED P.U.D. OPEN SPACE CALCULATIONS:

Open Space	2354821.08	65.42%
Non-Open Space	1244616.48	34.58%
	54.06	
	28.57	

PROPOSED PARCEL "A":

PARCEL "A"	(gross)	12,924.31	0.30
	(net)	11,462.58	0.26

PROPOSED MODIFICATIONS:

- UNIT 1 AT THE SOUTH END OF THE SITE IS REMOVED AND REPLACED BY NEW UNIT 29 AT NORTH END OF SITE. ALL UNITS 1-29 ARE RE-NUMBERED TO REFLECT THE MODIFICATION.
- FORMER UNIT 1 WATERFRONT ACCESS (0.30 ACRES) AT SOUTH END OF THE SITE IS REMOVED FROM THE PUD.
- SNUG HARBOUR COURT IS SHIFTED WEST INCREASING LOT DEPTHS FOR UNITS 5-9.
- LOT WIDTHS FOR UNITS 1-9 ARE ADJUSTED TO PROVIDE MORE UNIFORM DISTRIBUTION OF WIDTH.
- UNITS 11-28 ARE SHORTENED ALONG THE EASTERLY LOT LINE TO ACHIEVE THE 65% PUD OPEN SPACE REQUIREMENT.

SNOW STORAGE:
THE PRIVATE ROAD WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION INCLUDING WINTER PLOWING. THE ROAD WILL BE PLOWED AS ANY OTHER ROAD IS PLOWED, WITH SNOW DIRECTED TO EITHER SIDE OF THE ROADWAY AND NO SET STORAGE AREAS LIKE A PARKING LOT WOULD MAINTAIN. THE PLOWING WILL DIRECT THE SNOW AWAY FROM RESIDENTIAL LOTS, THE WATER TANK AND THE WATER FRONT TO THE EXTENT POSSIBLE.

GRAPHIC SCALE: 1 inch = 100 feet
0 50' 100' 200' 300'

BEACH AREA DETAIL
1"=30'

PROPOSED FOOT PATH
60' LAKE SHORE SETBACK
PROPOSED STAIRS
PROPOSED EASEMENT LINE
ORDINARY HIGH WATER MARK
EDGE OF WATER
EXISTING STAIRS
PROPOSED PORTABLE RESTROOM
EXISTING PATH
PROPOSED GRAVEL SHOULDER
PROPOSED CART AREA
10' SETBACK
164'
UNIT 10

C4.0

JOB NO.: 14016

DR.: jeh
CHD.: dlm
CREATED: 03.05.14

P.M.: dlm

CONSTRUCTION

The 81 Development Company, LLC

The 81 on East Bay - PUD

SITE & DIMENSION PLAN

Section 14, Town 29 North, Range 10 West
Peninsula Twp., Grand Traverse County, Michigan

REV#	DATE	DES	DRN	CHK	DESC
31	07-12-18	JEH	JEH	JEH	G.T. CO. H.D. & MDEQ REVISIONS
32	07-23-18	JEH	JEH	JEH	G.T. CO. H.D. & MDEQ REVISIONS
33	08-06-18	JEH	JEH	JEH	G.T. Co. H.D. & MDEQ Final Revisions
34	05-02-19	MMM	PHK	MMM	Increase Dock/Boat Slips
35	06-19-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct
36	06-21-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct, Units 1-29
37	07-02-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct, Units 1-29
38	07-09-19	JEH	PHK	MMM	PUD Amendments: Fire Lane, Snug Harbour Ct, Units 1-29

Mansfield
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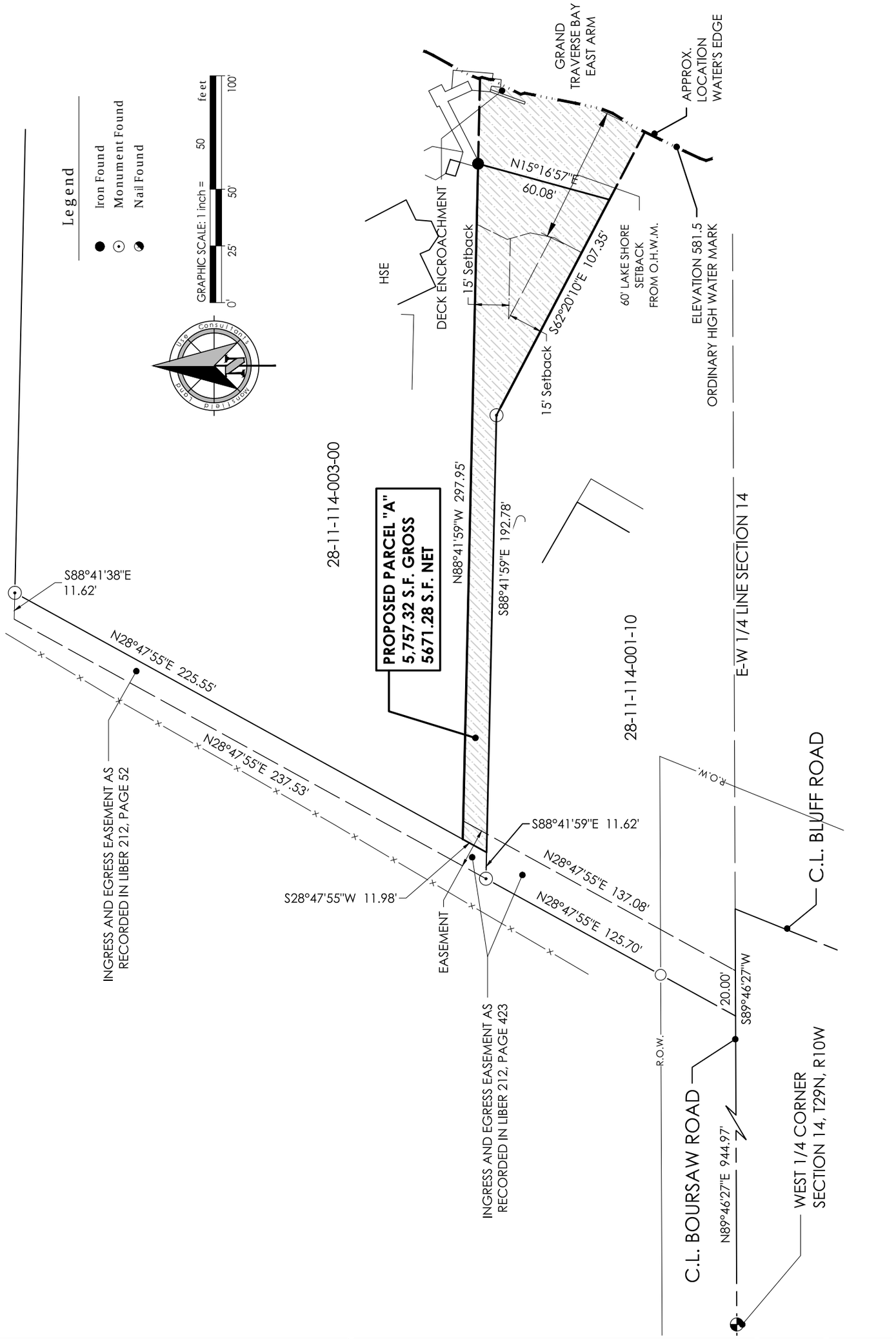
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maaeps.com
info@maaeps.com

Survey Sketch



Mansfield
Land Use Consultants
Planners - Civil Engineers - Surveyors
PO Box 4015
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
Ph: (231) 946-9310
Fax: (231) 946-8926
www.maaeps.com

The 81 Development Company, LLC

Proposed Parcel A
Section 14, Town 29 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

DRN: mmm | CKD: mkg

08.07.19

14016

SHT 1 OF 2

Survey Sketch

PROPOSED DESCRIPTION: PARCEL A

A parcel of land located in the Northwest quarter of Section 14, Town 29 North, Range 10 West, Peninsula Township, Grand Traverse County, Michigan, more fully described as:

Commencing at the West quarter corner of said Section 14;
thence North 89°46'27" East, 944.97 feet,
along the East and West quarter line of said Section and the center line of Boursaw Road;
thence North 28°47'55" East, 125.70 feet;
along the westerly line of an ingress and egress easement as recorded in Liber 212, Page 423;
thence South 88°41'59" East, 11.62 feet,
to the Point of Beginning;
thence South 88°41'59" East, 192.78 feet;
thence South 62°20'10" East, 107.35 feet,
to a point near the shore of the East Arm of Grand Traverse Bay;
thence North 15°16'57" East, 60.08 feet;
thence North 88°41'59" West, 297.95 feet;
thence South 28°47'55" West, 11.98 feet,
to the Point of Beginning.

Said parcel contains 5,757.32 s.f.

Lot lines are to extend to the water's edge of the East Arm of Grand Traverse Bay.

Subject to and together with ingress and egress easements as recorded in Liber 212, Page 423 and Liber 212, Page 52, Grand Traverse County Register of Deeds.

Subject to other easements or restrictions, if any.

Mansfield
Land Use Consultants
Planners - Civil Engineers - Surveyors
PO Box 4015
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
Ph: (231) 946-9310
Fax: (231) 946-8926
www.maaeps.com

The 81 Development Company, LLC

DRN: mmm CKD: mkg

Proposed Parcel A
Section 14, Town 29 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

08.07.19
14016
SHT 2 OF 2

PDR Program - Scenic Views & Agricultural Preservation Area Maps

memo

To: Planning Commission

From: Randy Mielnik

Date: June 8, 2020

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

Attached is the existing agricultural preservation area (APA) map and an updated prime scenic views (Viewshed) map. Some minor edits were made to the prime scenic view map compared with the earlier version provided. These edits were made primarily to address the problem of ambiguity when the lines just "graze" a parcel. In the PDR program, additional points are awarded if a property is included in a viewshed so it is important to be able to clearly determine if a parcel is in or out. Additionally, as this map is digital, a corresponding list of parcels can be generated.

Both maps will need to be approved by the Planning Commission in the future.

PENINSULA TOWNSHIP

AGRICULTURAL PRESERVATION AREA (APA)

HIGHWAYS

LOCAL ROADS

PARCELS

APA

Miles

0 0.5 1 2

Create Date: February 11, 2020

PENINSULA TOWNSHIP

PRIME SCENIC VIEWS

HIGHWAYS

LOCAL ROADS

PARCELS

VIEWSHED

Miles

0 0.5 1 2

Create Date: April 17, 2020

Zoning Update

memo

To: Planning Commission
From: Randy Mielnik
Date: June 9, 2020
Re: Zoning Ordinance Update

As discussed in January, Peninsula Township began a process to update the zoning ordinance several years ago. This task was undertaken because the zoning ordinance we work with today was first adopted nearly 50 years ago and its basic organization, structure, and format has been largely unchanged, growing more outdated each year. Also, as time goes on, changes in land use terminology, computer tools, related regulations, and legal considerations add more reasons to update it. A planning consultant was initially hired who worked with a committee of planning commission members for many months. This group did much of the "heavy lifting" in terms of reorganizing and clarifying requirements. Draft documents were produced, then subsequently updated and revised as work progressed. This task was monumental, and this committee of planning commission members deserves a great deal of credit.

More recently, the draft has undergone more edits by the zoning administrator, the township engineer, the code enforcement officer, and others. The township attorney has also reviewed the entire document with support from other attorneys from his firm who have strong backgrounds in zoning. Additionally, we have created a new updated digital zoning map to replace antiquated and deteriorating paper maps. This large task greatly helps identify how property is zoned. The zoning text and zoning map are part of the same ordinance.

No zoning ordinance is perfect, but we have made huge strides. The new draft reorganizes existing requirements in a way that vastly improves clarity, readability, and organization. Zoning terms are more extensively defined, requirements are linked to related material, language is clarified, and additional and improved graphics now better illustrate complicated thoughts.

Because the focus of the zoning update was to clarify, reorganize, and update, the more involved and complicated issues have been set aside for later. These topics include the regulation of wineries and short-term rentals. Fully addressing these issues will require more study before new language can replace what is in the proposed draft.

The last draft of the zoning ordinance was produced on 1-27-20 (shown on the cover). This draft was placed on the township website for public comment. In recent months, additional issues have surfaced. Some of them include:

1. The need to review certain definitions for accuracy.
2. Correspondence (in packet) proposing that regulations on solar energy be expanded beyond the recently approved amendment #199. Expanded regulations (allowing installations greater than

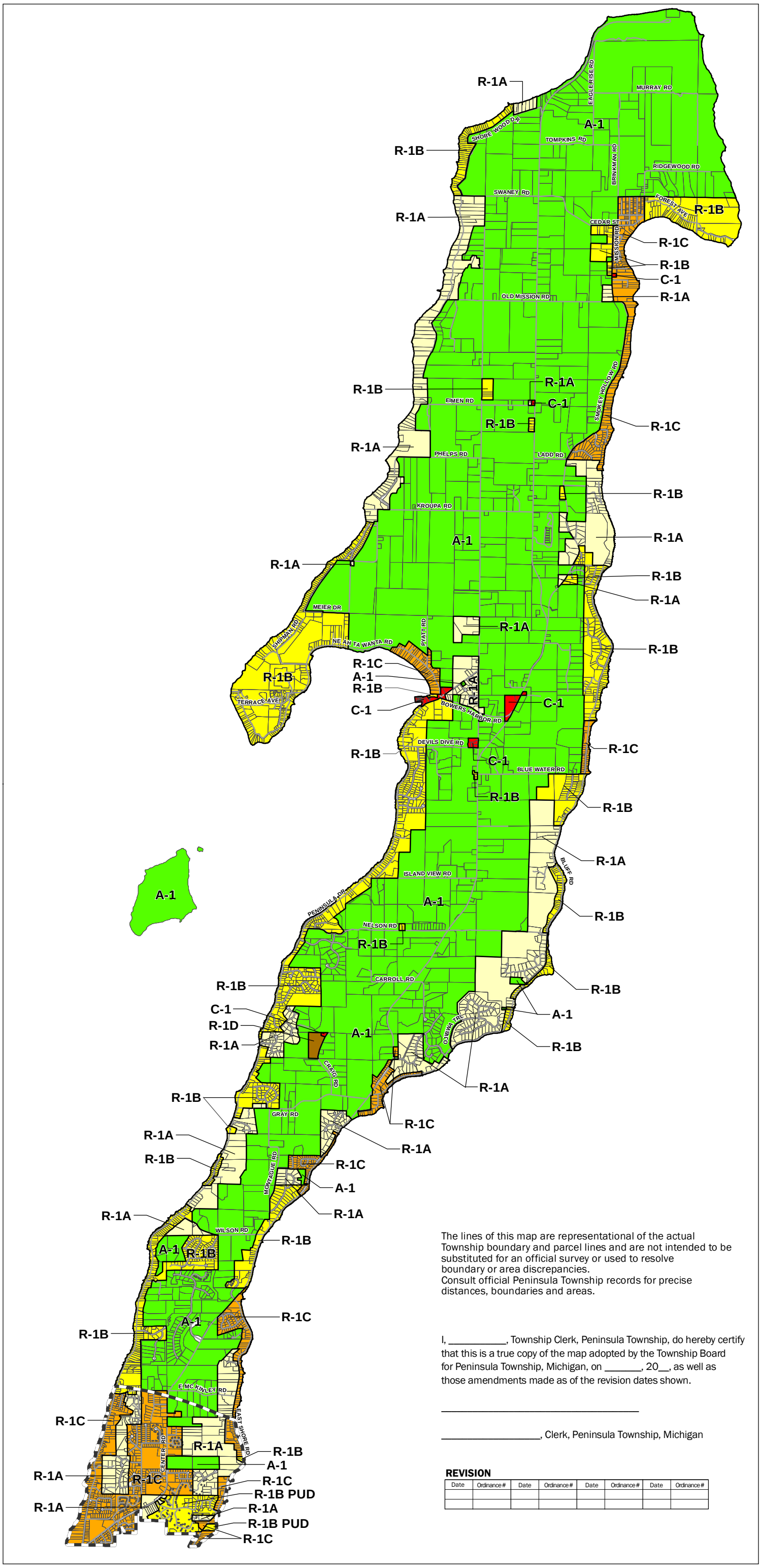
10kW) contained in prior drafts of the zoning update were removed because they were viewed as an expansion of land use policy and the focus of the update was to stay grounded in existing requirements and regulations.

3. Wind Energy Conversion Systems (WECS) as they relate to the issue of solar energy. This material appears in EXISTING language, but it seems out of place for several reasons. WECS are a **Special Use** in **ALL** zoning districts (including residential ones) and may be as tall as100 feet. The minimum ground clearance for turbine blades is just 20 feet. It seems this update should address obvious flaws in these provisions (6.33) by removing this section until the new master plan update under development explores local alternative energy policy in a more holistic fashion. New policy recommendations will include both wind and solar.

Planning commission members should conclude a review of the draft ordinance soon and offer comments and/or proposed edits as soon as possible. An updated draft should follow soon as we get close to an actionable document.

Zoning Map

Peninsula Township
Grand Traverse County, Michigan



LEGEND

- A-1 AGRICULTURAL
- C-1 COMMERCIAL
- R-1A RURAL AND HILLSIDE RESIDENTIAL
- R-1B COASTAL ZONE RESIDENTIAL
- R-1C SUBURBAN RESIDENTIAL DEVELOPMENT
- R-1D COMMUNITY RESIDENTIAL
- Airport Overlay - Boundary between Airport Inner Horizontal Surface Area and Airport Outer Horizontal Surface (Approximate)

The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies.
Consult official Peninsula Township records for precise distances, boundaries and areas.

I, _____, Township Clerk, Peninsula Township, do hereby certify that this is a true copy of the map adopted by the Township Board for Peninsula Township, Michigan, on _____, 20__, as well as those amendments made as of the revision dates shown.

_____

_____, Clerk, Peninsula Township, Michigan

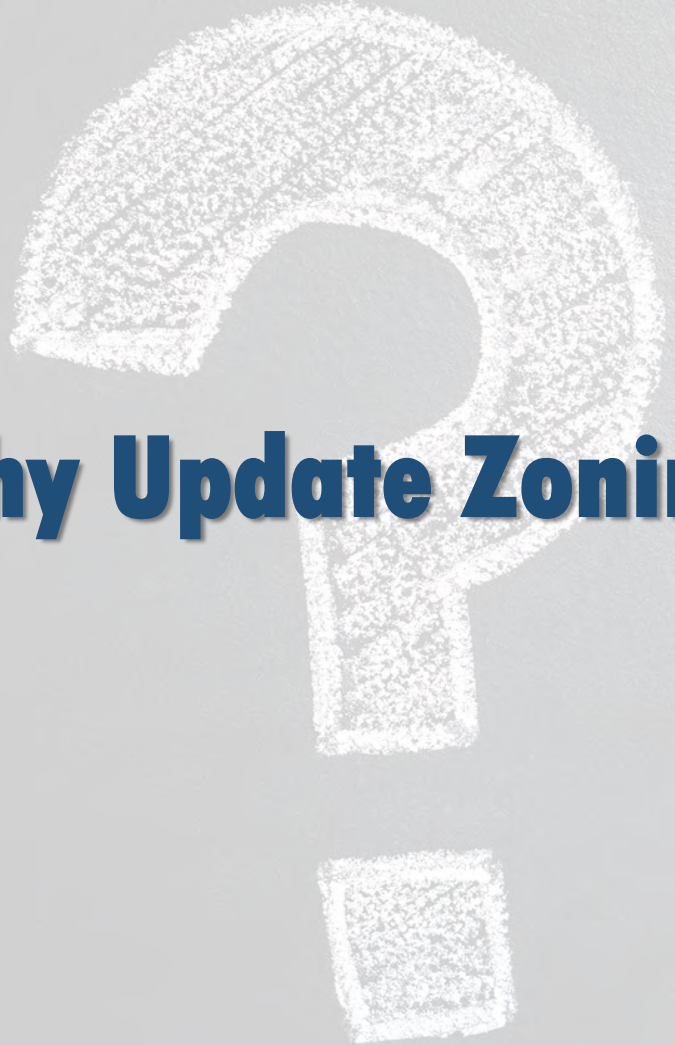
REVISION

Date	Ordinance #	Date	Ordinance #	Date	Ordinance #	Date	Ordinance #

0 0.25 0.5 1
Miles

Base Map Source: MCGI, Grand Traverse County GIS
Data Source: Peninsula Township, McKenna

DRAFT
Unofficial



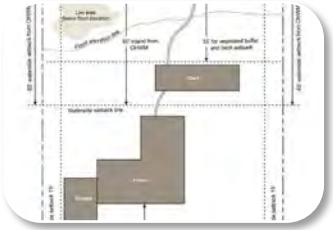
Why Update Zoning?

Lot Standards	
Min. Lot Area (sq. ft.)	20,000 sc
Min. Lot Width (ft.)	100 fee
ax. Lot Coverage (%)	25 perce
Building Height (ft.)	35 fee
ding Height (stories)	2.5 stori
. Building Width of a Principal Structure	24 fee

Condense requirements into tables

Clarify procedures and process

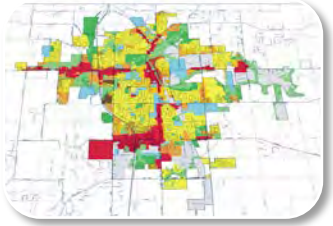
Address conflicting sections



Develop graphics to illustrate complex land development ideas

Current version on web site is from 2009 and lacks amendments

Ensure conformance with state law



Fix the zoning map

Use new computer tools to navigate the document more easily

Reorganize material for more logical sequence of information

Update, correct & add definitions

Text vs. Tables

Present

Minimum Parcel Size Shall be 45,000 square feet with a minimum width of 150 feet. (8C
10' by 20' units = 22,000 square feet with a 35% lot coverage by structures equals
44,000 square feet.)

Existing C-1 Zone Setbacks Front - 35'; Side 10'; Rear 30'. 35% lot coverage by
structures.

Setbacks: The minimum setbacks for the Farm Processing Facility including retail areas and customer parking shall be:

I. Side and rear yard 100 feet;

II. Front yard 50 feet;

III. Minimum of 200 feet from any pre-existing residence on adjoining property.

The minimum space dimensions per unit are:

(a) Width - thirty (30) feet
(b) Depth - sixty (60) feet
(c) These dimensions shall be increased as necessary to accommodate larger vehicles so that there is no less than eight feet between a tent or trailer and the perimeter of the rental space. This eight foot area (16 feet between recreational units) shall be planted with shrubs and a minimum of two trees per lot line.

Future

Lot Standards	
Min. Lot Area (sq. ft.)	20,000 sq. ft.
Min. Lot Width (ft.)	100 feet
Max. Lot Coverage (%)	25 percent
Max. Building Height (ft.)	35 feet
Max. Building Height (stories)	2.5 stories
Min. Building Width of a Principal Structure	24 feet

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Illumination	Permit Required?
Billboards (along M-37 only)	1	30 sq. ft.	10 feet	15 feet	No	Yes
Ground Monument Sign	1	30 sq. ft.	10 feet	15 feet	Yes	Yes
Wall or Marquee/Awning	1	30 sq. ft.	N/A	N/A	Yes	Yes

Plant Type	Minimum Size
Evergreen Trees	8 feet minimum height
Deciduous Trees	3-inch minimum d.b.h.
Ornamental Trees	2-inch minimum d.b.h.
Deciduous Shrubs	3 feet minimum height
Evergreen Shrubs	30 inches minimum height
Spreading Shrubs	18 inches minimum height

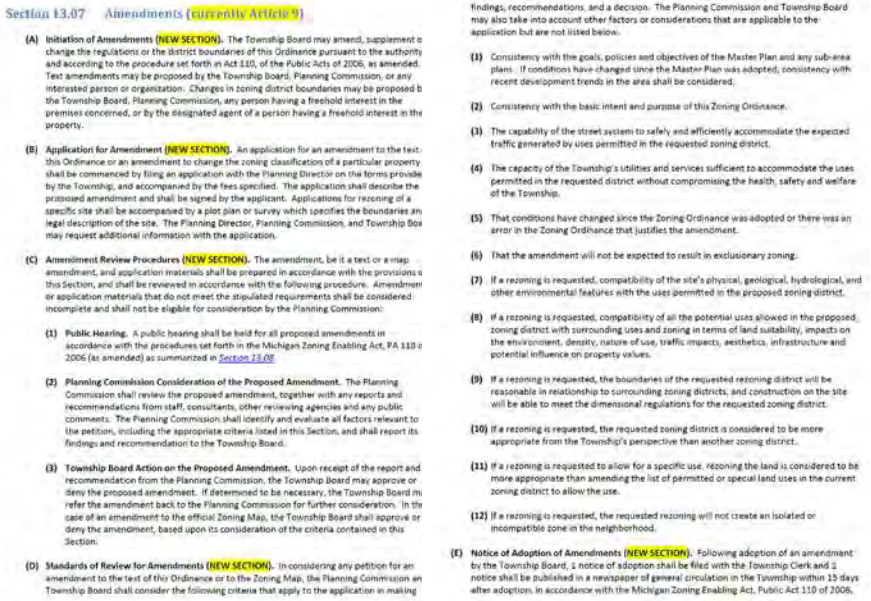
Clarify Procedures and Processes

Present

REQUEST FOR AMENDMENT

Section 9.1 Request and Meeting: Any person affected by this Ordinance may submit a request in writing to the Secretary of the Township Zoning Board asking that consideration be given to a specific amendment to this Ordinance in the particulars set forth in the request. The Zoning Board shall thereafter hold a meeting to consider said petition and shall notify the petitioner of the time and place of such meeting not less than ten (10) days prior thereto.

Future



Section 13.07 Amendments (currently Article 9)

(A) Initiation of Amendments (NEW SECTION). The Township Board may amend, supplement o change the regulations or the district boundaries of this Ordinance pursuant to the authority and according to the procedure set forth in Act 110, of the Public Acts of 2006, as amended. Text amendments may be proposed by the Township Board, Planning Commission, or any interested person or organization. Changes in zoning district boundaries may be proposed b the Township Board, Planning Commission, any person having a freehold interest in the premises concerned, or by the designated agent of a person having a freehold interest in the property.

(B) Application for Amendment (NEW SECTION). An application for an amendment to the text this Ordinance or an amendment to change the zoning classification of a particular property shall be commenced by filing an application with the Planning Director on the forms provide by the Township, and accompanied by the fees specified. The application shall describe the proposed amendment and shall be signed by the applicant. Applications for rezoning of a specific site shall be accompanied by a plot plan or survey which specifies the boundaries an legal description of the site. The Planning Director, Planning Commission, and Township Boa may request additional information with the application.

(C) Amendment Review Procedures (NEW SECTION). The amendment, be it a text or a map amendment, and application materials shall be prepared in accordance with the provisions o this Section, and shall be reviewed in accordance with the following procedure. Amendment or application materials that do not meet the stipulated requirements shall be considered incomplete and shall not be eligible for consideration by the Planning Commission:

(1) Public Hearing. A public hearing shall be held for all proposed amendments in accordance with the procedures set forth in the Michigan Zoning Enabling Act, PA 110 o 2006 (as amended) as summarized in Section 13.08.

(2) Planning Commission Consideration of the Proposed Amendment. The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this Section, and shall report its findings and recommendation to the Township Board.

(3) Township Board Action on the Proposed Amendment. Upon receipt of the report and recommendation from the Planning Commission, the Township Board may approve or deny the proposed amendment. If determined to be necessary, the Township Board m refer the amendment back to the Planning Commission for further consideration. In th case of an amendment to the official Zoning Map, the Township Board shall approve or deny the amendment, based upon its consideration of the criteria contained in this Section.

(D) Standards of Review for Amendments (NEW SECTION). In considering any petition for an amendment to the text of this Ordinance or to the Zoning Map, the Planning Commission an Township Board shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and Township Board may also take into account other factors or considerations that are applicable to the application but are not listed below.

(1) Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

(2) Consistency with the basic intent and purpose of this Zoning Ordinance.

(3) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

(4) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Township.

(5) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

(6) That the amendment will not be expected to result in exclusionary zoning.

(7) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

(8) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

(9) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

(10) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

(11) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

(12) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

(E) Notice of Adoption of Amendments (NEW SECTION). Following adoption of an amendment by the Township Board, a notice of adoption shall be filed with the Township Clerk and a notice shall be published in a newspaper of general circulation in the Township within 15 days after adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006,

Address Conflicting Material

Present

Uses Allowed Notwithstanding Section X. X.X.X (x) (x);

The Zoning Ordinance is not a novel that is read cover to cover. It is hard to know when one section is usurped by another.

Future

Generally search code language and identify missing or conflicting material (missing references, terminology, etc.)

Develop Graphics to Better Illustrate Complex Key Terms & Requirements

Present

Yard: An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein. The measurement of a yard shall be construed as the minimum horizontal distance between the lot line and the building line.

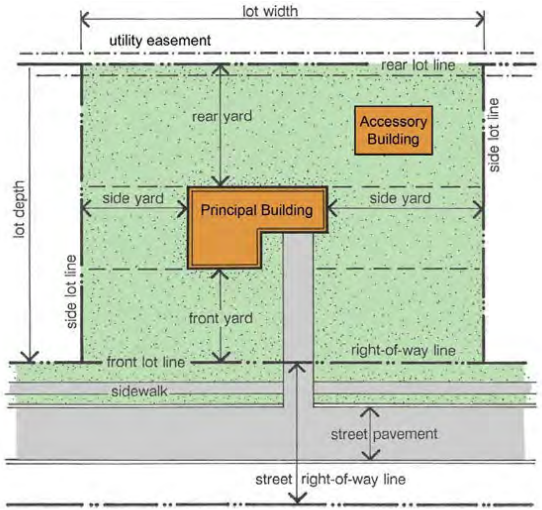
Yard, Rear: An open space on the same lot with a main building unoccupied except as herein permitted, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the sidelines of the lot. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley, if there be any alley, and the rear line of the building.

Yard, Side: An open, unoccupied space on the same lot with the building, situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a front line shall be deemed a side line.

Future

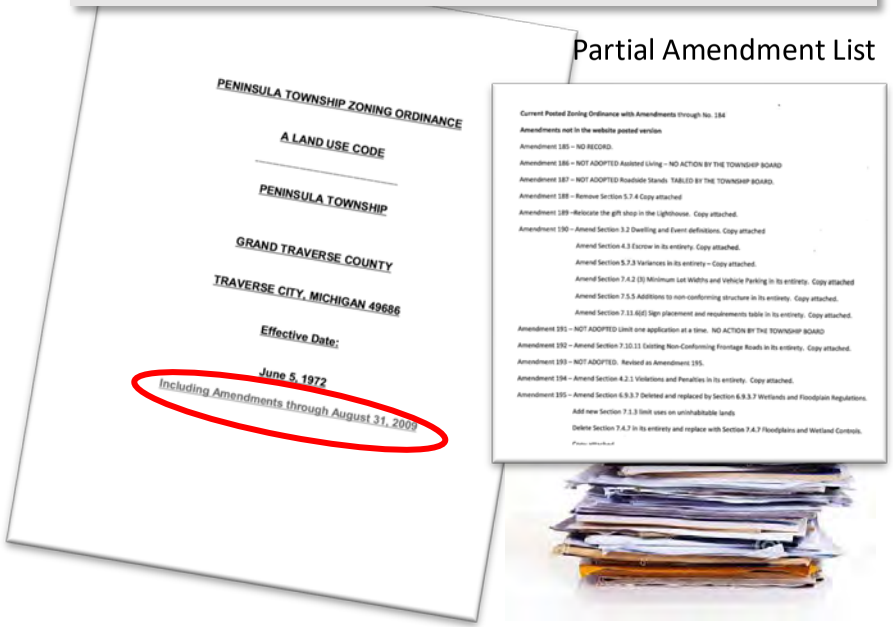
(A)Yard, Front. A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the principal structure (see *Figure 2-4* below).
(B)Yard, Rear. A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear line of the lot and the rear line of the nearest principal structure. The depth of the rear yard shall be measured between the rear line of the lot and the rear line of the principal structure (see *Figure 2-4* below).
(C)Yard, Side. A yard between the building and the side line of the lot and extending from the front yard to the rear yard. Any yard not defined as a front yard or rear yard shall be deemed a side yard (see *Figure 2-4* below).

Figure 2-4. Yard Terms



Incorporate Amendments Since 2009

Present



Partial Amendment List

Current Posted Zoning Ordinance with Amendments through No. 184

Amendments not in the website posted version

Amendment 185 – NO RECORD.

Amendment 186 – NOT ADOPTED Assisted Living – NO ACTION BY THE TOWNSHIP BOARD

Amendment 187 – NOT ADOPTED Roadside Stands TABLED BY THE TOWNSHIP BOARD.

Amendment 188 – Remove Section 5.7.4 Copy attached

Amendment 189 –Relocate the gift shop in the Lighthouse. Copy attached.

Amendment 190 – Amend Section 3.2 Dwelling and Event definitions. Copy attached

Amend Section 4.3 Escrow in its entirety. Copy attached.

Amend Section 5.7.3 Variances in its entirety – Copy attached.

Amend Section 7.4.2 (3) Minimum Lot Widths and Vehicle Parking in its entirety. Copy attached

Amend Section 7.5.5 Additions to non-conforming structure in its entirety. Copy attached.

Amend Section 7.11.6(d) Sign placement and requirements table in its entirety. Copy attached.

Amendment 191 – NOT ADOPTED Limit one application at a time. NO ACTION BY THE TOWNSHIP BOARD

Amendment 192 – Amend Section 7.10.11 Existing Non-Conforming Frontage Roads in its entirety. Copy attached.

Amendment 193 – NOT ADOPTED. Revised as Amendment 195.

Amendment 194 – Amend Section 4.2.1 Violations and Penalties in its entirety. Copy attached.

Amendment 195 – Amend Section 6.9.3.7 Deleted and replaced by Section 6.9.3.7 Wetlands and Floodplain Regulations.

Add new Section 7.1.3 limit uses on uninhabitable lands

Delete Section 7.4.7 in its entirety and replace with Section 7.4.7 Floodplains and Wetland Controls.

Future

Review for Conformance with Michigan Planning/Zoning Statues

MICHIGAN ZONING ENABLING ACT
Act 110 of 2006

AN ACT to codify the laws regarding local units of government regulating the development and use of land; to provide for the adoption of zoning ordinances; to provide for the establishment in counties, townships, cities, and villages of zoning districts; to prescribe the powers and duties of certain officials; to provide for the assessment and collection of fees; to authorize the issuance of bonds and notes; to prescribe penalties and provide remedies; and to repeal acts and parts of acts.

History: 2006, Act 110, Eff. July 1, 2006.

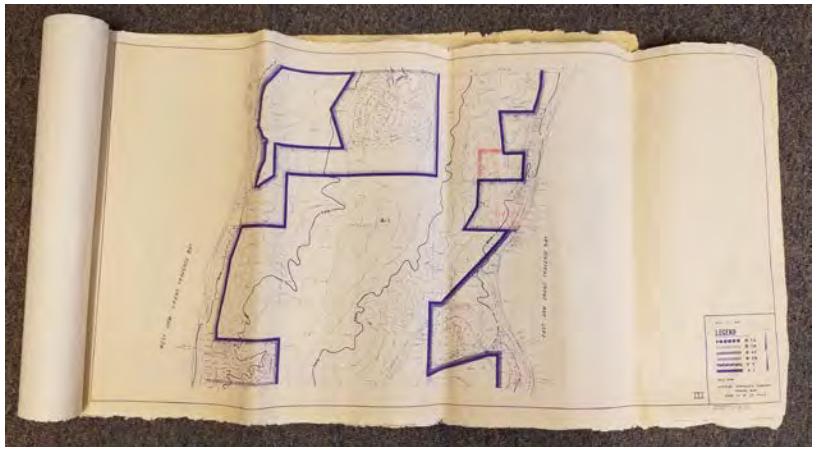
MICHIGAN PLANNING ENABLING ACT
Act 33 of 2008

AN ACT to codify the laws regarding and to provide for county, township, city, and village planning; to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.

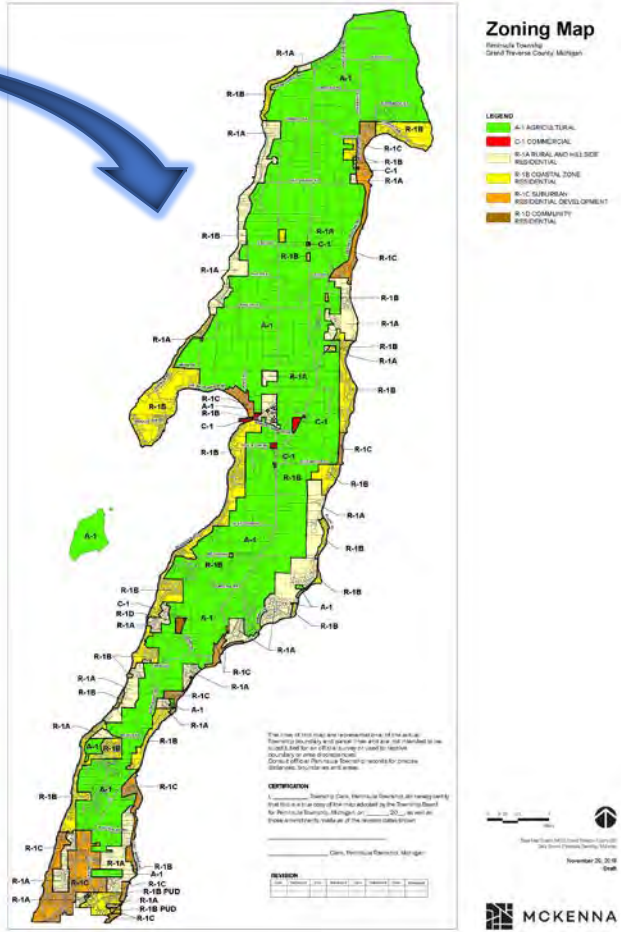
History: 2008, Act 33, Eff. Sept. 1, 2008.

Update/Modernize the Zoning Map

Present



Future



Use Document Navigation Tools

Links

Use	A-1	R-1A	R-1B	R-1C	R-1D	C-1	Development Standard
Accessory Buildings and Structures	P	P	P	P	P	P	Section 7.10
Adult Foster Care, Family Home	P	P	P	P	P		Section 6.01(A)
Adult Foster Care, Small Group Home	P	P	P	P	P		Section 6.01(B)
Agricultural Labor Camp, Less than 5 migrant workers	P						
Agricultural Labor Camp, Licensed	P						
Airports and Airfields	SU						Section 3.14
Barn Storage	P						Section 6.02
Bed and Breakfasts	SU	SU	SU	SU	SU		Section 6.03
Cemeteries	P						
Child Care, Family Home	P	P	P	P	P		
Child Care, Group Home	P	P	P	P	P		Section 6.06
Child Care Centers						SU	Section 6.04
Dwelling, Multiple-Family	SU	SU	SU	SU	SU		Section 6.07
Dwelling, Secondary	P	P	P	P	P		Section 6.08
Dwelling, Single-Family	P	P	P	P	P		
Essential Services	P	P	P	P	P	P	Section 7.01
Farm Supply and Implement Dealers						SU	
Fences	P	P	P	P	P	P	Section 7.11
Food Processing Plant	SU						Section 6.10
Game or Hunting Preserves Operated for Profit	SU						
Gas Stations						SU	Section 6.11
General Farming and Horticultural Uses Permitted by Right	P	P	P	P	P		Section 6.12
Greenhouses and Nurseries (Retail Sales)	SU						Section 6.13
Home Occupations	P	P	P	P	P		Section 6.14
Hotels and Motels						SU	Section 6.15
Indoor Recreation						SU	Section 6.16
Institutional Structures and Uses	SU	SU	SU	SU	SU	SU	Section 6.17
Junk Yards						SU	Section 6.18
Keeping of Domestic Pets	P	P	P	P	P		Section 6.19
Kennels	SU						Section 6.20
Marinas						SU	Section 6.21
Mining or Removal of Top Soil	P						Section 8.03
Mobile Homes (not in a Mobile Home Park)	P	SU	SU	SU	SU		Section 6.22
Mobile Home Park Developments					SU		Section 6.23
Off-Street Parking Lots						SU	Article 9
Pet Sitter	P	P	P	P	P	P	Section 6.14
Planned Unit Development	SU	SU	SU	SU	SU		Section 5.01
Professional Offices						SU	
Public Areas (Parks, Recreation, and Conservation Areas)	P	P	P	P	P		Section 6.24
Raising and Keeping of Small Animals	P						
Raising, Keeping, and Boarding of Livestock	P						
Raising of Fur Bearing Animals for Profit	SU						
Recreational Unit Park	SU						Section 6.25
Recreational Unit Sales						SU	
Recreational Vehicle Storage	P	P	P	P	P		Section 7.02
Rental of Non-Owner Occupied Dwelling (30 days or more)	P	P	P	P	P		Section 6.26

(A) Intent and Purpose (currently Section 6.5.1)

This section establishes the R-1D Community Residential District to encourage moderately high density development where community services such as fire protection, schools, commercial development, community parks and services are available.

(B) Uses Permitted by Right

- Accessory Buildings and Structures (Section 7.10)
- Adult Foster Care, Family Home (Section 6.01(A))
- Adult Foster Care, Small Group Home (Section 6.01(B))
- Child Care, Family Home
- Child Care, Group Home (Section 6.06)
- Dwelling, Secondary (Section 6.08)
- Dwelling, Single-Family
- Essential Services (Section 7.01)
- Fences (Section 7.11)
- General Farming and Horticultural Uses Permitted by Right (Section 6.12)
- Home Occupations (Section 6.14)
- Keeping of Domestic Pets (Section 6.19)
- Pet Sitter
- Public Areas (Parks, Recreation, and Conservation Areas) (Section 6.24)
- Recreational Vehicle Storage (Section 7.02)
- Rental of Non-Owner Occupied Dwelling (30 days or more) (Section 6.26)
- Shoreline Uses (Section 3.13)
- Site Condominium (Section 5.02)
- Solar Energy Systems, Ground-Mounted (10kW or less) (Section 6.30)
- Solar Energy Systems, Roof-Mounted (Section 6.30)
- Storage Outdoor (Section 7.05)
- Subdivision (See Subdivision Control Ordinance)
- Swimming Pools (Section 7.12)
- Temporary Buildings (Section 7.03)
- Walls, including Retaining Walls (Section 7.11)

(C) Uses Permitted by Special Use Permit

- Bed and Breakfasts (Section 6.03)
- Dwelling, Multiple-Family (Section 6.07)
- Institutional Structures and Uses (Section 6.17)
- Mobile Homes (Not in a Mobile Home Park) (Section 6.22)
- Mobile Home Park Developments (Section 6.23)
- Planned Unit Developments (Section 5.01)
- Sewage Treatment and Disposal Installations (Section 6.29)
- Wind Energy Conversion Systems (WECS) (Section 6.33)

The above list is a summary of uses permitted by right or special land use approval in the district, subject to Section 3.06.

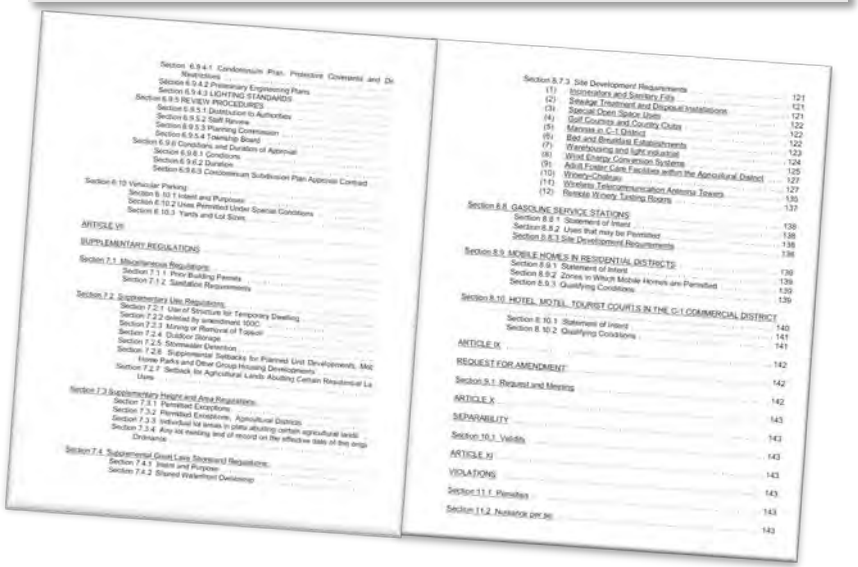
(D) Dimension Regulations (currently Section 6.5.4 and Section 6.8)

Lot Standards		*Minimum Setbacks*	
Min. Lot Area (sq. ft.)	15,000 sq. ft.	*Front Yard*	25 feet
Min. Lot Width (ft.)	100 feet	*Side Yard*	15 feet
Max. Lot Coverage (%)	30 percent	*Rear Yard*	30 feet
Max. Building Height (ft.)	35 feet	*Ordinary High Water Mark*	60 feet (See Section 3.13)
Max. Building Height (stories)	2.5 stories		
Min. Building Width of a Principal Structure	24 feet		

Dimension Regulations are subject to Article 4 "Schedule of Regulations" limiting the height and size of buildings, the minimum size of lots permitted, the minimum yard setbacks required, and the maximum lot coverage permitted.

Reorganize Material for More Logical Sequence of Information

Present



Future

Article 1	Title, Purpose, and Scope
Article 2	Definitions
Article 3	Zoning Districts and Map
Article 4	Schedule of Regulations
Article 5	Optional Residential Development Standards
Article 6	Standards Applicable to Specific Uses
Article 7	General Provisions
Article 8	Environmental Performance Standards
Article 9	Parking, Loading, Access Management, and Private Roads
Article 10	Signs
Article 11	Nonconformities
Article 12	Administrative Organization
Article 13	Administrative Procedures

Update, Correct, & Add Definitions

Present	Future
Make Corrections	
Easement: See Right-of-Way. (WRONG)	Easement. Any right to use or enter onto the real property of another without possessing it.
Add Missing Definitions	
Tent: (NOT DEFINED)	Tent. A collapsible structure of canvas or other fabric stretched and sustained by poles.

Correspondence

March 4, 2020

Peninsula Township Planning Commission

Dear Commissioners,
We are property owners in Beechwood Subdivision adjacent to the Hawthorne Vineyard. We are owners of lots 12, 21and 22 which are just north and below the vineyard property road entrance on Peninsula Dr. We are 1/4 co-owners of lot 7 which is vacant beach/recreational property that is directly across Peninsula Dr. from the vineyard entrance road.

We have lived compatibly for fifty years, in what has been a residential neighborhood adjacent to agricultural land that was principally cherry orchards without having significant problems with the farming.

The Hawthorne Vineyard has been operating in a generally unobtrusive fashion with regard to minimal traffic, basically small numbers of "tasters" and visitors. It now appears that we are faced with a large commercial entertainment industry expansion that could involve hundreds of people, significant automobile traffic, and unwanted noise very close to our neighborhood property.

One concern with the plan has to do with potential safety on Peninsula Dr. because of an "s-curve" beginning just south of their entrance road and extending north to our property at 9680. Every day we see cars and trucks traveling faster than they should through this curve with limited visibility and there have been serious accidents as a result. We have to be very careful just leaving our driveway to go north or south because vehicles just suddenly pop into view coming from the south. There are adults and children crossing Peninsula Dr. to and from the beach lots all through this area and the ingress and egress of large numbers of cars at the vineyard could be problematic.

There is also the issue of noise. We are aware of problems even now with the air cannons that are used in the vineyard disturbing neighbors. Their concerns have been treated casually, at best, and the lack of concern for being "good neighbors" on the part of the vineyard having loud entertainment does not bode well proceeding forward if this plan is approved.

We hope your concern for maintaining the residential quality of our wonderful subdivision will consider these factors.

Sincerely,

Ken Musson Pat Musson

Ken and Pat Musson 9680 Peninsula Dr., 231 947-1372, kmusson@charter.net

From:	Al Herceg
To:	planner@peninsulatownship.com
Subject:	Public Comment on Special Use Permit (SUP) #135 for Hawthorn Vineyards
Date:	Friday, February 21, 2020 3:18:38 PM

Randy Mielnik, Township Planner, Peninsula Township

Peninsula Township is holding a public hearing on SUP # 135 on February 24, 2020. Since I will not be able to attend the hearing, I am submitting the following comments OPPOSING SUP #135, and request that they be entered into the public record.

I am the Retired Assistant State Conservationist, with the USDA, Natural Resources Conservation Service and I was also the
Program Director for Farm and Ranchland Protection Programs for the State of Michigan. I had the privilege and opportunity to direct Federal Funds to Peninsula Township for their (PDR) Purchase of Development Rights program. Consequently, I am very familiar with the Agricultural policies of the township and their efforts to preserve farmland and open spaces.

I have been a resident of Peninsula Township, at 9343 Rolling Ridge Dr., since 2010. Our home is directly opposite the Hawthorn Vineyard entrance off Montague road. Since that entrance has been added, my wife and I have experienced first hand, the impacts that have occurred from the addition of the entrance road to a quiet residential neighborhood. The noise, the increased traffic and the property damage from vehicles making u-turns and ruts on our property when they miss the entrance, is now prevalent every year when the vineyard is open.

I am STRONGLY OPPOSED to the proposal for the SUP #135 by Hawthorn Vineyards for the following reasons:

1. This proposal goes against the township principles in the Master Plan and what has been supported by resident surveys.

As proposed, the planned activities will disrupt the QUIET ENJOYMENT of the adjoining neighborhoods during the day, evening and night time hours. It would also INCREASE TRAFFIC on neighborhood roads and CONCENTRATE TRAFFIC during night time hours.

2. This proposal goes against the township principles of preserving Agricultural Land and Open Spaces.

The proposed building of an outdoor pavilion, parking spaces, service roads and additional restrooms will REMOVE LAND THAT IS CURRENTLY DESIGNATED FOR AGRICULTURAL USES by the township zoning plan. Buildings will ELIMINATE ANY EXISTING OPEN SPACES. Also, this activity would CONFLICT with the township's definition of Agriculture land as PREDOMINANTLY FOR FARMING PURPOSES. In addition, these structures, as proposed, are NOT CUSTOMARY OR ESSENTIAL TO AGRICULTURAL PRODUCTION OR A FARM PROCESSING FACILITY.

3. This proposal is in direct violation of the township's current regulations for this Agricultural Zone.

According to Article VI of the Zoning Districts, Maps and Schedule of Regulations, Section 6.7.2, paragraph 19(a),
"ACTIVITIES SUCH AS WEDDINGS, RECEPTIONS AND OTHER SOCIAL FUNCTIONS FOR HIRE ARE NOT ALLOWED".

For the reasons stated above, I respectfully request that this proposed SUP #135 for Hawthorn Vineyards be DENIED. A denial is necessary to maintain compliance with the township's Master Plan, it's Farmland and Open Space policies and ordinances and the regulations of the Zoning Ordinance for Agricultural lands.

Alan Herceg
9343 Rolling Ridge Dr.
517-281-9346

Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

March 2, 2020

Peninsula Township Planning Department
13235 Center Rd.
Traverse City, MI 49686

RE: Proposed Bella Vue development for six new residential building lots on 4.25 acres.
Parcel#28-11-009-029-10 & 28-11-009-035-55

To Whom it May Concern,

Upon reviewing the above Article, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is not opposed to the changed of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote growth in anyways possible.

Sincerely,

JOHN HAGGARD

P.O. Box 35 06238 U.S. 31 South Charlevoix, Michigan 49720 Ph (231) 547-4046 Fax (231) 547-0364

Cherry Connection Enterprises LLC

12414 Center Road, Traverse City, MI 49686, (231) 649-4080

To: Peninsula Township Planner
Randy Mielnik
Peninsula Township Planning Commission
Donna Hornberg, Chairperson
Susie Shipman
Todd Oosterhouse
Al Couture
Isaiah Wunsch
Lawrence Dloski
Randy Hall

From: Joanne M. Westphal, Principal Member

Re: Solar Panel Arrays on Agriculture Zoned Land

Date: March 10, 2020

In summer, the Planning Commission approved an ordinance amendment (#199) for Solar Energy Systems that subsequently went before the Town Board with little input from the public, despite a public hearing announcement in the Record Eagle. I believe that this low level of public attendance was a result of an earlier publication of the proposed solar energy system amendment on the Peninsula Township website, which people by and large agreed with in principle and practical purpose (see attachment). As one reviews the attached language that was on the website for over 2-3 months, I believe you might agree that this version of the Solar Energy Systems (New Section) is more comprehensive, more practical (based on likely power needs within a given zoning district), and more respective of Michigan farm operations that once again, wish to generate their own power as an "accessory use" under the Michigan Right to Farm Act 93 of 1981.

I am attaching the Solar Energy Systems (new section) language as it appeared on the website. I hope you will consider this language in a new amendment to the current ordinance language affecting solar energy systems on the Peninsula. It is clear, easily read and understood, and takes into consideration the differences between residential land use and agricultural land use. Best wishes.

Joanne M. Westphal

ATTACHMENT

Solar Energy Systems (NEW SECTION). *Copied from 10-24-18 McKenna final draft of proposed ordinance language posted on the Peninsula Township website, following review by the Planning Commission subcommittee (Couture, Serocki, Peters). Note by JMW to self.*

(A) Purpose. It is the purpose of this sub-section to promote the safe, effective, and efficient use of solar energy systems to generate electricity. Further, it is the purpose of this sub-section to standardize and streamline the review and permitting process for solar energy systems.

(B) Roof-Mounted Solar Energy Systems: Roof-mounted solar energy systems for on-site use are allowed in all zoning districts, subject to the following regulations:

(1) Height. Roof-mounted systems shall not extend more than 3 feet above the roofline and shall not exceed the required permitted building height.

(2) Location. Roof-mounted solar energy systems may be located anywhere on a roof, but shall not protrude beyond the edge of the roof.

(C) Ground-Mounted Solar Energy Systems (10 kW or less). Ground mounted and freestanding solar energy systems of 10kW or less for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:

(1) Location and Setbacks. Solar energy systems shall be located to the side or rear of the principal building. Solar energy systems shall also meet the minimum setbacks of the zoning district.

(2) Height. The height of the solar energy system and any mounts shall not exceed 10 feet when oriented at maximum tilt.

(3) Screening. Landscaping shall be provided to screen the racking (i.e., the framing below the panels) from view on all sides.

(4) Area. Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the zoning district.

(D) Ground-Mounted Solar Energy Facilities (over 10 kW). Ground mounted and freestanding solar energy systems over 10 kW capacity are permitted subject to special land use approval in the A-1 zoning district, and subject to the following regulations:

(1) Location and Setbacks. The solar energy system shall not be located closer to the street than any portion of the principal building, and shall meet the minimum front, side and rear yard setbacks of the zoning district.

(2) Height. The height of the solar energy system and any mounts shall not exceed fifteen (15) feet when oriented at maximum tilt.

(3) Screening. Landscaping shall be provided to screen the racking (i.e., the framing below the panels) from view on all sides.

(4) Area. Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the zoning district.

(5) Noise. No ground-mounted solar energy facility shall produce noise that exceeds 5dB (A) above ambient sound pressure levels. An independent noise study may be required.

(E) General Standards. The following requirements are applicable to all roof-mounted or

ground-mounted solar energy systems.

(1) Land Use Permit. A Land Use permit shall be required for any ground-mounted solar energy system.

(2) Batteries. When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.

(3) Removal. If a solar energy system ceases to perform its intended function (generating electricity) for more than 12 consecutive months, it shall be considered junk (see Ordinance No. 41, Peninsula Township Junk Ordinance).

Coronavirus Action Plan And Return To Work Protocols

PENINSULA TOWNSHIP'S CORONAVIRUS ACTION PLAN AND RETURN TO WORK PROTOCOLS

The coronavirus (COVID-19) outbreak has impacted businesses across a variety of industries, forcing them to rethink their daily operations to ensure the safety of their employees and the general public. In fact, just one misstep can lead to the quick spread of COVID-19, jeopardizing the well-being of all employees, citizens, customers, and visitors.

While we will implement various protocols to ensure your safety, it's up to you and your co-workers to execute on these protocols daily.

To help slow the spread of COVID-19 and safeguard our staff, Peninsula Township has created an action plan for responding to COVID-19 and reopening for business on or about May 28, 2020. This plan, which is based on Centers for Disease Control and Prevention (CDC) and Occupational Safety and Health Administration (OSHA) guidance, highlights the responsibilities of managers, employees, and visitors, and outlines the steps Peninsula Township is taking to address COVID-19 and reopening for business.

RETURN TO WORK

Due to the evolving nature of the COVID-19 pandemic, creating an exact timeline for resuming "normal" operations is not feasible. Peninsula Township will continue to monitor applicable state and local guidance and determine next steps for reopening the office.

RESPONSIBILITIES

For purposes of ensuring a safe workplace during the COVID-19 outbreak, both managers and

employees have their role to play. The following is a breakdown of the responsibilities for Peninsula Township leadership and staff.

Managers and Supervisors

Peninsula Township leadership, including managers and supervisors, should familiarize themselves with the details of the action plan. Above all, leadership must be prepared to answer questions from employees and visitors and set a good example by adhering to the guidance prescribed in the plan. This involves practicing social distancing and CDC recommendations for personal hygiene.

Employees

Employees play a critical role in Peninsula Township's COVID-19 prevention efforts. To protect everyone in the office, Peninsula Township has a number of general best practices employees should follow:

- **Understand the signs and symptoms of COVID-19 and stay home if you are feeling sick**—any employee who is experiencing symptoms of COVID-19 (e.g., fever, cough, shortness of breath, sore throat, runny nose, body aches, chills or fatigue) should stay home. Individuals experiencing such symptoms should also be instructed to consult guidance from the CDC on seeking medical care.
- **Practice good personal hygiene**—Employees should wash their hands often, either with an alcohol-based hand sanitizer or soap and water. Hand sanitizers should contain at least 60%-95% alcohol, and employees should wash their hands with soap and water for at least 20 seconds. In addition, employees should avoid touching their face and cough into their arm.
- **Practice social distancing**—Social distancing is the practice of deliberately increasing the physical space between people to avoid spreading illness.
- **Staggered and monitored schedules**—Peninsula Township will implement a tracking system for employees to request and record their attendance in the office. Additionally, rotating schedules will be used until all restrictions are lifted to minimize employee contact.
- **Workstation modifications**—Peninsula Township will modify the office layout to create at least 6 feet of distance between employee workstations, and face-to-face desk layouts will be changed. Plastic barriers will be implemented at the front desk and at the accounting office. Further, no more than two residents will be allowed into the office at a time which such residences must wear face mask while address employees.
- **Prohibition of in-person meetings**—Until all social distancing requirements are lifted, Peninsula Township bans in-person meetings. Instead, Peninsula Township should conduct virtual meetings.
- **In addition to the above mentioned protocols, Peninsula Township may issue additional guidance at necessary**.

Pandemic Response Team

The pandemic response team is a cross-functional team that recommends and oversees workplace protocols to control the spread of COVID-19. The team will include the following roles:

- **Senior leadership**—Is responsible for the business's overall action plan. Robert Manigold, Township Supervisor is responsible leading this team.
- **Virus prevention and protocols lead**—Robert Manigold is responsible for recommending and developing protocols to ensure the wellness of all employees and visitors to the Township. He is tasked with overseeing procedures for isolating employees should they become sick at work.
- **Sanitization and disinfection lead**—Chief of the Fire Department, Fred, manages logistics related to daily and periodic sanitation and disinfection efforts. His responsibilities include ensuring that routine cleanings are completed and that the necessary cleaning supplies are readily available.

Communication lead—Township Legal Counsel is tasked with managing any and all pandemic-related communications. Legal Counsel will work with human resources and internal communication stakeholders to ensure COVID-19 training is completed and that employees and their managers understand their role in preventing the spread of the disease.

OPERATING PROTOCOLS-RETURN TO WORK PLAN

In order to keep staff, employees, visitors, and residents safe and prevent the spread of COVID-19, Peninsula Township requires the following workplace protective measures:

General Safety Policies:

- The Equal Employment Opportunity Commission permits employers to measure employees' body temperatures before allowing them to enter the worksite. Any employee screening will be implemented on a nondiscriminatory basis, and all information gleaned should be treated as confidential medical information—specifically, the identity of worker exhibiting a fever or other COVID-19 symptoms should only be shared with Township Supervisor.
- Peninsula Township employees may be asked to confirm the status of their health as part of working in the office. The company reserves the right to implement a screening protocol for symptoms, such as temperature checks or signed certifications, at any point. Results will be tracked separately from any personnel records and will be kept confidential. This protocol will commonly be implemented upon initial opening of the office and as a response to a confirmed diagnosis. .
- Employees, residents, visitors and vendors who exhibit signs or symptoms of COVID-19 will be asked to leave the office.
- Access to hand-washing stations and alcohol-based hand sanitizers will be provided to employees.

- Employees may report COVID-19 concerns by email or orally to the Towship Supervisor.
- Peninsula Township will consider establishing flexible work practices as warranted.
- Peninsula Township will place hand sanitizers in multiple locations to encourage hand hygiene.
- Peninsula Township will display posters encouraging proper hand hygiene to help stop the spread of the coronavirus at the entrance to the workplace and in other work areas where they are likely to be seen.
- Peninsula Township may decrease open business hours to perform more frequent cleanings.
- Peninsula Township will limit the number of visitors/residents in the office at any one time to two visitors/residents. This will protect the visitor and residents.
- Peninsula Township is aware that some employees may be at higher risk for serious illness, such as older adults and those with underlying chronic medical conditions. To safeguard employees at-risk, we will take steps to ensure they have minimal contact with others. The steps may include creation of plastic barriers, flexible work schedules, or other mitigating efforts.
- Peninsula Township is prepared to change our business practices if needed to maintain critical operations.
- Peninsula Township has contingency plans in place should absenteeism spike as a result of COVID-19. This plan involves hiring of part-time employees, reduction in office hours, and working remotely from home.
- Peninsula Township will ensure there's a minimum of 6 feet of space between all desks and workspaces.
- Peninsula Township will modify the flow of traffic to minimize potential close contact with others.
- Peninsula Township will encourage the use of digital files, to ensure staff will not have to exchange frequently touched paper documents.
- Understand the signs and symptoms of COVID-19 and stay home if you are feeling sick—any employee who is experiencing symptoms of COVID-19 (e.g., fever, cough, shortness of breath, sore throat, runny nose, body aches, chills or fatigue) should stay home. Individuals experiencing such symptoms should also be instructed to consult guidance from the CDC on seeking medical care.
- Practice good personal hygiene—Employees should wash their hands often, either with an alcohol-based hand sanitizer or soap and water. Hand sanitizers should contain at least 60%-95% alcohol, and employees should wash their hands with soap and water for at least 20 seconds. In addition, employees should avoid touching their face and cough into their arm.

Protocols for Workers

To ensure safety at Peninsula Township facilities, employees will be asked to:

- Notify their supervisor and stay home if they are experiencing COVID-19 symptoms (e.g., fever, cough or shortness of breath). Sick employees should follow CDC-recommended steps. Employees should not return to work until the criteria to discontinue home isolation are met, in consultation with health care providers and state and local health departments. When self-quarantining, employees should:
    - Stay away from other people in their home as much as possible, staying in a separate room and using a separate bathroom if available.
    - Not allow visitors.
    - Wear a face mask if they have to be around people.
    - Avoid sharing household items, including drinking cups, eating utensils, towels or bedding.
    - Clean high-touch surfaces daily.
    - Continue monitoring their symptoms, calling their health care provider if their condition worsens.
- Notify their supervisor and follow CDC-recommended precautions if they are well but have a sick family member at home with COVID-19.
- Take additional preparations in the event they are traveling:
    - Check the CDC's Traveler's Health Notices for the latest guidance and recommendations.
    - Be mindful of COVID-19 symptoms of COVID-19. If you start experiencing symptoms (e.g., fever, cough or shortness of breath), notify your supervisor and refrain from traveling. Promptly call a health care provider for advice if needed.
- Stagger lunches to limit the number of individuals congregating in break areas. Peninsula Township may stagger staff work schedules to reduce the number of employees in the office at a given time.
- Limit close contact with others, maintaining a distance of at least 6 feet when possible. All employees are encouraged to remind clients and vendors to maintain at least 6 feet of distance from employees and each other, and avoid job tasks that require face-to-face contact with others where possible. If this is unavoidable, employees will be provided with face masks, physical barriers and other workplace controls to ensure their safety.
- Wear face masks where other social distancing measures are difficult to maintain.
- Take care when attending meetings and gatherings:

  - Consider using videoconferencing or teleconferencing when possible for work-related meetings and gatherings. When videoconferencing or teleconferencing is not possible, hold meetings in open, well-ventilated spaces.
  - Consider canceling or postponing large work-related meetings or gatherings that can only occur in-person.

- Refrain from sharing equipment. In instances where this is unavoidable, Peninsula Township will provide alcohol-based wipes and other cleaning materials that employees can use to clean equipment.
- Clean and disinfect frequently touched surfaces, including workstations, door handles, tables and countertops on a regular basis.
- Practice proper hand hygiene. Wash your hands regularly with soap and water for at least 20 seconds. An alcohol-based hand sanitizer containing at least 60% alcohol can also be used. Employees should clean their hands:
  - Before eating food
  - After using the restroom
  - After blowing their nose, coughing or sneezing
  - After putting on, touching or removing face masks
  - Before and after work shifts
  - Periodically throughout the day
  - Before and after work breaks
- Avoid touching your eyes, nose and mouth whenever possible.
- Avoid physical contact with others whenever possible (e.g., handshakes).
- Avoid gathering when entering and exiting the facility. Employees should also only enter and exit designated areas.
- Follow any posted signage regarding COVID-19 social distancing practices.

Protocols for Visitors

In order to protect Peninsula Township visitors (e.g., clients and vendors), we will:

- Limit visitors to the facility to two (2) persons at a time.
- Screen visitors to the offices. Supervisors or other key personnel may ask targeted questions to visitors regarding their current health before they enter Peninsula Township offices. If they answer yes to the following questions, supervisors may ask them to go home and not return to the Peninsula Township office until further notice:
  - Have you been in contact with a person who has tested positive or is in the process of being tested for COVID-19?

  - Have you or anyone you've been in contact with traveled outside of the United States recently?
  - Has a medical professional told you to self-quarantine?
  - Are you having trouble breathing, or have you had flu-like symptoms within the past 48 hours (e.g., fever, cough, shortness of breath, sore throat, runny nose, body aches, chills or fatigue)?
- Communicate our safety protocols and why we are taking specific precautions. This will be done using signage, social media and other available communication channels. This also will include posting these protocols on the doors of Peninsula Township.
- Require visitors to practice social distancing when in the facility. Visitors will be asked to maintain at least 6 feet of distance from staff via written signage or instructions provided prior to their visit and to wear masks at all times while in the facility.
- Place hand sanitation stations and wipes throughout the facility.
- Update messaging on our websites to educate visitors on facility precautions and hours.
- Encourage the use of face masks where other social distancing measures are difficult to maintain.

CLEANING AND DISINFECTING PROCEDURES

- Surfaces and equipment will be disinfected at the end of each shift, before and after use, or—for frequently touched items—multiple times a day. The following items will be cleaned regularly:
  - Door handles and push plates
  - Restrooms
  - Handles on all equipment doors
  - Handles on beverage dispensers
  - Ice scoops
  - Refrigerator and freezer handles
  - Freezer handles
  - Sink handles
  - Soap dispenser push plates
  - Towel dispenser push plates
  - Trash receptacle touch points
  - Cleaning tools
  - Buckets

  - Telephones
  - Computers
  - Office cabinet handles
  - Break room tables and chairs
  - Display screens on equipment
  - Thresholds and hand railings
  - Shopping carts and baskets
  - Counters and other surfaces
  - Vending machine buttons
  - Baby changing stations in restrooms
  - Pens or other writing utensils
  - Clipboards
  - Elevator buttons
  - Shared work vehicles
  - Floors
- Employees responsible for cleaning will be given the appropriate protective equipment. Cleaning should be completed using CDC-recommended products, including:
  - Environmental Protection Agency-registered household disinfectants
  - Alcohol solutions with at least 60% alcohol
  - Diluted household bleach solutions (if appropriate for the surface)
- Trash will be collected from the workplace regularly. Those collecting trash will be instructed to wear nitrile, latex or vinyl gloves.
- HVAC air filters will be cleaned and disinfected regularly.
- Hand sanitizer dispensers will be refilled frequently.
- When an employee has tested positive for COVID-19, deep cleaning will be triggered and Peninsula Township will ensure areas in which the individual worked are cleaned thoroughly. In regard to deep-cleaning practices:
  - Peninsula Township will identify an approved external company to complete a deep cleaning of the facilities. This external company will be equipped with the proper training, permits and cleaning equipment to complete the task.
  - The pandemic response team will coordinate and supervise deep-cleaning efforts to ensure:
    - There is a specific plan and strategy in place, and that plan accounts for all machinery, equipment, common areas, tools and offices.

- Authorized individuals are the only ones allowed access to the site during the deep cleaning.
- Employees are aware of deep-cleaning practices.
- The company contracted to perform the deep cleaning uses the appropriate PPE during the process and disposes of potentially contaminated items properly.

EXPOSURE SITUATIONS

Peninsula Township has response plans in place for situations when employees exhibit symptoms of or test positive for COVID-19.

Employee Exhibits Symptoms of COVID-19 Before Entering the Office

- The employee reports their symptoms to their supervisor, who then communicates that an employee is exhibiting symptoms of COVID-19 to the relevant parties (e.g., human resources).
- The employee is given a face mask and gloves, and is sent to a designated isolation room for further evaluation by the virus prevention and protocols lead or another designated individual. This evaluation will examine an employee's symptoms in more detail, flagging employees who are experiencing the following:
    - A fever of 100.4 F or higher
    - Shortness of breath or difficulty breathing
    - A cough
    - A runny nose
    - Muscle pain
    - Tiredness
- If COVID-19 symptoms are confirmed, employees may be asked to go home and speak with their health care provider. Peninsula Township will ensure employees are able to get home safely before dismissing them. If, after an evaluation, the employee is not exhibiting COVID-19 symptoms, they may return to work at the discretion of the virus prevention and protocols lead.

Self-quarantining and Return to Work

Employees who test positive for COVID-19 or believe they have been infected will be instructed to follow the advice of a qualified medical professional and self-quarantine. When self-quarantining, employees should:

- Stay away from other people in their home as much as possible, staying in a separate room and using a separate restroom if available.
- Not allow visitors.
- Wear a face mask if they have to be around people.
- Avoid sharing household items, including drinking cups, eating utensils, towels and bedding.
- Clean high-touch surfaces daily.
- Continue monitoring their symptoms, calling their health care provider if their condition worsens.

Notably, employees who are symptomatic or who have tested positive should not return to work until the conditions outlined in the table below are met:

Return to Work Considerations	
Employee was symptomatic but was not tested for COVID-19.	**Employee was tested for COVID-19.**
The employee may return to work if: • They have not had a fever for at least 72 hours and have not used fever-reducing medication during that time. • Coughs and other symptoms have improved. • Seven days have passed since they first experienced symptoms.	The employee may return to work if: • They no longer have a fever. • Coughs and other symptoms have improved. • They have received two negative COVID-19 tests in a row.

When an employee tests positive for COVID-19, deep-cleaning procedures will be triggered. Furthermore, employees who have been in close contact with an individual who has tested positive for COVID-19 will be instructed to self-quarantine.

OSHA RECORDKEEPING AND REPORTING

Peninsula Township will adhere to OSHA-mandated requirements as they relate to recording and reporting certain work-related injuries and illnesses.

QUESTIONS

If employees have any questions regarding the content of this action plan, they should be instructed to speak with their supervisor. Furthermore, while the strategies highlighted in this document can protect workers from COVID-19, it's important to follow CDC guidance at all times.