

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION MEETING AGENDA TOWNSHIP HALL

13235 Center Road

Traverse City, MI 49686

October 21, 2019

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Review for Conflict of Interest**
5. **Brief Public Comments**
6. **Additions to Agenda/Approval**
7. **Consent Agenda**
 - a. Approval of Meeting Minutes: PC Meeting Minutes, September 16, 2019
8. **Reports**
 - a. Zoning / Winery Regulations Update (Mielnik)
9. **Business Items**
 - a. Public Hearing – SUP #133-Fire Station #3
 - b. SUP #133-Fire Station #3
 - c. Public Hearing – Zoning Ordinance Amendment #200 Winery Chateau / PDR
 - d. Zoning Ordinance Amendment #200 Winery Chateau / PDR
 - e. First Congregational Church SUP #80 Amendment #1
 - f. B&B Zoning Amendment
10. **Public Comments**
11. **Other Matters or Comments by Planning Commission Members**
12. **Adjournment**

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

Minutes

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING AGENDA

Township Hall

13235 Center Road

Traverse City, MI 49686

September 16, 2019

7:00 p.m.

1. **Call to Order**: by chairman Hornberger at 7:00 p.m.
2. **Pledge**
3. **Roll Call**: Oosterhouse, Hornberger, Courture, Dloski,
Absent; Shipman, Wunsch, Hall
4. **Review for Conflict of Interest**; None
5. **Brief Public Comments**; None
6. **Additions to Agenda/Approval**;
Moved by Dloski to approve the agenda as presented, seconded by Couture.
Passed unam
7. **Consent Agenda**
 - a. Approval of PC Meeting Minutes from August 19, 2019
Moved by Dloski to approve the consent agenda as presented, seconded by Oosterhouse.
Passed unam
8. **Reports**
 - a. Zoning Update (Mielnik)

Mielnik: Reported on this last month but wanted to update the commission on recent issues that surfaced regarding wineries. The winery provisions are old, and approximately nine months ago the state laws changed with regard to how liquor control is regulated by the State of Michigan. The township attorney has reviewed this zoning language, along with other issues found in the rewrite, and has found a number of areas where there are inconsistencies with state laws. This issue has been discussed among staff and some of the wineries, and it is recommended that the planning commission create a committee to address these issues. It will take some time to evaluate and compare them to state laws in order to bring the ordinance into a better organizational framework to meet compliance regulations.

Oosterhouse: We need to be consistent across the board with state, federal, and local laws and what preempts and what does not before we begin to adopt new ordinances.

Mielnik: This is going to be a more in-depth review of these specific ordinances and not just re-organizing the language. We will have the assistance of our attorney as he has already rendered some legal opinions in regard to key provisions that need to be addressed. The challenge is found in all of the differences between "food processing," "wineries," "winery-

chateaus,” and “remote tasting rooms” and how these facilities relate to the state laws as mentioned. We are hoping that three members from the planning commission can volunteer to be a part of this sub-committee to join in this endeavor.

Dloski: Would like to serve as a member on this committee.

Hornberger: Also available to be a member.

Couture: Hesitant to take on more at this time.

Mielnik: Will send out an email to see if one of the three that are absent would also be available to serve on the committee.

9. Business Items

a. Public Hearing – Bed and Breakfast Zoning Amendment

Hornberger closed the regular meeting and opened up the public hearing for the bed and breakfast zoning amendment.

Mielnik: There has been a fair amount of discussion on this issue for at least the past six months on amendments to this portion of the zoning ordinance. Representatives of the industry have spoken on this in the past. This was addressed by the re-write committee and was delayed due to the context of this being affiliated with the winery-chateau requirements as there are several similarities with how acreage is calculated with the dwelling units in the context of PDR land. The proposed amendment has been published and is available on the township website. This essentially allows a number of additional guest units when a parcel has a large amount of acreage associated with it. The existing code states that a B&B is allowed three units regardless of parcel size. Therefore, it does not matter how many acres an establishment has. If you have a large parcel, it seems reasonable to allow additional guest units. As proposed, if a parcel is between one and five acres, three guest units would be allowed. Between five and ten acres, you would be allowed four, and with 10 or more acres, the number of units increases to five.

Hornberger: If I am reading this correctly, then the maximum number of adults allowed if you have 10 acres or more would be 10 adults. So, no more than two people per room.

Mielnik: No more than two adults are allowed per unit.

Chuck Goodman, 1875 Gray Rd.: Reviewed this ordinance about 45 minutes prior to the meeting. Glad to see there is a little more recognition of a B&B not being an awful thing, which seems to have been the thinking in the past. Stated that the requirement that acreage is subject to recorded conservation easements should not be included in the proposed ordinance. His property is currently under a conservation easement. Currently, his three units are allowed eight guests, and it is not specified whether these are adults or a combination of adults and/or children. It is not uncommon to have a girls’ getaway where there might be as many as six to eight people, and having one room where you are allowed up to four people including four adults and not just two adults and kids makes it more feasible. This proposed amendment will eliminate that and make it more restrictive than it currently is. Goodman’s advice is to allow one room to have up to four adult guests and not just two. Would be happy to submit some revisions.

Dloski: Asked if Goodman has a written conservation easement and if it states specifically that it allows a bed and breakfast.

Goodman: It does not specifically allow it; that is why we had and requested an attorney's opinion that it would include having a bed and breakfast.

Mielnik: Asked if that letter was still in Goodman's possession.

Goodman: Has the letter.

Couture: Comments make sense. Not sure on some of the language and if section six is needed at all.

Dloski: We were in a situation where a person is being paid for the development rights, residential, commercial, and industrial development rights, and then to be allowed to put a commercial use on the PDR land (bed and breakfast) is what we are trying to avoid. As people have already been paid for those rights, including a commercial use on those properties.

Couture: Unfortunately, are we discouraging by doing that using the property for something better than development? A bed and breakfast has a minimal impact on the footprint of the property. This is new language that has not been in the ordinance before.

Dloski: This will not change Mr. Goodman's situation.

Meilnik: There is no requirement to move this forward. We are having a public hearing to accumulate public comment so this can be tabled and reviewed at a later date if that is the wish of the planning commission.

Couture: If we eliminate paragraph six, then there still is a total number of guest units allowed. Is still undecided if the language needs to be changed.

Meilnik: As it is written currently, there is still a capped number of guests allowed on a sliding scale, which is only eight guests allowed.

Couture: Feels the language needs to be revised before he can vote on this amendment.

Moved by Couture to table the bed and breakfast zoning amendment until public and board comments can be made to the next meeting, seconded by Oosterhouse.

Passed unam

Hornberger closed the public hearing and opened the regular meeting.

b. Public Hearing – Solar Zoning Amendment

Hornberger closed the regular meeting and opened up the public hearing to discuss the solar zoning amendment.

Hornberger stated that Brad and Amy Lyman emailed a letter to the board on their position on this zoning amendment request.

Mielnik: Brad and Amy provided a letter as they were not able to attend. The amendment language has also been provided to the board, which is amendment 199. A graphic was provided in an effort to illustrate what this would look like on a parcel with regard to the setbacks. The graphic illustrates what a five-kilowatt system (approximately) would look like with a setback of 23 feet with a maximum height of 10 feet. Beyond this are some possible amendments that were generated after a resident came in to the office and pointed out that the placement of a solar panel on a five-acre parcel would look much different and would require more flexibility. Specifically, this includes allowing placement of a solar panel

between the home and the road. Additionally, a solar panel should be measured at the furthest point and not the support structure, with the maximum percentage of lot coverage measured with a panel at full tilt in terms of the land it occupies.

Todd Wilson, 782 Nehtawanta Rd.: Wanted to voice his support for this ordinance and feels it is a great idea. Was looking into having a solar array on his property as he was not able to put this on his rooftop and the vendor offered to place it on the beach. He would need to have something placed somewhere else on his property. Questioned the maximum of 10 kilowatts and wondered if this also applied to farmland arrays as well, as many more panels could be placed on larger properties, and wondered if this ordinance interfered with that.

Mielnik: This was considered to be an accessory use on a lot and not necessarily a solar array that is connected to a sub-station or a community solar system so this is restricted to a residential use to serve your own needs. The ordinance does not currently allow for a solar array to be placed on a lot as the principal use of that property.

Peter Meyer, 1800 Nelson Rd.: Would like to install a ground-mounted array on his five-and-a-half-acre parcel. Is concerned about the wording of this amendment as he would like to place this panel in his front yard. He can understand the need to keep things attractive but for him the front yard is the best placement and in order to place a panel in the rear yard, trees would need to be removed and then it would be a visual impairment for the neighbors.

Deeren: Do you currently know the depth this would be off the property line?

Meyer: They just put in fiber optical cable, and the depth is right around 300 feet from the road. There is a lot of tree coverage and vegetation so it would be possible to see it now but in a year or two it would be invisible.

Mielnik: Just for clarification purposes, we had a conversation regarding this in the office and that is what drove the addition of the material highlighted in red that speaks about the agricultural requirements. We would drop the requirement of not allowing it in the front yard and simply respect the 50-foot setback and allow more flexibility on a five-acre lot.

John Bercini, 746 Walnut Ridge: Supports endorsement of this amendment and encourages the board to pass it.

Oosterhouse: On bigger lots, it makes sense to allow the 50-foot setback, which is the requirement of a structure. Has no issues with that.

Couture: Graphics are fantastic; the visual helps.

Dloski: Questioned how many kilowatts are allowed on a roof system as we are limiting ground to 10 or fewer but there is not a limit to a roof mount.

Deeren: It may just depend on the size of the roof.

Oosterhouse: It is not creating another structure on the property because the roof already exists.

Mielnik: There would not be a limit on a roof system.

Dloski: A ground mount is limited to 10 kilowatts.

Hornberger: 110% of that number.

Hornberger: No limit on roofs as it is not a separate structure.

Hornberger closed the public hearing.

Moved by Dloski to approve the solar zoning ordinance amendment to the township board, amendment 199, seconded by Couture.

Passed unam

c. Winery Chateau Zoning Amendment

Mielnik: The committee of Larry, Susie, and Todd has met three to four times to discuss this issue. This was prompted by John Wunsch coming to the meeting about four months ago and pointing out the relationship of the PDR and the winery-chateaus. He pointed out that it was not the intention that the PDR program should be combined with the winery-chateau system of agricultural preservation. The winery-chateau ordinance was written prior to the PDR program being established. Issues have surfaced on the PDR land being included in the acreage calculations for winery-chateaus, specifically for guest rooms and single-family residences. Four different versions of this ordinance have been created, and the amendment before you was the final of those that came from our last meeting. The decision would be if this is ready for a public hearing or not.

Hornberger: The change to this is on page two and is highlighted in yellow.

Meilnik: Correct, this can still be edited but this is what was published and is available on the township website as the proposed amendment. We would have a public hearing in October and obtain public comments and then potentially act on this.

Dloski: We did have at our meetings several industry representatives. I understood after the last meeting that there was a consensus that this language was appropriate.

Hornberger: So they were comfortable with this?

Dloski: Yes.

Moved by Dloski to schedule this for a public hearing at the October meeting for the winery chateau zoning amendment, seconded by Oosterhouse.

Passed unam

d. Introduction – Fire Station #3 SUP

Mielnik: Material was provided in the packet along with a memo stating that efforts have been made for a third fire station in Peninsula Township for some time. A site was identified on Center Road between Swaney Road and Tompkins Road. Like other public buildings and uses, it does require a special use permit approval; therefore it is subject to the same process as other special use permits. These plans are still being developed, but because of the timing, we thought it would be appropriate to at least do an introduction and then seek approval to hold a public hearing. We have had additional material submitted since this memo was written along with some correspondence from Jennifer Hodges, the township engineer who put the application together. Adjacent property owners will be notified along with a publication in the *Record Eagle*. This is just an introduction as Jennifer and the fire chief were not able to join us for tonight's meeting.

Dloski: Normally we require developers to have all their submittals in advance so that the board can review them prior to the public hearing. Are we treating the township's special use permit the same way or is it being treated differently?

Meilnik: This is the same way we treated the 81 when they came in and did an introduction and we had material at the same level as this.

Hornberger: By the time we had the public hearing, we had the information in the packets.

Meilnik: We had materials submitted today that came in, so Jennifer is doing the application on behalf of the township.

Hornberger: Is it your feeling that by October we would have the necessary information?

Meilnik: Yes, the key issue is that we need to have all of the information by the time the public hearing notice is sent out. That way, if a resident wishes to review the application, it will be available. This is just a way to try to expedite the process.

Hornberger: If everything is not in by October, then we can cancel the public hearing.

Moved by Couture to hold a public hearing on the special use permit for fire station #3 in October, seconded by Oosterhouse.

Passed unam

e. Master Plan Update / Draft Survey Questions

Meilnik: The memo provided an outline of how the master plan steering committee members worked with EPIC to develop these questions. The 2006 survey was used as a basis and these new questions were developed from that survey and edited to what is pertinent today. There will be a random phone survey sample along with an online electronic version. The online survey might have many more responses but will not be a random sample. Some questions relate to not only asking questions about key issues but also questions that give insight and awareness. There are some questions related to the general growth of the township along with questions on the PDR program and if people are familiar with that. The hope is to have the survey completed by Thanksgiving.

f. Election of Officers

Hornberger: This is generally done in September. We have a chair, vice chair, and secretary. Am willing to remain chair.

Moved by Dloski to keep the officers the same, seconded by Couture.

Passed unam

10. **Public Comments:** None

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

12. **Adjournment:**

Moved by Couture to adjourn, seconded by Dloski.

Passed unam

Final adjournment: 7:50 p.m.

Fire Station #3

SUP 133

memo

To: Planning Commission
From: Randy Mielnik
Date: October 14, 2019
Re: Fire Station #3, SUP 133

A public hearing has been scheduled to consider SUP #133. The applicant is Peninsula Township and the project includes building a new fire station at the north end of the Peninsula. Fire Chief Fred Gilstorff is scheduled to attend our meeting, along with Jennifer Hodges from GFA to respond to questions.

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

SPECIAL USE PERMIT (SUP)
FINDINGS OF FACT AND CONCLUSIONS
SUP #133 _ Fire Station #3
_____, 2019

PENINSULA TOWNSHIP BOARD

Applicant: Peninsula Township
13235 Center Road
Traverse City, MI 49686
Gourdie-Fraser / Jennifer Hodges, PE - Agent

Hearing Date(s): October 21, 2019 – Planning Commission

PROPERTY DESCRIPTION

Parcel ID#: 28-11-227-018-00 (Existing 18.12-acre Parcel)

GENERAL INTRODUCTION AND BACKGROUND

Peninsula Township is seeking to build a new fire station to provide better emergency response times for residents on the north side of the peninsula. This fire station is currently referred to as Peninsula Township Fire Station #3 and is proposed to be located on a new 2.36-acre parcel. This new 2.36-acre parcel will be divided off from a larger 18.12-acre parcel located at 19362 Center Road, Traverse City, MI 49686. This property is zoned A-1.

Pursuant to Section 6.7.3 of the Peninsula Township Zoning Ordinance, “public buildings and public service installations” are a special use in the A-1 zoning district. A fire station is a public building and public service installation.

On September 16, 2019, Gourdie-Fraser (GFA) submitted an application (**EXHIBIT 1**) for consideration of the SUP approval.

SECTION 8.1.3 BASIS FOR DETERMINATIONS

FINDINGS - SECTION 8.1.3 (1) GENERAL STANDARDS

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

- a) Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and so that such a use will not change the essential character of the area in which it is proposed. **The proposed building will be appropriate in appearance with the intended character of the general vicinity and will not change the character of the area (EXHIBIT 1B). The current property and surrounding areas are vacant farmland with only one residence on large parcels of land. The proposed fire station will have virtually no impact on these properties. The board finds that the proposed plan will not change the essential character of the vicinity.**
- 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 board finds that the proposed facility will not be hazardous or disturbing to the uses of the general vicinity and will be a positive improvement for the area and the township as a whole.**
- c) Be served adequately by essential facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **The board finds that the proposed facility on M-37 will be adequately served for access and police protection. Water, sewer, and drainage systems will be contained completely on site with no need for public services. There will be no impact on the school systems, as the on-site residences will be for fire department personnel only.**
- d) Not create excessive additional requirements at public cost for public facilities and services. **The board finds that there will be virtually no additional requirements at public cost for public facilities and services other than the expected costs for the fire station facility itself.**
- e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare, or odors. **The board finds that the proposed facility will not be detrimental to the general welfare by fumes, alarms, glare, or odors. There will be intermittent noise at the facility due to sirens and vehicle traffic related to the fire station.**

FINDINGS - SECTION 8.1.3(3) SPECIFIC REQUIREMENTS:

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

- (a) That the applicant may legally apply for site plan review. **The board finds that the applicant may legally apply for the site plan review.**
- (b) That all required information has been provided. **The board finds that the applicant has provided all required information to review the proposed plan. This includes drawings of existing conditions (C2.0), a proposed site development plan (C3.0), a grading and drainage plan (C3.1), and various construction details (C4.0) (EXHIBIT 1, 1A AND 1B).**
- (c) That the proposed development conforms to all regulations of the zoning district in which it is located. **The board finds that the proposed plan conforms to the requirements associated with the A-1 zoning district. This includes yard setbacks, lot coverage, and building height as shown on drawing C3.0 (EXHIBIT 1).**
- (d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services. **The board finds that the proposed project conforms to the requirements associated with fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services. The Peninsula Township fire chief has been directly involved in facility design conversations and decision making.**
- (e) That the plan meets the standards of other governmental agencies, where applicable, and that the approval of these agencies has been obtained or is assured. **The board finds that information regarding this project has been sent to other governmental agencies consistent with the original submission and approval (EXHIBIT 2).**
- (f) That natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se. **The board finds that no significant natural resources will be negatively impacted as a result of this project.**
- (g) That the proposed development property respects floodways and floodplains on or in the vicinity of the subject property. **The board finds that the proposed plan amendments do not impact floodways and floodplains.**
- (h) That the soil conditions are suitable for excavation and site preparation and that organic, wet, or other soils that are not suitable for development will either be undisturbed or modified in an acceptable manner. **The board finds that the proposed plan includes the identification of soil conditions (C2.0) and that such conditions are generally suitable for development. (EXHIBIT 1).**

- (i) That the proposed development will not cause soil erosion or sedimentation problems. **The board finds that the proposed plan includes a grading and drainage plan (C3.1) addressing soil erosion and stormwater control. Further, this plan was submitted to the Grand Traverse County Drain Commission on September 4, 2019 (EXHIBIT 2).**
- (j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area. **The board finds that the proposed plan includes a grading and drainage plan (C3.1) addressing soil erosion and stormwater control. Further, this plan was submitted to the Grand Traverse County Drain Commission on September 4, 2019 (EXHIBIT 1).**
- (k) That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties. **The board finds that the proposed development will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.**
- (l) That structures, landscaping, landfills, or other land uses will not disrupt air drainage systems necessary for agricultural uses. **The board finds that the proposed plan amendments will not disrupt air drainage systems necessary for agricultural uses.**
- (m) That phases of development are in a logical sequence so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage, or erosion control. **The board finds that the proposed plan amendments will not impact any project phasing.**
- (n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water sewage facilities. **The board finds that the proposed plan will not materially change plans to expand existing facilities such as public streets, drainage systems, and water sewage facilities.**
- (o) That landscaping, fences, or walls may be required by the town board and planning commission in pursuance of the objectives of this ordinance. **The board finds that the proposed plan will not change any requirements for fences or walls.**
- (p) That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets. **The board finds that the proposed plan amendments will not adversely affect the flow of traffic within the site or to and from the adjacent streets.**
- (q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient. **The board finds that the proposed plan amendments will not change vehicular and pedestrian traffic flow within the site.**
- (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. **The board finds that the proposed plan amendments will not change plans for addressing outdoor storage of garbage and refuse.**

- (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 board finds that the proposed plan amendments are in accord with the spirit and purpose of this ordinance.**

COMPLIANCE WITH GOVERNMENTAL REGULATIONS:

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

APPROVAL CONDITIONS AND SAFEGUARDS:

Pursuant to Section 8.1.3 (2), the board may require such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of the ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the permit granted. Specific conditions and requirements for a land use permit include:

- 1) Continued compliance with regulations associated with the Grand Traverse County Road Commission, Grand Traverse County Drain Commission, and Grand Traverse County Environmental Health Department as required and described in coordination letters included in the application.
- 2) Full implementation of the colored landscaping plan shown on Sheet C3.0 by the end of calendar year 2020.
- 3) Final exterior building design choices that are consistent with those presented on Sheet C3.0.

COMMENCEMENT AND COMPLETION

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

EFFECTIVE DATE OF SPECIAL LAND USE:

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

| | |
|------------|-------|
| AYES | _____ |
| NAYS | _____ |
| ABSTAINING | _____ |
| ABSENT | _____ |

The undersigned hereby certifies that she is the clerk for the Township of Peninsula, Grand Traverse County, Michigan, and that the foregoing special use permit was approved by the Peninsula Township Board of Trustees on _____ 2019.

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

Rebecca Chown, Peninsula Township Clerk

Approved by the Peninsula Township Board on _____, 2019.

Rob Manigold, Peninsula Township Supervisor

THIS PERMIT SHALL BE ATTACHED TO THE SITE PLAN AND BECOME A PART THEREOF.
I hereby acknowledge that I have received a true copy of the special land use permit and I have been informed of said requirements of this special land use permit and of the requirements of the Peninsula Township Zoning Ordinance.



Exhibit 1

Original Application

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO. _____

Section 8.1

Parcel Code/s #28-11- 227-018-00

Property Address: 19362 Center Road (parent parcel)

Applicant Address: 13235 Center Road, Traverse City, MI 49686

Applicant's Signature Review Fee Check No. Date

APPLICATION REQUIREMENTS Section 8.1.2

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

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

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

- (p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.
 - (q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
 - (r) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
 - (s) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
7. A public hearing on a special land use request is held by the Township Board if:
- a. A public hearing is requested by the Township Board, the applicant for special land use authorization, a property owner, or the occupant of a structure located within three hundred (300) feet of the boundary of the property being considered for a special land use.
 - b. The decision on the special land use request is based on discretionary grounds.

Special Use Permit - Planned Unit Development Checklist

Special Use Permit Number _____.

Parcel Code/s #28-11-227-018-00

Property Address: 19362 Center Road, Traverse City, MI 49686

Applicant: Peninsula Township

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

8. Submission of Application:

1. _____ Fee No part of any fee shall be refundable.

9. Include a statement of HOW the proposed project will:

- a. SEE 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.
ATTACHED
- b. SEE 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.
ATTACHED
- c. SEE 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.
ATTACHED
- d. SEE Not create excessive additional requirements at public cost for public facilities and services.
ATTACHED
- e. SEE 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.
ATTACHED

Ordinance Reference - Section 8.1.3

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

- a. X That the applicant may legally apply for site plan review.
- b. X That all required information has been provided.
- c. X That the proposed development conforms to all regulations of the zoning district in which it is located. (Has received Township Approval)
- d. X That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.
- e. X That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
- i. _____ Grand Traverse County Road Commission Submitted for Prelim. Approval
- ii. _____ Grand Traverse County Drain Commissioner Submitted for Prelim. Approval
- iii. N/A County DPW standards for sewer and water if public.

- iv. Grand Traverse County Health Department for private systems
 - v. N/A State and Federal Agencies for wetlands, public sewer and water.
 - f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
 - g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
 - h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
 - i. That the proposed development will not cause soil erosion or sedimentation problems.
 - j. That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
 - k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
 - l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
 - m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
 - n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
 - o. That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
 - p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.
 - q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
 - r. That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
 - s. That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
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.*

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

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

Section 8.3 Planned Unit Developments:

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.
2. _____ Provision of open space requirements.
3. _____ A more creative and imaginative approach in the development of residential areas.
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.
5. _____ Encourage variety in the physical development pattern of the Township by providing a mixture of housing types.
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.

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.
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.
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.
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 particular zone district or districts in which it is located subject to the provisions of Section 8.1.
5. _____ Open space shall be provided according to Section 8.3.6.
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).
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.

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. _____ Single family dwellings.
2. _____ Two-family dwellings.
3. _____ 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. _____ 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. _____ 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. _____ 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. _____ Commonly owned agricultural lands.
5. _____ Signs as allowed by Section 7.11.
6. _____ Deed restricted Agricultural lands.
7. _____ 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 Home Owners 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 home owners within the development.
- a. _____ Such open space shall be conveyed by proper legal procedures from the project owner or owners to a home owners association or other similar non-profit organization so that fee simple title shall be vested in project lot owners as tenants in common.
- b. _____ 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:
- a. _____ The location and extent of said land is not in conflict with the Master Plan of Peninsula Township.
- b. _____ 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:
- 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:
 - 1. Barns existing or proposed for uses necessary for agricultural production.
 - 2. Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production.

_____ 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:
- a. _____ Shall be a minimum of five acres.
 - b. _____ Shall be viable farmland as determined by the Township Board.
 - c. _____ Irrespective of (9) above; no buildings shall be allowed.
11. Section 8.3.7 Maximum Percentage of Lot Area Covered by All Structures:
- a. _____ The maximum percent of lot area covered by all structures shall not exceed fifteen (15) percent of net acreage.
 - b. _____ A Building Envelope within which structures may be located shall be shown on the site plan for all existing or future structures.
 - c. _____ The maximum number of square feet to be covered by all structures for each building envelope shall be shown on the site plan or attached to it.
12. Section 8.3.8 Affidavit: The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval of the special use permit, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved special use permit unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.
13. Section 7.7 Developments Abutting Agricultural Lands: Section 7.7.1 Agricultural Setback: The following setbacks shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed; and on those metes and bounds parcels created after the effective date of this amendment, as provided below
- a. Section 7.7.1.1 Requirement Agricultural Setback:
 - i. _____ A setback of 100 feet from the property line of the adjacent property shall be required for accessory uses, buildings or structures as follows:

- (1) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned A-1 Agriculture, and;
 - (2) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is shown on the Agricultural Preserve Map of the Peninsula Township Comprehensive Plan as adopted and amended from time to time by the Planning Commission.
- ii. _____ A setback of 50 feet from the property line of the adjacent property shall be required for those portions of metes and bounds parcels created after the adoption of this amendment that have a common line with land that is zoned A-1 Agriculture unless that A-1 Agriculture zoned land is being used for residential purposes.
 - iii. _____ The setback areas required by (1) and (2) above shall not be used for accessory uses, buildings or structures.
 - iv. _____ A setback of 100 feet shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is currently being used for agricultural production that includes the carrying on of usual soil practices of cultivation, spraying and fertilization.
- b. _____ Section 7.7.1.2 Lot Designation: Subdivision Lots or Condominium Limited Common Elements adjacent to such agricultural lands shall have designated building sites shown on the preliminary and final plans. Residential and accessory uses shall be located within the designated areas. Plans accompanying applications for zoning permits shall show such designated sites.
- c. _____ Section 7.7.1.3 Exceptions to Required Setbacks:
- i. _____ The Township Board may, upon recommendation of the Planning Commission, decrease the required setback on any or all lots or limited common elements when the Township Board determines that one or more of the following conditions exist:
 - (1) _____ The existence of topographic conditions i.e. steep slopes, changes in grade, wetlands etc. or other site conditions which make it:
 - (a) _____ unlikely that any of the uses allowed in the agricultural district would be located on the adjacent agriculturally zoned land; or
 - (b) _____ so that the properties are sufficiently separated to mitigate incompatibilities of use.
 - (2) _____ There exists an easement such as a conservation easement on the land adjacent to the proposed plat that restricts agricultural uses in such a manner that protection to future homeowners is equal or better than that provided by the 100 foot setback.
 - (3) _____ There are existing residential uses along the lot line of the agriculturally zoned property.



PENINSULA TOWNSHIP – FIRE STATION NUMBER THREE
GENERAL STANDARD CONDITIONS FOR S.U.P. APPLICATION

09-11-2019

- a. The proposed building will be appropriate in appearance with the intended character of the general vicinity and will not change the character of the area. The current property and surrounding areas are vacant farm land with only one residence on large parcels of land. The proposed Fire Station will have virtually no impact on these properties.
- b. The proposed facility will not be hazardous or disturbing to the uses of the general vicinity and will be a positive improvement for the area and the Township as a whole.
- c. The proposed facility is on M-37 so it will be adequately served for access and police protection. Water, sewer and drainage systems will be contained completely on site with no need for public services. There will be no impact on the school systems as the on-site residences will be for Fire Department Personnel only.
- d. There will be virtually no additional requirements at public cost for public facilities and services other than the expected costs for the Fire Station facility itself.
- e. The proposed facility will not be detrimental to the general welfare by fumes, glare or odors. There will be intermittent noise at the facility due to the alarms, sirens and vehicle traffic related to the Fire Station.

Peninsula Township Application for Land Use Permit and Required Materials

** All structures must meet setbacks & all structures of 25 square feet or greater require a Land Use Permit **

1. Parcel Tax # 28-11- 227 - 018 - 00 Parcel Zoning A-1
2. Property Address 19362 Center Road (parent parcel)
(If an address has not been assigned it must be requested from the Grand Traverse County Equalization Dept.)
3. Proposed use of structure Peninsula Township Fire Station No. 3
4. Property Owner's Name /Address Peninsula Township
13235 Center Road, Traverse City, MI 49686
5. Fees – See Township Fee Schedule adopted June 1, 2018.
6. Evidence of Ownership if not in Township Files. (Recorded Deed or Land Contract).
7. Calculations related to lot, existing, and proposed structures (will be confirmed by staff):
- a. 2.15 Area of the parcel excluding road rights-of-way. Measured to the Ordinary High-Water Mark for shoreline properties.
 - b. 0 Total square footage of existing building footprint(s). (**Including roof overhangs**, garages, accessory structures, porches, decks & patios not flush with the ground).
 - c. 3,380 Calculated square footage of proposed building/structure footprint (see instructions on line b).
 - d. 3.6 % of lot coverage (Line b & c divided by line a).
8. One (1) **complete full set** of construction plans for proposed structures including site plan and elevations (will be kept for Assessing Department).
9. Exterior light fixture detail (See Section 7.14 of the Zoning Ordinance).
10. Copy of Site Plan **not greater than 11" x 17", drawn to scale** showing the following:
- a. property boundaries; Shoreline properties must show the Ordinary High-Water Mark on a certified survey, and the Flood Elevation Line (3 feet above OHWM), if any.
 - b. All existing and proposed structures including decks and roof overhangs.
 - c. Setbacks for existing and proposed structures; (Varies by zoning, see Section 6.8 of the Zoning Ordinance).
11. Front Elevation **not greater than 11" x 17", drawn to scale.**
12. Health Department Permit for well and septic system (unless connected to a central sewer/water).
13. Soil & Erosion Permit from G.T. County Soil Erosion - Sedimentation Office.
14. Driveway Permit from County Road Commission or M.D.O.T.
15. Written approval for construction from the Association's Architectural Committee (if applicable).

The following may be required to receive a permit:

- _____ Property boundaries to be located and marked by a registered land surveyor (if property corners are not marked). (Include Ordinary High-Water Mark and Flood Elevation Mark).
- _____ DNR permit for wetlands or critical erosion areas.
- _____ Zoning Board of Appeals approval for filling within the Flood Plain, Extension of a non-conforming structure or Dimensional Variance. (See Planning & Zoning Department for requirements).
- _____ Storm Water Review (for properties within 500 ft. of OHWM) additional fee, see Township Fee Schedule adopted June 1, 2018. (See Planning & Zoning Department for requirements).

Applicant Signature

Date

Applicant Name (Printed)

Phone Number

Exhibit 1a

Drawing Sheets

PLANS PREPARED FOR: PENINSULA TOWNSHIP FIRE DEPARTMENT PROPOSED FIRE STATION #3

CLIENT / AGENCY

PENINSULA TOWNSHIP FIRE DEPARTMENT
FIRE CHIEF: FRED GILSTORFF
TRAVERSE CITY, MI 49684
231.223.4443

ENGINEER

ENGINEERING
SURVEYING
TESTING & OPERATIONS

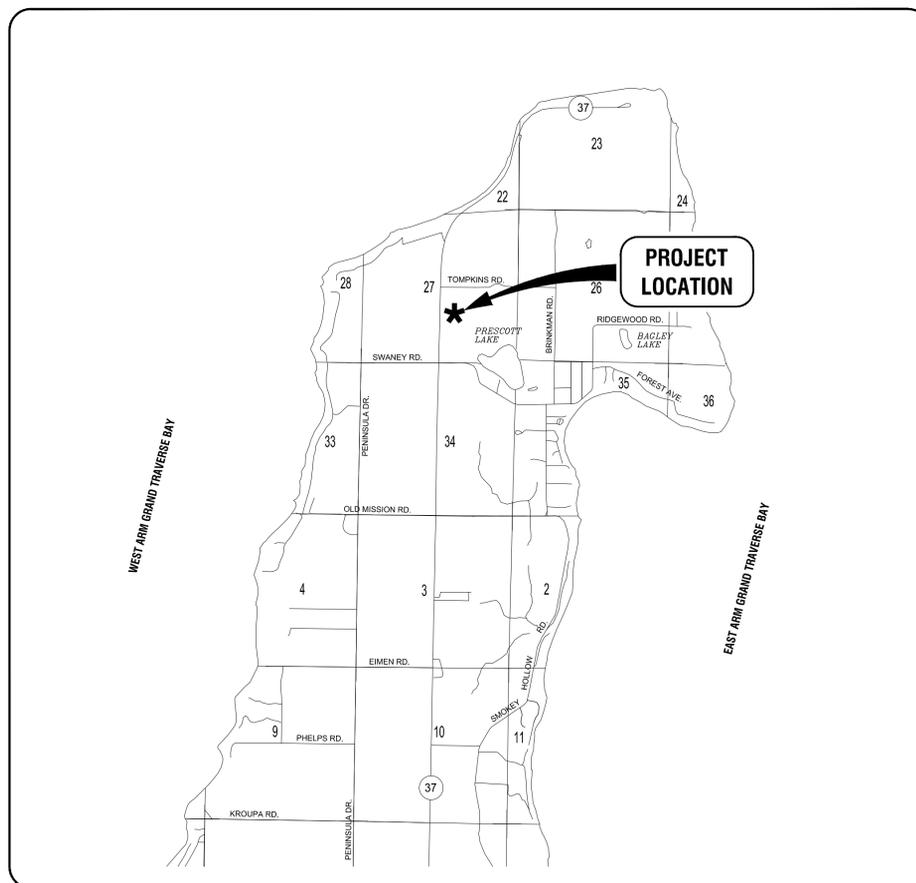


<http://gfa.tc>
231.946.5874 (p)
231.946.3703 (f)

123 West Front Street
Traverse City, MI 49684

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS
- C3.0 PROPOSED SITE PLAN
- C3.1 GRADING AND DRAINAGE PLAN
- C4.0 DETAILS



LOCATION MAP

PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN
SCALE: 1" = 3,000'

PUBLIC AGENCIES AND UTILITIES

PUBLIC AGENCIES

| | |
|--|---|
| PENINSULA TOWNSHIP Telephone: 231.223.7322 | GRAND TRAVERSE COUNTY DRAIN COMMISSION Telephone: 231.922.4807 |
| GRAND TRAVERSE COUNTY D.P.W. Telephone: 231.922.4896 | MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) Telephone: 231.941.1986 |
| GRAND TRAVERSE COUNTY ROAD COMMISSION Telephone: 231.922.4848 | |
| GRAND TRAVERSE COUNTY SOIL EROSION SEDIMENTATION CONTROL DEPT. Telephone: 231.995.6042 | |

UTILITY AGENCIES

| | |
|--|---|
| CHERRYLAND ELECTRIC COOPERATIVE Telephone: 231.943.8377 | CHARTER COMMUNICATIONS Telephone: 231.929.7012 |
| CONSUMERS ENERGY Telephone: 231.929.6242 | AT&T MICHIGAN Telephone: 231.941.2707 |
| TRAVERSE CITY LIGHT & POWER Telephone: 231.922.4942 | |
| DTE ENERGY Telephone: 231.592.3244 | |

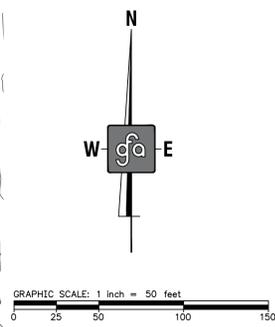
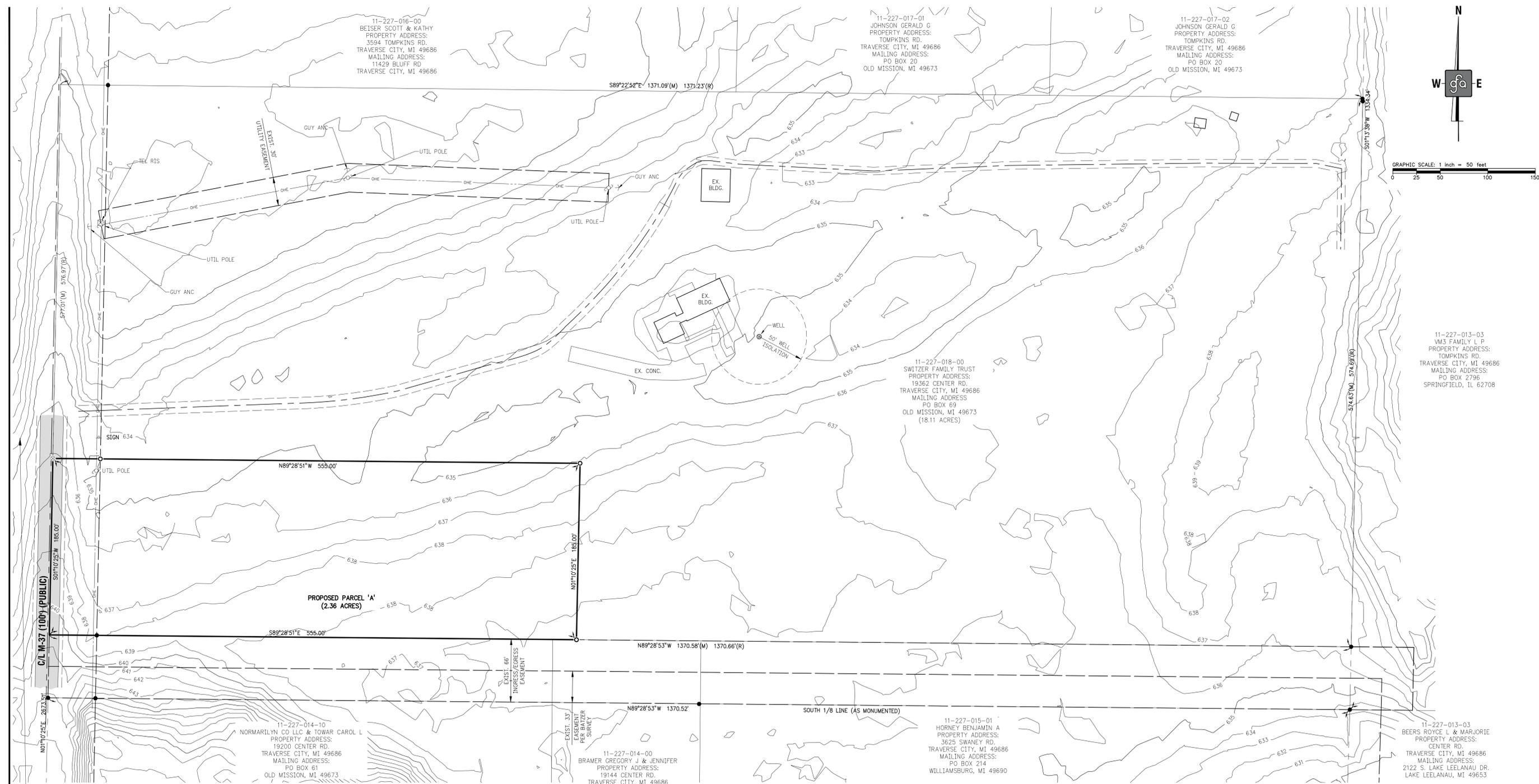
EMERGENCY SERVICES

| | |
|---|---|
| EMERGENCY CALLS 911 | FIRE DEPARTMENTS EMERGENCY SERVICE: 911 Peninsula Township Fire Dept.: Telephone: 231.223.4443 |
| EMERGENCY AMBULANCE SERVICE 911 | MISS DIG Telephone: 1.800.482.7171 |
| POLICE AGENCIES EMERGENCY SERVICE: 911 | |
| City of Traverse City: Telephone: 231.941.2300 | |
| Grand Traverse County Sheriff: Telephone: 231.941.2225 | |
| Peninsula Township Sheriff Deputy Office: Telephone: 231.223.4525 | |
| Michigan State Police: Telephone: 231.946.4646 | |



PENINSULA TOWNSHIP FIRE DEPARTMENT: PROPOSED FIRE STATION #3

GFA JOB #
19150
SHEET #
C1.0



11-227-016-00
BEISER SCOTT & KATHY
PROPERTY ADDRESS:
3594 TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
11429 BLUFF RD
TRAVERSE CITY, MI 49686

11-227-017-01
JOHNSON GERALD G
PROPERTY ADDRESS:
TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 20
OLD MISSION, MI 49673

11-227-017-02
JOHNSON GERALD G
PROPERTY ADDRESS:
TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 20
OLD MISSION, MI 49673

11-227-018-00
SWITZER FAMILY TRUST
PROPERTY ADDRESS:
19362 CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 69
OLD MISSION, MI 49673
(18.11 ACRES)

11-227-013-03
W3 FAMILY L P
PROPERTY ADDRESS:
TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 2796
SPRINGFIELD, IL 62708

11-227-014-10
NORMARILYN CO LLC & TOWAR CAROL L
PROPERTY ADDRESS:
19200 CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 61
OLD MISSION, MI 49673

11-227-014-00
BRAMER GREGORY J & JENNIFER
PROPERTY ADDRESS:
19144 CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 4
OLD MISSION, MI 49673

11-227-015-01
HORNEY BENJAMIN A
PROPERTY ADDRESS:
3625 SWANEY RD
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 214
WILLIAMSBURG, MI 49690

11-227-013-03
BEERS ROYCE L & MARJORIE
PROPERTY ADDRESS:
CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
2122 S. LAKE LEELANAU DR.
LAKE LEELANAU, MI 49653

11-227-020-00
CROFT LLC
PROPERTY ADDRESS:
CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
121 E FRONT ST, STE 200
TRAVERSE CITY, MI 49684

Soils Information

- CPA-CROSWELL LOAMY SANDS, 0 TO 2 PERCENT SLOPES
 - NATURAL DRAINAGE CLASS: MODERATELY WELL DRAINED
 - RUNOFF CLASS: NEGLIGIBLE
 - CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): HIGH TO VERY HIGH (5.95 TO 19.98 IN/HR)
- CPB-CROSWELL LOAMY SANDS, 2 TO 6 PERCENT SLOPES
 - NATURAL DRAINAGE CLASS: MODERATELY WELL DRAINED
 - RUNOFF CLASS: NEGLIGIBLE
 - CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): HIGH TO VERY HIGH (5.95 TO 19.98 IN/HR)
- EMB-EAST LAKE-MANCELONA LOAMY SANDS, 2 TO 6 PERCENT SLOPES
 - NATURAL DRAINAGE CLASS: SOMEWHAT EXCESSIVELY DRAINED
 - RUNOFF CLASS: NEGLIGIBLE
 - CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): HIGH TO VERY HIGH (5.95 TO 19.98 IN/HR)

Parent Parcel Legal Description

THAT PART OF THE NW QUARTER OF THE SE QUARTER OF SECTION 27, T30N-R10W, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH AND SOUTH QUARTERLINE, NORTH 00°25'57" EAST, 1402.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER LINE, NORTH 00°25'57" EAST, 576.97 FEET; THENCE NORTH 89°53'00" EAST, 1371.23 FEET; THENCE ALONG THE EAST EIGHTH LINE, SOUTH 00°29'31" WEST, 574.69 FEET; THENCE SOUTH 89°47'18" WEST, 1370.66 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18.12 ACRES AND IS SUBJECT TO THE RIGHTS OF CENTER ROAD (M-37).

SUBJECT TO:
EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY; RIGHTS OF THE PUBLIC IN THAT PART OF SUBJECT LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND THE RIGHTS OF THE PUBLIC, PRIVATE PERSON OR ANY GOVERNMENTAL UNIT IN ANY PART OF THE SUBJECT PROPERTY USED, DEEDED OR TAKEN FOR STREETS, ROADS, HIGHWAYS OR EASEMENTS OF ANY KIND OR NATURE, INCLUDING BUT NOT LIMITED TO UTILITY EASEMENTS.

COVENANT REGARDING BILLBOARD, SIGN BOARDS OR OTHER ADVERTISING DEVICES AS RECORDED IN LIBER 133, PAGE 642.

Proposed Parcel 'A' Legal Description

PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWN 30 NORTH, RANGE 10 WEST, PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS:
COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°10'25" EAST, 1402.74 FEET, ALONG THE NORTH-SOUTH ONE-QUARTER LINE OF SAID SECTION 27, TO THE POINT OF BEGINNING;
THENCE NORTH 01°10'25" EAST, 150.00 FEET, CONTINUING ALONG SAID NORTH-SOUTH ONE-QUARTER LINE;
THENCE SOUTH 89°28'53" EAST, 600.00 FEET, PARALLEL WITH THE SOUTH ONE-EIGHTH LINE OF SAID SECTION;
THENCE SOUTH 01°10'25" WEST, 150.00 FEET, PARALLEL WITH SAID NORTH-SOUTH ONE-QUARTER LINE;
THENCE NORTH 89°28'53" WEST, 600.00 FEET, PARALLEL WITH SAID SOUTH ONE-EIGHTH LINE TO A POINT ON SAID NORTH-SOUTH ONE-QUARTER LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.06 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR STATE HIGHWAY M-37 (CENTER ROAD) OVER THE WESTERLY 50 FEET THEREOF AS RECORDED IN LIBER 133, PAGE 642, GRAND TRAVERSE COUNTY RECORDS.

Legend

| | | | |
|--|-------------------|------|-------------------|
| | TANK COVER | N. | NORTH |
| | ELECTRICAL PANEL | S. | SOUTH |
| | GUARD POST | E. | EAST |
| | FLAG POLE | W. | WEST |
| | FLOOD LIGHT | ° | DEGREES |
| | CATCH BASIN | ' | FEET OR MINUTES |
| | TEST LEAD | " | INCHES OR SECONDS |
| | LIGHT POLE | Sq. | SQUARE |
| | CURB STOP | Fl. | FEET |
| | MANHOLE | Vol. | VOLUME |
| | ELEC. TRANSFORMER | P. | PAGE |
| | FIRE HYDRANT | C. | CALCULATED |
| | MAILBOX | R | RECORD |
| | SIGN | R/W | RIGHT OF WAY |
| | UTILITY POLE | C/L | CENTERLINE |
| | TELE. RISER | T | TITLE |
| | FOUND IRON | | |
| | FOUND MONUMENT | | |
| | GOVERNMENT CORNER | | |
| | SOIL BORING | | |
| | REMOVAL | | |
| | DEMOLITION LIMITS | | |
| | CLEARING LIMITS | | |

http://gfa.ic
231.946.8874 (p)
231.946.3703 (f)

gfa

ENGINEERING SURVEYING TESTING & OPERATIONS
123 West Front Street
Traverse City, MI 49684

| REV# | DATE | BY | ISSUED FOR SPECIAL USE PERMIT REVIEW |
|------|------------|-----|--------------------------------------|
| A | 08/02/2019 | CPH | |

ISSUED FOR SPECIAL USE PERMIT REVIEW

11-227-013-03
W3 FAMILY L P
PROPERTY ADDRESS:
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TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 2796
SPRINGFIELD, IL 62708

11-227-014-10
NORMARILYN CO LLC & TOWAR CAROL L
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11-227-018-00
SWITZER FAMILY TRUST
PROPERTY ADDRESS:
19362 CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 69
OLD MISSION, MI 49673
(18.11 ACRES)

11-227-013-03
W3 FAMILY L P
PROPERTY ADDRESS:
TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 2796
SPRINGFIELD, IL 62708

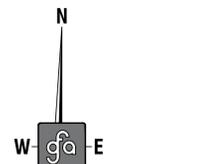
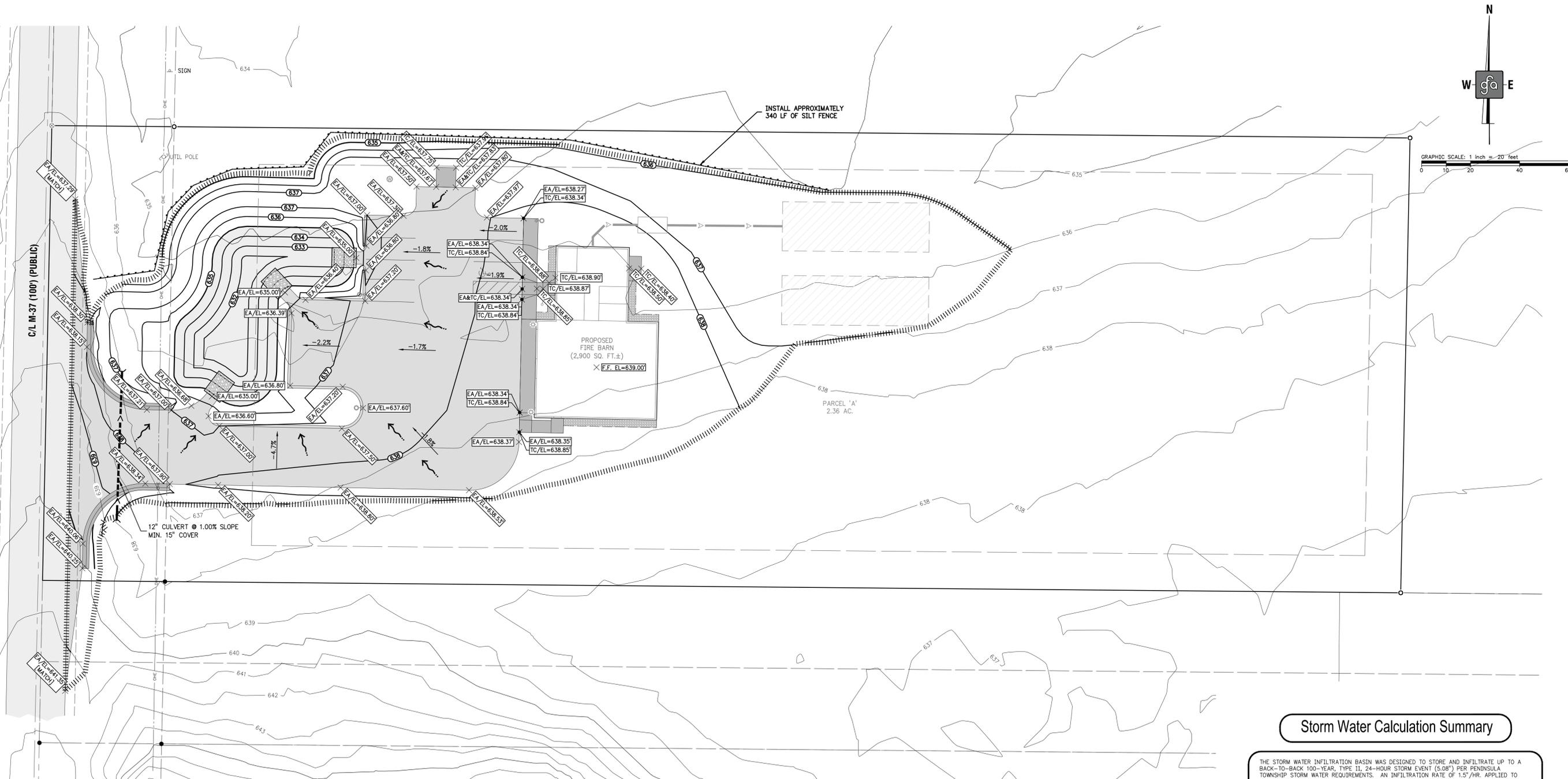
11-227-014-10
NORMARILYN CO LLC & TOWAR CAROL L
PROPERTY ADDRESS:
19200 CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 61
OLD MISSION, MI 49673

11-227-014-00
BRAMER GREGORY J & JENNIFER
PROPERTY ADDRESS:
19144 CENTER RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 4
OLD MISSION, MI 49673

11-227-015-01
HORNEY BENJAMIN A
PROPERTY ADDRESS:
3625 SWANEY RD
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 214
WILLIAMSBURG, MI 49690

11-227-017-01
JOHNSON GERALD G
PROPERTY ADDRESS:
TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:
PO BOX 20
OLD MISSION, MI 49673

11-227-017-02
JOHNSON GERALD G
PROPERTY ADDRESS:
TOMPKINS RD.
TRAVERSE CITY, MI 49686
MAILING ADDRESS:<



Soil Erosion & Storm Water Control

- TOPSOIL TO BE STRIPPED AND STOCKPILED IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES THE CONTRACTOR SHALL PROTECT THE ADJACENT AREA FROM ACCELERATED EROSION AND SEDIMENTATION FLOWS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
- INSTALLATION AND MAINTENANCE OF TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED TO BE NECESSARY BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER THEY SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR FOR THE PROJECT. IF NOT PLACED IN 24 HOURS OR LESS ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES ARE INSTALLED AND APPROVED BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER.
- ALL DISTURBED NON-HARD SURFACE AREAS TO BE STABILIZED WITH TOPSOIL, SEEDED, FERTILIZED AND MULCHED. DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH NOT LESS THAN FOUR (4) INCHES. SLOPES BETWEEN 1 ON 3 AND 1 ON 2 SHALL BE SODDED AND STAKED OR RECEIVE SEED WITH MULCH BLANKET.
- IF REQUESTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, A WATER TRUCK SHALL BE KEPT ON STAND-BY ON SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE WATER TRUCK SHALL BE USED AS DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER TO CONTROL WIND EROSION.
- ALL STORM DRAINAGE PIPE SHALL BE CORRUGATED GALVANIZED STEEL PIPE, HDPE OR APPROVED EQUAL.
- ALL DRAINAGE PIPES THAT OUTLET AT GROUND SURFACE SHALL INCLUDE END SECTIONS.
- EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL REMOVE, OR CAUSE TO BE REMOVED, ALL SEDIMENT OR SOILS THAT HAVE BEEN DROPPED, WASHED ONTO OR TRACKED OUT ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS AT THE END OF EACH WORKING DAY OR AFTER EACH RAIN EVENT ON NON-WORK DAYS.
- THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

Legend

- 665 EXISTING CONTOURS
- 635 PROPOSED CONTOURS
- PROPOSED GRADING LIMITS (0.96 AC.)
- DIRECTION OF FLOW
- PROPOSED DRAINAGE FLOW
- EA/EL=638.27 EDGE OF ASPHALT ELEVATION
- TC/EL=638.34 TOP OF CONCRETE ELEVATION
- F.F. EL=639.00 FINISHED FLOOR ELEVATION

- #### General Notes
- ALL CURB GRADES ARE OF BITUMINOUS UNLESS OTHERWISE DESIGNATED.
 - COORDINATE DOWNSPOUT COLLECTION SYSTEM WITH ARCHITECTURAL PLANS AND CONNECT TO ON SITE STORM SEWER.
 - SITE-WORK CONTRACTOR SHALL GRADE BUILDING PAD AREA TO 4" BELOW FFL GRADE WITHIN BUILDING LIMITS. BACKFILL MATERIAL SHALL BE CLEAN GRANULAR FILL FROM ON-SITE EXCAVATIONS. COORDINATE FILL MATERIAL PLACEMENT WITH SITE ENGINEER FOR CONCURRENCE.
 - ANNUAL INSPECTIONS OF STORM WATER BASIN SHALL BE COMPLETED TO VERIFY BASINS ARE FUNCTIONING PROPERLY.

Storm Water Calculation Summary

THE STORM WATER INFILTRATION BASIN WAS DESIGNED TO STORE AND INFILTRATE UP TO A BACK-TO-BACK 100-YEAR, TYPE II 24-HOUR STORM EVENT (5.08") PER PENINSULA TOWNSHIP STORM WATER REQUIREMENTS. AN INFILTRATION RATE OF 1.5" /HR. APPLIED TO THE WETTED SURFACE OF THE BASIN WAS USED TO SIZE THE BASIN. THE USDA SOIL SURVEY INDICATED THAT SOILS IN THE VICINITY OF THE BASIN GENERALLY HAVE INFILTRATION RATES OF 5.95" /HR. TO 19.98" /HR.

A STORM WATER CALCULATIONS SUMMARY IS BELOW:

| Summary for Subcatchment 2S: BASIN A AREA | | | |
|--|---------------|--------------------------------|--------------------------------|
| Runoff | = | 2.15 cfs @ 36.06 hrs. | Volume= 0.326 af, Depth= 9.92" |
| Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs | | | |
| Type II 24-hr Rainfall=5.08" x 2 | | | |
| Area (sf) | CN | Description | |
| 2,833 | 98 | Basin A: Wetted Surface, HSG B | |
| 2,900 | 98 | Roofs, HSG B | |
| 622 | 98 | Sidewalk, HSG B | |
| 11,000 | 98 | Paved parking, HSG B | |
| 17,155 | 98 | Weighted Average | |
| 17,155 | 98 | 100.00% Impervious Area | |
| Tc (min) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) |
| 15.0 | | | |
| Direct Entry, Direct Entry, Minimum | | | |

| Summary for Pond 1P: BASIN A | | | | |
|--|-------------------|-------------------------------|---|------------------|
| Inflow Area | = | 0.394 ac, 100.00% Impervious, | Inflow Depth = 9.92" | |
| Inflow | = | 2.15 cfs @ 36.06 hrs. | Volume= 0.326 af | |
| Outflow | = | 0.11 cfs @ 37.55 hrs. | Volume= 0.326 af, Atten= 95%, Lag= 89.1 min | |
| Discarded | = | 0.11 cfs @ 37.55 hrs. | Volume= 0.326 af | |
| Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs | | | | |
| Peak Elev= 634.94' @ 37.55 hrs. Surf Area= 2,997 sf. Storage= 5,112 cf | | | | |
| Plug-Flow detention time= 601.3 min calculated for 0.326 af (100% of inflow) | | | | |
| Center-of-Mass det. time= 601.2 min (2,078.6 - 1,477.4') | | | | |
| Volume #1 | Invert | Avail Storage | Storage Description | |
| 631.50' | | 5,293 cf | Custom Storage Data (Conic) listed below (Recalc) | |
| Elevation (feet) | Surf Area (sq-ft) | Inc Store (cu-ft) | Cum. Store (cu-ft) | Wet Area (sq-ft) |
| 631.50 | 274 | 0 | 0 | 274 |
| 632.00 | | 196 | 196 | 524 |
| 633.00 | 1,268 | 863 | 1,059 | 1,268 |
| 634.00 | 2,108 | 1,665 | 2,724 | 2,130 |
| 635.00 | 3,059 | 2,569 | 5,293 | 3,098 |
| Device #1 | Routing | Invert | Outlet Devices | |
| Discarded | | 631.50' | 1,500 in/hr Exfiltration over Wetted area | |
| Discarded Outflow Max=0.11 cfs @ 37.55 hrs HW=634.94' (Free Discharge) | | | | |
| =1-Exfiltration (Exfiltration Controls 0.11 cfs) | | | | |

http://gfa.ic
 231.946.8874 (p)
 231.946.3703 (f)

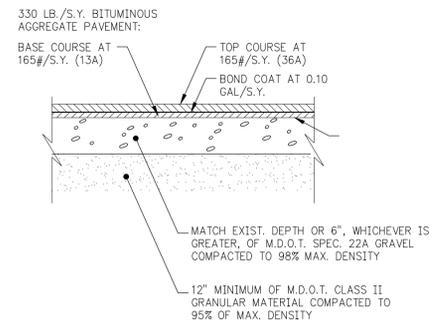
ENGINEERING SURVEYING TESTING & OPERATIONS
 123 West Front Street
 Traverse City, MI 49684

DATE: 08/20/19
 TIME: 10:00 AM
 DRAWN: JENNIFFER HODGES P.E.
 CHECKED: A. PURVIS

19150
 C3.1

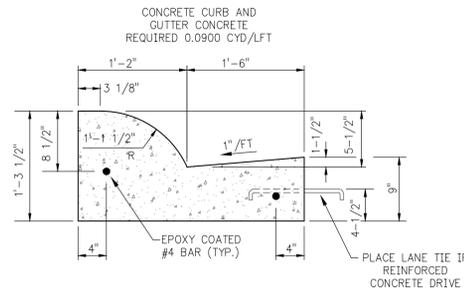
PENINSULA TOWNSHIP FIRE DEPARTMENT
 PROPOSED FIRE STATION #3
 GRADING AND DRAINAGE PLAN
 SECTION 27, T.30 N., R.10 W.
 PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project.

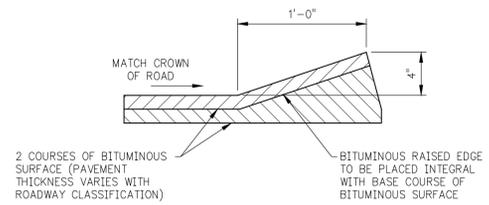


CONTRACTOR SHALL MATCH EXISTING PAVEMENT THICKNESS OR PROVIDE THE 3" THICKNESS INDICATED ABOVE, WHICHEVER IS GREATER

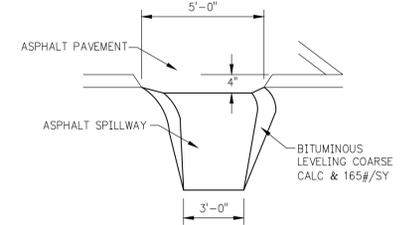
1
C4.0 PAVING DETAIL
NO SCALE



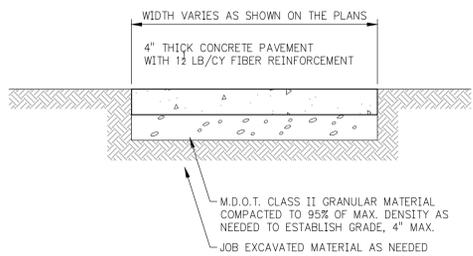
2
C4.0 CURB DETAIL
(M.D.O.T. TYPE B2)
NO SCALE



3
C4.0 BITUMINOUS RAISED EDGE DETAIL
NO SCALE

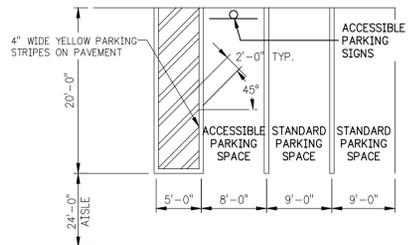


4
C4.0 ASPHALT SPILLWAY DETAIL
NO SCALE

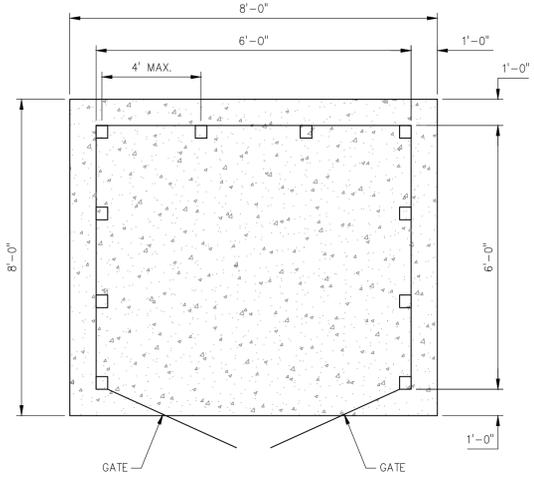


NOTE: EXPANSION JOINTS SHALL BE PLACED AT ALL SPRING POINTS, PERMANENT STRUCTURES, AND AT A SPACING OF NOT MORE THAN 20 FEET MAXIMUM. THE SIDEWALK SHALL BE DIVIDED INTO SQUARE UNIT AREAS BY MEANS OF CUT JOINTS (WPJ). INSOFAR AS POSSIBLE, UNIT AREAS SHALL BE PERPENDICULAR AND NOT LESS THAN 16 SQUARE FEET.

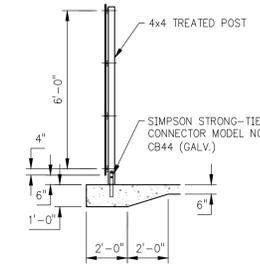
5
C4.0 CONCRETE APRON/WALK DETAIL
NO SCALE



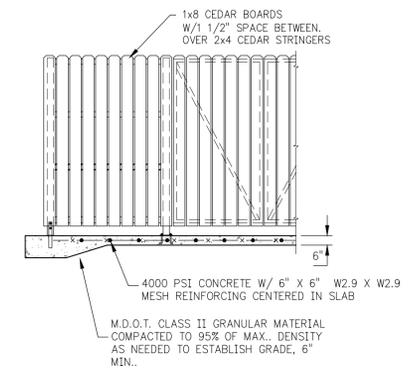
6
C4.0 LAYOUT FOR STANDARD AND ACCESSIBLE PARKING SPACES
NO SCALE



PLAN VIEW

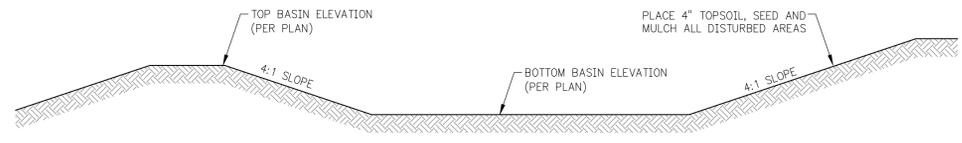


SECTION VIEW

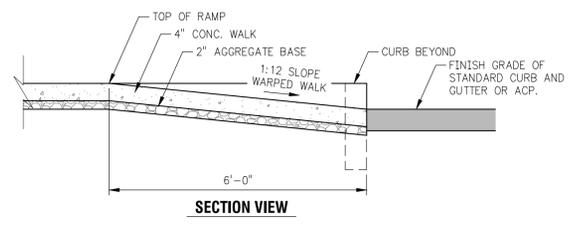


ELEVATION VIEW

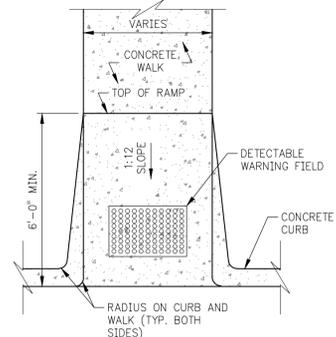
7
C4.0 DUMPSTER ENCLOSURE DETAIL
NO SCALE



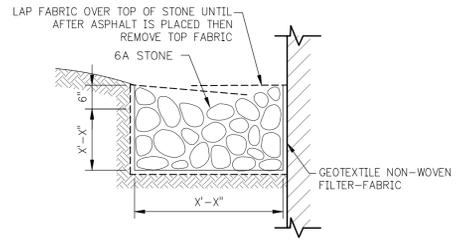
8
C4.0 TYPICAL STORM WATER BASIN DETAIL
NO SCALE



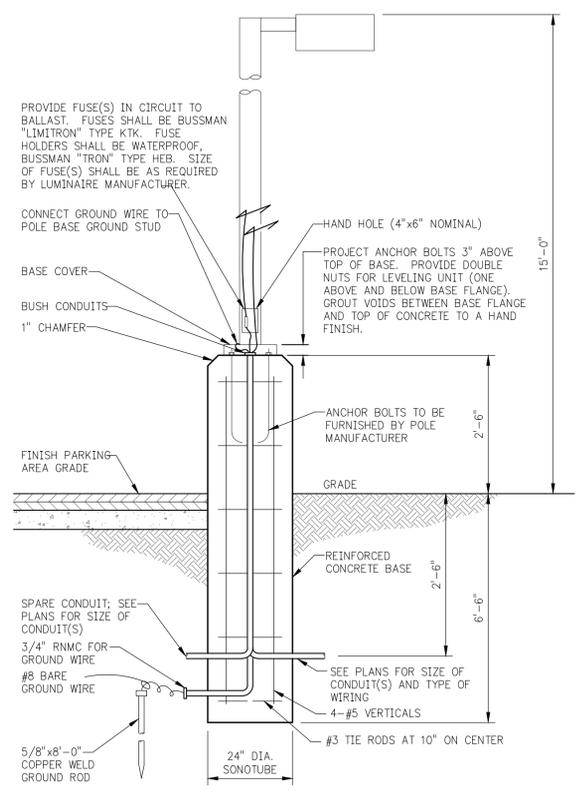
SECTION VIEW



9
C4.0 BARRIER FREE RAMP DETAIL
NO SCALE



10
C4.0 FRENCH DRAIN DETAIL
NO SCALE



11
C4.0 RAISED CONCRETE LIGHTING BASE DETAIL
NO SCALE

PROJECT: 19150 - C4.0 - 11/19/17 - AM - 10/18/17

**PENINSULA TOWNSHIP FIRE DEPARTMENT
PROPOSED FIRE STATION #3
DETAILS**

SECTION 27, T.30 N., R.10 W.
PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project.

| | | | | |
|------|------------|-----|--------------------------------------|------|
| REV# | DATE | BY | ISSUED FOR SPECIAL USE PERMIT REVIEW | DESC |
| A | 08/02/2017 | CPJ | | |

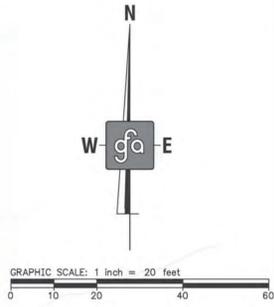
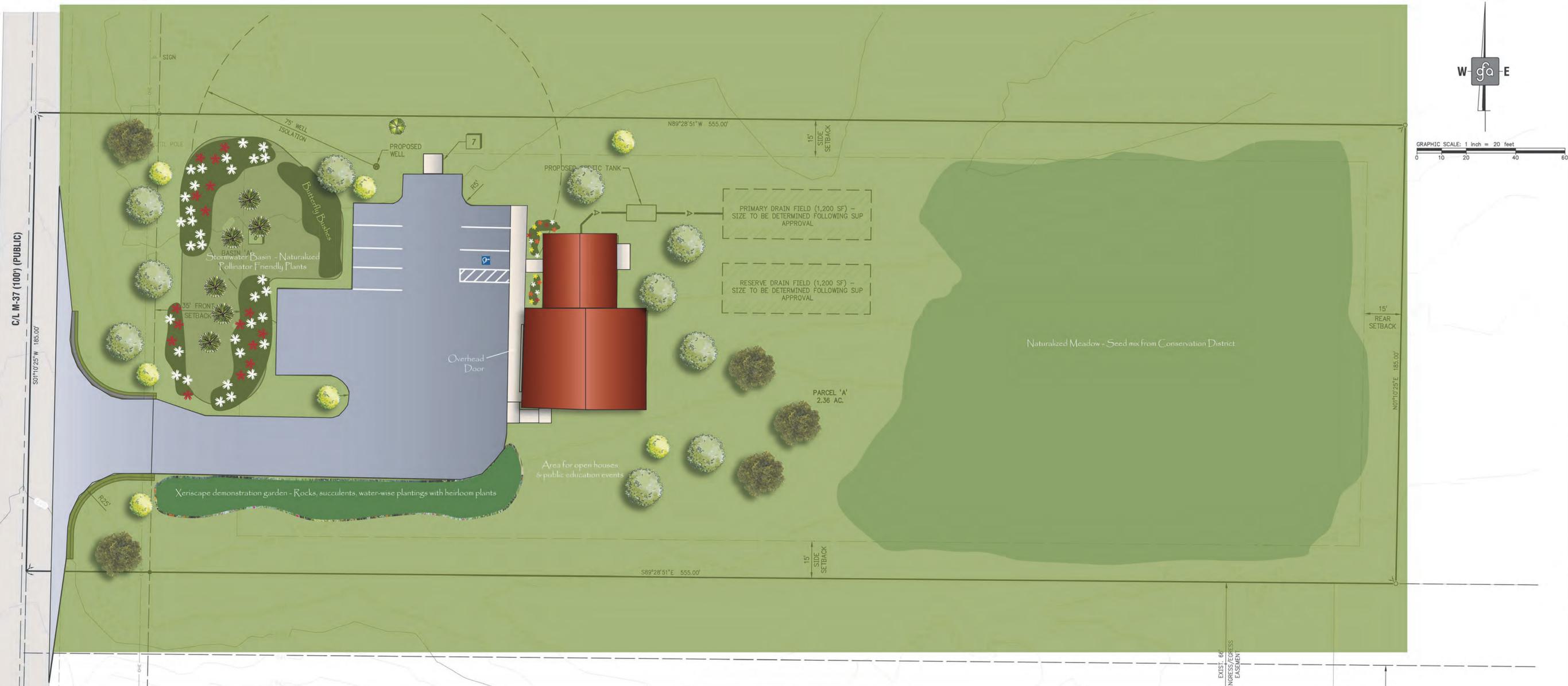
<http://gfa.ic>
 231.946.5874 (p)
 231.946.3703 (f)

ENGINEERING SURVEYING TESTING & OPERATIONS
 123 West Front Street
 Traverse City, MI 49684

PLOT: JENNIFER HODGES P.E.
 OR: C. BALLANCE A. PURVIS
 SHEET NO. **19150 C4.0**

Exhibit 1b

Colored Site/Landscape Plan



<http://gfa.tc>
 231.946.5874 (p)
 231.946.3703 (f)

ENGINEERING SURVEYING TESTING & OPERATIONS
 123 West Front Street
 Traverse City, MI 49684

| REV# | DATE | BY | DESCRIPTION |
|------|------------|-----|--------------------------------------|
| A | 06/06/2019 | CPB | ISSUED FOR SPECIAL USE PERMIT REVIEW |

Sample Building Styles



Points to Consider:
 Living Quarters - Addition to the Side
 Accents: Color, Stone Options



Thinking about the Planted Areas
 The township could partner with local garden clubs - the club would adopt the gardens and handle maintenance.



Pollinator Garden Plant List
https://pollinators.msu.edu/sites/_pollinators/assets/File/Native-flowering-plants-that-attract-beneficials.pdf
Xeriscape Garden Plant list
<https://www.canr.msu.edu/tollgate/uploads/files/The%20Xeriscape%20Garden%20Plant%20List.pdf>

Site Data

PARENT PARCEL OWNER:
 SWITZER FAMILY TRUST
 PO BOX 69
 OLD MISSION, MI 49673
PARCEL INFORMATION:
 PARCEL ZONING: A-1 AGRICULTURAL
 PROPERTY TAX NO: 11-227-018-00
SEC. TOWN RANGE: 27, T30N, R10W
PARENT PARCEL SIZE: 18.11 ACRES
PROPOSED PARCEL 'A' SIZE: 2.36 ACRES
PARENT PARCEL ADDRESS:
 19362 CENTER RD.
 TRAVERSE CITY, MI 49686
MINIMUM PARCEL AREA: N/A FOR USE
MINIMUM LOT WIDTH: N/A FOR USE
STRUCTURE BUILDING HEIGHT: 35'
YARD SETBACKS:
 • FRONT: 35'
 • SIDE: 15'
 • REAR: 15'

Construction Notes

- 1 PAVING DETAIL (SEE DETAIL 1 ON SHEET C4.0)
- 2 INSTALL CONCRETE CURB & GUTTER (SEE DETAIL 2 ON SHEET C4.0)
- 3 INSTALL BITUMINOUS CURB (SEE DETAIL 3 ON SHEET C4.0)
- 4 BITUMINOUS SPILLWAY DETAIL (SEE DETAIL 4 ON SHEET C4.0)
- 5 CONCRETE APRON/SIDEWALK DETAIL (SEE DETAIL 5 ON SHEET CX)
- 6 LAYOUT FOR STANDARD AND ACCESSIBLE PARKING SPACES (SEE DETAIL 6 ON SHEET CX)
- 7 DUMPSTER AREA ENCLOSED W/6' HIGH SOLID SCREEN (SEE DETAIL 7 ON SHEET CX)
- 8 PROPOSED STORM WATER BASIN (SEE DETAIL 8 ON SHEET CX)
- 9
- 10
- 11
- 12
- 13

General Notes

1. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH STATE, COUNTY AND TOWNSHIP REQUIREMENTS.
2. DIMENSIONS AND/OR COORDINATES ARE TO EDGE OF BIT., UNLESS OTHERWISE NOTED.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH ARCHITECTURAL DRAWINGS.
4. SITE LIGHTING SHALL MEET GRAND TRAVERSE COUNTY AND PENINSULA TOWNSHIP REQUIREMENTS, DIRECTED AWAY FROM ADJACENT ROADWAYS AND PROPERTIES. SEE LIGHTING PLANS FOR LOCATION.
5. SIGNAGE SHALL MEET GRAND TRAVERSE COUNTY AND PENINSULA TOWNSHIP REQUIREMENTS, FOR TYPE, SIZE AND LOCATION. SEE ARCHITECTURAL PLANS.
6. VERIFY FINAL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
7. SNOW TO BE STORED IN BASIN #1 AND BASIN #2 EXCESSIVE SNOW TO BE TRUCKED OFF-SITE AS NECESSARY.

PENINSULA TOWNSHIP FIRE DEPARTMENT
PROPOSED FIRE STATION
PROPOSED SITE PLAN
 SECTION 27, T.30 N., R.10 W.
 PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

FIRM: JENNIFER HODGES, P.E.
 IN CHARGE: C. BALLANCE
 DRAWN BY: A. PURVIS
19150
C3.0

These documents are prepared in accordance with the contractual terms and conditions for this project.

Exhibit 2

Coordination Letters



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

September 4, 2019

Mr. Joe Slonecki
Grand Traverse County Road Commission
1881 LaFranier Road
Traverse City, MI 49696

Re: Proposed Peninsula Township Fire Station No. 3
Owner: Peninsula Township
Preliminary Approval Request
Located in Section 27, Township 30 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan
GFA Project # 19150

Dear Mr. Slonecki:

This letter is to request that the Grand Traverse County Road Commission review the attached Site Plan set that details the proposed Fire Station No. 3, in Peninsula Township.

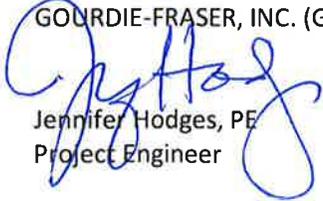
In general, the proposed development is comprised of a Fire Station consisting of living quarters for up to two (2) personnel on a continuous basis. It is anticipated that Department meetings or training exercises will take place periodically for up to 8 – 10 persons. Storm water is proposed to be managed within the Site, according to County requirements, and utilizing the Site's natural low-areas to the extent possible. The development will be accessed by one driveway, off Center Road.

The Township and GFA understand that a "Preliminary Approval" does not eliminate the need for additional reviews by the Road Commission in order to reach an approved design in the future. However, in order to receive the necessary approval (with conditions) for the Fire Station we respectfully ask you to provide either an email or letter acknowledging the receipt of the plans and noting that the concepts appear to be acceptable subject to further review and modifications once the necessary applications, fees and final design plans are provided.

I believe this generally summarizes the proposed development and the requested "Preliminary Approval" that the Township will require prior to approving the Site Plan.

I appreciate you taking the time to provide us with this review and look forward to your suggestions to aid our design and expedite the process.

Sincerely,
GOURDIE-FRASER, INC. (GFA)



Jennifer Hodges, PE
Project Engineer



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

September 4, 2019

Mr. Steven Largent
Grand Traverse County Drain Commission
2650 Lafranier Rd.
Traverse City, MI 49686

Re: Proposed Peninsula Township Fire Station No. 3
Owner: Peninsula Township
Preliminary Approval Request
Located in Section 27, Township 30 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan
GFA Project # 19150

Dear Steve:

This letter is to request that you, the Grand Traverse County Drain Commissioner, review the attached Site Plan set that details the proposed Fire Station No. 3 in Peninsula Township.

In general, the proposed development is comprised of a Fire Station consisting of living quarters for up to two (2) personnel on a continuous basis. It is anticipated that Department meetings or training exercises will take place periodically for up to 8 – 10 persons. We anticipate acceptable soils for a conventional drain field system. Storm water is proposed to be managed within the Site, according to County requirements, and utilizing the Site's natural low-areas to the extent possible. The development will be accessed by one driveway, off Center Road.

The Township and GFA understand that a "Preliminary Approval" does not eliminate the need for additional reviews by your Department in order to reach an approved design in the future. However, in order to receive the necessary approval (with conditions) for the Fire Station we respectfully ask you to provide either an email or letter acknowledging the receipt of the plans and noting that the concepts appear to be acceptable subject to further review and modifications once the necessary applications, fees and final design plans are provided.

I believe this generally summarizes the proposed development and the requested "Preliminary Approval" that the Township will require prior to approving the Site Plan.

I appreciate you taking the time to provide us with this review and look forward to your suggestions to aid our design and expedite the process.

Sincerely,
GOURDIE-FRASER, INC. (GFA)



Jennifer Hodges, PE
Project Engineer



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

September 4, 2019

Mr. Fred Gilstorff, Fire Chief
Peninsula Township Fire Department
14247 Center Road
Traverse City, MI 49686

RE: Peninsula Township Fire Station No. 3 – Preliminary Site Plans

Dear Chief Gilstorff:

With this letter we are submitting Site Plans for the above referenced project for your consideration for Preliminary Approval. These Plans have also been submitted to the Township.

This submittal is not intended for a permit at this time. It is the Townships intention to obtain a preliminary review and comments that will be incorporated into a presentation for approval to the Township.

Please review the attached information and contact us if you have any questions. Thank you in advance and your earliest response will be greatly appreciated.

Please direct your written preliminary approval to Jennifer Hodges at the above-listed address or e-mail at jennifer@gfa.tc

Sincerely,
Gourdie-Fraser, Inc. (GFA)



Jennifer Hodges, PE
Project Manager



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

September 4, 2019

Mr. Mike Kolbuz
Environmental Health Sanitarian
Grand Traverse County Environmental Health Department
2650 Lafranier Rd.
Traverse City, MI 49686

Re: Proposed Peninsula Township Fire Station No. 3
Owner: Peninsula Township
Preliminary Approval Request
Located in Section 27, Township 30 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan
GFA Project # 19150

Dear Mr. Kolbuz:

This letter is to request that the Grand Traverse County Environmental Health Department review the attached Site Plan set that details the proposed Fire Station No. 3, in Peninsula Township, located at 19362 Center Road.

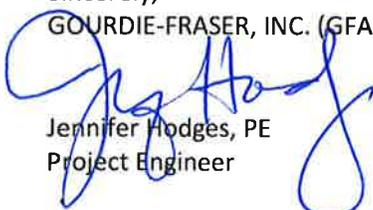
In general, the proposed development is comprised of a Fire Station consisting of living quarters for up to two (2) personnel on a continuous basis. It is anticipated that Department meetings or training exercises will take place periodically for up to 8 – 10 persons. We anticipate acceptable soils for a conventional drain field system. A site analysis application will be submitted once the Special Use Permit is approved and prior to final sizing for the tanks and drain field. Storm water is proposed to be managed within the Site, according to County requirements, and utilizing the Site's natural low-areas to the extent possible. The development will be accessed by one driveway, off Center Road.

The Township and GFA understand that a "Preliminary Approval" does not eliminate the need for additional reviews by the Health Department in order to reach an approved design in the future. However, in order to receive the necessary approval (with conditions) for the Fire Station we respectfully ask you to provide either an email or letter acknowledging the receipt of the plans and noting that the concepts appear to be acceptable subject to further review and modifications once the necessary applications, fees and final design plans are provided.

I believe this generally summarizes the proposed development and the requested "Preliminary Approval" that the Township will require prior to approving the Site Plan.

I appreciate you taking the time to provide us with this review and look forward to your suggestions to aid our design and expedite the process.

Sincerely,
GOURDIE-FRASER, INC. (GFA)


Jennifer Hodges, PE
Project Engineer

**Zoning Ordinance
Amendment #200 Winery
Chateau / PDR**

memo

To: Planning Commission
From: Randy Mielnik
Date: October 14, 2019
Re: Zoning Ordinance Amendment #200 Winery Chateau/Purchase of Development Rights

Attached is the Winery Chateau Zoning Amendment (#200) that will be the subject of a public hearing at our 10/21/2019 meeting. Also, to help clarify matters, attached is the legal opinion from the township attorney with regard to the relationship between the Zoning Ordinance and the PDR Ordinance/Program.

Amendment 200

Winery-Chateau /PDR Zoning Amendment

EXISTING

(10) Winery-Chateau

- (a) It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties.
- (b) The use shall be subject to all requirements of Article VIII, Section 8.5, Food Processing Plants in A-1 Districts and the contents of this subsection. Data specified in Section 8.5.2, Required Information, shall be submitted as a basis for judging the suitability of the proposed plan. Each of the principal uses shall be subject to the terms and conditions of this ordinance except as specifically set forth herein.
- (c) The minimum site shall be fifty (50) acres which shall be planned and developed as an integrated whole. All of the principal and accessory uses shall be set forth on the approved site plan.
- (d) The principal use permitted upon the site shall be a winery. Guest rooms, manager's residence, and single family residences shall be allowed as support uses on the same property as the winery.
1. In addition to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.
 2. Sales of wine by the glass in the tasting room is allowed pursuant to the minimum requirements of the Michigan Liquor Control Commission rules and related Michigan Department of Agriculture permits regarding the sales of food for on-premises consumption. The Liquor Control Commission and the Michigan Department of Agriculture shall control licenses and compliance. **(REVISED BY AMENDMENT 181)**
- (e) For purposes of computation, the principal and each support use identified in sub-section (d) above shall be assigned an "area equivalent" as set forth herein. The total "area equivalent" assigned to the principal uses shall not exceed the actual area of the site.
- (f) "Area equivalents" shall be calculated as follows:
- Winery: five (5) acres or the actual area to be occupied by the winery including parking, whichever is greater;
Manager's Residence: five (5) acres;
Single Family Residences: five (5) acres;
Guest Rooms: five (5) acres for each 3 rooms, not to exceed a total of twelve (12) guest rooms.
- (g) The number of single family residences shall not exceed six (6). The manager's residence shall not contain or be used for rental guest rooms. The number of guest rooms shall not exceed twelve (12).
- (h) Not less than seventy-five (75%) percent of the site shall be used for the active production of crops that can be used for wine production, such as fruit growing on vines or trees.
- (i) The facility shall have at least two hundred (200) feet of frontage on a state or county road.
- (j) The winery-chateau shall be the principal building on the site and shall have an on-site resident manager.
- (k) All guest rooms shall have floor areas greater than two hundred fifty (250) square feet. Maximum occupancy shall be limited to five (5) persons per unit. No time sharing shall be permitted.

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

DRAFT

PROPOSED (Yellow = edited/added)

(10) Winery-Chateau

- (a) It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties.
- (b) The use shall be subject to all requirements of Article VIII, Section 8.5, Food Processing Plants in A-1 Districts and the contents of this subsection. Data specified in Section 8.5.2, Required Information, shall be submitted as a basis for judging the suitability of the proposed plan. Each of the principal uses shall be subject to the terms and conditions of this ordinance except as specifically set forth herein.
- (c) The minimum site shall be fifty (50) acres which shall be planned and developed as an integrated whole. **All of the principal and support uses shall be illustrated on the approved site plan.**
- (d) The principal use permitted upon the site shall be a winery. Guest rooms, manager's residence, and single family residences shall be allowed as support uses on the same property as the winery.
 - 1. In addition to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.
 - 2. Sales of wine by the glass in the tasting room is allowed pursuant to the minimum requirements of the Michigan Liquor Control Commission rules and related Michigan Department of Agriculture permits regarding the sales of food for on-premises consumption. The Liquor Control Commission and the Michigan Department of Agriculture shall control licenses and compliance. **(REVISED BY AMENDMENT 181)**
- (e) **The principal use of the site is a winery. Along with a winery, support uses described in subsection (d) above may also be located on the site, provided the acreages indicated below are allocated to each use. The total area allocated to the principal use, and the support use(s) shall be in accordance with the table below:**

(f)

| Principal Use | Acres |
|--|-----------------|
| Winery | Five acres |
| Permitted Support Uses | |
| Managers Residence | Five acres |
| Single Family Residence(s) | Five acres each |
| Guest Room(s) | 1.66 acres each |
| <i>No uses listed above may be sited upon lands subject to a conservation easement, nor may the necessary acreages required above be subject to a conservation easement.</i> | |

- (g) The number of single-family residences shall not exceed six (6). The manager's residence shall not contain or be used for rental guest rooms. The number of guest rooms shall not exceed twelve (12).
- (h) Not less than seventy-five (75%) percent of the site shall be used for the active production of crops that can be used for wine production, such as fruit growing on vines or trees.
- (i) The facility shall have at least two hundred (200) feet of frontage on a state or county road.
- (j) The winery-chateau shall be the principal building on the site and shall have an on-site resident manager.

- (k) All guest rooms shall have floor areas greater than two hundred fifty (250) square feet. Maximum occupancy shall be limited to five (5) persons per unit. No time sharing shall be permitted.
- (l) All lighting shall conform to the requirements of Section 7.14. **(REVISED BY AMENDMENT 175B)**

DRAFT

September 30, 2019

Gregory M. Meihn
Direct Dial: (248) 721-8183
gmeihn@foleymansfield.com

Peninsula Township Board

Re: **Peninsula Township Zoning Ordinance v. PDR Ordinance No. 23**

Dear Board:

The following is my legal opinion regarding two local ordinances—the Peninsula Township Zoning Ordinances (“PTZO”) as a whole, and the Township’s Purchase of Development Rights Ordinance #23 (“PDR”).

Generally, the PTZO will govern over the PDR where the ordinances conflict unless the PDR is *more restrictive* than the PTZO on a given issue.

1. PTZO and PDR – General Scope and Plain Language

The PTZO, originally effective in June of 1972, and as amended, is the general land use code for the Township to establish zoning districts and regulations, as well as to provide for regulations governing nonconforming uses and structures, establish a Zoning Board of Appeals, provide for administration and enforcement, for amendments and to provide penalties for violations of its ordinances.

Section 2.2 of the PTZO provides the Scope for the same as follows:

It is not intended by this Ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of law or ordinance, except as hereinafter specifically repealed, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law, relating to the use of buildings or premises, or with any private restrictions placed upon property by covenant or deed; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises than are imposed or required by such existing provisions of law or ordinance or by such rules, regulations or permits or by such private restrictions, the provisions of this Ordinance shall control.

PTZO, Section 2.2.

Significantly, Section 4.2.2 of the PTZO also addresses conflicting provisions as follows:

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In the interpretation, application, and enforcement of the provisions of this Ordinance, **whenever any provision or limitation imposed or required by the provisions of this Ordinance are more stringent than any other law or ordinance, then the provisions of this Ordinance shall govern**, provided that **whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such other law or ordinance shall govern**.

PTZO, Section 4.2.2.

As to the PDR, this ordinance permits the Township to expend tax revenues to acquire property interests in the Farmlands and Open Space Lands as described in the ordinance, including as Development Rights, or lesser interests such as easements, covenants, or other contractual rights. The PDR defines eligible lands, the manner of acquisition and the creation of a committee for the same relative to conservation easements. The PDR does not contain any explicit provision relative to its enforceability vis-à-vis any other Township ordinance.¹

The rules applicable to statutory construction apply to the construction of ordinances as well. *Albright v. Portage*, 188 Mich.App. 342, 350, 470 N.W.2d 657 (1991). The primary goal of statutory interpretation and, by implication, the interpretation of ordinances, is to give effect to the intent of the legislative body. *Farrington v. Total Petroleum, Inc.*, 442 Mich. 201, 212, 501 N.W.2d 76 (1993). The first criterion in determining intent is the specific language used by the legislative body in the statute or ordinance. *House Speaker v. State Administrative Bd.*, 441 Mich. 547, 567, 495 N.W.2d 539 (1993). If the plain and ordinary language is clear, then judicial construction is normally neither necessary nor permitted. *Lorencz v. Ford Motor Co.*, 439 Mich. 370, 376, 483 N.W.2d 844 (1992).

In accordance with the plain language above and the principles of ordinance interpretation, the overall conclusion is as follows:

The plain language of the PTZO and absence of any language to the contrary in the PDR requires that the *more restrictive* ordinance will control based upon the circumstances.

2. Section 6.7.5 – Conservation Easement in PTZO

Certain such circumstances are also specifically addressed by the PTZO. Section 6.7.5 of the PTZO speaks to the conservation easements contemplated by the PDR. The following are the most relevant provisions of those PTZO sections:

The Peninsula Township Purchase of Development Rights Ordinance allows future building sites under certain conditions and in specific locations as shown on recorded

¹ The only possible exception to this is Section 14 of the PDR which provides that if any part of the ordinance is declared void or unenforceable “for any reason by any court of competent jurisdiction, it shall not affect any portion of this Ordinance other than said part or portion thereof.” However, this still does not affect the clear provisions of the PTZO.

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conservation easements. **It is the intent of this section to allow those future building sites to be used for residents on the farm or to be sold along with all or a portion of the restricted farmland with a minimum area of one acre or more.** It is also the intent of this section avoid the conversion of preserved agricultural land by allowing access to these individual future building sites without requiring a new public or private road to the site.

PTZO, Section 6.7.5.1

Restricted farmland may be divided without the requirement of providing access to a public or private road irrespective of Section 7.10 Road Standards provided:

(1) A reserved dwelling site shall have access to an existing road by either a driveway or a new private road. Access by private road shall be required if it serves or is to serve three (3) or more residences.

(2) A residential building site may be separated from the remainder of the restricted farmland on a parcel of not less than one acre irrespective of Section 6.8.1. with access as provided in 1 above.

(3) Where access is provided by a driveway and not a public or private road; the front yard setback will be fifty (50) feet rather the thirty-five (35) foot front yard setback required from a public or private road.

PTZO, Section 6.7.5.2

Section 6.8.1 of the PTZO, see footnote i, states that “[a]ccess to residential building sites on farmland subject to a recorded Conservation Easement consistent with the intent of Ordinance No. 23 **shall be regulated by the provisions of Section 6.7.5.**”

Reading these sections of the PTZO together, the conclusion is clear. While the PTZO does not intend to directly conflict with the PDR, the requirements of the PTZO will control and impact land under the PDR. For instance, farmland under the PDR may be divided irrespective of road standards in Section 7.10, but the PTZO calls for other requirements as articulated in Section 6.7.5.2, subparts (1) through (3). Accordingly, the PTZO provisions control.

Very truly yours,

Gregory M. Meihn

Gregory M. Meihn

First Cong. Church
SUP 80 1st Amendment

memo

To: Planning Commission
From: Randy Mielnik
Date: October 14, 2019
Re: First Congregational Church -SUP 80 – 1st amendment

A full application package to amend the SUP for First Congregational Church was received on October 7th. This project was introduced to the Planning Commission on August 18th. A copy of this submittal is attached and was provided to GFA for engineering review. A preliminary review was provided today and is also attached.

As you recall, some key issues that surfaced when this project was introduced in August related to traffic flow and building massing/placement related to the Christian Life Center and Kid's Zone addition. The submitted application now includes a technical memo with regard to traffic issues and we have been provided with floor plans and renderings to better understand proposed construction.

If you wish to obtain larger scale drawings to review before or after the meeting, please let me know and we can easily provide.

Given the nature and size of this project, and the SUP approval process, the desired outcome for this agenda item is to discuss the project with the applicant and gain a better understanding of what is being proposed. A decision to move forward with a formal public hearing with proper notifications at the November meeting should be considered.