

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

November 16, 2020 7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Review for Conflict of Interest**
5. **Brief Public Comments**
6. **Additions to Agenda/Approval**
7. **Consent Agenda**
 - a. Approval of Meeting Minutes: Planning Commission Meeting, October 19, 2020
8. **Reports**
 - a. Zoning Board of Appeals (Couture), Master Plan Update (Mielnik)
9. **Business Items**
 - a. Zoning Ordinance Update – Public Hearing (continued from 10-19-20)
 - b. Lavender on Old Mission Peninsula – SUP
 - c. Peninsula Farms Condo Subdivision
 - d. Bella Vue PUD/SUP – Concept Plan - SUP 137
 - e. SUP Introduction – 13795 Seven Hills Road
 - f. Discussion regarding amending zoning regulations for solar panels
10. **Public Comments**
11. **Other Matters or Comments by Planning Commission Members**
12. **Adjournment**

This meeting will take place in person at the township hall. However, for those who wish to participate in the public hearing on the zoning ordinance update (item 9a), a zoom option is available for this agenda item only. Beginning at about 7:00 PM, people will be able to join the zoom meeting. However, participants will be muted until item 9a is considered and the public hearing is opened. At that time, participants will be individually unmuted to offer comments. When all zoom participants have had the chance to express their opinions, the zoom session will conclude and people present in the township hall will be given their opportunity to offer comments. Written comments are also welcome. After all comments have been received, the public hearing will close and subsequent business items on the agenda will be taken up. No action on the Zoning Ordinance Update is expected at this meeting. The entire meeting may be viewed on-line at www.peninsulatownship.com (StreamSpot)

How to offer comment on agenda item 9a via Zoom:

On a computer or smartphone, click this link: <https://us02web.zoom.us/j/83510149965>

To dial in by phone, call: (312) 626-6799 followed by the Webinar ID: 835 1014 9965

For those attending the meeting in person, social distancing will be strictly enforced. Given the heavy agenda, this could include the need for people to wait outside the building in order to maintain 6-foot distances inside the building. Masks are required at all times.

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

Minutes

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 MINUTES

TOWNSHIP HALL

13235 Center Road

Traverse City, MI 49686

October 19, 2020

7:00 p.m.

1. **Call to Order:** 7:00 p.m. by Hornberger
2. **Pledge**
3. **Roll Call:** present: Dloski, Couture, Shipman, Hornberger, Oosterhouse, Hall, Wunsch; also present: Mielnik, Deeren, Attorney Miehni (via phone)
4. **Review for Conflict of Interest:** none
5. **Brief Public Comments:**

Nancy R. Heller, 3091 Blue Water Road, Traverse City: In reference to business item b., the zoning update public hearing: concerned that residents do not understand that it is a zoning ordinance public hearing.

Kurt Peterson, 1356 Buchan Drive, Traverse City: Agrees with Heller's comments. The packet that was sent out on October 14, 2020, was only sent to 200 people on an e-mail list. There are significant changes to the zoning ordinance. Peterson states the legal requirement of the Michigan Zoning Enforcement Act. There is a legal issue to inform the public. Peterson reads the Record Eagle notice and states it is unclear about making significant changes. The packet additions are against meeting notifications and ask that they be removed.

Lou Santucci, 12602 Center Road, Traverse City: The citizens did not know there was a public hearing on the zoning ordinance. Requests that the hearing is tabled and the township does a better job advertising the nature of the hearing.

Mielnik: The township attorney approved the legal ad of the public hearing. The ordinance update has been ongoing and it has been on the township website since January. The notice requirements have been satisfied. It is possible to continue the hearing to the next meeting.

Miehni: The legal requirements have been satisfied and you are fine to move forward.

Hornberger: The language is correct for a hearing? It says zoning update versus zoning ordinance.

Miehni: The language is correct for a hearing. You can continue the meeting (hearing) to the next month if needed.

Wunsch: We are doing the first run-through, if the public has concerns with language inserted in the draft, there is an opportunity to comment.

Mielnik: Dave Sanger and Christina Deeren weighed in recently with edits on the ordinance. There were additional comments included in the packet. The draft has been on the website since January and subsequently updated.

Hornberger: We are at item six, to approve the agenda, as presented. If anyone feels uncomfortable with a public hearing, now is the time to request that it be postponed until next month.

6. Additions to Agenda/Approval:

Moved by Dloski to approve the agenda as is, including the zoning update, seconded by Wunsch, open to pulling any items that the public has problems with to reevaluate at a subsequent meeting.

No action, discussion

Hornberger: Can the public pull an item from the agenda? I don't think they can pull it.

Dloski: No

Shipman: We can have the hearing tonight, and continue to the next meeting.

Discussion on the public hearing.

Mielnik: The planning commission bylaws indicate that typically no action is taken the night of the public hearing.

Hornberger: We will leave the agenda the way it is, start the public hearing tonight, and likely continue the public hearing next month at the November meeting.

Moved by Dloski to approve the agenda as presented, seconded by Wunsch.

pass unan

7. Consent Agenda:

a. Approval of Meeting Minutes: Planning Commission Meeting, September 21, 2020

Hornberger: Pointed out three minor changes to the minutes: on page one, add "seconded," on page three, page three, sentence correction to "troublesome without. ~~Without,~~" and remove the motion that is redundant on the middle of page three.

Moved by Wunsch to approve the consent agenda, as amended, seconded by Shipman.

pass unan

8. Reports:

a. Zoning Board of Appeals (Couture): No meeting, no report. Next meeting October 20, 2020.

b. Master Plan Update (Mielnik)

Mielnik: On October 5, 2020, the steering committee previewed the online engagement tool that will be rolled out to the community. Expecting some refinement before it is rolled out.

9. Business Items:

a. Lavender on Old Mission Peninsula - SUP #138 Public Hearing

Hornberger closes the regular meeting and opens the public hearing.

Mielnik: Lavender on Old Mission was introduced last month, this meeting was advertised, and the notices were sent. This is an application for a lavender operation that will grow and sell lavender products under a farm stand designation. A special use permit for a nursery and greenhouse is being requested.

Amy Parker, 4133 Old Mission Road: We currently grow about 8,000 lavender plants and have an agricultural building which is twenty-four by twenty-four. Would like to use the entire square footage of our building.

Deeren: A roadside stand is 150 square feet and can be used for retail, so they can only use the 150 square feet for retail out of the twenty-four by twenty-four building now under construction.

Mielnik: The building proposed is larger will be used for processing and more retail sales. What is not permitted without and SUP is the larger sales area, processing of lavender, packaging of lavender, and making products.

Tom Menzel: 9704 Edgewood Avenue, Traverse City: Owns the property at 11654 Center Road and supports the project.

Lou Santucci, 12602 Center Road, Traverse City: Present on behalf of his brother, who owns the farm across the street from Lavender on Old Mission. He, along with his brother, expresses support for the operation and encourages farm operations on the peninsula.

Josh Schexnauldre, 11553 Center Road, Traverse City: Owns the property close to the Carrol Road property. He fears the added traffic will impact his property on the south end of his field, due to parking issues. Secondly, he was approved for a 150 square foot farm stand, and unclear why Parker has a larger building.

Parker: Will provide a copy of the deed restriction and her attorney's research.

Mielnik: The packet contains e-mails and letters (from Arnold and Allison Moomart and Paul Conlin) that have come in concerning the deed restriction. Also, there are letters in the packet concerning the deed restriction.

Parker: Reads a portion of the letter from the packet from Ruzak. Points out the deed restriction and reads item number one. We do comply with agricultural zoning. It does not restrict us to 150 square feet. It is not an accessory building.

Dloski: The building was built larger than what was required by the zoning ordinance?

Mielnik: There is an existing farm stand, now under construction, that is going to be incorporated into the larger building if approved as a SUP. The building under construction is (24x24) includes a farm stand with 150 square feet being used for retail space. The balance is used for processing and agricultural uses. If approved, a larger building will allow for more retail space and mores space for processing of lavender.

Wunsch: There is not much of an allowance in the zoning ordinance between a 150 square foot building and a larger building (i.e. a winery). The 150 square foot retail space would be separate or in the larger building.

Hornberger: How many acres?

Parker: 10.75 acres

Mielnik: If it were forty, it could be a farm processing facility, but it is not. It would be a use by right which would not require a special use approval.

Hornberger: Right now, the small building is approved and being built as we speak. Now we are talking about the larger building that will be built in the future.

Parker: Right now, we are looking at using the entire 24 by 24 space.

Mielnik: The approval is for the larger building. What products are coming in for processing?

Parker: We make culinary and body care products. Everything we sell contains our lavender in some form and are value-added products.

Mielnik: What other raw materials will be brought in?

Parker: Distilled water. The soap is made off-site. Everything is natural and non-toxic.

Hornberger: You are currently growing the lavender and the value-added products are made off-site.

Parker: They are created at our home.

Hornberger: So, you will be going from creating the lavender products in your home to then creating the products in your building.

Parker: Yes, currently in our detached garage.

Dloski: What type of public interaction would you expect if this is approved?

Parker: A fundraiser event for veterans. On a daily basis, if you use Harbor View as an example, there are a dozen cars there on average. Brys Estate is a different story with their tasting room.

Hornberger: Is the product line to include other plants?

Parker: During the time period May to October, there is a need to add plants, pumpkins, and “u-pick” flowers. This will extend the season. The lavender is limited to two weeks.

Couture: What is the parking situation?

Parker: There is ample space.

Mielnik: The site plan illustrates six parking spaces.

Dloski: Do the products that are sold here have to be grown on-site?

Mielnik: That can be a condition of the SUP that the retail activities are limited to what is grown on-site. We are putting it under a nursery/greenhouse, which is the closest category.

Wunsch: Historically have allowed some flexibility.

Wunsch: The finished agricultural products should be grown on-site, lavender plugs could be brought in.

Hall: Should the retail stand have soap produced off-site and sold at the stand with the lavender grown on-site? Does the soap have other ingredients that are not grown on-site? There should be flexibility

Mielnik: Is there outside storage of raw materials such as containers or bottles?

Parker: They will be contained inside the building.

Wunsch: It makes sense when looking at the nursery items and should meet the specifications of items sold at a farm stand or roadside stand.

Mielnik: There is concern that material would be brought in from elsewhere.

Parker: This is not my business model.

Wunsch: Want to keep alignment between this and the ordinance language.

Dloski: It is a little amorphous and hard to define a farm product.

Wunsch: With value-added products in a farm stand, the principal ingredient, or branded ingredient should be grown on-site.

Mielnik: Affiliate farm language could be connected.

Wunsch: If we imposed those limitations, products could not be imported.

Josh Schexnaldre: Is there a requirement of what percentage is grown, in your product, since it is being made off-site?

Parker: When you create a product, it has to have an accurate label.

Discussion of ingredients in products and other operations on the peninsula.

Deeren: An example is Brys Secret Garden Lavender Fields and Store.

Hornberger: Brys Secret Garden Lavender Fields and Store and Harbor View Lavender Farm.

Hornberger closes the public hearing and opens the regular meeting.

Couture: In favor of the project as presented.

Mielnik: There are issues to navigate with what is grown on-site, will put language to that.

Wunsch: Comfortable moving this forward as long as there is alignment with protecting local product requirements.

Hornberger: It works with two lavender farms already. We are directing the planner to come up with verbiage to look at for the November planning commission meeting. If we are comfortable, it will be approved at that meeting to pass onto the town board. The township board will have a public hearing and a vote.

Mielnik: An actual document will be prepared.

Moved by Dloski to table the Lavender on Old Mission Peninsula - SUP #138 to the next meeting and direct Mielnik to prepare finding of fact and conclusions consistent with what was discussed tonight, seconded by Oosterhouse.

Roll call:

pass unan

Shipman: Will legal counsel look at the deed restriction?

Hornberger: Yes

Hall: Concerned about the traffic at the corner and the potential for accidents. It is a state road, there are dangers in these types of intersections.

Discussion of the intersection and status of Center Road.

b. Zoning Update – Public Hearing

Hornberger closes the regular meeting and opens the public hearing.

Mielnik: The zoning ordinance dates back to 1972 and it has been amended many times. It has now been updated. This began in 2015 when a consultant was selected. Then, from 2016-2017, a diagnostic review was done, and from 2016-2018, drafts were created. A committee was in place and did a lot of work. Recently, from 2019–present, planning, the attorney, the township engineer, and other departments have reviewed the zoning ordinance. A new zoning map has been created, and informal public comments have been taken since January. COVID has discouraged large gatherings to discuss the update. Presents a PowerPoint presentation on the ten reasons to update a zoning ordinance.

Planning Commission members discuss the new, restructured, and updated definitions and aspects of the updated zoning ordinance. Discussion of how to proceed.

Monnie Peters, 1425 Neahtawanta Road, Traverse City: It is unclear what you are asking this evening. If it is the whole document and the additions, it should have been stated. The additions/corrections are excellent. It should have been better advertised.

Discussion of a larger space for the continuation of public input and the possibility of a virtual discussion.

Terri McDermott, 12372 Center Road: This is a huge undertaking and there are bigger changes. If the (citizens of the) township know of the changes, there would be more involvement. Suggests listing every change and send to the township residents. Pull out the changes and send them to the citizens.

Dloski: What are some of the drastic changes you are concerned about?

McDermott: This is huge and should be supported by the citizens of the township, unaware until recently.

Hornberger: Has read it and has not seen radical changes and would like to know specifically what is wrong and what is changed. The purpose was to make it clearer.

Kurt Peterson: 6.2 was changed. Discusses how it was changed. States that the packet additions contain three substantive changes. Cites 6.2.2 E on page 29, the short-term rental, and the R1-A zoning district. It now applies to all zoning districts, not just R1-A. Peterson does “home share” through Airbnb and now will be wiped out. Explains how he does business.

Hornberger: What in the previous ordinance permitted you to do this and have paying guests?

Peterson: A house designed for or used by one family. The ordinance did not disallow this.

Hornberger: If the ordinance permits it, it will say it.

Peterson: Reference the last meeting of the zoning ordinance committee: I asked how it looks like short-term rentals won't be allowed in all zoning districts. It applied to R1-A. Refers to the discussion of the group at the time.

Miehn: Will give a legal opinion on this topic.

Peterson: Gives an example of Susan Reaume v Township of Spring Lake. Recites MCL 125.3207. Since 2015, there are over twenty-two new Airbnb listings in the township, there is a demonstrated use for Airbnb.

Couture: The intent of the rewrite was not to change what the ordinance says.

Peterson: Suggests a short-term rental discussion between the township and a citizen group.

Hornberger: There are different opinions on this issue. This is not a change for 6.20.

Miehn: An opinion will be prepared for the next meeting.

Peterson: No complaints from neighbors with home-sharing.

Mielnik: For context, there was an expectation that state laws would change in the near future regarding short-term rentals. That did not happen. The township was on pause (in conversation) waiting for this.

Deeren: The opinions that I have received, says these are dwelling units. We do not have a way for a room rental by a SUP, B and B for less than thirty days. It says dwelling, and even on agricultural property, it is a dwelling unit. Believes it applies to all districts of the ordinance.

Miehn: It does apply to all districts, case law in Michigan indicates that. Miehn will provide clarity before the next meeting. The legislature on the AirBandB issue has been frozen in committee due to COVID-19 and executive orders. It is not appropriate to pick out sections of the ordinance in a meeting like this. Miehn would rather address it in a more organized manner.

Lou Santucci: Reads a statement from his brother Mark who lives on Center Road: These last few years have been a trying time for tart cherry farmers. It appears that the problems farmers face will continue into the foreseeable future. Those who have been paying attention can see the results, more farms being sold and turned into housing developments. Short-term rentals are partial solutions to the financial problems of cherry farmers. Peninsula township officials do not seem to recognize the financial pain these farmers have faced. Instead of promoting ways these farmers can hold onto their farms, they seem to be doing everything they can do to push the farmers out. This proposal to eliminate short-term rentals is just another case in point. When I first bought my farm in Peninsula Township it was a farming community with a few retirement homes for the wealthy. Now we are a wealthy retirement community with a few farms. Farms in the rural landscape are what brought these people here. If you want more five-acre housing and fewer farms, then keep doing what you are doing. One of these days a farmer will sell his or her land to someone who wants to build an apartment complex and then your abuse of zoning rules will come back to bite you.

Lou Santucci: I totally disagree with the township attorney, there are two different viewpoints on legal issues and the courts decide the issue. For example, the zoning ordinance does not say anything about me inviting someone to stay overnight at my house. Does that mean I can't have someone stay at my house because the zoning ordinance doesn't allow it? No. His point that basically that the short-term rentals are limited to the ag area and the counter-argument as well. Anything that is not in the zoning ordinance is not allowed. That is not true. Here are my reasons why I am against the proposal that is brought forth for Airbandbs. It is a substantive change. The provision is in there that this has not been in the zoning ordinance and says something to the effect that you advertise it is an admission that you are in violation of the ordinance. That is a substantive change. There has not been a discussion on this proposal. There was an informal meeting, two years ago, and there was not a follow-up. At that time, there were three people against Airbandbs, and several people were in favor. The problems highlighted by the people opposed, related to whole-house rentals, and that was solved by the township. In our situation, let people have an owner-operator situation. There does not seem to be a need to discontinue this. Santucci does not understand the opposition to Airbandbs. We should offer accommodations to visitors. We receive referrals from those who can't afford hotels in the area. The description of the website says this is an update and it is a major change. Santucci views this peninsula as anti-everything. Wineries were not allowed to serve food and you were putting people in danger. The wine was free at the time. The township changed its rule and food could be served. The township bans things as a selfish view. The language of the proposal can be struck down because the language is vague. Table this aspect of the zoning changes.

Nancy Heller: Likes the setup of the zoning ordinance. This packet should be available for residents to pick up a copy. The revisions have been on since January. Heller attended meetings, about seventy meetings, with the ordinance reaching this stage, it gets confusing until you see the draft. I have not gone through the whole ordinance. For example, on page one, 2-13, roadside stands, does this have to be an agricultural zone or anywhere?

Hornberger: Must be operated as an accessory use of a farm.

Heller: It was not incorporated in the last one under roadside stands.

Mielnik: On p. 213, you can find the definition, the change was to move the requirements out of the definition.

Heller: On p. 3, 3-15, what is the definition of a registered engineer?

Mielnik: Typically, a PE, a professional engineer that is registered in the state of Michigan.

Heller: Referring to p. 4, 4-1, reference the A-1 agriculture under the maximum lot coverage by all structures, 25%, this is a drastic change Also, minimum building width twenty-four feet. That is a big change.

Deeren: That is currently in the ordinance, twenty-four feet minimum width is now consistent to all zones.

Heller: On page five, having a hard time with the phrase private party sales.

Heller: On p. 6, 6-15, define primary road and it is more restrictive or not from the current draft?

Mielnik: There is no definition in the ordinance.

Shipman: Number 110 in the definitions. Reads definition in the ordinance.

Heller: What is a prohibitive sign?

Deeren: One found in the road right away.

Heller: On p. 9, 11-1, questions non-conforming parcels? What happens if you have meets and bounds but a continuous parcel that is not conforming?

Mielnik: You cannot build on non-conforming land if you have an adjacent parcel that you could add land to make it continuous.

Heller: On p. 13, 2-11, a non-conforming building/structure. What happens to the PDR contracts? People sold their development rights, signed a contract, are they now, if this passes, going to be prohibited?

Deeren: This is not PDR. Those have specific regulations within those easements that they have to adhere to. They gave up residential building rights.

Mielnik: Referring to p. 4, footnote H, which is an existing provision in the existing ordinance. That deals with a reduced lot size if it is in your agreement.

Heller: If it is not in your agreement, the concern is if the township asks for additional millage. Concerned about the future. If you sell your development rights, then your position has changed.

Hall: Researched 3-15, registered engineers, some states use licensed engineers (in Michigan), which is the better term.

Shipman: Looking at the roadside stand definition, the description remains in the text. Operates as an accessory use to a farm.

Heller: Her concern is that someone coming in “from the cold” will not go to the text.

Hornberger: We might consider expanding roadside stand definitions.

Deeren: Currently, some definitions are in multiple zoning ordinances.

Mielnik: You do not want zoning standards in your definitions.

Hornberger: Tables the public hearing and will “untable” it in November.

Moved by Shipman to continue the Zoning Ordinance Update public hearing until the November planning commission meeting, seconded by Hall.

pass unan

c. Peninsula Shores (81 on East Bay) SUP #123 (Amend. #2) - Application Withdrawn

Mielnik: There is a letter in the packet stating that the application for amendment number two has been withdrawn.

d. Discussion regarding amending zoning regulations for solar panels

Mielnik: At the last meeting we had a discussion about solar panels on PDR land. It went to the township board and the board approved it, adding in the requirement that it is not permitted in a viewshed. A solar panel as a structure can be considered an agricultural structure and that is what matters for the PDR unless it is in a viewshed. The viewsheds were designated. There is a need to look at larger solar panels in the future to serve agricultural operations. Refers to the memo in the packet: There are five points to consider. The attachments about solar panels from Consumer's Energy is. It should also be noted that the use of solar panels relates to the net metering program offered by Consumers Energy, the program can be used if not using more than demand.

Hornberger: The amendment to Chateau Chantel was for a larger solar array.

Discussion of solar array size.

Wunsch: Substantial setbacks would work better for agriculture. That is better than a SUP process, especially for the production agricultural people.

Dloski: One of the members of the audience last meeting had a deadline. It is a long time for a SUP.

Deeren: There should be a maximum limit on what we are going to allow.

Mielnik: The administrative review was for the A-1 zone up to 10KWh, that number could be thirty unless it is located in a viewshed, then it would be a SUP permit. Parcels could be placed strategically. Now we have a better viewshed map to reference for evaluation.

Oosterhouse: We can gage usage over a year from Consumers for the size of their system, and consider viewshed. A year's use should be considered.

Planning commission discussion of needs, efficiency, caps, and limiting ground size.

Hornberger: Direct Mielnik to create language for the November meeting.

Mielnik: The process involves a public hearing.

Moved by Dloski to authorize Mielnik to draft an ordinance on solar panels on agricultural land, seconded by Couture.

pass unan

10. Public Comments:

Monnie Peters: Comments on the use of solar and the use of Consumers for historic use on a farm. Can see solar increase in the years to come. Does not want to force people to use net metering. Comments on viewshed in terms of a swale, and it could not be seen. That is a more important standard.

Discussion of viewshed and the varied topography for the placement of solar arrays.

Nancy Heller: Concerns brought forward in the town board meeting. The township is concerned with their viewsheds, what about private property?

Couture: Typically, a private property owner does not have a say in viewsheds.

Heller: Expressed concerns about farming.

11. Other Matters or Comments by Planning Commission Members:

Shipman: Does not see the old (current) ordinance on the website.

Deeren: The website is not ADA compliant.

Miehn: Explains ADA compliant websites lawsuits that have become very common. A disclaimer may be used for the website.

Planning commission discussion on the website; adding comments on the process on the current situation, and letting the public know of progress and opportunities on the zoning ordinance.

12. Adjournment:

Moved by Wunsch to adjourn, seconded by Dloski

pass unan

Meeting adjourned at 9:38 p.m.

Lavender on Old Mission Peninsula

SUP #138

PENINSULA TOWNSHIP BOARD

Applicant: Mike and Amy Parker
4133 Old Mission Road
Traverse City, Michigan 49684

Hearing Date(s): October 19, 2020 - Planning Commission
TBD – Township Board

PROPERTY DESCRIPTION

Parcel ID#: 28-11-004-012-00
Property Address: 2150 Carroll Road
Zoning: A-1

GENERAL INTRODUCTION AND BACKGROUND

Mike and Amy Parker propose to establish a business known as Lavender on Old Mission Peninsula and utilize the subject property as a place to grow, process, and sell lavender, lavender-related goods, and associated agricultural products. They plan to add to a building now under construction to provide space for retail sales and agricultural processing. This building under construction at the time of this application (24x24 in size) was given a land use permit as a roadside stand, and up to 150 square feet of space within that structure may be used for retail sales. Approval of this SUP allows for construction of a connected 40X60 building to expand space for retail sales and processing. Approval also includes construction of a six-space parking lot on the west side of the building and a driveway to Carroll Road.

The land use most closely associated with the proposed use of this property is a greenhouse and nursery, with retail sales on the premises (6.7.3.6). This use is a special use in the A-1 zone. The submitted application is provided in [EXHIBIT 1](#).

SECTION 8.1.3 BASIS FOR DETERMINATIONS

FINDINGS - SECTION 8.1.3 (1) GENERAL STANDARDS

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

- a) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **The character of the area surrounding the project site is generally agricultural in nature. The Grey Hare Inn is located about a quarter mile to the west and homes are located to the east along Center Road.**
- b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

The proposed building is relatively small in comparison with the 10-acre site. The architectural design of the proposed building has a rural-agricultural feel.

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

The proposed uses will be served adequately by essential services as the proposed uses do not place any additional burden on adjacent roadways, public emergency services, public utilities, or schools. The fire department has provided a preliminary review and defined specific requirements for final approval (EXHIBIT 2).

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

The proposed uses do not create excessive additional requirements at public cost as all uses are private and do not increase the need for public facilities or services.

- e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The proposed use includes the distillation of lavender, which would occur with equipment located outside the building. This includes a propane burner and distillation equipment. The extent of this activity is not expected to be detrimental to any persons, property, or the general welfare in terms of fumes, glare, or odors.

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 applicant owns and has paid all property taxes on the subject parcel.**
- (b) That all required information has been provided. **All required information is provided as part of this application. (EXHIBIT 1).**
- (c) That the proposed development conforms to all regulations of the zoning district in which it is located. **TA Nursery/Greenhouse is a special use within the agricultural zoning district and conforms to all relevant regulations within the zoning ordinance.**
- (d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services. **The proposed special use meets, or will meet the relevant requirements of the township and other local and state permitting agencies.**
- (e) That the plan meets the standards of other governmental agencies, where applicable, and that the approval of these agencies has been obtained or is assured. **The proposed uses, along with plans and relevant information, have been supplied to the necessary governmental agencies for review and approval. Communication with the Grand Traverse County Health Department is provided.**
- (f) That natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se. **The natural, open space character of the subject site will remain as the proposed uses will result in minimal change to the existing open fields, apart from adding lavender and other plant material to the site.**
- (g) That the proposed development property respects floodways and floodplains on or in the vicinity of the subject property. **There are no flood ways or flood plains in the vicinity of this site.**
- (h) That the soil conditions are suitable for excavation and site preparation and that organic, wet, or other soils that are not suitable for development will either be undisturbed or modified in an acceptable manner. **These soils are suitable for construction activities. Wetlands or other wet soils are not known to be present on this site.**
- (i) That the proposed development will not cause soil erosion or sedimentation problems. **The maximum disturbance area in total is less than one acre and therefore a stormwater and erosion review is not required. All disturbed areas will be seeded promptly upon the completion of construction work.**
- (j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area. **The proposed uses will not cause any increase in off-site storm water runoff. The site plan illustrates a stormwater detention basin to retain stormwater onsite, then release it into the road ditch.**
- (k) That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties. **Proposed grading fits in with the existing character of the landscape and will not impact neighboring properties, as the general character of the site will remain essentially unchanged.**

- (l) That structures, landscaping, landfills, or other land uses will not disrupt air drainage systems necessary for agricultural uses. **Proposed grading as part of this project will not change the general cold air drainage flow of the site.**
- (m) That phases of development are in a logical sequence so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage, or erosion control. **This project is intended to provide primary and reserve septic system areas for the adjacent commercial uses to the east of the site. Septic system components will be permitted and installed as they are needed and none of the proposed site improvements are reliant upon any other improvement for construction or future use.**
- (n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water sewage facilities. **No expansion of public streets, drainage systems, or utility systems is proposed.**
- (o) That landscaping, fences, or walls may be required by the town board and planning commission in pursuance of the objectives of this ordinance. **No landscaping, fencing, or other screening will be required by the township.**
- (p) That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets. **The on-site parking is proposed with a gravel surface and six spaces.**
- (q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient. **Vehicular traffic will enter the property on Carroll Rd. Any necessary overflow parking would occur along the driveway.**
- (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. **Only garbage cans will be stored at the back of the building, which is south facing. No outdoor storage of garbage or refuse is proposed as part of this application.**
- (s) That the proposed site is in accord with the spirit and purpose of this ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this ordinance and the principles of sound planning. **The proposed development meets the objectives of the ordinance and the principles of sound planning by maintaining the existing character of the subject parcel while providing limited commercial uses on the property.**

The subject parcel is an existing open field with lavender plantings. The building will provide a place to house equipment to process and store lavender and other plant-based materials grown on site and elsewhere in Grand Traverse County.

COMPLIANCE WITH GOVERNMENTAL REGULATIONS:

The petitioner shall comply with all state, county, township, and other governmental regulations relative to the establishment of the special use for a parcel zoned A-1, which includes meeting the requirements of the Michigan Department of Transportation (MDOT), the Grand Traverse County Drain Commissioner (GTCDC), the Grand Traverse County Road Commission (GTCRC), and the Grand Traverse County Health Department (GTCHD). Zoning compliance

is based on the governing special land use document, approved site plan, and Articles 6 and 8 of the Peninsula Township Zoning Ordinance.

APPROVAL CONDITIONS AND SAFEGUARDS:

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

- 1) Continued compliance with permitting necessary with the Grand Traverse County Health Department.
- 2) Retail sales and related commercial activity are allowed provided not less than 50 percent of the inventory of items offered for sale include items wherein lavender and/or other ingredients grown on site is a constituent element of the product. Goods produced and sold will generally include products such as flower arrangements, lotions, creams, candles, bath and body products, culinary products, air fresheners, handcrafted items, cleaning supplies, etc. Retail sales and related commercial activity may also include agricultural products commonly associated with a plant nursery such as, pots, potting soil, seeds, prepackaged agri-chemicals, potted plants, mulch, etc.
- 3) Only plant material and food products that are offered for sale may be displayed outside. All other merchandise offered for sale must be inside the building.
- 4) All production activities will occur inside the building and no raw materials, or partially completed products shall be stored outside. The proposed use does include the distillation of lavender, which would occur with equipment outside the building. This includes a propane burner and distillation equipment.
- 5) Signage is limited to the following:
 - a. One non-illuminated free-standing sign no larger than nine square feet in size or more than six feet in height.
 - b. One wall-mounted non-illuminated sign that does not cover more than 5% of the total exterior building wall facing Carroll Road (inclusive of windows and areas above the soffits).
 - c. Incidental directional signage for vehicular movement, parking, and safety.
 - d. A sign related to the Michigan Agriculture Environmental Assurance Program (as applicable).
- 6) No external illumination to the building is allowed other than fixtures attached to the exterior of the building and compliant with Section 7.14.
- 7) All production activities (processing lavender into soaps, lotions, food, etc.) will occur inside the building and no raw materials or partially completed products shall be stored outside.
- 8) If instructional classes are offered, such classes are limited to activities related to lavender production and use, such as education, making flower arrangements, tours of lavender fields, processing lavender into products, etc.
- 9) No public or private scheduled events such as instructional classes, weddings, reunions, meetings, or similar activities are allowed on the site if 25 or more participants are involved.
- 10) Final approval from the fire department is required before a land use permit is issued.
- 11) Expansion of any activities beyond those listed above may be approved as an amendment to this SUP.

COMMENCEMENT AND COMPLETION

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

EFFECTIVE DATE OF SPECIAL LAND USE:

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

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

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

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

Rebecca Chown, Peninsula Township Clerk

Approved by the Peninsula Township Board on _____

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.

Mapleton Farms, LLC

Exhibit 1

Application

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO. _____

Section 8.1

Parcel Code/s #28-11- 004 012 00

Property Address: 2150 Canoll Rd

Applicant Address: 4133 Old Mission Rd



Applicant' Signature

Review Fee \$920 2183 8/13/20
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.

Page 3 of 3

We purchased our property in the Spring of 2014 for the purpose raising lavender and creating value added products. We hope to expand our product line to include other plants. We currently grow 3 acres of lavender, which is a little over 8000 plants.

Our products are handcrafted and sold at four different farmers market that extend from Harbor Springs to Glen Arbor, Craft Shows throughout the State and on-line via our website.

We are charter members of the Great Lakes Lavender Growers Group, US Lavender Assn., and Handcrafters Soap & Cosmetic Guild. Our farm is MEAP Certified.

The purpose of the proposed building is to be able to sell our lavender and it's value added products as well as other plants and produce.

There is a well on the property that was tested as potable when tested in 2014. Electricity is also on site. Carroll Rd. is a gravel road, maintained by the County. Th propeerty is located ¼ mile, west of Center Rd.

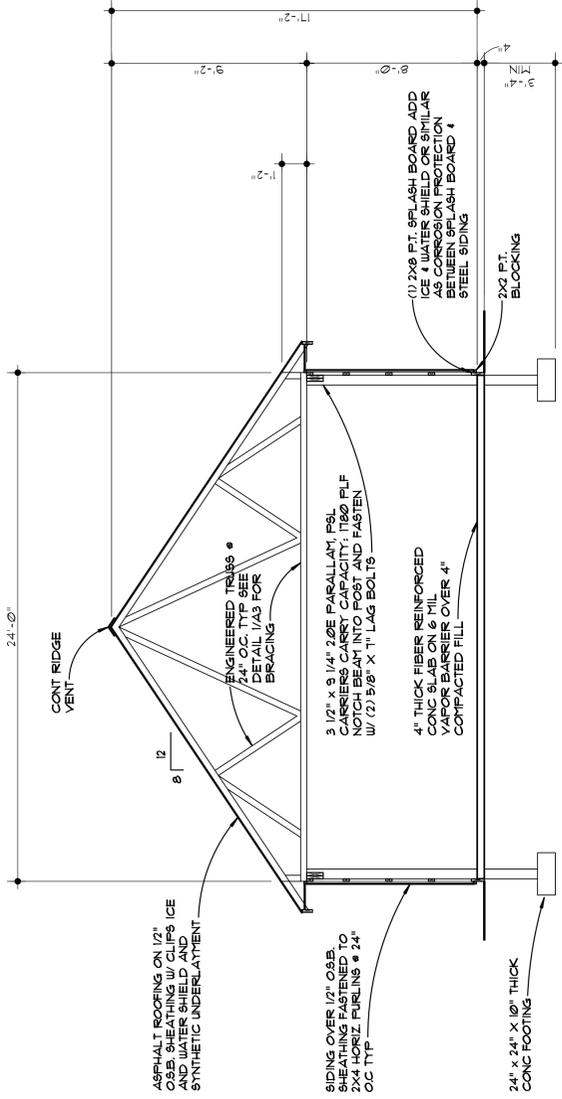
General Standards

- b) We are working with a licensed builder who is aware of the Township Ordinances. We have designed a simple, sided building that we feel is consistent with the farm structures of the general area.
- c) There are no known hazards or disturbances.
- d) Property can be served adequately by essential facilities and services as it's location if just ¼ mile of Center Rd.
- e) There is no known need for additional requirements at public cost.
- f) We do not use anything that would be detrimental to any persons, property or general welfare by fumes, glare or odors.

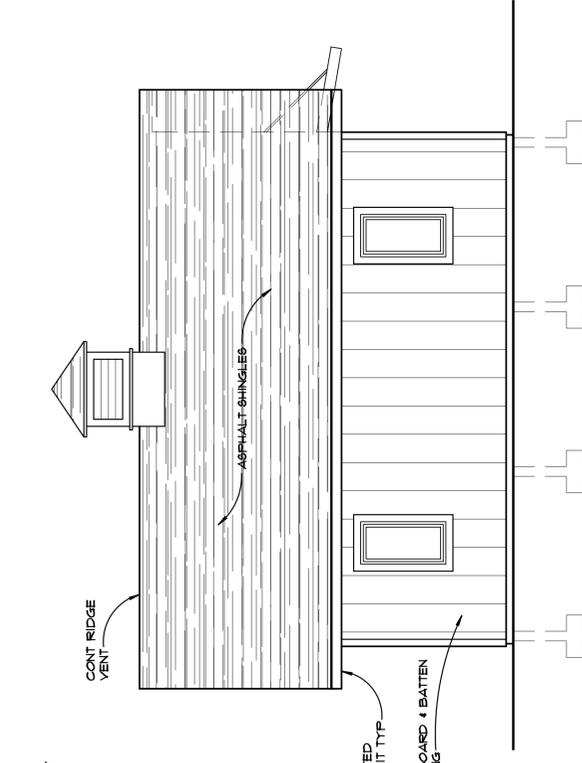
Specific Requirements

a-d, please see above to include General Standards

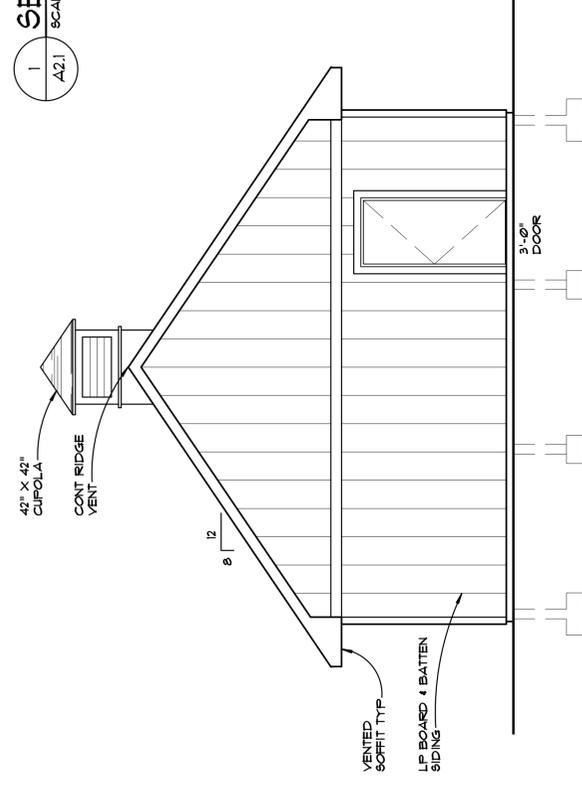
- e) General considerations would assume agencies will provide approval, which will be obtained at the appropriate time prior to construction.
- f) Soil removal for the pouring of the foundation is the known affect of natural resources, which will be very minimal. Our plans are to use the topsoil to improve the contour and landscaping of the remaining property.
- g) No flood plain exists on the property
- h) The soil on the property is a sandy loan and provides excellent drainage.



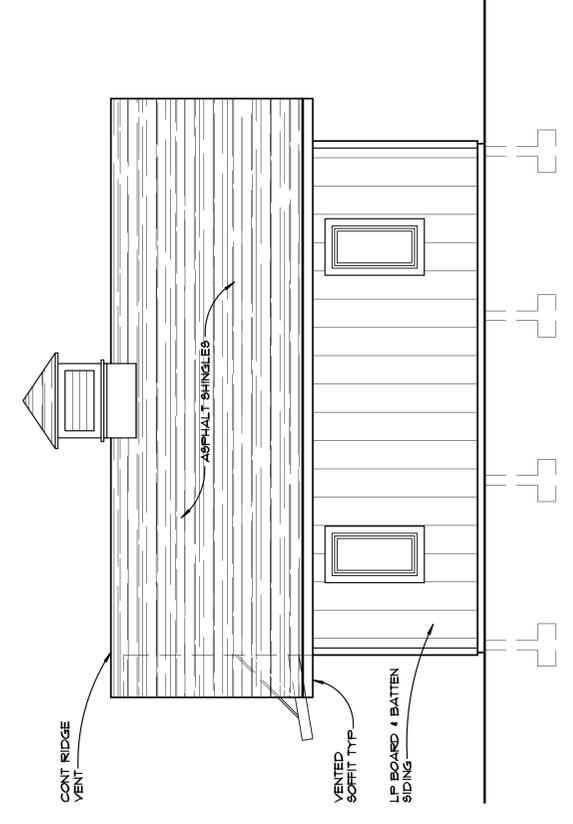
1 SECTION
SCALE: 1/4" = 1'-0"



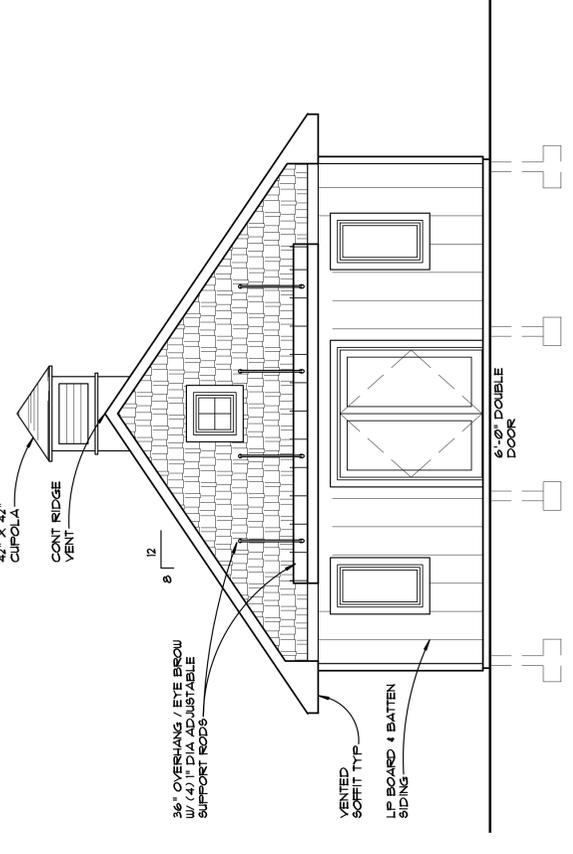
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



BACK ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Cardinal Drafting & Design
Residential and Commercial
184 Island View Dr.
Traverse City, Michigan
49696
email: stevehaver2415@gmail.com
Ph: (231) 933-9970

Collins CONSTRUCTION
Traverse City, MI
Licensed & Insured
Dustin Collier
Cell (231) 632-3603
www.TraverseBuilder.com
(231) 941-6213

**LAVENDER FARMS
POLE BUILDING**

Project:
**LAVENDER FARMS
POLE BUILDING
24'-0" X 24'-0"**

Drawn:
**ELEVATIONS
& SECTION**

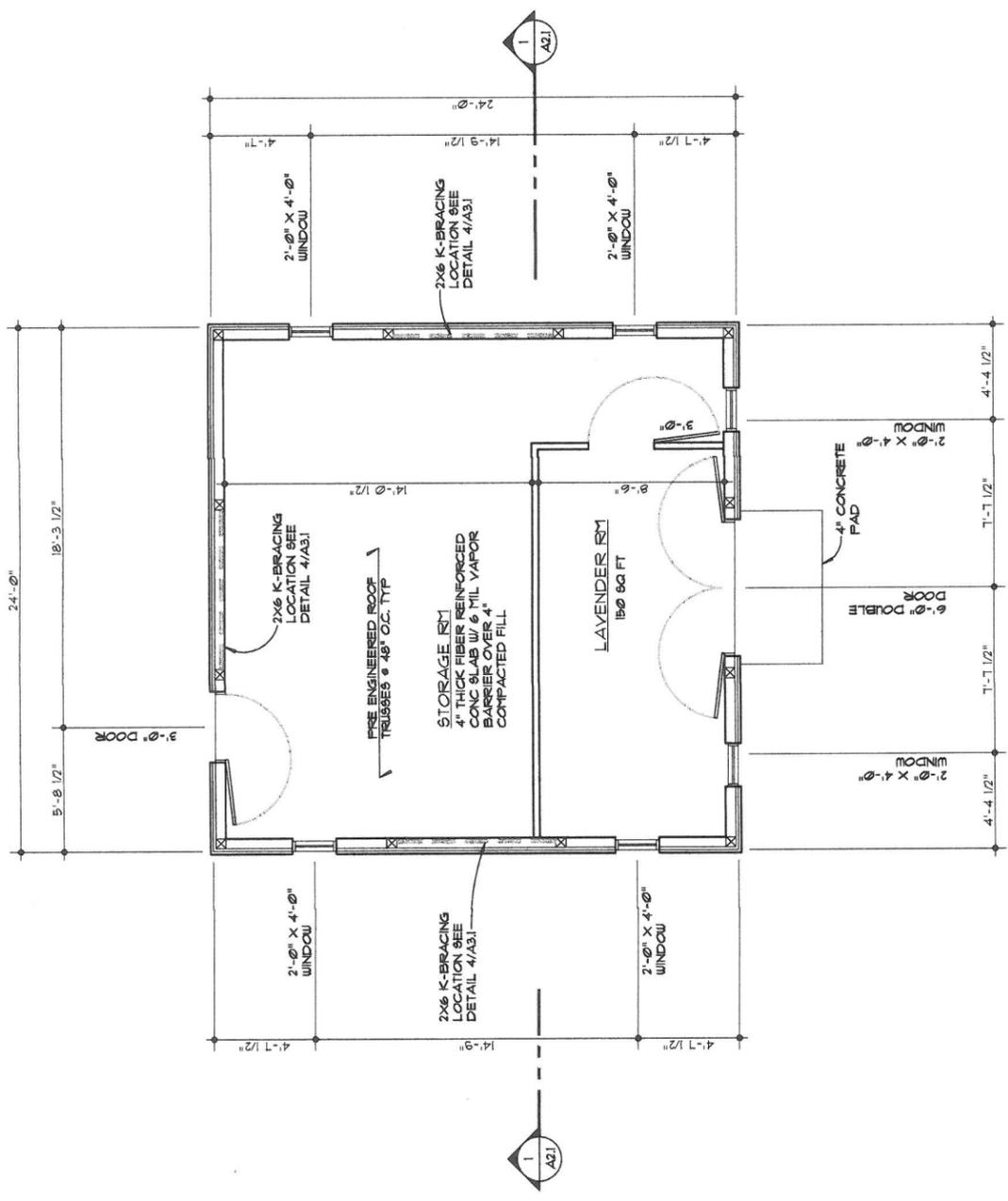
Drawn By:
SAH
Approved By:
Date Issued:
6-22-2020

File No:
20-330

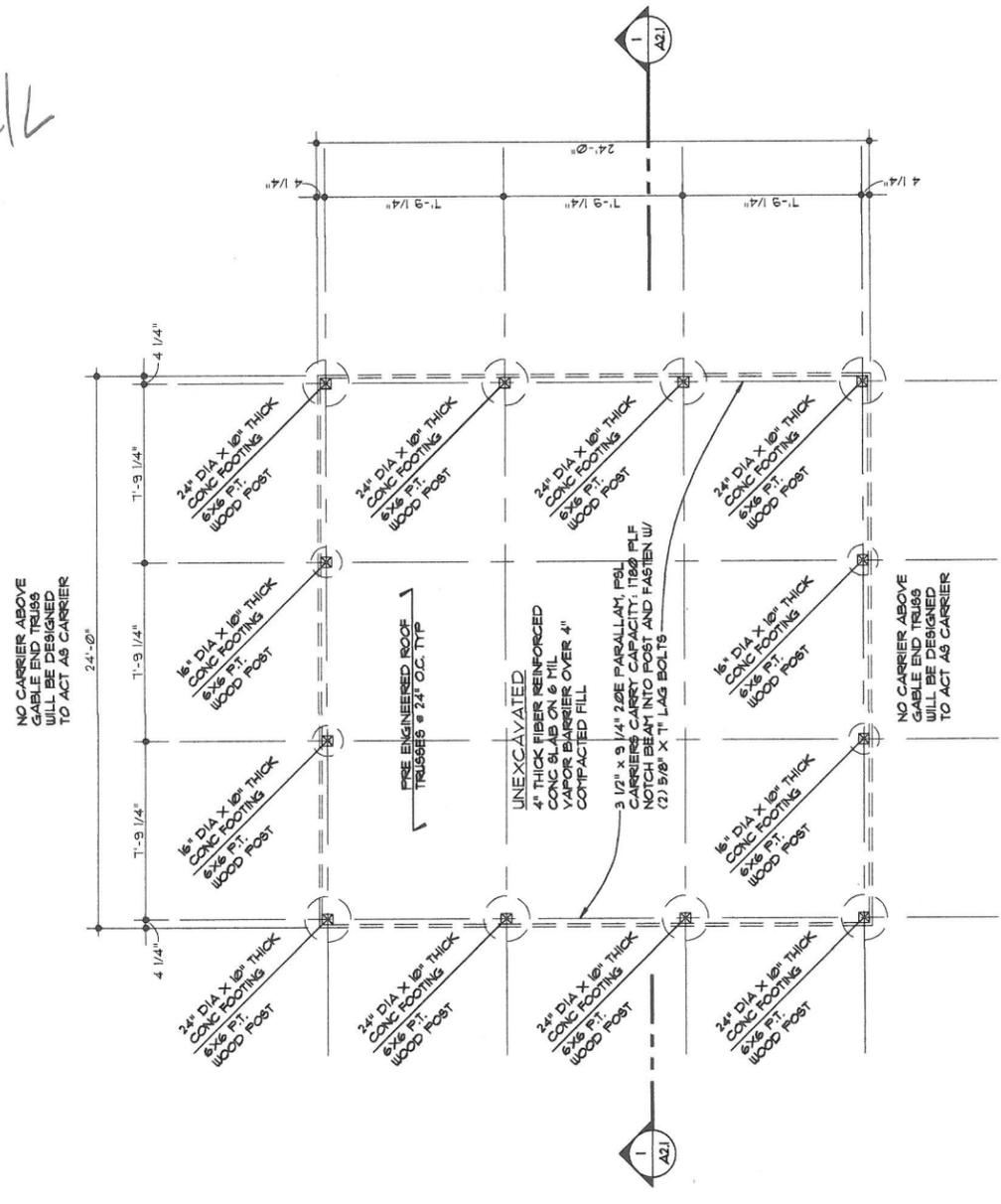
Sheet No:
A2.1



ON OLD MISSION Peninsula
7/29/2020
Darker, Mike + Amy
04-01220



FLOOR PLAN
SCALE: 1/4" = 1'-0"
516 SQ FT



FOOTING DESIGN BASED ON

Exhibit 2

Fire Chief Letter



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



PRELIMINARY SITE PLAN REVIEW

Permit Number: 2020-002

Date: November 6, 2020

Site: Lavender Farm

Location: Carroll Road

Township: Peninsula

Use Group:

Construction Type: Ordinary

Applicable Codes: International Fire Code (2015)

Reviewer: Fred Gilstorff -Fire Chief

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

SITE ACCESS:

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

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

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



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



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

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

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

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

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

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

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

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

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

Additional:

Please provide sealed drawings for all site and building plans to the fire department for review prior to any construction starting.



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



Please provide more information on any processes that may take place in the structure or near the structure.

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

Yours in Life Safety,

Fire Chief Fred Gilstorff

Peninsula Township Fire Department

14247 Center Rd.

Traverse City, Michigan 49686

firechief@peninsulatownship.com

Ph. 231-223-4443

Cell- 231-463-0330

Fax- 231-223-4697

Peninsula Farm Condominium Subdivision

Peninsula Farms

Condominium Subdivision

Plan Review, Findings, and Determinations

Attachments:

- ***Application***
- ***GFA Review Letter***
- ***Fire Department Review Letter***

Findings

Section 6.9.3.1 Condominium Lots

The Peninsula Farms Condominium Subdivision Plan shall indicate specific parcel dimensions with front, rear, and side condominium lot lines allocated to each condominium dwelling unit. For the purpose of this section and to assure compliance with the provision herein, these parcels shall be referred to as condominium lots. The description, size, location, and arrangement of the condominium lots shall conform to the requirements of a conventional platted subdivision. All condominium subdivision lots shall be deeded as limited common elements for the exclusive use of the owners of the condominium subdivision units.

- ***Parcel dimensions with front, rear, and side condominium lot lines allocated to each condominium dwelling unit are shown.***
- ***The description, size, location, and arrangement of the condominium lots conforms to the requirements of a conventional platted subdivision.***

Section 6.9.3.2 Area and Bulk Requirements

Each condominium dwelling unit shall be located within a condominium lot.

(1) The minimum size condominium lot per dwelling unit, maximum dwelling unit height, minimum yard setbacks, minimum elevational width of principal structure, and maximum percentage of condominium lot area covered by all structures shall conform with the requirements of the zoning district in which it is located and with Section 6.8 SCHEDULE OF REGULATIONS.

(2) The condominium lot size and the required setbacks shall be measured from the designated front, rear, and side condominium lot lines.

(3) Side condominium lot lines shall be essentially at right angles to straight roads and radial to curved roads.

(4) Narrow deep condominium lots shall be avoided. The depth of a condominium lot generally shall not exceed two and one-half (2 1/2) times the width as measured at the building line.

(5) Corner condominium lots shall have extra width to permit appropriate building setbacks from both roads or orientation to both roads.

(6) Condominium lots shall back into such features as primary roads, except where there is a marginal access road, unless a secondary access is provided. Such condominium lots shall contain a landscaped easement along the rear at least twenty (20) feet wide to restrict access to the primary road, to minimize noise, and to protect outdoor living areas.

(7) Condominium lots extending through a block and having frontage on two local roads shall be prohibited.

(8) Unless the circumstances are such that the land area is not of sufficient size to develop secondary roads, all condominium lots shall front on secondary roads and condominium lots along M-37, Center Road, Peninsula Drive, Bluff Road, Montague Road, and East Shore Drive shall be back up lots.

(9) All condominium lots shall front upon a public road, private road, or frontage road. Variances may be permitted in an approved planned unit development.

- ***The proposed lot sizes conform to the applicable zoning districts. Other applicable development standards (lot coverage, building height, etc.) will be enforced when home construction is pending and land use permits are applied for.***
- ***Lot lines are at right angles to straight roads and radial to curved roads.***
- ***Corner condominium lots have two front yards and appropriate building setbacks from both roads.***
- ***All condominium lots front on secondary roads (internal roads)***
- ***Units 5 and 6 are long and narrow. The width of these two lots exceeds the ratio of two and a half times the depth. The zoning ordinance indicates that narrow deep condominium lots shall be avoided, and the width to depth ratio should not generally exceed two and a half times. The ordinance stops short of making this a requirement by using terms such as “avoided” and “generally.” In this instance, the long-narrow lot configuration is considered acceptable since these lots are located at the end of the cul-de-sac and the only way to improve the width to depth ratios would be to add additional lots to the east, which would disturb the natural area that is identified as an area that may be subject to a future conservation easement.***

Section 6.9.3.3 Streets

If a condominium subdivision is proposed to have private streets, they shall be designed to at least the minimum design, construction, inspection, approval, and maintenance requirements of this ordinance. All public streets within a condominium subdivision shall be constructed as required by the Grand Traverse County Road Commission.

- ***Peninsula Farm Road is proposed to be a private road. Road design has preliminary approval from GFA (See Letter). Peninsula Farm Road would intersect Center Rd. (a state highway), and therefore MDOT was provided with a copy of the plans for review. Apart from the fact that a separate permit will be needed for the 12-inch water line crossing, MDOT indicated that remaining issues can be addressed as part of the final design and permitting process.***
- ***The Wildwood Subdivision to the north was approved as a PUD. Approval of this PUD (SUP 90) occurred in 2004 and the approved plan included a 40-foot access easement from Wildwood Meadows Drive south between units 26 and 27 toward the southern property line. The intent of this easement was to create a road connecting future development to the south so that curb cuts could be reduced on Center Road and traffic could be funneled to fewer intersections. Essentially, a parallel road was envisioned in response to the expectation that land to the south could likely be fully developed with residential subdivisions. However, as Pelizzari Natural Area was subsequently created, the need for this parallel road greatly diminished.***
- ***Plans show a 20-foot-wide pedestrian easement from the south end of the cul-de-sac to the south lot line of Unit 6. This easement is included (without trailhead signage or any other indication of a pathway) for long-term planning purposes to support potential and future pedestrian access to Pelizzari Natural Area to the south if and when the property to the south (Serocki Parcel) allows for such a connection in the future. The existence of this pedestrian easement in Peninsula Farms as shown in no way compels Peninsula Township or any private property owner to permit, facilitate, or otherwise enable a pedestrian connection to Pelizzari Natural Area.***
- ***The Peninsula Township Fire Chief has reviewed the proposed plans with respect to fire apparatus access. Finalized plans will be submitted for final review.***

Section 6.9.3.4 Water Supply and Sewage Disposal Systems

Water Supply and Sewage Disposal Systems shall comply with the requirements of Section 5.4 REQUIRED IMPROVEMENTS: Section 5.4.4 WATER SUPPLY, and Section 5.4.5

SANITATION SEWER SYSTEM: of the Peninsula Township Subdivision Control Ordinance No. 8.

- *GFA has reviewed the preliminary water and sewer plans and finds them to be acceptable. Final plans will be developed and reviewed by GFA.*
- *The Grand Traverse County Health Department requires that the existing home (Unit 5) will be hooked up to the new sanitary sewer system.*
- *The Peninsula Township Fire Chief has reviewed the proposed plans with respect to fire apparatus access. Finalized plans will be submitted for final review.*

Section 6.9.3.5 Street Trees

There shall be a minimum of one (1) tree per interior condominium lot with a frontage of seventy (70) feet or less, or a minimum of two (2) trees per condominium lot with a frontage of more than seventy (70) feet. At least three (3) trees shall be provided for a corner condominium lot.

The species and location of street trees shall comply with the requirements of Section 5.4.8 STREET TREES: of the Peninsula Township Subdivision Control Ordinance No. 8.

- *Lots #2,3,4,5,8,9 have 2 trees, Lots #1,7,10 have 3 trees. Trees are Sugar Maples, 2 ½" (B&B)*

Section 6.9.3.6 Accessory Structures (ADDED BY AMENDMENT 163)

Accessory structures to serve all unit owners in a condominium shall be allowed within the general common elements provided the accessory structure is shown on the site plan and further provided that:

- (1) Each structure is no more than 200 square feet in area provided the total percent of the condominium parcel covered by all structures does not exceed the maximum amount allowed in the zoning district;
- (2) The site plan includes the maximum area to be covered by all structures for each condominium unit and for the general and the limited common elements;
- (3) The structure height is no greater than 15 feet;
- (4) The structure meets the underlying zoning district setbacks from the property lines of the condominium project.;

- (5) The structure is located within the General Common Elements of the Condominium;
- (6) The structure and its proposed use(s) is shown on the site plan approved or amended by the Township Board and receives a Land Use Permit from the Zoning Administrator prior to construction;
- (7) The use of the structure shall be for one or more of the following uses:
 - (a) Recreational – deck, gazebo, bus shelter, or picnic shelter;
 - (b) Utility – Storage of maintenance or recreation equipment or trash enclosures.
 - ***No accessory structures serving all unit owners in a condominium are included in the site plan.***

Section 6.9.3.7 Wetland and Floodplain Restrictions

Lands subject to high organic content soils, high water table, flooding, or otherwise deemed by the planning commission to be uninhabitable shall not be used for residential or commercial purposes or for uses that may in the judgment of the ZBA increase the flood hazard or the danger to health, life, or property. See Section 7.4.7 Flood Plain and Wetland Controls. Such land within a condominium subdivision shall be set aside for uses such as parks or other open space. **(REVISED BY AMENDMENT 195)**

- ***The application states that wetland issues are not applicable and there are no regulatory floodplains on the site.***

Section 6.9.3.8 Removal of Fruit Trees

When an area having existing fruit-producing trees, vines, or shrubs is approved for a condominium subdivision, the owner of the property shall remove and destroy all such trees, shrubs, and vines before final approval of the condominium subdivision plan.

- ***The application states that wetland issues are not applicable and there are no regulatory floodplains on the site.***

Section 6.9.3.9 Plans required for the Control of Erosion and Sedimentation

In the event that any developer shall intend to make changes in the contour of any land proposed to be developed or changed in use by grading, excavating, or the removal or destruction of the natural topsoil, trees, or other vegetative covering thereon, the same shall only be accomplished after the owner of said land or his or her agent has submitted to

the planning commission for approval a plan for erosion and sedimentation controls, unless there has been a prior determination by the planning commission that such plans are not necessary. Such plans shall contain adequate measures for control of erosion and siltation, where necessary, using the guidelines and policies contained in Section 5.4.13 PLANS REQUIRED FOR THE CONTROL OF EROSION AND SEDIMENTATION: of the Peninsula Township Subdivision Control Ordinance No. 8.

- ***The township engineer has reviewed the plans (see attached letter) with the finding that there is sufficient information on the current set of plans to indicate the intent and ability to comply with the ordinances and that the township should provide “preliminary site plan approval” to allow for consideration of the use-by-right permit. The applicant is required to submit finalized plans, calculations, maintenance agreement, easements, and condominium documents for a more in-depth review by GFA.***

Action

The Peninsula Township Planning Commission determines that the proposed plan meets all requirements of this ordinance, subject to:

- ***Submission and approval of final plans to GFA as indicated in the attached letter.***
- ***Securing a Soil Erosion and Sedimentation Control Permit from the Grand Traverse County Health Department.***
- ***Approval of final plans by the Peninsula Township Fire Chief per the current Peninsula Township Fire Ordinance and the International Fire Code (2015).***

APPLICATION REQUIREMENTS

Section 6.9.4 Plan Application - Data and Information Required

The proprietor shall submit a written application to the Township Zoning Administrator for approval of the Condominium Subdivision Plan and also the fee established by the Township Board for review of such plans.

\$1,380.00 Site Plan Review fee
\$ _____ Escrow fee for Township engineer review

Section 6.9.4.1 Condominium Plan, Protective Covenants and Deed Restrictions:

The condominium subdivision developer shall submit to the Township Zoning Administrator eleven (11) copies of the condominium subdivision plan and proposed protective covenants and deed restrictions which would meet the requirements of Section 112(1) and 113 to 119 of the Subdivision Control Act. The name of the proposed project shall be subject to the approval of the Township to eliminate duplicate names or names that are similar to existing developments.

- 5 full sized plan sets for regulatory agencies
- 11 reduced size (11x17) plan sets for the Planning Commission
- Draft condominium documents (master deeds/by-laws) from the attorney
- Grand Traverse County Equalization Department, confirmation of uniqueness of name "Peninsula Farms"

- ✓ (1) Size and Scale: The condominium subdivision plan may be on paper and shall be not less than 24 inches by 36 inches, at a scale of at least 1 inch to 100 feet showing the date and north arrow.
- (2) Information Required: The following shall be shown on the condominium subdivision plan or submitted with it.
- ✓ a) The name of the proposed condominium subdivision.
 - ✓ b) Names, addresses and telephone numbers of the proprietor and the surveyor preparing the plan.
 - ✓ c) Location of the condominium subdivision, giving the name of the township and county.
 - ✓ d) Legal description of the property
 - ✓ e) The names of property owners, zoning, and use of abutting lands

- ✓ f) Statement of intended use of the proposed condominium, such as, residential single family, two-family and multiple housing. Also, any sites proposed for parks, playgrounds, schools, or other public uses.
- ✓ g) A map of the entire area scheduled for development and all contiguous land owned by the proprietor, if the proposed plan is a portion of a larger holding intended for subsequent development.
- ✓ h) A location map showing the relationship of the proposed plan to the surrounding area.
- ✓ i) The land use and existing zoning of the proposed condominium subdivision
- ✓ j) Location, type, dimensions, and proposed use of all existing structures.
- ✓ k) Condominium lot lines and the total number of condominium lots by block
- ✓ l) Contours shall be shown on the condominium subdivision plan at 5-foot intervals where slope is greater than 10%, and 2-foot intervals where slope is 10% or less.
- N/A m) A site report as described in the rules of the State Department of Public Health. The site report is required if the proposed condominium subdivision is not to be served by public sewer and water.
- ✓ n) Proposed and existing storm and sanitary sewers, water mains and their respective profiles, or indicate alternative methods.
- ✓ o) Right-of-way easements, showing location, width, and purpose.
- ✓ p) The location and types of all significant existing vegetation, water courses and bodies, flood plains and water retention areas, and soil types.
- N/A q) In the event soils or vegetation types indicate wetlands may be present, a wetlands determination by Michigan Department of Natural Resources as to the existence of any wetlands on the property.
- ✓ r) A statement of deed restrictions and by-laws as applicable.

Section 6.9.4.2 Preliminary Engineering Plans:

The proprietor shall submit nine (9) sets of preliminary engineering plans for streets, water, sewers, and other required public improvements. The engineering plans shall contain enough information and detail to enable the Planning Commission to make a determination as to conformance of the proposed improvements to applicable township regulations and standards.

N/A Section 6.9.4.3 LIGHTING STANDARDS:

All lighting shall conform to the requirements of Section 7 .14. (REVISED BY AMENDMENT 1758)

No street lighting is proposed as part of this development.

PROJECT DATA

Applicant/Developer: Sean McCardel Construction, Inc.

Sean McCardel
310 Water Watch Lane
Traverse City, MI 49686
sean.smccardel@gmail.com
(231) 631-7111

Property Owner: Sean McCardel Construction has an option to purchase from:
James and Carolyn Carroll
6960 Center Road
Traverse City, MI 49686

Planning and Civil: Mansfield Land Use Consulting
Doug Mansfield, President
830 Cottageview Drive, Suite 201
Traverse City, MI 49684
doug@maaeps.com
(231) 218-5560

Parcel ID: 28-11-031-002-00

Location: 6960 Center Road
Traverse City, MI 49686

Parcel Size: 8.78 acres gross
8.57 acres net

Parcel Zoning: R1A, Rural and Hillside Residential (1 acre min. lot)
R1C, Suburban Residential (20,000sf min. lot)

Existing Use: Carroll family residence
The existing home is incorporated into the new development

Proposed Use: Use-by-Right, 10-unit single-family residential condominium subdivision
with municipal sewer and water services.

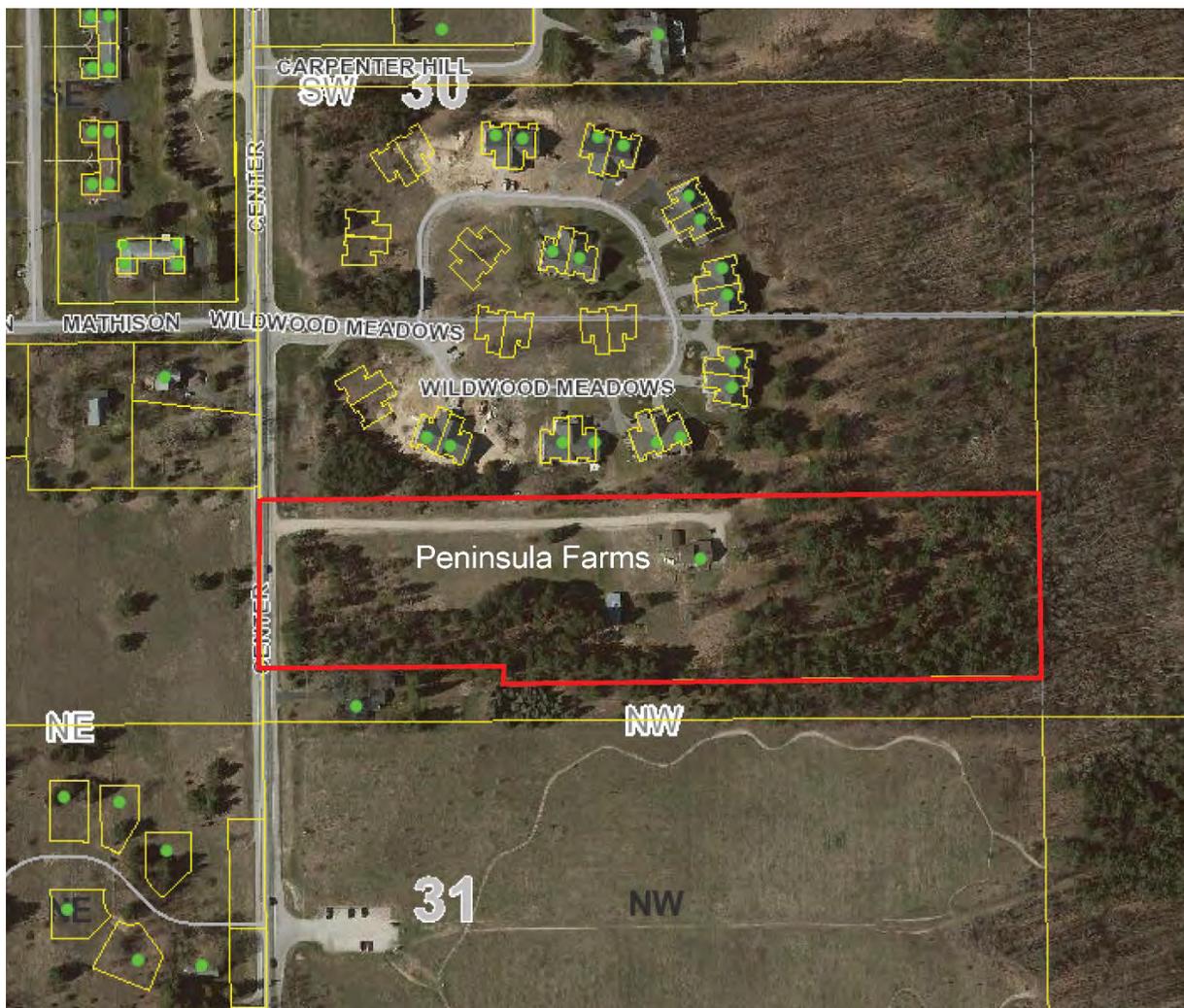
PROJECT NARRATIVE

Proposed Use:

Use-by-Right, 10-unit single-family residential condominium subdivision lots with municipal sewer and water services.

Existing Use

The proposed Peninsula Farms project parcel is the long-time homestead of James and Carolyn Carroll. Sean McCardel Construction has entered into a purchase agreement for the property with the Carrolls pending Township zoning review. The existing Carroll home is incorporated into the development plan and the Carrolls would continue to reside in their home on the newly created unit #5.



Air Photo of project location

Natural Features

The project site consists of approximately 75% woodlot and 25% open meadow and turf lawn. The west half of the site consists of flat gentle grades and the east half contains moderate undulating topography falling off to the east. Soils are comprised of sandy soils suitable for construction and stormwater infiltration.

The project team together with representatives from the Land Conservancy recently toured the site to investigate the potential for conveying a portion of the east end of the site for natural resource preservation. Land Conservancy representatives were pleased with the quality of the forested area on the east end of the site. They also identified some less desirable, invasive tree species in the center of the site where development is proposed.

Agricultural History

A review of historical aerial photography dating back 25 years shows no indication of orchards on the property.

Zoning

There are two zoning designations on the project parcel. The west end of the parcel located along Center Road is zoned R1-C, and the east end of the parcel is zoned R1-A. Proposed residential lots (units) 1-4 and 7-10 are zoned R1-C and meet the minimum 20,000sf size requirement. Units 5 and 6 are two acre lots located in the R1-A zoning and meet the minimum 1-acre minimum lot size. There are a total of 10 lots (units) proposed as part of this development.

Site Access

The development will be accessed via a new private road called Peninsula Farm. The road is designed to the published standards of the Peninsula Township private road ordinance and the Peninsula Township Fire Department.

An area for pedestrian connection to Pelizzari Natural Area will be preserved between units 6 and 7 for potential future development to provide safe pedestrian access to the park in the event that a connection becomes available in the future.

Utilities

The development will be serviced by municipal water and sewer service, natural gas, phone, cable, and electric utilities. Two fire hydrants are planned within the development.

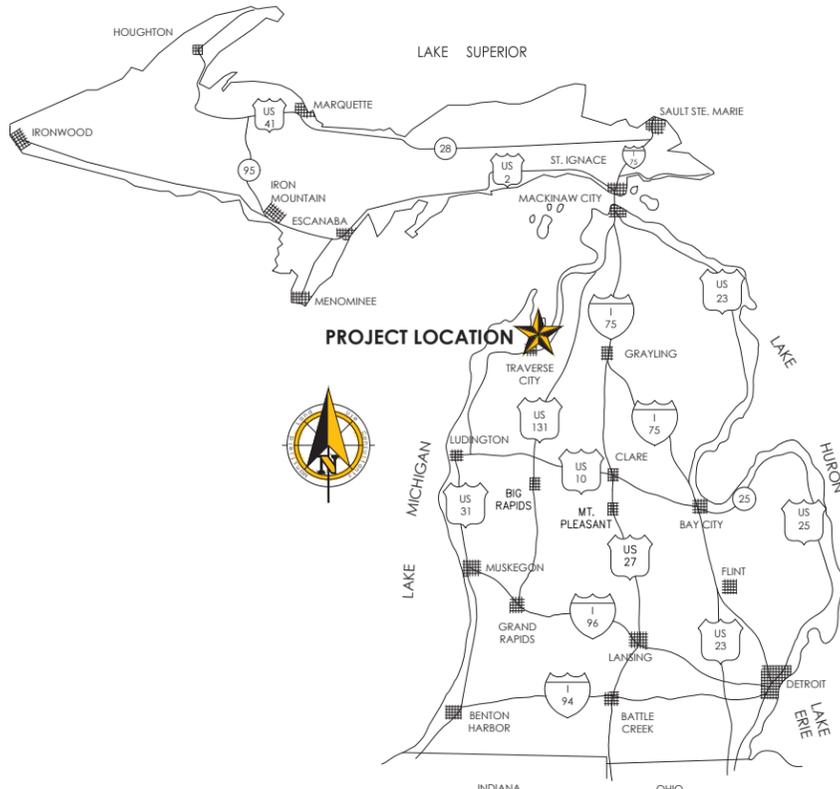
SCHEDULE OF REGULATION

| | R1-A Rural & Hillside Res: | R1-C Suburban Res: |
|------------------------------|---------------------------------------|---------------------------|
| Lot Size: | 1-acre | 20,000 square feet |
| Building Setbacks: | | |
| Front: | 30 feet | 25 feet |
| Side: | 15 feet | 15 feet |
| Rear: | 30 feet | 30 feet |
| Building Height: | 2.5 story / 35 feet | 2.5 story / 35 feet |
| Lot Coverage: | 15% max. | 25% max. |
| Min. Structure Width: | 24 feet | 24 feet |

TAX DESCRIPTION

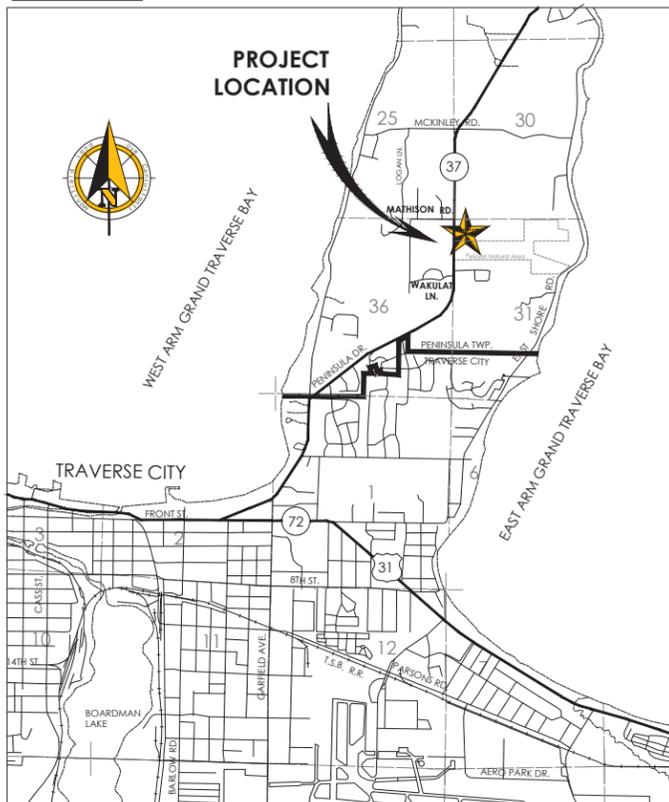
28-11-031-002-00

N 1/2 OF NW 1/4 OF NW 1/4 EXC N 297' AND EXC S 66' THEREOF & EXC COM 574 FT S OF NW COR SD SEC, TH E 400 FT, TH S 27.96 FT, TH W 400' TH N 27.96 FT TO POB. SEC 31 T28N R10W.



MICHIGAN LOCATION MAP

VICINITY MAP



PLAN INDEX

- C1.0 COVER SHEET
- C1.1 NOTE SHEET & TYPICAL CROSS SECTION
- C1.2 G.T. Co. DPW - WATER MAIN DETAILS
- C1.3 G.T. Co. DPW - SANITARY SEWER DETAILS
- C1.4 CIVIL DETAIL - SANITARY SEWER FORCEMAIN
- C1.5 CIVIL DETAILS - SITE AND STORM SEWER
- C2.0 EXISTING CONDITIONS
- C2.1 DEMOLITION PLAN
- C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C4.0 OVERALL SITE & DIMENSION PLAN
- C5.0 OVERALL GRADING & STORM PLAN
- C6.0 OVERALL UTILITY PLAN
- C6.1 PLAN & PROFILE - PENINSULA FARMS ROAD P.O.B TO P.O.E.
- L1.0 LANDSCAPE PLAN



| DESCRIPTION | EXISTING | PROPOSED |
|---|----------------|------------------|
| GROUND CONTOUR | 605 | 613 |
| SPOT ELEVATION | 613.2 | 704.33 |
| CONTOUR FROM USGS TOPOGRAPHIC MAP | | |
| TOP OF CURB ELEVATION PAVEMENT (OR GUTTER FLOW LINE) ELEVATION | 613.5 613.0 | 704.33 704.00 |
| DIRECTION OF SURFACE FLOW | | ← |
| DRAINAGE HIGH POINT | | HP. |
| DRAINAGE LOW POINT | | LP. |
| WATER MAIN | — W — | — W — |
| SANITARY FORCE MAIN | — FM — | — FM — |
| SANITARY SEWER | — SAN — | — SAN — |
| STORM SEWER | — ST — | — ST — |
| GAS MAIN | — G — | — G — |
| OVERHEAD ELECTRIC | — OE — | — OE — |
| PROPERTY LINE | — PL — | — PL — |
| TREE LINE | — TL — | — TL — |
| PINE LINE | — PLN — | — PLN — |
| EDGE OF WETLAND | — EW — | — EW — |
| EDGE OF WATER | — EW — | — EW — |
| C/L OR DRAINAGE DITCH OR WATER LINE | — C/L — | — C/L — |
| SILT FENCE | | — SF — |
| DETENTION BASIN BERM | | — DB — |
| MANHOLE (MH) | ○ | ● |
| CATCH BASIN (CB) | ○ | ● |
| CLEAN OUT (CO) | ○ | ● |
| RISE | ○ | ● |
| GATE VALVE | ○ | ● |
| FIRE HYDRANT ASSEMBLY | ○ | ● |
| CURB STOP & BOX | ○ | ● |
| POLE, POWER OR ELECTRIC | ○ | ● |
| LIGHT POLE | ○ | ● |
| SIGN | ○ | ● |
| BENCH MARK (BM) | ○ | ● |
| UG UTILITY SIGN | ○ | ● |
| GUY ANCHOR | ○ | ● |
| SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P-PERMANENT T-TEMPORARY | ○ | ● |
| IRON FOUND / IRON SET | ○ | ● |
| CONCRETE MONUMENT | ○ | ● |
| GOVERNMENT CORNER | ○ | ● |
| NAIL FOUND / NAIL SET | ○ | ● |
| RECORD / MEASURED | ○ | ● |
| FENCE | — F — | — F — |
| WOOD STAKE | ○ | ● |

PUBLIC AGENCIES AND UTILITIES

GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
 Manager: John Divozzo
 Address: 2650 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-995-6039

MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.)

Engineer: Rick Liptak, P.E.
 Address: 2084 US-31 S., Traverse City, MI 49684
 Telephone: 231-941-1986

GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL

Supervisor: Dan Thorell
 Address: 2650 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-995-6042

PENINSULA TOWNSHIP STORMWATER CONTROL ORDINANCE

Planning Director: Randy Mielnik
 Telephone: 231-223-7314
 Township Engineer: Jennifer Hodges (Gourdie/Fraser)
 Telephone: 231-946-5874

CHERRYLAND ELECTRIC COOPERATIVE (ELEC.)

Engineer: Frank Seipker
 Address: 5930 US-31 S., Traverse City, MI 49684
 Telephone: 231-486-9220

CONSUMERS ENERGY (ELEC.)

Engineer: Chuck Walkonis
 Address: 821 Hastings St., Traverse City, MI 49686
 Telephone: 231-929-6228

CHARTER COMMUNICATIONS (T.V.)

Manager: Rob Nowak
 Address: 701 S. Airport Rd., Traverse City, MI 49686
 Telephone: 231-941-3766

POLICE AGENCIES

EMERGENCIES: 911
 Michigan State Police: 231-946-4646
 Grand Traverse County Sheriff: 231-995-5001
 Peninsula Twp. Community Police Officer: 231-223-4525

FIRE DEPARTMENTS

EMERGENCIES: 911
 Grand Traverse Metro: 231-947-3000
 Grand Traverse Rural: 231-943-9721
 Peninsula Township:
 Station #1: 231-223-4443
 Station #2: 231-947-1293

Applicant & Owner Information

Applicant: Sean McCardel Construction, Inc.
 Address: 310 Water Watch Lane, Traverse City, MI 49686
 Office Phone: 231-933-7111 Cell Phone: 231-631-7111
 Owner: James and Carolyn Carrol
 Address: 3960 Center Road, Traverse City, MI 49686
 Phone: 231-281-1440

Parcel Information

Tax ID: 28-11-031-002-00
 Parcel Address: 6960 Center Road
 Traverse City, MI 49686
 Parcel Description: Liber 453, Page 782
 The North half of the Northwest quarter of the Northwest quarter, Section 31, town 28 North, Range 10 West, Peninsula Township, Grand Traverse County, except the North 18 rods and except the South 4 rods thereof, and except commencing 34 rods 13 feet South of the Northwest corner of said Section; thence East 400 feet; thence South 20 feet; thence West 400 feet; thence North 20 feet to the Point of Beginning

Parcel Zoned:

RIC (Suburban Residential, single & two family) and R1A (Rural & Hillside)

Parcel Requirements and Provisions

| Acres Gross | Acres Net | Total Site |
|---|-------------------------|------------------------|
| 8.78 | 8.57 | |
| RIA | Lot Width (min.) | Lot Area (min.) |
| Required | 150' | 1 acre |
| Provided | See site plan, per lot | See site plan, per lot |
| RIC | Lot Width (min.) | Lot Area (min.) |
| Required | 100' | 20,000 s.f. |
| Provided | See site plan, per lot | See site plan, per lot |
| * For curved lots measure at front setback line | | |

Parcel Signs

Provided: None

Parcel Lighting

Provided: None

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

Mansfield
 Land Use Consultants

| REV# | DATE | BY | CHK | DESCRIPTION | |
|------|----------|-----|-----|-------------|----------------------------|
| 01 | 05-30-18 | dim | mmt | dim | Original Conceptual Design |
| 02 | 05-31-18 | dim | mmt | dim | Optional Conceptual Design |
| 03 | 06-29-20 | dim | mmt | dim | Site Plan Review |
| 04 | 10-02-20 | dim | mmt | dim | for 10-19-20 RIC meeting |

Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
 COVER SHEET
 Section 31, Town 28 North, Range 10 West
 Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY

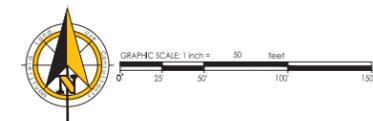
DATE: 05.31.18

PROJECT NO.: 18089

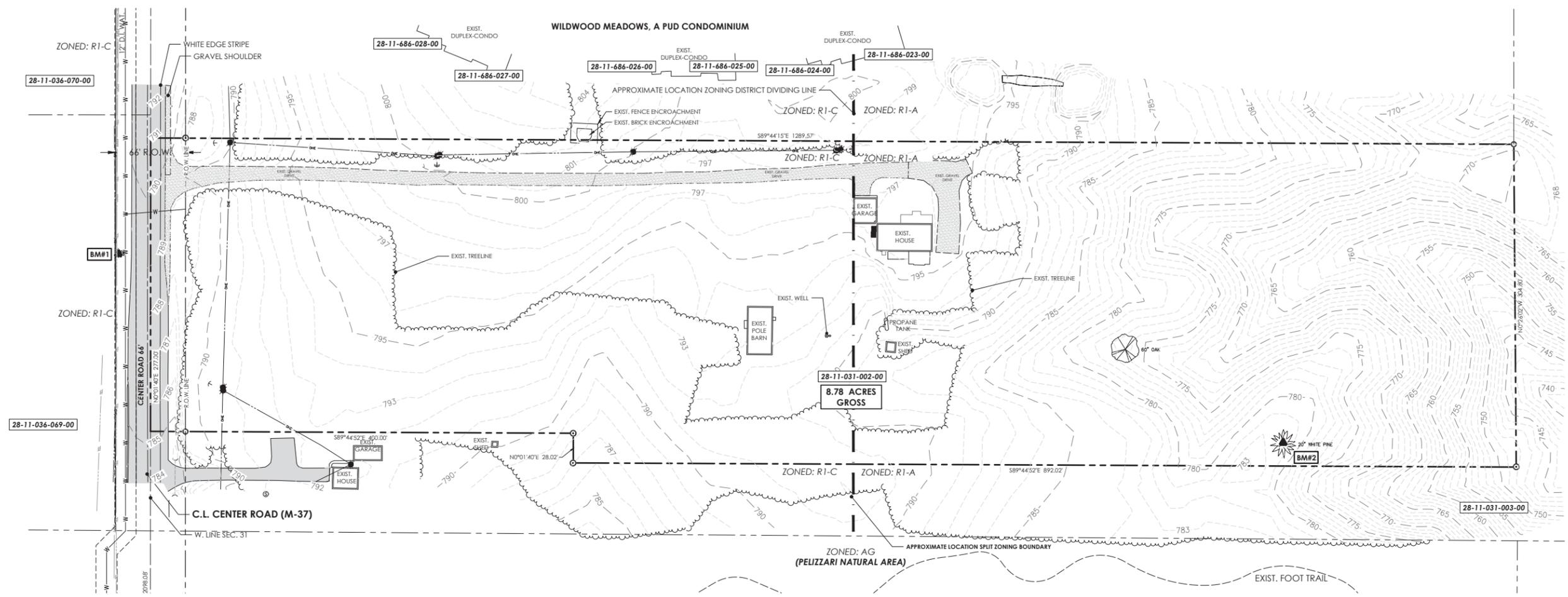
C1.0

PENINSULA FARM

Peninsula Township, Grand Traverse County, Michigan



BM#1: ELEV = 789.48 (NAVD 88)
TOP OF HYDRANT
BM#2: ELEV = 782.28 (NAVD 88)
SPIKE IN ROOT, 20' WHITE PINE



SURROUNDING PARCEL INFORMATION

| Tax ID | Owner/Address | Parcel Address | Current Zoning | Current Use |
|------------------|---|---|----------------|----------------------------|
| 28-11-031-002-00 | James & Carolyn Carroll 6940 Center Road Traverse City, MI 49686 | 6940 Center Road Traverse City, MI 49686 | RIC & R1A | Residential |
| 28-11-031-003-00 | William Lee & Laura Serocki 6924 Center Rd. Traverse City, MI 49686 | 6924 Center Rd. Traverse City, MI 49686 | RIC & R1A | Residential |
| 28-11-336-069-00 | Arthur Elliott Family LP 759 George St. Traverse City, MI 49686 | Center Rd. Traverse City, MI 49686 | RIC | Vacant |
| 28-11-336-070-00 | Jonathan & Amy Jo Dayton 6995 Center Road Traverse City, MI 49686 | Center Rd. Traverse City, MI 49686 | RIC | Vacant |
| 28-11-686-900-00 | Craggs & Smith Investments LLC 2636 Garfield Rd. N Ste 33 Traverse City, MI 49686 | Wildwood Meadows Dr Traverse City, MI 49686 | RIC | Site Condo, Commons |
| 28-11-686-028-00 | Margaret Ritenburgh 62 Wildwood Meadows Dr Traverse City, MI 49686 | 62 Wildwood Meadows Dr Traverse City, MI 49686 | RIC | Residential, duplex condo. |
| 28-11-686-027-00 | Arieta Benson Trust 70 Wildwood Meadows Dr Traverse City, MI 49686 | 70 Wildwood Meadows Dr Traverse City, MI 49686 | RIC | Residential, duplex condo. |
| 28-11-686-026-00 | Jay & Holly Payne 78 Wildwood Dr. Traverse City, MI 49686 | 78 Wildwood Dr. Traverse City, MI 49686 | RIC | Residential, duplex condo. |
| 28-11-686-025-00 | Brian & Aimee Cloud 86 Wildwood Dr. Traverse City, MI 49686 | 86 Wildwood Dr. Traverse City, MI 49686 | RIC | Residential, duplex condo. |
| 28-11-686-024-00 | Margaret McKee Trust 94 Wildwood Dr. Traverse City, MI 49686 | 97 Wildwood Dr. Traverse City, MI 49686 | RIC | Residential, duplex condo. |
| 28-11-686-023-00 | Richard & Susan Bingham 102 Wildwood Dr. Traverse City, MI 49686 | 102 Wildwood Dr. Traverse City, MI 49686 | RIA | Residential, duplex condo. |

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9510
www.mmaeps.com
info@mmaeps.com

Mansfield
Land Use Consultants

| REV# | DATE | DESCRIPTION | BY | CHK |
|------|----------|----------------------------|----|-----|
| 01 | 05-30-18 | Original Conceptual Design | dm | mm |
| 02 | 05-31-18 | Original Conceptual Design | dm | mm |
| 03 | 06-29-20 | Site Plan Review | dm | mm |
| 04 | 10-02-20 | for 10-19-20 RIC meeting | dm | mm |

Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
EXISTING CONDITIONS
Section 31, Town 28 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY

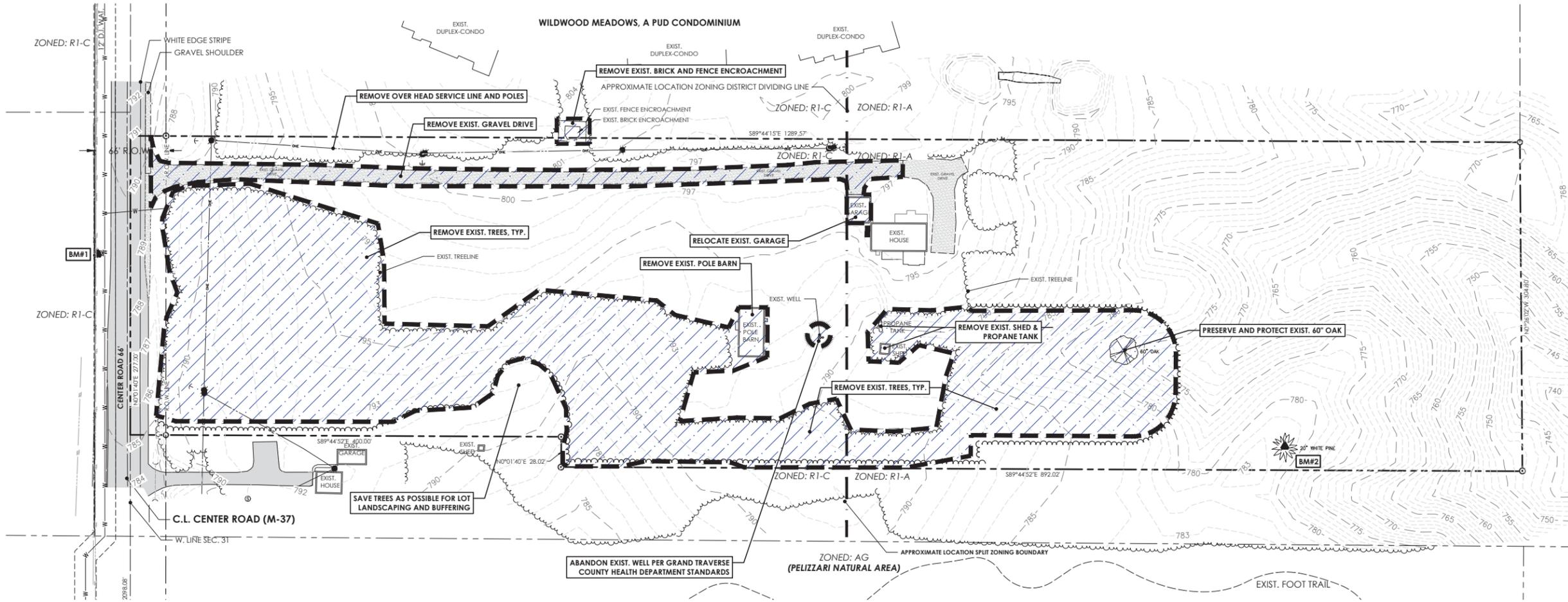
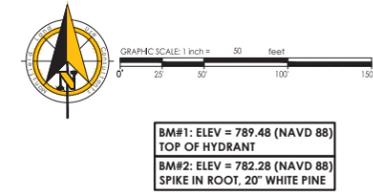
DATE: 05.31.18

JOB NO.: 18089

C2.0

GENERAL CONSTRUCTION NOTES:

1. ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED DEMOLITION PERMIT FROM PENINSULA TOWNSHIP.
2. ALL REMOVALS AND THE TRANSPORTATION OF THE SAID REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND ALL LOCAL/STATE/FEDERAL LAWS.
3. ALL REMOVALS SHALL BE COMPLETED TO THE LIMITS AS SPECIFIED. ALL REMOVALS SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.
4. ANY SALVAGEABLE ITEMS UNWANTED BY THE OWNER SHALL BE RECYCLED TO THE EXTENT POSSIBLE.
5. THE CONTRACTOR SHALL VISIT AND REVIEW THE ENTIRE SITE TO FIELD VERIFY ALL SURFACE AND UNDERGROUND ITEMS OF WORK AFTER COORDINATING WITH THE MISS DIG SYSTEM.
6. ALL SURFACE FEATURES (VALVES, POSTS, CURB STOPS, ETC.) OF EXISTING UTILITIES THAT ARE CALLED OUT FOR REMOVAL SHALL BE COMPLETELY REMOVED BELOW THE PROPOSED GROUND ELEVATIONS. ALL OTHERS SHALL BE ADJUSTED TO THE PROPOSED GROUND ELEVATIONS, AS REQUIRED.
7. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO DISCONNECTING, CAPPING AND REMOVING EXISTING UTILITIES.
8. SAWCUT ALL PAVEMENTS FULL DEPTH AT THE CONSTRUCTION LIMITS PRIOR TO DEMOLITION AND REMOVAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY & ACCESS.
10. ALL TREES THAT ARE TO BE RETAINED SHALL BE APPROPRIATELY MARKED AND/OR PROTECTED PRIOR TO AND THROUGHOUT THE SITE CONSTRUCTION.
11. THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN AND SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH PENINSULA TOWNSHIP AND THE G.T.Co. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING, ETC. PER TOWNSHIP STANDARDS & RECOMMENDATIONS.



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

Mansfield
Land Use Consultants

| REV# | DATE | DESCRIPTION | CHK |
|------|----------|----------------------------|-----|
| 01 | 05-30-18 | Original Conceptual Design | |
| 02 | 05-31-18 | Original Conceptual Design | |
| 03 | 06-29-20 | Site Plan Review | |
| 04 | 10-02-20 | for 10-19-20 TIC meeting | |

Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
DEMOLITION PLAN
Section 31, Town 28 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

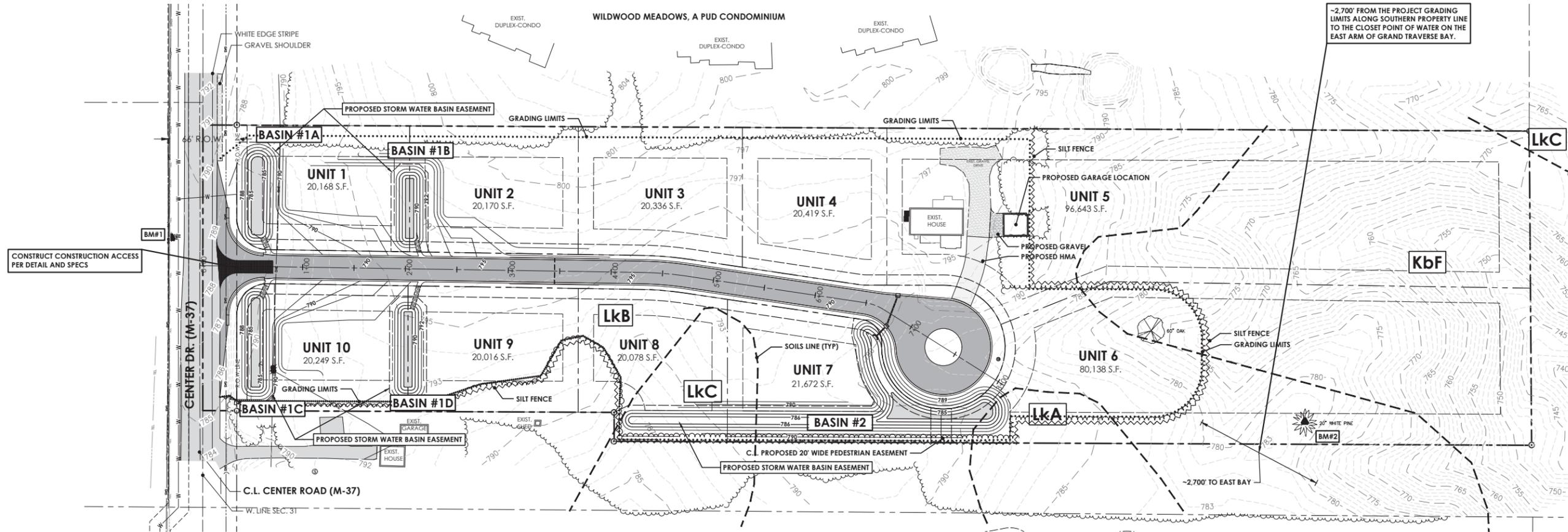
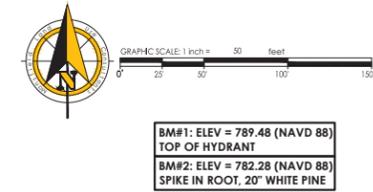
PRELIMINARY
PXC
dm
DE: mmm
CDD: dm
CREATED: 05.31.18
JOB NO.: 18089
C2.1

CONSTRUCTION SCHEDULE NARRATIVE:*

- / / TO / / INSTALL TEMPORARY S.E.S.C. MEASURES
 - / / TO / / INSTALL CONSTRUCTION ENTRANCE
 - / / TO / / SITE CLEARING, GRUBBING & STUMP REMOVAL
 - / / TO / / DEMOLITION & REMOVALS
 - / / TO / / SITE & ROAD GRADING
 - / / TO / / STORM BASINS
 - / / TO / / DITCHING & PERMANENT S.E.S.C. MEASURES
 - / / TO / / INSTALL SANITARY SEWER & WATER MAIN
 - / / TO / / INSTALL ALL UNDERGROUND PRIVATE UTILITIES
 - / / TO / / INSTALL 22A ROAD GRAVEL
 - / / TO / / INSTALL HMA PAVEMENT & CONC. CURB
 - / / TO / / LANDSCAPING & SITE IRRIGATION
 - / / TO / / RESTORATION - SITE
 - / / TO / / INSTALL SIGNS, FENCES, PAVT MARKINGS, CLEANUP
 - / / TO / / REMOVE TEMPORARY S.E.S.C. MEASURES
- * THE FINAL CONSTRUCTION SCHEDULE IS SUBJECT TO CHANGE BASED ON PERMIT APPROVALS, OWNER & CONTRACTOR SCHEDULES, ETC.

CONSTRUCTION NOTES:

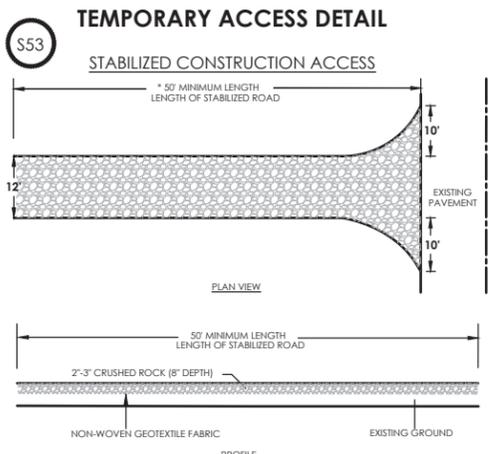
1. ALL TEMPORARY AND PERMANENT CONSTRUCTION MEASURES SHALL MEET ALL REQUIREMENTS AND CONDITIONS OF THE APPROVED S.E.S.C. PERMIT FROM GRAND TRAVERSE COUNTY THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
2. SILT FENCE SHALL BE INSTALLED IN THE APPROPRIATE AREAS OF CONSTRUCTION PRIOR TO THE BEGINNING OF CONSTRUCTION IN THAT AREA AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION UNTIL PERMANENT VEGETATION IS ESTABLISHED AND THE SITE IS STABILIZED. THE CONTRACTOR MUST REMOVE THE SILT FENCE UPON COMPLETION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED ACCESS PERMITS FOR ACCESS ONTO CENTER ROAD (M-37). ANY TEMPORARY CONSTRUCTION ACCESS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. ALL STUMPS AND UNDERGROUND ORGANIC MATERIAL SHALL BE COMPLETELY REMOVED WITH AN EXCAVATOR AND SHALL NOT BE BURIED ON SITE.
5. ANY REQUIRED STOCKPILES SHALL BE LOCATED INLAND, AWAY FROM DRAINAGE WAYS, WETLANDS OR OTHER WATER SOURCES. DORMANT STOCKPILES SHALL BE SEED TO PREVENT SEDIMENTATION AND AIRBORNE EROSION.
6. CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT ONTO ADJACENT PROPERTIES, WATER BODIES, DRAINAGE WAYS AND WETLANDS.
7. CARE SHOULD BE TAKEN TO MAINTAIN EXISTING ROADSIDE DRAINAGE DURING CONSTRUCTION.
8. ALL SLOPES EXCEEDING 3H:1V SHALL BE RESTORED WITH MULCH BLANKET.
9. THE CONTRACTOR SHALL USE WATER OR DUST PALLIATIVE TO CONTROL DUST ON AND ADJACENT TO THE PROJECT SITE AND ON CENTER ROAD (M-37). MAINTAIN THE CENTER ROAD (M-37) ENTRANCE BY REGULAR SWEEPING, AS NECESSARY UNTIL THE SITE IS PERMANENTLY STABILIZED.
10. MINIMIZE DISTURBANCE TO ALL EXISTING VEGETATION EXCEPT WHERE NOTED OTHERWISE. ALL EARTH WORK SHALL BE COMPLETED IN A MANNER THAT LIMITS THE EXPOSED AREA OF DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.



CONSTRUCT CONSTRUCTION ACCESS PER DETAIL AND SPECS

-2,700' FROM THE PROJECT GRADING LIMITS ALONG SOUTHERN PROPERTY LINE TO THE CLOSEST POINT OF WATER ON THE EAST ARM OF GRAND TRAVERSE BAY.

| Map Unit Symbol | Map Unit Name | Soil Characteristics |
|-----------------|--|--|
| kbf | Kalkaska Sand, 25 to 45% slopes | Depth to restrictive layer: More than 80 inches Natural Drainage Class: Somewhat excessively drained Runoff Class: Low Infiltration: 5.95 to 19.98 in/hr Depth to Water Table: More than 80 inches |
| LkA | Leelanau-Kalkaska loamy sands, 0 to 2% slopes | Depth to restrictive layer: More than 80 inches Natural Drainage Class: Well drained Runoff Class: Negligible Infiltration: 1.98 to 5.95 in/hr Depth to Water Table: More than 80 inches |
| LkB | Leelanau-Kalkaska loamy sands, 2 to 6% slopes | Depth to restrictive layer: More than 80 inches Natural Drainage Class: Well drained Runoff Class: Negligible Infiltration: 1.98 to 5.95 in/hr Depth to Water Table: More than 80 inches |
| LkC | Leelanau-Kalkaska loamy sands, 6 to 12% slopes | Depth to restrictive layer: More than 80 inches Natural Drainage Class: Well drained Runoff Class: Very low Infiltration: 1.98 to 5.95 in/hr Depth to Water Table: More than 80 inches |



STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

- WHEN**
- CONSTRUCTION TRAFFIC IS EXPECTED TO LEAVE A CONSTRUCTION SITE.
 - STABILIZATION OF INTERIOR CONSTRUCTION ROADS IS DESIRED.
- WHY**
- TO MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS AND TO MINIMIZE DISTURBANCE OF VEGETATION.
- WHERE**
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST BE ROUTED OVER THE ROCK INGRESS/EGRESS CORRIDOR.
- HOW**
- STABILIZED CONSTRUCTION ACCESS ROAD SHOULD BE ESTABLISHED AT THE ONSET OF THE CONSTRUCTION ACTIVITIES AND MAINTAINED IN PLACE FOR THE DURATION OF THE CONSTRUCTION PROJECT.
 - INSTALLATION OF THIS PRACTICE SHOULD BE THE RESPONSIBILITY OF THE SITE CLEARING OR EXCAVATING CONTRACTOR.
 - ACCESS LOCATION SHOULD BE CLEARED OF WOODY VEGETATION.
 - NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 - ACCESS SIZE SHOULD BE A MINIMUM OF 50' (30' FOR SINGLE RESIDENCE LOT).
 - ACCESS WIDTH SHOULD BE 12' MINIMUM, FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - CRUSHED AGGREGATE (2" TO 3"), OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, SHALL BE PLACED AT LEAST 8" DEEP OVER THE LENGTH AND WIDTH OF THE INGRESS/EGRESS CORRIDOR.
- MAINTENANCE**
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
 - STABILIZED ENTRANCES SHALL BE REPAIRED AND ROCK ADDED AS NECESSARY.
 - SEDIMENT DEPOSITED ON PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY AND RETURNED TO THE CONSTRUCTION SITE. REMOVE ACCUMULATED SEDIMENT IN THE SUMPS AND MAINTAIN SWEEPED ROADS.
 - IF SOILS ARE SUCH THAT WASHING OF TIRES IS REQUIRED, IT SHALL BE DONE IN A WASH RACK AREA. STABILIZED WITH STONE, IMMEDIATELY PRIOR TO THE CONSTRUCTION ACCESS STABILIZED CORRIDOR.
 - AT THE PROJECT COMPLETION, ROCK ACCESS ROAD SHOULD BE REMOVED AND DISPOSED OF UNLESS UTILIZED AS SUBGRADE FOR FINAL ROAD.
- LIMITATIONS**
- EFFECTIVENESS LIMITED. SEDIMENT MAY BE TRACKED ONTO ROADS REQUIRING ADDITIONAL ACTION.

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

Mansfield
Land Use Consultants

| REV# | DATE | DESCRIPTION | BY | CHK |
|------|----------|----------------------------|----|-----|
| 01 | 05-30-18 | Original Conceptual Design | dm | mm |
| 02 | 05-31-18 | Optional Conceptual Design | dm | mm |
| 03 | 06-07-20 | Site Plan Review | dm | mm |
| 04 | 10-02-20 | for 10-19-20, TIC meeting | dm | mm |

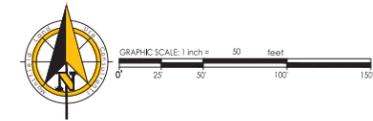
Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
SOIL EROSION & SEDIMENTATION CONTROL PLAN
Section 31, Town 28 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY

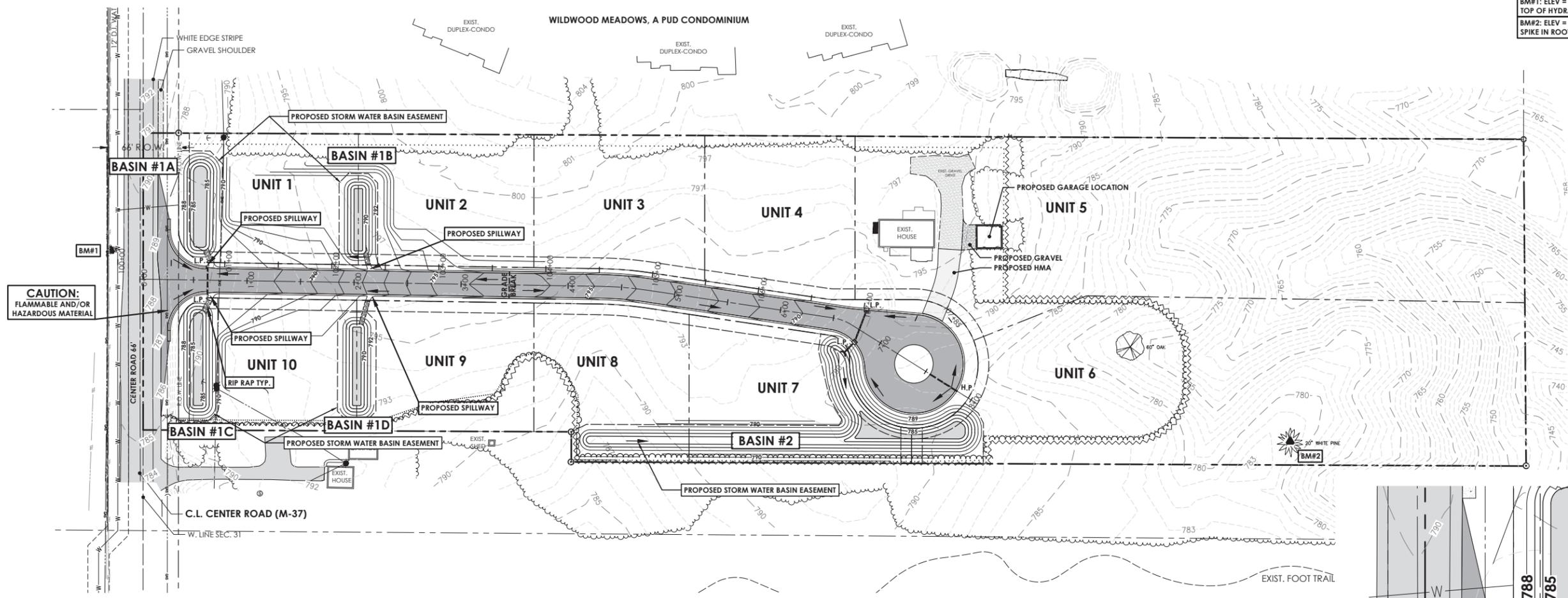
18089

C3.0

C:\Users\jlee\OneDrive\Local Files\Peninsula Farm\Peninsula Farm\2020-11-16\Peninsula Farm\2020-11-16.dwg (13.3 MB) - Oct 05, 2020 11:46:07 AM - V10.0.0



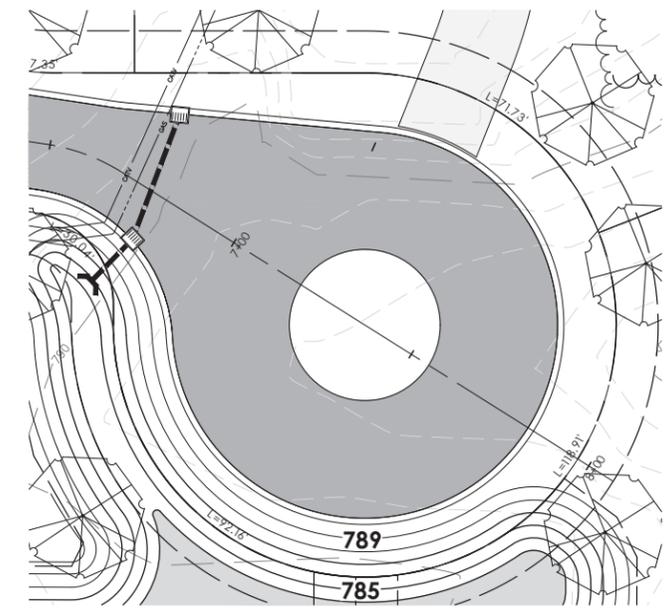
BM#1: ELEV = 789.48 (NAVD 88)
TOP OF HYDRANT
BM#2: ELEV = 782.28 (NAVD 88)
SPIKE IN ROOT, 20' WHITE PINE



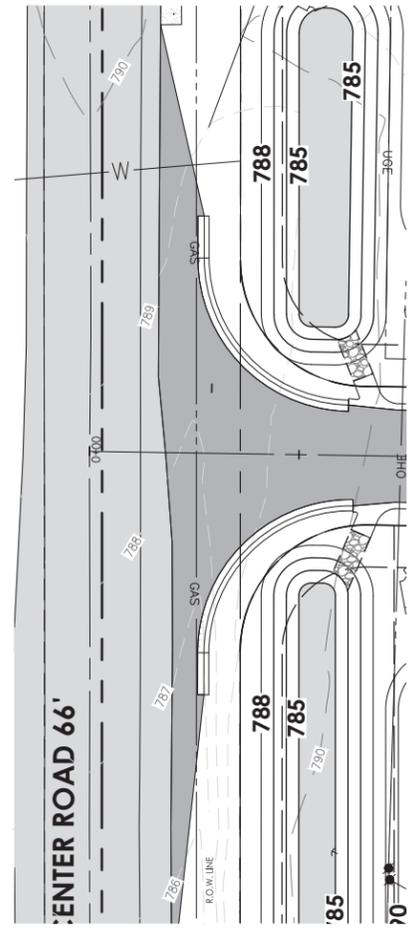
CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

GENERAL CONSTRUCTION NOTES - GRADING:

1. FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE.
 2. RESTORATION SHALL INCLUDE FURNISHING AND PLACING 3" OF TOPSOIL AND HYDRO-SEEDING (OR SEED, FERTILIZER & MULCH) TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULCH BLANKET IS REQUIRED WHERE SLOPES EXCEED 3H:1V SLOPES.
 3. PRESERVE AND PROTECT EXISTING TREES TO THE DEGREE POSSIBLE.
- NOTE: FINAL BASIN VOLUME TO STORE BACK-TO-BACK 100-YR STORM EVENTS



DETAIL GRADES - PENINSULA FARMS CUL-DE-SAC
SCALE: 1" = 20'



DETAIL GRADES - PENINSULA FARMS ENTRANCE
SCALE: 1" = 20'

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

Mansfield
Land Use Consultants

| REV# | DATE | DIS | CHK | CHK |
|------|----------|-----|-----|-----|
| 01 | 05-30-18 | dim | mmt | dim |
| 02 | 05-31-18 | dim | mmt | dim |
| 03 | 06-29-20 | dim | mmt | dim |
| 04 | 10-02-20 | dim | mmt | dim |

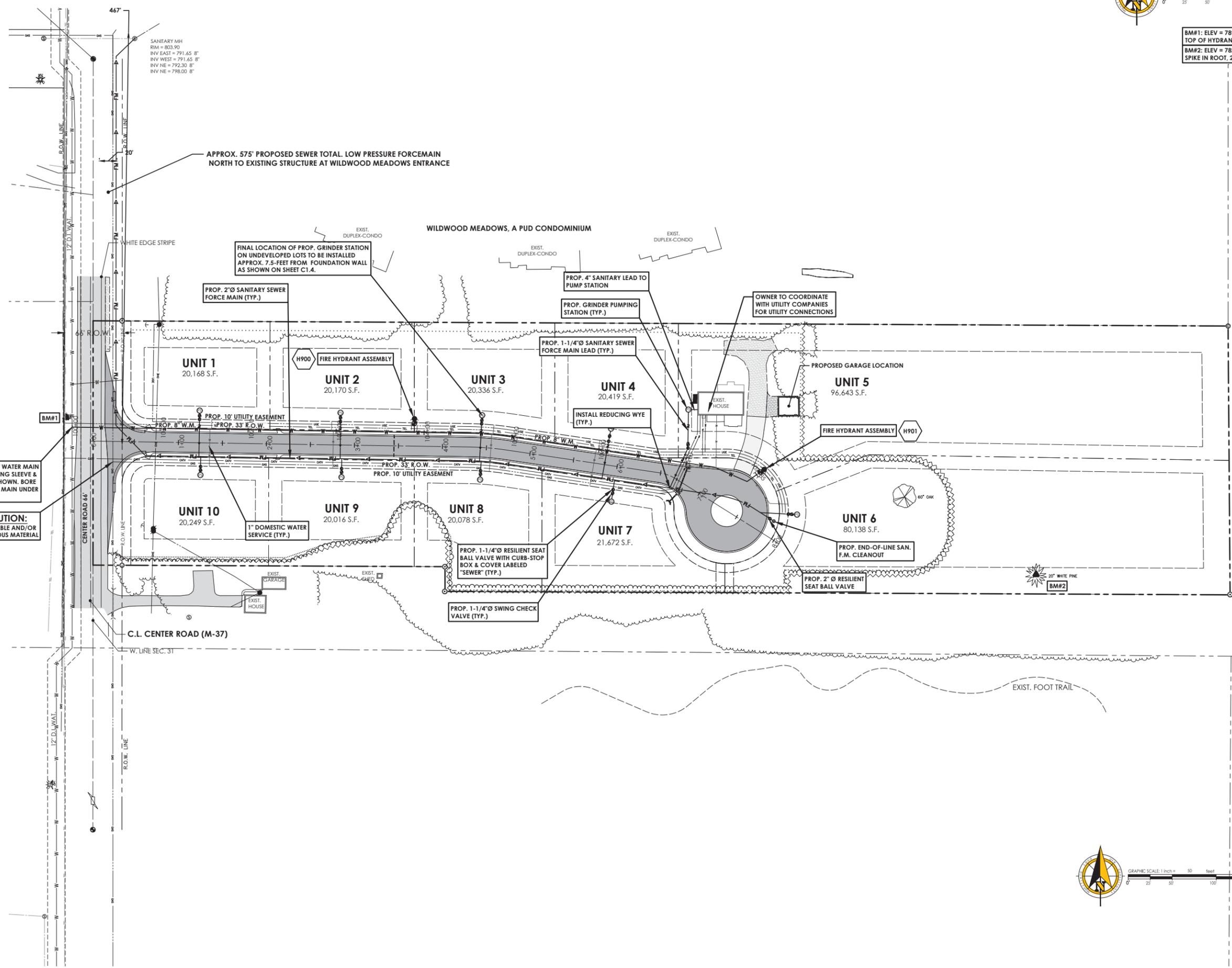
Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
OVERALL GRADING & STORM PLAN
Section 31, Town 28 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY
JOB NO.: 18089
C5.0



GRAPHIC SCALE: 1 inch = 50 feet

BM#1: ELEV = 789.48 (NAVD 88)
TOP OF HYDRANT
BM#2: ELEV = 782.28 (NAVD 88)
SPIKE IN ROOT, 20' WHITE PINE



GRAPHIC SCALE: 1 inch = 50 feet

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

Mansfield
Land Use Consultants

| REV# | DATE | DESCRIPTION | BY | CHK |
|------|----------|----------------------------|----|-----|
| 01 | 05-31-18 | Original Conceptual Design | dm | dm |
| 02 | 05-31-18 | Optional Conceptual Design | dm | dm |
| 03 | 06-29-20 | Site Plan Review | dm | dm |
| 04 | 10-02-20 | for 10-19-20 PIC meeting | dm | dm |

Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
OVERALL UTILITY PLAN
Section 31, Town 28 North, Range 10 West
Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY
JOB NO.: 18089
C6.0

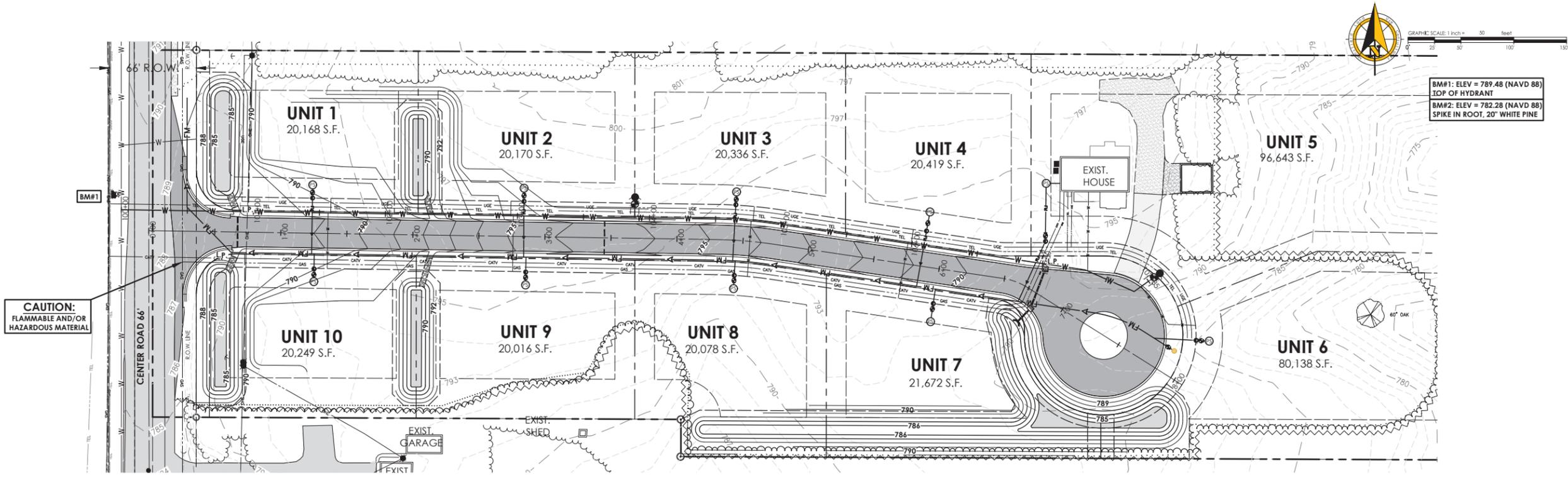
830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.maaeps.com
 info@maaeps.com

Mansfield
 Land Use Consultants

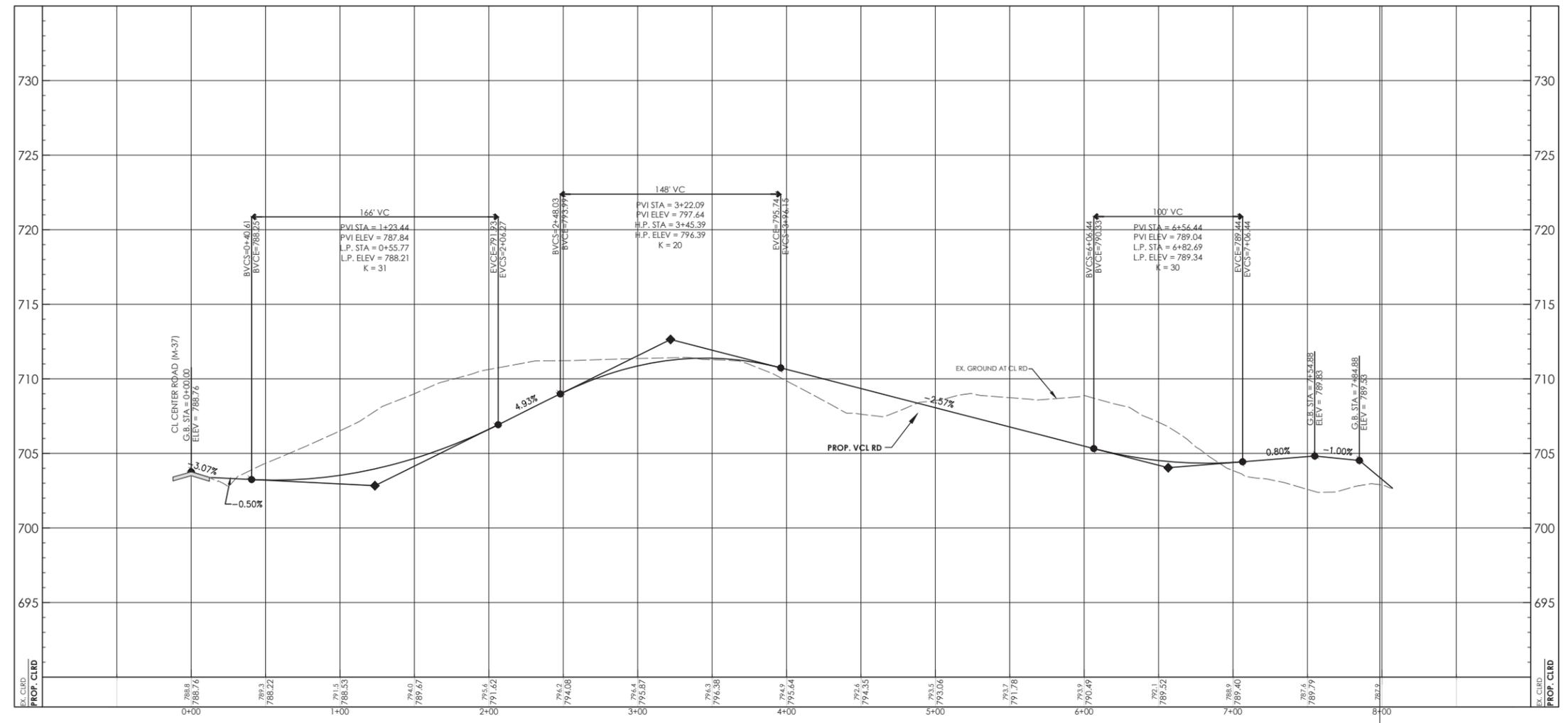
| REV# | DATE | BY | CHK | DIS | DESC |
|------|----------|----|-----|-----|----------------------------|
| 01 | 05-30-18 | dm | mm | dm | Original Conceptual Design |
| 02 | 05-31-18 | dm | mm | dm | Optional Conceptual Design |
| 03 | 06-29-20 | dm | mm | dm | Site Plan Review |
| 04 | 10-02-20 | dm | mm | dm | for 10-19-20 P.C. meeting |

Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
PLAN & PROFILE - PENINSULA FARM RD P.O.B. TO P.O.E.
 Section 31, Town 28 North, Range 10 West
 Peninsula Township, Grand Traverse County, Michigan

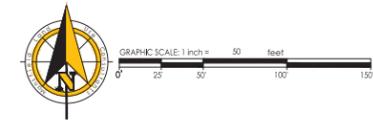
PRELIMINARY
 18089
 C6.1



PENINSULA FARMS RD PROFILE
 SCALE: 1"=40' H, 1"=4' V

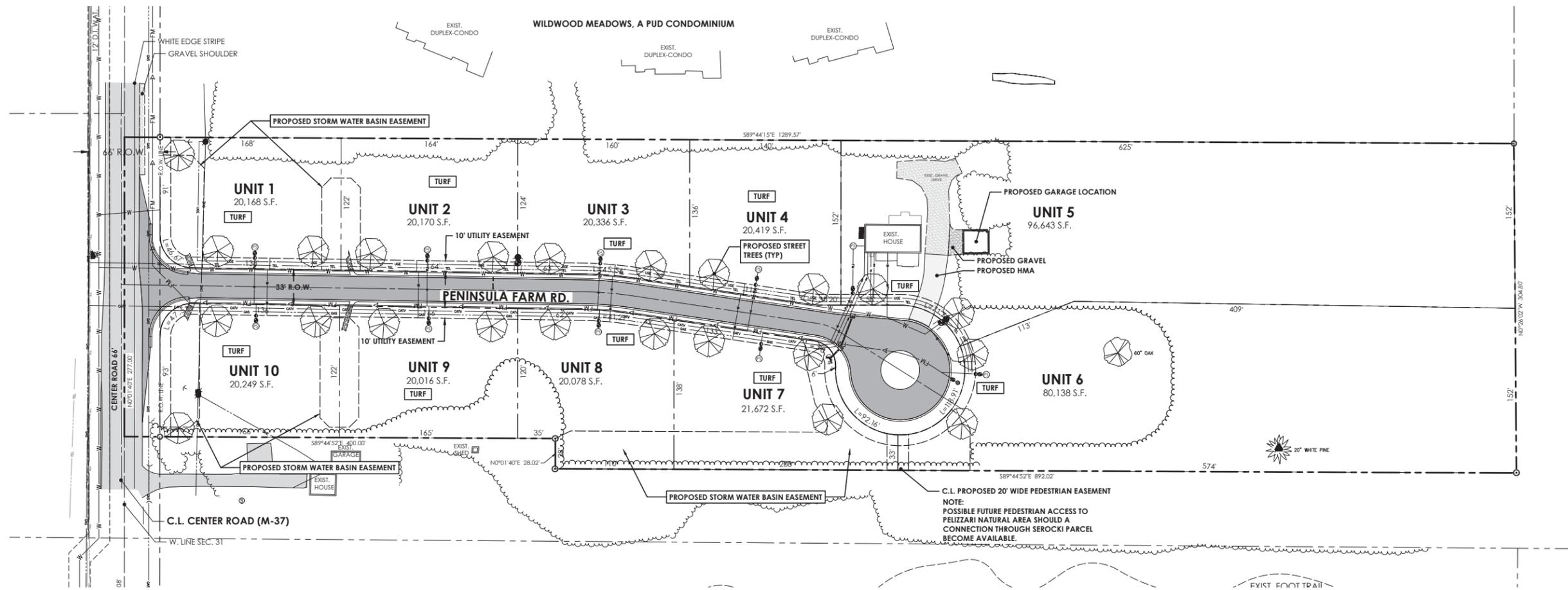


C:\Users\jacob\AppData\Local\Temp\AutoCAD\1023818899\plan03.dwg (24.18K) - Oct 05, 2020 11:46am - KCM:MP



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

Mansfield
 Land Use Consultants



| REV# | DATE | BY | CHK | DESC |
|------|----------|-----|-----|----------------------------|
| 01 | 05-30-18 | dim | mmt | Original Conceptual Design |
| 02 | 05-31-18 | dim | mmt | Original Conceptual Design |
| 03 | 06-29-20 | dim | mmt | Site Plan Review |
| 04 | 10-02-20 | dim | mmt | for 10-19-20 J.C. meeting |

PLANTING NOTES:

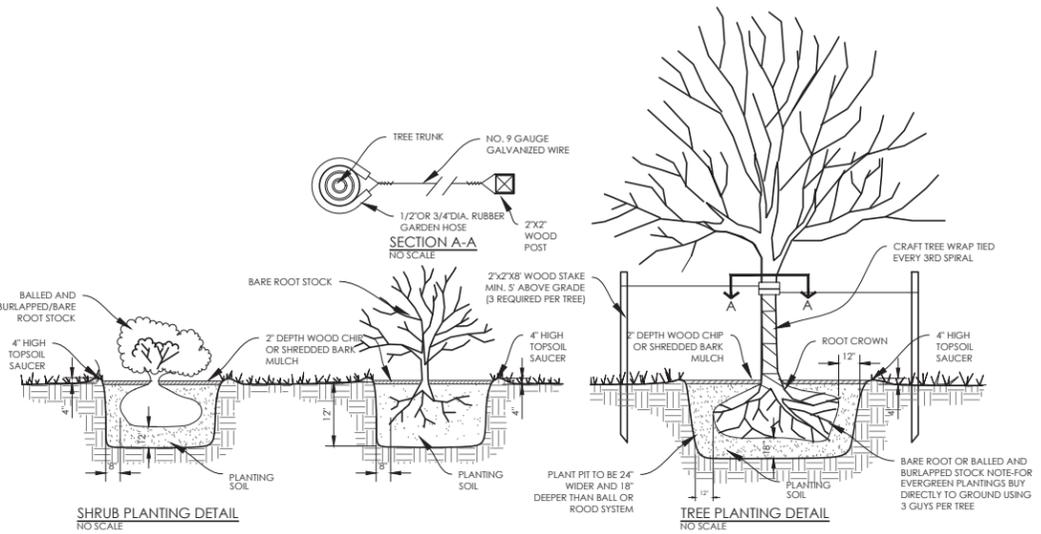
- Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work.
- Remove and dispose of all soil in planting areas that contains any deleterious substance such as oil, plaster, concrete, gasoline, paint, solvents, etc., removing the soil to a minimum depth of six (6) inches or to the level of dryness in the affected areas. The affected soil shall be replaced with native or imported soil as required.
- Finish grading all planting areas to a smooth and even condition, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1 inch in diameter within 3 inches of surface.
- All Plant Materials shall be healthy, well developed representatives of their species or varieties, free from disfigurement with well-developed branch and root systems, and shall be free from all plant diseases and insect infestation.
- All plant substitutions will be subject to the Owner's approval.
- Each plant shall be planted with its proportionate amount of soil amendment and fertilizer. Hand smooth planting area after planting to provide an even, smooth, final finish grade. To avoid drying out, plantings shall be immediately watered after planting until the entire area is soaked to the full depth of each hole unless otherwise noted on the drawing.
- Mulch all planting beds with 3 inches of shredded bark mulch.
- Remove all tags, labels, nursery stakes and ties from all plant material only after the approval of the Owner.
- All plants shall be guaranteed for a period of one year. The guarantee period commences from the time of final acceptance by the Owner. Replace as soon as weather permits, all dead plants not in vigorous condition as noted during the maintenance period. Said plants shall be maintained for a period of 90 calendar days from the replacement date. Plants used for replacements shall be same kind and size as originally planted. They shall be furnished, planted and fertilized as specified and guaranteed.
- All disturbed areas shall be top soiled to a depth of 4", seeded, fertilized and molded mulch blankets shall be used as needed in areas of potential erosion prior to establishment of lawn areas.
- Street trees to be planted on their respective lots. Trees shall not be located within the right-of-way or the utility easement.
- Lot 5 requires (2) street trees. Said trees are to be field located and installed before the Site Condominium construction has been completed.
- Lots 1, 7 and 10 require (3) street trees each and will be field located and installed at time of home construction.
- Lots 2 thru 6 and 8 thru 9 require (2) trees each and will be field located and installed at time of home construction.

PLANT LEGEND:

| symbol | common name | botanical name | size |
|--------|--------------|------------------|--------------|
| | Maple, Sugar | (Acer saccharum) | (2-1/2" B&B) |

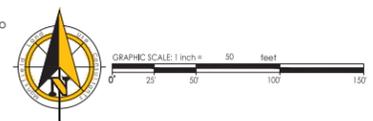
TURF NOTES:

- Seed to turf all exposed soils



LANDSCAPING PREPARED BY:

Petra H. Kuehnis, RLA
 Landscape Architect
 No. 3901001386



Sean McCardel Construction Inc.
PENINSULA FARM - RESIDENTIAL DEVELOPMENT
LANDSCAPE PLAN
 Section 31, Town 28 North, Range 10 West
 Peninsula Township, Grand Traverse County, Michigan

| | | |
|-------------|-------------|----------|
| PRELIMINARY | | |
| DATE: | 05.31.18 | CREATED: |
| BY: | dim | DATE: |
| CHK: | mmt | SCALE: |
| JOB NO.: | 18089 | |
| | L1.0 | |

C:\Users\jw\AppData\Local\Temp\AutoCAD\17029\18089\dwg\11.0_LANDSCAPE.dwg (11.0_LANDSCAPE.dwg) 10/15/2020 11:46:00 AM



Proposed Road Name

Applicant Name: _____

Location of Road:

Section: ____ T ____ N; R ____ W

Proposed Road Name:

| Directional | Street Name | Street Type |
|-------------|-------------|-------------|
|-------------|-------------|-------------|

Existing Road Name:
(If change is requested)

| Directional | Street Name | Street Type |
|-------------|-------------|-------------|
|-------------|-------------|-------------|

Approval:

Approved
 Denied by Grand Traverse Equalization on _____.

Comments: _____

Signature: _____

This notice attests to the uniqueness of the proposed road name within Grand Traverse County and its uniqueness against any other proposed road names in the last ninety (90) days since the above approval date.

This form does NOT constitute final acceptance of the proposed road name. The local governing unit must ultimately approve a proposed name in accordance with the Grand Traverse County Street and Road Naming Ordinance as amended. Following local unit approval, Grand Traverse Equalization will require notice and or minutes to prompt the naming of the road.

If this form appears blank or is missing information:

Please check your email filters, security settings, or the compatibility of your PDF reader application.



July 27, 2020

Randy A. Mielnik, AICP
Director of Planning
Peninsula Township
13235 Center Road
Traverse City MI, 49686
Phone - 231-223-7314
planner@peninsulatownship.com

RE: Engineer's Initial Review
Peninsula Farms – Ordinance and Utility Plans Review
Peninsula Township, MI
Parcel ID: 28-11-031-002-00

Dear Randy,

We have reviewed the submitted Preview Set intended for Use by Right Permit Site Condominium Development Application for the proposed Peninsula Farms Residential Development. The Plans were prepared by Mansfield and dated 06-29-2020. We have examined the plans for preliminary compliance with Township and County standards.

Existing Conditions:

The subject parcel is located about 300-ft south of the intersection of Center Rd and Mathison Rd./Wildwood Meadow Dr. The property consists of 8.78 acres with frontage on Center Rd. The property extends east approximately 1,290-ft. There is currently one (1) single family home and one (1) pole barn located midway on the property. About 2.5 acres is cleared surrounding the existing structures and driveway. The remaining areas, located along the south property line and east of the existing home, are densely wooded. The terrain is moderately sloped in the frontage half of the property and sheds south. The terrain of the eastern half of the property is steeper and shows concentrated flow draining easterly. There are no public utilities available to this property except for an existing water service.

Proposed Improvements:

The project proposes a use-by-right site condominium consisting of ten (10) single-family units. The proposed Unit No. 5 intends to retain the existing home and add a new detached garage. Removals and clearing are scheduled for the front 2/3's of the site to allow for the site grading, utility extensions, and proposed private road with cul-de-sac which extends east from Center Road. The development is intended to be serviced with proposed public utility extensions to provide both water and sanitary service to each unit.



General Review of Site Improvements:

The submitted Plans show condominium layout, grading, and utilities, overlaying the existing topography. Also provided are the details for the road and landscape plan.

Preliminary Storm Water Review:

Reviewed for general compliance with Ordinance #33 and County SESC Requirements.

1. The plans show proposed grading for the private road and Units No. 1-10. It is assumed that lot coverage will be reviewed with each unit application for Land Use permit. SW permit for each lot will be required if larger than 1 acre or within 500' of the water. Please clarify. However, it is noted that final grading should drain positive away from structures.
 - Please clarify if drainage of proposed structures can be with development of Unit 6.
2. The roadway grading follows the general contours of the existing land and maintains the grade break located at the east edge of Unit No. 2 and 9.
3. Storm water management is provided in five (5) retention basins. It is noted on the plans the final design volume will store the back-to-back 100-year in compliance with the Ordinance. No storm water calculations were provided and final submittal shall include calculations for review. The facilities can be generally described as follows:
 - The west half of the site, Units No. 1,2,9, and 10, drains to four (4) retention basins distributed on the western lot lines. Road drainage along the frontage of each unit is collected with rolled asphalt curbing and directed to the basins with spillways.
 - The eastern half of the site, Unit No. 3-8, are shown to drain to the low point in the road, just before the cul-de-sac. Drainage is collected with two catch basins which lead to the fifth retention area located along the south property line of Unit No. 6 and 7.
 - Overflow routes are not indicated on the plans as back-to-back 100-year storage is to be attained. In any event, it appears that if the basins are breached, no existing or proposed structures would be directly impacted.
4. Maximum slopes appear to be 1:3 and proper stabilization methods noted.
5. The plans indicate general care to leave the trees and vegetation as much as possible.
6. County soils data is shown and indicates sandy soils. No geotechnical report was provided and is recommended to define a design infiltration rate for the retention areas.

Preliminary Road:

Reviewed for general compliance with Section 7.10 and GTCRC requirements.

1. Private road access is provided with connection from Center Rd and a cul-de-sac terminus.
2. Road width, pavement section and easements generally match Township and County standards.
3. Road slopes are acceptable
4. Vertical curves appear meet Ordinance/ASHTO guidelines for SSD at 25-mph.
5. A review of the layout should be provided for to the Fire Department for review.
6. The road intersection details appear to comply with Township and GTCRC standards. Final review and acceptance from GTRC is required for permitting.



Preliminary Utility Compliance Review:

Public utility extensions for water and sanitary are shown and reviewed for general compliance with Grand Traverses County DPW standards.

Water Main

1. An 8" water main extension is shown to serve the proposed project and extends east from the existing 12" water main on Center Rd. This service area is part of the Huron Hills District / Port of Old Mission Reduced Pressure Zone and receives its water from the 300,000-gallon ground reserve just north of the development on Center Road. Pressures at the mainline connection are around 50 psi with an available fire flow of 2,000 psi based upon hydraulic data from 2016. Confirmation (hydrant testing) will need to be conducted by the design consultant to confirm sufficient pressures. There is concern with areas that have higher topography there will be a reduced pressure at the dwellings specifically during irrigation and 2nd story service.
2. The water main is located along the north line of the proposed 33' right-of-way. A 20' easement will need to be provided for the dedicated utility.
3. Two fire hydrant assemblies are shown, adequately spaced to serve the development.
4. 1" service lines are indicated. Curb stop boxes should be shown at the right-of-way line.
5. The watermain is not shown in profile to verify depth. It is assumed final plans will show this. Crossings of other utilities should be shown to verify adequate separation. However, it is noted on the plans to maintain proper separate.
6. All design and construction standards shall comply with the Current Grand Traverse County Specifications and Details for Sewer and Water System. The 2015 standard reference on C1.1 should be updated to 2017.
7. It appears current GTC DPW water main details are included in the plan set.
8. An escrow will need to be established to allow GFA to provide a full comprehensive review including EGLE permit assistance, full time construction observation and project closeout assistance. As the comments noted above are preliminary and the application will need to provide additional information including finish floor elevations design consumption rates and fire flow demands to ensure there is sufficient volume and pressure.

Sanitary Force Main

1. The plans call for a low-pressure system to serve the development.
2. The system indicates construction of a 2-inch force main that outlets to the existing sanitary manhole No. 194, located at the north side of Wildwood Meadow Dr.
9. The force main is located along the south line of the proposed 33' right-of-way then runs north within the Center Road right-of-way to its discharge point.
3. 1.25-inch services lines for Units No. 1-10 are outfitted with a grinder-pump station to send flows through the force main. Check valves and curb stops are indicated. It appears the selected system would be adequately sized for the development however additional information will need to be provided to confirm. It is unclear whom will have ownership and control of the low-pressure sewer system including grinder pumps. Additional information will need to be provided related to ownership.
4. The sanitary force main is not shown in profile to verify depth. It is assumed final plans will show this. Crossings of other utilities should be shown to verify adequate separation. However, it is noted on the plans to maintain proper separation.
5. All design and construction standards shall comply with the Current Grand Traverse County Specifications and Details for Sewer and Water System.



6. It appears that GTC DPW current sanitary details are provided on the plans.
 - a. There are two details for the force main discharge to gravity sewer. Please remove the unused detail.
7. An escrow will need to be established to allow GFA to provide a full comprehensive review including EGLE permit assistance, full time construction observation and project closeout assistance. As the comments noted above are preliminary and the applicant will need to provide additional information including design sewer demands and finish floor elevations.

Preliminary Ordinance Compliance Review:

Reviewed for general compliance with zoning ordinances.

1. The proposed site condominium for single family homes is a use by right for the underlying zoning of R1C and R1A.
2. The unit density provided on the plans complies with the underlying zoning.
3. Lot coverage is noted to comply with the underlying zoning.
4. The unit setbacks, width, and areas comply with the Ordinance. It is noted Units 5 and 6 exceed the L/W ratio of 2.5, however, this does not appear to cause any issues. In addition, the plans indicate the option to grant a conservation easement for this portion, to coincide with neighboring properties, to allow access for Pelizzari Natural Area use.
5. The unit density provided on the plans complies with the underlying zoning of R1C and R1A.
6. The number of street trees comply with the amount required in the Ordinance.
7. No lighting is proposed.
8. An apparent access easement extends to the north property line within the Wildwood development. It is disclosed in the condominium documents for Wildwood and will be further discussed / researched with the Township for an interpretation.

At this point we recommend the Township use this letter as a “preliminary site plan approval” to allow for consideration of the use-by-right Permit. There is sufficient information on the current set of plans to indicate the intent and ability to comply with the Ordinances. Upon approval as noted in the Findings of Fact, the applicant would be required to submit finalized plans, calculations, maintenance agreement, easements, condominium documents for a more in-depth review by GFA.

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

Respectfully Submitted,
GOURDIE-FRASER

Jennifer Hodges, P.E.
Sr. Project Manager

Mark Maguire, P.E.
Project Engineer

cc: Doug Mansfield, PE – Mansfield Land Use Consultants



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



PRELIMINARY SITE PLAN REVIEW

Permit Number: 2020-002

Date: July 21, 2020

Site: Peninsula Farms Residential Development

Location: Center Road

Township: Peninsula

Use Group: Residential

Construction Type: Ordinary

Applicable Codes: International Fire Code (2015)

Reviewer: Fred Gilstorff -Fire Chief

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

SITE ACCESS:

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

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

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



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



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

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

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

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

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

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

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

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

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

Security gate(s) across fire access roads shall be electronically operated by siren and are provided with fire department Knox Box key switch override and optical sensors and comply with ASTM F2200. Gate openers shall be listed in accordance with UL 325 (503.6). Please see Peninsula Township Ordinance for further direction.



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



Where a bridge or elevated surface is designed in a Fire Apparatus Access Road, then the bridge shall be constructed and maintained to AASHTO HB-17 and designed for a live load sufficient to carry a 75,000 lbs. fire apparatus. Vehicle load limits shall be posted at each entrance to the bridge (503.2.6).

Traffic calming devices shall be prohibited except when approved by the Fire Code Official (503.4.1)

Site Water and Fire Protection:

Fire flow calculations have been determined using the current (ISO Guide for Determination of Needed Fire Flow) and report submitted with the plan. (507.3). Note: The minimum required flow shall not be less than 1500 GPM. for commercial and 1000 GPM. for residential developments.

The most remote exterior portion of a non-sprinklered building shall be within 400 feet of a fire hydrant. (507.5.1) Existing fire hydrants along approved routes may be considered if the locations meet the public safety objectives of the fire department. Spacing between fire hydrants shall not exceed 400 feet.

All existing and proposed water mains and fire hydrant locations and size(s) are indicated on plans. *Position of hydrants to be moved - #1 hydrant to southeast corner of unit 1 and #2 – 400 feet from hydrant #1. Hydrant signage shall be provided according to local requirements.

A 3-foot clear space shall be maintained around the circumference of fire hydrants, FDC and other fire protection equipment. (507.5.5)

All hydrants shall meet Grand Traverse County DPW and Peninsula Township requirements and shall have two 4-inch outlets with 5-inch Stortz adaptors with caps.

Water supply test shall be completed and all data forwarded to the Peninsula Twp. Fire Department. The fire department shall be notified when the test is being done.

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



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



Yours in Life Safety,

Fire Chief Fred Gilstorff

Peninsula Township Fire Department

14247 Center Rd.

Traverse City, Michigan 49686

firechief@peninsulatownship.com

Ph. 231-223-4443

Cell- 231-463-0330

Fax- 231-223-4697

memo

To: Planning Commission
From: Randy Mielnik, AICP
Date: November 11, 2020
Re: Bella Vue - A PUD less than 20 acres

A few months ago, the consideration of Bella Vue as a PUD with less than 20 acres was discussed. This matter subsequently went to the Township Board. The Township Board acknowledged its ability to decide that a PUD on less than 20 acres could be “suitable and reasonable,” but also found that reaching a such a decision without seeing a concept plan is impractical. It was requested that the Planning Commission should review a concept plan provided by the developer and offer a recommendation to allow a PUD on this site.

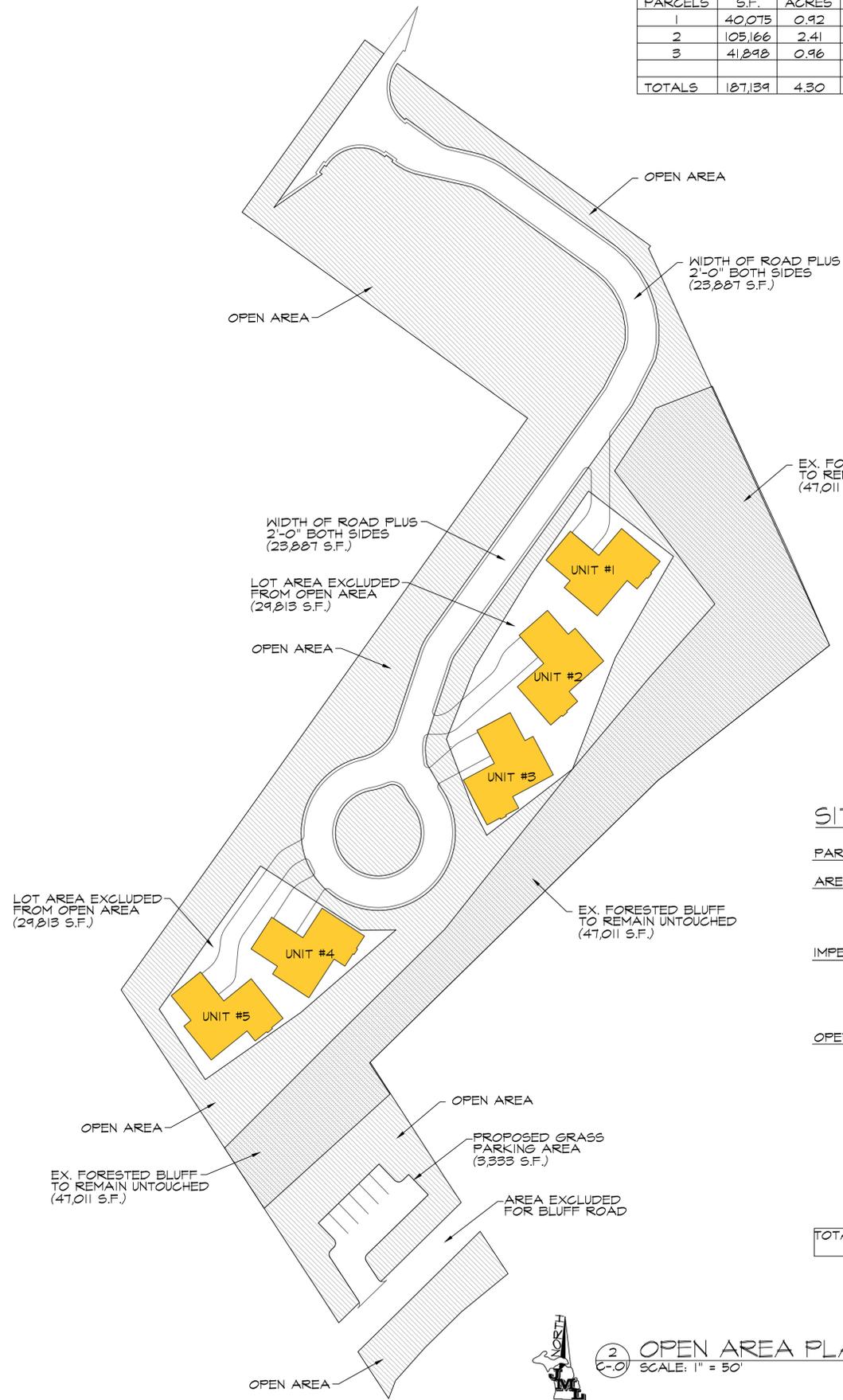
The developer has provided the attached concept plan. It has changed from before with respect to layout, and the fact that there are now 5 proposed units, rather than 6. This concept plan has been reviewed by staff and GFA and there is concurrence that the permitted density and amount of required open space calculations meet thresholds in the ordinance. The developer is also consulting with a professional forester to evaluate the health of existing vegetation and to obtain recommendations regarding tree removal and new planting.

The only decision at this point is the issue of allowing a PUD on this site (less than 20 acres). From a planning perspective it seems that although the site is small, the PUD development approach is superior to conventional subdivision design, as it allows for more design flexibility and control on a challenging site. With a favorable recommendation from the planning commission, and approval from the township board for a PUD on this site, this project would return to the planning commission for future complete review. This future review may include the need for some 3D site modeling to fully understand the proposed grading and slopes, in addition to related engineering considerations. It is also expected that substantial attention will be focused on the functionality of the open space system, slope stabilization and erosion control.

The possible motion is to recommend to the township board that a PUD on this site is “suitable and reasonable” based on the conceptual design provided.

ALLOWED DENSITY

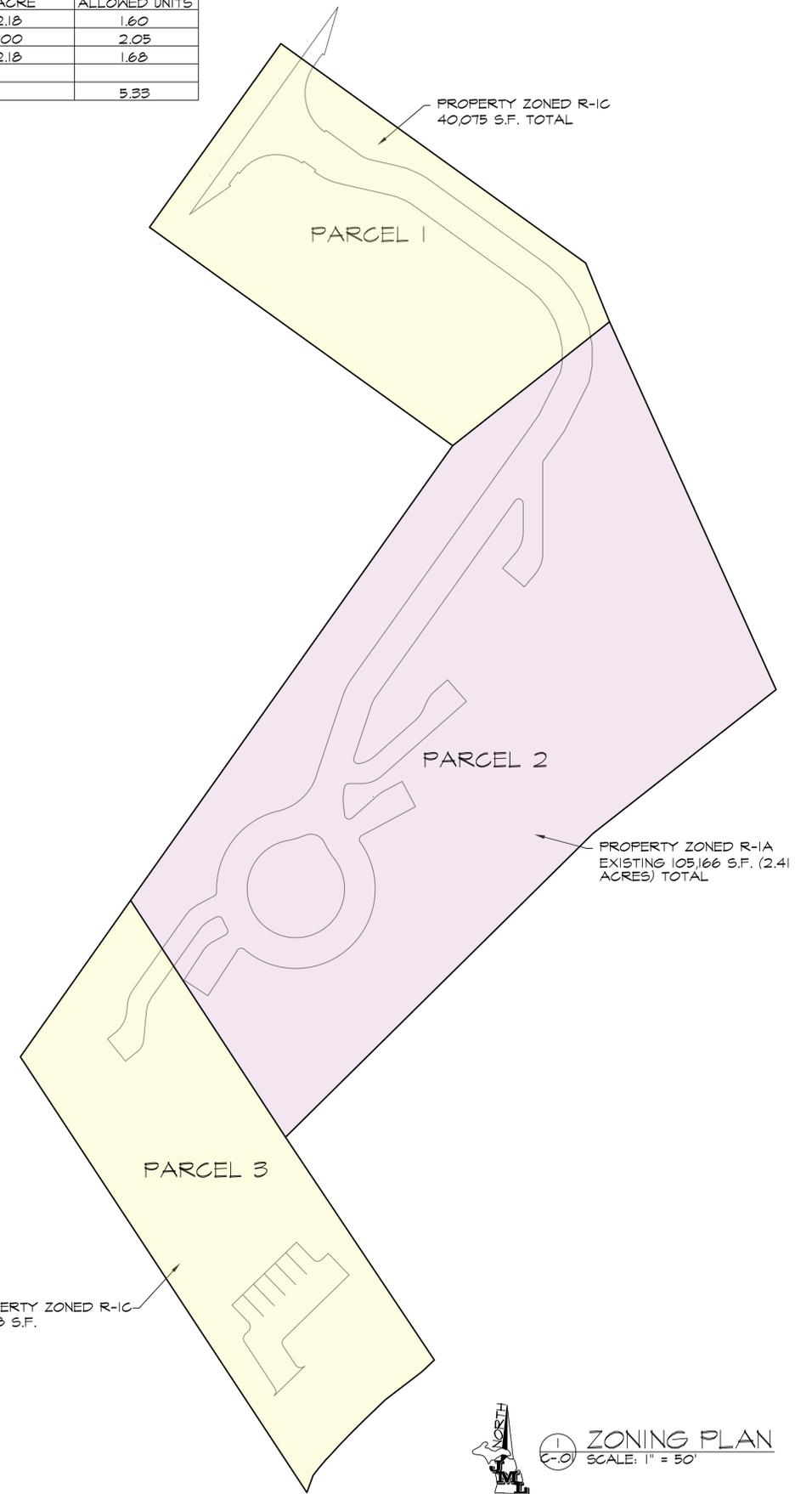
| PARCELS | S.F. | ACRES | ZONING | COMPONENT ZONING ACRES | FIXED R.O.W. PER ZONE, % | FIXED R.O.W. PER ZONE, AC | NET AC | MAXIMUM UNITS PER ACRE | ALLOWED UNITS |
|---------|---------|-------|--------|------------------------|--------------------------|---------------------------|--------|------------------------|---------------|
| 1 | 40,075 | 0.92 | R-1C | 0.92 | 20.0% | 0.18 | 0.74 | 2.18 | 1.60 |
| 2 | 105,166 | 2.41 | R-1A | 2.41 | 15.0% | 0.36 | 2.05 | 1.00 | 2.05 |
| 3 | 41,898 | 0.96 | R-1C | 0.96 | 20.0% | 0.19 | 0.77 | 2.18 | 1.68 |
| TOTALS | 187,139 | 4.30 | | 4.30 | | 0.74 | | | 5.33 |



SITE AREA CALCULATIONS

| | |
|-----------------------------|---------------------------|
| PARCEL SIZE: | 187,139 S.F. = 4.30 ACRES |
| AREA COVERED BY STRUCTURES: | 12,695 S.F. |
| UNIT AREA x # OF UNITS: | 2,539 S.F. x 5 |
| % OF PARCEL: | 6.8% |
| 15% MAX. ALLOWED | |
| IMPERVIOUS AREA: | 38,459 S.F. |
| ASPHALT: | 25,764 S.F. |
| STRUCTURES: | 12,695 S.F. |
| % OF PARCEL: | 20.6% |
| OPEN AREA: | |
| TOTAL PARCEL AREA: | 187,139 S.F. |
| INCLUSIONS: | |
| FORESTED BLUFF: | 47,011 S.F. |
| % OF PARCEL: | 25.1% |
| EXCLUSIONS: | |
| LOT AREAS: | 29,813 S.F. |
| GRASS PARKING: | 3,333 S.F. |
| BLUFF ROAD: | 2,934 S.F. |
| PROPOSED ROAD: | 23,887 S.F. |
| % OF PARCEL: | 32.0% |
| TOTAL OPEN AREA: | 127,712 S.F. |
| % OF PARCEL: | 67.9% |

2 OPEN AREA PLAN
SCALE: 1" = 50'



1 ZONING PLAN
SCALE: 1" = 50'

PROJECT NAME:
BELLA VUE CONDOMINIUMS

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

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

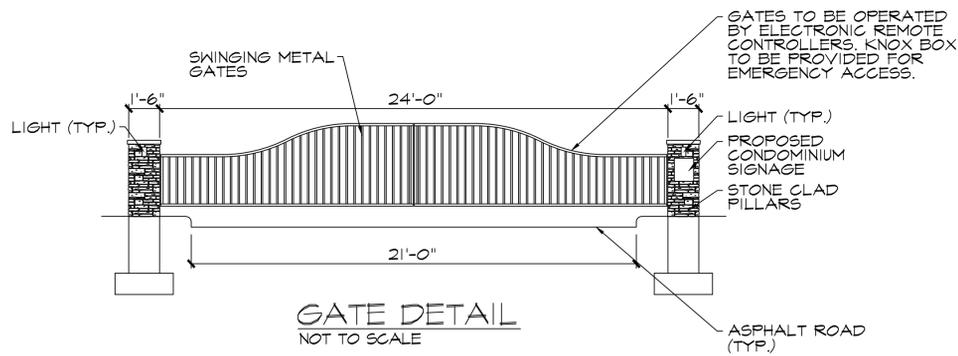
LEGAL DESCRIPTION:
LOT 11-009-035-55 AND 11-009-029-10
PART OF GOV'T LOT 4 & SW 1/4 OF NW 1/4
SECTION 9, T28N, R10W,
PENINSULA TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN

LAND SURVEYOR:
SIMMER LAND SURVEYING
404 N. MESICK AVE.
MESICK, MICHIGAN 49668
PHONE: (231)-429-4914

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

GENERAL NOTES:

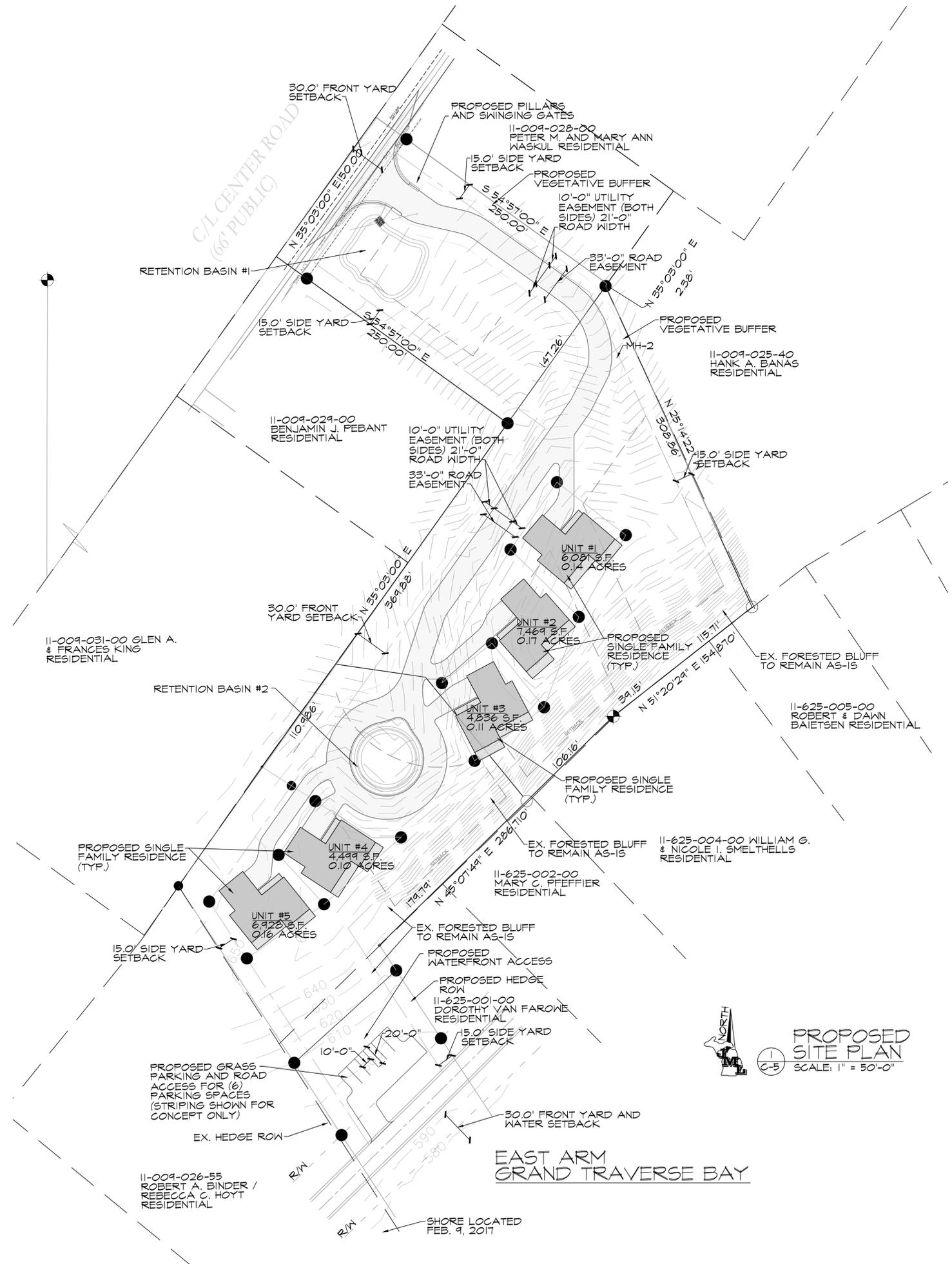
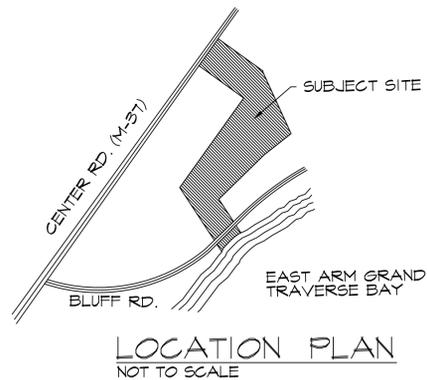
1. NO SEPTIC SYSTEM OR PORTABLE TOILETS TO BE PROVIDED AT PROPOSED COMMON AREA PARK.
2. NO SIDEWALK OR INTERCONNECTING PATHS TO BE PROVIDED.
3. NO GENERAL SITE LIGHTING TO BE PROVIDED.



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

TOTAL SITE: 39,555.21 SF.

23% IMPERVIOUS COVERAGE



PROJECT NAME:
 BELLA VUE CONDOMINIUMS
 OWNER:
 GOLD PEN ONE, LLC, 9755 MONTAGUE
 ROAD TRAVERSE CITY, MICHIGAN 49686

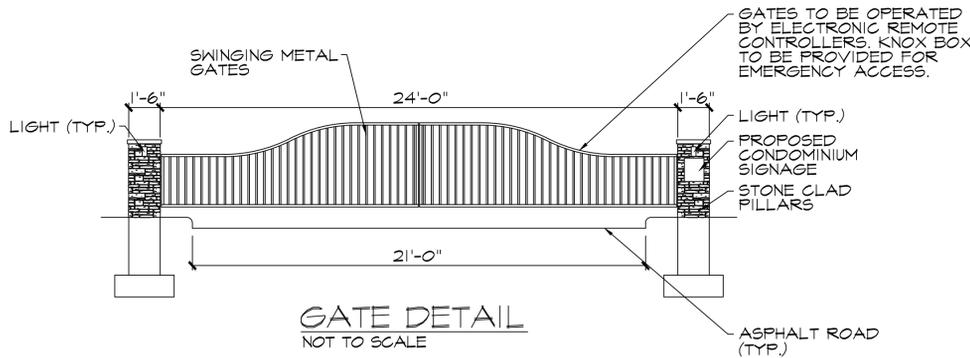
CONTACT:
 MR. JUSTAN HELTON
 PHONE: (231)-645-0428

LEGAL DESCRIPTION:
 LOT 11-009-035-55 AND 11-009-029-10
 PART OF GOVT LOT 4 & SW 1/4 OF NW 1/4
 SECTION 9, T28N R10W
 PENINSULA TOWNSHIP, GRAND TRAVERSE
 COUNTY, MICHIGAN

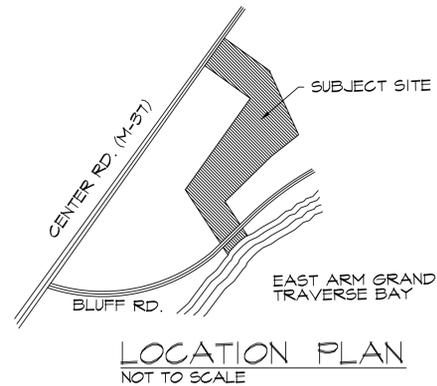
LAND SURVEYOR:
 SIMMER LAND SURVEYING
 404 W. MESICK AVE.
 MESICK, MICHIGAN 49668
 PHONE: (231)-429-4419

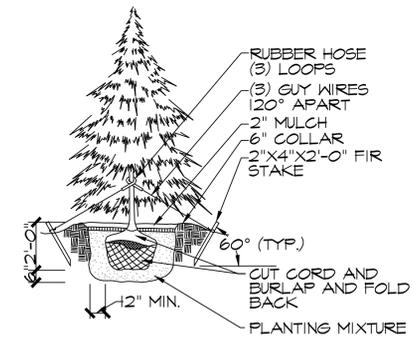
PROPOSED CONDOMINIUM FOR SINGLE
 FAMILY RESIDENTIAL UNITS (UNITS 1-6)
 WITH A COMMON SEPTIC DISPOSAL
 SYSTEM AND WELL, AND A PROPOSED
 BEACH FRONT PARK.

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

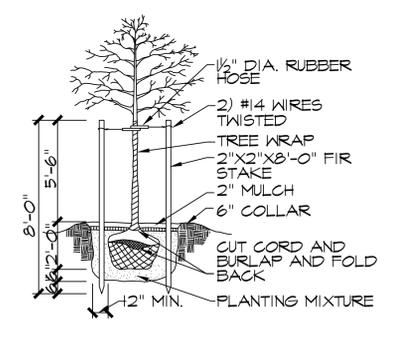


IMPERVIOUS AREA:
 (BUILDINGS, ROADS,
 AND DRIVEWAYS) 167,101 SF.
 TOTAL SITE: 39,555.21 SF.
 23% IMPERVIOUS COVERAGE





EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE

LANDSCAPE KEY:

- CANOPY TREE
- EVERGREEN TREE
- MEDIUM DECIDUOUS SHRUB



Scale: AS NOTED
 Drawn: CFC/MAK

Architect: C.F. CAMPBELL
 Phone: (231) 947-9019
 Fax: (231) 947-8758

Revisions: 11/20/19 ISSUED FOR PLANNING REVIEW

Location: TRAVERSE CITY, MICHIGAN
 Client: GOLDPEN ONE, LLC

Sheet Title: LANDSCAPE PLAN
 Project Name: BELLA VUE

Legend:
 O preliminary
 ● construction

Date: 11/20/19
 Sheet: L-1

Project: Bella Vue
 Task: Check Minimum Lot #s
 Date: 11/6/2020
 Eng: MWM

3 GFA analysis of 2020 Preview Set areas w/ Fixed ROW

| | | Allowed Density | | | | | Maximum | | |
|------------------------|--------|-----------------|--------|------------------------|-----------------------|------------------------|---------|----------------|---------------|
| Parcels Per Sheet C.01 | SF | Total Acres | Zoning | Component Zoning Acres | Fixed ROW per zone, % | Fixed ROW per zone, ac | Net Ac | Units Per Acre | Allowed Units |
| | 40075 | 0.92 | R-1C | 0.92 | 20.00% | 0.18 | 0.74 | 2.18 | 1.60 |
| | 105166 | 2.41 | R-1A | 2.41 | 15.00% | 0.36 | 2.05 | 1.00 | 2.05 |
| | 41898 | 0.96 | R-1C | 0.96 | 20.00% | 0.19 | 0.77 | 2.18 | 1.68 |
| | 187139 | 4.30 | | 4.30 | | 0.74 | | | 5.33 |

Project: Bella Vue
 Task: Check Open Space Calcs
 Date: 11/6/2020
 Eng: MWM

| Areas Per Shceet C.01 received on 11/5/20 | | | |
|---|----------|-------------|----------------|
| | sf | ac | Non-Open space |
| Area Gross | 187139 | 4.30 | |
| Parcels* | 29813.00 | 0.68 | 0.68 |
| Prop HMA | 23887.00 | 0.55 | |
| Bluff Rd | 2934 | 0.07 | |
| M-37** | 3600 | 0.08 | |
| Grass Parking | 3333 | 0.08 | 0.77 |
| Non Openspace sub total | | | 1.46 |
| % Openspace | | | 66.03% |

*The lot size is unconventional as setbacks nor lot lines are not present between individual units. Not used to seeing developments presented this way.

**M-37 Pavt was not included in applicants calculation. However site should work.

Solar Panel Zoning Amendment

Amendment 200

Amend Section as follows (*Section 7.2.8 is new per Amendment 199*)

Section 7.2.8 On-site Solar Energy Systems

It is the purpose of this sub-section to promote the safe, effective, and efficient use of on-site solar energy systems to generate electricity. Further, it is the purpose of this sub-section to standardize and streamline the review and permitting process for solar energy systems designed to meet on-site energy needs.

- 1. Roof-Mounted Solar Energy Systems. Roof-mounted solar energy systems for on-site use are allowed in all zoning districts, subject to the following regulations:**
 - a. Height.** Roof-mounted systems shall not extend more than 3 feet above the roofline and shall not exceed the required permitted building height.
 - b. Location.** Roof-mounted solar energy systems may be located anywhere on a roof, but shall not protrude beyond the edge of the roof.
- 2. Ground-Mounted Solar Energy Systems (10 kW or less).** Ground mounted, freestanding solar energy systems of 10kW or less for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
 - a. Location and Setbacks.** In the A-1 Zoning District, ground-mounted solar energy systems (10kW or less) must be setback at least 50 feet from any property line. In other zoning districts, ground-mounted solar energy systems (10kW or less) may not be located closer to the front lot line than the principal structure, and shall be setback from all property lines at least 15 feet when the system produces 1kW or less. For larger systems, an additional 2 feet of setback is required for each 1kW above 1kW to the maximum of 10kW (a 10kW system would require a 33-foot setback). All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the applicable zoning district (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position, or at maximum horizontal tilt if mechanized to move with the sun).
- 3. Ground-Mounted Solar Energy Systems (More than 10 kW, but Less than 30kW).** Ground mounted, freestanding solar energy systems (More than 10kW, but less than 30kW) are permitted accessory structures only in the A-1 Zoning District, and subject to the following regulations:
 - a. Location and Setbacks.** Ground-mounted solar energy systems must be setback at least 50 feet from any property line. All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position, or at maximum horizontal tilt if mechanized to move with the sun).
 - d. Viewsheds.** A defined viewshed is identified on a **Map titled _____** separately adopted by the Peninsula Township Planning Commission and Township Board which identifies prominent views of exceptional landscapes. When the subject parcel is in a viewshed, special use approval pursuant to Section 8.7 is necessary.
- 4. General Standards.** The following requirements are applicable to all roof-mounted or ground-mounted solar energy systems.

- a. **Permits.** A land use permit is required for any ground-mounted solar energy system. A special use permit is required (pursuant to Section 8.7) when a ground-mounted solar energy system (more than 10 kW, but Less than 30kW) is included in an identified viewshed.
- b. **Batteries.** When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.
- c. **Removal.** If any solar energy system ceases to operate for more than 12 consecutive months, it shall be considered junk, removed from the premises and subject to Ordinance No. 41 (Peninsula Township Junk Ordinance).

DRAFT

Correspondence

Old Mission Estates, HOA

02NOV20

11630 Snowfield Ct
Traverse City, MI 49686

Peninsula Township Planning Commission and Township board members:

Please be advised that I am the President of the Old Mission Estates Homeowner's Association. I am writing to you today with respect to the proposed township ordinance revisions, specifically, with respect to proposed section 3-13(e) of that proposed ordinance. The proposed language is unnecessary, regressive and a violation of vested property rights which have existed for decades with very little problems. In short, this change appears to be a solution in search of a problem and our Association (as well as many others that we have talked to) including our voting individual property owner constituents, is very much against this proposed change for the following reasons.

First, the proposed change requires unanimous approval to place an HOA dock system on commonly owned property which is almost always already subject to governance provisions within the HOA documents of the community where the dock exists. This new requirement is nearly an impossible task to achieve when you have a large number of property owners within an HOA. This means that one aggrieved property owner can eliminate the rights of water access for boating and bathing for every other property owner within the HOA. This is absurd. Every property owner who purchases property with commonly held waterfront rights does so with the full knowledge of what those rights entail. Almost universally, those rights are embodied in the recorded governance documents of the HOA that holds and manages those rights. Your rights as a property owner are governed under those recorded documents that are made

available and are of public record long before an owner buys their property. Thus, expectations as to rights to the water and how those rights may be affected by the governance of the HOA are known well in advance of purchase. Further, almost equally universal is the fact that these rights are subject to democratic voting provisions within the HOA. This way, if a particular property owner has a concern they have the right to voice that concern, have that concern addressed by the HOA board and if the majority of HOA members agree, then those waterfront limitations can be instituted by the HOA. If a majority of HOA members disagree then the democratic process results in rejection of the proposal. Just like the way democratic processes work in elections, the minority do not get to set the rules for the majority. However, the proposed ordinance language in 3-13(e) does exactly that—it allows the tail to wag the dog and allows a single dissenting property owner to set the agenda for the rest of the property owners in the HOA. Ultimately, a property owner who doesn't want to be affected by governance provisions in an HOA shouldn't buy property within an HOA and instead look for property with private waterfront rights. In all events, the property owner gets to make the decision about what fits best for them and they do not need a regressive regulatory process dictated by township government to manage their expectations—their expectations get to be managed by their own decisions to buy or not buy property subject to HOA governance.

Second, the ordinance is unnecessary as there are already significant regulations affecting the use of water-frontage on the Great Lakes. As you know, the township already has a significant body of regulation affecting waterfront rights. On top of township regulations, the state has jurisdiction of Great Lakes bottomlands (below the ordinary high water mark) under the Great Lakes Submerged Lands Act and the federal government, through the US Army Corps of Engineers, also has jurisdiction over bottomlands pursuant to Section 10 of the Rivers and Harbors Act. Any HOA needs to obtain a state and federal permit to occupy these bottomlands with their dock systems. As part of that permit process, the state and federal government consider the rights of ALL riparian

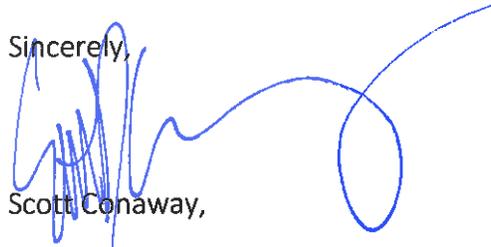
water rights holders, including considering neighboring property owners as well as navigational, environmental and resource use concerns. Thus, any concern of resource impacts or use are already adequately considered during a robust permit review process by local, state and federal government. Additional township engagement is unnecessary considering this level of oversight.

Finally, and certainly not less importantly, is the impact this proposed regulation has upon already vested property rights. Hundreds of homeowners have already purchased their properties within these communities with the expectations that their property rights are preserved and managed under the existing and recorded documents that govern those rights. The township's confiscation of these rights through these new regulations will likely be actionable as a "taking without just compensation" under the fifth and fourteenth amendments to the US Constitution as well as the Constitution of the State of Michigan. Our legal counsel advises us that if these regulations are adopted in their current form and individual owners are denied their rights to waterfront property, the economic loss of those rights is likely compensable through litigation against the township. Further, our counsel advises us that this confiscatory loss is likely NOT covered under township liability insurance and thus these costs and damages awarded against the township would not be covered by insurance and instead, assessed against the **general** tax revenues of the township. This means that this unnecessary regulation will become the burden of all township residents through tax assessment for the payment of lost property rights. How does this make sense? To force the entire taxpaying public of the township to support the expectations of single property owners who do not want to see the waterfront of their HOA used? Mind you these are property owners who already purchased their property KNOWING of the limitations of their HOA governance documents through public record?

Our HOA, and each of our constituent property owners is hopeful that you will take a sobering review of this proposed regulation and remove it from your proposal. This change is unnecessary, confiscatory, and supports the objectives of the few over the many which should never be the goal of any responsible township government.

You may feel free to contact me with any questions or comments you may have with respect to this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Conway', with a large, sweeping flourish extending to the right.

Scott Conway,

President, Old Mission Estates Homeowners Association
11630 Snowfield Ct.
Traverse City, MI 49686

TO: The township Planning Commission

From: David Merrell 1454 Buchan Dr.

Re: Proposed Changes in ordinance.

The proposed language of the new ordinance, 7.4.4 € (2) (e), would allow one homeowner in any sub division that has a common dock, block that subdivision from having a dock.

I have been told that officials in the township offices interrupt the proposed language only pertains to individual property owners only and not a sub division with shared frontage. If that is the intent of the ordinance then it needs to be reworded as our shared frontage meets the definition of shared frontage under the proposed ordinance.

With the proposed language it would open up a Pandora's Box of litigation. It would override the bylaws of a subdivision on the ability to use the water frontage in ways that have been implied thru the township ordinance. We have detrimental relied on the current ordinance to have a dock. The subs that have docks have invested a lot of money in a dock. The dock has resulted in enjoyment of the water frontage by all. I also paid more for a lot to have water frontage to have a dock and boat hoist. If one person in a sub can block me from having a boat hoist, it would devalue my lot.

The proposed ordinance would pit neighbor and result in unnecessary legal cost.

The new ordinance needs to have the additional language, "This provision shall not apply to property owned by, controlled by or managed by an association of property owners pursuant to a governing document which provides rights of the owners to the waterfront."

Sincerely,

David M Merrell

1-231-631-4309

From: [Jim Raphael](#)
To: [Donna Hornberger](#)
Cc: [Carol Raphael](#); planner@peninsulatownship.com
Subject: Re: Proposed Ordinance Changes
Date: Monday, November 9, 2020 11:44:01 AM

Dear Donna,

I am responding to your exchange of email below with Carol. The following is part of a note I sent, as Secretary, to the Mission Hills Board of Directors several weeks ago. It reflects my views and concerns about the proposal. I agree with your comment that it is over-reach. It also is vague, unnecessary make-work for private property owners and ordinance administrators alike, and a legally questionable intrusion by the Township into private property matters. Here's but one example: If a shared waterfront ownership parcel is organized as a LLC or some other legal entity with its own rules/regulations governing the decisions of the organization (e.g., whether or not to put in a dock each year), is the expectation of the proposed ordinance that it will supersede said legally binding rules/regulations? Given the blanket nature of the proposed ordinance change, it would seem so. Here is what I wrote the other week:

(Original email) I have been alerted to a proposed revision in the current zoning ordinances for Peninsula Township. It reads:

"3-13 (e) Shared Waterfront Ownership Property Docks. Docks and hoists on shared waterfront properties are allowed provided that each property owner provides to the zoning administrator such owner's written consent to the sharing arrangement and provided that such arrangement does not result in any more docks or hoists than would otherwise be allowed."

This is a mess. For openers, it is vague and poorly written. How often do waterfront owners have to provide written consent to the Township? Every year? The ordinance doesn't say. What if one of several property owners is not available to file a consent letter at the time the dock is to go in? No dock that summer for everyone else? In the case of private road maintenance agreements, it takes a majority vote of the parties to the agreement to take action, such as repaving, etc. Why in the case of joint private ownership of waterfront would a single individual have veto power, instead of honoring the majority rule principle applied to private roads? The stringent nature of the consent requirement makes no sense. More fundamentally, why is the Township interjecting itself into private property matters that should be resolved by the owners themselves?

It does not appear this ordinance would apply to Mission Hills waterfront, in any event, since it is owned by the HOA and is not a shared individual ownership arrangement. But given the thoughtless nature of what is proposed, who knows how our situation and that of other similar HOAs would be treated, if someone were to complain that we aren't adhering to the ordinance? (end quote)

Donna, a broader observation: When the Township hired the Northville-based consulting firm a few years ago to go through the Zoning Ordinance it was explicitly sold to Peninsula Township residents as an exercise to clean-up the language of the existing document, making it clearer and less ambiguous where needed, but was NOT going make substantive changes to the existing ordinance. Somewhere along the line the original intent was abandoned and we

Comments for Peninsula Township Planning Commission Public Hearing
Monday Nov. 16th on draft of zoning ordinance

From Curt Peterson
1356 Buchan Dr.
Traverse City, Mi. 49686

Having sat in on some zoning rewrite committee meetings and planning commission meetings since the process started, we were regularly told that the rewrite was intended to not make changes in content but was intended to make it more user friendly with illustrations, graphs, and amendments included in the ordinance instead of at the end of the ordinance. No substantive changes were supposed to be made. We were told this over and over.

Well it appears that without being requested by the Planning Commission (no record in minutes) members of staff at the last minute added a packet on Oct 14th, seen by only the persons on Robin Novals meetings packet list that changed how home sharing would be legislated. Specifically added language under Oct 14th packet addition is the wording that now under 6-20:

“Section 6.26 Rental of Dwellings The minimum length of time that a dwelling (or portion of a dwelling) may be rented or occupied by persons who are not members of a family (as defined in Article 2) is 30 days, unless such dwelling is included within an approved bed and breakfast or winery-chateau. Whenever a property owner advertises a dwelling (or portion of a dwelling) for rent for less than 30 days to persons who are not members of a family, sufficient intent to violate this section of the Ordinance will be deemed to exist.” Previously there was no mention of “(or portion of a dwelling)”. This is definitely a substantive change. This would make home share (renting room or rooms in an owner occupied dwelling illegal) (which is not STR Short Term Rental which is the whole house rental).

Additionally another huge change was moving the 30 day limit on short term rentals from the R1A section (Rural and Hillside zoning district) to be applied to all zoning districts. Again the rewrite was not to make zoning law change.

A suggestion which was partially addressed at the Township Board meeting of Nov. 10th 2020 is to work on these sections separately at a later date with citizen input. That is what should be done. We can solve this

issue and protect our neighborhood, water, and environment. So leave the 30 day rule as is for R1A (put it back in R1A), get rid of the packet addition of Oct 14th on 6-20 altogether and work on this next year when our wintering residents return. After all at times during the summer the draft zoning ordinance rewrite actually did say that the STR issue would be considered separately.

Thanks for your consideration.

Curt Peterson
1356 Buchan Dr.
Traverse City, Mi. 49686