

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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[www.peninsulatownship.com](http://www.peninsulatownship.com)

## PENINSULA TOWNSHIP PLANNING COMMISSION AGENDA

December 19, 2022

7:00 p.m.

1. Call to Order
2. Pledge
3. Roll Call
4. Approve Agenda
5. Brief Citizen Comments (For Non-Agenda Items Only)
6. Conflict of Interest
7. Consent Agenda
  - a. Approval of Meeting Minutes: Planning Commission Regular Meeting November 21, 2022
8. Reports and Updates
  - a. Existing Zoning Ordinance with Approved Amendments (Cram)
  - b. Zoning Ordinance Amendments for Farm Processing (Cram)
9. Business
  - a. OMP Seven Hills Development LLC SUP #35, Amendment #2 – Public Hearing  
(13795 Seven Hills Road, Traverse City, MI 49686)
10. Public Comments
11. Other Matters or Comments by Planning Commission Members
12. Adjournment

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

# Minutes

## **PENINSULA TOWNSHIP**

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322

Planning Commission Regular Meeting

November 21, 2022, 7:00 p.m.

**1. Call to Order: 7:00 p.m. by Shipman**

**2. Pledge**

**3. Roll Call: Dloski, Couture, Hornberger, Shipman, Alexander, Hall, Shanafelt; Also present: Jenn Cram, Planner and Beth Chan, Recording Secretary**

**4. Approve Agenda:**

**Moved by Hornberger to approve agenda, seconded by Hall**

**approved by consensus**

**5. Brief Citizen Comments (For Non-Agenda Items Only): None**

**6. Conflict of Interest: None**

**7. Consent Agenda**

**a. Approval of Meeting Minutes:**

**a. Planning Commission Regular Meeting August 15, 2022**

**b. Approval of Meeting Minutes: Township Board and Planning Commission Joint Public Hearing October 11, 2022**

**Hornberger:** correction to the August 15, 2022 Planning Commission Regular Meeting minutes, under number 11: Other Matters or Comments by Planning Commission Members; after discussion add: Hornberger noted that the Nominating Committee is not a standing committee and she and Couture are not the committee members. Two people need to be appointed as Nominating Committee members.

**Moved by Dloski to approve consent agenda, as amended, seconded by Alexander**

**approved by consensus**

**8. Reports and Updates**

**a. New Application Received and Withdrawn for the Mapleton Inn (Cram)**

**Cram:** The Mapleton Inn application for a new hotel in the C-1 zone district was on the October Planning Commission agenda. The application was incomplete and has been withdrawn. Currently working on a partial refund of the escrow; the planner, fire chief and engineer had begun review.

**b. Zoning Ordinance Re-write and Existing Zoning Ordinance Comparison Study Group (Cram/Alexander)**

**Cram:** the study group includes: Planner Cram, Alexander, Serocki, Peters, Heller and Deeren. Briefly reviewed the work history of the group. The township board has paused adoption of the

zoning ordinance rewrite because it had not gone through a proper public process and there were changes that had not been vetted. Previously, Attorney Meihn and his office reviewed the 1972 version and the zoning ordinance rewrite to see the changes made. It was discovered that some changes were left out. This group is working on comparing the existing zoning ordinance to the rewrite. A report will be presented when work is complete.

**Hall:** there were two phases to the zoning rewrite, the first was looking at the existing ordinance with the amendments/changes, before the changes, will there be a compilation?

**Cram:** no, because it happened over several years and the changes were not tracked; many items were reorganized.

**Discussion of the document rewrite and how it will be posted**

**Dloski:** asked about the status of the master plan

**Cram:** the master plan went out to the regional agencies for review in December 2021. Public comments were received. The master plan adoption has been paused due to a grant for a shoreline resiliency chapter. LIAA is working on this chapter and it will be completed by the end of December.

**Dloski:** is a traffic study included in the master plan?

**Cram:** this is not in the master plan, this has been brought to the township board's attention, and a corridor study will be included in the budget.

**Discussion**

**Cram:** discussed the progress of zoning ordinance amendments for farm processing, changes were discussed during a joint session and public hearing with the township board and the planning commission on October 11, 2022. Since then, the amendments have been discussed with Ryan Coffey Hoag and the township attorney. The township board discussed amendments again on November 1, 2022 where public comments were received. An updated red-lined version will be on the website very soon. The township board will discuss and potentially adopt this on December 13, 2022. The Michigan Zoning Enabling Act is being followed.

**9. Business**

**a. Election of Officers**

**Shipman:** agreed to continue in the chair position

**Hall, Dloski and Hornberger agreed to keep their assigned offices for the next year**

**Cram:** will Dloski continue as the planning commission representative to the zoning board of appeals?

**Dloski:** agreed to continue in that role

**Moved by Dloski to keep the officers the same for the next year, seconded by Hornberger**

**Cram:** confirmed that Dloski will be the ZBA representative from the planning commission for the next year

**Dloski:** will continue that role

**Shipman asked for a role call for approval of the slate for the planning commission positions for the next year**      **Roll Call:**      **approved unanimously**

**b. Special Use Permit (SUP) – Seven Hills Development #35, Amendment #2 – Introduction**

**Cram:** the original SUP approval was May 11, 2021. Due to the increase to the on-site septic system, the building footprint was reduced. It was agreed that this is a minor

modification, all the uses stayed the same. The applicant was allowed to get a LUP and building permit. The applicant has asked for an increase in capacity from thirty-two to seventy, an outdoor area will be utilized for outdoor seating; other outdoor areas will be used for activities. Reviewed information included in the packet and reports from the fire chief, Gourdie-Fraser, and the Grand Traverse County Health Department. There is a need to look at septic system capacity and parking. The fire chief has reviewed and approved; the septic capacity was approved by the Grand Traverse County Health Department. The engineer is reviewing the information and will provide comments.

**Shanafelt:** clarified that the increase to seventy includes outdoor and indoor.

**Hall:** asked if the current zoning ordinance addresses outdoor amplified music.

**Cram:** the noise ordinance addresses this, there would be a condition of approval that they will meet this ordinance.

**Shanafelt:** asked how parking is calculated.

**Cram:** explains the parking calculations and the requirements for business establishments and the calculation process. Parking requirements are based on square footage for the use. Capacity is based on septic system and the fire and building codes.

**Alexander:** asked how the green space will be used.

**Cram:** they have given general locations at this point.

**Alexander:** are there only two ADA parking spaces?

**Cram:** two spaces meet the ADA requirements.

**Dloski:** asked for clarification on the site plan.

#### **Discussion**

**Shipman:** questioned the various uses: mixed use retail, hospitality, food and beverage, coffee shop, tasting room, food court, and restaurant. Curious how the calculations would be managed.

**Cram:** has asked applicant for a floorplan with specific dimensions for all uses for this reason.

**Shipman:** the original list included farmers market, art gallery and studio, rentals, onsite ice-skating and hiking.

#### **Discussion of uses in the C-1 district and moving to public hearing**

**Moved by Dloski to hold a public hearing on the Seven Hills Development #35, Amendment #2, on December 19, 2022, seconded by Hall** approved by consensus

#### **Discussion of the public hearing process and public comment**

#### **c. By-laws Review**

**Cram:** referred to the current July 2019 bylaws and the former 2014 bylaws in the packet. The 2019 bylaws are now posted to the website. The bylaws should be consistent across all of the township boards, commissions, and committees. May discuss amendments in the future. Discussed training and implementing an on-boarding process for incoming planning commission members.

**Discussion of bylaws, submittal process for SUPs, the packet policy approved in the October 2022 township board meeting, public hearings, and placement of public comment for agenda and non-agenda items.**

**Dloski:** asked about Section eight on page six, current bylaws, regarding members casting their vote to provide sufficient reason for their vote.

**Cram:** decisions should be based on the zoning ordinance as covered in the format for the findings of fact and conditions.

**Discussion**

**10. Public Comments:** None

**11. Other Matters or Comments by Planning Commission Members**

**Shipman:** gave a brief summary of the study/working group: the Non-Motorized Pathway Committee

- Worked with M-DOT on signage, waiting for placement
- Cyclist safety
- Making easy trail connections, such as the library, school and church
- Mapleton Loop
- Looking at a more formal way to move projects
- Grant funding

**Cram:** this committee should come before the parks committee in the near future.

**12. Adjournment:**

**Moved by Dloski to adjourn, seconded by Couture**

**approved by consensus**

Adjournment@8:06 p.m.

# Reports and Updates

**All reports and updates will be verbal.**

**Business**



**SUP #35, Amend. #2**  
**OMP 7 Hills Development**

# PENINSULA TOWNSHIP

## MEMO

**To:** Planning Commission  
**From:** Jenn Cram, AICP, Director of Planning  
**Date:** December 14, 2022  
**Re:** Seven Hills Development - SUP #35, Amendment #2

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The OMP Seven Hills Development LLC Special Use Permit (SUP) #35, Amendment #2 was introduced to the Planning Commission on November 21, 2022. The Planning Commission approved scheduling the application for a public hearing on December 19, 2022.

The property is located at 13795 Seven Hills Road and is zoned C-1 – Commercial. According to the Assessor's records the property is 2.05 acres.

The requested amendment includes increasing the capacity of the whiskey and coffee bar from 32 to 70. The increased capacity includes proposed outdoor seating. In addition, they would like to utilize some space outdoors for gathering, games and other activities.

Since the November 21st meeting the applicant has submitted an updated dimensioned floorplan with uses specified and the life safety plan for the whiskey/coffee bar building. Staff and the Fire Chief also conducted a site visit on December 6 to confirm that all plans are accurate with what exists on the property and specifically the back building.

Staff has reviewed the updated floorplan and life safety plan to calculate the required parking per Section 7.6.3 Parking Space Requirements. We believe that as proposed the site is deficient by 6 or more parking spaces. We will walk through the parking calculations with the Planning Commission during the meeting on December 19. We have also asked the applicants to provide additional information on the hours of operation for each use and to see if there is an area where parking could be expanded as needed to meet zoning ordinance requirements.

**Application Review Status:**

- The Fire Chief has reviewed the updated floorplans, life safety plan and conducted a site inspection on December 6, 2022. He has verbally noted that he is comfortable with the increase in capacity as proposed.
- The Township Engineer has received the amendment application, updated floorplan and life safety plan and is currently reviewing it now that the Escrow has been paid as of December 6, 2022.
- The Grand Traverse County Building Department/Construction Code has reviewed the updated floorplan and life safety plan and provided comments on building capacity via email.
- The Grand Traverse County Health Department has also reviewed the updated floorplan and life safety plan and provided an updated email noting that the septic system is sized appropriately for the uses noted on the septic system basis of design dated September 29, 2022. A permit was previously issued March 1, 2022 and is on file with the Zoning Department.

Proper public notice has been done for the public hearing on December 19, 2022. Staff looks forward to hearing from the community and continuing to discuss the application with the Planning Commission.

**Attachments:**

Project Description

Site Plan

Outdoor Use Areas Plan

Dimensioned Floorplan with Uses

Life Safety Plan

Elevations

Wastewater Analysis and Septic System Basis of Design

Comments from Fire, Health Department and Building Department

Public Comments

# Attachments

SUP #35

Amendment #2

The purpose of this second amendment to Special Use Permit #35 is to give "OMP Seven Hills LLC" the ability to operate successfully, and service the community for a long period of time.

To secure a viable business, it is necessary to increase the seating within the approved tasting room and market. Given the amount of time the initial SUP process was taking we had to move forward with our SUP approval with an unrealistically low seat count of 32. Currently, the property is approved for seating up to 70 in the tasting room and market. The approved and desired 70 seat count is in-line and approved by the fire department, health department, environmental agencies (septic and drainage), parking requirements and traffic surveys.

In addition to increasing our seat count, we are seeking approval for outdoor land use on the property. Commercially zoned (C-1) property is the only zoned property that should truly allow for outdoor land use. Outdoor uses to include seating, gathering, games (corn-hole, horseshoes, etc), exercise (yoga and other group fitness), commerce, and consumption.

As the ordinance reads, it contradicting to state all C-1 zoned property uses must "conducted in a permanent, enclosed building unless otherwise provided herein." C-1 zoning uses listed in the ordinance includes but is not limited to uses like gas stations and marinas, both which are inherently outdoors. The property topography, foliage and future landscaping offers a sufficient buffer to surrounding commercial, agricultural and residential properties. All outdoor uses will comply with current noise and lighting ordinances.

**Purpose of Amendment:**

- 1. Increase seating capacity from 32 to 70 seats – displayed on attached floor plan**
- 2. Allow for outdoor uses on property – area highlighted GREEN on attached site plan**

All other uses, operations and restrictions outlined in the original approved SUP #35 and first amendment (below) will remain.

Special Use Permit Application

13795 Seven Hills Rd

Parcel Code #28-11-128-002-00

## **Mission Statement**

To create a well curated, community center for Old Mission Peninsula residents and visitors to gather, socialize, shop and dine. Optimal geographical location, centrally located among many Old Mission landmarks, Seven Hills will add value to the community through highly aligned offerings.

## **Business Overview**

The property is located at 13795 Seven Hills Rd in Traverse City, Michigan. A 12 mile drive out Old Mission Peninsula. The property is centrally located and one of the only existing commercially zoned (C-1) properties on the peninsula. The project is helmed by four long-term residents of the Old Mission Peninsula, Jordan Valdmanis, Brian Peace, Troy Daily and Jay Milliken, who share a love and dedication to responsible growth, and development. The intent of Seven Hills is to create a focused, well-curated experience rooted in local commerce and exceptional hospitality.

## **Ordinance Reference Statement**

### **Section 8.1.3**

#### **General Standards:**

The project at 13795 Seven Hills Rd, an **existing commercially zoned property** will be upgraded, re-designed, constructed and maintained in a harmonious way with the natural surroundings. Our design intention is to improve our facade, replicating the style of the Old Mission Peninsula Library. A proposed, clean exterior in white/neutral colors.

Our improvements to the property will not negatively impact the surrounding vicinity or be disturbing or hazardous to the community as a whole. In fact, we will be lessening the building footprint of the property and actually adding quite a bit more “green space”, trees and vegetation. We will also be updating and improving the infrastructure of the property through a full renovation of the buildings, both inside and outside as well as the property itself.

Working with our engineering and architectural team we will be updating and improving our infrastructure including but not limited to drainage systems, septic capacity, fire protection, and parking requirements to meet all current Peninsula Township and Grand Traverse County code requirements for the applied project. It is our intention to meet and/ or exceed the township and county codes and not create any excessive, additional requirements at a cost to the public, instead, adding value to the community.

The new use at Seven Hills will be transitioning from previous industrial, manufacturing and commercial/ office services use, to a more community-oriented use. Through this transition of uses we will eliminate any conditions that could be deemed detrimental to the community. There will be no fumes, odors or glares produced from the property. Uses will include mixed retail, hospitality (food and beverage: coffee shop, alcoholic beverage tasting room, food court, quick service restaurant), health and wellness (massage studio, yoga and HIIT fitness studio), farmer's market, art gallery and studio (existing) and outdoor recreation (rentals: bikes, stand up paddle boards, kayaks, ice skates, snowshoes, xc skiing. On-site: ice skating, hiking) and self-accessible storage units.

In addition to the new uses covered in our Special Use Permit we will also be utilizing all existing, approved uses under SUP #35 filed with the Peninsula Township which include: offices for business such as, plumber, heating and cooling contractor, cleaning and home maintenance service, builder, carpenter, landscaping contractor, along with accessory storage of material and equipment used for those businesses.

### **Specific Requirements:**

- a. We, the applicants are legally able to apply for site plan review. We are currently under purchase contract with the existing owner.
- b. All required information is provided as part of this application.
- c. Our proposed development conforms to regulations of the C-1 zoning district.
- d. Our Engineer has determined the proper septic system and fire suppression for all proposed changes. Our plan is in compliance with Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and all other public facilities and services.
- e. The proposed plan meets the standards of other governmental agencies where applicable. The approval of such agencies has been obtained or is assured.
- f. Development respects floodways and flood plains on and in the vicinity of the property. We are proposing to remove building(s) and some hard surface area to allow for more green space.

- g. Soil conditions are suitable for excavation and site preparation. Organic, wet and other soils which are not suitable for development will be undisturbed or modified in an acceptable manner.
- h. Development will not cause soil erosion or sedimentation problems.
- i. Drainage plan for proposed development will be adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area. The proposal is to remove building(s) and some hard surface area to allow for more green space.
- j. No grading or filling will destroy the character of the property or surrounding areas and will not adversely affect any adjacent or neighboring properties.
- k. No structures, landscaping, landfills, or other land uses will disrupt air drainage systems necessary for agricultural uses. Some of the unhealthy trees within the parking lot will be removed and replaced with healthy specimen trees. Landscaping and additional plants will fit in with the requirements of the township.
- l. Any phases of development to the property will be in logical sequence so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- m. Per specifications dictated by engineer, the site plan provides for proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities. Landscaping , fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this ordinance.
- n. Parking layout will not adversely affect the flow of traffic within the site or to and from adjacent streets. All parking requirements will be adhered to.
- o. Vehicular and pedestrian traffic within the site and relation to streets and sidewalks serving the site, shall be safe and convenient.
- p. Outdoor storage of garbage and refuse will be contained, screened from view and located so as not to be a nuisance to the property or neighboring properties. Location of garbage and refuse has been changed from current location on property to be less obtrusive.
- q. 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.

**Present 8 copies of Site plan, plot plan, development plan**

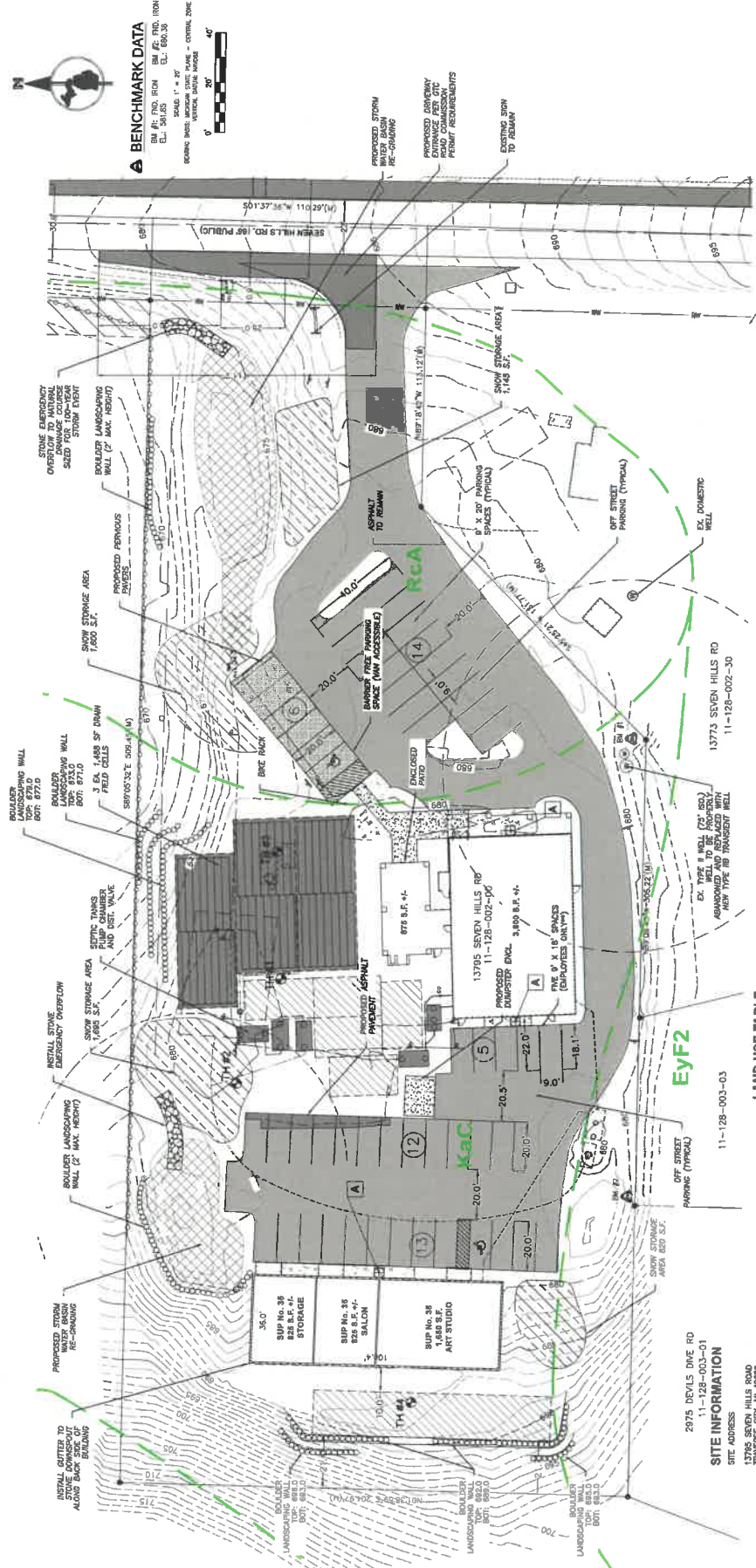
Drawn to scale (preferable 1" = 50') of total property involved showing:

- a. Location of abutting streets
- b. Location of all existing and proposed structures and their uses
- c. Location and extent of all above ground development, both existing and proposed.



- d. Preliminary plans and specifications of the proposed development. This preliminary plan shall be in a form that can be easily reproduced on transparencies that can be used for public presentation.

**Project will not be developed in phases**



WALL MOUNTED LIGHTING AT DOORWAY ENTRANCES



**OUTDOOR FORGE LIGHT FIXTURE**  
LIGHT FIXTURE IS AN ALL-WEATHER, MOUNTED ABOVE DOORWAY ENTRANCES  
MANUFACTURED BY: **TRAVERS CITY, MI 49880**  
MODEL NO. 120746R  
17.5" TALL x 18" WIDE

**LAND USE TABLE**

SITE CONDITIONS	ASPHALT	CONCRETE	GRAVEL	B.D. ROOF	PERVIOUS PAVEMENT	PERCENT LOT COVERAGE	% B.D. SPACE
EX. CONDITIONS	79,921 SF	5,432 SF	630 SF	13,200 SF	NONE	43,208 S.F. = 50.57%	12,228 S.F. = 13.7%
PROP. CONDITIONS	29,220 SF	4,183 SF	NONE	8,883 SF	1,851 SF	39,133 S.F. = 43.80%	8,075 S.F. = 8.03%
PERCENT CHANGE	6.26 RED.	23.3% RED.	100% RED.	32.8% RED.	100% INCREASE	6.77% INCREASE	4.67% DECREASE

**USDA / NRCS SOIL SURVEY DATA**

SOIL TYPE: **RCA - Richer Loam, 0 to 2 percent slopes, overwash**

TH #1

TH #1	TH #2
0" - 4"	0" - 4"
4" - 20"	4" - 20"
20" - 50"	20" - 50"
50" - 100"	50" - 100"

TH #2

TH #2	TH #3
0" - 4"	0" - 4"
4" - 20"	4" - 20"
20" - 50"	20" - 50"
50" - 100"	50" - 100"

**SNOW STORAGE CALCULATIONS**

PARKING AREAS ARE BROKEN UP INTO TWO DISTRICTS

DISTRICT No. 1 AREA = 16,694 S.F.  
SNOW STORAGE REQUIRED = 2,500 S.F.

DISTRICT No. 2 AREA = 12,291 S.F.  
SNOW STORAGE REQUIRED = 1,800 S.F.

SNOW STORAGE PROVIDED = 1,800 S.F. + 1,149 S.F. = 2,949 S.F.

**SITE REQUIREMENTS**

1. PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ORDNANCE SECTION 7.6.4 (3).

2. ALL PROPOSED SITE LIGHTING SHALL BE IN ACCORDANCE WITH ORDNANCE SECTION 7.14 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATION.

3. ANY NEW SIGNAGE SHALL BE IN ACCORDANCE WITH ORDNANCE SECTION 7.11 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATION.

**LANDSCAPING REQUIREMENTS**

WHISKEY BAR: 1 SPACE PER 75 SF OF USABLE FLOOR AREA  
MARKET/RETAIL: 1 SPACE PER 200 SF OF USABLE FLOOR AREA  
SALOON: 2 PER CHAIR - 12 SPACES  
RETAIL/OFFICE/STORAGE: 1 SPACE PER 150 SF  
COVERED OD SEATING: 1 SPACE PER 75 SF OF USABLE FLOOR AREA  
USABLE FLOOR AREA = 550 SF = 7.3 SPACES

**TOTAL SPACES REQUIRED**

46 SPACES TOTAL  
46 SPACES TOTAL  
46 SPACES TOTAL  
46 SPACES TOTAL

**SETBACK REQUIREMENTS**

FRONT: 35 FEET, SIDE: 10 FEET, REAR: 30 FEET (SETBACKS MET)

PERCENT LOT COVERAGE: 35%

**KNOW WHAT'S BELOW**

Know what's below.  
Call before you dig.



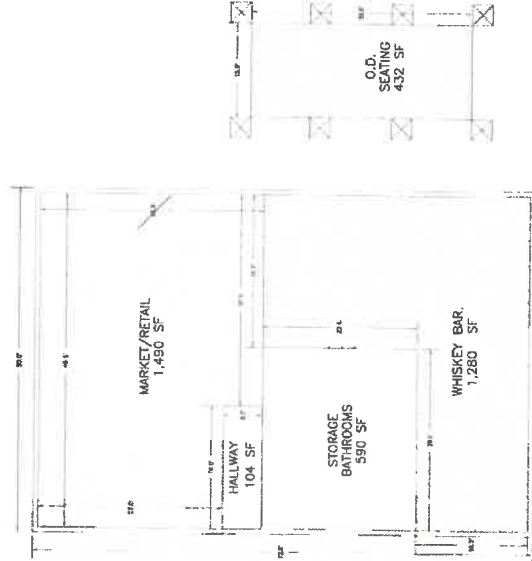
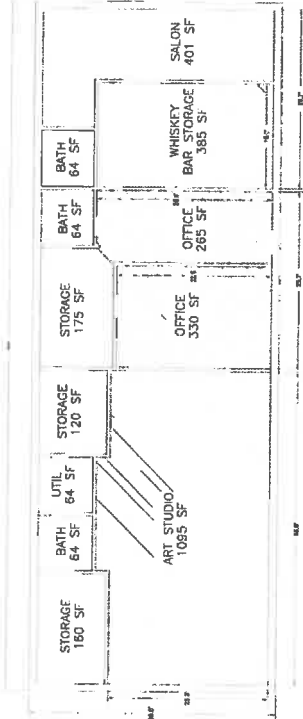


**PARKING CALCULATIONS**

PARKING BASED ON USABLE AREAS IN THE BUILDING.  
PARKING SPACES PROVIDED FOR THE BUILDING.  
FROM TOTAL, SPACES REMOVED FROM TOTAL, SPACES REMOVED FROM TOTAL, SPACES REMOVED FROM TOTAL.

HATCHED AREAS IN BUILDINGS INDICATE USABLE SPACE

**MAIN BUILDING:**  
WHISKEY BAR: 1 SPACE PER 75 SFT OF USABLE FLOOR AREA  
FLOOR AREA = 1,280 SFT = 17 SPACES  
MARKET/RETAIL: 1 SPACE PER 100 SFT OF USABLE FLOOR AREA  
FLOOR AREA = 1,490 SFT = 15 SPACES  
O.D. SEATING: 1 SPACE PER 75 SFT OF USABLE FLOOR AREA  
FLOOR AREA = 432 SFT = 6 SPACES  
**REAR BUILDING:**  
SALON: 2 PER CHAIR = 2 SPACES  
RETAIL OFFICE STORAGE: 1 SPACE PER 100 SFT OF USABLE FLOOR AREA  
COMBINED AREA OF USABLE SPACE: 1,893 SFT  
SPACES REQUIRED = 14 SPACES  
**TOTAL SPACES REQUIRED = 44.25 SPACES**  
TOTAL SPACES PROVIDED = 54 SPACES TOTAL (NOTE: 5 EMPLOYEES ONLY)  
ADDITIONAL SPACES PROVIDED = 9 SPACES  
Bike Rack Spaces = 8 SPACES  
Bike Parking Spaces = 2 SPACES



**RECEIVED**  
11/21/23





**21-35**  
10700 Brown Hollow Rd.  
Cincinnati, Ohio 45244

1000

[illegible]

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## 7 Hills Development

Wastewater Analysis and Septic System Basis of Design

Date: 9/29/2022

Designer: GTEC - Ryan A. Cox, PE

### Proposed Uses:

Back Building: Art Studio (1 employee APPROX 1,650 S.F.), Hair Salon (1 seat, 1 employee APPROX 825 S.F.)

Back Building: Storage (APPROX 825 S.F., no full time employees)

Whiskey Bar with grab and go coffee in the mornings (indoor and outdoor seating)

Market/retail with grab and go food options and minimal clean food options created on site

Bio-degradable utensils, wraps, bowls, plates for any food options, No restaurant components, such as fryers or grease generators

Use	Design Criteria				Gallons per Day	Loading Rate (gal/d/sf)	Drainfield S.F.	Weighted Loading Rate	Drainfield S.F.	Tank retention time	Tankage required
	Number	Unit	Turnovers	Flow							
Whiskey Bar/Coffee with Retail/GG	6	Employee	2	13 gpd/emp.	156 gpd	0.50	312	0.50	312	48 hrs	312 gal
Salon - 1 seat	1	seat	1	170 gpd/seat	170 gpd	0.50	340	0.50	340	48 hrs	340 gal
Whiskey Bar/Coffee with Retail/GG	70	Seats/Customers	5	4.5 gpd/cust.	1,575 gpd	0.50	3150	0.50	3150	72 hrs	4,725 gal
Storage/Office/Art Studio/Salon	2,475	1/10 gal./sf	1	0.10 gpd/sf.	248 gpd	0.50	495	0.50	495	48 hrs	495 gal
<b>Total</b>					<b>2,149 gpd</b>		<b>4,297 sf</b>	<b>0.50</b>	<b>4,297 sf</b>		<b>5,872 gal</b>

Design Flows Based on USEPA and Michigan Criteria for Subsurface Sewage Disposal/Crites ans Tchobanoglous Commercial Uses

Back Building has own 1,600 gallon septic tank with pump chamber (per records) that connects to system - Min. required for building uses = 835 gallons

Primary Building has 5,200 gallons of tank storage - Min required for building uses = 5,037 gallons

## Peninsula Township Planning

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**From:** Fred <fire@peninsulatownship.com>  
**Sent:** Friday, December 2, 2022 6:54 AM  
**To:** 'Peninsula Township Planning'  
**Subject:** RE: 13795 Seven Hills Project

Jen,  
I reached out to Jordan and he stated this had already been approved and the use group has not changed. I am meeting with him next week to look at the spaces. I am not sure we will need to approve anything if the use group has not changed. He stated there is no moving of walls or renovations going on in these spaces. I will let you know when I find out more. Thanks.

**From:** Peninsula Township Planning <planner@peninsulatownship.com>  
**Sent:** Thursday, December 01, 2022 3:42 PM  
**To:** Fred Gilstorff <fire@peninsulatownship.com>  
**Subject:** 13795 Seven Hills Project

Fred, just wanted to let you know that I let Troy Daily with Seven Hills Development LLC know that you will need a safety plan for the back building in an email today. He has been my primary contact so far.

Can you put this in an updated memo or email along with any other comments you have on the plans that I shared with you today, attached again for reference. The use plan that shows the back building is the second page of the pdf.

Thanks!

*Jenn Cram*  
*Peninsula Township Director of Planning*  
*13235 Center Road*  
*Traverse City MI 49686*  
*phone - 231-223-7314*  
*fax - 231-223-7117*  
[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)

*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*



## Peninsula Township Planning

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**From:** Caryn Chachulski <cchachulski@gtcountymi.gov>  
**Sent:** Friday, December 2, 2022 9:37 AM  
**To:** Peninsula Township Planning  
**Cc:** zoning@peninsulatownship.com  
**Subject:** Re: [ EXTERNAL SENDER ] 13795 Seven Hills Rd project  
**Attachments:** health dept uses letter.pdf; OMP Basis of Design 9-29-2022 (1).pdf

Jenn,

I mis-read the salon calculations at first glance, that looks ok. The OMP Basis of Design that we based our calculations on is the same they sent to you (attached), and I've also included the letter they sent to us about the uses of the property with employee count and seats. Yes, the septic system is designed for 70 seats at the Whiskey Bar. If you have any other questions as you keep moving along, please feel free to reach out. Hope you have a great weekend.

Thank you,

Caryn Chachulski

Sanitarian - Peninsula Twp  
Grand Traverse County Health Department  
Environmental Health Division  
Phone: 231.995.6058

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**From:** Peninsula Township Planning <planner@peninsulatownship.com>  
**Sent:** Thursday, December 1, 2022 2:50 PM  
**To:** Caryn Chachulski <cchachulski@gtcountymi.gov>  
**Cc:** zoning@peninsulatownship.com <zoning@peninsulatownship.com>  
**Subject:** [ EXTERNAL SENDER ] 13795 Seven Hills Rd project

Caryn, hello, I am the new Director of Planning for Peninsula Township. Christina Deeren forwarded your email to me from October 3, copied below. I am processing an amendment to the Special Use Permit for the Seven Hills project to increase their capacity from 32 to 70. I received updated floor plans and wanted to confirm that the septic system design is still adequate.

The pdf titled 11.21.22 Safety Plan and Use Plan is two pages. The first page is the whiskey and coffee bar and the second page includes that building plus the back building.

I hope to have the opportunity to meet you in person sometime in the near future. Please let me know if you have any questions or need additional information.

*Jenn Cram*

*Peninsula Township Director of Planning  
13235 Center Road  
Traverse City MI 49686*

phone - 231-223-7314

fax - 231-223-7117

[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)

**Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.**

**From:** Caryn Chachulski <[cchachulski@gtcountymi.gov](mailto:cchachulski@gtcountymi.gov)>

**Sent:** Monday, October 3, 2022 11:19 AM

**To:** Christina Deeren <[zoning@peninsulatownship.com](mailto:zoning@peninsulatownship.com)>

**Cc:** Ryan Cox <[Ryan.cox@gtecusa.com](mailto:Ryan.cox@gtecusa.com)>

**Subject:** 13795 Seven Hills Rd project

Christina,

The septic system for the 7 Hills Development at 13795 Seven Hills Rd has the proper gallons per day, tank space required, and required square footage of drain field for the submitted uses that are outlined in the attachment. If the proposed uses change, the septic system size will need to be reevaluated by our department.

If you have any questions, please reach out,

Caryn Chachulski

Sanitarian - Peninsula Twp  
Grand Traverse County Health Department  
Environmental Health Division  
Phone: 231.995.6058

## Peninsula Township Planning

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**From:** Greg Snyder <gsnyder@gtcountymi.gov>  
**Sent:** Tuesday, December 6, 2022 8:31 AM  
**To:** planner@peninsulatownship.com  
**Cc:** Zoning; fire@peninsulatownship.com  
**Subject:** 13795 Seven Hills Rd project, B22-2479  
**Attachments:** SEVEN HILLS A3.1 Floor Plan\_12-5-22 sealed.pdf; Seven Hills\_LS1.1 Life Safety Plan sealed 12-5-22.pdf; land use 6430.pdf

Hi Jenn,

Basically, the Code office would need a copy of the Approved, Amended special use permit or Amended land use permit from Peninsula Township.

**Please provide a copy to the code office, if you approve.**

**Email to: codes@gtcountymi.gov**

The applicant already was made aware in a previous Plan Review of the need for signage required to be posted in an Assembly occupancy of max number of occupants. 2015 MBC 1004.3

The occupant load increasing from 51 to 70 would mean the max occupant load sign would go up. There was no fire suppression on the plans, and as long as they stay under threshold amount of 100 occupants, fire suppression would not be required. 2015 MBC 903.2.1.2

The plans already had over 50 occupants.

The doors should already be equipped with panic hardware or fire exit hardware that meets code requirements. 2015 MBC 1010.1.10

The applicant provided amended plan pages for review, attached.

The previous land use permit is attached.

Thanks,  
Greg

Greg Snyder, P.E.  
Commercial and Residential Building Plan Reviewer  
Grand Traverse County Construction Codes  
2650 LaFranier Rd., Traverse City, MI 49686  
Phone 231-995-6014  
[gsnyder@gtcountymi.gov](mailto:gsnyder@gtcountymi.gov)

<http://grandtraverse.org/879/Construction-Code>

**From:** Bruce Remai <bremai@gtcountymi.gov>  
**Sent:** Thursday, December 1, 2022 3:07 PM  
**To:** Greg Snyder <gsnyder@gtcountymi.gov>; Robert Sturdavant <rsturdavant@gtcountymi.gov>  
**Cc:** Ashley Boardwine <aboardwine@gtcountymi.gov>  
**Subject:** Fw: [ EXTERNAL SENDER ] 13795 Seven Hills Rd project

**Bruce A. Remai**

Director/Building Official  
Grand Traverse County Construction Code  
[bremai@gtcountymi.gov](mailto:bremai@gtcountymi.gov)



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**From:** Peninsula Township Planning <planner@peninsulatownship.com>  
**Sent:** Thursday, December 1, 2022 3:00 PM  
**To:** Bruce Remai <bremai@gtcountymi.gov>  
**Cc:** fire@peninsulatownship.com <fire@peninsulatownship.com>  
**Subject:** [ EXTERNAL SENDER ] 13795 Seven Hills Rd project

Bruce, I hope this email finds you well. I am working on an amendment to Special Use Permit #35 for the OMP Seven Hills Development LLC located at 13795 Seven Hills Road, Traverse City, 49686, parcel #28-11-128-002-00.

They would like to expand their capacity from 32 to 70. I am attaching a floor plan for the building where the whiskey and coffee bar are located as well as a use plan for that building and the building in the back of the property. I have spoken to Fred Gilstorff our Fire Chief and he is also reviewing the plans. I would greatly appreciate your input on maximum capacity from a Building Code perspective.

Please let me know if there is a formal review process that I need to follow to receive comments from your office, or if additional information is needed.

Thank you for your assistance,

**Jenn Cram**

*Peninsula Township Director of Planning*

*13235 Center Road*

*Traverse City MI 49686*

*phone - 231-223-7314*

*fax - 231-223-7117*

[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)

*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*



December 5th, 2022

Jennifer Cram  
Peninsula Township Planning Department  
13235 Center Road,  
Traverse City, Michigan 49686

Haggard's  
PLUMBING  
& HEATING

Ref: 1) Special use Permit (SUP) #35 Amendment #2- OMP Seven Hills Development LLC, Involving LLC, Involving a request to expand the capacity of the whiskey and coffee bar from 32 to 70. The Increased capacity includes outdoor seating. In addition, they would also like to utilize space outdoor for gathering, games and other activities.

PROPERTY LOCATION: 13795 Seven Hills Road, Traverse City, MI 49686.

PARCEL ID#: 28-11-128-002-00

To whom it May Concerns,

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

Sincerely,

John Haggard

*Haggard's Plumbing & Heating*