

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION MEETING AGENDA

TOWNSHIP HALL

13235 Center Road

Traverse City, MI 49686

December 21, 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, November 16, 2020
8. Reports
 - a. Zoning Board of Appeals (Couture)
9. Business Items
 - a. Zoning Ordinance Update – Public Hearing (continued from 11-16-20)
 - b. 13795 Seven Hills Road – SUP #139 Public Hearing
 - c. Zoning Amendment #200 – Accessory Solar Equipment - Public Hearing
 - d. Election of Officers
 - e. Annual Report
 - f. Discussion Regarding Master Plan Update
 - g. January & February Meeting Dates – 1-25-21 & 2-22-21
10. Public Comments
11. Other Matters or Comments by Planning Commission Members
12. Adjournment

This meeting will take place on Zoom. The public can tune in and/or make public comment via the Zoom app or the dial in phone number.

To join using the Zoom App on a computer, tablet, or smartphone click the following link:
<https://us02web.zoom.us/j/89262394603>

To join by dialing in, call:
(312) 626-6799 followed by the Webinar ID: 892 6239 4603, followed by the # key.

Meeting Minutes

#

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PENINSULA TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TOWNSHIP HALL
13235 Center Road
Traverse City, MI 49686
November 16, 2020 7:00 p.m.

- 1. Call to Order:** 7:00 p.m. by Hornberger
- 2. Pledge**
- 3. Roll Call:** present: Couture, Hornberger, Oosterhouse, Hall, Wunsch;
excused: Dloski, Shipman; also present: Mielnik, Deeren, Hodges, Attorney Miehn
(via phone)
- 4. Review for Conflict of Interest:** None
- 5. Brief Public Comments:** None
- 6. Additions to Agenda/Approval:** None
- 7. Consent Agenda:**
 - a. Approval of Meeting Minutes: Planning Commission Meeting, October 19, 2020**
Hornberger: Two corrections: page three, an instead of and, page eight, contiguous instead of continuous.

**Moved by Couture to approve the consent agenda, as amended, seconded by Wunsch
pass unan**
- 8. Reports:**
 - a. Zoning Board of Appeals (Couture), Master Plan Update (Mielnik)**
Couture: The ZBA met in October and a variance request was heard by the board, the November meeting is tomorrow, November 17, 2020.
Mielnik: The steering committee met on November 9, 2020, and is ready to launch the online engagement tool. The committee is expecting a demonstration next month.
- 9. Business Items:**
 - a. Zoning Ordinance Update – Public Hearing (continued from 10-19-20)**
Mielnik: Due to COVID-19, there was a need for a ZOOM option for public comments.

The ZOOM session is being recorded.

Dave Edmondson, 12414 Center Road, Traverse City: (Audio was not streaming correctly) Commented on the junkyard section of the ordinance and said it could be detrimental to the farming community. Also, he spoke about the farming community. This is a poor opportunity to

comment if the community cannot be in-person, suggests that the Zoning Ordinance Update be postponed until after the COVID crisis is over. The last meeting packet was incomplete and inappropriate; it is important that it be concise and accurate.

Chris Rieser, 1087 Lochmoor Lane, Traverse City: Refers to Section 313 “waterfront regulated area and shared waterfront docks, 2e.” Sent a letter on behalf of the Quaker Valley HOA voicing concerns over shared waterfront docks. The language added is concerning for several reasons, laid out in the letter.

Curt Peterson, 1356 Buchan Drive, Traverse City: (Audio was not streaming correctly, these comments were sent in via e-mail) So let's bring us up to date since the first portion of the public hearing.

1. The consensus of the planning commission is that the zoning rewrite was not to make changes that would be regarded as substantive.
2. At the last meeting our chairperson said the wording of 6-20 (Oct 14th packet additions) on STR is no change from the existing ordinance.

I contend that there are definitely some substantive changes. Well, let's look and review these. The Oct 14th packet addition adds words that rooms within a dwelling are illegal for rent. And now Christina said at the previous hearing that rooms are dwelling units. Not so.

Definition of dwelling is amendment 190. Let's look at that. Definition of Dwelling Peninsula Township – Amendment 190: Dwelling: A single building, or portion thereof, providing complete independent living facilities for one (1) family for residential purposes, including permanent provisions for living, sleeping, eating, cooking, and sanitation. June 29, 2016, Corria / Hoffman: So a room is not a dwelling unit as a room does not include permanent provisions for living including heating, cooking, and sanitation. Therefore the Oct 14th packet addition that excludes rooms for rental is a substantial change. This would eliminate home share which is rental of an owner-occupied dwelling. There has not been one recorded nuisance incident of home share. So we do not need to try to fix a problem that does not exist Next let's look at B and B being the only allowed use of single room rental per staff's ascertainment other than Chateau district. Again not so. Existing Ordinance “Section 6.2 R-1A Districts: Rural and Hillside Residential:(a) Rental of Non-owner Occupied Dwelling: (REVISED BY

AMENDMENT 182) a.1. Intent -This is a clarifying amendment that confirms the determination by the Zoning Board of Appeals on September 9, 1999, that the minimum length of time that a dwelling may be rented and be in conformance with the intent of the ordinance is one month and reaffirmed by the Zoning Board of Appeals on September 11, 2008, as 30 days. This is also to distinguish between rental of a “non-owner-occupied dwelling” and “Bed and Breakfast” which is rental of A (emphasis added) owner-occupied dwelling. a.2. A property owner may rent a non-owner occupied dwelling, provided that the minimum length of time that the dwelling may be rented is 30 days.” Curt Peterson comments on this existing wording. See emphasis added (A). So in our existing ordinance Bed and Breakfast is mentioned as an example of A (emphasis added) owner-occupied dwelling. So the ordinance recognizes that there could be other examples of owner-occupied dwelling rentals or the ordinance would have said “Bed and Breakfast which is a rental of THE (emphasis added) owner-occupied dwelling.” So clearly there are other legally rented owner-occupied room rentals as anticipated by our ordinance. So

home share is allowed in all zones. Well B & B has a distinct definition (Michigan State Statute) that requires serving a breakfast. So in our homeshare, we have no intention of becoming a B & B with that requirement of serving breakfast and the associated complications and legal requirements of food service and safety. Lastly, you have still not shown how the 30-day rule applies to other than R1A (Rural Hillside district) which is the only district that lists that the prohibition of a short-term rental. So I maintain that the Jan. 2020 draft and 6-20 (Oct 14th packet addition) represent major changes in the existing ordinance which was not the stated intent and should be eliminated from the rewrite. Suggested plan of action. Leave the STR and home share ordinance as is for the time being. As the Township Board discussed we should consider getting a community group together to work out whether any form of home share or STR could/should work. This should take place when we can safely meet together at some time in the future.

Bob Venegoni, 16213 Center Road, Traverse City: Commented that he does not understand the urgency in dealing with the zoning update, and there is some struggle with ZOOM to comment on the ordinance update. Agrees with those who have weighed in on this issue. We live in a farming community, and farmers have a lot to deal with subdivisions are moving in. Asks that the zoning ordinance update be tabled, at least, until after COVID is over.

Gordon Hodges, 1331 Lindale Drive, Traverse City: Commented on the waterfront shared frontage language. The intent is for private frontage, and the language is for shared frontage. This supersedes the deed restrictions. This needs to be rewritten so it does not encumber shared frontage properties and addresses private frontage.

Jan Beckett, 671 Hidden Ridge Drive, Traverse City: A thirty-year resident. She has just begun to read the ordinance and questions the definition of a structure and what is involved and called for in a structure definition. Mentions driveways, sidewalks, and utilities and questions how it fits in the definition of structure. Refers to the comments about the hurry to respond to this (zoning update). Notes that the quarterly newsletter did not mention the zoning ordinance update and the opportunity for public comment.

Jennifer Venegoni, 16213 Center Road, Traverse City: Given the circumstances tonight, there is a need to be heard and this should be delayed for residents to express themselves.

Marc Santucci, 11789 Center Road, Traverse City: Some of the changes to the zoning code are significant, not clearing, but confusing. Specifically the rental of rooms and houses. Greg Meihn gave a presentation in which he said the township should be more aware of the state's actions on the rental of rooms. The ordinance is for the health, safety, and welfare of the community. Remarks on the winery lawsuit.

Meihn: The township needs to be aware of why the state overrules townships. The basis for the ordinance for the health, safety, and welfare of the community. It has to do with opinion. Reference the winery lawsuit. There is a need to look at the citizens' concerns.

Terri McDermott, 12372 Center Road, Traverse City: Agrees with what has been said towards the zoning update. This impacts the entire peninsula. With the COVID restrictions, lack of seasonal residents in November, and the problem with ZOOM, there is a need to send the ordinance to all the taxpaying residents of the township and not hurry it through.

Lou Santucci, 12602 Center Road, Traverse City: Comments on the packet addition concerning the thirty-day room rental, and the language was changed. Added “portion of a dwelling” and “occupied.” Brings up the idea of a family member or friends staying with you and the problems around that idea for a room rental. Also, the notice period for a zoning violation changed from fifteen to seven days. The packet change was from seven to zero days. There is no time for correction. Discusses room rental. He feels that these issues need better discussion; this should be put off until the spring.

Joanne Westphal, 12414 Center Road, Traverse City: Encourages the planning commission to move ahead with the in-ground solar energy zoning regulations. Comments on the planning and meeting process. Talks about ordinance 199.

Zoom call is closed

Deeren: There was a time delay between the ZOOM call and the planning commission meeting. The board did not talk over the callers.

Hornberger: Using ZOOM for the first time is a learning experience, and we would like to continue the meetings with citizen safety in mind.

Mielnik: Hybrid meeting formats are difficult, but the option that we have at this time.

Joe Gartland, 2253 Harbor Reach Drive, Traverse City: Voices concerns for Article 3, section 3.13 of the ordinance. Referring to the language of one dock for every fifty-feet of shoreline, does this pertain to private on or an association? This is a dramatic change. The shared waterfront docks language is confusing and needs to be reworded.

Deeren: This is for private residences, not shared waterfront property.

Hall: Recognizes the issue presented. Will clarify the separation of HOA versus private docks.

Monnie Peters, 1425 Neahawanta Road, Traverse City: Discusses how the ordinance should move forward to best serve the citizens of the peninsula and get their opinions. She feels the rollout was unclear. Suggests a series of advertised meetings.

Hornberger: This public hearing will be continued in December.

Hornberger closes the public hearing and opens the regular meeting.

Moved by Wunsch to continue Zoning Ordinance Update public hearing in the December 21, 2020 planning commission meeting, seconded by Oosterhouse.

pass unan

Wunsch: We have a substantial revision to the ordinance where it seems ninety-nine percent is uncontroversial and ready to go. Suggests removing flashpoint issues so that a document can be produced that is free of more challenging issues. Continue the public hearing. Proposes to work on the flashpoint issues one at a time once the major document is behind us. By pulling these flashpoint issues out, we can move forward with a document that can move forward.

Hall: Is the current redraft on the township website?

Mielnik: Yes, with the additional material that was put in October. The flashpoints can certainly be removed to make this a cleaner and less controversial document to move forward.

Hall: Is the latest version on the website available to the public?

Mielnik: Yes

b. Lavender on Old Mission Peninsula – SUP #138

Mielnik: A public hearing was held for Lavender on Old Mission Peninsula last month. There are packet additions and a set of findings and conclusions in the packets. There are eleven approval conditions and safeguards. Many are standard and retail sales and related commercial activity are allowed provided and are not less than fifty percent of the inventory of items offered for sale and “include items wherein lavender and/or other ingredients grown on-site is a constituent element of the product.” This is not a general retail store. The number of attendees at events is capped at twenty-five.

Hornberger: Refers to page five, number eight: confirming no more than twenty-five participants.

Mielnik: With favorable action tonight, this will go to the town board.

Moved by Wunsch to approve the general findings of fact for Lavender on Old Mission Peninsula-SUP #138, seconded by Hall.

pass unan

Hornberger: What is located outside?

Parker: The distillation is outside, the propane tank for the still.

Mielnik: The fire chief will review and will need to approve.

Moved by Wunsch to approve the specific findings of fact for Lavender on Old Mission Peninsula SUP #138, seconded by Hall.

pass unan

Moved by Wunch to pass this to the township board and recommend approval of Lavender on Old Mission Peninsula SUP #138, seconded by Couture.

pass unan

c. Peninsula Farms Condo Subdivision

Mielnik: This is a use by right permit. The application and plans are in the packet. The engineer’s report from Gourdie-Fraiser is in the packet. The pedestrian easement was brought to the parks committee. On page three, the twenty-foot-wide easement is for a possible connection for long term planning. There is no obligation to make this connection.

Laura Serocki, 6924 Center Road, Traverse City: We own property adjacent to this property. Sean McCardle has personally discussed the easement. The pedestrian walkway is on the plan, and she does not understand why her property is being involved. It should be on the subdivision document and taken off the site plan. Does not want trespassing across her property.

Sean McCardel, 3130 Waterwatch Lane, Traverse City: Never intended for trespassing to occur across the Serocki property. Will discourage the residents from walking and trespassing across their property.

Mielnik: Add language to the condominium documents, not obligating any property owner to make the connection. Can it be resolved before it goes to the township board?

McCardle: Yes, and there will not be a trail. We are not encouraging trespassing.

Discussion of the plan and the trail.

Hall: Is the proposed twenty-foot-wide pedestrian easement is running along the south boundary of eight and seven?

McCardle: Six and seven.

Hall: Suggests a consult with the condominium attorney for the condominium documents. It is a disclosure to the potential purchasers of lots six and seven. It will not obligate the Serockis.

Discussion of the plan, the easement, and trespassing on the eastern section of the boundary of lots six and seven and the Serocki property.

Bill Serocki, 6924 Center Road, Traverse City: Reports that he has experienced trespassing from Pelizzari Park. The easement will compound the trespassing problem. Asks that it be removed from the plan.

Hall: This is not an easement in the Serocki property, but outside the property. References an example from Eagle's Landing where the developer has language to create an easement should it come available. The disclosure will be there if the easement becomes available. Not in favor of doing anything other than edit the language and removing the Serocki name from the site plan.

Discussion of the easement and the language of the easement.

Jennifer Hodges, Gourdie-Fraiser: The preliminary review letter is contained in the packet and contains the preliminary review. An escrow will be put in place for water and sewer.

Mielnik: There was a conversation with MDOT.

Oosterhouse: If someone bought lots six and seven, the owners would like to know about the easement. If in fifty years that property was sold, then there could be a possible connection to the park. Eliminate the note of a possible pathway.

Mielnik: The parks committee prefers one path instead of several small paths.

Board discussion of the pros and cons of eliminating the note of easement connection to Pelizzari. Discussion of easement language with the developer and the language to strike the Serocki name from the plan. Leave the note in but remove the reference to the Serocki parcel, with language reading possible future pedestrian access to Pelizzari Natural Area should a connection become available.

Serocki: It is still private property.

Hall: This is very common in condominium documents. It does not create an easement across your property.

Discussion of the easement and trespassing.

Hall: The master deed to the development should be addressed.

Moved by Couture to approve Peninsula Farms Condominium Subdivision, with the language on C-4 and L-1 be amended to delete the reference to the Serocki parcel, and send to the town board, seconded by Hall.

pass unan

d. Bella Vue PUD/SUP – Concept Plan - SUP #137

Mielnik: A PUD must be twenty acres, and the township can waive that. To make that determination, the township board needed to see a concept plan. The developer was advised to come to the planning commission with a plan. The revised plan is now five units. The open space calculations have been verified by Gourdie-Fraiser. This is to recommend to the township board that a PUD on less than twenty acres in this instance makes sense. This would come back to the planning commission for consideration.

Meihn: Approving this on a conceptual level, there are reviews and details to be worked through.

Hornberger: The language is to recommend to the township board that a PUD on this site is suitable and reasonable based on the conceptual plan provided.

Moved by Couture to recommend to the township board that a PUD on this site is suitable and reasonable based on the conceptual plan provided, seconded by

Oosterhouse. pass unan

Bill Smethells, 10457 Bluff Road, Traverse City: Do we have any access to these plans?

Mielnik: They are in the packet.

Smethells: This is being returned to the board.

Mielnik: Being considered is a PUD on less than twenty acres is acceptable in this instance.

Smethells: To set this standard aside, the rule does not apply in the future.

e. SUP Introduction – 13795 Seven Hills Road

Jay Milliken, 7580 East Shore Road: We are proposing a community center on a commercial property. Buildings will not be added, and some of the buildings will be removed. The intent of Seven Hills is to create an extremely focused, well-curated experience rooted in local commerce and exceptional hospitality. The project will carefully align with the township and local residents to preserve the natural charm and beauty of the surrounding area. All tenants will be local, handpicked businesses that will provide a wide array of goods and services such as a coffee shop, dining, distillery/tasting room, boutique motel. Also, an art studio and gallery (existing), yoga and massage (existing), mixed retail, farmers market, and outdoor recreation. Presents a rough conceptual plan. We will not add any buildings but will remove some of the buildings.

Deeren: Define outdoor recreation.

Milliken: The ability to link to existing trails.

Mielnik: Procedurally, with a full application submitted, a public hearing will be held on December 21, 2020.

Moved by Couture to schedule a public hearing for a SUP – 13795 Seven Hills Road on December 21, 2020, provided that an application is submitted, seconded by Wunsch.

pass unan

f. Discussion regarding amending zoning regulations for solar panels

Mielnik: At the last meeting, there was a desire to allow larger solar panels on agricultural property. This has been reviewed by the township attorney. An official viewshed map is needed to tie to the ordinance.

Wunsch: This works with what is on the horizon with solar policy.

Hall: Is there a sizing concept?

Wunsch: You are only compensated for the electricity you use as a landowner. The thirty-kW cap should work for most agricultural property.

Board discussion of the sizing element, with a reference to the Chateau Chantel's solar panels that were installed. The idea of allowing panels (larger than thirty-kW) was discussed as a SUP.

Deeren: Solar panels may also be put on the roof.

Hornberger: The feeling is to allow more than thirty-kW, as part of a SUP.

Moved by Wunsch to hold a public hearing for solar panels for December 21, 2020, with the change in wording, seconded by Hall. pass unan

10. Public Comments:

Smethells: If Bella View comes forward, the public should be able to share their comments.

Mielnik: A new public hearing would be planned for Bella Vue.

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

12. Adjournment:

Moved by Hall to adjourn, seconded by Wunsch pass unan

Meeting adjourned at 9:30 p.m.

13795 Seven Hills SUP #139 Public Hearing

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 commercially zoned properties on the peninsula. The project is helmed by five long-term residents of the Old Mission Peninsula, Jordan Valdmanis, Brian Peace, Troy Daily, Jeff Fedorinchik, 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**

1. General Standards:

The project at 13795 Seven Hills Rd will be designed, constructed and maintained in a very harmonious way. Our design intention is to improve our facade replicating the style of the Old Mission Peninsula Library. A proposed, very clean exterior with 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 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 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, we will add 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, beverage, lodging), health and wellness, farmer's market, art gallery and studio and outdoor recreation.

2. Conditions and Safeguards:

We, the developers and operators, fully understand the Town Board may ask for 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 this Ordinance will be observed.

3. 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. We have included all required information
- c. Our proposed development conforms to regulations of the zoning district. As it currently sits, the only potential non-confirming zoning item for this property is the stated five acre minimum lot size requirement for Motel/Tourist Court, Section 8.10. Under the new zoning ordinance DRAFT, section 6.15, our proposed plan meets all qualifying conditions.
- 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.
 - i. Grand Traverse County Road Commission
 - ii. Grand Traverse County Drain Commissioner
 - iii. County DPW standards for sewer and water if public
 - iv. Grand Traverse County Health Department for private systems
 - v. State and Federal Agencies for wetlands, public sewer and water
- f. Natural resources will be preserved and enhanced. All areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- g. 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.

- h. 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.
- i. Development will not cause soil erosion or sedimentation problems.
- j. 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.
- k. No grading or filling will destroy the character of the property or surrounding areas and will not adversely affect any adjacent or neighboring properties.
- l. 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.
- m. 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.
- n. 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.
- o. Parking layout will not adversely affect the flow of traffic within the site or to and from adjacent streets.
- p. Vehicular and pedestrian traffic within the site and relation to streets and sidewalks serving the site, shall be safe and convenient.
- q. 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.
- r. Proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

4. Present 8 copies of Site plan, plot plan, development plan

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

- a. 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.

5. Project will not be developed in phases


 FIRE SUPPRESSION TANK
 TWO STORY - 10 UNIT MOTEL
 SEPTIC 6,000 SQ. FT.
 OPEN AIR SEATING
 FOOD AND BEVERAGE
 EXISTING RETAIL



LOCATION: WEST SIDE OF
SEVEN HILLS RD AND
NORTH OF DEVILS DNE



231.590.1160
2057 Arrowhead Dr.
Traverse City, MI 49686
domperre@gmail.com

7 Hills Property

7 Hills Rd
Traverse City, MI

LOCATIONS AND USES		TITLE
13020	DATE	Varied SCALE
2/2	SHEET	REVISION

DOMPLER DESIGN
CONCEPTUAL SITE PLAN



231.590.1160
2057 Arrowhead Dr.
Traverse City, MI 49686
domplerdesign@gmail.com

7 Hills Property

7 Hills Rd
Traverse City, MI

Conceptual Site Plan		TITLE
130.20	DATE	1' = 20' 0"
1/2 SHEET		SCALE
003		REVISION

STORM WATER RETENTION

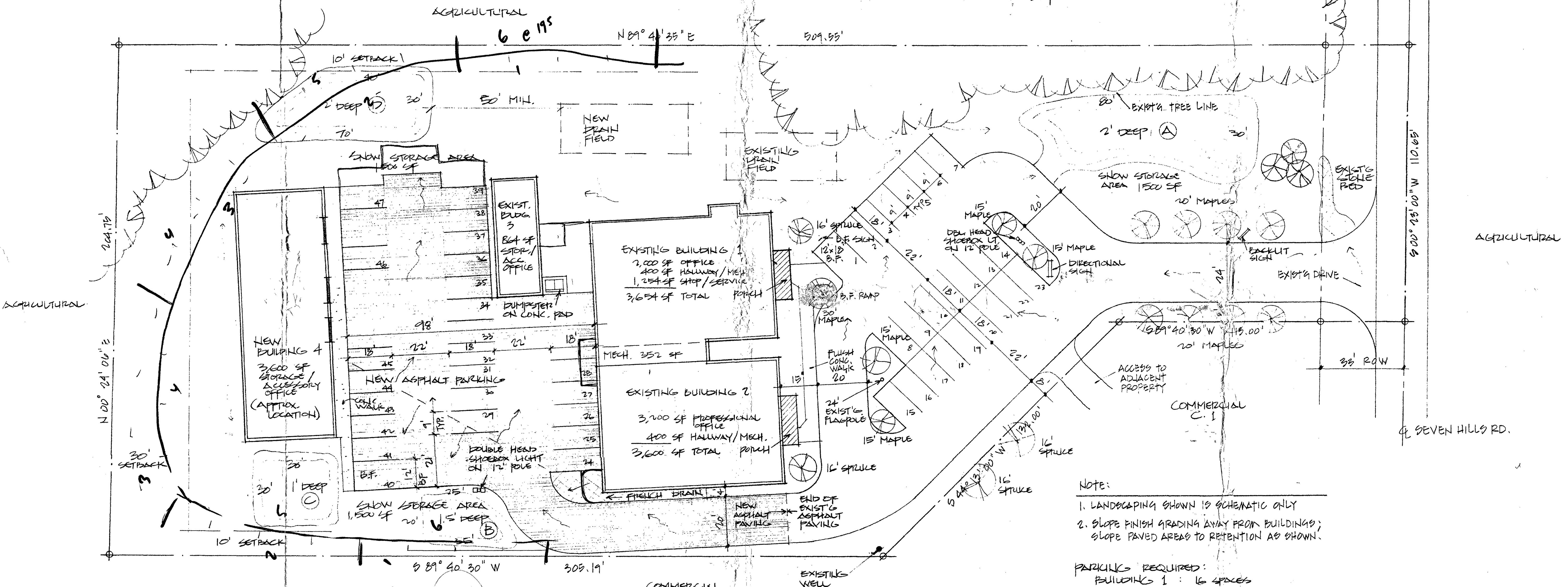
TO BASIN A:
 50% BLDG 1 1,800 SF
 50% BLDG 2 1,800 SF
 WALK 300
 PARKING & DRIVE 14,000
 TOTAL AREA 18,100 SF $\times .167 = 3,023 \text{ CU FT REQ'D.}$
 BASIN A: 3,624 CU FT PROVIDED

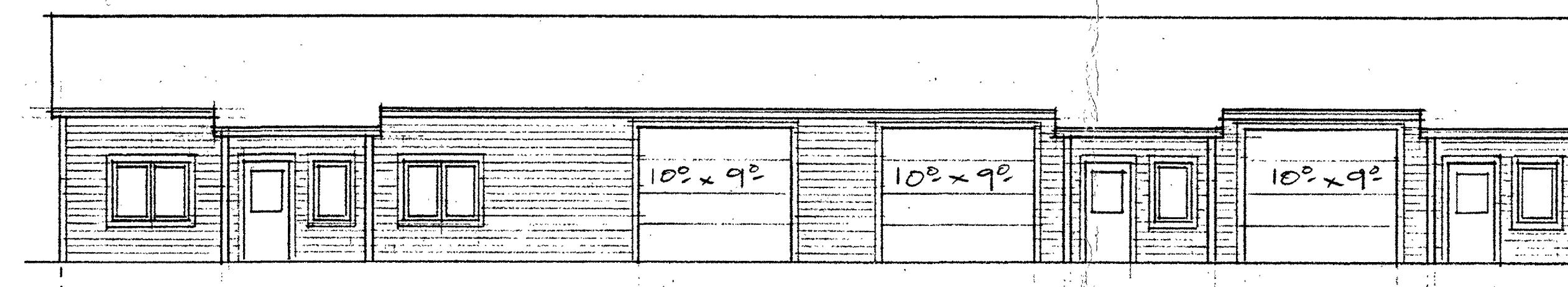
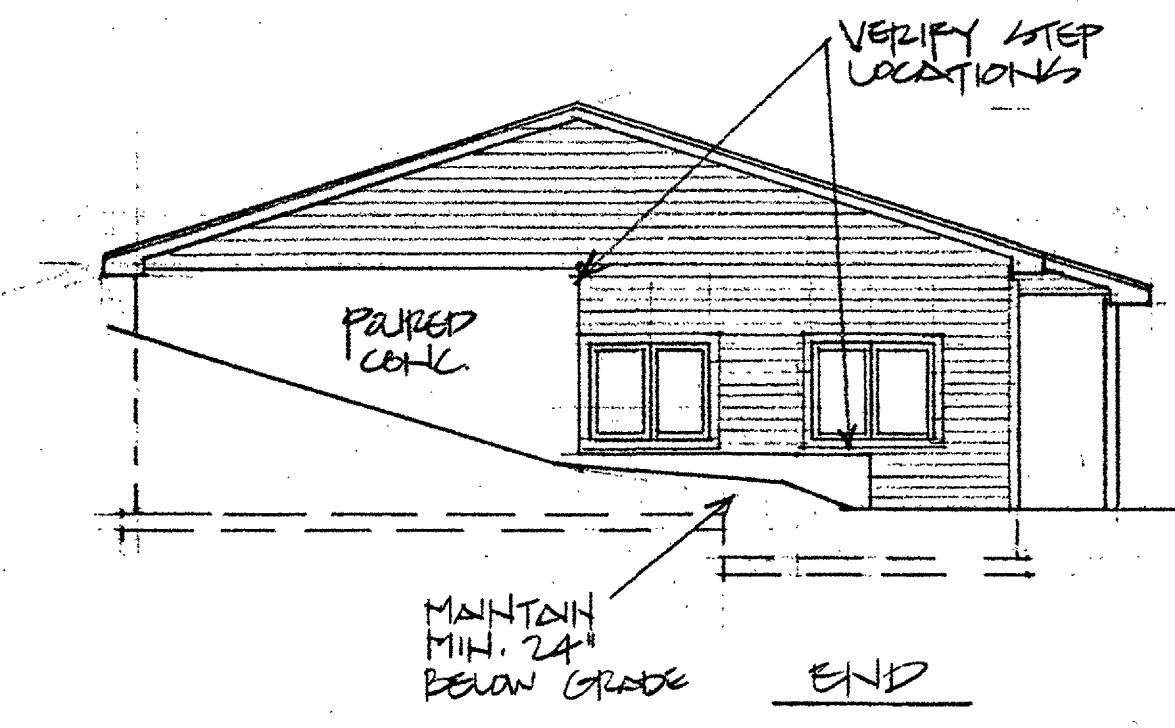
TO BASIN B:
 50% BLDG 2 1,800 SF
 DRIVE 6,600
 TOTAL AREA 4,400 SF $\times .167 = 723 \text{ CU FT TOTAL}$
 FRENCH DRAIN: 300 SF $\times 1' \text{ DEEP} \times .30\% \text{ OPEN} = 150 \text{ CU FT PROVIDED}$
 400 SF CU FT REQ'D.
 BASIN B: 673 CU FT PROVIDED

TO BASIN C:
 50% BLDG 4 1,800 SF
 PARKING WALK 1,875
 TOTAL AREA 4,800 SF $\times .167 = 804 \text{ CU FT REQ'D.}$
 BASIN C: 738 CU FT PROVIDED

TO BASIN D:
 50% BLDG 1 1,800 SF
 BLDG 3 900
 50% BLDG 4 1,500
 WALK, ETC 600
 PARKING 8,100
 TOTAL AREA 13,200 SF $\times .167 = 2,200 \text{ CU FT REQ'D.}$
 BASIN D: 2,424 CU FT PROVIDED

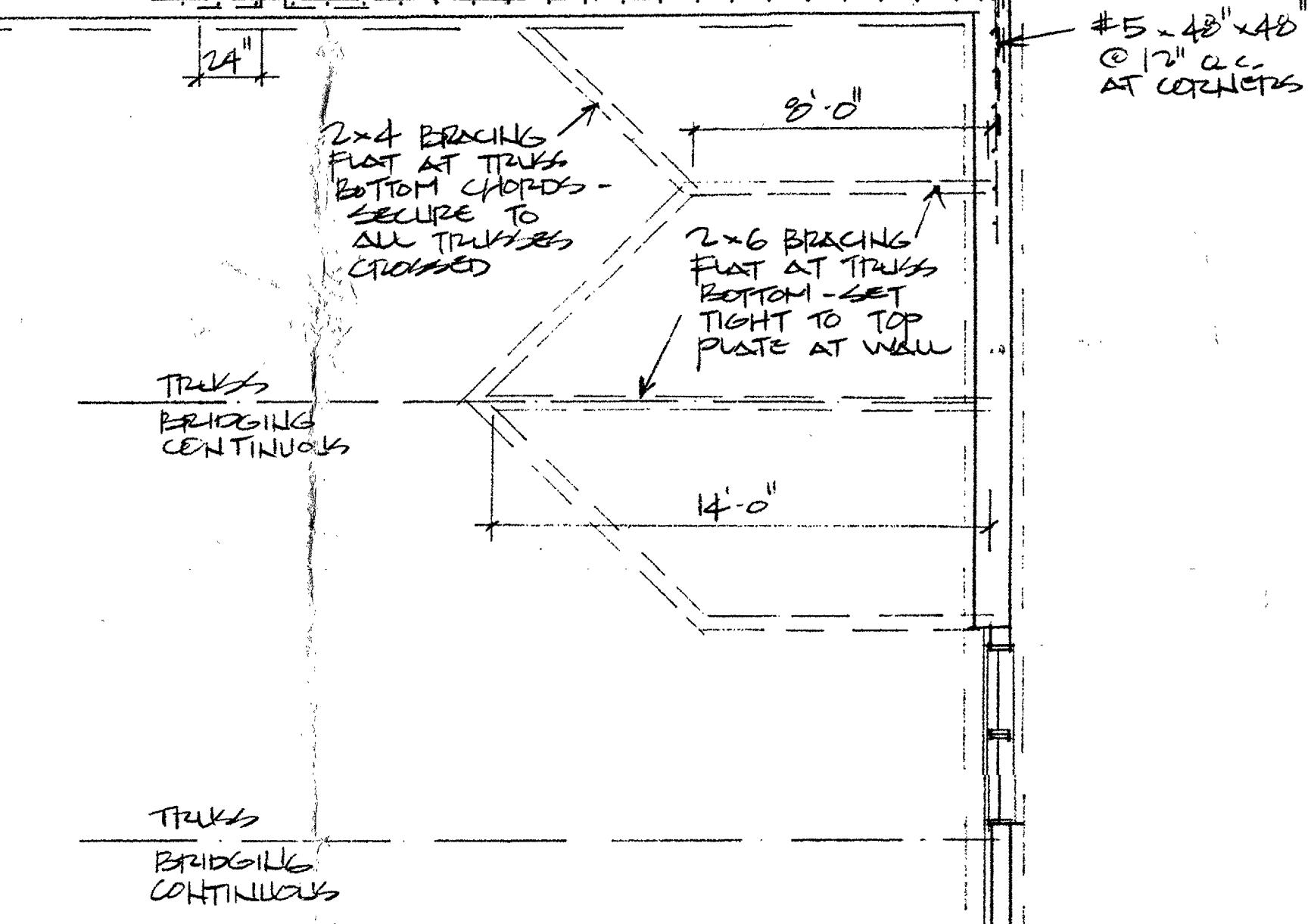
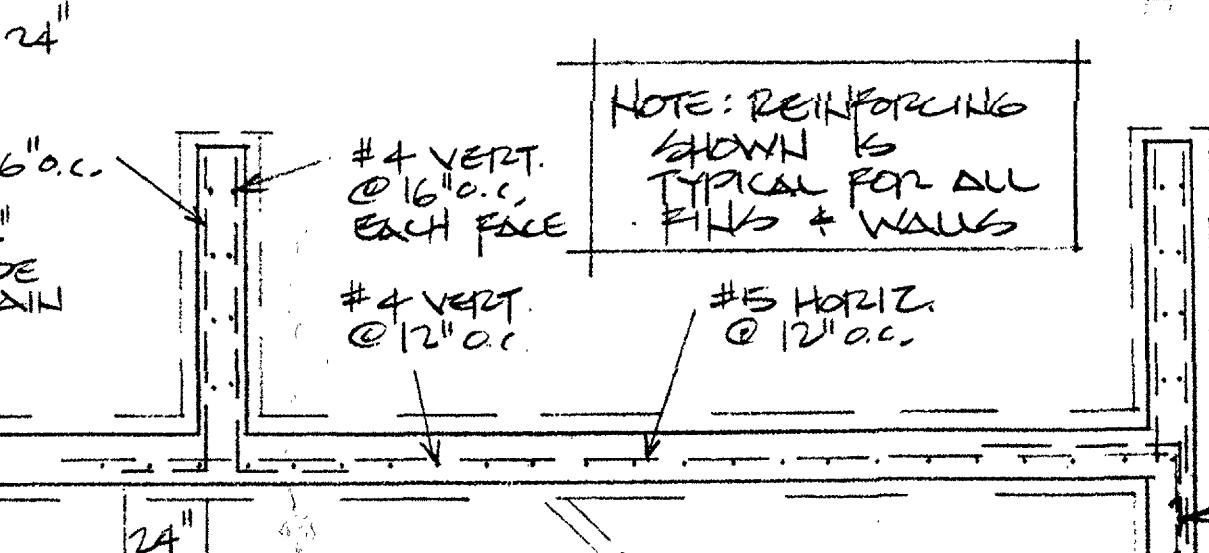
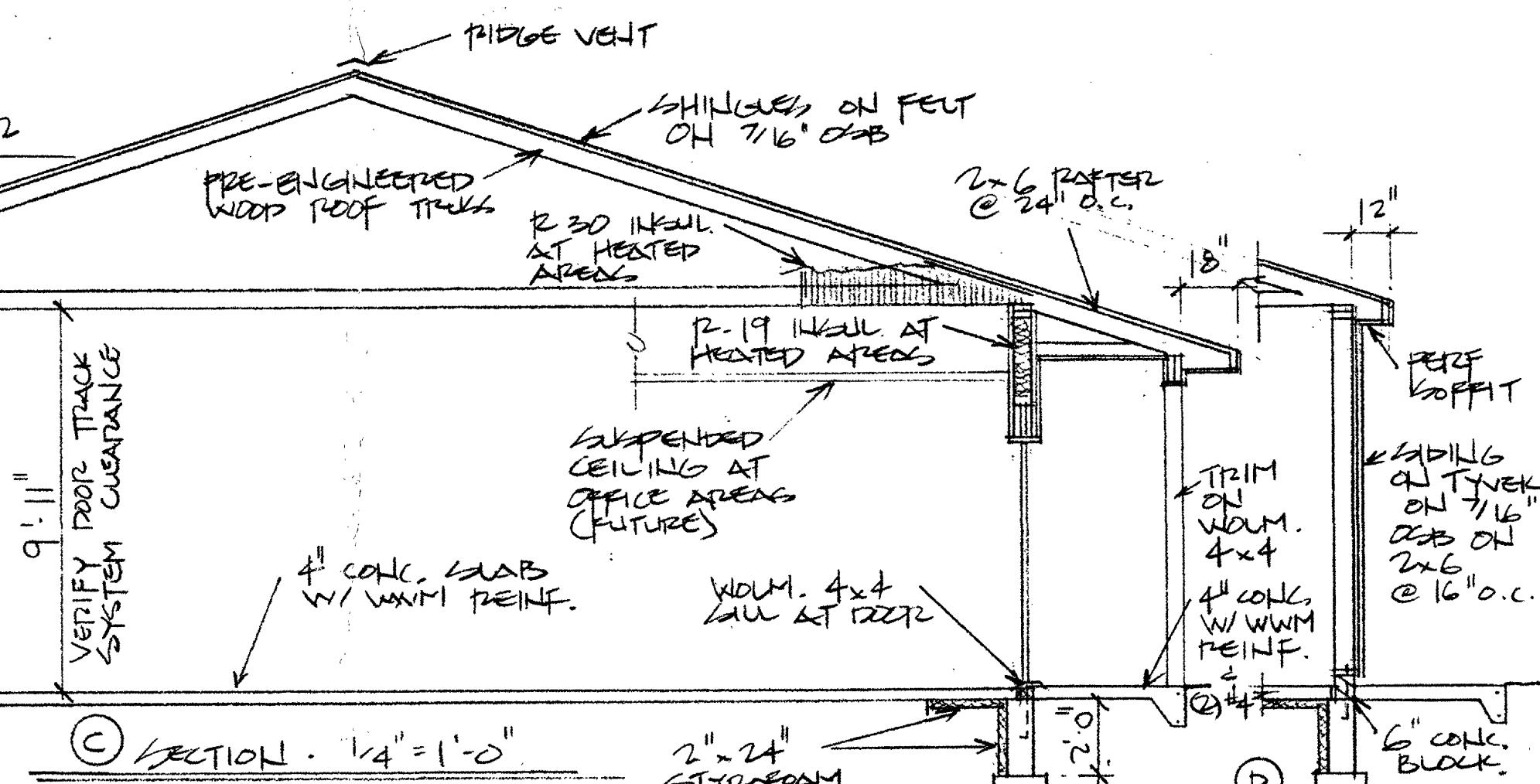
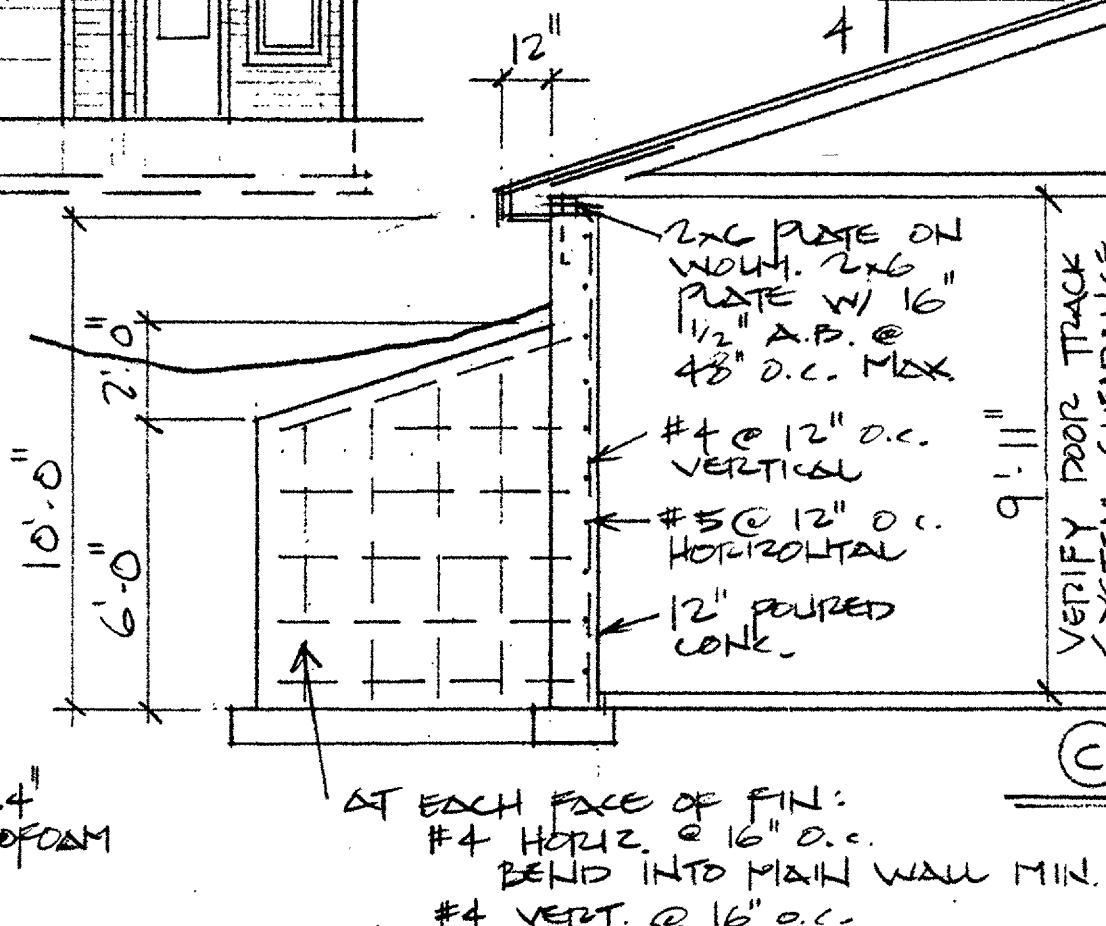
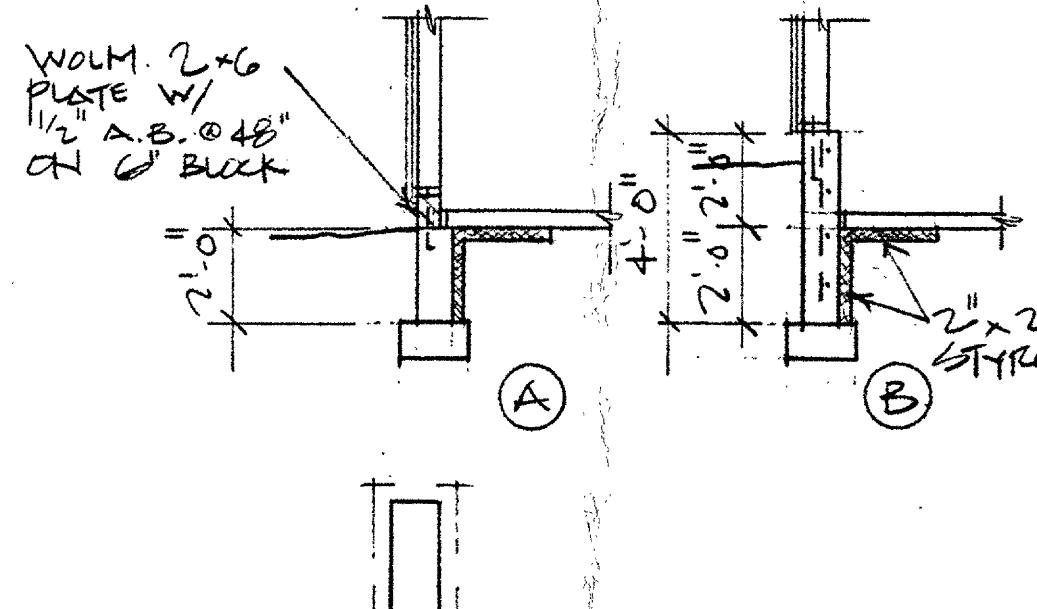
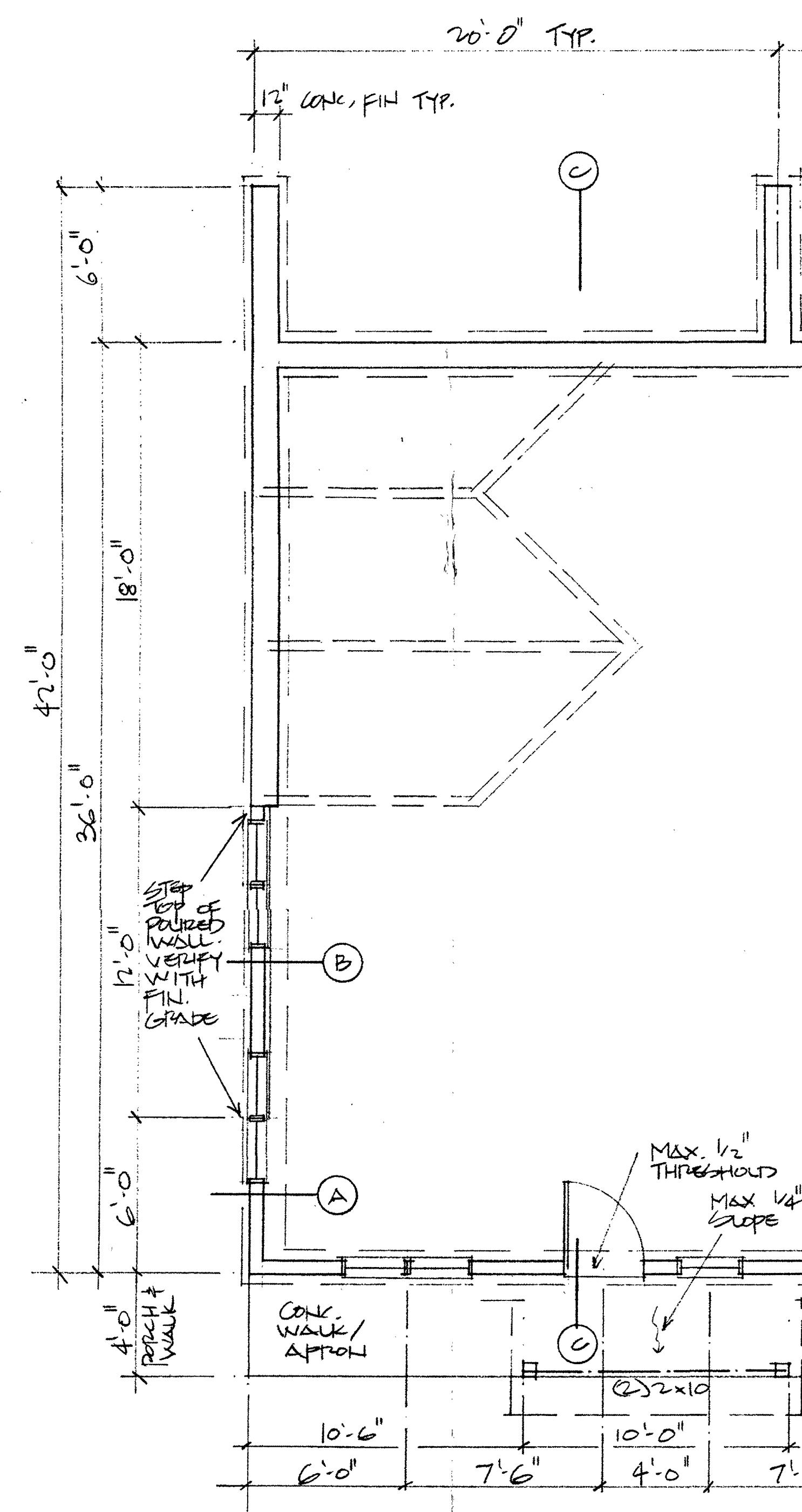
NOTE: ALL RETENTION BASINS TO HAVE 3% SIDESLOPE





ELEVATIONS - $1/8 = 1'-0"$

FRONT



Ken A. Yohn

COMMERCIAL BUILDING

SCALE: NOTED APPROVED BY: DRAWN BY P.A.Y.

DATE: 11-27-95 REVISED

FOR SEVEN HILLS INC.

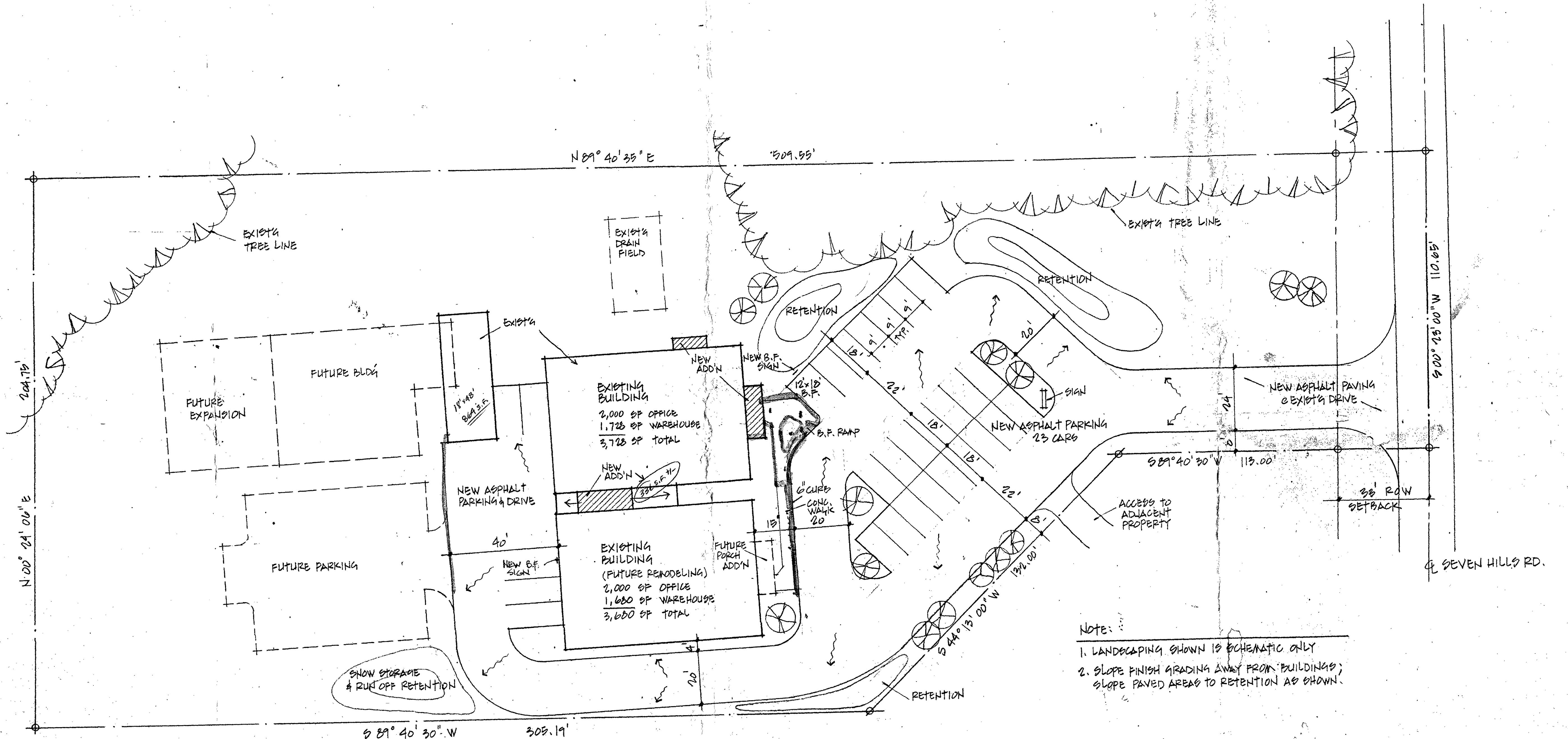
ROBERT A. YOHN, ARCHITECT
223-4088

DRAWING NUMBER

NOTES:

1. INTERIOR LAYOUTS TO BE DETERMINED.
2. DOORS ARE 30068
3. INSULATE WALLS & CEILINGS AT ALL HEATED AREAS

PLAN - $1/4 = 1'-0"$



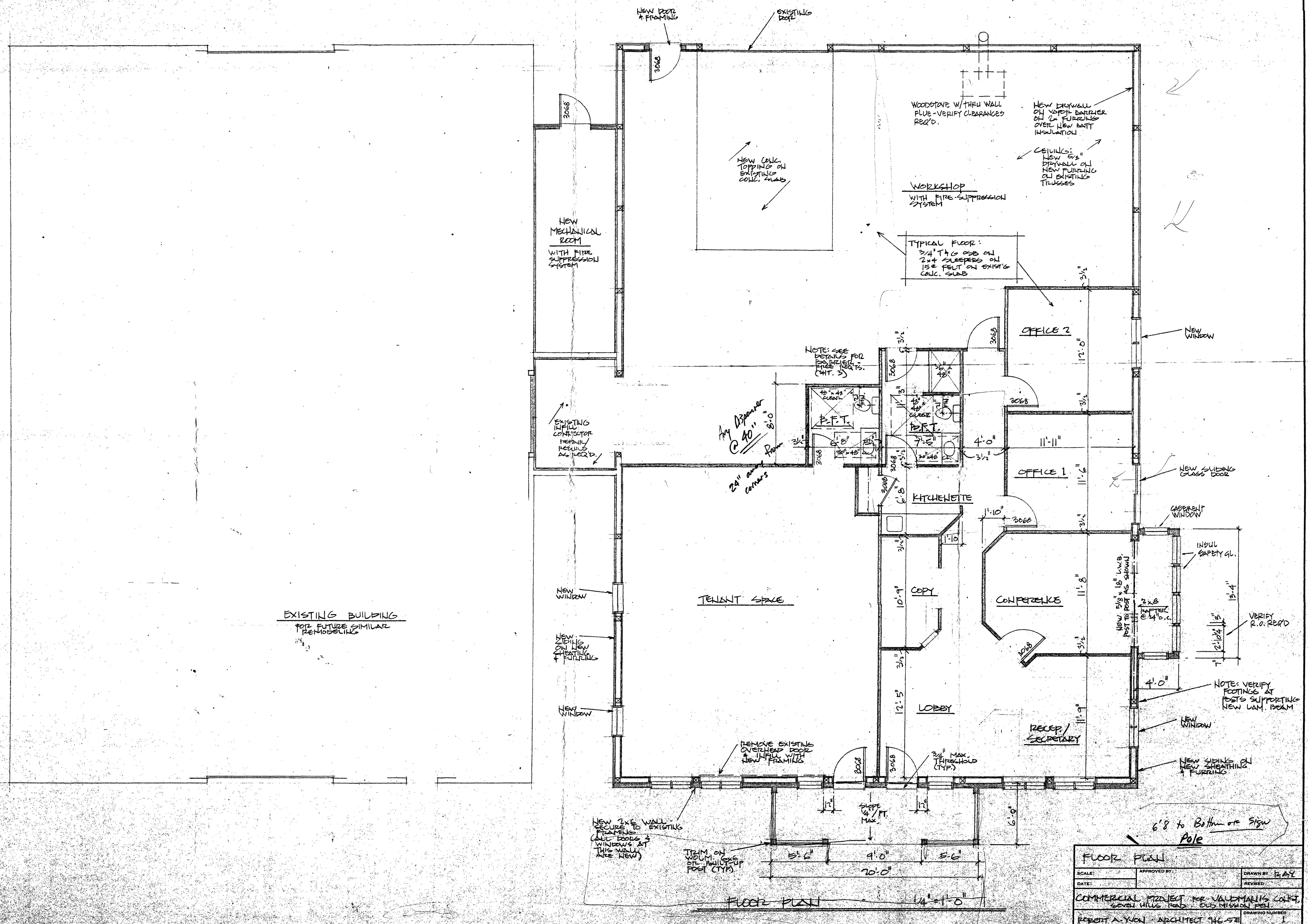
PROPOSED SITE PLAN

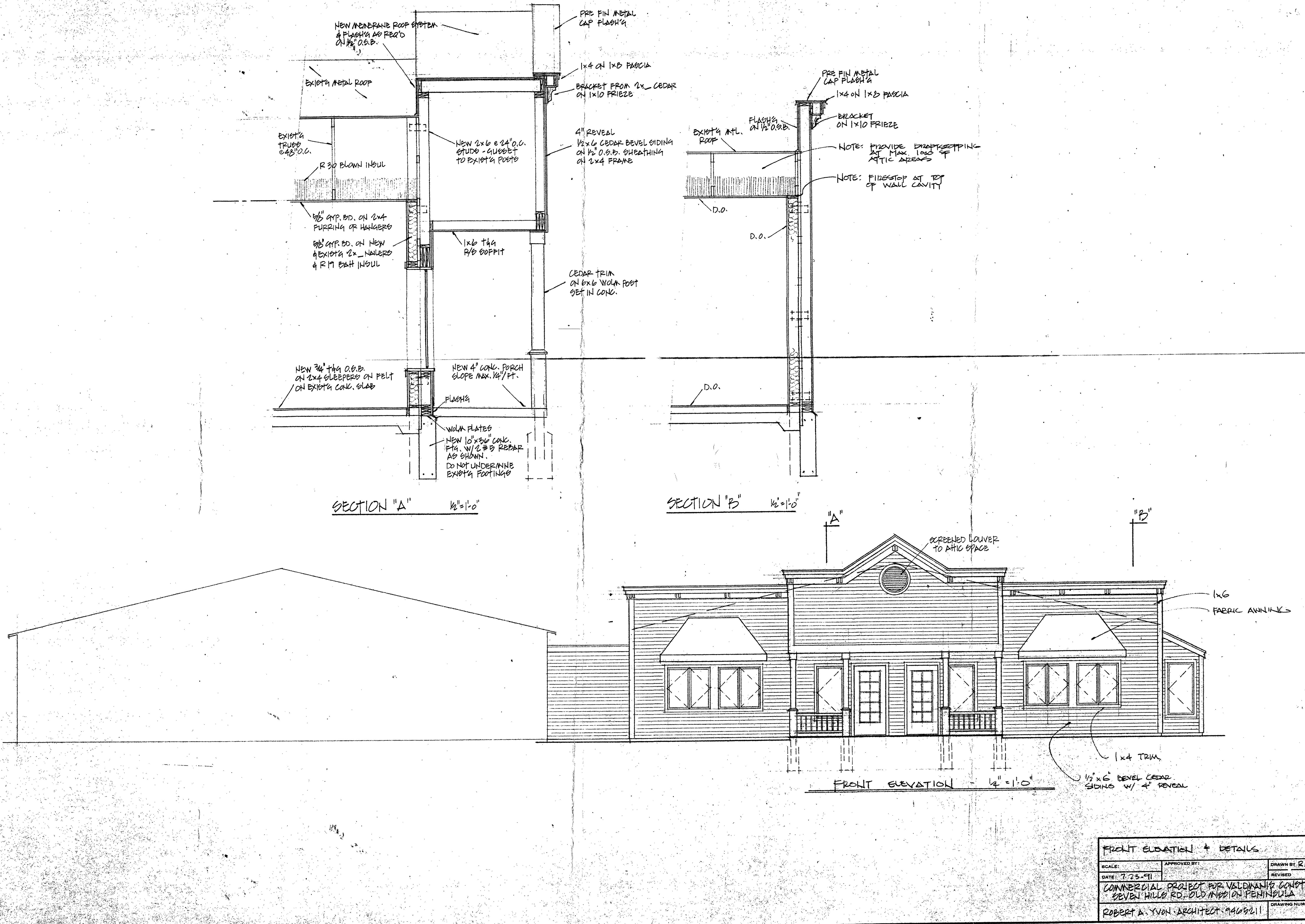
$$l'' = 20'$$

PART OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$,
SECTION 28, TOWN 29 N. RANGE 10 W.,
PENINSULA TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN.

Pendant # 14030

SITE PLAN		
SCALE:	APPROVED BY:	DRAWN BY RLM
DATE: 7-23-91		REVISED
COMMERCIAL PROJECT FOR VALDMAN'S CONST. SEVEN HILLS RD. OLD MISSION PENINSULA		
ROBERT A. YVON - ARCHITECT 9265211		DRAWING NUMBER 9-1





Accessory Solar Equipment 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. Such systems are sized to meet the energy demands of the subject property and typically included in a net metering program wherein the solar energy produced is commensurate with the energy needs of the subject property. 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).
 - d. PDR Land.** Ground mounted solar energy systems as defined in the Section constitute agricultural structures and/or buildings and are permitted on PDR land.
- 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, or special uses, in the A-1 Zoning District, and 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 Peninsula Township Prime Scenic Views separately adopted by the Peninsula Township Planning Commission and Township

- Board which identifies prominent views of exceptional landscapes. When the subject parcel is not in a viewshed, ground-mounted solar energy systems are permitted accessory structures. When the subject parcel is in a viewshed, special use approval pursuant to Section 8.7 is required.
- e. **PDR Land.** Ground mounted solar energy systems as defined in the Section constitute agricultural structures and/or buildings and are permitted on PDR land.
4. **Ground-Mounted Solar Energy Systems (30kW or greater).** Ground mounted, freestanding solar energy systems (30kW or greater) are a Special Use in the A-1 Zoning District. However, ground-mounted solar energy systems (30kW or greater) may not be located on a parcel included in a viewshed as illustrated on a Map titled *Peninsula Township Prime Scenic Views* separately adopted by the Peninsula Township Planning Commission and Township Board. Ground-Mounted Solar Energy Systems (30kW or greater) are also 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).
5. **General Standards.** All ground-mounted and roof mounted solar energy systems are subject to the following regulations:
- a. **Permits.** A land use permit or special land use permit is required for all ground-mounted solar energy systems as described above.
 - 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).