

**PENINSULA TOWNSHIP
PLANNING COMMISSION AGENDA**

13235 Center Road
Traverse City, MI 49686
January 24, 2022
7:00 p.m.

1. Call to Order
2. Pledge
3. Roll Call
4. Approve Agenda
5. Brief Citizen Comments (For Agenda Items Only)
6. Conflict of Interest
7. Consent Agenda
 - a. Approval of Meeting Minutes: Planning Commission Regular Meeting December 20, 2021
8. Reports and Updates
 - a. Master Plan Committee (Shipman/Alexander)
 - b. Zoning Ordinance Committee (Hall/Dloski/Hornberger)
 - c. Project Updates/Project Committee Reports (Cram)
 - d. Resolution for a Moratorium on Special Use Permits and Amendments to Special Use Permits (Cram)
 - e. Citizen's Agricultural Advisory Committee (Cram)
 - f. Non-Motorized Committee (Cram/Shipman)
9. Business
 - a. Special Use Permit (SUP) – Peninsula Shores Planned Unit Development (PUD) #123 Amendment #3 – Updates from Introduction and Public Hearing
 - b. Special Use Permit (SUP) #140 - Schroeder Bed & Breakfast – Updates from Introduction and Public Hearing
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 Fax: 231.223.7117
www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION MEETING MINUTES

December 20, 2021, 7:00 p.m.

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

2. **Pledge**

3. **Roll Call:**

Present: Hornberger, Hall, Dloski, Alexander, Couture; Absent: Shipman, Wunsch;

4. **Review for Conflict of Interest:** None

5. **Brief Public Comments:**

Scott Howard, 420 E. Front Street, Traverse City, Attorney representing the Haddox family: Stated objection to the Peninsula Shores PUD #123-Amendment #2 Request, it was rejected by the planning commission twice, it is back and asked for denial.

6. **Additions to Agenda/Approval:**

Moved by Couture to approve agenda as presented, seconded by Dloski

Roll Call:

pass unan

7. **Consent Agenda:**

a. Approval of Meeting Minutes: Planning Commission Regular Meeting, November 15, 2021, and Planning Commission Special Meeting, December 2, 2021

b. Correspondence

Moved by Hornberger to accept consent agenda, as presented, seconded by Dloski.

Roll Call:

pass unan

8. **Reports:**

a. Committee Reports

i. Master Plan Committee (Shipman/Alexander)

Alexander: A meeting was not held.

ii. Zoning Ordinance Committee (Hall/Dloski/Hornberger/alt. Wunsch)

Hall: Met with Greg Meihn and the committee to discuss the wording change proposal from John Wunsch; it was tabled and decided to not send to the planning commission.

Discussion

iii. Projects Committee (Shipman/Hodges)

Hodges, Gourdie-Fraiser: There are three projects under review in the business items. Brys Estate SUP #115, Amendment # 5 is under review.

9. **Business Items:**

a. Bonobo Winery SUP #118-Amendment Update (No action required)

Hodges: Bonobo Winery SUP #118 has been reviewed and an initial review letter has been sent listing outstanding items due. Looking at viewshed issues and waiting for updated guest activities response; currently waiting for information.

b. Peninsula Shores PUD #123-Amendment #2 Request

Hodges: Referred to the materials in the packet. There has been a detailed review specific to the general ordinance for stormwater, utilities, and open space in comparison to the original PUD; the information has been highlighted. The letter in the packet provides a summary. This is amendment number three. Overall, it is in compliance. The viewshed of the adjacent neighbor has been looked at and negligible concerns have been found. Looking at the original PUD to research the language and findings of fact.

Dloski: The concern was the area where it is located, was that area to be left alone, were trees cut, and why?

Hodges: Yes, trees were cut, it was not monitored, due to the location.

Dloski: Was the master deed looked at?

Hodges: Looking at the master deed to see if there was an intentional need to preserve the trees, not aware of that. Originally, the trees were kept for stabilization.

Dloski: Wants to see what the documents say on this.

Hodges: Public feedback is warranted; it is ready for a public hearing.

Alexander: Pointed out that the zoning states R-1 A and B commercial. Asked for clarification.

Hodges: Commercial is a typo.

Moved by Dloski to approve the scheduling of a public hearing for Peninsula Shores PUD #123-Amendment #2 Request for the January Planning Commission meeting, seconded by Couture
Roll call pass unan

c. Bed and Breakfast SUP Application-11594 Peninsula Drive

Hodges: This has been reviewed, a letter has been given to the applicant with the items that need review. One point that needs clarity is the bedroom square footage; there is a sitting room with a hide-a-bed which could be a sleeping room. The total space could allow seven occupants; the space has two bedrooms and a sitting room. Legal counsel should clarify.

Beth Schroeder, 11594 Peninsula Drive: The space has two bedrooms, a bath, and the third space has a television but does not have a kitchen.

Dloski: The space has three sleeping areas.

Schroeder: It can support seven occupants.

Dloski: The seven occupants use one bathroom.

Hornberger: The ordinance addressed bedrooms only.

Hodges: The legal counsel may be needed to answer questions, the application is complete for public hearing. Stormwater and occupancy need clarification.

Hornberger: The public hearing can be held; still need input from Christina Deeren.

Discussion

Moved by Hornberger to schedule a public hearing for Bed and Breakfast SUP Application-11594 Peninsula Drive for the January Planning Commission meeting, seconded by Alexander.
Roll call pass unan

10. Public Comments: None

11. Other Matters by Planning Commission Members: None

12. Adjournment:

**Moved by Couture to adjourn, seconded by Dloski
Adjournment at 7:25 p.m.**

passed by consensus

DRAFT

Reports and Updates

All reports and updates will be verbal.

Peninsula Shores PUD

January 24th, 2022
Peninsula Shores SUP 123
Amendment #2

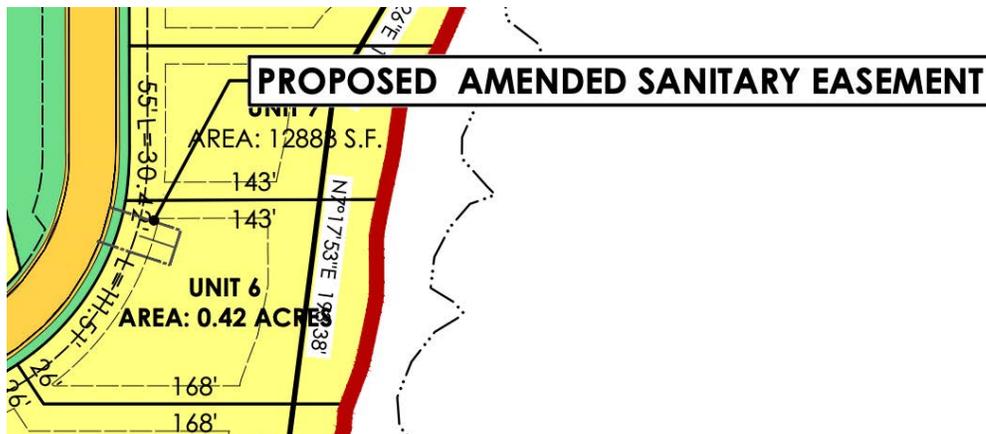
To whom this may concern, I'd like to provide some additional written content regarding our amendment request.

We certainly believe that the neighboring property owner's concerns relating to viewshed is a non-issue. Our home placement is entirely to the west of the home and does not impact any views whatsoever. No trees are being cut down to build the home as there were no trees in that location prior to starting the development as a whole.



(aerial image showing proposed Unit 1 was not wooded prior to development)

The sewer easement on lot 6 is infringing on the building envelope for a home. As we began to work with our architect, we realized the easement was too far into the lot and cumbersome on the buildability. Therefore, we are proposing to slightly shorten so that we can build a home to the size standards of the lot as a whole.



Similar to the rest of the homes in Peninsula Shores, Unit 1 will be serviced by an individual well. It will also be serviced by an individual septic system. We have completed soil testing in the area. The soils are suitable for a septic system.

In regards to the storm water management, there will be no change in hard surface. Per GFA letter dated 1/17/21, page 3, 'Previously proposed storm water provisions are sufficient for the existing site with the proposed amendment'.

We appreciate your consideration towards this amendment. We're confident that it will be an improvement to our development and all of its 41 residents, an improvement to the lasting landscape at the corner of Bluff Road and Boursaw Road (open space instead of a home), and an improvement to the neighbors that will be relieved of the traffic from existing Unit 1's path to and from the water. It is an overall increase of utility in the subdivision.

Thank you,
Kyle O'Grady



December 17, 2021

Susie Shipman, PC Chair
Peninsula Township
13235 Center Road
Traverse City MI, 49686
Phone - 231-223-7314

RE: Engineer Record of Review
Peninsula Shores, PUD #123 –Application for Amendment #2
Peninsula Township, MI
Parcel ID: 11-609-900-00; 11-609-040-00 to 11-609-001-00

Dear Susie,

We have reviewed the supporting documents for the Peninsula Shores – PUD #123 Application for Amendment #2, dated 10/26/21 as completed by Mansfield Land Use Consultants. These include updated SUP Application, SUP Development Checklist, Proposed PUD Amendment Open Space Plan, and Survey Sketch of Parcel A. Our review which consisted of reviewing the modifications for their impacts to utilities, stormwater management, and the general compliance with the special Use permit and zoning ordinance criteria.

Subject Site

The subject parcel is located about 1100-ft east of the intersection of Smokey Hollow Rd and Boursaw Rd.

- Subject parcel: 11-609-900-00; 11-609-040-00 to 11-609-001-00, frontage on Boursaw Rd. @ 82.44 acres
- Zoning Classification – R-1A Rural and Hillside Residential and R-1B Coastal Zone Residential.
- SUP #123: Existing forty-one (41) single family residential units (sites) shown on the site plan. Essentially, construction for entire project was completed in previous years. This included construction of the paved private road system and associated storm water drainage facilities, on-site community drainfield and collection system services a majority of the units, and fire suppression water tank. The 41 units are served by individual private domestic water wells. Current build-out shows a handful of the units have had homes constructed on them.
- Amendment #1 was approved in September 2019 reflecting modifications to the plan including:
~Snug Harbour Court was shifted west (approximately 25 ft) increasing lot depths for Units 5-9.
~Lot widths for Units 1-9 were adjusted to provide more uniform distribution of width.
~Units 11-28 were shortened along the easterly lot line to achieve the 65% PUD open space requirement.
~The emergency access easement to Smokey Hollow Road through a neighboring property at the northwest edge of the site was shifted south per request by the property owner.





Purpose of Application

Amendment # 2 submitted by The 81 Development Company, LLC makes modifications to the Site Plan to relocate Unit 1 and makes minor dimensional changes to Units 38-41.

Procedure

SUP applications are reviewed consistent to the process outlined in Article 8 of the ordinance.

Zoning

The zoning for the subject property is R-1A and R-1B Commercial classification.

- The zoning allows for commercial use through Special Use Permit.
- Surrounding zoning: north R-1A; south R-1B; West R-1A, R-1B, & A-1.

Review and Approval Criteria

Proposed Improvements:

- Relocate Unit 1 from the SE part of the site to the NW corner, between Units 29 and 30,
- Removal of Parcel A which served as water access for Unit 1 prior to this application.
- Make minor lot dimension changes in Unit 38-41.
- Provided Site plan also indicates a proposed sanitary easement to Unit 6.

A summary of our review is contained below:

Utility Review

Per the submitted application, 8.1.3.10e shows change in drain field locations. It is presumed this is noted as relocation of Unit 1 was to an area served by the community drain fields and the previous proposed individual drain field location will no longer be needed. Applicant to confirm if the planned sanitary service for Unit 1 is accounted for in the community system or if new drain fields will be provided on-site.

Storm Water Review

According to the revised plans, no revisions to the storm water control design were required. According to the revised plans, no revisions to the storm water control design were required. In comparison to the originally approved plans and Ordinance #33, our review finds this to be accurate and conforms. There is no change in the amount of impervious surfaces. The previously proposed storm water provisions can be sufficient for the existing site with the proposed amendment.

Private Road Review

According to the description of the modifications the revisions do not change the private road system.



Overall Ordinance Compliance Review

According to revised plans, a comparison to the original approved PUD Open Space Calculations along with confirmation of values was performed by GFA with the following results provided:

	Open Space	Non-Open Space
Approved P.U.D.	65.42% (54.06 AC.)	34.58% (28.57 AC.)
Approved P.U.D. Amendment 1	65.65% (54.05 AC.)	34.35% (28.28 AC.)
Proposed (Unit Shift and Dimensional changes)	65.84% (54.28 AC.)	34.16% (28.17 AC.)

Additionally, the revised plans indicate that Unit 1 are to be relocated to the north end of the Project. The provided information shows the relocation of Unit 1 creates marginal change in the calculated constraints to number of units. Unit 1 appears to meet the dimensional requirements of the Township and the P.U.D. Project. The application indicates that legal documents reflecting open space will be updated pending approval.

Assuming no other changes have been made to the project plans as previously reviewed, our recommendation for engineering plan approval remains in place in accordance with our previous review letters and the Township SUP Conditions. The following general items are noted:

1. The same approved Findings of Fact and SUP conditions apply including but not limited site-specific Storm Water Reviews for each lot.
2. Applicable revisions to the Master Deed to reflect the site changes are to be completed and a new document shall be signed and recorded with the Register of Deeds. A copy of this document shall be provided to the Township for their files.
3. An updated drawing shall be provided to account the water front strip known as Parcel "A" as it is our understanding this parcel is to be removed from the PUD and purchased by and adjacent property owner.

Detailed Ordinance Compliance Review:

Reviewed for general compliance with zoning ordinances.

-Section 6.2 R-1A District: Rural and Hillside Residential. 6.3 R-1B District Coastal Zone Residential District.

- o Proposed amendment makes no change to the use previously approved -Single Family Dwelling PUD.

-Section 6.8 Schedule of Regulations

- o Setbacks are maintained with relocation of Unit 1.
- o Lot coverage requirements are maintained with relocation of Unit 1.
- o Applicant shall coordinate with Township regarding transfer of properties and obtain property permits and approvals (specifically Parcel A).

-Section 7.2 Supplementary Use Regulations

- o 7.2.6 Supplementary Setbacks for PUD's are met with the relocation of Unit 1.

-Section 7.4 Supplemental Great Lakes Shoreland Regulations



- No changes necessary due to the relocation of Unit 1.
- Section 7.7 Developments Abutting Agricultural Lands
 - No changes necessary due to the relocation of Unit 1. 100-ft setback is met.
 - Consideration of impact to adjacent neighbor viewshed impact was noted with the relocating of Unit 1. Township staff (including engineering and legal) have visited the site and confirmed impact is negligible. In addition, PC members were provided the opportunity to conduct site visit to make individual determinations.
- Section 7.10 Road Standards
 - Relocation of Unit 1 accessible from the existing approved private road systems and is acceptable.
- Section 8 Uses Authorized by Special Use Permit
 - The application packet generally addresses each point and shows no changes from previous amendment except as noted below.
 - 8.1.3.10e shows change in drain field locations. It is presumed this is noted as relocation of Unit 1 was to an area served by the community drain fields and the previous proposed individual drainfield location will no longer be needed.
 - 8.3.4 Uses that May be Permitted
 - Provided packet indicates open space minimum of 65% is met. This is verified on the Proposed PUD Amendment- Open Space Plan and found acceptable.
 - 8.3.5 Lot Size Variation Procedure
 - Updated calcs that indicate relocation of Unit 1 causes no change in the calculated constraints to number of units. The application indicates that legal documents reflecting open space will be updated pending approval.

We request the applicant to reply with addition information or plans to address the storm water management requirements. There is sufficient information on the current set of plans to indicate the intent and ability to comply with the Ordinances. Overall, we feel the application is administratively complete and ready for public comment while the applicant reviews the above and provides additional information. We appreciate the opportunity to assist the Township during the review 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

cc: Kyle O'Grady
Mansfield Land Use Consultants

October 26, 2021

Peninsula Township
Christina Deeren, Director of Zoning
13235 Center Road
Traverse City MI, 49686

RE: Peninsula Shores, PUD #123
Application for Amendment #2

Dear Christina and Peninsula Township Planning Commission,

On behalf of the O'Grady family, please find the following information regarding the requested amendment #2 to the Peninsula Shores PUD located north of Boursaw Road on East Grand Traverse Bay.

Historical Background

- Original PUD Application APPROVED on December 12, 2017
- Amendment #1 APPROVED on September 10, 2019
(realignment of Shoreline Court and emergency access road, dimensional modifications of associated units, maintain 65% open space)

Current Requested Amendment #2

- Realignment of Units 38-41.
- Removal of Parcel A *(formerly the waterfront access for Unit 1)* from the PUD and transfer to neighboring property owner to the north.
- Move Unit 1 north, between Unit 29 and Unit 30.
- Maintain 65% open space.

Supporting documents as part of this request include:

- SUP Application
- SUP Development Checklist
- PUD Amendment Site Plan
- Survey Sketch of Parcel A

Please feel free to call me at (231) 946-9310 ext. 1003 should you have any questions or require additional information. Thank you for your assistance.

Sincerely,
Mansfield Land Use Consultants


Petra Kuehnis

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO. _

Section 8.1

Parcel Code/s #28-11-114-001-00 and 28-11-114-002-00

Property Address: Boursaw Road

Applicant Address: Peninsula Shores, 901 S. Garfield Avenue, Traverse City


Applicant's Signature

Review Fee \$500

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

Special Use Permit - Planned Unit Development Checklist

Special Use Permit Number #123.

Parcel Code/s #28-11-114-001-00 and 28-11-114-002-00

Property Address: Boursaw Road

Applicant: The 81 Development Company, LLC

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

8. Submission of Application:

1. 500 Fee No part of any fee shall be refundable.

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

The proposed dimensional site modifications do not effect these standards.

- a. yes 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.
- b. yes 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.
- c. yes 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.
- d. yes Not create excessive additional requirements at public cost for public facilities and services.
- e. yes 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 dimensional site modifications continue to meet these standards.

Ordinance Reference - Section 8.1.3

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

- a. yes That the applicant may legally apply for site plan review.
- b. yes That all required information has been provided.
- c. yes That the proposed development conforms to all regulations of the zoning district in which it is located.
- d. yes 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. yes That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
- i. no change Grand Traverse County Road Commission
- ii. no change Grand Traverse County Drain Commissioner
- iii. no change County DPW standards for sewer and water if public.

new drain field location Grand Traverse County Health Department for private systems
v. no change State and Federal Agencies for wetlands, public sewer and water.

- f. no change That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- g. _____ That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- h. _____ That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- i. _____ That the proposed development will not cause soil erosion or sedimentation problems.
- j. _____ That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- k. _____ That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- l. _____ That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- m. _____ That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- n. _____ That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- o. _____ That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
- p. _____ That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.
- q. _____ That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- r. _____ That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
- s.  _____ That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

- 4. **Present 8 copies of Site plan, plot plan, development plan** Twp requested 11 copies
Drawn to scale (preferable 1"=50'), of total property involved showing:
 - a. _____ the location of all abutting streets,
 - b. _____ the location of all existing and proposed structures and their uses
 - c. _____ the location and extent of all above ground development, both existing and proposed including proposed Building Envelopes and setbacks. (Also see Section 7.2.6).
 - d. Preliminary plans and specifications of the proposed development. *This preliminary plan shall be in a form that can be easily reproduced on transparencies that can be used for public presentation.*

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

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

The proposed modifications do not change the original intent of the approved PUD.

Section 8.3 Planned Unit Developments:

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

Provide statements showing HOW the project meets the following Objectives:

1. no change Provides a more desirable living environment by preserving the natural character of open fields, stand of trees, brooks, ponds, lake shore, hills, and similar natural assets.
2. no change Provision of open space requirements.
3. no change A more creative and imaginative approach in the development of residential areas.
4. no change More efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential project.
5. no change Encourage variety in the physical development pattern of the Township by providing a mixture of housing types.
6. no change The retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters which are suitable for residential use and keep the remaining agricultural land in production or fallow and available for production.

The proposed dimensional site modifications do not change the conditions for PUD.

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

1. - The planned unit development site shall not be less than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. PROVIDED that the site size requirement may be reduced by the Township Board if the Board determines that the proposed use is a suitable and reasonable use of the land.
2. - The planned unit development project shall be located within a Residential or Agricultural District, or a combination of the above Districts. Individual planned unit developments may include land in more than one zone district in which event the total density of the project may equal but not exceed the combined total allowed density for each district calculated separately.
3. - Water and waste disposal shall comply with the Township Master Plan and be approved by Grand Traverse County or State of Michigan requirements. It is recognized that joining water and sewer ventures with contiguous or nearby land owners may prove to be expedient.
4. - The proposed population density of the planned unit development shall be no greater than if the tract were developed with the lot area requirements of the particular zone district or districts in which it is located subject to the provisions of Section 8.1.
5. - Open space shall be provided according to Section 8.3.6.
6. - For purposes of this Section 8.3, Open Space does not include building envelopes, parking lots and roads (roadbed width plus two (2) foot shoulders on each side).
7. - The proposed planned unit development shall meet all of the standards and requirements outlined in this Section 8.3 and also Section 8.1. and Article VII.

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

Development:

1. X Single family dwellings.
2. - Two-family dwellings.
3. - Group housing, row houses, garden apartments, or other similar housing types which can be defined as single-family dwelling with no side yards between adjacent dwelling units, Provided that there shall be no more than eight (8) dwelling units in any contiguous group.
4. +65% Open space according to Section 8.3.6 Provided that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section
 - a. - Private recreational facilities (but not golf courses) such as pools, or other recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.
 - b. - Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.
 - c. - Commonly owned agricultural lands.
5. no change Signs as allowed by Section 7.11.
6. - Deed restricted Agricultural lands.
7. - Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for the proper maintenance thereof.

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

1. Site Acreage Computation:
 - updated a. 82.44 The net acreage proposed for a planned unit development shall be computed to determine the total land area available for development into lots under the minimum lot size requirements of the applicable zoning district in which the proposed planned unit development is located.
 - b. 0 Acreage not included:
 - i. - Land utilized by public utilities as easements for major facilities, such as electric transmission lines, sewer lines, water mains, or other similar lands which are not available to the owner because of such easements.
 - ii. - Lands below the Lake Michigan ordinary high water mark.
 - iii. - Lands used for commercial purposes subject to the requirements of Section 6.8.
2. Maximum Number of Lots and Dwelling Units: After the net acreage has been determined by the above procedure, the maximum number of lots and/or dwelling units that may be approved within a planned unit development shall be computed by subtracting from the net acreage a fixed percentage of said total for street right-of-way purposes, and dividing the remainder by the minimum lot area requirement of the zoning district in which the planned unit development is located. no change -72 units allowed / 41 units proposed
 - a. 12.36 The fixed percentages for street right-of-way purposes to be subtracted from the net acreage shall be fifteen (15) percent for the R-1A and R-1B residential districts, twenty (20) percent for the R-1C district and thirty (30) percent for multiple family development in the R-1D district. These percentages shall apply regardless of the amount of land actually required for street right-of-way.

b. no change Under this procedure, individual lots may be reduced in area below the minimum lot size required by the zone district in which the planned unit development is located, PROVIDED that the total number of dwelling units and/or lots created within the development is not more than the maximum number that would be allowed if the project were developed under the minimum lot area requirements of the applicable zone district or districts in which it is located. Units may be distributed without regard to district boundaries.
individual lots average 0.56 acres

3. Permissive Building Envelope: Building Envelopes shall be as shown on the Site Plan and not included as open space.
4. Permissive Minimum Lot Area: Minimum Lot Area shall be as determined by the Township Board and shown on the Site Plan.
5. Maximum Permissive Building Height: 2.5 stories but not exceeding 35 feet. Accessory buildings shall not exceed a height of 15 feet. Provided that the height of agricultural buildings may be increased pursuant to Section 7.3.3 Permitted Exceptions, Agricultural Districts.
6. Section 8.3.6 Open Space Requirements Option: The Township Board shall utilize one of the following four options for dedication of the provided open space:
7. Open Space Dedicated for Private Use: A residential planned unit development with a minimum of 65% of the net acreage kept as open space and owned by the Home Owners Association or Condominium Association. That open space land shall be set aside as common land for the sole benefit, use and enjoyment of present and future lot or home owners within the development. 65.84% open space provided
 - a. — Such open space shall be conveyed by proper legal procedures from the project owner or owners to a home owners association or other similar non-profit organization so that fee simple title shall be vested in project lot owners as tenants in common.
 - b. — Documents providing for the maintenance of said land and any buildings thereon to assure that open space land remains open shall be provided to the Township Board for its approval.
 - c. — The access and characteristics of the open space land are such that it will be readily available and desirable for the use intended.

Legal documents reflecting open space will be updated pending approval.

- ~~8. Open Space Dedicated for Public Use: A Residential Planned Unit Development with a minimum of 10% of the net acreage dedicated to the Township. That open space land shall be dedicated to the Township for park or recreational purposes by the project owner or owners provided that the Township Board makes the following determinations:~~
 - ~~a. — The location and extent of said land is not in conflict with the Master Plan of Peninsula Township.~~
 - ~~b. — The access to and the characteristics of the open space land is such that it will be readily available to and desirable for the use intended.~~
9. Open Space Dedicated for Deed Restricted Agricultural Land: A Planned Unit Development with a minimum of 65% of the net acreage as deed restricted agricultural land. That open space shall be retained in agricultural use as specified on the site plan with the following conditions:
 - a. The Land shall be used exclusively for farming purposes.

- b. ~~A conservation easement shall be granted to Peninsula Township that restricts uses to those that are allowed on deed restricted agricultural land subject to conservation easements purchased by Peninsula Township pursuant to the Purchase of Development Rights Ordinance No. 23.~~
 - c. ~~A farmstead parcel consisting of a residence for the owner or operator of the farm along with any or all of the following outbuildings may be shown on the site plan if approved by the Township Board:~~
 - 1. ~~Barns existing or proposed for uses necessary for agricultural production.~~
 - 2. ~~Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production.~~

~~_____ If a farmstead is shown on the site plan it shall be counted as one of the allowed dwelling units in the Planned unit development.~~
 - d. ~~The deed restricted agricultural land may be sold separately from the dwelling parcels.~~
10. ~~Open Space Apportioned Between Private Use and Deed Restricted Agricultural Land: The Township Board may approve open space apportioned between Private Use and Deed Restricted Agricultural Land described in (1) and (3) above provided, that in addition to the provisions of (7) and (9) above, the Deed Restricted Agricultural Land portion:~~
- a. ~~_____ Shall be a minimum of five acres.~~
 - b. ~~_____ Shall be viable farmland as determined by the Township Board.~~
 - c. ~~_____ Irrespective of (9) above; no buildings shall be allowed.~~
11. Section 8.3.7 Maximum Percentage of Lot Area Covered by All Structures:
- a. **no change** The maximum percent of lot area covered by all structures shall not exceed fifteen (15) percent of net acreage.
 - b. _____ - A Building Envelope within which structures may be located shall be shown on the site plan for all existing or future structures.
 - c. _____ - The maximum number of square feet to be covered by all structures for each building envelope shall be shown on the site plan or attached to it.
- No Change - Structure Area Coverage standards continue to be met.**
12. Section 8.3.8 Affidavit: The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval of the special use permit, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved special use permit unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.
13. Section 7.7 Developments Abutting Agricultural Lands: Section 7.7.1 Agricultural Setback: The following setbacks shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed; and on those metes and bounds parcels created after the effective date of this amendment, as provided below
- a. Section 7.7.1.1 Requirement Agricultural Setback:
 - i. ~~_____ A setback of 100 feet from the property line of the adjacent property shall be required for accessory uses, buildings or structures as follows:~~

- ~~(1) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned A-1 Agriculture, and;~~
- ~~(2) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is shown on the Agricultural Preserve Map of the Peninsula Township Comprehensive Plan as adopted and amended from time to time by the Planning Commission.~~

ii. ~~_____ A setback of 50 feet from the property line of the adjacent property shall be required for those portions of metes and bounds parcels created after the adoption of this amendment that have a common line with land that is zoned A-1 Agriculture unless that A-1 Agriculture zoned land is being used for residential purposes.~~

iii. ~~_____ The setback areas required by (1) and (2) above shall not be used for accessory uses, buildings or structures.~~

iv. _____ A setback of 100 feet shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is currently being used for agricultural production that includes the carrying on of usual soil practices of cultivation, spraying and fertilization. **AG setbacks continue to be met.**

b. _____ **Section 7.7.1.2 Lot Designation:** Subdivision Lots or Condominium Limited Common Elements adjacent to such agricultural lands shall have designated building sites shown on the preliminary and final plans. Residential and accessory uses shall be located within the designated areas. Plans accompanying applications for zoning permits shall show such designated sites.

c. _____ **Section 7.7.1.3 Exceptions to Required Setbacks:**

i. _____ The Township Board may, upon recommendation of the Planning Commission, decrease the required setback on any or all lots or limited common elements when the Township Board determines that one or more of the following conditions exist:

(1) _____ The existence of topographic conditions i.e. steep slopes, changes in grade, wetlands etc. or other site conditions which make it:

(a) _____ unlikely that any of the uses allowed in the agricultural district would be located on the adjacent agriculturally zoned land; or

(b) _____ so that the properties are sufficiently separated to mitigate incompatibilities of use.

(2) _____ There exists an easement such as a conservation easement on the land adjacent to the proposed plat that restricts agricultural uses in such a manner that protection to future homeowners is equal or better than that provided by the 100 foot setback.

(3) _____ There are existing residential uses along the lot line of the agriculturally zoned property.

The 30-foot PUD perimeter setback remains unchanged. Setbacks dimensions within individual lots to create the building envelope remain unchanged. The intent of the original PUD is unchanged.

Peninsula Township Form 8-21-04

Special Use Permit - Planned Unit Development Checklist

Special Use Permit Number #123. Amendment #2

Parcel Code/s #28-1114-001-00 and 28-11-114-002-00

Property Address: Boursaw Road

Applicant: Peninsula Shores
901 S. Garfield Road, Suite 202

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

1. Submission of Application:
 - a. \$500 Fee No part of any fee shall be refundable.

Ordinance Reference - Section 8.1.3

Section 8.1.3 Basis for Determinations: Before making recommendation on a special use permit application, the Town Board shall establish that the following general standards, as well as the specific standards outlined in each section of this Article, shall be satisfied.

General Standards: The Town Board 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:

General Standards continue to be met with proposed dimensional site modifications.

2. **General Standards - Include a statement of HOW the proposed project meets the standards:**
 - a. no change 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.
 - b. no change 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.
 - c. no change 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.
 - d. no change Not create excessive additional requirements at public cost for public facilities and services.
 - e. no change 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.
 - f.

Conditions and Safeguards: The Town Board may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property

rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.

The proposed dimensional site modifications continue to meet these standards.

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

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

- a. no change 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.
 - i. _____ Grand Traverse County Road Commission
 - ii. ✓ _____ Grand Traverse County Drain Commissioner
 - iii. _____ County DPW standards for sewer and water if public.
 - iv. new drain field location _____ Grand Traverse County Health Department for private systems
 - v. _____ State and Federal Agencies for wetlands, public sewer and water.
- f. _____ That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- g. _____ That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- h. _____ That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- i. _____ That the proposed development will not cause soil erosion or sedimentation problems.
- j. _____ That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- k. _____ That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- l. _____ That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- m. _____ That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- n. _____ That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- o. _____ That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
- p. ✓ _____ That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

- q. no change That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- r. ↓ That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
- s. ↓ That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
4. **Present 8 copies of Site plan, plot plan, development plan**
Drawn to scale (preferable 1"=50'), of total property involved showing:
- a. no change the location of all abutting streets,
- b. x the location of all existing and proposed structures and their uses
- c. x the 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.*

Township requested 11 copies full sized site plans

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

5- ~~If the project is to be phased, provide documentation that:~~

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

The proposed modifications do not change the original intent of the approved PUD.
Section 8.3 Planned Unit Developments:

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

Provide statements showing HOW the project meets the following Objectives:

1. - Provides a more desirable living environment by preserving the natural character of open fields, stand of trees, brooks, ponds, lake shore, hills, and similar natural assets.
2. - Provision of open space and the development of recreational facilities in a generally central location and within reasonable distance of all living units.
3. - A more creative and imaginative approach in the development of residential areas.
4. - More efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential site.
5. - Encourage variety in the physical development pattern of the Township by providing a mixture of housing types.
6. - The retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters which are suitable for residential use and keep the remaining agricultural land in production or fallow and available for production.

The proposed dimensional site modifications do not change the Conditions for PUD.

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

1. - The planned unit development site shall not be less than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. PROVIDED that the site size requirement may be reduced by the Township Board if the Board determines that the proposed use is a suitable and reasonable use of the land.
2. - Located within a Residential or Agricultural District, or a combination of the above Districts.
3. - Where the County Health Department will approve, community type water and sewer facilities shall be provided as part of the site development. Package or other treatment systems shall be of sufficient capacity to process the total sewage load of the project. The location shall be such as to afford possible mechanical hook-up with the proposed Regional Treatment System when fully developed. It is recognized that joining water and sewer ventures with contiguous or nearby land owners may prove to be expedient.
4. - The proposed population density of the planned unit development shall be no greater than if the tract were developed with the lot area requirements of the particular zone district or districts in which it is located subject to the provisions of Section 8.3.5(2)(b).

5. - For each square foot of land gained through the reduction or averaging of lot sizes, equal amounts of land shall be dedicated to Peninsula Township, or retained by the property owner when specifically permitted by the Special Use Permit, or shall be set aside for the common use of the home or lot owners within the planned unit development under legal procedures which shall also give Peninsula Township a covenant or interest therein, so that there are assurances that the required open space shall remain open subject to the provisions of Section 8.3.6.
6. - The proposed planned unit development shall meet all of the standards and requirements outlined in this Article, Section 8.1.

Section 8.3.4 Uses that May be Permitted: The following uses of land and structures may be permitted within planned unit developments, **Indicate the proposed uses in the Planned Unit Development: No change in use type or use density is being proposed.**

1. - All uses permitted by right, or by special use permit in the respective Residential or Agricultural Districts in which the Planned Unit Development is proposed, subject to all the restrictions therefore.
2. ~~_____ Two family dwellings.~~
3. ~~_____ Group housing, row houses, garden apartments, or other similar housing types which can be defined as single family dwelling with no side yards between adjacent dwelling units.~~
4. - Recreation and open space, provided that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section:
 - a. - Private recreational facilities, but not golf courses, such as pools, or other recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.
 - b. - Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.
 - c. ~~_____ Commonly owned agricultural lands.~~
5. no change Signs as allowed by Section 7.11.
6. ~~_____ Agricultural lands.~~
7. ~~_____ Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for the proper maintenance thereof.~~

Section 8.3.5 Lot Size Variation Procedure: The lot area for Planned Unit Developments within Residential and Agricultural Districts may be averaged or reduced from those sizes required by the applicable zoning district within which said development is located by compliance with the following procedures: **Overall PUD size is reduced by 0.19 acres.**

1. Site Acreage Computation:
 - a. 82.44 The gross acreage proposed for a planned unit development.
 - b. 0 Acreage not included:
 - i. 0 Land utilized by public utilities as easements for major facilities, such as electric transmission lines, sewer lines, water mains, or other similar lands which are not available to the owner because of such easements.
 - ii. 0 Lands below the Lake Michigan ordinary high water mark.
 - iii. 0 Lands used for commercial purposes subject to the requirements of Section 6.8.
 - c. Maximum Number of Lots and Dwelling Units:
Overall PUD density to remain as is. No change.

41 units
proposed
-no change

- d. 82.44 Gross Acreage available for development. (1.a. minus 1.b.)
- e. 12.36 Subtract from the total gross area available a fixed percentage of said total for street right-of-way purposes.
- i. 12.36 R-1A and R-1B Residential Districts - 15%.
 - ii. - R-1C Residential District - 20%.
 - iii. - R-1D Residential District - 30%.
 - iv. - A-1 Agricultural District - No Reduction.
- f. 70.08 Net Acreage available for development.
- g. 72 Allowed number of dwelling units (Sum of d.i. through d.v.).
- i. 66.2 R-1A District (Net Acreage divided by 43,560 square feet). 66.24 acres
 - ii. 6.7 R-1B District (Net Acreage divided by 25,000 square feet). 3.84 acres
 - iii. - R-1C District (Net Acreage divided by 20,000 square feet).
 - iv. - R-1D District (Net Acreage divided by 15,000 square feet).
 - v. - A-1 District (Net Acreage divided by 5 Acres).
- h. 0 Requested additional density reasons such as higher than normal developing costs resulting from special requirements of Section 8.3.
- no change
2. Permissive Minimum Lot Area:
- a. Districts R-1A and R-1B -- 12,000 square feet
 - b. District R-1C -- 9,000 square feet
 - c. District R-1D -- 5,000 square feet
 - d. District A-1 -- 22,000 square feet when the open space land is restricted agricultural land and 1 acre in all other cases.
3. Maximum Lot Area:
- a. When the open space land is to be retained by the property owner as restricted agricultural land; the maximum residential lot size shall be one acre,
 - b. The Township Board may approve larger lots if prime agricultural land will not be lost.
4. Permissive Minimum Yard Requirements: Under the lot averaging or reduction procedure, each lot shall have at least the following minimum yards:
- a. Front Yard: Twenty five (25) feet for all dwellings. PROVIDED that front yard requirements may be varied by the zoning board after consideration of common greens or other common open space if such space provides an average of 25 feet of front yard area per dwelling unit.
 - b. Side Yard: Fifteen (15) feet on each side for all one and two-family dwellings; none for town houses or row houses PROVIDED that there shall be a minimum of 15 feet between ends of contiguous groups of dwelling units.
 - c. Rear Yard: Thirty (30) feet for all dwellings, PROVIDED that rear yard requirements may be varied by the Township Board after consideration of common open space lands or parks or waterfront areas which abut the rear yard area.
5. Maximum Permissive Building Height:
- a. 2.5 stories but not exceeding 35 feet.
 - b. Accessory buildings shall not exceed a height of 15 feet.

No Change. Condo Doc exhibits will be revised pending approval.

6. Section 8.3.6 Open Space Requirements Option: The Township Board shall utilize one of the following three options for dedication of the provided open space:
- a. _____ That open space land shall be set aside as common land for the sole benefit, use and enjoyment of present and future lot or home owners within the development.
 - i. _____ Such open space shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar non-profit organization so that fee simple title shall be vested in tract lot owners as tenants in common.
 - ii. _____ Documents providing for the maintenance of said land and any buildings thereon to assure that open space land remains open shall be provided to the Township Board for its approval.
 - b. ~~_____ That open space land shall be dedicated to the general public for park or recreational purposes by the tract owner or owners provided that the Township Board makes the following determinations:~~
 - i. ~~_____ The location and extent of said land is not in conflict with the Comprehensive Development Plan of Peninsula Township.~~
 - ii. ~~_____ The access to and the characteristics of the open space land is such that it will be readily available to and desirable for public use, development and maintenance.~~
 - c. ~~_____ That open space shall be retained in agricultural use as specified on the site plan with the following conditions:~~
 - i. ~~_____ Land shall be used exclusively for farming purposes but no building shall be placed thereon nor shall any special uses be permitted.~~
 - ii. ~~_____ A conservation easement shall be granted to Peninsula Township that restricts uses on the agricultural property to those above uses approved by the Township Board.~~
 - iii. ~~_____ A farmstead parcel consisting of a residence for the owner or operator of the farm along with any or all of the following outbuildings may be shown on the site plan if approved by the Township Board:~~
 - (1) ~~_____ Barns existing or proposed for uses necessary for agricultural production.~~
 - (2) ~~_____ Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production.~~
 - (3) ~~_____ If a farmstead is shown on the site plan it shall be counted as one of the allowed dwelling units in the Planned Unit Development.~~
7. Section 7.7 Developments Abutting Agricultural Lands: Section 7.7.1 Agricultural Setback: The following setbacks shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed; and on those metes and bounds parcels created after the effective date of this amendment, as provided below
- a. Section 7.7.1.1 Requirement Agricultural Setback:
 - i. ~~_____~~ A setback of 100 feet from the property line of the adjacent property shall be required for accessory uses, buildings or structures as follows:
 - (1) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned A-1 Agriculture, and;
 - (2) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned

AG setback standards remain compliant.

AG setback standards remain compliant.

Residential but is shown on the Agricultural Preserve Map of the Peninsula Township Comprehensive Plan as adopted and amended from time to time by the Planning Commission.

- ii. _____ A setback of 50 feet from the property line of the adjacent property shall be required for those portions of metes and bounds parcels created after the adoption of this amendment that have a common line with land that is zoned A-1 Agriculture unless that A-1 Agriculture zoned land is being used for residential purposes.
- iii. _____ The setback areas required by (1) and (2) above shall not be used for accessory uses, buildings or structures.
- iv. _____ A setback of 100 feet shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is currently being used for agricultural production that includes the carrying on of usual soil practices of cultivation, spraying and fertilization.

The 30-foot PUD perimeter setback remains unchanged.

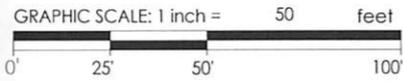
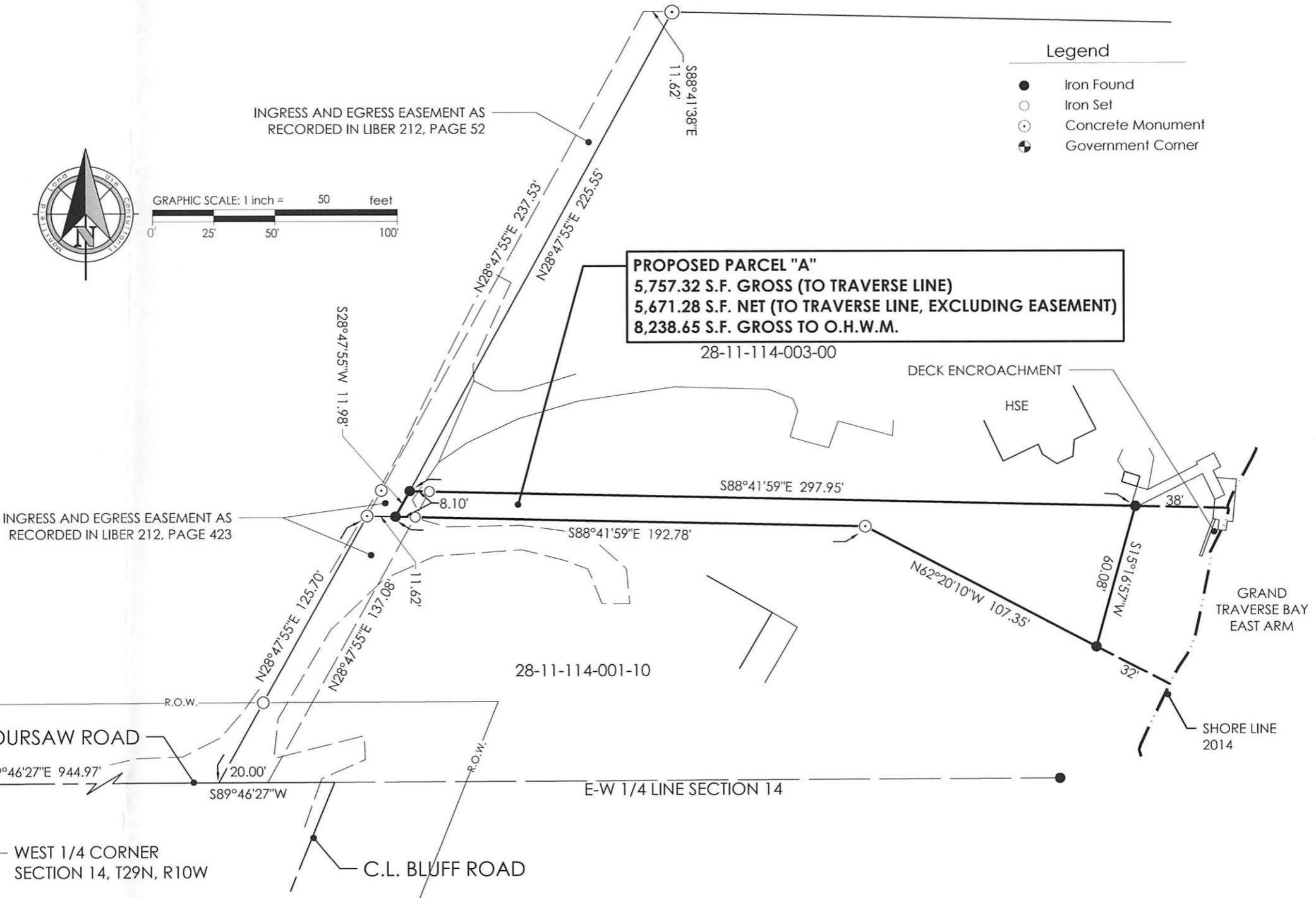
- b. _____ Section 7.7.1.2 Lot Designation: Subdivision Lots or Condominium Limited Common Elements adjacent to such agricultural lands shall have designated building sites shown on the preliminary and final plans. Residential and accessory uses shall be located within the designated areas. Plans accompanying applications for zoning permits shall show such designated sites.

Setback dimensions within individual lots (building envelopes) are unchanged.

- c. _____ Section 7.7.1.3 Exceptions to Required Setbacks:
 - i. _____ The Township Board may, upon recommendation of the Planning Commission, decrease the required setback on any or all lots or limited common elements when the Township Board determines that one or more of the following conditions exist:
 - (1) _____ The existence of topographic conditions i.e. steep slopes, changes in grade, wetlands etc. or other site conditions which make it:
 - (a) _____ unlikely that any of the uses allowed in the agricultural district would be located on the adjacent agriculturally zoned land; or
 - (b) _____ so that the properties are sufficiently separated to mitigate incompatibilities of use.
 - (2) _____ There exists an easement such as a conservation easement on the land adjacent to the proposed plat that restricts agricultural uses in such a manner that protection to future homeowners is equal or better than that provided by the 100 foot setback.
 - (3) _____ There are existing residential uses along the lot line of the agriculturally zoned property.
8. _____ Section 8.3.7 Affidavit. The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval of the special use permit, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved special use permit unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.

Survey Sketch

- Legend**
- Iron Found
 - Iron Set
 - ⊙ Concrete Monument
 - ⊕ Government Corner



NOTE:
 - THIS IS NOT A BOUNDARY SURVEY.
 - THIS SURVEY SKETCH IS NOT TO BE USED FOR CONVEYANCE OF TITLE.

Mansfield	
Land Use Consultants	
Planners - Civil Engineers - Surveyors	
830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 946-9310 Fax: (231) 946-8926 www.maaeps.com	PO Box 4015
The 81 Development Company, LLC	
Proposed Parcel A Section 14, Town 29 North, Range 10 West Peninsula Township, Grand Traverse County, Michigan	
DRN: mmm	CKD: mkg
06.29.20	14016
SHT 1 OF 2	

Survey Sketch

PROPOSED DESCRIPTION: PARCEL A

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

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

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

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

Subject to other easements or restrictions, if any.

Mansfield Land Use Consultants <hr/> <i>Planners - Civil Engineers - Surveyors</i>	PO Box 4015 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 946-9310 Fax: (231) 946-8926 www.maaeps.com	The 81 Development Company, LLC		DRN: mmm	CKD: mkg	
		Proposed Parcel A Section 14, Town 29 North, Range 10 West Peninsula Township, Grand Traverse County, Michigan			08.08.19	14016
					SHT 2 OF 2	

Peninsula Shores PUD Public Comments

Jenn Cram

From: Megan Haddox <mlhaddox@mac.com>
Sent: Saturday, January 15, 2022 1:57 PM
To: shipman.parks@gmail.com; rand.plancom@gmail.com; lwdloski@gmail.com; acouture@need-lawyer.com; jualexanptpc@gmail.com; dsh_44@yahoo.com; Wunschis23@gmail.com; planner@peninsulatownship.com
Subject: Comments on proposed amendment to Peninsula Shores SUP

Dear Planning Commission Member,

My name is Megan Lewis Haddox. I am writing to express my and my family's concerns about and objections to the proposed amendment to Peninsula Shores (formerly known as The 81) on East Bay SUP.

My family has a long history on the Old Mission peninsula. My father first started coming to Old Mission with college friends in 1949. My mom's first year here was 1950. They've come every year of their lives since (except the year my brother was born). My dad passed away in 2014. My mom has come every year through age 91. Most of our family has come to the Old Mission peninsula every year of our lives.

Our family stayed in our friends' cottage until 1997 when Mom and Dad built their own cottage for our family. Since then our extended family has gathered every summer and many Christmases at the cottage. My parents spent every summer at the cottage until my father's death. Every year, four generations of the Lewis family gather at our cottage. Our family members and friends from neighboring cottages play games, hang out and star gaze in our traffic circle and cul de sac. We spend hours on our screened in porch which faces The 81 development. If you ask my children what their favorite place on earth is, they say without hesitation, Old Mission. It's a love of place our entire family shares.

One of the aspects of this area that has drawn our family, like so many others, is the feeling of seclusion and enjoyment of nature that comes with cottages nestled among trees. It's a wonderful mix of water and woods. Peninsula Shores has already removed many, many trees, totally changing the character of this landscape that had been in harmony with the surrounding area for years. **It appears the developer has already taken down trees in the open space (where the developer now wants to place a lot) that were not supposed to be removed according to the original plan submitted to and approved by the township.**

The plan for the development that was approved calls for common open space on the land that immediately borders our property. Thus the current land use authorization for the space where the developer wants to move the lot is common open space. Changing that land use authorization at this point to cut up that common open space and place a house directly next to us would even further change the character of the landscape that borders ours. It would adversely affect our view and our privacy. It would bring noise and light pollution right to our property.

We believe that the developer agreed and committed at numerous hearings and in applications submitted to the township that the area where the developer now wants to build this house would be open space. The developer should not be allowed to renege on those commitments at this point. **This is the third time the developer has submitted a request to make a change to build a house on this previously agreed upon open space.** We are asking you, the Planning Commission, to deny this request to make additional changes to a plan that was approved only after long and contentious negotiations. If the precedent is set to approve this change, what's to stop the developer from coming back time after time with more changes that benefit his company and adversely affect neighboring properties? Chopping up currently zoned common open space (that was clearly designated in the approved plan) to put a house in that common

open space immediately adjacent to our property not only significantly changes the character of the common open space and adversely affects us and our neighbors, but also sets a precedent for future requests of this nature. Adding the new lot and a house thereon is not harmonious with the open space on our property, our use of our cottage and surrounding acreage, and the character of our property. Adding the new lot and a house thereon will be a substantial detriment rather than a substantial improvement to our property and neighboring properties which are in the immediate vicinity of the proposed lot. The common open space along our property per the originally approved PUD should be retained to keep that existing harmony and character as required under Section 8.1.3(1)(a) of the Township zoning ordinance. Any change to that common open space along our property would violate Section 8.1.3(1)(a) of the Township zoning ordinance as it would be a substantial detriment to our property rather than a substantial improvement.

Thank you for your time and consideration.

Sincerely,
Megan Lewis Haddox

Jenn Cram

From: jilesoh@aol.com
Sent: Sunday, January 16, 2022 4:10 PM
To: shipman.parks@gmail.com; rand.plancom@gmail.com; lwdloski@gmail.com; acouture@need-lawyer.com; jualexanptpc@gmail.com; dsh_44@yahoo.com; Wunschis23@gmail.com; planner@peninsulatownship.com
Subject: Comments on proposed amendment to Peninsula Shores SUP

Dear Planning Commission Member,

My name is Jill Lewis. I am writing to express my and my family's concerns about and objections to the proposed amendment to Peninsula Shores (formerly known as The 81) on East Bay SUP.

My family has enjoyed a long and memorable history on the Old Mission peninsula and feel a deep connection to this whole area. My Dad started coming here in 1949 with my Mom joining him in 1950. Our family has been coming here ever since and it is now a part of our soul. We stayed in a family friend's cottage until my parents built their own cottage in 1997, which has become a wonderful gathering place for my extended family - we're now into great-grandchildren being introduced to our "OM paradise". No matter what time of year I would come here, I would completely relax from the worries of my job and I would leave feeling rejuvenated and peaceful. As I sat on our porch listening to the wind blowing through the trees and to the birds and other animals, I felt the weight of the world slip away from my me. Our porch faces what is now the Peninsula Shores Development.

I am so upset and saddened when I look out from our porch now. So many trees have been removed due to the Peninsula Shores development (even more than originally planned) and so many birds and woodland creatures have had their natural habitat abruptly razed out from under them. My view from my once-tranquil porch is now barren land and bulldozers. Now I have learned that the developer wants to cut up a common open space and place a house next to our cottage and cul-de-sac which was not in the original plan which was previously approved. Changing this common open area along our property would violate Section 8.1.3(1)(a) of the Township zoning ordinances as it would be detrimental to our property. This is the third time the developer has submitted a request to make a change to build a house on this previously agreed upon open space.

Our family and the other families of Smokey Hollow Estates respect and are good stewards of the land on which we live. I ask you please to take this into consideration before agreeing to let the Peninsula Shores developer, who in my opinion has shown little respect for land or nature, strip more of the beauty of the Old Mission peninsula away.

Thank you for your time and consideration.

Sincerely,
Jill Lewis

Jenn Cram

From: Wendy Brickman <mcmomm@aol.com>
Sent: Sunday, January 16, 2022 6:02 PM
To: shipman.parks@gmail.com; rand.plancom@gmail.com; lwdloski@gmail.com;
acouture@need-lawyer.com; jualexanptpc@gmail.com; dsh_44@yahoo.com;
Wunschis23@gmail.com; planner@peninsulatownship.com
Subject: Peninsula Shores proposal (again)

Dear Planning Commission,

I am opposed to the 3rd request by the developer of Peninsula Shores to build a home on what was supposed to be open space. Brings to mind "they paved paradise and put up a parking lot ... Don't it always seem to go That you don't know what you got 'til it's gone ..."

Please don't allow this.

Wendy Brickman
4948 Forest Ave

Jenn Cram

From: Susie <shipman.parks@gmail.com>
Sent: Monday, January 17, 2022 6:16 PM
To: Jenn Cram
Subject: Fwd: Peninsula Shores Proposed Amendment

Hi Jenn!
Sending this along in case you didn't also receive a copy :)

Begin forwarded message:

From: Laurie Wilson <lww920@yahoo.com>
Date: January 17, 2022 at 18:03:55 EST
To: shipman.parks@gmail.com, rand.plancom@gmail.com, lwdloski@gmail.com, acouture@need-lawyer.com, jualexanptpc@gmail.com, dsh_44@yahoo.com, wunschis23@gmail.com, planner@peninsulatownship.com
Subject: Peninsula Shores Proposed Amendment

To the Township Board:

We are writing to express our concerns and objections to this amendment. We appreciate the township's many efforts to have open space in the township as open space is very valuable to our community. The developer previously committed that the area where he now wants to move unit 1 would be open space. It would be very unfair and very detrimental to the property owners along the north edge of Peninsula Shores to have promised open space taken away from them.

Approving the change in this open space would also set a very bad precedent. The developer and the township agreed that this area would be open space for the benefit of other property owners in the area when the SUP was approved. In return, the developer was granted special rights to develop his property in a manner that otherwise was not permitted under the zoning code. The township should not remove protections and benefits for neighboring properties in a previously approved SUP once the developer has reaped the other benefits of its SUP bargain. If the township allows a house to go in this open space, when future SUP applications arise the community will have little confidence that the township will keep its end of the bargain. This developer should not be allowed to claw back land for development that he promised would remain as open space when he was granted special rights to develop the rest of his property.

Thanks for your consideration of our thoughts.

Craig and Laurie Wilson
12456 Bluff Road

Jenn Cram

From: Larry Dloski <lwdloski@gmail.com>
Sent: Tuesday, January 18, 2022 9:18 AM
To: Wjlwrite
Cc: shipman.parks@gmail.com; rand.plancom@gmail.com; acouture@need-lawyer.com; jualexanptpc@gmail.com; dsh_44@yahoo.com; Wunschis23@gmail.com; planner@peninsulatownship.com
Subject: Re: Peninsula Shores SUP

Thank you for you concerns

Sent from my iPad

On Jan 18, 2022, at 9:08 AM, Wjlwrite <wjlwrite@aol.com> wrote:

Dear Planning Commission Member,

I believe you have recently received a letter from my sister, Megan Haddox. Megan, I think, did an excellent job of re-capping what has transpired thus far, most especially with respect to how the Peninsula Shores development has impacted our family property that abuts the development. In particular, the issue of the additional trees that were not supposed to be cut down in the original agreement and the developer's seemingly continuous effort to build on those lots.

Megan referenced our family history, including the fact that our dad began vacationing on the peninsula in 1949 (mom in 1950). Both loved the place so much that Dad is buried at the Peninsula Cemetery and Mom will be as well. (She's still with us, thank goodness, and will be 94 this month.) Although Mom is no longer able to travel, I know she and Dad would be very upset if they knew how the cutting down of the extra buffer trees has already affected our quality of cottage life and how much more the additional building would further erode that.

It's my understanding that the original agreement with the developer clearly stated that the buffer trees in question were to remain as common open space. That certainly would have negated any building on the proposed lots even with the newly modified proposal. So, I really fail to see why this new change should even be a consideration. Especially since it's the third time it's been brought up. Common decency, to me, says the deal was sealed, let's move on.

I really urge you to look at photos that were taken of the property before and after the trees were cut down. I think you'll clearly see the evidence that the original agreement has already been broken. I would even argue that additional trees should be re-planted where the original ones stood. But that may be a topic for a different meeting.

Thank you for taking the time to read this. My siblings and I are all now co-owners of our family property. We continue to vacation there every year, and, as Megan said, a 4th generation of kids is now enjoying all that Old Mission has to offer. I have great faith that you and the other planning commission members will abide by the original zoning agreement and, once and for all, put this to bed so that no further time, money, or effort is wasted on the issue by you and the Township going forward.

Best regards,

Susan and Bill Lewis
4150 Trevor Rd.

1

Schroeder B&B SUP

Peninsula Township Application for Special Use/Bed and Breakfast

Property Address: 11594 Peninsula Dr., Traverse City, MI 49686

Applicant Address: 11594 Peninsula Dr., Traverse City, MI 49686

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

We intend to offer two bedrooms, one bathroom and a sitting space for short-term rentals. The space is fully integrated into our home and will not change the current appearance in any way. Guests will be limited to a maximum of 5 persons and parking will be available in our current driveway space. Therefore, we do not believe there will be any impact to the character of the house or the general vicinity in any way.

- (b) Our driveway and the entrance to the proposed rental space are on the north and northwest side of our home. The nearest residence to the north is ??? feet away. All parking and rental guest activity would primarily occur on the north and northwest side of the home. Therefore, there would be little to no impact to the neighbors to the south (that house is currently under construction).
- (c) As mentioned above, this space is already fully integrated into the home. Therefore, essential facilities and services are already available and this plan is expected to have no impact to those services. In addition, we will meet the requirement to file a floor plan with the fire department.
- (d) There will be no additional requirements at public cost.
- (e) This request will not be detrimental to any persons, property or general welfare in any way.

Bed and Breakfast Requirements:

1. Minimum lot size shall be one (1) acre.
 - a. Our lot size is 1.28 acres
2. Off-street parking
 - a. As mentioned above our current driveway will accommodate the additional vehicle(s)
3. The residence shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
 - a. There is only one dwelling on the property and we intend to be in the residence during all of the rental periods.
4. The residence shall have at least two (2) exits to the outdoors.
 - a. There are two doors and 3 windows in the proposed rental space that would allow exit to the outdoors.
5. No more than three sleeping rooms may be used for rental purposes.
 - a. As mentioned, we intend to rent 2 bedrooms and a sitting space.
6. Not more than eight (8) overnight guests may be accommodated at any time.
 - a. We confirm, not more than 5 persons would be allowed at one time.

7. The rooms utilized for sleeping shall be a part of the primary residential use and not specifically constructed for rental purposes.
 - a. These rooms are already integrated into our home. They were not built for rental purposes. Rather we have found that we do not use them as often as originally intended.
8. The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.
 - a. Bedroom 2 is 156 sq ft, Bedroom 3 is 100 sq ft, sitting area is 115 sq ft (designations noted align with descriptions in the accompanying floorplan)
9. Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied.
 - a. Attached with this application
10. The Township Board shall require that a floor plan drawn to an architectural scale of not less than 1/8" = 1 foot be on file with the Fire Department
 - a. Completed
11. Each owner/operator of a Bed and Breakfast Establishment shall keep a guest registry which shall be available for inspecting by the Zoning Administrator, and fire and police officials at any time.
 - a. Understood and will implement upon approval
12. The length of stay for each guest shall not exceed seven (7) days within any thirty (30) day period.
 - a. Understood and will comply
13. In the event that the Township Board determines that noise generation may be disturbing to neighbors, or that the location of the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require fencing and/or planting buffer be constructed and maintained.
 - a. Understood
14. Rental of snowmobiles, ATBV's or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment is prohibited,
 - a. Understood
15. A Special Use Permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.
 - a. Understood. As mentioned earlier there will be no change in character to our home.
16. Breakfasts shall be the only meals served to transient tenants.
 - a. Understood



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



Re: Jim & Beth Schroeder

December 17, 2021

Dear Township Planner and Planning Commission,

At the request of Beth Schroeder, I have inspected her home for the proposed application to use it as a bed and breakfast. The proposed space is above her current garage. After inspection, the following requirements are needed-

- Prepare an approved emergency plan for the entire space.
- Mount a 2A10 BC fire extinguisher in the common space near the stairwell exit.
- Mark the door into the garage as NOT AN EXIT.
- Provide emergency lighting in the common space, hallway and both bedrooms.
- Have an annual inspection of the area by the fire department.
- Limit amounts of combustible and flammable material in the garage space below the sleeping rooms.
- Perform regular checks of the smoke alarms and carbon monoxide alarm. Replace if over ten years old.
- Provide rescue ladders for emergency exiting from windows for the bedrooms.

Once all the above conditions are met, the fire department will re-inspect. Any questions, please feel free to contact us.

Respectfully,

Fire Chief Fred Gilstorff



RECEIVED
DEC 20 2021
Environmental Health

GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH WELL & SEPTIC STATUS FORM - \$25

- DEMOLITION
- CHANGE OF USE
- REMODEL/ ADDITION
- FILE REVIEW/OTHER S-T B&B
- HOME REPLACEMENT

Property Address: 11594 Peninsula Dr. Traverse City

Property Tax ID: 28-11-005-025-03 Township: Peninsula

Owner's Name: Elizabeth S. James Schroeder

Owner's Mailing Address: same City, State, Zip: _____

Owner's Phone: 248 501 3094 Owner's email: bethschroeder@aol.com

Applicant (if other than owner): _____
Applicant Address: _____ City, State, Zip: _____

Applicant Phone: _____ Applicant Email: _____

Brief summary of the proposed changes to the property: Proposed 2 BR/1 BA use as
sho beds breakfast (portion of home - homeowners
will be in residence

RESIDENTIAL

Current # of Bedrooms: 4 Current # of Bathrooms: 3 1/2

Proposed # of Bedrooms: 4 Proposed # of Bathrooms: 3 1/2

Garbage Disposal: YES NO

Other changes: _____

COMMERCIAL (please attach a brief business plan)

Type of Facility: _____

Current Max # of Employees: _____ Current # of Bathrooms: _____

Proposed Max # of Employees: _____ Proposed # of Bathrooms: _____

Max Customers Per Day: _____

Drinking Fountain: YES NO

Please note that additional information may be required depending on proposed change or use

Elizabeth Schroeder

12/20/21

Signature of Owner/Contractor

Date

(TO BE COMPLETED BY SANITARIAN)

Grand Traverse County Environmental Health WELL & SEPTIC STATUS FORM

EXISTING PERMIT AVAILABLE PERMIT # 10251/38976 DATE OF ISSUE: 1977/2019
 EXISTING PERMIT NOT AVAILABLE SEPTIC TANK ONLY

- Well shall be properly plugged according to Part 127 of Act 368, P.A. 1978, as amended. Abandoned well plugging record shall be submitted to the Health Department. A new well may be required.
- Septic tank(s) and any other tank(s) associated with the wastewater system shall be pumped by a licensed septage hauler, crushed, and filled or removed. A new wastewater system may be required.

- Existing well meets current well construction code requirements and is approved for use as an:
 - Private Residential Well
 - Irrigation Well
 - Public Well circle type: TYPE II TYPE III

- Existing septic system meets current design requirements for proposed use and meets all isolation requirements. Tank(s) Size(s): 1000 & 800 GAL Final Disposal: 750 #
Existing septic system will serve:
 - Residential home with 3 bedrooms Garbage Disposal: YES NO
 - Commercial facility with design daily flow of _____ gal/day
 - Other use with design daily flow of _____ gal/day
- Existing septic system does not meet current design requirements, but is considered "grand-fathered" for proposed use.

Comments: _____


Signature of Health Department Representative

12/20/21
Date

OFFICE USE ONLY		
Receipt Date: <u>12/20/21</u>	Receipt #: <u>54358</u>	Initials: <u>CH</u>



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

December 17, 2021

Susie Shipman, Planning Commission Chair
Peninsula Township
13235 Center Road
Traverse City, MI 49686
231-223-4484

RE: 11594 Peninsula Drive – Bed and Breakfast Application
Proposed Special Use Permit– Ordinance Plan Review Escrow

Dear Susie,

We have reviewed the supporting documents for the 11594 Peninsula Drive – Bed and Breakfast Application, dated 11/3/21 as completed the owner/applicant, Ms. Beth Schroeder. The applicant provided a packet that was deemed complete, including response to the Bed and Breakfast Application, SUP application form, Storm Water Application Form, Health Department well and septic information, and architectural floor plans for staff review. Our review consisted of examining the application for their impacts to utilities, stormwater management, and the general compliance with the Special Use permit and zoning ordinance criteria.

Subject Site

11594 Peninsula Drive is located 900-ft north the intersection Peninsula Dr. and Chimney Ridge Dr. The subject property has an existing use of single-family residence.

- Subject parcel: 11-005-025-03, frontage on Peninsula Rd. @ 1.21 acres
- Zoning Classification – R-1B Coastal Zone Residential
- Existing single-family use consists of 2-Story single-family residence that remodeled and expanded with a garage addition in 2019. The site currently has gravel driveway access Peninsula Road. The site is served by on-site private water well and septic system. Drainage of the existing site general slopes towards Peninsula Drive.



Purpose of Application

The application from Ms. Elizabeth Schroeder proposes a Special Use Permit for Bed and Breakfast Establishment.

Procedure

SUP applications are reviewed consistent to the process outlined in Article 8 of the ordinance.

Zoning

The zoning for the subject property – R-1B Coastal Zone Residential classification.

- The zoning allows for Bed and Breakfast Establishment use through Special Use Permit.
- North and south neighboring parcels have the same zoning. The neighboring parcel to the east is zoned A-1.



Review and Approval Criteria

Proposed Improvements:

According to the information in the application, work was completed in 2019 included remodeling and an addition to the existing single-family residence as well as some exterior work to accommodate the septic and storm water needs. The relevant modifications are listed below according to the above documents noted:

- Applicants Response to the Bed and Breakfast Application Form
 - Proposed 2-bedroom, 1 bath, 1 sitting space B&B located above the residence. Comprised of 156 sf + 100 SF bedrooms, 115 SF sitting room.
 - Parking provided in the current driveway.
- Architectural Floor Plans
 - Addition of a new attached garage with second floor office and bathroom
 - Remodeling existing home necessary second floor two bed rooms and bath.
 - Total building coverage scaled from PDF drawings equates to about 2,900 SF (1,100 SF Original Structure + 1,800 SF Garage addition)
- Health Department Well and Septic Info – Permit 38976
 - Addition of second septic tank. Constructed per as-built.
 - Planned Basin 1 near driveway for storm water handling. Not constructed per as-built and site visit.

Below are the noted sections of the ordinance as part of our general review and includes GFA's corresponding comments noting any deficiencies (underlined) lacking in the application that are needed to facilitate approval.

Overall Ordinance Compliance Review:

- Section 6.3 R-1B Coastal Zone Residential
 - 6.3.2 Uses Permitted – All uses permitted by “Special Use Permit” in R-1A
 - => 6.2.4 (A) Bed and Breakfast Establishments allowed.
- Section 6.8 Schedule of Regulations
 - Building requirements meet sizing/height constraints.
 - Building height not shown. Site visit shows similar to original structure height. Complies.
 - Building size scaled from plans complies with coverage constraints.
 - Setbacks not shown on plans
 - Front and Side setbacks comply per GT county mapper.
 - Rear setback is unclear for the garage addition. However, the proposed B&B utilized the structure previous approved and constructed in 2019. In addition, the B&B use is outside the 30' setback per the GT County Mapper. Therefore complies.
- Section 7.2 Supplementary Use Regulations
 - Stormwater Detention – *Reviewed in section below.*
- Section 7.6 Off-street parking
 - Gravel driveway was redone in 2019. Parking spaces are not shown on plans. 4 spaces are required for a 2-bedroom B&B. Three stall garage was installed in 2019. Therefore, adequate parking is apparent considering 2 outside the garage and 2 within. The gravel driveway improvements provided are more than enough area for this.



- 8.1.3 Basis of Determination
 - o 8.1.3.(1) – General standards response by applicant appears to meet the standards.
 - o 8.1.3.(3) – Specific Requirements
 - (d) - A letter from the Fire Department is required to be included with this application attesting to emergency access and overall acceptance. It is noted that an occupancy certificate was provided with the application packet.
 - (J) – Regarding drainage- *See comments detailed comments in next section.*
 - (k) – Regarding grading – *See comments detailed comments in next section.*
- Section 8.7.3. (6) Miscellaneous Special Uses Bed and Breakfast Establishments.
 - o (a) The applicant did not provide a direct response Statement of intent. However, we feel the applicant’s response to 8.1.3 suffices.
 - o (b) 8. Regarding bedroom square footage and maximum occupancy, the application lists the maximum of 8 is applied for. The bedrooms square footage alone can only provide occupancy for 5. A modification to the application should be provided to address this.

Engineering Review of Site Improvements

Storm Water Review:

GFA reviewed the Storm Water Permit App SW2019-06 provided from the 2019 project. Stone drains under the drip edges and a large basin, Basin 1, were designated to be installed. However, the as-built and our site visit indicate Basin 1 was not constructed. No information on the size/depth of the stone drains was provided.

As this is a smaller project, GFA ran a quick assessment of the storm water requirements. It appears the addition is approximately 1,800 SF. The driveway is gravel and can be considered negligible change from existing conditions. A simplified method would account for the 25-year design rainfall of 3.89” over the additions, which equates to 523 CF of runoff needing to be managed.

- The applicant should provide information on what was constructed and its capacity to manage the storm water. Additional details for Basin 1 should be provided if needed.
- A stormwater maintenance plan shall be recorded and copy provided to the Township.

Grading Review:

1. No details were provided for the grading proposed Basin 1
2. 1:3 maximum slopes restored with a proper vegetation cover is recommended.

Erosion Control Review:

Plans to satisfy the requirements of Ordinance 25 and to obtain a SESC permit should be provided if additional work to construct Basin 1 is necessary. These requirements would generally match those shown in the Storm Water Permit App SW2019-06 and should show the location of silt fencing and plans for maintenance and restoration of the work.

Utility Review:

The applicant provided adequate information to show the new use is served by the on-site septic and well facilities. No impacts to public utilities are imposed by this project. Please provide a letter received from the Health Department confirming this.



We request the applicant to reply with addition information or plans to address the storm water management requirements and confirmations from the Fire Department and Health Department. While detailed plans were not provided, there is sufficient information on the current set of plans to indicate the intent and ability to comply with the Ordinances. Overall, we feel the application is administratively complete and ready for public comment while the applicant reviews the above and provides additional information.

Please do not hesitate to contact me with any questions regarding this review.

Respectfully Submitted,
GOURDIE-FRASER

A handwritten signature in black ink, appearing to read 'Mark Maguire'.

Mark Maguire, PE
Project Engineer

A handwritten signature in black ink, appearing to read 'Jennifer Hodges'.

Jennifer Hodges, PE
Sr. Project Manager

cc: Ms. Elizabeth Schroeder

Peninsula Township Application for Special Use/Bed and Breakfast

Property Address: 11594 Peninsula Dr., Traverse City, MI 49686

Applicant Address: 11594 Peninsula Dr., Traverse City, MI 49686

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

We intend to offer two bedrooms, one bathroom and a sitting space for short-term rentals. The space is fully integrated into our home and will not change the current appearance in any way. Guests will be limited to a maximum of 8 persons and parking will be available in our current driveway space. Therefore, we do not believe there will be any impact to the character of the house or the general vicinity in any way.

- (b) Our driveway and the entrance to the proposed rental space are on the north and northwest side of our home. The nearest residence to the north is ??? feet away. All parking and rental guest activity would primarily occur on the north and northwest side of the home. Therefore, there would be little to no impact to the neighbors to the south (that house is currently under construction).
- (c) As mentioned above, this space is already fully integrated into the home. Therefore, essential facilities and services are already available and this plan is expected to have no impact to those services. In addition, we will meet the requirement to file a floor plan with the fire department.
- (d) There will be no additional requirements at public cost.
- (e) This request will not be detrimental to any persons, property or general welfare in any way.

Bed and Breakfast Requirements:

1. Minimum lot size shall be one (1) acre.
 - a. Our lot size is 1.28 acres
2. Off-street parking
 - a. As mentioned above our current driveway will accommodate the additional vehicle(s)
3. The residence shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
 - a. There is only one dwelling on the property and we intend to be in the residence during all of the rental periods.
4. The residence shall have at least two (2) exits to the outdoors.
 - a. There are two doors and 3 windows in the proposed rental space that would allow exit to the outdoors.
5. No more than three sleeping rooms may be used for rental purposes.
 - a. As mentioned, we intend to rent 2 bedrooms and a sitting space.
6. Not more than eight (8) overnight guests may be accommodated at any time.
 - a. We confirm, not more than 8 persons would be allowed at one time.

7. The rooms utilized for sleeping shall be a part of the primary residential use and not specifically constructed for rental purposes.
 - a. These rooms are already integrated into our home. They were not built for rental purposes. Rather we have found that we do not use them as often as originally intended.
8. The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.
 - a. Bedroom 2 is 156 sq ft, Bedroom 3 is 100 sq ft, sitting area is 115 sq ft (designations noted align with descriptions in the accompanying floorplan)
9. Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied.
 - a. Attached with this application
10. The Township Board shall require that a floor plan drawn to an architectural scale of not less than 1/8" = 1 foot be on file with the Fire Department
 - a. **Completed**
11. Each owner/operator of a Bed and Breakfast Establishment shall keep a guest registry which shall be available for inspecting by the Zoning Administrator, and fire and police officials at any time.
 - a. Understood and will implement upon approval
12. The length of stay for each guest shall not exceed seven (7) days within any thirty (30) day period.
 - a. Understood and will comply
13. In the event that the Township Board determines that noise generation may be disturbing to neighbors, or that the location of the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require fencing and/or planting buffer be constructed and maintained.
 - a. Understood
14. Rental of snowmobiles, ATBV's or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment is prohibited,
 - a. Understood
15. A Special Use Permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.
 - a. Understood. As mentioned earlier there will be no change in character to our home.
16. Breakfasts shall be the only meals served to transient tenants.
 - a. Understood

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO.

Parcel Code/s #28-11-005-025-03

Property Address: 11594 Peninsula Dr., Traverse City, MI 49686

Applicant Address: 11594 Peninsula Dr., Traverse City, MI 49686

Elizabeth Schaefer
Applicant' Signature

Review Fee \$1000 1532 11/8/21
Check No. Date

APPLICATION REQUIREMENTS

1. Each application is submitted through the Zoning Administrator, 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, both existing and proposed.
 - (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:

Ordinance Reference - Section 8.1.3

Include a statement of HOW the proposed project meets the standards:

Section 8.1.3 Basis for Determinations: Before making recommendation on a special use permit application, the Town Board shall establish that the following general standards, as well as the specific standards outlined in each section of this Article, shall be satisfied.

- (1) General Standards: The Town Board 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.
 - (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.
 - (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.
 - (d) Not create excessive additional requirements at public cost for public facilities and 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.
- (2) Conditions and Safeguards: The Town Board may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.
- (3) 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.
8. Complies with Section 7.7 Developments Abutting Agricultural Lands.

STORM WATER APPLICATION PROCESSING

Peninsula Township Storm Water Control Ordinance No. 33

Peninsula Township

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

Permit No. SW2019-06

Parcel No. 11-005-025-03

DATE	DESCRIPTION: 11594 Peninsula Drive, Traverse City, MI 49686 Owner: James and Elizabeth Schroeder
06/27/2019	Check # 1148 \$500.00 June 27, 2019 Diamondwood Inc. RE: Storm Water Application Fee \$500.00 – Minor Review

Storm Water Facilities Retention Systems:

Design Criteria:

The subject site is located within 500 feet of West Bay. The property was originally improved with a one and a quarter story structure in 1920. A one story 14 ft by 32 ft addition that was added to the existing building in 1974 has been demolished and the remainder of the structure will be renovated with two story addition to be added along with an attached garage to the northerly and easterly portions of the property.

The properties soil conditions are a heavy gravel which will help aid in storm water drainage from the new construction. The installation of gutters with a downward spout with stone drains under roof drip edges is recommended to help prevent erosion from water runoff from the roof tops and will be included in the owners landscaping plans. Grass is to be re-established on the site to stabilize lands from erosion.

The subject site decreases in elevation from the structure east of Peninsula Drive westerly towards West Bay. The site changes in elevation from the existing structure west towards the water from an elevation of 597 feet to 591 feet.

The storm water pattern follows along the natural gravity of the landscape from east to west as the elevation of the site decreases from 597 ft above elevation to 591 ft above elevation in the westerly direction towards West Bay. There are natural basins between these elevation patterns and a large basin is designated between Peninsula Drive and the structure. Grand Traverse County Soil Erosion and Sedimentation Control have outlined specific requirements during the construction of the proposed addition which include and are not limited to the installation of silt fences to be placed in compliance with the site plan provided in the approved permit. All spoil and debris piles shall be stored behind the silt fence to prohibit sediment or debris from entering the flood plain or lake. Installation of erosion control-blankets should be used and staked down properly on any slopes with 3:1 or greater in order to control erosion and storm water runoff. Grading and sloping of the site to properly manage flow for surface water which is not collected by other control measures is required.

Conveyance Controls:

The placement of seeding and straw mulch shall be provided as soon as possible to establish vegetation to aid in mitigation of erosion created by the disturbance of soils from the excavation of the site for preparation the proposed addition. This shall be completed within five days of the completion of the final grading of the site. Silt fencing shall be in place and in tack throughout the process of the construction until final grading, straw mulch and seeding are properly placed on the site. There is to be no work within the ordinary high water. Any work below the ordinary high water mark requires a permit form the Michigan Department of Environmental Quality to be obtained first.



SOS ANALYTICAL

NEEDS BY 1PM FRI

4125 Cedar Run Road, Suite B
Traverse City, MI 49684
voice: (231) 946-6767
fax: (231) 946-8741

SOSanalytical.com

***** For Laboratory Use Only *****

SOS Analysis Number (To be assigned by laboratory):

184020

Received in lab by: C. Gerhard Date: 8/7/18 Time: 1:50 AM PM Temp: 16.40C

Payment Amount: \$ 80.00 Cash Check # Credit Card Bill to Account (Must be pre-approved)

THIS IS A LEGAL DOCUMENT. FILL IN ALL REQUESTED INFORMATION BELOW.

Report Results To:

Name: Catherine Bristol

Mailing Address: 9767 E CARTW Rd

City: Traverse City State: Mi Zip: 49684

Phone: (231) 409-6151 Fax: ()

E-mail Address: bristol Cathy@gmail.com

Check here if you would like SOS to report results to the Health Department

Site Information:

Owner or Company Name: Jim & Elizabeth Schroeder

Property Address: 11594 Peninsula Dr.

City: Traverse City State: Mi 49686

County: Grand TRAVERSE Township: Peninsula

Name of Sample Collector: Cathy Bristol

X3 if here
by used by
won (0/8) ...
me FRIDAY 8/10
questions? (SW)
JUST AS!

Collection Point / Sample ID	Date	Time	Partial Chem	Nitrate	Bacteria	Lead	Copper	Arsenic	Hardness	Iron	Fluoride
1 Well Head	8-7-18	1:15 AM		X	X			X			
Original SOS # if Retest: Sample contains chlorine		PM									
2		AM									
Original SOS # if Retest: Sample contains chlorine		PM									
3		AM									
Original SOS # if Retest: Sample contains chlorine		PM									

(x2 PUSH)

Complete this section only if reporting to a County Health Department

WSSN (Public Water Supply Serial Number): _____ Well Permit #: _____

Property Tax ID #: _____ Computer ID #: _____



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY:
 NAME: JIM & ELIZABETH ROE SCHROEDER
 PROJECT NO:
 WSSN:
 WELL PERMIT:
 TAX ID:
 LOCATION: 11594 PENINSULA DR
 TRAVERSE CITY
 MI
 COUNTY: GRAND TRAVERSE
 TWP: PENINSULA

SOS PROJECT NO: 184020 - 1
 SAMPLED BY: CATHY BRISTOL
 DATE RECEIVED: 8/7/2018
 TIME RECEIVED: 1:50 PM
 SAMPLE ID: WELL HEAD
 DATE SAMPLED: 8/7/2018
 TIME SAMPLED: 1:15 PM
 SAMPLE MATRIX: DRINKING WATER
 RUSH DUE FRI 8/10 BY 1PM

INORGANICS

<u>Analysis</u>	<u>Concentration</u>	<u>LOD</u>	<u>Units</u>	<u>Analyst</u>	<u>Date Completed</u>	<u>Drinking Water Reg Limit(MCL)</u>
ARSENIC - EPA 200.8	ND	0.002	mg/L (PPM)	MM	8/10/2018	0.010
NITROGEN, NITRATE - EPA 300.0	ND	0.1	mg/L (PPM)	KMJ	8/8/2018	10

SM9223 COLIFORM BACTERIA - PRESENCE/ABSENCE

	<u>SAMPLE RESULT</u>	<u>Drinking Water Reg Limit(MCL)</u>
TOTAL COLIFORM BACTERIA	ABSENT	ABSENT
E. coli BACTERIA	ABSENT	ABSENT

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION
 SMCL = FEDERAL NON-ENFORCEABLE LIMIT
 MCL = MAXIMUM CONTAMINANT LEVEL

APPROVED BY: Shanna Shea
 SHANNA SHEA
 LAB MANAGER

GRAND TRVERSE COUNTY
 CONSTRUCTION CODE
 2650 LaFRANIER ROAD
 TRAVERSE CITY, MI 49686
 (231) 995-6044

CERTIFICATE OF OCCUPANCY

Building Permit
 Permit #: 45382
 Process Date 7/15/2019
 Receipt #s:

SITE

11594 PENINSULA DR
 TRAVERSE CITY MI 49686

Township: PENINSULA Property #: 28-11-005-025-03

Description:
 TO EXIST DWELLING, CONSTRUCT A 250 SF ADDITION ON CRAWL 962 SF ATT GARAGE W/546 SF FIN LIV ABOVE & INT ALTERATIONS TO 1ST & 2ND FLOORS.

Use Group: SFD Const Type: 5B

Proposed Use: 09 RESID-ADD
 Area (SF): 1758 Estimated Cost: \$150,179 Permit Fee: \$872

Signature: *Brent Wheat*

APPLICANT

DAVIS, ROBERT DAVID
 5280 BUTLER RD SW
 SOUTH BOARDMAN MI 49680

OWNER

SCHROEDER, JAMES & ELIZABETH
 130 MAPLE AVE
 HERSHEY PA 17033

DEPARTMENTAL APPROVAL FOR CERTIFICATE of OCCUPANCY and COMPLIANCE

To be filled in by each division indicated hereon upon completion of its final inspection.

TYPE	PERMIT #	APPROVED	DATE	REMARKS
BUILDING	B-45382	<i>Brent Wheat</i>	7-31-20	
PLUMBING	P-25653	<i>Corey Hooper</i>	7-13-2020	
ELECTRICAL	E-30118	<i>Mike Schmerl</i>	7-15-2020	
MECHANICAL	M-42397	<i>Kevin Peabody</i>	7-13-2020	
Env Health	38976	<i>Brent Wheat</i>	9-23-2019	
Soil Erosion	19-501	<i>Brent Wheat</i>	7-31-2020	

Robert
218-9399

Grand Traverse County Health Department

2650 LAFRANIER RD
TRAVERSE CITY, MI 49686
231-995-6051

ENTERED 9/23/19
SEPTIC TANK 9/23/19
WELL
COFO 9/23/19

GT #: **38976**

OWNER **JAMES & ELIZABETH SCHROEDER**
CURRENT MAILING ADDRESS **130 MAPLE AVE**
Hershey, PA 17033 PH. **989-860-2528**

SEPTIC PERMIT
WELL PERMIT

PROPERTY TAX # - **281100502503**

NEW No EXISTING Replacement
TYPE OF ESTABLISHMENT Residential
PROPERTY ADDRESS **11594 PENINSULA DR**
SUBDIVISION _____
CITY **TRAVERSE CITY** LOT # _____
TOWNSHIP **Peninsula Twp.** SECTION **5**

WATER SUPPLY INFORMATION

CITY _____ WELL X
WELL TYPE Existing
DEPTH _____
EXISTING WELL TO BE ABANDONED AND PLUGGED NO
APPROVED _____

SOIL: TOPSOIL 0-14"
SOIL TYPE TO A DEPTH OF 6" MEDIUM SAND 14"-48"
MEDIUM SAND WITH GRAVEL 48"-72"
DEPTH TO GROUND WATER >72

WATER SAMPLE RESULTS

BACTERIOLOGICAL _____ DATE SAMPLED _____
NITRATES _____ PPM DATE SAMPLED _____

WATER SAMPLING REQUIREMENT

(1) Before placing a new, repaired, or reconditioned water supply system into service, and after all traces of chlorine have been flushed out, 1 or more water samples shall be collected from the sampling faucet. Organisms of the coliform group shall not be present in the sample or samples.
(2) The water supply owner shall be responsible for collecting the water sample or shall arrange for the owner's designated representative to collect the sample. The well drilling contractor or pump installer shall notify the water supply owner of the owner's responsibility for collecting the water sample.

SEPTIC TANK SIZE EX 800g + NEW 800g NUMBER OF BEDROOMS **3**
PUMP CHAMBER - NUMBER OF BATHS **4**
EFFLUENT FILTER RECOMMENDED LAUNDRY **YES**
DRAIN BED _____ DISHWASHER **YES**
LINEAL FEET _____ GARBAGE DISPOSAL **YES**
SQUARE FEET _____ BASEMENT PLUMBING **NO**
TILE LINES ON _____ SEWAGE EJECTOR **NO**
TILE FIELD _____ EXISTING FUEL TANKS **NO**
TRENCH WIDTH _____ SHARED WELL **NO**
LINEAL FEET _____ OTHER _____

AGREEMENT

I HEREBY AGREE TO COMPLY WITH REQUIREMENTS OF THE SANITARY CODE FOR THE COUNTY OF GRAND TRAVERSE, AND THE APPLICABLE LAWS OF THE STATE OF MICHIGAN IN THE INSTALLATION OF A SEPTIC TANK SEWAGE DISPOSAL SYSTEM & /OR WELL INSTALLATION ON THE ABOVE DESCRIBED PROPERTY, AND TO CONSTRUCT THE SAME ACCORDING TO THE PLANS AND SPECIFICATIONS AS DESCRIBED AND APPROVED ABOVE; OTHERWISE I UNDERSTAND, THE PERMIT WILL BE VOID.

THE FINAL INSPECTION REQUIRED BEFORE COVERING. ONE DAY NOTICE SHALL BE GIVEN FOR INSPECTION.

SIGNED R. O. O. O. DATE 6-24-19
OWNER OR AGENT

THE SPECIFICATIONS AS STATED ON THIS PERMIT MEET WITH MINIMUM REQUIREMENTS OF THE SANITARY CODE. THE OWNER SHOULD BE ADVISED THAT ADDITIONAL CONSTRUCTION OPTIONS MAY BE AVAILABLE WHICH COULD EXTEND THE LIFE EXPECTANCY OF THE SEWAGE SYSTEM. CONSULT WITH THE HEALTH DEPARTMENT REGARDING THESE OPTIONS.

PERMIT TO INSTALL, CONSTRUCT OR REPLACE
EXPIRES 2 YEARS AFTER DATE OF ISSUE
PERMIT IS NON-TRANSFERABLE TO PERSON OR PLACE

SEE REVERSE SIDE FOR DRAWING AND CONSTRUCTION DETAILS

CERTIFICATION OF INSPECTION (PERMIT TO COVER)

SEWER SCH 40 SEPTIC TANK NEW 1000g SINGLE PUMP CHAMBER _____
MANUFACTURER OF SEPTIC TANK CONCRETE SERVICE
FINAL DISPOSAL EX 15'x50' ISOLATION DIST OK
NOTES TANK ONLY
INSPECTION BY B. O. W. H. A. DATE 8/5/19
CONTRACTOR _____
SEPTIC HILL CONSTRUCTION
WELL _____

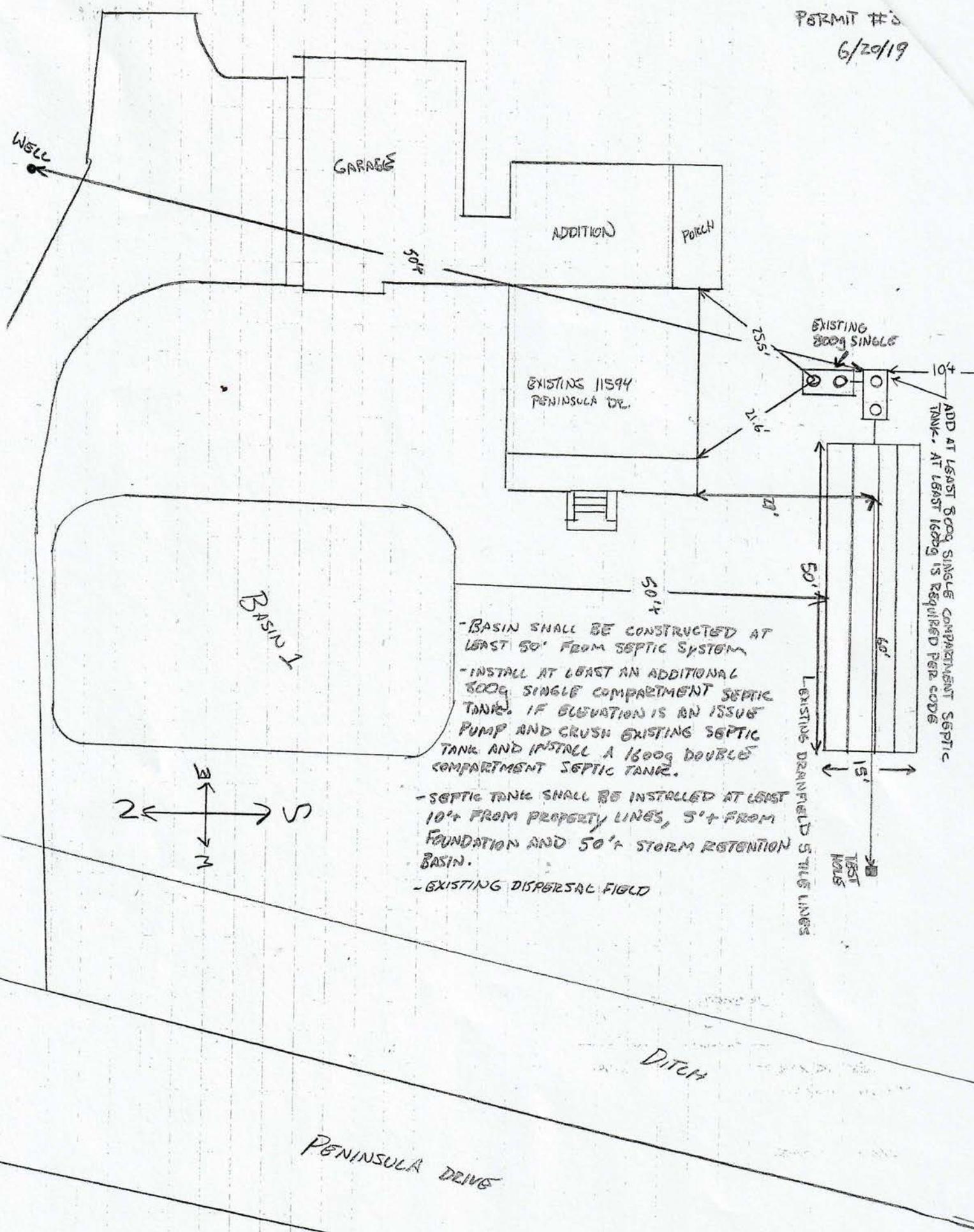
ISSUED TO JAMES & ELIZABETH SCHROEDER
DATE 6/20/19 BY B. O. W. H. A.
HEALTH DEPT. REPRESENTATIVE
RECEIPT # 48334 DATE 6/24/19

RECEIVED
\$100.00 Septic Tank only permit

APPROVAL OF A PLAN AND THE INSTALLATION CANNOT BE CONSIDERED BY THE OWNER AS A GUARANTEE THAT SUCCESSFUL OPERATION IS ASSURED. THERE ARE MANY WAYS A SYSTEM CAN BE ABUSED CAUSING FAILURE.

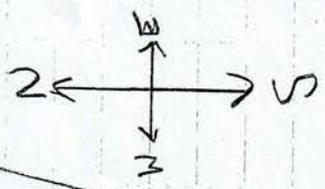
mk

11594 PENINSULA
 PERMIT # 0
 6/29/19



- BASIN SHALL BE CONSTRUCTED AT LEAST 50' FROM SEPTIC SYSTEM
- INSTALL AT LEAST AN ADDITIONAL 800g SINGLE COMPARTMENT SEPTIC TANK. IF ELEVATION IS AN ISSUE PUMP AND CRUSH EXISTING SEPTIC TANK AND INSTALL A 1600g DOUBLE COMPARTMENT SEPTIC TANK.
- SEPTIC TANK SHALL BE INSTALLED AT LEAST 10' FROM PROPERTY LINES, 5' FROM FOUNDATION AND 50' FROM STORM RETENTION BASIN.
- EXISTING DISPERSAL FIELD

ADD AT LEAST 800g SINGLE COMPARTMENT SEPTIC TANK. AT LEAST 1600g IS REQUIRED PER CODE





GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH SEPTIC AND/OR WELL PERMIT APPLICATION

- BOTH
- SEPTIC PERMIT
- WELL PERMIT
- NEW CONSTRUCTION
- REPLACE EXISTING
- NON-FAILURE
- FAILURE (slow drainage, ponding, back-up, etc.)

PROPERTY ADDRESS: 11594 Peninsula Dr. TAX ID: 28-11-005-025-03
 CITY: Traverse City ZIP: 49686 TOWNSHIP: Peninsula SECTION: 5
 SUBDIVISION: _____ LOT #: _____

RESIDENTIAL COMMERCIAL NA TYPE OF FACILITY: _____
 BEDROOMS: 3 MAX EMPLOYEES/DAY: _____ MAX PEOPLE SERVED PER DAY: _____
 BATHROOMS: 4 BATHROOMS: _____ BUILDING SQUARE FOOTAGE: _____

GARBAGE DISPOSAL:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	GEOTHERMAL:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
DISHWASHER:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	FUEL OIL TANKS:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
LAUNDRY:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	WATER SOFTENER:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
BASEMENT PLUMBING:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	WALKOUT BASEMENT:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
SEWAGE EJECTOR:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	WHIRPOOL/HOT TUB:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
HVAC HUMIDIFIER:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	SHARED WELL:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
OLD WELL TO BE RETAINED FOR USE (requires health department approval):				<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A

OTHER: well replaced 2018 permit # 382165

OWNER NAME: James & Elizabeth Schroede.
 ADDRESS: 130 Maple Ave Hestrey
 APPLICANT NAME (if other than owner): Robert D. Davis
 ADDRESS: PO Box 20 South Bea

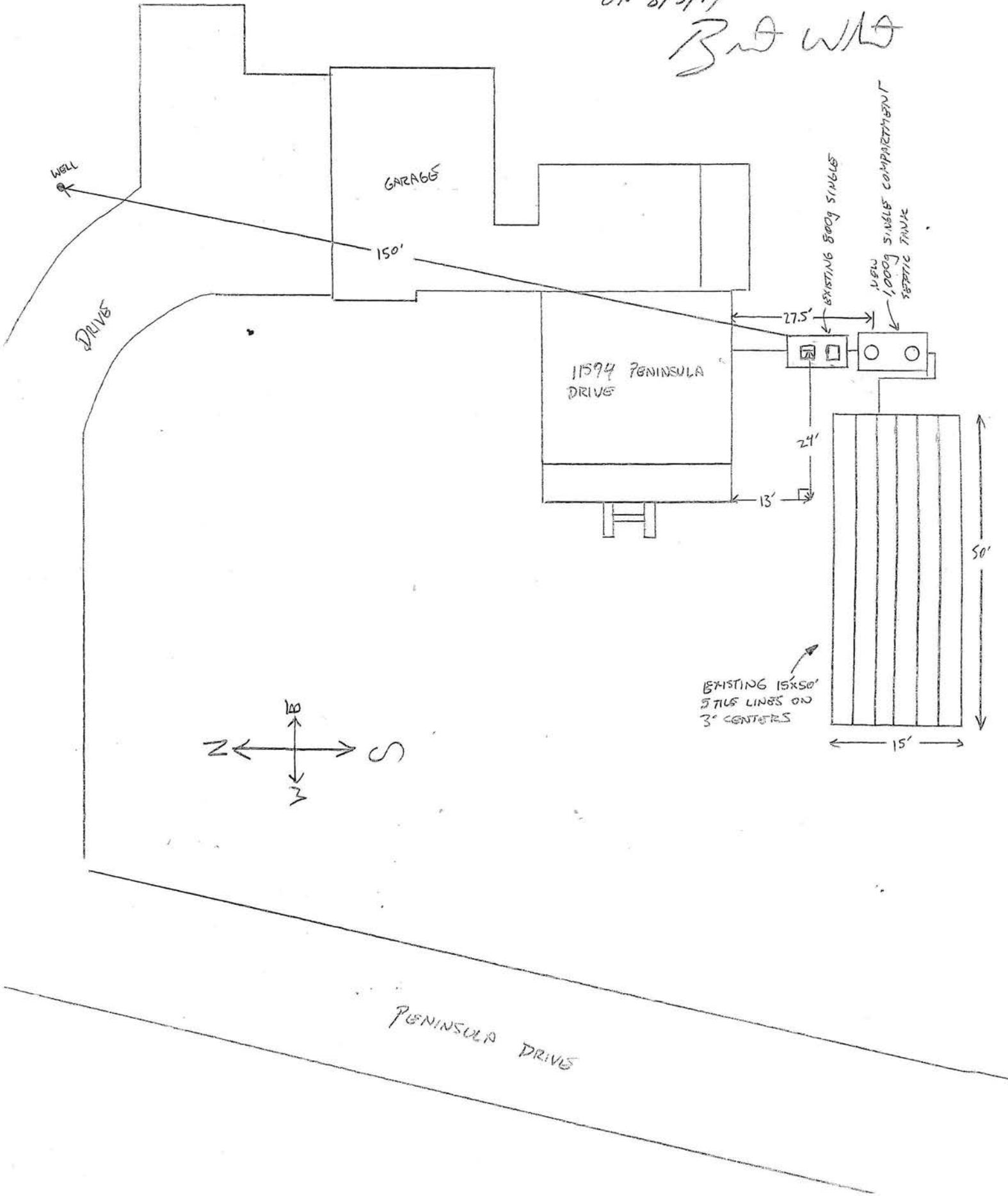
**ALL APPLICATIONS MUST BE ACCOMPANIED BY AN ACCURATE SITE PLAN
 NECESSARY OR YOU MAY USE THE BACK OF THIS PAGE TO DRAW A DI
 DRIVEWAY, ROAD NAMES AND DIRECTION, EXISTING AND/OR PRO**

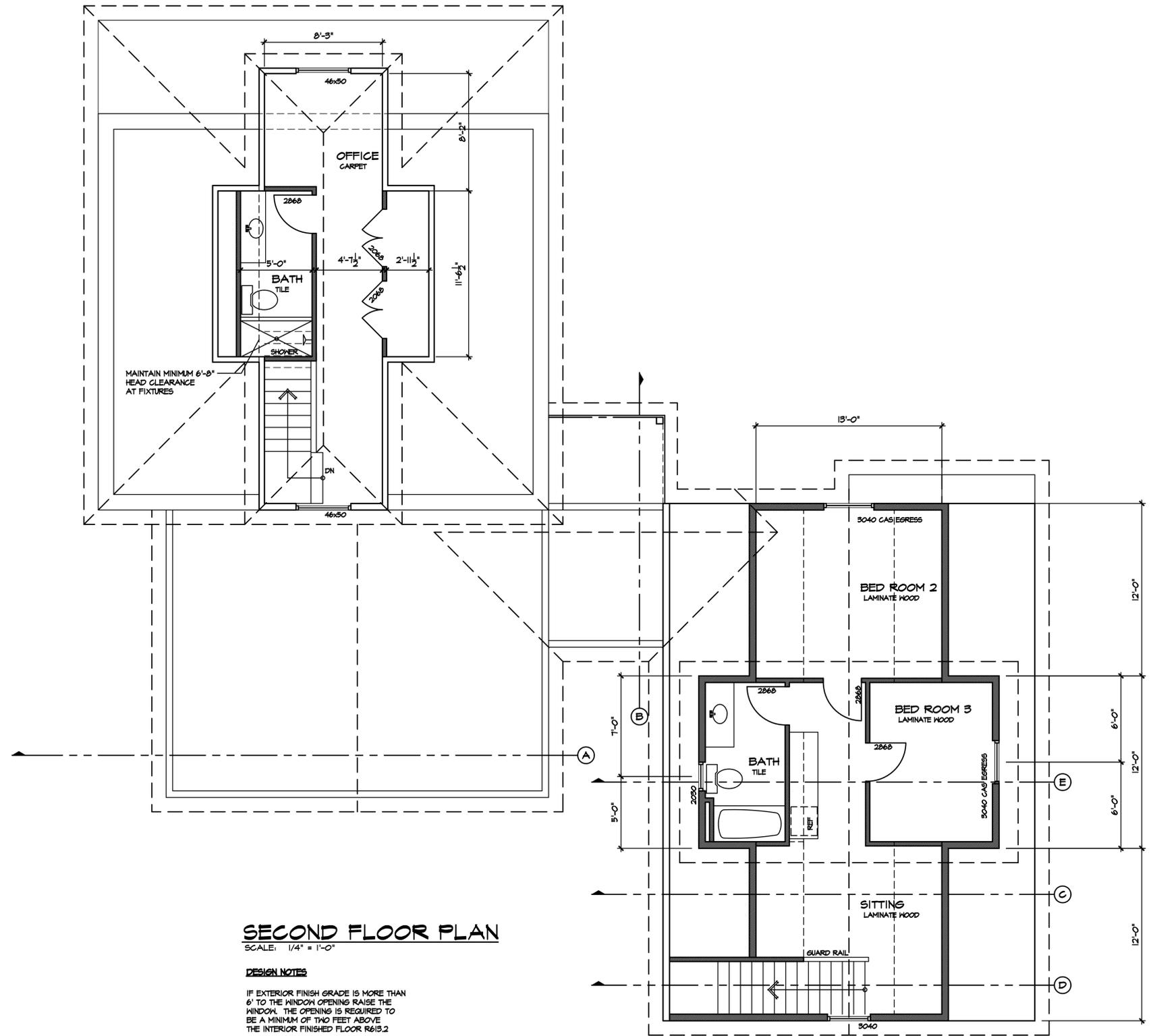
I hereby authorize Grand Traverse County Health Department to evaluate the above described development plans indicated, and to conduct such tests as may be necessary in order to obtain the information required for this evaluation. I also agree to comply with the Environmental Health Regulations for Grand Traverse County, and with the applicable laws of the State of Michigan.

SIGNATURE (owner or agent) R. D. Davis DATE: 8-7-19

11594 PENINSULA DR
PERMIT #38976
FINAL AS-BUILT BY HILL CONSTRUCTION
ON 8/5/19

B & W





SECOND FLOOR PLAN

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

DESIGN NOTES

IF EXTERIOR FINISH GRADE IS MORE THAN 6" TO THE WINDOW OPENING RAISE THE WINDOW. THE OPENING IS REQUIRED TO BE A MINIMUM OF TWO FEET ABOVE THE INTERIOR FINISHED FLOOR R613.2

ADDITION / REMODEL

BETH AND JIM

PROJECT NO: -
 DATE: 5-18-2019
 DRAWN BY: RJM
 SCALE: AS NOTED

SHEET NO:
 A4