

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO. _____

Parcel Code/s #28-11- - - .

Property Address: St Joseph Catholic Church; 12675 Center Road; Traverse City, MI 49686

Applicant Address: 12675 Center Road Traverse City, MI 49686



Applicant' Signature

Review Fee \$240

12814 November 18, 2025

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.

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**Statement in Support of Proposed Accessory Storage Building
St. Joseph Catholic Church – Peninsula Township**

St. Joseph Catholic Church respectfully requests approval for the installation of a **24' x 20' x 9' high metal accessory storage building** to be located directly behind the existing garage on church property.

The proposed building has been intentionally designed to **mimic the footprint, roofline, and overall aesthetic of the existing garage**, ensuring visual continuity and **no change to the essential character of the property or surrounding area**. Its placement behind the current structure further minimizes visibility from public roadways and neighboring parcels.

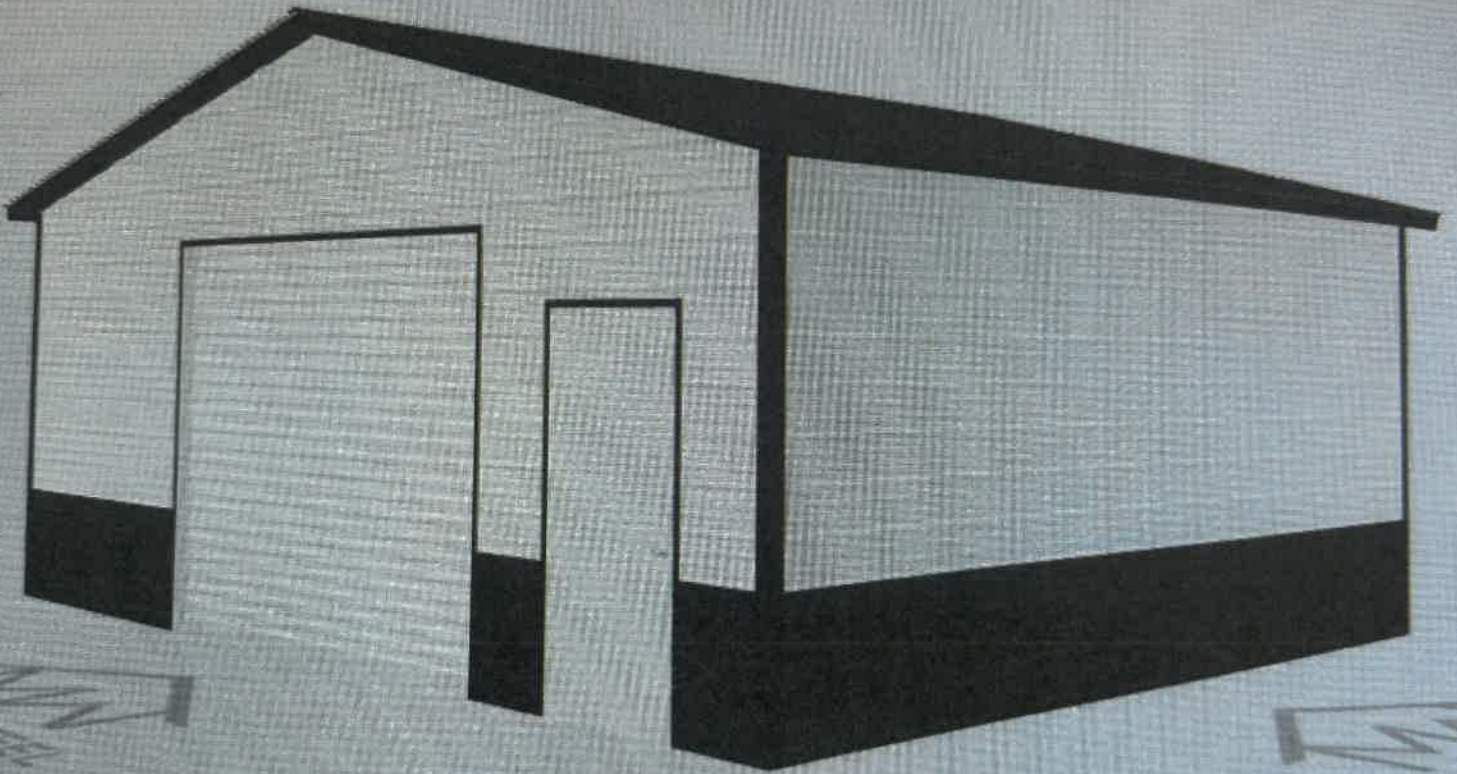
This project represents a **substantial and necessary improvement** to the church property by providing secure, on-site storage for equipment and materials essential to parish operations, seasonal maintenance, and community events. At present, adequate storage is limited, and this building will allow for more efficient and responsible stewardship of church resources.

The structure will include **two means of ingress and egress** and will be constructed in full compliance with all applicable **fire, safety, and building code requirements**. Site preparation and groundwork will be completed in a manner that **maintains existing drainage patterns**, ensuring no adverse impact to neighboring properties or public infrastructure.

The proposed accessory building **will not create any additional public service or infrastructure requirements**, nor will it increase traffic, utilities, or municipal demand. Similar accessory storage buildings already exist on neighboring and comparable parcels within Peninsula Township, and this proposal is consistent in both scale and use with those installations.

For these reasons, St. Joseph Catholic Church respectfully requests the Township's approval of this accessory storage building as a reasonable, compatible, and beneficial improvement to the property.

Delivery for [49327](#)



24' W x 20' L x 9' H

Approximate center clearance: 12'

- HOME
- SCENE
- LEFT
- RIGHT
- IN
- OUT
- UNDO
- RESET



Search



DELL

Questions? Contact us at 877-235-5210

STRUCTURE DETAILS

Midwest Steel and the Authorized Dealer are not responsible for changes in delivery dates caused by circumstances beyond our control (weather, equipment breakdown, etc.). It is Midwest Steel Inc. intent to keep installation time frames to a minimum at all times, however, given that the weather is unpredictable and can vary from day to day, and state to state, thus we do not have an accurate way to predict dedicated leads times regardless of any statement made by any party in regard to lead times.

Structure Details

Style: Sheds

Base Price: 24'x20'

Installation Surface: Dirt

Installation Surface: Dirt

Roof: Black

Trim: Black

Siding Color: Arctic White

Garage Door Color: White

Side Wall Interior: White

End Wall Interior: White

Gable Ends 2-Tone Color: Black

Side Walls 2-Tone Color: Black

Roof Style: A Frame - Vertical

Roof Pitch: 3 / 12

Roof Overhang: 6"

Trusses: Standard

Gauge: 14-Gauge Framing

Leg Height: 9'

Left Side: Fully Enclosed

Left Side Siding: Horizontal

Change Location

View Details

Submit for Quote

Save



Questions? Contact us at 877-235-5210

Gable Ends 2-Tone Color: Black

Side Walls 2-Tone Color: Black

Roof Style: A Frame - Vertical

Roof Pitch: 3 / 12

Roof Overhang: 6"

Trusses: Standard

Gauge: 14-Gauge Framing

Leg Height: 9'

Left Side: Fully Enclosed

Left Side Siding: Horizontal

Right Side: Fully Enclosed

Right Side Siding: Horizontal

Front End: Fully Enclosed

Front End Siding: Horizontal

Back End: Fully Enclosed

Back End Siding: Horizontal

Approximate center clearance: 12'

Roll Doors & Ramps

10'x8' Rollup

Doors & Ramps

Walk-in Door (36x80)

Frameouts

Corner Style: Square (Traditional)

Corner Style: Square (Traditional)

Additional Options

Ridge Cap

Additional Fees

Gable End Frameout

Gable End Frameout

9:43 AM

11/18/2025