

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION
REGULAR MEETING**

Tuesday, June 20, 2023 at 7PM

Location: Township Hall (10090 E. Lincoln Road, Traverse City, MI)

**Commission
Members:**

- | | | |
|----|--|-------------------------|
| A. | Call to order – 7:00 PM | Rick Bechtold, Chair |
| B. | Pledge of Allegiance | Jeff Aprill, Vice-Chair |
| C. | Roll Call | Jonah Kuzma, Secretary |
| D. | Limited Public Comment- Only on Agenda Items with no Public Hearing- See Rules on Agenda | Doug Roberts |
| E. | Agenda Modifications/Approval | Kendra Luta |
| F. | Minutes – May 23, 2023 and May 24, 2023 | Nathan McDonald |
| G. | Consent Calendar: Approve/Receive and File
May ZA Report
TB Memo re: NFIP | Chris Mikowski |
| H. | Declaration of Conflict of Interest (<i>Items on the Agenda</i>) | |
| I. | Old Business | |
| J. | New Business | |
| | a. <u>Site Plan Review SPR 2023-06</u> (no public hearing required). Request by JML Design Group LLC regarding property at 8075 E Hoxie Rd, parcel 030-011-10 for an addition to Faith Missionary Baptist Church (Use: Place of Worship). | |
| | b. <u>Site Plan Review SPR 2023-04</u> (no public hearing required). Request by Thompson Surgical Properties, LLC regarding property at 10341, 10361, and 10369 E Cherry Bend Rd, parcels 028-079-05, 028-078-00, and 028-077-00 for an expansion of Thompson Surgical (Use: Light Fabrication). | |
| | c. <u>Introduction SPR/SUP 2023-05</u> . Request by Inhabitect LLC, regarding property at 8850 E Lincoln Rd, parcel 030-014-01 for Taproot Farmstead (Uses: Winery, Wine Tasting Room, Agricultural Commercial Enterprise (Farm Market)). | |
| K. | Discussion on Zoning Ordinance | |
| L. | Comments from the Chair | |
| M. | Comments from Planning Commissioners | |
| N. | Comments from Staff | |
| O. | Public Comment-Any Items- See Rules below | |
| P. | Adjourn | |

Public Comment Rules:

This is an input option. The Commission will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board.

- Speakers are asked, but not required, to identify themselves by name and address
- Limit comments to 3 minutes for limited public comment and 2 minutes for public comment at the end of the agenda
- Comments shall be addressed to the chair, not individual board members or others in the audience

**Charter Township of Elmwood
Planning Commission
Special Meeting
May 23, 2023
7:00 PM
Elmwood Township Hall**

A. Call to Order: Chairman Bechtold called the meeting to order at 7:00 PM.

B. Pledge of Allegiance: Chairman Bechtold led the Pledge of Allegiance.

C. Roll Call: Present: Chris Mikowski, Doug Roberts, Kendra Luta, Rick Bechtold, Jeff Aprill, Jonah Kuzma, Nate McDonald

D. Limited Public Comment: None

E. Agenda Modifications/Approval: MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO APPROVE THE AGENDA AS PRESENTED. MOTION APPROVED 7-0.

F. Declaration of Conflict of Interest: None

G. Purpose of the Special Meeting:

a. Consent Calendar: Approve/Receive and File. The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff, or the public may ask that any item on the consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected.

- **ZA Report (March and April)**
- **PC Annual Report**
- **Notice of Upcoming Training Opportunities**
- **Minutes: 3/21/23, 3/22/23, 4/11/23, and 4/18/23**

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER LUTA TO ACCEPT THE CONSENT CALENDAR AS PRINTED. MOTION CARRIED BY A UNANIMOUS VOTE.

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER KUZMA TO FILE THE CONSENT CALENDAR AS PRESENTED. MOTION APPROVED UNANIMOUSLY.

b. Site Plan Review: SPR 2023-03, Request by GM LLC regarding property at 10240 E Cherry Bend Rd. (parcel 004-320-001-00) for Site Redevelopment Project (parking lot) Scott Jozwiak, project Engineer for the project, representing Chris Millward and Erik Gruber, the owners of GM LLC and also for Blueprint Partners, gave an overview of the project. The idea is to beautify the lot, make distinct parking lots, and turn the rest of the

site into a lot of landscaping. They're trying to make the site more compliant than it was before. They're closing off one of the entrances on Cherry Bend and sliding the other one further away from the intersection, and getting rid of the parking that was along one side of the building that was all gravel and make it more controlled parking. He showed the location for the retention basin and also for an underground system.

The Commissioners went through Findings of Fact and Standards for Approval.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO ACCEPT THE PROPOSED FINDINGS OF FACT FOR GM LLC SPR 2023-03. MOTION APPROVED UNANIMOUSLY.

Staff suggested the Commission consider an additional condition that no snow storage is allowed within the 30' water's edge setback.

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER ROBERTS TO APPROVE SPR 2023-03 BASED ON THE FINDINGS OF FACT PREVIOUSLY ADOPTED BY THE APPLICANT'S SITE PLAN FOR A PARKING LOT ON THE PROPERTY DESCRIBED IN A DECISION ORDER IS HEREBY APPROVED SUBJECT TO THE RECOMMENDED CONDITIONS.

Conditions:

1. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
2. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season.
3. Snow storage areas shall be located so they do not interfere with clear visibility of traffic on internal roads or drives, adjacent streets, and highways. Snow storage areas shall not interfere with emergency vehicle access.
4. Prior to issuance of a Land Use Permit, a plan set containing the seal of the registered engineer, architect, and landscape architect who prepared the plan shall be provided.
5. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval (May 23, 2023).
6. Once the project has been completed, the property owner or their representative shall submit As-Built plans in accordance with Section 8.6 of the Zoning Ordinance.
7. The 2 Recommendations proposed by the Fire Chief in his 5/23/2023 letter will be made a condition of approval. These recommendations include:
503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads.*”

8. No snow storage is allowed within the 30’ water’s edge setback.

MOTION CARRIED BY A UNANIMOUS VOTE.

c. Introduction-PC 2017-04-17, a Zoning Ordinance Amendment Request submitted by John Gallagher Jr, to reintroduce Special Event Facilities as a Special Use within the A-R Zoning District.

Fred Campbell 225 E. 16th St. gave a relatively brief background to the evolution of special event facilities within Elmwood Township. He then gave background specific to special event facilities and the Gallaghers: a special event facility was permitted in 2018. After some time, the Ordinance changed so that special event facilities are no longer permitted. As a result of the elimination of the use from the Ordinance the center cannot expand. They want to meet the Ordinance, they want to have wedding events, they want to do a winery, they need to resolve the issue of the gazebo which the Gallaghers constructed after the use was no longer permitted. They are looking for recommendations on how to move forward.

Chairman Bechtold noted in their current Ordinance they do not have any events in the AG district.

Staff added, conference centers and banquet facilities are an allowed use with a SUP within the general commercial zoning district. The Attorney recommended the Commission have a discussion on whether or not this use be allowed in the AG district and if the Commission wants to see that use in the AG district, what type of regulations should be in place.

The Commissioners discussed the request and with the applicant’s permission decided to further consider the use at a workshop meeting in June.

H. Discussion on Zoning Ordinance: None

I. Comments from Chair: Chairman Bechtold thanked the Commission for their preparation and said he appreciated their efforts.

J. Comments from Planning Commissioners: Commissioner McDonald said everybody had valid points in regards to what is happening with the Gallagher request and what takes precedence with him with a huge change or shift in text amendment are not having a Noise Ordinance or Fire Code. He thinks those should be well in place before approving major event centers happening on a large area of agricultural land.

K. Comments from Staff: She currently has 6 applications, 5 have been reviewed and 2 will possibly be on the June agenda.

L. Public Comment: None

M. Adjourn: MOTION BY COMMISSIONER MCDONALD, SECOND BY COMMISSIONER APRIL TO ADJOURN MEETING AT 8:57 PM. MOTION PASSED UNANIMOUSLY.

DRAFT

**Charter Township of Elmwood
Planning Commission
Special Meeting
Elmwood Township Fire Department Fire Bay
10086 E. Lincoln Rd.
May 24, 2023
6:30 PM**

- A. Call to Order:** Chairman Bechtold called the meeting to order at 6:30 PM.
- B. Pledge of Allegiance:** The Chair led the Pledge of Allegiance.
- C. Roll Call: Present:** Chris Mikowski, Kendra Luta, Jeff Aprill, Jonah Kuzma, Rick Bechtold
Nate McDonald Excused: Doug Roberts
- D. Limited Public Comment:** Jeff Dorsch
- E. Agenda Modifications/Approval: MOTION BY COMMISSIONER MCDONALD,
SECONDED BY COMMISSIONER LUTA TO MODIFY THE AGENDA ADDING ITEM F1,
LETTER FROM ATTORNEY MARC MCKELLAR. MOTION APPROVED 6-0.**
- F. Declaration of Conflict of Interest: None**
- 1. Letter from Attorney Mark McKellar dated May 17, 2023**

Attorney Graham stated, I can address this and answer Commissioner Aprill's question at the same time. What you have before you is a request by the applicant to postpone or adjourn the deliberations on the present application and the purpose for that is the applicant wants an opportunity to prepare and to submit a significant amendment to the proposed plans to basically address some of the concerns raised by the public. I've already had discussions with Mr. McKellar that if he does that, that would start the process over. There would be a brand -new public hearing on the amended application. There would then have to be a new record created on that amended application because there's going to be significant changes, the public has an opportunity to comment on that amended plan. There would be new notices sent out, there would be a new notice in the newspaper, you would basically start the process over for the amended application. The timing would occur based on when the applicant submits the amendment to the plan. When you're considering this, it's within the discretion of the Planning Commission. It's at the applicant's request, so you can consider a revised plan that the applicant believes will address some of the concerns raised by the public. The other alternative is to continue on with the deliberations of the present application, that's within the Planning Commission's discretion. Sarah and I have prepared a proposed motion if you wanted to look at that and then if someone makes a motion and seconds it you can have some discussion on it.

Chairman Bechtold asked, in the event this is completed, the current activity is held indefinitely or if the applicant comes back with a revised plan, then that essentially starts the process all over?

Attorney Graham answered, correct.

Commissioner McDonald asked, in the letter it does state, the applicant understands that the current application be brought back from the postponement that there should be no further public hearings or additional records, is that it, if the proposed changes don't pass, they want to go back to this?

Attorney Graham responded, what would happen is if there was no decision on the amended plan, then we go back to where we are today. Right now the public hearings have been closed on the original application and your in the deliberation process. We're basically creating a new record on the new plan. If the old plan is brought back to the table, then we proceed exactly where we are now with deliberations.

MOTION BY CHAIRMAN BECHTOLD, SECONDED BY COMMISSIONER MIKOWSKI AT THE REQUEST OF THE APPLICANT FOR WELLEIVITY LLC TO ADJOURN DELIBERATIONS AND A DECISION ON THE PENDING SPECIAL USE SITE PLAN REVIEW APPLICATION SUP/SPR 2022-06 (07) TO AN UNDETERMINED TIME, DATE, AND LOCATION. THIS IS TO ALLOW THE APPLICANT TO SUBMIT A SUBSEQUENT APPLICATION AMENDING THEIR PROPOSED PROJECT. IF THE APPLICANT WISHES TO MOVE FORWARD WITH ITS ORIGINAL PROPOSAL, NOTICE OF DELIBERATIONS WILL BE SENT IN ACCORDANCE WITH THE ZONING ENABLING ACT. MOTION APPROVED UNANIMOUSLY.

G. Purpose of the Special Meeting

a. Continued Planning Commission deliberations on SPR/SUP 2022-06 Request by Wellevity LLC regarding property at 0 S Timberlee Dr, 10901 and 10800 S Cottonwood Dr, and 0 E Timberwoods Dr, parcels 113-014-26, 113-014-16, 113-014-29, 113-014-51 for a resort. Given discussion and motion made during F1, this item is no longer applicable.

H. Discussion on Zoning Ordinance. None.

I. Comments from Chair: Chairman Bechtold thanked the audience for their interest and hard work. He provided an assurance that the Commission worked very hard on this project. He also thanked the applicant for their patience and willingness to provide all the information they needed.

J. Comments from Commissioners: None

K. Comments from Staff: Staff thanked the Fire Department for allowing them to use the fire hall.

L. Public Comment: None

M. Adjourn: MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER LUTA TO ADJOURN MEETING AT 6:53 PM. MOTION PASSED UNANIMOUSLY.

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: May 2023 Planning and Zoning Report

PERMITS:	5/2023	5/2022	YTD 2023	YTD 2022
Single Family Dwelling	4	6	5	12
Attached SFD	0	0	0	0
Accessory Building	1	3	3	5
AG Building	0	0	3	0
Residential Addition	1	0	2	2
Deck	0	2	5	4
Sign	0	2	0	3
Commercial	0	0	2	2
Misc.	1	1	3	8
Total Permits	7	14	23	36
Fees Collected	\$662.48	\$1,555.40	\$1,903.41	\$2,783.92

Zoning Board of Appeals:

May Meeting – 1) Extension Request - Case #2022-02 - Erik Gruber and Chris Millward for a front yard variance request regarding property at 10238 and 10240 E Cherry Bend Rd. The applicants received a 30 foot front yard setback variance to allow parking within the 30’ front yard setback. 2) Extension Request - Case #2022-03 - Erik Gruber and Chris Millward for a variance to reduce the required parking ratio, which is based on floor area, regarding property at 10238 and 10240 E Cherry Bend Rd. The applicants received a variance to reduce parking ratio for offices within the NC zoning district from 1 space per 200 sf to 1 space per 270 sf. Both granted.

June Meeting. Cancelled due to no new business.

Planning Commission:

May Meeting(s)

5/23: 1) Consent Calendar, approved, 2) SPR 2023-03, Request by GM LLC regarding property at 10240 E Cherry Bend Rd (parcel 004-320-001-00) for Site Redevelopment Project (parking lot) Granted, with conditions. 3) Introduction. PC 2017-04-17, a Zoning Ordinance Amendment Request submitted by John Gallagher Jr, to reintroduce Special Event Facilities as a Special Use within the A-R Zoning District. Gallaghers have still not submitted sufficient text per Staff and Attorney guidance. Per Attorney’s suggestion, Commission discussed whether the use should be considered. Commission determined use should be considered and asked Staff to work with consultant, if possible, to establish a special workshop meeting to discuss regulations.

5/24: Special Meeting at Fire Station for continued Commission deliberations on proposed resort at Timberlee. Applicant requested the Commission postpone deliberations while a subsequent application is filed. Commission granted applicant’s request.

June Meeting(s)

6/20: Agenda not yet finalized but will include 1) Site Plan Review (no hearing) SPR 2023-04 Thompson Surgical Expansion (Light Fabrication), 2) Introduction SPR/SUP 2023-05 Taproot Farmstead (a) Winery, b) Wine Tasting Room, c) Agricultural Commercial Enterprise (Farm Market))

6/22: Special Workshop Meeting to discuss reintroducing Special Event Facilities as a use in A-R District

Office Updates:

STRs. Township has issued 93 of 93 licenses. Five applications on waitlist (four submitted in May, one in June). Received complaint regarding unlicensed STRs at last Township Board meeting; sent complaint to consultant who has reviewed and drafted letters. Staff currently reviewing letters prior to sending them out.

Grants. No (official) word yet on Waterways Grant for Marina Phase 3C. Last year we heard back early June.

Work load. As indicated before, this will be a busy summer. Staff reviewed 3 SPR/SUP applications (found incomplete), 1 SPR/SUP (pending 2nd review), and is aware of 2 other ‘imminent’ SPR/SUP applications. If the workload remains this constant, the Board may want to consider an assistant. Staff will work with planning consultant on special event facility text amendment (see update from 5/23 meeting) unless the Board has any objections.

Planning/ Zoning Department
planner@elmwoodtownship.net

Elmwood Charter Township
10070 E. Lincoln Rd.
Traverse City, MI 49684

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Elmwood Township Board

From: Sarah Clarren, Planner/Zoning Administrator

Date: June 7, 2023

RE: National Flood Insurance Program (NFIP) Update

On June 7, 2023, the Township received an email indicating that FEMA has reviewed and approved our updated Floodplain Ordinance; we will continue to participate in the NFIP.

No further action is required by the Township Board at this time.

Charter Township of Elmwood Planning Commission 2022 Annual Report

1. Introduction

The Planning Commission is an administrative body of seven residents comprised of six appointed officials and one elected official. The Planning Commission (PC) holds regular monthly meetings, typically, on the third Tuesday of each month. The Planning Commission is tasked with reviewing applications for site plan review, special land uses, planned developments, and zoning amendments (map and text). The PC also is required to hold the necessary public hearings for zoning text amendments.

2. Purpose of the Annual Report

The Michigan Planning Enabling Act contains language of the requirement of the Planning Commission to prepare an annual report to the Township Board. Further, by preparing an annual report, it increases information-sharing between staff, boards, commission, and the governing body. It is also an opportunity for Staff to thank the Planning Commission for their dedication to civic service, attention to detail, and thorough review of every application.

3. Membership

Planning Commission Member	Term Expiration
Rick Bechtold, Chair	May 31, 2025
Jeff Aprill, Vice-Chair	June 7, 2026
Jonah Kuzma, Secretary	May 31, 2024
Chris Mikowski – Township Board Rep.	November 19, 2024
Doug Roberts	June 7, 2026
Kendra Luta	June 21, 2025
Nathan McDonald	June 21, 2025

4. Meetings (Michigan Planning Enabling Act requires four meetings annually)

The Elmwood Township Planning Commission met 16 times in 2022; three of which were special meetings and one was a rescheduled regular meeting. This meets the requirements of MPEA.

Meetings 2022	Rick Bechtold Chair	Jeff Aprill Vice-Chair	Jonah Kuzma Secretary	Doug Roberts	Nate McDonald	Kendra Luta	Chris Mikowski Town Board
January 18	P	P	P	E	P	P	P
February 15	P	P	P	E	P	P	P
March 8	P	P	P	E	P	P	P
April 19	P	P	P	P	P	P	P
*May 5 (workshop)	P	P	P	P	P	P	P
May 17	P	P	P	P	P	P	P
June 21	P	P	P	E	E	P	P
*June 28	P	P	P	P	P	P	P
July 19	P	P	P	P	P	P	P
August 16	P	P	E	P	P	P	P
September 20	P	P	P	P	E	P	P
October 6	P	P	P	P	E	P	P
October 18	P	P	P	P	P	P	P
November 15	P	P	P	P	P	E	P
December 13	E	P	P	P	P	P	P
*December 20	P	P	P	E	E	E	P
Present / Total Meetings	15/16	16/16	15/16	11/16	12/16	14/16	15/16
Meeting Attendance: P=Present E=Excused A=Absent * Special Meeting							

5. Master Plan Review

In 2022, the Commission reviewed its Master Plan. It was ultimately decided that the Plan needs to be updated. Over the next two years, the Township will work with an TBD consultant, residents, and other stakeholders on the Master Plan.

6. Development Reviews (Planning Commission) and Variance Requests (ZBA)

Project Type	Location	Brief Description	Status	Date of Action
SPR/SUP	13336 S West-Bay Shore Dr	Marina with parking lot on landward side of M22	Approved with conditions	1/18/2022
SPR	13356 S West-Bay Shore Dr	Kaiser Building Motel	Approved with conditions	3/8/2022
Variance	10238 E Cherry Bend Rd	Reduce 30' front yard setback for parking to 0'	Approved	5/4/2022
Variance	10238 E Cherry Bend Rd	Reduce parking ratio from 1 space per 200 sf to 1 space per 270 sf.	Approved	5/4/2022
SPR	12868 and 12848 S West-Bay Shore Drive and 10702 and 10700 E Cherry Bend Road	Mixed Use Development	Approved with conditions	5/17/2022
Variance	9320 E Cherry Bend Rd	Reduce 50' front yard setback to 33' to replace existing dwelling	Approved with conditions	5/18/2022
Variance	10321 S Endres Hill Ct	Reduce 30' front yard setback to allow solar panels to remain	Approved	5/18/2022
SPR/SUP	8109 and 7827 E Traverse Hwy	Heritage Solar Array Expansion	Approved with conditions	6/28/2022
Variance	10406 S West-Bay Shore Dr	Reduce 30' front yard to 28' to reconstruct porch	Approved with conditions	8/3/2022
SPR/SUP	9440 and 9432 S. Center Hwy	TC Whiskey; expansion of previously permitted distillery tasting room, offices, and visitor center	Approved with conditions	9/20/2022
SPR/SUP	0 Timberlee Dr., 10901 and 10800 S. Cottonwood Dr., and 0 E. Timberwoods Dr.	Resort	Deliberations in 2023	TBD
SPR	9510 E Cherry Bend Rd	Parking Lot at DeYoung	Approved with conditions	12/13/2022

7. Zoning Ordinance Text and Map Amendments

- ZO 2017-04-16 Map Amendment Request by Jim Hill to rezone Briar Drive (004-260-018-00), E Pico Drive (004-280-019-00) and 10651 E Grandview Road (004-028-122-00) from R-1 to NC. **Action:** adopted by the Township Board, effective December 2022
- ZO 2017-04-18, a Zoning Ordinance Amendment to amend Section 5.7 Accessory Buildings; amend Section 2.2 Definitions; amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6, table of dimensional requirements and its footnotes; amend Section 6.5 Lighting. **Action:** Hearing held in December 2022, adopted by the Township Board in March 2023. Will be effective in April 2023.
- ZO 2017-04-19, a Zoning Ordinance Amendment to amend Section 3.17 Temporary/Seasonal Uses and Structures. **Action:** Introduced to PC in November 2022, Hearing held in January. Tabled.

8. In Closing & Looking Forward

The Commission and ZBA have had a busy year. Throughout 2023, in addition to reviewing applications as they are submitted, the Commission will also begin the process for updating the Master Plan, review existing CIP and update as necessary, as required by Michigan Planning Enabling Act, review Zoning Ordinance for any necessary updates, and will hold quarterly work session meetings for review of policies and ordinance, if necessary. The Commission has no recommendations to the Township Board at this time.

Approved by Planning Commission: May 23, 2023

Submitted to Township Board: June 12, 2023

To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: June 13, 2023
RE: SPR 2023-06, Faith Missionary Baptist Church Addition

**ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION**

FINDINGS OF FACT, DECISION AND ORDER
SPR 2023-06, Faith Missionary Baptist Church Addition

Property Owner:	Faith Missionary Baptist Church PO Box 6237 Traverse City, MI 49686	Applicant:	JML Design Group LLC 225 E 16 th Street, Suite B Traverse City, MI 49684
Engineer/	Crain Engineering, LLC 4622 Bott Road Buckley, MI 49620	Surveyor:	Simmer Land Surveying 404 W Mesick Avenue Mesick, MI 49668
Hearing Date:	N/A – Site Plan Review		
Case Number:	SPR 2023-06, Faith Missionary Baptist Church Addition		

PROPERTY DESCRIPTION

Parcel ID # 004-030-011-10 (8075 E Hoxie Road, Cedar, MI 49621, 11.06 acres)

The above referenced parcels are located in the Agricultural-Rural (A-R) Zoning District. The parcel is located in Section 30 of Elmwood Township.

APPLICATION

Faith Missionary Baptist Church is seeking a Site Plan Review (SPR) for an expansion of their ‘Place of Worship’ which is a permitted use within the A-R Zoning District, under Site Plan Review (SPR). Although the Applicant submitted a Special Use Permit (SUP) Application and indicates it is a permitted use under a SUP, the Ordinance indicates it is a permitted use under SPR. According to the narrative submitted with the application, the addition is for Sunday School classrooms, which is an accessory use to the primary use (Place of Worship). In reviewing the file for the parcel, the church was permitted in 2006. Section 8.2.C.1 indicates that a SPR by the Planning Commission is required for “An expansion of an existing use which initially required site plan approval, or for an expansion of a lawful nonconforming use which would have initially required site plan approval if this Ordinance had been in effect when the nonconforming use began, where the building footprint is increased by more than twenty five (25) percent of the existing and originally approved floor area, or by more than one thousand (1,000) square feet in area, whichever is less.” As the proposed addition is 1,596 sq ft, the addition requires SPR.

After holding a public meeting (no public hearing) with due notice as required by law, the Planning Commission having heard the statements of the applicant and agents, the Planning Commission having considered documents and testimony submitted by members of the public, the Planning Commission having considered all exhibits and the Planning Commission having reached a decision on this matter, state that the below Findings are based on the entire record regardless of whether a specific exhibit is not listed under a specific Finding or Standard. In addition, the Planning Commission recognizes that, pursuant to law, the applicant has the burden of establishing that applicable standards and requirements have been met.

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The Planning Commission may waive certain requirements *only* if strict adherence is found to be unnecessary for the proposed use and the Planning Commission finds there will be no impact to abutters or the community at-large by waiving said standard. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

1. Applicant's name, address, and telephone number. ***Provided (Application).***
2. Property owner's name, address, telephone number, and signature. ***Provided (Application).***
3. Proof of property ownership, and whether there are any options or liens on the property. ***Provided (ZA confirmed with Assessor).***
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. ***Provided.***
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. ***Provided (Application, Impact Assessment Statement (IAS), Sheet C1.1).***
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. ***Provided (Plan Set Cover Sheet).***
7. Project title or name of the proposed development. ***Provided (IAS).***
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. ***Provided (IAS).***
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. ***Provided (IAS).***
10. Total number of units, employees, bedrooms, offices, **total and usable floor area**, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. ***Provided (IAS).***
11. A vicinity map showing the area and road network surrounding the property. ***Provided (Leelanau Tax Parcel Viewer)***
12. The gross and net acreage of the parcel. ***Provided (Sheet C1.1)***
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. ***Provided (Application, Leelanau Tax Parcel Viewer).***
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. ***Provided (IAS, Sheet C1.1).***
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. ***Provided (Sheet C1.1).***
16. The location and type of existing soils on the site, and any certifications of borings. ***Provided (Soil Map).***
17. Location and type of significant existing vegetation. ***Not provided, but aerial indicates limited vegetation / mostly grasses.***

18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. ***None onsite per EGLE Wetlands Map Viewer.***
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. ***Provided (entire plan set).***
20. Proposed location of all proposed structures, buildings, equipment, and uses. ***Provided (entire plan set).***
21. Elevation drawings of typical proposed structures and accessory structures. ***Provided (Sheet A2.1, A3.1).***
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. ***Provided (Sheet C1.1).***
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. ***Provided (Sheet C1.1).***
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof. ***Provided (Sheet C1.1).***
25. Location, size, and characteristics of all loading and unloading areas. ***N/A.***
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. ***N/A.***
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). ***Provided (Sheet C1.1).***
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. ***Provided (Sheet C1.1)***
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. ***N/A.***
30. Location, size, and specifications of all signs and advertising features, including cross-sections. ***Not provided, but no changes proposed per IAS.***
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. ***None proposed (letter dated 6/6/23)***
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. ***None proposed.***
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. ***No landscaping proposed; IAS states "areas disturbed by construction will be seeded with grass." Note that parking lot screening should have been installed as there is a residential use to the east of the parcel; there is no screening currently onsite, nor screening proposed.***
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. ***None proposed; IAS states "No on-site dumpsters will be utilized. All trash is taken off-site.***

35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. *N/A*
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. *N/A*
37. North arrow, scale, and date of original submittal and last revision. *Provided (various sheets).*

SECTION 8.5 REVIEW AND APPROVAL

- A. All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.
- B. **Standards for Site Plan Approval.** The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:
 1. All required site plan and application information has been provided as specified in this Article.
 2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval. Further, all applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met or can be made a condition of site plan approval.
 3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
 4. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.
 5. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.
 6. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
 7. All buildings and structures are accessible to emergency vehicles.
 8. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
 9. The percentage of impervious surface has been limited on the site to the extent practicable.
 10. Efforts have been made to protect the natural environment to the greatest extent possible.
 11. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
 12. The proposal furthers the goals and objectives of the Master Plan.

If the Commission finds all the requirements and standards met, the Commission should make a motion to approve the project.

Charter Township of Elmwood
Application for Special Use Permit

— should have submitted SPR application

Applicant

JML Design Group LLC
Name
225 E 16th Street Suite B
Street Address
Traverse City MI 49684
City State Zip
231 947 9019
Phone Number
admin@jmlarchitects.com
Email Address

Owner (if different)

Faith Missionary Baptist Church
Name
PO Box 6237
Street Address
Traverse City MI 49696
City State Zip
231 970 1841
Phone Number
Email Address

Engineer

Crain Engineering LLC
Name
7622 Bott Road
Street Address
Buckley MI 49620
City State Zip
231 632 4207
Phone Number
crainengineeringllc@com
Email Address

Surveyor

Simmer Land Surveying
Name
404 W Mesick Ave
Street Address
Mesick MI 49668
City State Zip
231 429 4914
Phone Number
ksimmer@simmerlandsurvey.com
Email Address

Contact Person (All communications from the Township will be sent to this individual regarding the submitted application) Applicant Owner Engineer Surveyor

Property Information:

Property Address: 8075 E Hoxie Rd, Cedar, MI 49621
Parcel Number: 45-004-030 - 011 - 10 Current Master Plan Designation rural low density
Zoning District: A-R Agricultural-Rural Current Use of Property: Church

Adjacent Property Zoning AND Use(s): North: A-R Agricultural-Rural Dog daycare and residence
East: A-R Agricultural-Rural residence
South: A-R Agricultural-Rural residence and orchard
West: A-R Agricultural-Rural farm

Other Remarks: _____

As required by Section 9.3 of the Zoning Ordinance, the Planning Commission shall review the particular circumstances of the special land use permit application in accordance with the requirements of Article 9 (Special Use Permits) and Article 8 (Site Plan Review). Approval of the special land use application shall be contingent upon approval of the site plan and a finding of compliance with all of the General Standards and Specific Requirements.

Please use the below tables to detail (with additional pages as necessary) how the proposed project meets the required standards and requirements for a Special Use Permit and Site Plan Review.

<u>Special Use Permit General Standard</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.	existing church , good neighbor, low volume of traffic	
2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.	adds area for Sunday School room but no change in occupant load	
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.	demonstrated since 2006	
4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.	refer to Impact Assessment statement	
5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it	No negative impacts	

<p>shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.</p>		
<p>6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.</p>	<p>No negative impacts</p>	
<p>7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.</p>	<p>No changes in public facilities, utilities, and services</p>	
<p>8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.</p>	<p>has and will continue to meet</p>	
<p>9. The following specific requirements shall be met to the extent applicable to the proposed special land use:</p>		
<p>a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:</p>	<p>existing to remain</p>	
<p>i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;</p>	<p>existing to remain</p>	
<p>ii. Proximity and relation of driveway to intersections;</p>	<p>existing drive 350 FT off corner</p>	
<p>iii. Minimization of pedestrian and vehicular traffic conflicts;</p>	<p>existing to remain</p>	

<p>iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.</p>	<p>existing to remain</p>
<p>v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;</p>	<p>existing to remain</p>
<p>vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.</p>	<p>existing to remain</p>
<p>vii. Adequate maneuverability and circulation for emergency vehicles.</p>	<p>existing to remain</p>
<p>b. Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site.</p>	<p>No changes proposed</p>

Please note that certain Special Land Uses have additional requirements. Please see Section 9.8 of the Zoning Ordinance to see if the proposed special land use has additional requirements. If so, please submit documentation showing how the additional requirements have been met.

Site Plan Review Standard	Applicant Review	Office Use Only
<p>1. All required site plan and application information has been provided as specified in this Article.</p>	<p>Yes</p>	

2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.	Yes pending fire marshal and soil erosion responses	
3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.	Yes	
4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.	Yes	
5. Compliance with all non-zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.	NA	
6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.	Yes	
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.	Yes	
8. All buildings and structures are accessible to emergency vehicles.	Yes	
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.	Yes	
10. The percentage of impervious surface has been limited on the site to the extent practicable.	Yes	

11. Efforts have been made to protect the natural environment to the greatest extent possible.	Yes
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.	Yes
13. The proposal furthers the goals and objectives of the Master Plan.	Yes

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The Ordinance requires specific information be included in each application for Site Plan Approval. Please use the following table to ensure that you have included the required information either on your plan (which must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less) or included elsewhere in your application. Please use additional pages, as necessary.

<u>Site Plan Review Requirement</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. Applicant's name, address, and telephone number.		
2. Property owner's name, address, telephone number, and signature.	Refer to Impact Assessment Statement and drawings	
3. Proof of property ownership, and whether there are any options or liens on the property.		
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent.	Refer to Impact Assessment Statement and drawings	
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.	Refer to Impact Assessment Statement and drawings	
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.	Refer to Impact Assessment Statement and drawings	
7. Project title or name of the proposed development.	Refer to Impact Assessment Statement and drawings	
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.	Refer to Impact Assessment Statement and drawings	

9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.	Refer to Impact Assessment Statement and drawings
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance.	Refer to Impact Assessment Statement and drawings
11. A vicinity map showing the area and road network surrounding the property.	Refer to Impact Assessment Statement and drawings
12. The gross and net acreage of the parcel.	Refer to Impact Assessment Statement and drawings
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.	Refer to Impact Assessment Statement and drawings
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.	Refer to Impact Assessment Statement and drawings
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.	Refer to Impact Assessment Statement and drawings
16. The location and type of existing soils on the site, and any certifications of borings.	Refer to Impact Assessment Statement and drawings
17. Location and type of significant existing vegetation.	Refer to Impact Assessment Statement and drawings
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes.	Refer to Impact Assessment Statement and drawings
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope.	Refer to Impact Assessment Statement and drawings
20. Proposed location of all proposed structures, buildings, equipment, and uses.	Refer to Impact Assessment Statement and drawings
21. Elevation drawings of typical proposed structures and accessory structures.	Refer to Impact Assessment Statement and drawings

22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.	Refer to Impact Assessment Statement and drawings
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property.	Refer to Impact Assessment Statement and drawings
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof.	Refer to Impact Assessment Statement and drawings
25. Location, size, and characteristics of all loading and unloading areas.	Refer to Impact Assessment Statement and drawings
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use.	Refer to Impact Assessment Statement and drawings
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable).	Refer to Impact Assessment Statement and drawings
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.	Refer to Impact Assessment Statement and drawings
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable.	Refer to Impact Assessment Statement and drawings
30. Location, size, and specifications of all signs and advertising features, including cross-sections.	Refer to Impact Assessment Statement and drawings
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.	Refer to Impact Assessment Statement and drawings

<p>32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.</p>	<p>Refer to Impact Assessment Statement and drawings</p>
<p>33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate.</p>	<p>Refer to Impact Assessment Statement and drawings</p>
<p>34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.</p>	<p>Refer to Impact Assessment Statement and drawings</p>
<p>35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities.</p>	<p>Refer to Impact Assessment Statement and drawings</p>
<p>36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.</p>	<p>Refer to Impact Assessment Statement and drawings</p>
<p>37. North arrow, scale, and date of original submittal and last revision.</p>	<p>Refer to Impact Assessment Statement and drawings</p>



CHARTER TOWNSHIP OF ELMWOOD



Planning and Zoning

10090 E. Lincoln Rd, Traverse City, MI 49684
(231) 946-0921 Fax (231) 946-9320
Email: planner@elmwoodtownship.net

The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Benzie-Leelanau District Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator.

Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.

	<u>5-23-23</u>
Owner Signature	Date
	<u>5/23/23</u>
Applicant Signature	Date

OFFICE USE ONLY:

Case Number: _____ Fee: _____ Paid: _____
PC Decision: _____ Date: _____

Charter Township of Elmwood Escrow Policy

Accordingly, the procedure for the handling and processing of escrow deposits henceforth shall be as follows:

- A. In connection with any application for a special land use, site plan approval, zoning amendment, cluster residential development review, site condominium review, planned unit development review, appeal, interpretation, variance, or other application as required by this Ordinance, the Township may require the applicant to pay in advance into an escrow fund established to cover the reasonable costs of reviewing the application. These costs may include staff costs or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No application shall be reviewed further or considered complete, and no permit shall be issued, until all costs have been paid and/or the escrow fund has been replenished as outlined below. The Township shall account for the expenditure of all escrow funds, and the Township Clerk shall refund any unexpended funds within sixty (60) days of final action.

- B. Should the escrow fund ever dip below fifty (50%) of the original fund amount, the applicant shall be advised and required to replenish said escrow fund to the full original amount within five (5) business days of having been so notified by the Township Clerk.

- C. The applicant may seek an accounting from the Township Clerk of expenditures from the escrow fund when a request is made by the Township to replenish the fund and/or after a final decision on the application has been made. However, the applicant has no authority to approve or deny expenditures.

Amount of Escrow Deposit Required: _____

Amount of Escrow Deposit Received: _____

Date: _____

Signature: _____

Name: _____ Phone Number: _____

Address: _____

**PROPOSED ADDITION TO FAITH MISSIONARY BAPTIST CHURCH
8075 E. HOXIE ROAD, CEDAR, MI 49696**

IMPACT ASSESSMENT STATEMENT

OWNER:

Faith Missionary Baptist Church
PO Box 6837
Traverse City, Michigan 49696

PREPARED BY:

JML Design Group, Ltd.
225 E. 16th Street, Suite B
Traverse City, Michigan 49684
(231) 947-9019

May 22, 2023
June 6, 2023 (Revised)
June 7, 2023 (Revised)

Proposed Project

This report contains the anticipated physical impacts of the proposed addition to the Faith Missionary Baptist Church on the immediate project area.

The existing church site is 11.06 acres. The property is zoned Agricultural-Rural (A-R). The width of the parcel is 845 ft. The church is permitted as a Special Use.

The owner is Faith Missionary Baptist Church. The site is located on the corner of Hoxie Road and Bugai Road. The site address is 8075 E. Hoxie Road.

The property parcel number is: 004-030-011-10. The legal description is:

PRT OF SW 1/4 OF SW 1/4 SEC 30 BEG AT SW COR SD SEC TH N 00 DEG 13'31" W 845.38 FT ALG W SEC LN TH S 89 DEG 35'27" E 565.58 FT TH S 00 DEG 49'03" E 845.52 FT TO PT ON S SEC LN TH N 89 DEG 35'27" W ALG S SEC LN 574.32 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T28N R1 1W 11.06 A M/L. 2004 SPLIT FROM 004-030-011-00

The existing church was constructed in 2005. The building is a wood framed, 1-story structure on a concrete slab. The building contains 3,180 gross SF. The proposed addition will contain 1,600 gross SF; will be 1-story in height and match the existing building at 19'-4" AFF. The next area of the addition is 1,004 SF.

The total building will contain 5,273 SF for a total site coverage of .01%. This is less than the ordinance minimum. The building and addition meet the required setbacks.

The building will be classified as Assembly (A-3) by the Michigan Commercial Building Code. The occupancy will be limited to the posted occupancy signage. The existing building is rated for (197) persons; (115) in the sanctuary and (82) in the fellowship hall. The addition will be for Sunday School classrooms and contain (96) persons. The Sunday School is currently held in the fellowship hall. The addition will not add additional people.

Soils

The soils of the site are gravelly sandy loams. The existing soils are classified Emmet-Mancelona , which are 12 to 18% slope, well drained sands.

Drainage

A storm water management plan exists even though the parking lot is not paved. A retention basin is located at the east of the existing parking area.

Sanitary Sewer

The existing facility is serviced by a septic tank and field. The septic field has been reviewed with the Health Department and no modifications are necessary.

Water Supply

The existing building is serviced from an existing well. The addition will not change the water needs. The building will not be fire suppressed. The Health Department and no issues with the existing well.

Waste Management

No on-site dumpsters will be utilized. All trash is taken off-site.

Traffic Access

The existing access to the site is off Hoxie Road. No additional traffic will be added. No alterations will be made to the existing curb cut.

Parking

An existing gravel parking lot will remain. The required parking is (35) spaces. The parking count is currently (36) spaces. The addition will add area but will not add parking requirements.

Signage

An existing sign is located on the south of the property. No modifications are planned.

Landscaping

The areas disturbed by construction will be seeded with grass.

Miscellaneous

Agency review letters have been sent to the following entities:

1. Leelanau County Soil Erosion
2. Benzie-Leelanau District Health Department
3. Leelanau County Road Commission
4. Elmwood Township Fire Department

Hours of Operation are as follows:

Sunday: 10:00 AM - 12:00 PM and 2:00 PM -3:00PM

Wednesday: 6:30 PM -8:30 PM

Pastor Randy L. Graber is the pastor and only employee.

No hazardous materials are utilized or stored on site.

The project is to be constructed over a 4–5-month duration. Construction is anticipated to begin August /September 2023. There will be no phasing.

There is no anticipated impact on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site



Benzie County Office
6051 Frankfort Hwy, Ste 100
Benzonia, MI 49616

Phone: 231-882-4409
Fax: 231-882-0143

Leelanau County Office
7401 E. Duck Lake Rd
Lake Leelanau, MI 49653

Phone: 231-256-0200
Fax: 231-256-7399

www.bldhd.org

To: Faith Missionary Baptist Church, Applicant
c/o Pastor Randy Graber

From: Jim Reardon, Environmental Sanitarian

Date: February 27, 2023

Re: **Commercial Review for Remodel: Expansion of Church Facility - APPROVED**
8075 E. Hoxie Rd., Elmwood Twp, Leelanau County
Parcel ID: 45-004-030-011-10

Dear Pastor Graber,

This letter is in regards to a proposed remodel for the Faith Missionary Baptist Church located at 8075 E. Hoxie Rd. in Elmwood Twp. The proposed project involves adding onto the current church facility to primarily serve as classrooms for Sunday school. Based on information you have provided, you are not intending to increase the number of people to attend services, rather just providing additional space that is setup as fulltime classrooms for Sunday school.

In accordance to records of the property, a septic system and well was installed under permit number L06-110. The septic system consists of a 2,000-D gal septic tank that feeds into a 2,550 sq ft trench designed drainfield with a distribution box to feed each lateral evenly, as inspected 9/29/2006. This septic system was designed to accommodate a maximum of 200 people, but without kitchen facilities. In accordance to your application, there is a kitchen in the building, however you have indicated that only 35 people are the maximum number of people per day. The installed septic system is still sufficiently sized to accommodate 35 people per day and having a kitchen.

With regards to the evaluation, a bore into the drainfield did not reveal any indication of failure. It is recommended that the distribution box be located and opened to ensure the ports are still functioning and moving as needed to evenly distribute effluent to all 8 laterals in the drainfield. It is also recommended that risers are installed on the septic tank to provide for easy access when it is needed to be pumped.

As for the well, the well is considered a Type II well based on the number of people it serves. Installation of the well was certified by our Type II coordinator on 1/32/2008 and routinely is tested for nitrates and bacteria as required under the non-community public water program. The well location will not be impacted by the remodel and will still remain >75ft from the septic system.

Based on my review and findings in the inspection, the Health Department approves of the remodel and expansion of the church facility without any changes to the septic system and the well. It is recommended that measures be taken to protect both the well and the septic system during construction.

Should you have any further questions, please don't hesitate to contact our office at 231-256-0201.

Sincerely,

Jim Reardon
Environmental Sanitarian

 Delete  Archive  Report  Reply  Reply all  Forward  Read / Unread

Fwd: FMBC Site Plan



Sent from my iPhone

Begin forwarded message:

From: Engineer Craig Brown <cbrown@leelanauroads.org>
Date: February 27, 2023 at 11:58:11 AM EST
To: randyjengraber@gmail.com
Cc: Sarah Clarren <planner@elmwoodmi.gov>
Subject: FMBC Site Plan

The Leelanau County Road Commission (LCRC) has reviewed plans submitted for the Faith Missionary Baptist Church, situated on parcel 004-030-011-10 in Town 28N, Range 11W, section 30 of Elmwood Township, Leelanau County, Michigan.

The plans show a 40-foot by 40-foot addition to the church along with a proposed asphalt parking area. The addition appears to be classrooms that will service the existing church community and not increasing traffic volume. I have been told the proposed asphalt parking area is not going to take place at this time. The existing driveway appears to meet LCRC small business requirements with the addition of curb and gutter.

The current driveway meets Leelanau County Road Commissions County Right-of-Way Standards for the proposed addition to the church and will not require upgrading. If in the future the proposed asphalt parking area is actually paved, LCRC will require a grading plan to ensure that water is draining away from the roadway.

Thank you,
Craig

Craig M. Brown, P.E.

County Highway Engineer

Leelanau County Road Commission

10550 E. Eckerle Road | Suttons Bay | MI | 49682

Office: (231) 271-3993 ext 224 | Cell: (231) 632-7444 | Fax: (231) 271 5612

www.leelanauroads.org

From: Randy Graber <randyjengraber@gmail.com>
Sent: Tuesday, February 14, 2023 4:24 PM
To: Engineer Craig Brown <cbrown@leelanauroads.org>
Subject: FMBC Site Plan



Design Group, Ltd.

"Excellence is our Hallmark"

225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

June 6, 2023

Ms. Sara Clarren, AICP
Elmwood Charter Township
10090 E. Lincoln Rd.
Traverse City, Michigan 49684

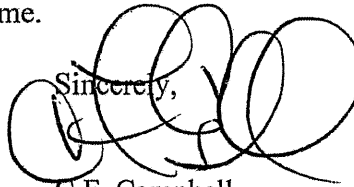
Re: Faith Missionary Baptist Church

Dear Ms. Clarren:

Please accept the following with regards to the above referenced project and your request.

1. Executed Designated Agent letter.
2. The Impact Assessment statement has been revised to incorporate the following
 - a. Project completion schedule.
 - b. Impact on existing infrastructure.
 - c. Number of employees.
 - d. Usable floor area (gross and net).
 - e. Next acreage has been added.
 - f. Parking count has been revised.
 - g. Electric and telephone lines have been shown.
 - h. There are no exterior lights.
 - i. There are no fences walls or screening.
 - j. Parking lot screening does not exist.
3. Attached are soils map and wetland viewer.
4. Attached is the response from Soil Erosion.

If there should be any questions, please contact me.

Sincerely,

C.F. Campbell

DESIGNATED AGENT AUTHORIZATION

Date: 06/06/2023

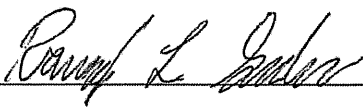
To Whom It May Concern:


We: **Faith Missionary Baptist Church** authorize: **C.F. Campbell, JML Design Group Ltd.**

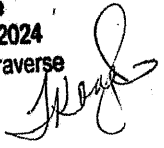
as Agent in overseeing improvements relating to my property at:

8075 E Hoxie Road, Cedar, Michigan 49696

Sincerely,





Teri Kay Konyha
NOTARY PUBLIC - STATE OF MICHIGAN
County of Grand Traverse
My commission expires 3/29/2024
Acting in the county of Grand Traverse


Teri

From: Steve Christensen <schristensen@leelanau.gov>
Sent: Tuesday, May 30, 2023 12:08 PM
To: Teri
Subject: RE: Faith Missionary Church review for Elmwood Planning meeting

Dear Mr. Campbell,

We are in receipt of the proposed plans for the Faith Missionary Church and anticipate few if any changes before we could issue a soil erosion control permit.

Sincerely

Steven R Christensen

From: Teri <admin@jmlarchitects.com>
Sent: Friday, May 26, 2023 11:53 AM
To: Steve Christensen <schristensen@leelanau.gov>
Subject: Faith Missionary Church review for Elmwood Planning meeting

Good morning Mr. Christensen;

Please accept the attached letter and information for the Faith Baptist Missionary project scheduled on the June 20th Elmwood Township Planning Commission meeting.

Thanking you in advance for your attention to this matter.

Have a safe and happy Memorial Day Holiday!

C.F. Campbell

Architect

C.F. Campbell

Architect



Design Group, Ltd.

225 E. 16th Street, Suite B

Traverse City, MI 49684

Phone: (231) 947-9019

Soil Map—Leelanau County, Michigan
(8075 E Hoxie Road)































Soil Map may not be valid at this scale.

Map Scale: 1:7,280 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Wet Spot
Special Point Features	 Other
 Blowout	 Special Line Features
 Borrow Pit	Water Features
 Clay Spot	 Streams and Canals
 Closed Depression	Transportation
 Gravel Pit	 Rails
 Gravelly Spot	 Interstate Highways
 Landfill	 US Routes
 Lava Flow	 Major Roads
 Marsh or swamp	 Local Roads
 Mine or Quarry	Background
 Miscellaneous Water	 Aerial Photography
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Soddic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leelanau County, Michigan
Survey Area Data: Version 16, Aug 26, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2020—Nov 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ara	Alcona-Richter sandy loams, 0 to 2 percent slopes	1.4	0.7%
Arb	Alcona-Richter sandy loams, 2 to 6 percent slopes	2.7	1.4%
Enb	Emmet-Leelanau complex, 2 to 6 percent slopes	16.6	8.6%
Enc	Emmet-Leelanau complex, 6 to 12 percent slopes	36.8	19.0%
End	Emmet-Leelanau complex, 12 to 18 percent slopes	23.4	12.1%
Enf	Emmet-Leelanau complex, 18 to 25 percent slopes	0.0	0.0%
Enf	Emmet-Leelanau complex, 25 to 50 percent slopes	13.2	6.8%
Eoc	Emmet-Mancelona gravelly sandy loams, 4 to 12 percent slopes	9.5	4.9%
Eod	Emmet-Mancelona gravelly sandy loams, 12 to 18 percent slopes	28.1	14.6%
Eoe	Emmet-Mancelona gravelly sandy loams, 18 to 35 percent slopes	8.6	4.4%
Lia	Leelanau-East Lake loamy sands, 0 to 6 percent slopes	10.5	5.5%
Lic	Leelanau-East Lake loamy sands, 6 to 12 percent slopes	5.4	2.8%
Lid	Leelanau-East Lake loamy sands, 12 to 18 percent slopes, lake moderated	15.5	8.1%
Lie	Leelanau-East Lake loamy sands, 18 to 25 percent slopes, lake moderated	9.6	5.0%
Lif	Leelanau-East Lake loamy sands, 25 to 45 percent slopes	11.7	6.1%
Totals for Area of Interest		193.1	100.0%



Map View Search Tools Share

Map Legend Base Maps About

Basemaps

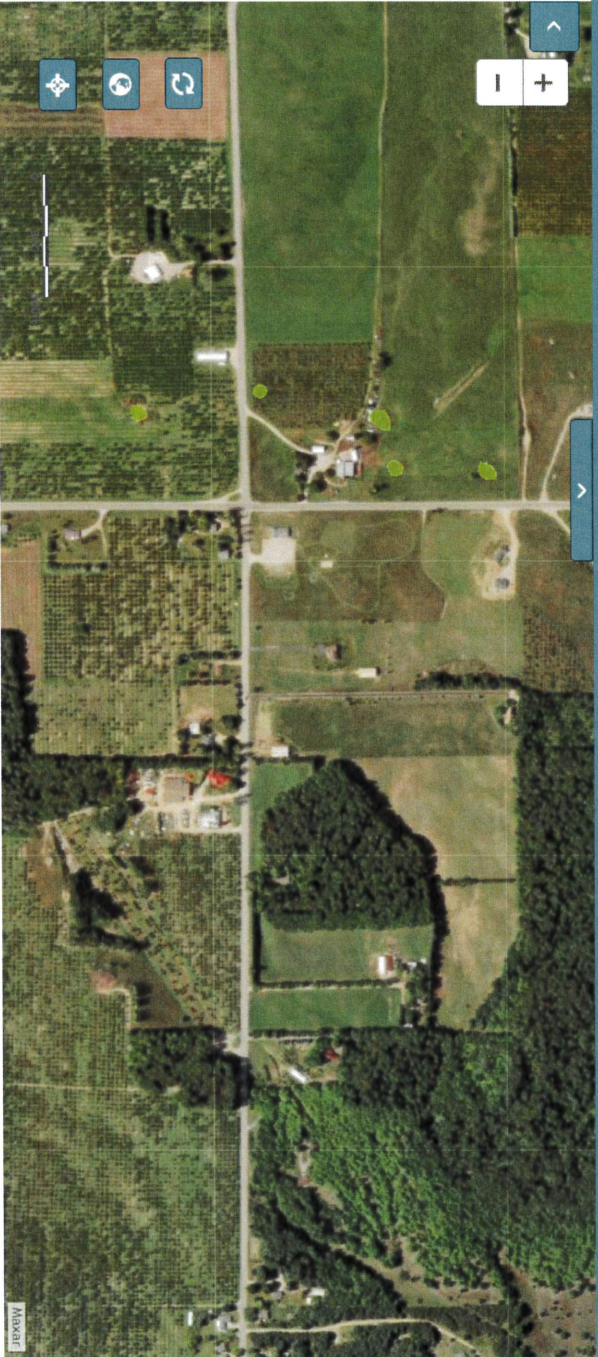
Street Hybrid **Hi-Res**

Topo Plat * Elevation

1998 2005 2009 2010

2012 2014 2016 2018

* Rockford PLAT maps are only available at zoom levels greater than 13.



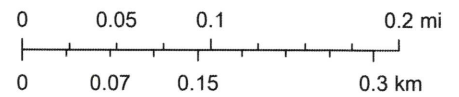
Leelanau Parcel Viewer



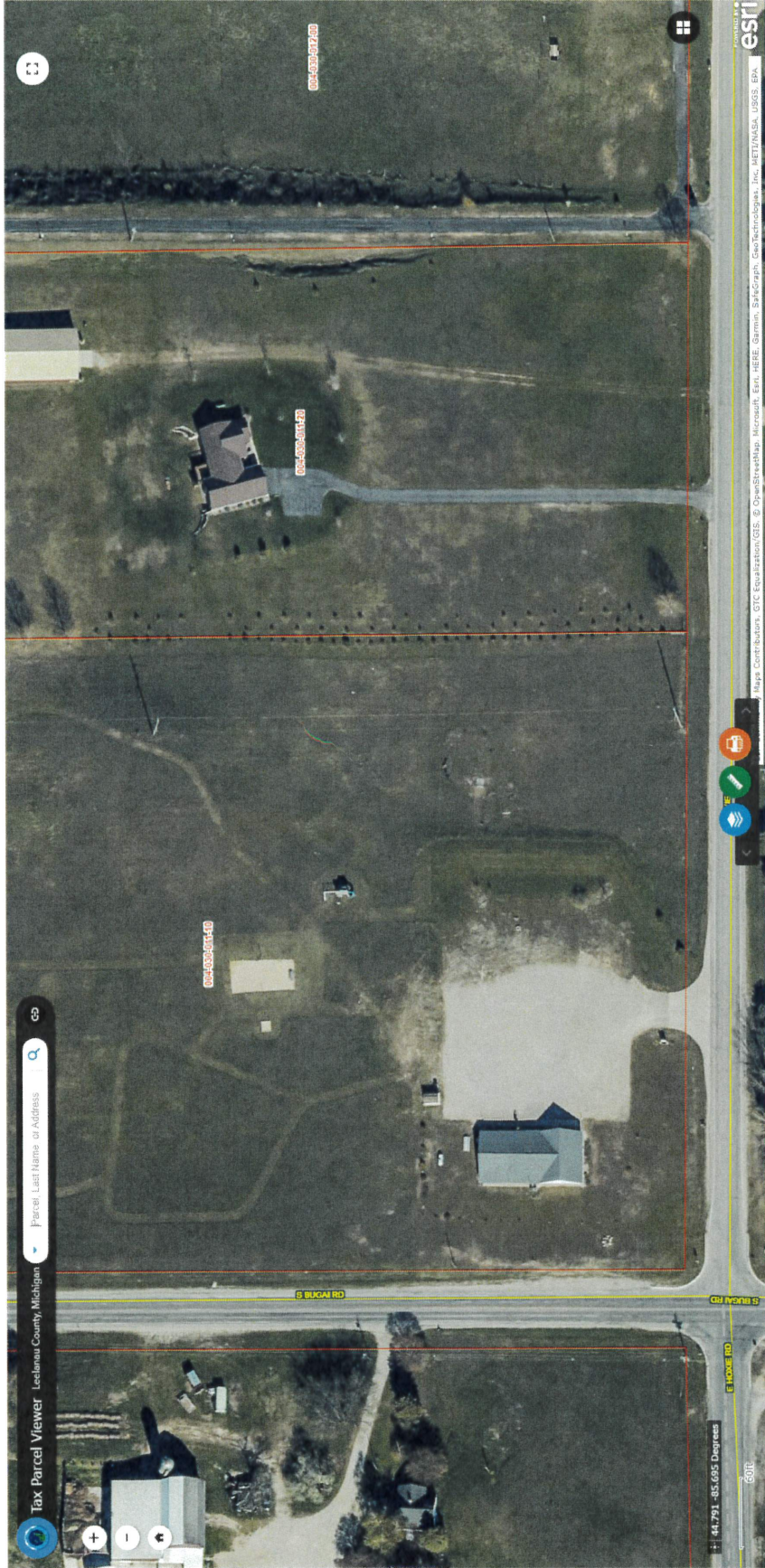
6/1/2023, 1:44:45 PM

1:9,028

- Override 1
- Roads
- Municipalities
- Sections
- Subdivisions & Condos
- Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Aerial showing vegetation

PROPOSED RENOVATION FOR FAITH MISSIONARY BAPTIST CHURCH TRAVERSE CITY, MICHIGAN

ARCHITECT:

JML DESIGN GROUP, LTD.
225 E. 16TH STREET, SUITE B
TRAVERSE CITY, MI. 49684
PHONE: (231) 947-9019
EMAIL: jmlag@att.net

OWNER:

FAITH MISSIONARY BAPTIST CHURCH
P.O. BOX 6837
TRAVERSE CITY, MI.
49696

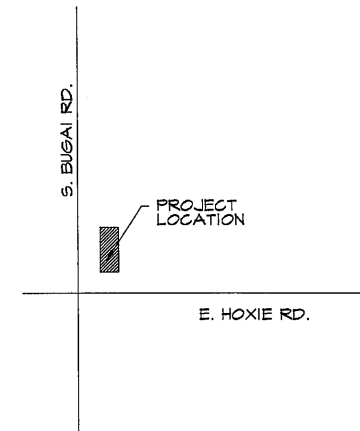
CONTACT:

MR. RANDY L. GRABER, PASTOR
PHONE: (231) 970-1841

LIST OF DRAWINGS:

- C1.1 COVER SHEET
- A1.0 SITE PLAN
- A1.1 OVERALL FLOOR PLAN
- A1.2 DEMOLITION PLAN
- A1.3 ENLARGED FLOOR PLAN
- A1.3 REFLECTED CEILING PLAN
- A2.1 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS
- A6.1 SCHEDULES
- S1.1 STRUCTURAL PLANS
- S1.2 STRUCTURAL DETAILS
- M1.1 MECHANICAL PLAN
- E1.1 ELECTRICAL PLAN
- P1.1 PLUMBING PLAN

BUILDING PLANNING		
BUILDING CODE REQUIREMENTS CONFORMS TO	2015 MICHIGAN BUILDING CODE	
BUILDING USE GROUP		
CONSTRUCTION CLASSIFICATION		
FIRE SUPPRESSION SYSTEM	NO FIRE SUPPRESSION REQUIRED	
BUILDING ALLOWED	TABULAR SF	FRONTAGE INCREASE SF
ALLOWED S.F.		N/A
TOTAL ALLOWED S.F.		
STORIES ALLOWED		
HEIGHT ALLOWED		
BUILDING CONTAINS		
ACTUAL S.F.		
ACTUAL STORIES		
ACTUAL HEIGHT		
OCCUPANT LOAD		
FIRE RESISTANCE RATINGS		
PRIMARY STRUCTURE FRAME	(0) HOURS	
EXTERIOR BEARING WALL	(0) HOURS	
INTERIOR BEARING WALL	(0) HOURS	
NON-BEARING WALLS/PARTITIONS	(0) HOURS	
FLOOR CONSTRUCTION	(0) HOURS	
ROOF CONSTRUCTION	(0) HOURS	
TENANT SEPARATION WALLS	(0) HOURS	
GENERAL NOTES		
PLUMBING CALCULATIONS		
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES		
MALE: () PERSONS	FEMALE: () PERSONS	
() WATER CLOSET	() WATER CLOSET	
() LAVATORY	() LAVATORY	
	() SERVICE SINK	
	() HIGH/LOW DRINKING FOUNTAIN	



JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
drawn: CFC/JEB/MD

architect: JML DESIGN GROUP, LTD.
phone: (231) 947-9019
e-mail: jmlag@att.net

revisions: 01/27/23 ISSUED FOR REVIEW

owner information: FAITH MISSIONARY BAPTIST CHURCH
2075 E. HOXIE RD.
TRAVERSE CITY, MI. 49696

project location: 2075 E. HOXIE RD.
TRAVERSE CITY, MI. 49696

sheet title: COVER SHEET
project name: FAITH BAPTIST REMODEL

preliminary: ()
construction: ()

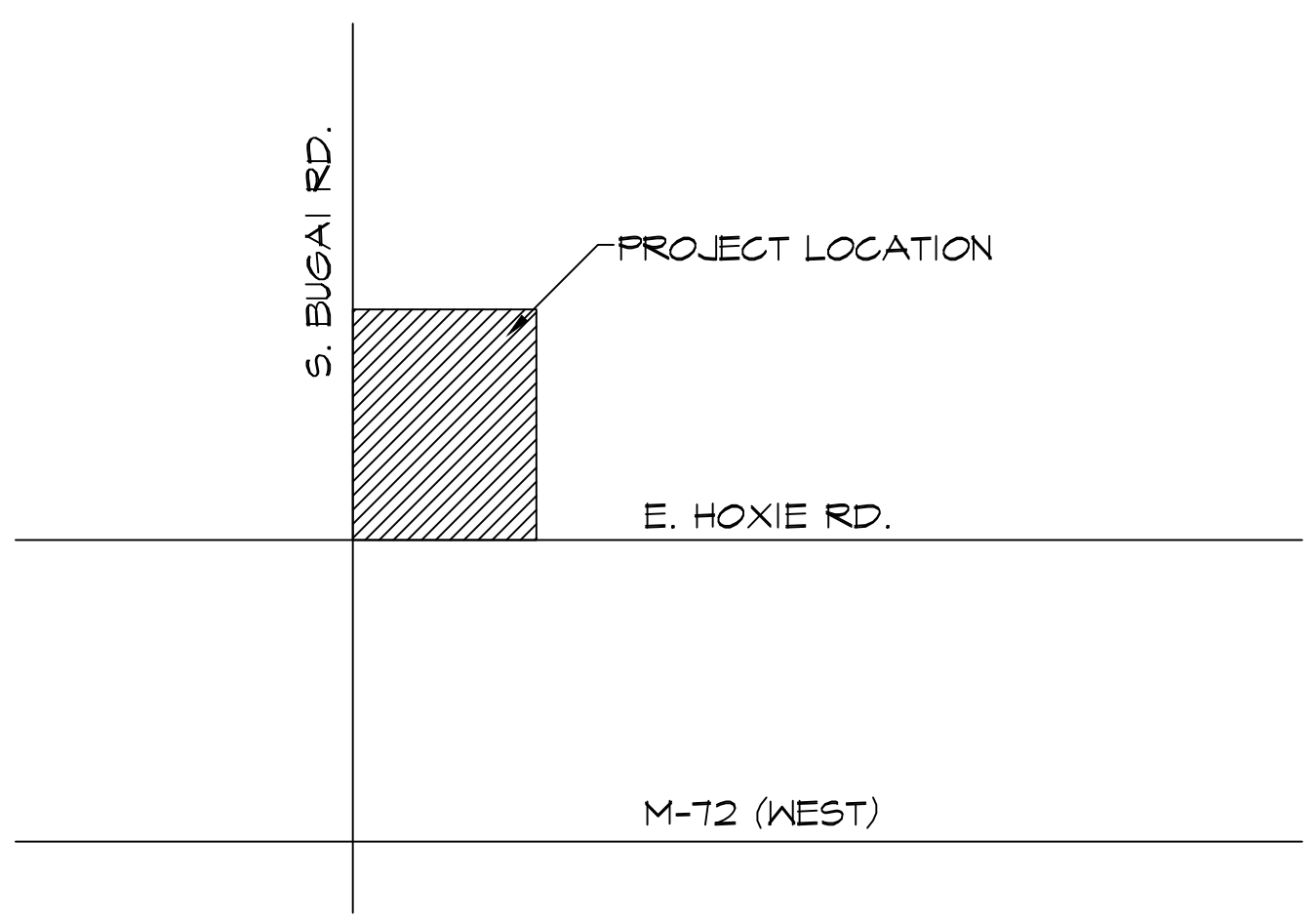
date: 01/07/23
sheet: COVER



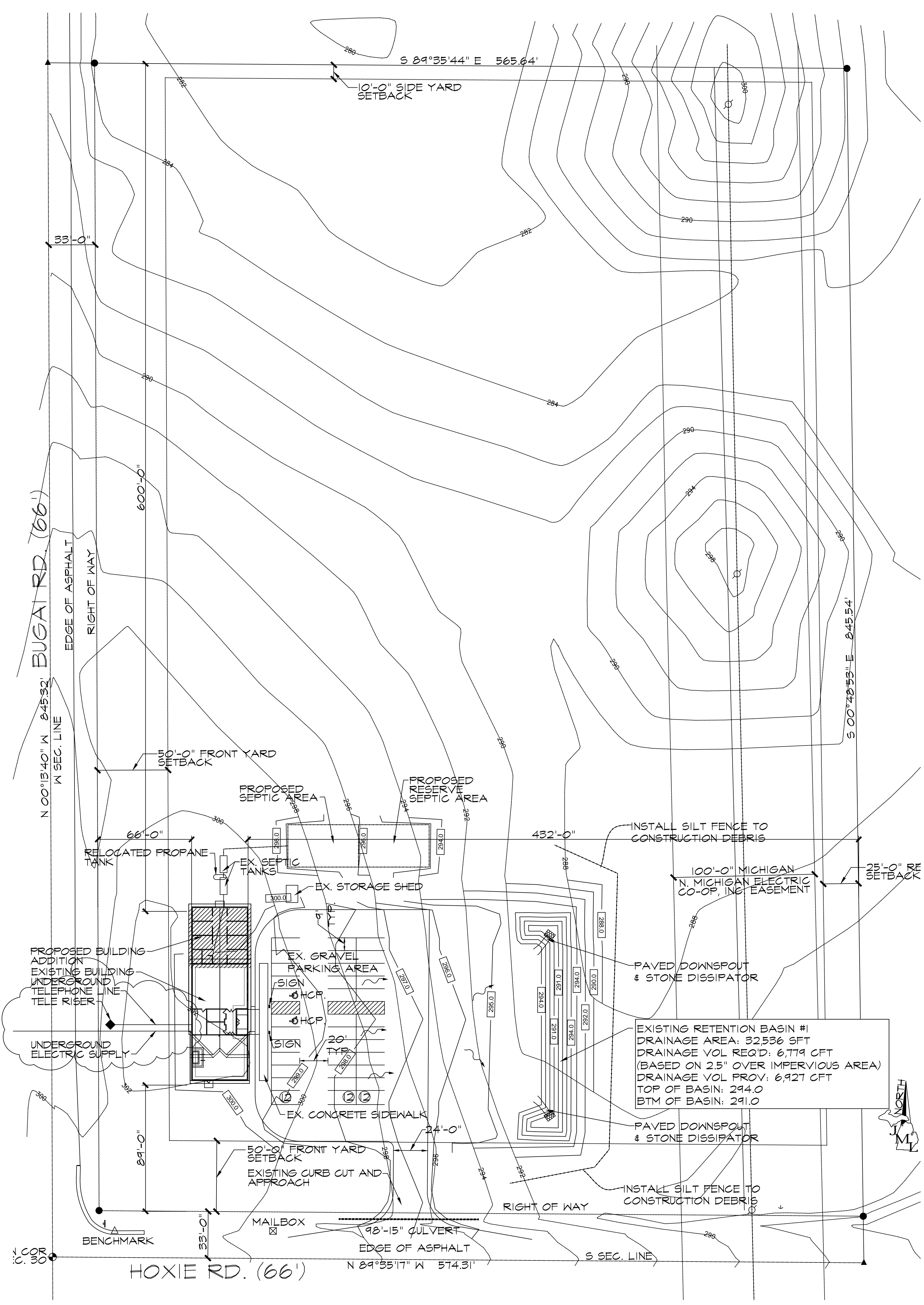
ZONING INFORMATION		
PROPERTY ADDRESS	8075 E. HOXIE RD. CEDAR, MI 49721	
PROPERTY ID NUMBER	004-050-011-010	
PROPERTY ZONED	A-R: AGRICULTURAL/RURAL	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	11.06 ACRES (GROSS) 10.01 ACRES (NET)
MAXIMUM HEIGHT	35'-0"	19'-4"
NUMBER OF STORIES	N/A	(1) STORY
MINIMUM YARD SETBACKS		
FRONT YARD SETBACK	50'-0"	66'-0" / 89'-0"
REAR YARD SETBACK	25'-0"	600'-0"
SIDE YARD SETBACK	10'-0"	432'-0"
MINIMUM SQUARE FOOTAGE		
MAX. IMPERVIOUS SURFACE		
MAX. BUILDING COVERAGE	N/A	.01%
PARKING REQUIREMENTS		
PARKING SETBACK		
REQUIRED PARKING SPACES	23	33 (INCLUDING (2) HANDICAPPED SPACES)
MINIMUM PROPERTY WIDTH	125 FT.	374.31 FT.

OWNER:
FAITH MISSIONARY BAPTIST CHURCH
P.O. BOX 6837
TRAVERSE CITY
MICHIGAN 49696

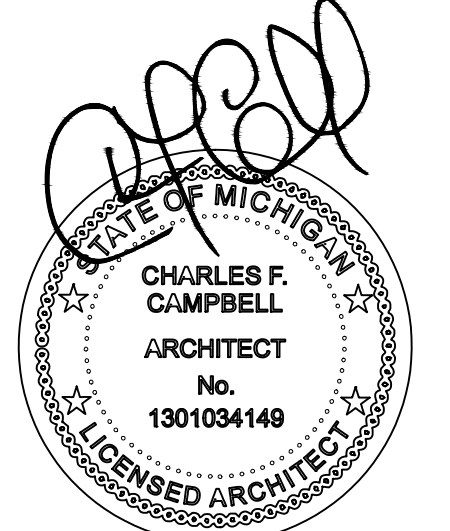
PARKING REQUIREMENTS:
(1) SPACE FOR EACH 48" OF SEATING SPACE IN SANCTUARY
(14) PEWS @ 10' IN LENGTH = 140 / 4 = 35 REQUIRED SPACES
PARKING SPACES TO BE 9'-0" x 20'-0"
AISLE WIDTH TO BE 20'-0"



VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 40'-0"



Sheet Title: **SITE PLAN**
Project Name: **FAITH BAPTIST REMODEL**

preliminary construction

date: 01/01/23
sheet: C.1.1

owner information:
FAITH MISSIONARY BAPTIST CHURCH
8075 E. HOXIE RD.
TRAVERSE CITY, MI.
49696

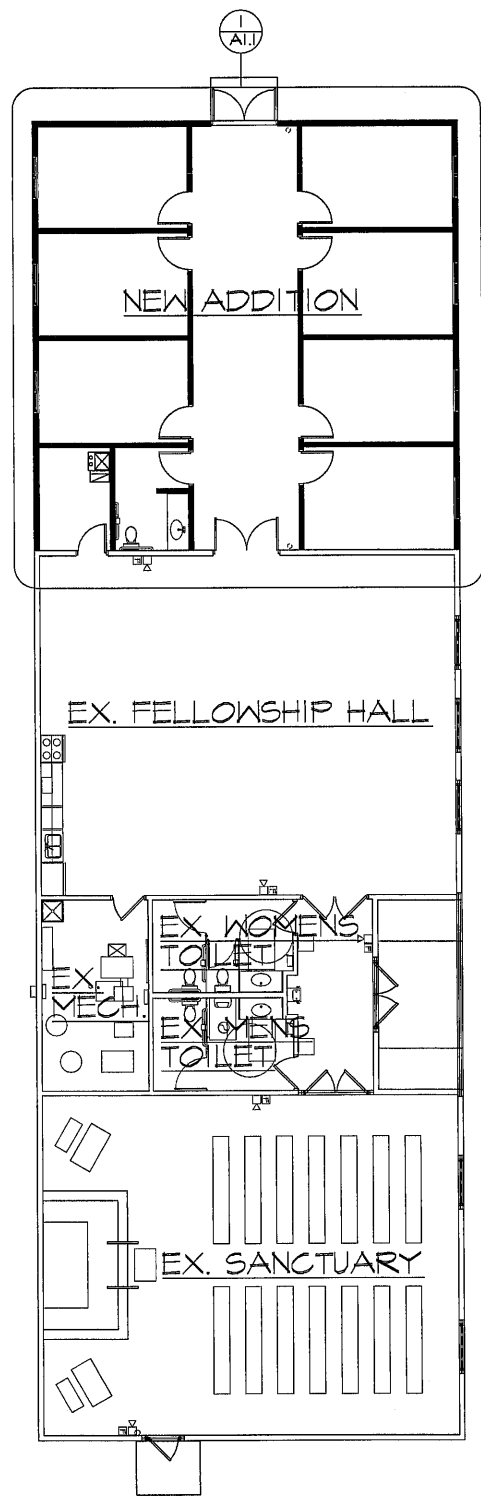
project location:
8075 E. HOXIE RD.
TRAVERSE CITY, MI.
49696

revisions:
01/21/23 ISSUED FOR REVIEW
06/06/23 REVISED

architect:
CF CAMPBELL
phone: (231) 947-9019
e-mail: jmcidg@att.net


scale:
AS NOTED
drawn:
CFC/JEB/MD

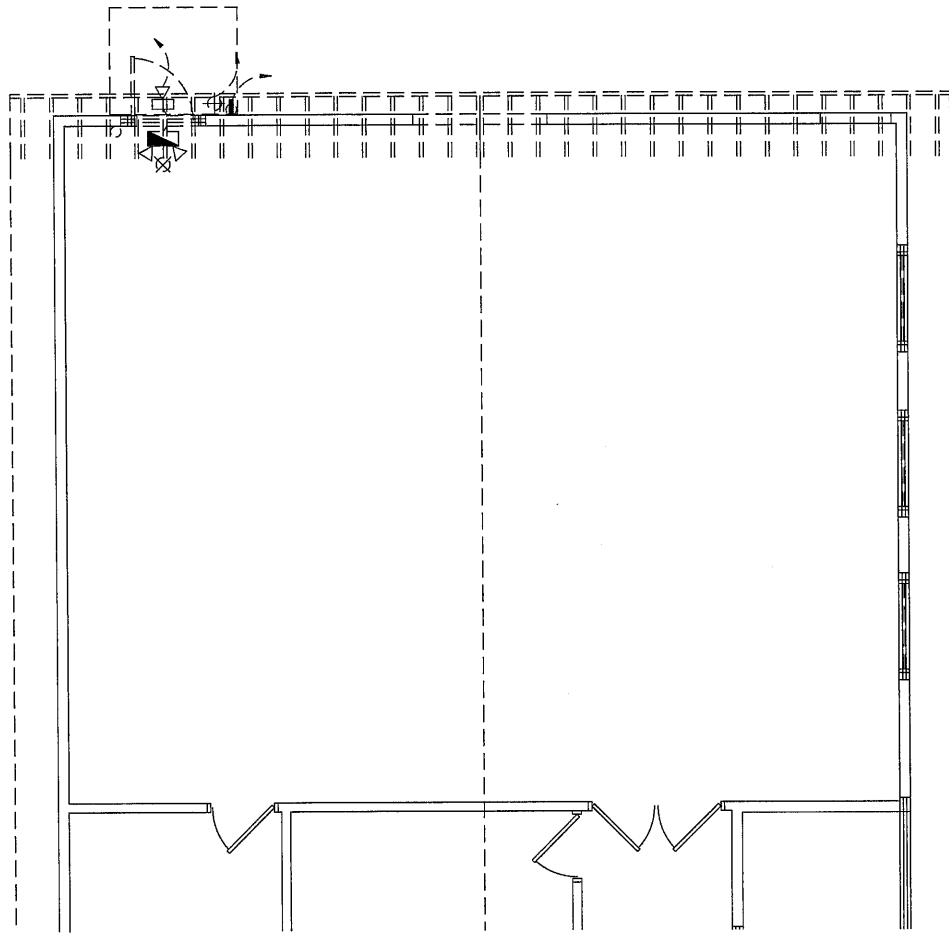
JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B. TRAVERSE CITY MICHIGAN 49684



OVERALL FLOOR PLAN
 A1.0 SCALE: 1/8" = 1'-0"

JML DESIGN GROUP, LTD., 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

	sheet title: OVERALL FLOOR PLAN project name: FAITH BAPTIST REMODEL	project location: 2075 E. HOXIE RD. TRAVERSE CITY, MI. 49696	owner information: FAITH MISSIONARY BAPTIST 2075 E. HOXIE RD. TRAVERSE CITY, MI. 49696	revisions: 01/27/23 ISSUED FOR REVIEW	architect: CF CAMPBELL phone: (231) 947-5019 e-mail: jmidgett.net	scale: AS NOTED drawn: CFC/JEB/MD
	preliminary O	construction ●	date: 01/01/23 sheet: A1.0			



1 DEMOLITION PLAN
 A1.1 SCALE: 1/4" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY MICHIGAN 49684



preliminary
 construction

date:
01/07/23

sheet:
A.1

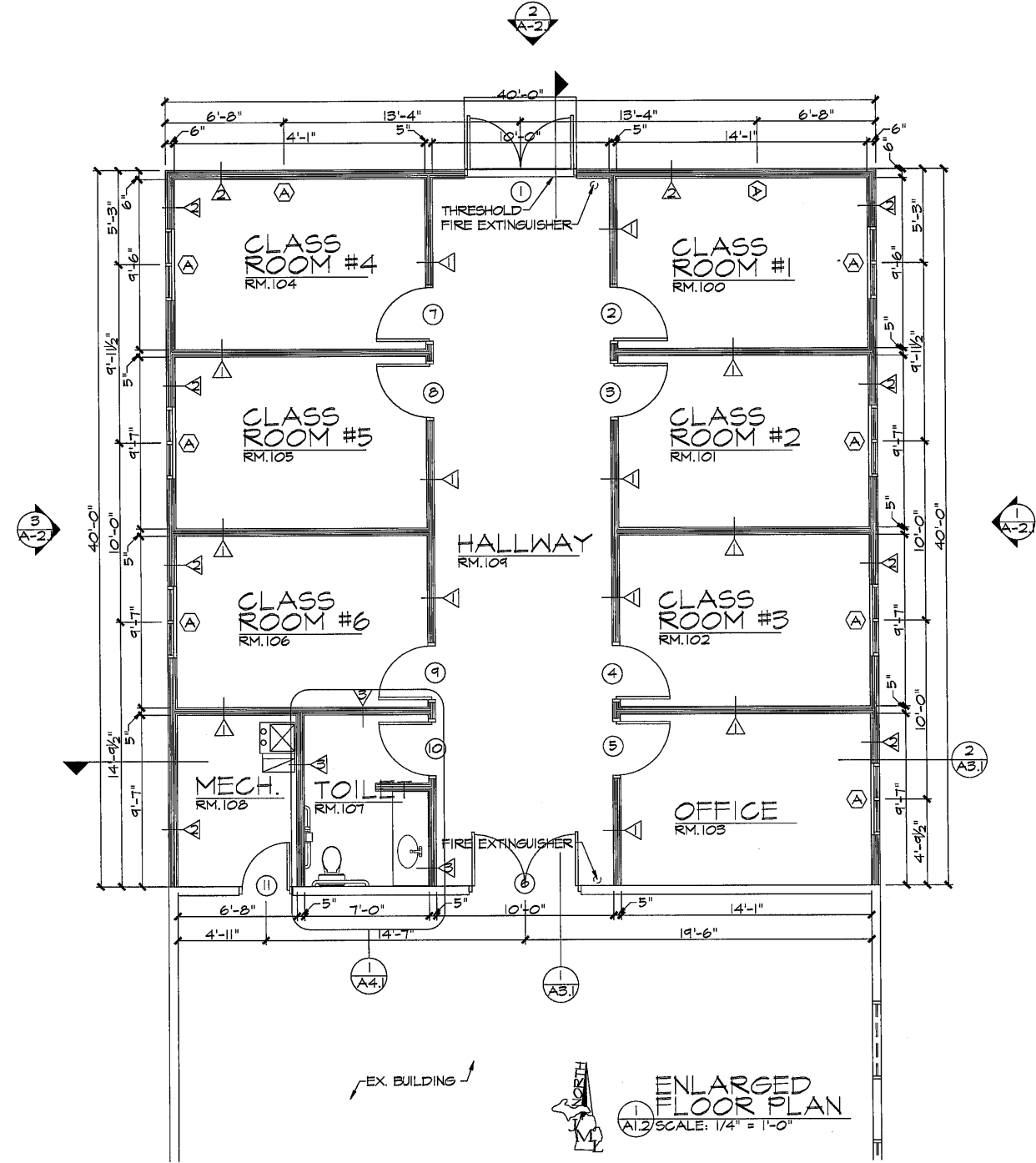
sheet title:
DEMOLITION PLAN
 project name:
FAITH BAPTIST REMODEL

owner information:
 FAITH MISSIONARY BAPTIST
 2075 E. HOXIE RD.
 TRAVERSE CITY, MI.
 49684


revisions:
 TO/27/23 ISSUED FOR REVIEW

architect:
 CF CAMPBELL
 phone: (231) 947-4019
 e-mail: jml@gcdti.net

scale:
 AS NOTED
 drawn:
 CFC/JEB/MD



JML DESIGN GROUP, L.T.D. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684


FLOOR PLAN
 FAITH BAPTIST REMODEL

sheet: A1.2
 date: 01/07/23
 sheet: A1.2

architect:
 CF CAMPBELL
 phone: (231) 947-9019
 e-mail: jml@jml.net

owner information:
 FAITH MISSIONARY BAPTIST
 TRAVEL SERVICE, INC.
 TRAVERSE CITY, MI.
 49684

project location:
 2075 E. HOXIE RD.
 TRAVERSE CITY, MI.
 49684

sheet title:
FLOOR PLAN
 FAITH BAPTIST REMODEL

preliminary
 construction

date:
 01/07/23
 sheet:
 A1.2

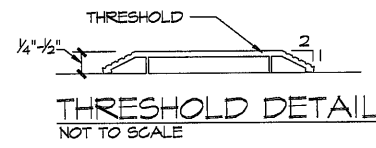
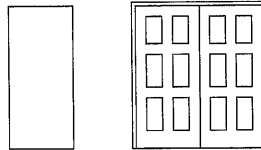
scale:
 AS NOTED
 drawn:
 CFC/JEB/MD

DOOR SCHEDULE

NO.	DOOR LOCATION	SIZE	DOOR				FRAME			LABEL	HDWR	NOTES
			TYPE	MATERIAL	MATERIAL	HEAD	JAMB	SILL				
1	HALLWAY (RM. 109)	(2) 3'-0"X7'-0"X1 3/4"	A	HM	HM							
2	CLASSROOM #1 (RM. 100)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
3	CLASSROOM #2 (RM. 101)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
4	CLASSROOM #3 (RM. 102)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
5	OVERFLOW ROOM (RM. 103)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
6	HALLWAY (RM. 109)	(2) 3'-0"X7'-0"X1 3/4"										
7	CLASSROOM #4 (RM. 103)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
8	CLASSROOM #5 (RM. 104)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
9	CLASSROOM #6 (RM. 105)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
10	TOILET (RM. 107)	3'-0"X7'-0"X1 3/4"	A	HM	HM							
11	MECHANICAL ROOM (RM. 108)											
12	OVERFLOW ROOM (RM. 103)	3'-0"X7'-0"X1 3/4"	A	HM	HM							

HARDWARE SCHEDULE:

- SET 1:**
 1/2 PAIR HINGES
 (1) LEVER TOILET PRIVACY
 (1) THRESHOLD
 (1) ADA TOILET SIGNAGE
 (1) DOOR BUMP
- SET 2:**
 1/2 PAIR HINGES
 (1) CLOSER
 (1) CYLINDER LOCK W/THUMBTURN
 (1) PUSH BAR/FULL PLATE
 THRESHOLD
 WEATHERSTRIPPING
- SET 3:**
 1/2 PAIR HINGES
 (1) CLOSER
 (1) PUSH BAR/FULL PLATE
 THRESHOLD
- SET 4:**
 1/2 PAIR HINGES
 (1) LEVER PASSAGE SET
 (1) CYLINDER LOCK
 THRESHOLD
 WEATHERSTRIPPING
 CLOSER
- SET 5:**
 1/2 PAIR HINGES
 (1) LEVER PASSAGE SET
 (1) DOOR BUMP



FINISH SCHEDULE

RM. #	ROOM NAME	CEILING	CLG. HT.	WALLS				FLOORS	BASE	REMARKS
				NORTH	SOUTH	EAST	WEST			
100	CLASSROOM #1									
101	CLASSROOM #2									
102	CLASSROOM #3									
103	OVERFLOW ROOM									
104	CLASSROOM #4									
105	CLASSROOM #5									
106	CLASSROOM #6									
107	TOILET									
108	MECHANICAL									
109	HALLWAY									

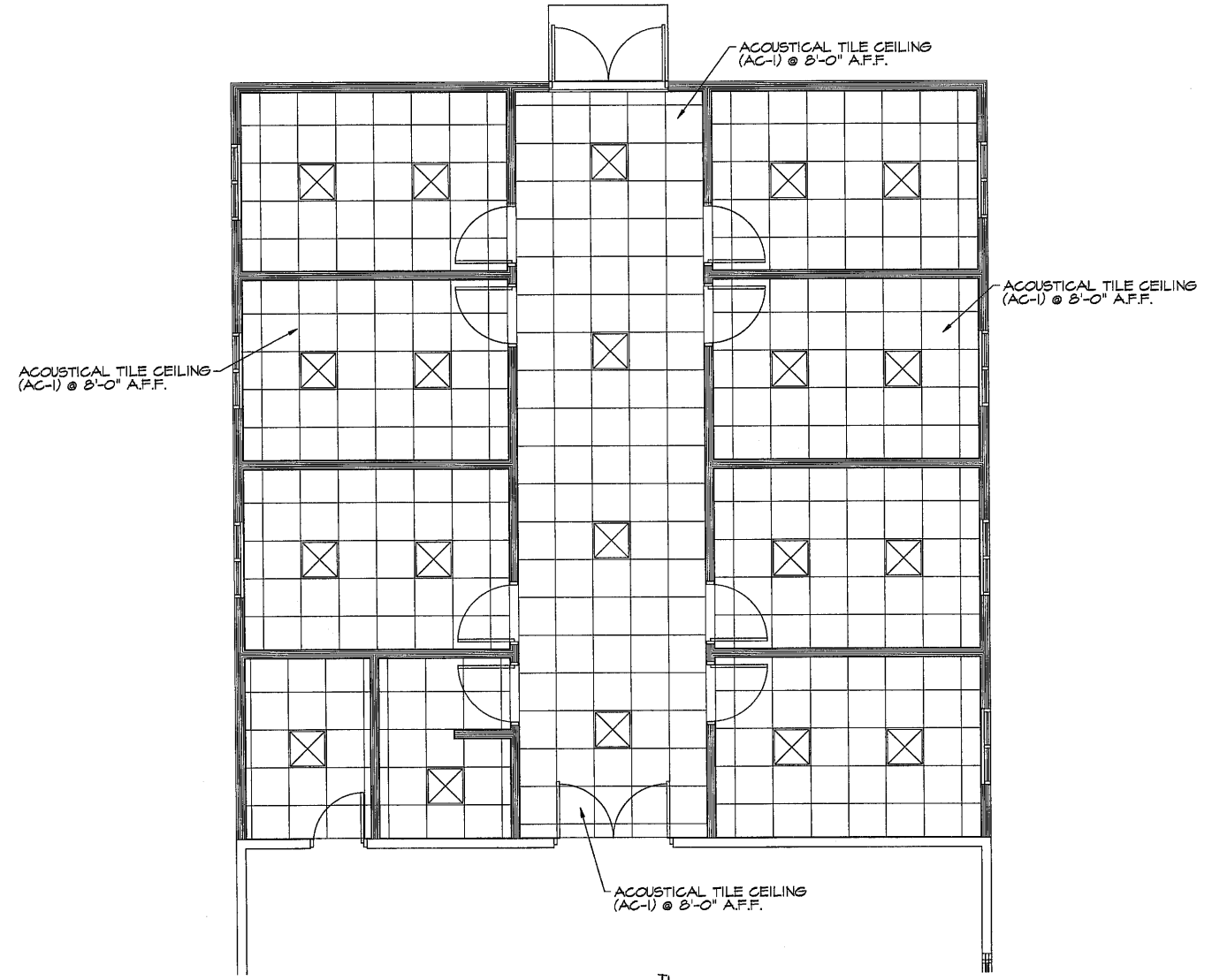
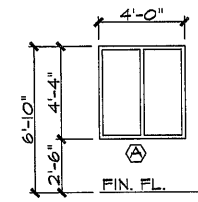
MATERIAL SELECTIONS:

- PTD-1: PAINT TO BE (1) COAT PRIMER (1) COAT FINISH. FINISH TO BE FLAT OR EGGSHELL. COLOR TO BE SELECTED BY OWNER.
- ACT-1: ACOUSTICAL TILE CEILING TO BE SELECTED BY OWNER.
- VB-1: VINYL BASE TO BE SELECTED BY OWNER.
- CONC-1: CONCRETE FLOOR TO BE BURNED STEEL TROWEL FINISHED.

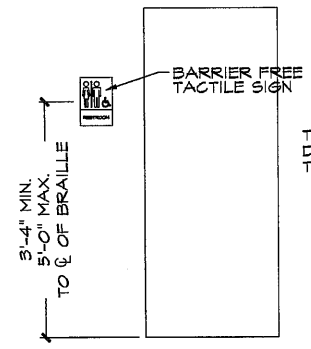
WINDOW SCHEDULE

TAG	LOCATION	SIZE	FRAME	NOTES
A	REFER TO PLANS	4'-0"X4'-4"	AL	CASEMENT

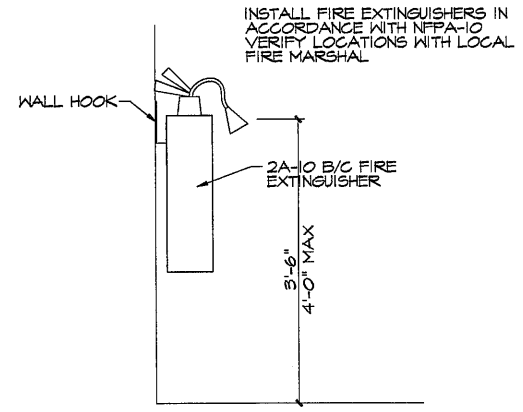
WINDOW TYPES:



REFLECTED CEILING PLAN
 (A1.3) SCALE: 1/4" = 1'-0"



BARRIER FREE SIGN DETAIL
 (2) (A6.1) SCALE: 1/2" = 1'-0"



TYPICAL FIRE EXTINGUISHER DETAIL
 (1) (A6.1) NOT TO SCALE

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
 architect: C.F. CAMPBELL
 phone: (231) 447-9019
 e-mail: jmlgdg@att.net

owner information: FAITH MISSIONARY BAPTIST CHURCH
 2075 E. HOXIE RD.
 TRAVERSE CITY, MI. 49686

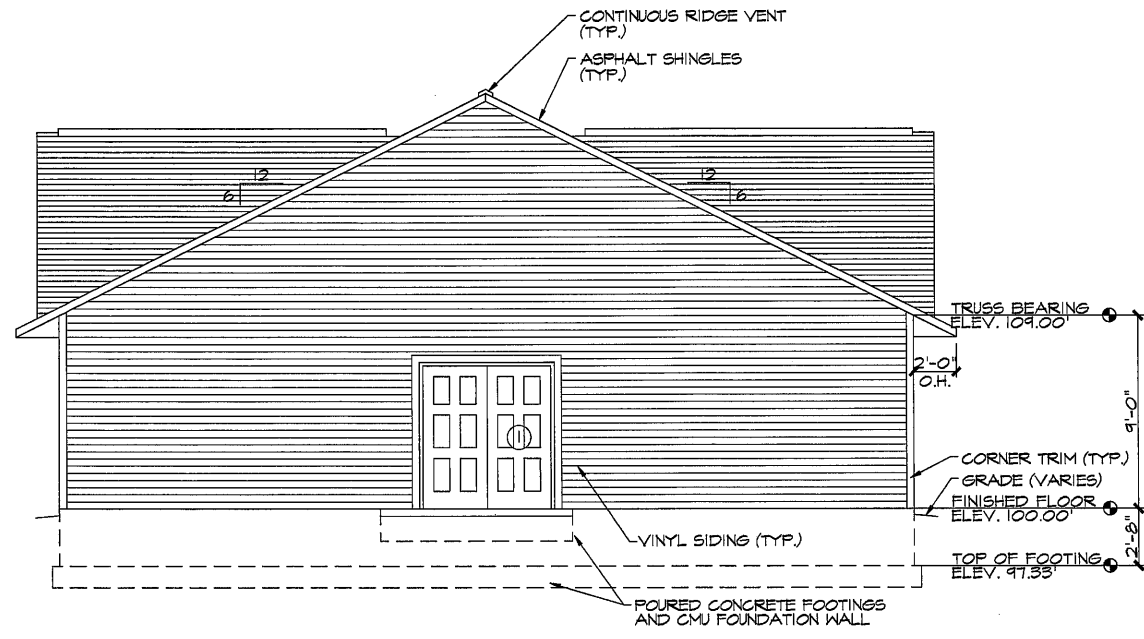
project location: 2075 E. HOXIE RD.
 TRAVERSE CITY, MI. 49686

revisions: 01/01/23 ISSUED FOR REVIEW

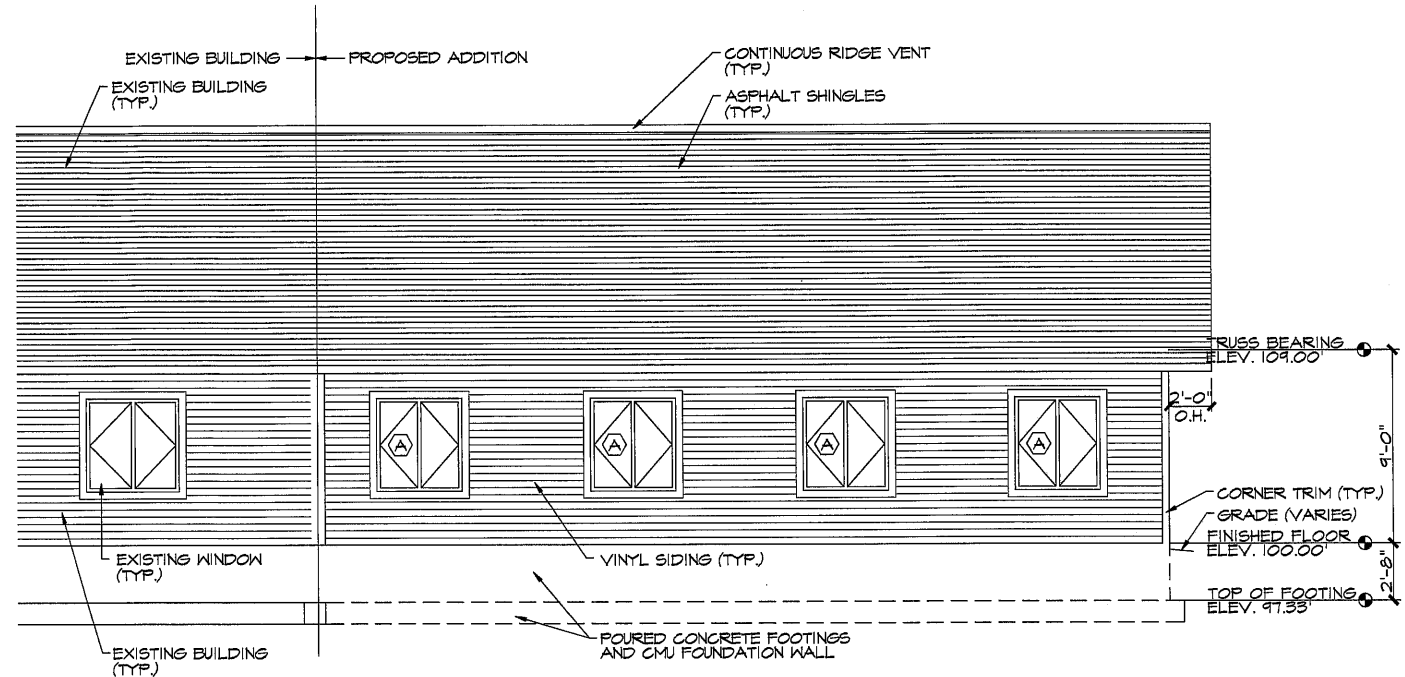
sheet title: REFLECTED CEILING PLAN
 project name: FAITH BAPTIST REMODEL

date: 01/01/23
 sheet: A1.3

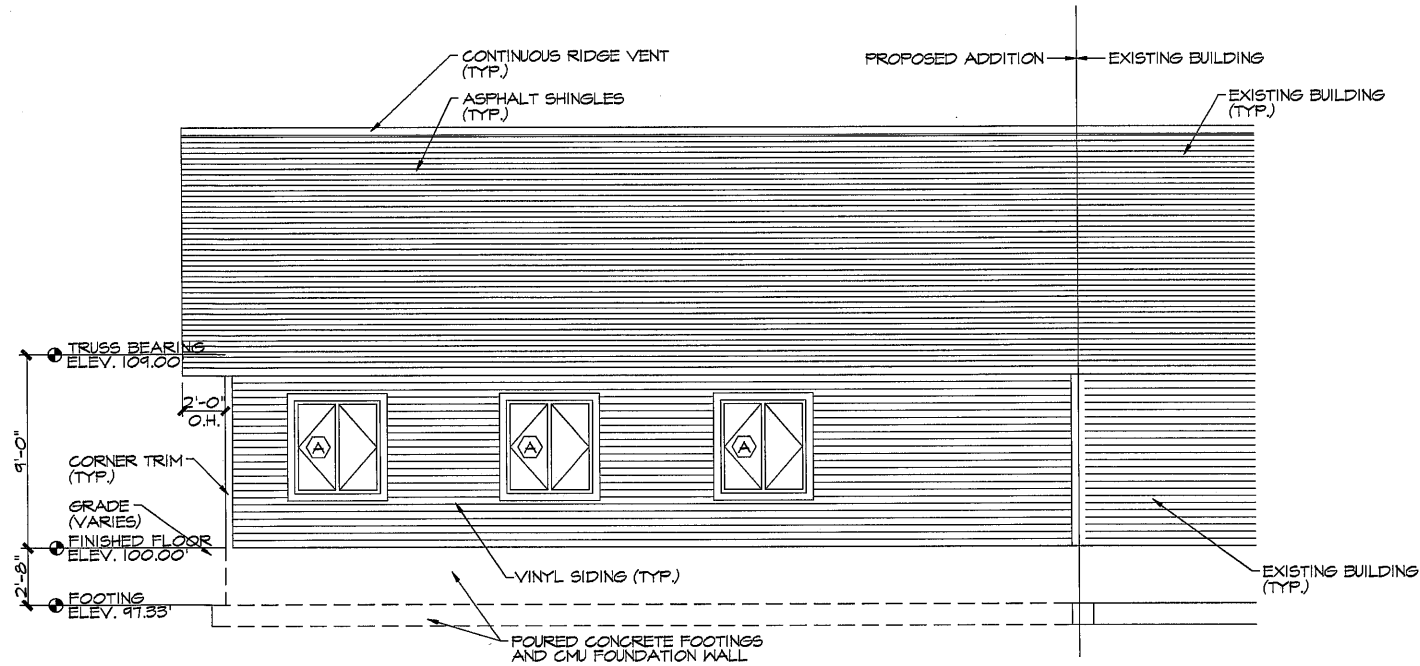




2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
drawn: CFC/JEB/MD

architect: CF CAMPBELL
phone: (231) 947-9019
e-mail: jmljdg@att.net

revisions: 01/27/23 ISSUED FOR REVIEW

owner information: FAITH MISSIONARY BAPTIST
2075 E. HOXIE RD.
TRAVERSE CITY, MI.
49696

project location: 2075 E. HOXIE RD.
TRAVERSE CITY, MI.
49696

sheet title: EXTERIOR ELEVATIONS
project name: FAITH BAPTIST REMODEL

preliminary construction

date: 01/07/23
sheet: A2.1



scale: AS NOTED
 AS NOTED
 draw: CFC/JEB/MD

architect: C/F CAMPBELL
 phone: (231) 947-9019
 e-mail: jmljdg@att.net

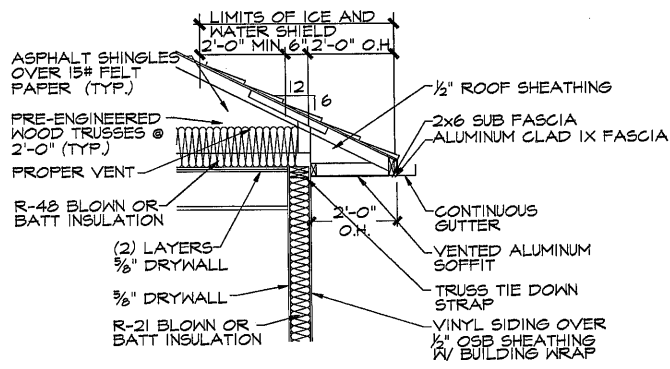
revisions: 01/07/23 ISSUED FOR REVIEW

owner information: FAITH MISSIONARY BAPTIST
 8075 E. HOXIE RD.
 TRAVERSE CITY, MI.
 49686

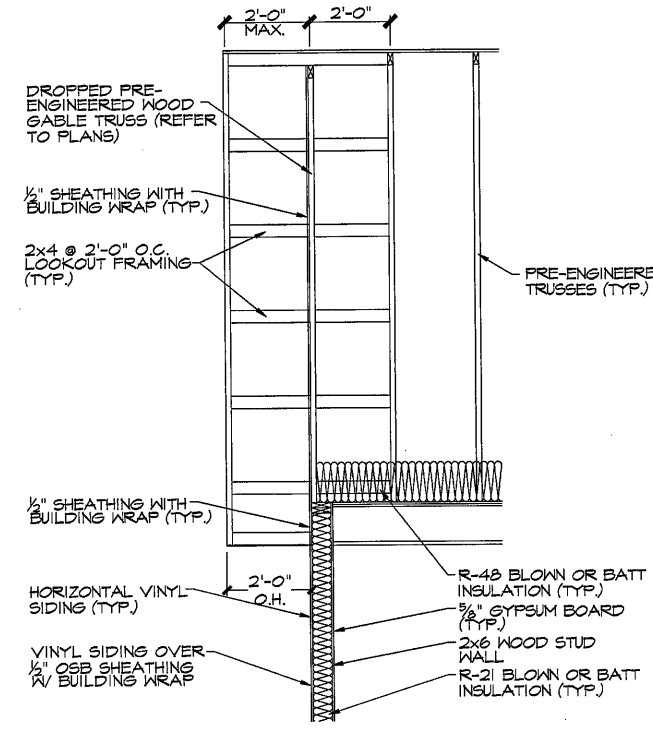
sheet title: BUILDING SECTIONS
 project name: FAITH BAPTIST REMODEL

preliminary construction

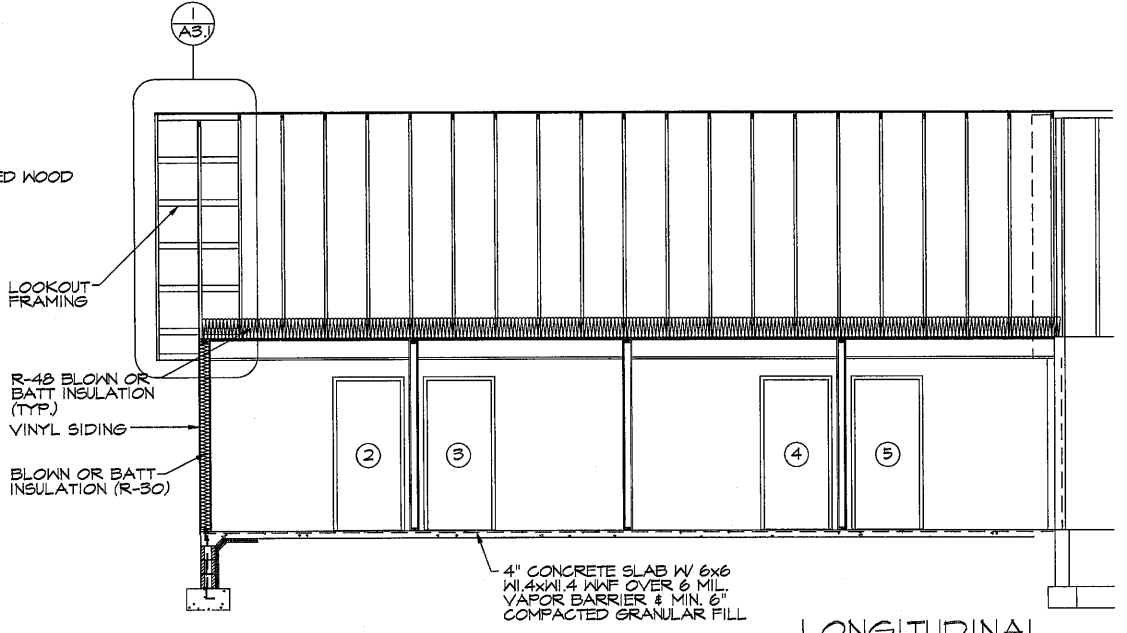
date: 01/07/23
 sheet: A3.1



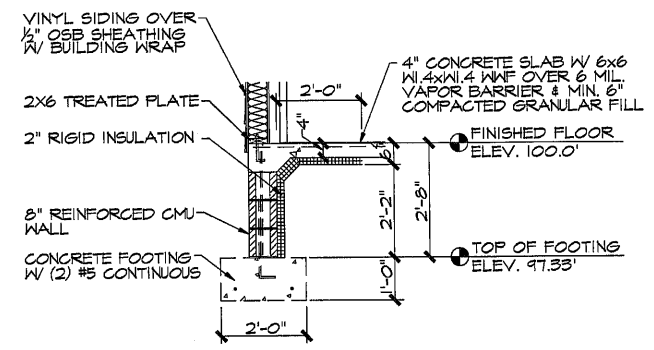
2 TYPICAL EAVE DETAIL
 A3.1 SCALE: 1/2" = 1'-0"



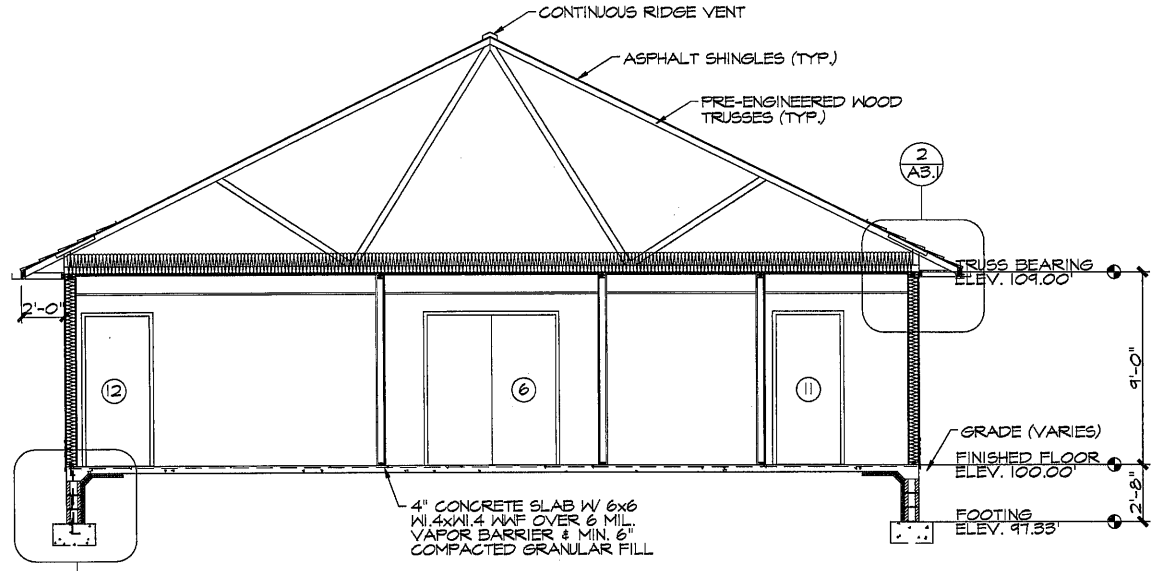
1 TYPICAL GABLE END DETAIL
 A3.1 SCALE: 1/2" = 1'-0"



LONGITUDINAL BUILDING SECTION
 A3.1 SCALE: 1/4" = 1'-0"

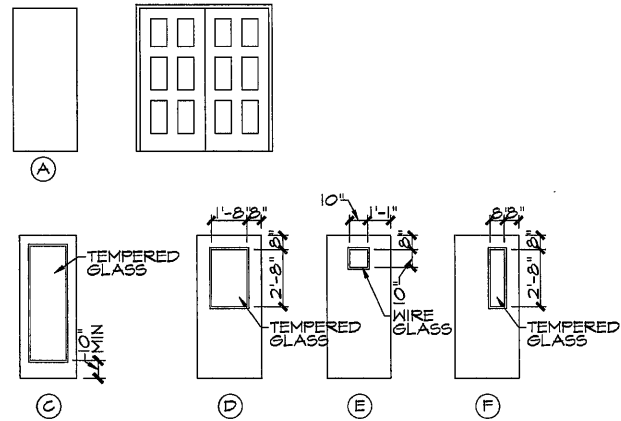


3 TYPICAL FOOTING DETAIL
 A3.1 SCALE: 1/2" = 1'-0"



BUILDING CROSS SECTION
 A3.1 SCALE: 1/4" = 1'-0"

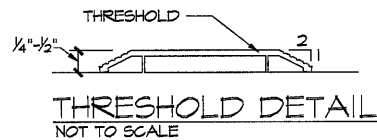
DOOR SCHEDULE										
NO.	DOOR LOCATION	SIZE	DOOR		FRAME			LABEL	HDWR	NOTES
			TYPE	MATERIAL	MATERIAL	HEAD	JAMB			
1	OFFICE (RM. 100)	3'-0"X7'-0"X1 3/4"	A	HM	HM				I	
2	SHIPPING (RM. 101)	3'-0"X7'-0"X1 3/4"	A	HM	HM				I	
3										
4										
5										
6										
7										
8										
9										
10										
11										



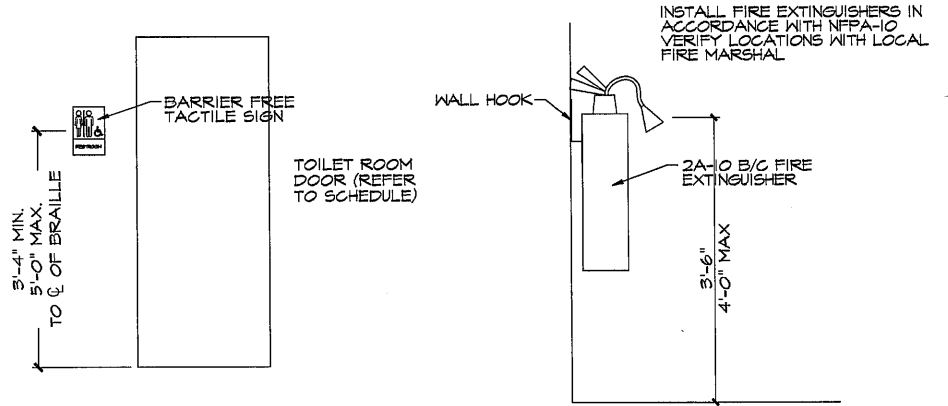
DOOR TYPES

HARDWARE SCHEDULE:

- SET 1:
 1/2 PAIR HINGES
 (1) LEVER TOILET PRIVACY
 (1) THRESHOLD
 (1) ADA TOILET SIGNAGE
 (1) DOOR BUMP
- SET 2:
 1/2 PAIR HINGES
 (1) CLOSER
 (1) CYLINDER LOCK WITH TURN
 (1) PUSH BAR/PULL PLATE
 THRESHOLD
 WEATHERSTRIPPING
- SET 3:
 1/2 PAIR HINGES
 (1) CLOSER
 (1) PUSH BAR/PULL PLATE
 THRESHOLD
- SET 4:
 1/2 PAIR HINGES
 (1) LEVER PASSAGE SET
 (1) DOOR BUMP
- SET 5:
 PIN HINGES
 PUSH PLATE (BOTH SIDES)
 (1) DOOR BUMP
 S.S. KICK PLATE (BOTH SIDES)
- SET 6:
 1/2 PAIR HINGES
 (1) LEVER PASSAGE SET
 (1) CYLINDER LOCK
 THRESHOLD
 WEATHERSTRIPPING
 CLOSER



FINISH SCHEDULE										
RM. #	ROOM NAME	CEILING	CLG. HT.	WALLS				FLOORS	BASE	REMARKS
				NORTH	SOUTH	EAST	WEST			
RM. #	ROOM NAME	CEILING	CLG. HT.	NORTH	SOUTH	EAST	WEST	FLOORS	BASE	REMARKS

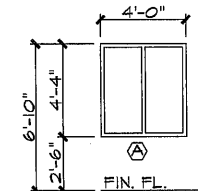


BARRIER FREE SIGN DETAIL
 (2) (A6) SCALE: 1/2" = 1'-0"

TYPICAL FIRE EXTINGUISHER DETAIL
 (1) (A6) NOT TO SCALE

WINDOW SCHEDULE				
TAG	LOCATION	SIZE	FRAME	NOTES
A	REFER TO FLANS	3'-4"x4'-0"	AL	FIXED

WINDOW TYPES:



MATERIAL SELECTIONS:

- PTD-1: PAINT TO BE (1) COAT PRIMER (1) COAT FINISH. FINISH TO BE FLAT OR EGGSHELL. COLOR TO BE SELECTED BY OWNER.
- ACT-1: ACOUSTICAL TILE CEILING TO BE SELECTED BY OWNER.
- VB-1: VINYL BASE TO BE SELECTED BY OWNER.
- CON-1: CONCRETE FLOOR TO BE BURNED STEEL TROWEL FINISHED.

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

architect: JML DESIGN GROUP, LTD.
 phone: (231) 947-4019
 e-mail: jml@jmlgroup.com

scale: AS NOTED
 draw: CFC/JEB/MD

revision: XX/XX/XX

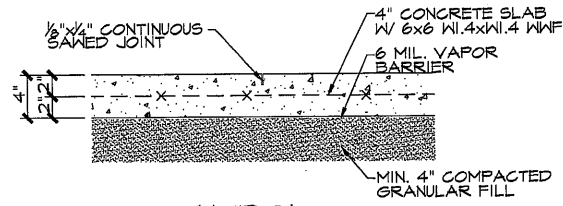
owner information: MR./MRS. OWNER
 XXXX STREET NAME
 XXXX STATE
 XXXXX

project location: XXXX STREET NAME
 CITY, STATE
 XXXXX

sheet title: SCHEDULES
 project name: PROJECT NAME

preliminary construction

date: xx/xx/xx
 sheet: A6.1

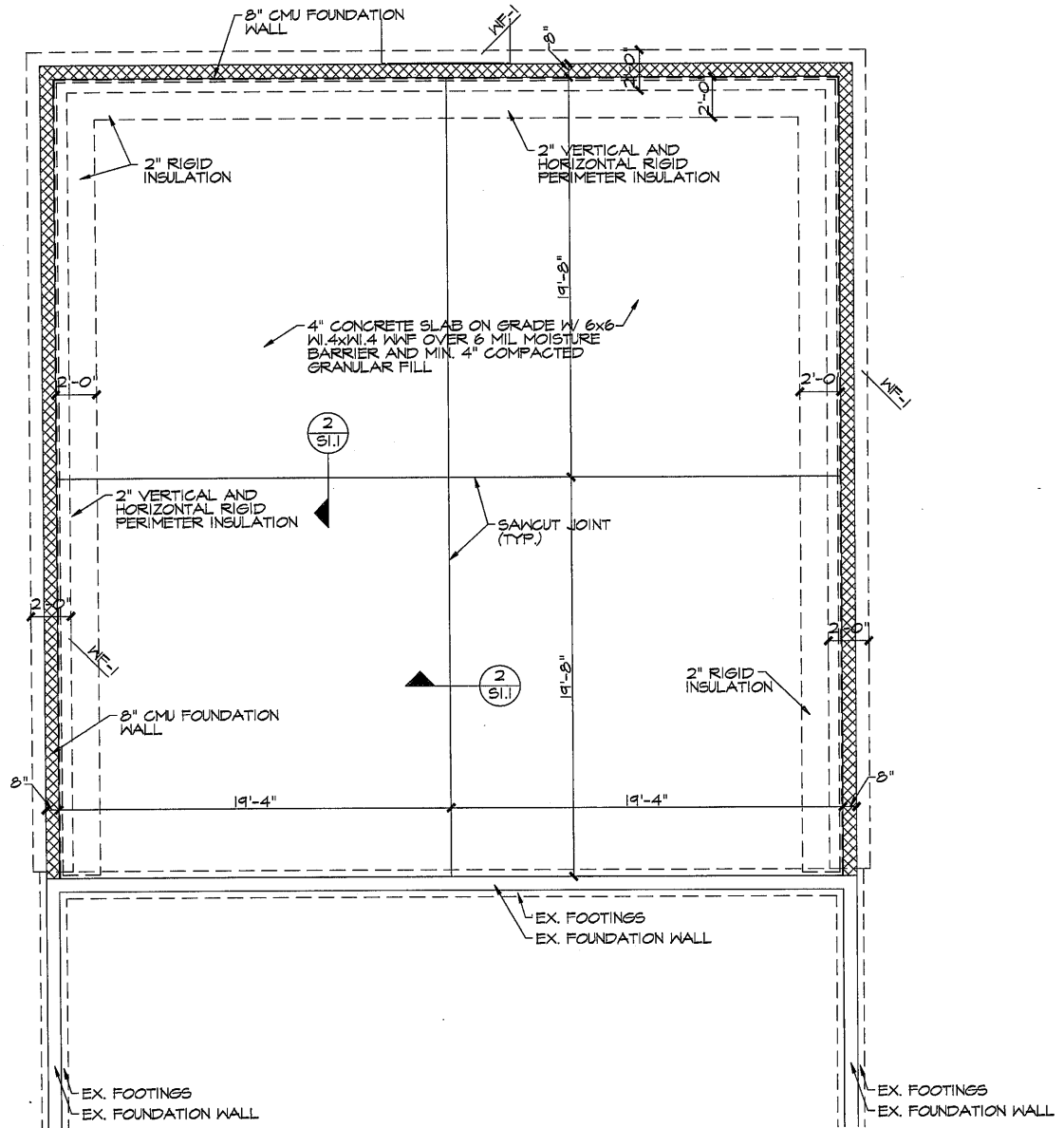


CONTROL JOINT DETAIL
 (S1.1) NOT TO SCALE

GENERAL NOTES:

CONCRETE FOOTING AND FOUNDATION: 2500 PSI MIN.
 CONCRETE FLOOR SLAB: 3500 PSI MIN.
 CONCRETE SIDEWALK: 3000 PSI MIN.

SYM.	SIZE		REINFORCING EACH WAY	NOTES
	WIDTH	DEPTH		
WFI	24"	12"	(2) #5 CONT.	



FOUNDATION PLAN
 (S1.1) SCALE: 1/4" = 1'-0"

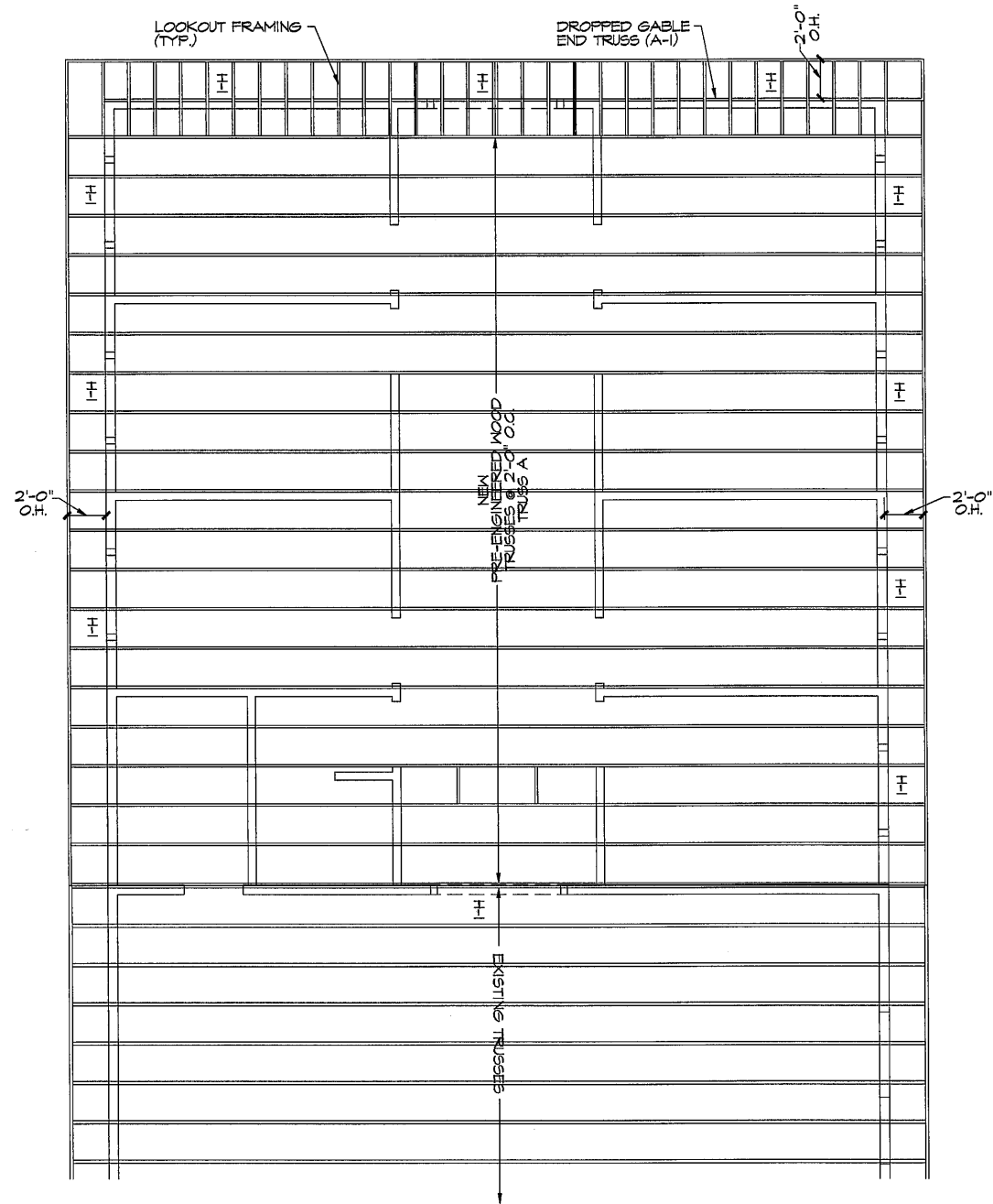
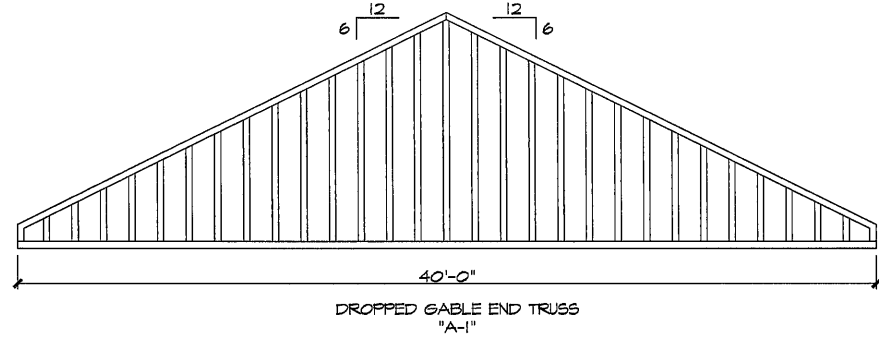
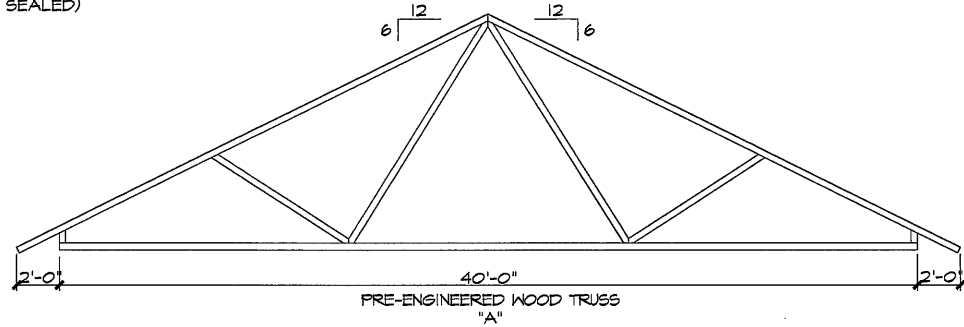
JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY MICHIGAN 49684

sheet title: FOUNDATION PLAN
 project name: FAITH BAPTIST REMODEL
 date: 01/07/23
 sheet: S1.1
 scale: AS NOTED
 architect: CJ CAMPBELL
 phone: (231) 947-9019
 e-mail: jmljdg@att.net
 other information: FAITH MISSIONARY BAPTIST CHURCH, 2075 E. HOXIE RD., TRAVERSE CITY, MI. 49686
 revisions: 01/07/23 ISSUED FOR REVIEW



TRUSS DIAGRAMS

TRUSS DIAGRAMS ARE SHOWN SCHEMATICALLY. TRUSS MFG. TO SUBMIT DRAWINGS (SIGNED AND SEALED)



FRAMING PLAN
S1.2/SCALE: 1/4" = 1'-0"

STRUCTURAL DESIGN DATA:

ROOF (SNOW) LIVE LOAD: 50.4 PSF
GROUND SNOW LOAD: 60 PSF
ROOF DEAD LOAD: 15 PSF TOP CHORD
5 PSF BOTTOM CHORD

WIND LOADS:
BASIC WIND SPEED 115 MPH, I = 1.0
EXPOSURE B
TYPICAL WIND DESIGN PRESSURE: 22 PSF
COMPONENTS AND CLADDING PRESSURE: 36 PSF
SOIL BEARING CAPACITY BASED ON 2,000 PSF

HEADER SCHEDULE:

H-1: (2) 2x10
H-2: (3) 2x10
H-3: (3) 1 1/2" x 11 3/8" LVL

scale: AS NOTED
drawn: CFC/JEB/MD

architect: CF CAMPBELL
phone: (231) 947-9019
e-mail: jml@jmlgroup.net

revisions: 01/07/23 ISSUED FOR REVIEW

owner information: FAITH MISSIONARY BAPTIST
2075 E. HOXIE RD.
TRAVERSE CITY, MI. 49646

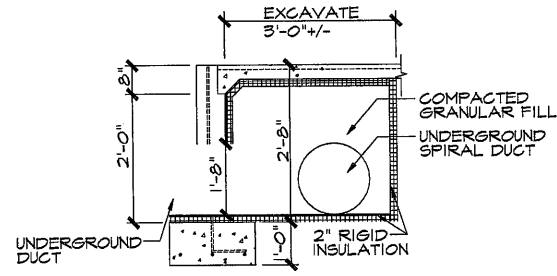
project location: 2075 E. HOXIE RD.
TRAVERSE CITY, MI. 49646

sheet title: FRAMING PLAN
project name: FAITH BAPTIST REMODEL

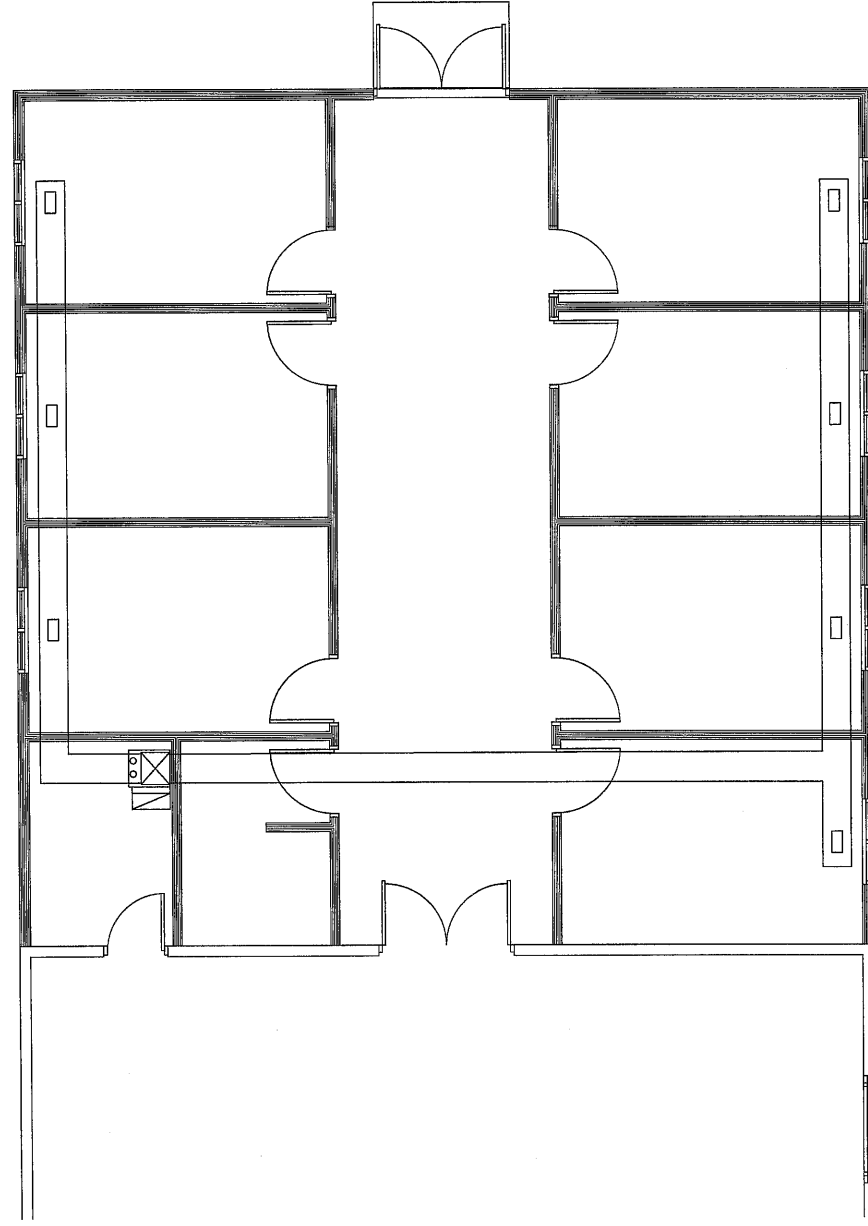
0 preliminary
● construction

date: 01/07/23
sheet: S1.2





2 PARTIAL SECTION
 M4.1 SCALE: 1/2" = 1'-0"



M.I. DESIGN MECHANICAL PLAN
 M.I. SCALE: 1/4" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684



preliminary
 construction

date:
01/07/23

sheet:
M.I.

sheet title:
MECHANICAL PLAN
 project name:
FAITH BAPTIST REMODEL

project location:
 8075 E. HOXIE RD.
 TRAVERSE CITY, MI.
 49686

owner information:
 FAITH MISSIONARY BAPTIST
 8075 E. HOXIE RD.
 TRAVERSE CITY, MI.
 49686

revision:
 TO/01/27/23 ISSUED FOR REVIEW

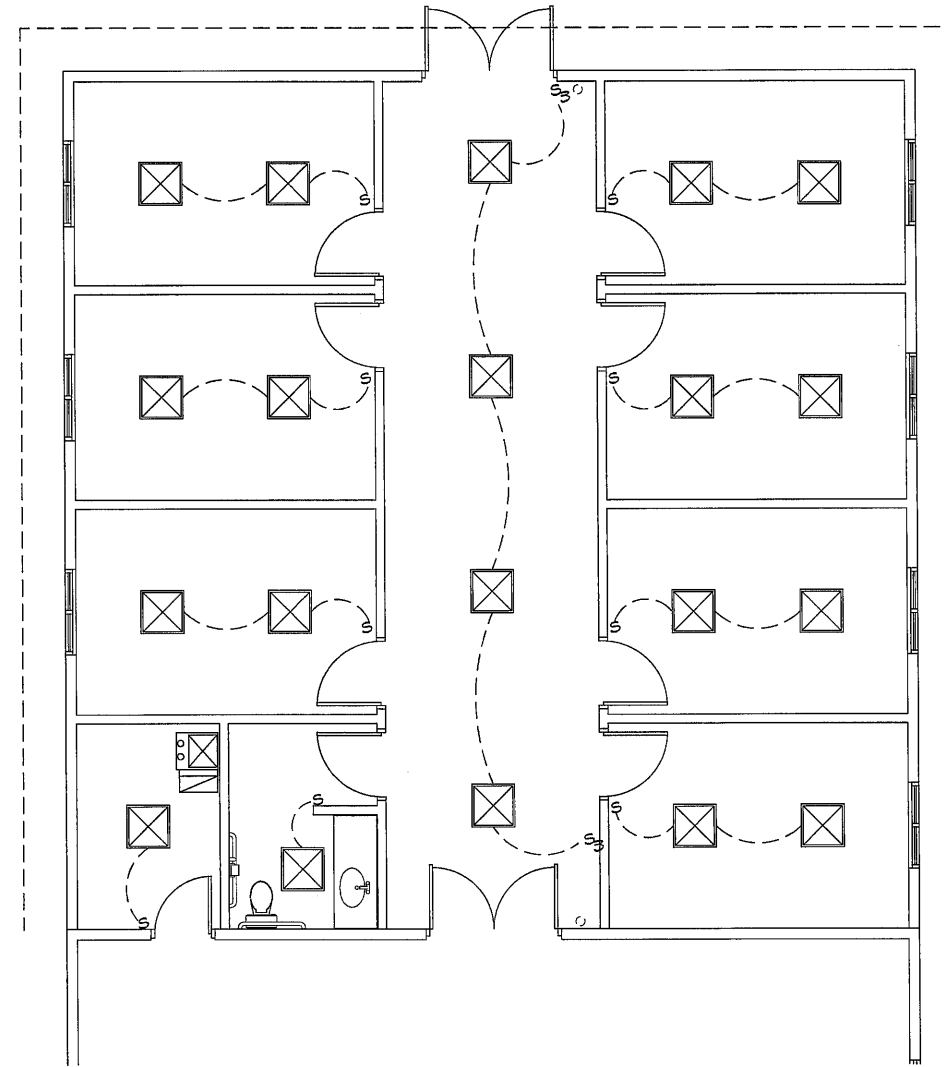
architect:
 CF CAMPBELL
 phone: (231) 947-9019
 e-mail: jmlgdg@att.net

scale:
 AS NOTED
 drawn:
 CFC/JEB/MD

PANEL BOARD DESIGNATION: LP-A		120/240 VOLTS 1-PHASE		SURFACE MOUNTED 100 AMP BUS		100 AMP MAIN	
#	AMP	DESCRIPTION		DESCRIPTION	AMP	#	
1	20	RECEPTACLES		RECEPTACLES	20	2	
3						4	
5						6	
7						8	
9						10	
11						12	
13						14	
15						16	
17						18	
19						20	
21						22	
23						24	
25						26	
27						28	
29						30	
31						32	
33						34	
35						36	
37						38	
39						40	
41						42	

FIXTURE SCHEDULE:

- "A" LIGHT FIXTURE TO BE KEYLESS INCANDESCENT
- "B" LIGHT TO BE INCANDESCENT SCENCE AS SELECTED BY OWNER
- "C" LIGHT FIXTURE TO BE EXTERIOR WALL MOUNTED DECORATIVE FIXTURE, LED, DOWN LIGHT W/ CUT OFF OPTICS
- "D" LIGHT TO INSULATED CEILING CAN W/ BLACK BAFFLE AND WHITE TRIM
- "E" LIGHT TO BE FAN/LIGHT COMBINATION. PURCHASED BY ELECTRICIAN INSTALLED BY MECHANICAL CONTRACTOR
- "F" CEILING FAN TO BE Z-SPREAD, REVERSIBLE, WITH LIGHTS.
- "G" LIGHT TO BE BATHROOM LIGHT BAR AS SELECTED BY OWNER
- "X" EXIT/EMERGENCY LIGHT TO BE LED WITH RED LETTERS, DUAL HEADS, WITH BATTERY BACK UP.



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

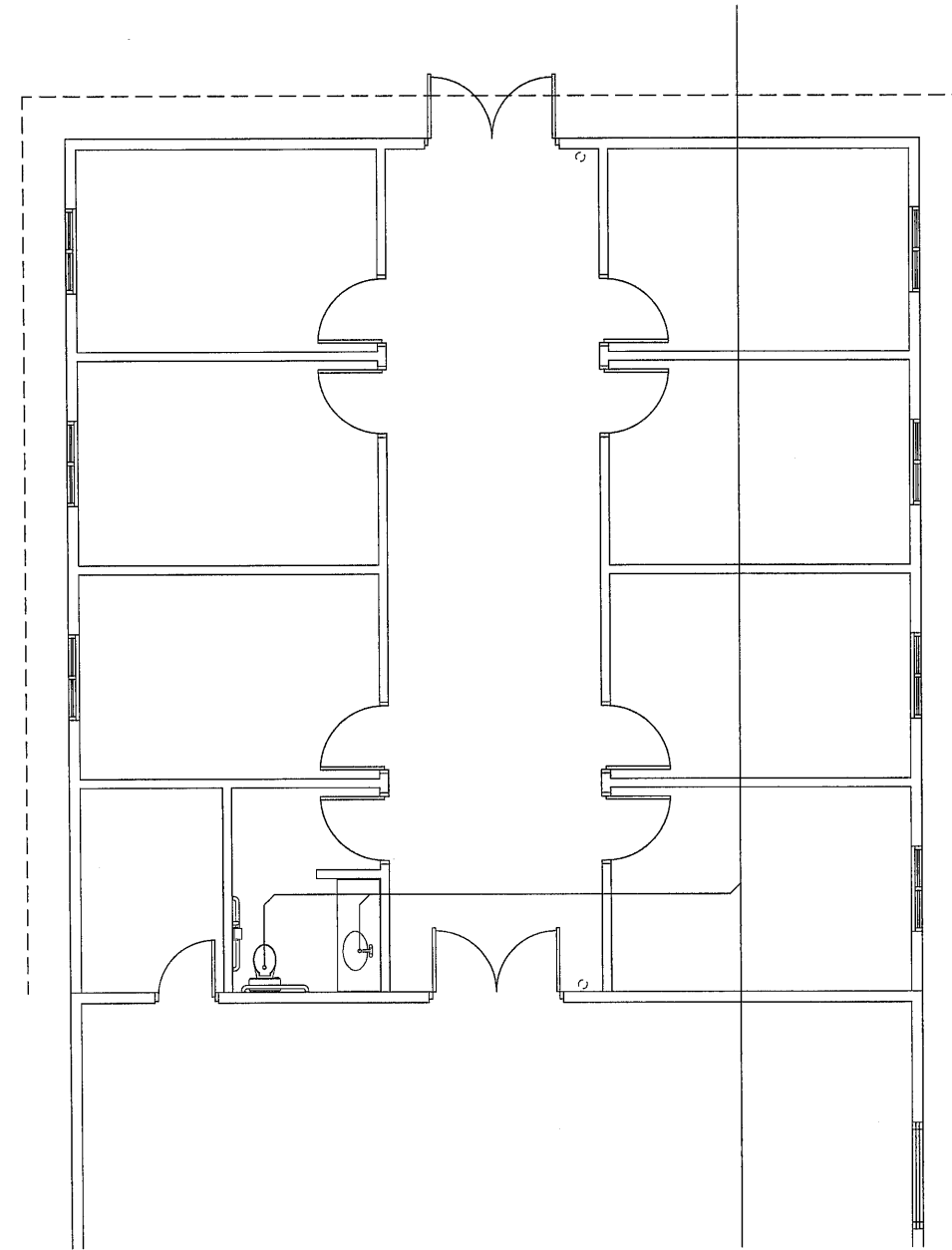
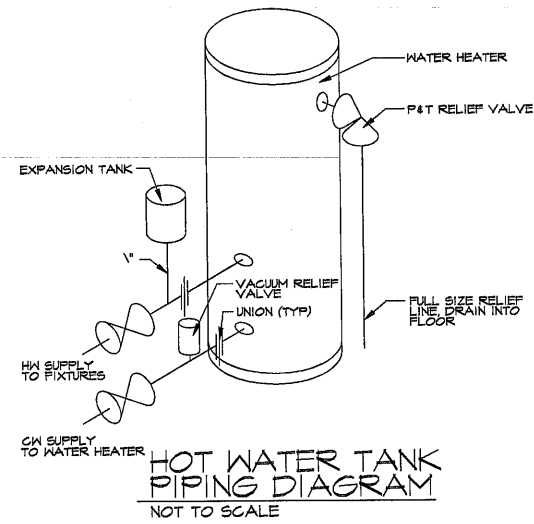
JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY MICHIGAN 49684

sheet title: FLOOR PLAN project name: FAITH BAPTIST REMODEL	owner information: FAITH MISSIONARY BAPTIST 2015 E. HOXIE RD. TRAVERSE CITY, MI. 49646	architect: CF CAMPBELL phone: (231) 447-4014 e-mail: jml@jdesign.net	scale: AS NOTED drawn: CFC/JEB/MD
preliminary <input type="radio"/>	construction <input checked="" type="radio"/>	date: 01/01/23	sheet: A.1



PLUMBING FIXTURE SCHEDULE								
TAG	DESCRIPTION	MFG.	MODEL	ROUGH-IN SIZE			TRIM	REMARKS
				CW	HW	SAN		
WC-1	FL. MTD. ELONGATED WATER CLOSET	KOHLER	WELLNORTH	1/2"	—	3"		CHROME STOP. SUPPLY
LAV-1	WALL HUNG LAVATORY-ADA	AMERICAN STANDARD	0355.012	1/2"	1/2"	1/2"	DELTA #523-HDF FAUCET W/FIXED STRAINER ① ②	CHROME STOPS, SUPPLIES INSUL. SUPPLIES & TRAP PER ADA
FD-1	FLOOR DRAIN WITH TRAP PRIMER	WADE	1120NH	—	—	2"	STAIN STRAINER ③	
WH-1	WATER HEATER	WESTINGHOUSE	WGRO80-NG076	3/4"	3/4"	—	P&T RELIEF VALVE	80 GALLON
SH-1	SHOWER			—	—	—		FIBERGLASS PRE-FAB
SH-2	ADA ROLL IN SHOWER	MOEN	ADLER	1/2"	1/2"	1/2"		CERAMIC TILE BUILT IN PLACE
TUB-1	BATH TUB	AMERICAN STANDARD		—	—	—		REMARKS

- ① PROVIDE MIXING VALVE TO MEET ADA REQUIREMENTS. EQUAL TO SPARGO SM 100C, MOUNT UNDER LAV.
- ② LAVATORY CARRIER CONCEALED ARMS, EQUAL TO WADE 520.
- ③ TRAP PRIMER WITH THREADED CONNECTIONS EQUAL TO WATTS A200T. SEE PLANS FOR LOCATION(S)



PLUMBING PLAN
PI.1 SCALE: 1/4" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY MICHIGAN 49684

scale: AS NOTED
architect: CFC/CAMPBELL

phone: (231) 947-4019
e-mail: jml@gtdi.net

owner information:
FAITH MISSIONARY BAPTIST
8075 E. HOXIE RD.
TRAVERSE CITY, MI.
49686

project location:
8075 E. HOXIE RD.
TRAVERSE CITY, MI.
49686

sheet title:
PLUMBING PLAN
project name:
FAITH BAPTIST REMODEL

preliminary
construction

date:
01/07/23
sheet:
01.1

To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: June 13, 2023
RE: SPR 2023-03, Thompson Surgical Expansion

**ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION**

FINDINGS OF FACT, DECISION AND ORDER
SPR 2023-03, Thompson Surgical Expansion

Owner/Applicant: Thompson Surgical Properties, LLC
10170 E Cherry Bend Rd
Traverse City, MI 49684

Engineer/Surveyor: Mansfield Land Use Consultants
Surveyor: 10241 E Cherry Bend Road
Traverse City, MI 49684

Hearing Date: N/A – Site Plan Review

Case Number: SPR 2023-03, Thompson Surgical Expansion

PROPERTY DESCRIPTION

Parcel ID # 004-028-079-05 (10341 E Cherry Bend Rd, 1.09 acres)
004-028-078-00 (10361 E Cherry Bend Rd, 0.99 acres)
004-028-077-00 (10369 E Cherry Bend Rd, 0.29 acres)

The above referenced parcels are located in a Neighborhood Commercial (NC) Zoning District. The parcels are located in Section 28 of Elmwood Township.

APPLICATION

Thompson Surgical Properties LLC Site Plan Review (SPR) for an expansion of their light fabrication facility on multiple properties owned by Thompson Surgical Properties, LLC. All three parcels are zoned Neighborhood Commercial (NC). Light Fabrication is a permitted use through the SPR process within said district. As defined by the Zoning Ordinance, Light Fabrication is “A business that processes, assembles, fabricates, or packages small products, made from previously prepared products or materials. Typical products include apparel, fabrics, and precision equipment.” Thompson Surgical Properties was most recently before the Planning Commission in 2014 for an addition (picture of plan included for reference).

In order to construct the project, the parcels must be combined so that there are no setback issues.

Staff originally expressed concern over access over the adjacent property as it would then meet one definition of a front lot line and asked the Township Attorney to weigh in. The Attorney has indicated that as the right-of-way does not extend the full length of the subject parcel, it does not meet the definition of a corner lot and therefore the 30’ front setback does not apply. However, Section 6.2.A.5 indicates that “Shared commercial driveways and service roads shall be located within an access easement which has been approved by the Township Attorney prior to being recorded with the County Register of Deeds.” This was not done prior to the easement being recorded. Improvements are proposed within the easement and the property owner will need to sign off on the improvements on their property.

There are currently four existing driveways on the subject site - two paved and two gravel. There is also new access over a right-of-way over the adjacent parcel to the east. The proposed plans eliminate two of the existing driveways

by consolidating the three northern on-site driveways into one new commercial driveway. It should be noted that per Section 6.2 of the Zoning Ordinance, in all commercial and business districts within the Township, driveways need to be measured 125' apart (not the case for all driveways) and a maximum of one driveway is permitted on the primary road frontage (not the case for this project). That said, per Section 6.2.A.6, "Where it can be demonstrated that preexisting conditions and the natural features prevent adherence to the minimum commercial driveway spacing requirements, the Planning Commission may modify those requirements. Requirements shall be modified by the minimum amount necessary to achieve safe access." **Therefore, the Commission will need to make a finding on if they grant approval for modifying those requirements.**

The applicant also requests exceeding the maximum parking required by the Zoning Ordinance by 112%. The Ordinance indicates that parking cannot exceed 125% of the parking required under the Ordinance, unless authorized by the Planning Commission. Per Section 6.1.2.H, the Ordinance states "In granting any additional spaces beyond the required amount, the Planning Commission shall determine that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant. The Planning Commission shall also consider impacts on the property and surrounding properties, including any natural features thereon." **Therefore, the Commission will need to make a finding on if they grant approval for exceeding the maximum parking.**

It is worth noting that although shown on the plan, Dusty Christensen of Mansfield Land Use Consultants wrote in an email on 5/24/23 that "We do not have any formal delineation for the project site, as the wetland boundary is very clearly defined by the historic fill and existing development on the properties. There is a distinct elevation change between the developable upland/filled areas on the site with abrupt drop-offs into the adjacent wetland areas. The proposed building addition and associated site development (parking, etc.) are location within the existing filled areas and we have comments back from the County Drain Commissioner indicating that the proposed storm water retention system complies with all of the protection standards found within the County Storm Water Ordinance." The Planning Commission has not always required a formal delineation. However, the Township now has a 30' wetland setback; a structure is proposed 31.31' from an undelineated wetland. There are no wetland setbacks for parking lots or snow storage; there is a 30' setback from water's edge.

After having held a public meeting (no public hearing required) with due notice as required by law, the Planning Commission having heard the statements of the applicant and agents, the Planning Commission having considered documents and testimony submitted by members of the public, the Planning Commission having considered all exhibits and the Planning Commission having reached a decision on this matter, state that the below Findings are based on the entire record regardless of whether a specific exhibit is not listed under a specific Finding or Standard. In addition, the Planning Commission recognizes that, pursuant to law, the applicant has the burden of establishing that applicable standards and requirements have been met.

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

1. Applicant's name, address, and telephone number. ***Provided (Application)***.
2. Property owner's name, address, telephone number, and signature. ***Provided (Application)***
3. Proof of property ownership, and whether there are any options or liens on the property. ***Provided (Application)***
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. ***N/A***
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. ***Provided; note that width, length, acreage, and frontage are combined for all 3 parcels.***
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. ***Provided (Sheet C1.0)***.
7. Project title or name of the proposed development. ***Provided (Application/Narrative)***

8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. ***Per application: "It is proposed that the subject property be utilized for an expansion of the existing Thompson Surgical Instruments light fabrication facility. It is proposed that the existing fabrication facility be expanded in size to accommodate the company's growing operations and that the accessory structures remain for their existing storage and flexible office space."*** (Sheet C4.0 includes schedule)
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. ***Provided (Narrative, in multiple sections)***
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. ***Provided (5/24/23 email).***
11. A vicinity map showing the area and road network surrounding the property. ***Provided (Sheet C1.0).***
12. The gross and net acreage of the parcel. ***Provided (Application (3 acres / 2 acres))***
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. ***Provided (various sheets including C3.0).***
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. ***Provided (various sheets, including C2.0 and C3.0)***
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. ***Provided (C5.0).***
16. The location and type of existing soils on the site, and any certifications of borings. ***Provided (Narrative).***
17. Location and type of significant existing vegetation. ***Provided (L1.0).***
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. ***Provided (C2.0)***
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. ***Provided (various sheets in plan set)***
20. Proposed location of all proposed structures, buildings, equipment, and uses. ***Provided (various sheets, narrative)***
21. Elevation drawings of typical proposed structures and accessory structures. ***Provided (Sheet A200)***
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. ***Provided (various sheets in plan set, recorded easement)***
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. ***Provided (various sheets, including C3.0)***
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof. ***Provided (Various sheets, including C1.2 and C3.0; lighting sheet C4.0, lighting specs)***
25. Location, size, and characteristics of all loading and unloading areas. ***Provided (Sheet L1.2)***
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. ***None proposed.***
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and

design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided (C6.0)**

28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (C6.0)**
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. **None.**
30. Location, size, and specifications of all signs and advertising features, including cross- sections. **N/A**
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. **Provided (lighting sheet C4.0, lighting specs).**
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. **Provided (Sheet C1.1).**
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. **Provided (L1.0).**
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **Provided (Sheet C1.1).**
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. **None proposed.**
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. **Provided, various sheets and narrative.**
37. North arrow, scale, and date of original submittal and last revision. **Provided, various sheets.**

SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

B. Standards for Site Plan Approval. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

1. All required site plan and application information has been provided as specified in this Article.
2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval. Further, all applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met or can be made a condition of site plan approval.
3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
4. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.
5. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.

6. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
7. All buildings and structures are accessible to emergency vehicles.
8. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
9. The percentage of impervious surface has been limited on the site to the extent practicable.
10. Efforts have been made to protect the natural environment to the greatest extent possible.
11. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.

If the Commission finds all the requirements and standards met, the Commission should make a motion to approve the project.

The Commission will also need to decide on whether or not to approve:

- 1) *More than one driveway in a commercial and business district (Section 6.2.A.3)*
- 2) *Driveways measured less than 125' apart (Section 6.2.A.1)*
- 3) *Exceeding maximum permitted parking by 112% (Section 6.1.2.H)*

Charter Township of Elmwood
Application for Site Plan Review

Applicant

Thompson Surgical Properties, LLC
Name
10170 E. Cherry Bend Rd.
Street Address
Traverse City MI 49684
City State Zip
231-922-5192
Phone Number
josh.delickta@thompsonsurgical.com
Email Address

Owner (if different)

Name

Street Address

City State Zip

Phone Number

Email Address

Engineer

Mansfield Land Use Consultants
Name
PO Box 4015
Street Address
Traverse City MI 49685
City State Zip
231-946-9310
Phone Number
dusty@maaeps.com
Email Address

Surveyor

Mansfield Land Use Consultants
Name
PO Box 4015
Street Address
Traverse City MI 49685
City State Zip
231-946-9310
Phone Number
dusty@maaeps.com
Email Address

Contact Person (All communications from the Township will be sent to this individual regarding the submitted application) Applicant Owner Engineer Surveyor

Property Information:

Property Address: 10341, 10361, & 10369 E. Cherry Bend Rd., Traverse City, MI 49684
Parcel Number: 45-004- 028 - 077-00 - 078-00 - 079-05 Current Master Plan Designation Greilickviller Service Center
Zoning District: Neighborhood Commercial Current Use of Property: Light Fabrication (Thompson Surgical Ins.)

Adjacent Property Zoning AND Use(s): North: Leelanau Trail ROW, Neighborhood Commercial (Storage)

East: Neighborhood Commercial (Vet clinic, office/commercial)

South: R-1 (residential)

West: Neighborhood Commercial (Storage)

Other Remarks: _____

As required by Section 8.5 of the Zoning Ordinance, all applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.

The Planning Commission must make a finding that specific standards are met prior to approving a site plan. To aid their determination, please detail (with additional pages as necessary) how the proposed project meets the following standards:

<u>Site Plan Review Standard</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. All required site plan and application information has been provided as specified in this Article.		
2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.	See attached project narrative for information related to SPR standards of approval.	
3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.		
4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.		
5. Compliance with all non-zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.		
6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious,		

compatible, and appropriate in appearance with the existing or intended character of the general vicinity.		
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.		
8. All buildings and structures are accessible to emergency vehicles.		
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.		
10. The percentage of impervious surface has been limited on the site to the extent practicable.		
11. Efforts have been made to protect the natural environment to the greatest extent possible.		
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.		
13. The proposal furthers the goals and objectives of the Master Plan.		

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The Ordinance requires specific information be included in each application for Site Plan Approval. Please use the following table to ensure that you have included the required information either on your plan (which must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less) or included elsewhere in your application. Please use additional pages, as necessary.

<u>Site Plan Review Requirement</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. Applicant's name, address, and telephone number.	X	
2. Property owner's name, address, telephone number, and signature.	X	
3. Proof of property ownership, and whether there are any options or liens on the property.	X	
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent.	MA	
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.	X	
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.	X	
7. Project title or name of the proposed development.	X	
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.	X	
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.	X	
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or	X	

open space proposed, and similar information required to evaluate compliance with the Ordinance.		
11. A vicinity map showing the area and road network surrounding the property.	X	
12. The gross and net acreage of the parcel.	X	
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.	X	
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.	X	
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.	X	
16. The location and type of existing soils on the site, and any certifications of borings.	X	
17. Location and type of significant existing vegetation.	X	
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes.	X	
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope.	X	
20. Proposed location of all proposed structures, buildings, equipment, and uses.	X	
21. Elevation drawings of typical proposed structures and accessory structures.	X	
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.	X	
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property.	X	

24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carpools, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof.	X	
25. Location, size, and characteristics of all loading and unloading areas.	X	
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use.	X	
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable).	X	
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.	X	
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable.	NA	
30. Location, size, and specifications of all signs and advertising features, including cross-sections.	NA	
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.	NA	
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.	X	
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on	X	

site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate.		
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.	x	
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities.	NA	
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.	x	
37. North arrow, scale, and date of original submittal and last revision.	x	



CHARTER TOWNSHIP OF ELMWOOD

Planning and Zoning

10090 E. Lincoln Rd, Traverse City, MI 49684
(231) 946-0921 Fax (231) 946-9320
Email: planner@elmwoodtownship.net

The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Benzie-Leelanau District Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration.


Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.



Owner Signature 1/27/23

Date



Applicant Signature 1/27/23

Date

OFFICE USE ONLY:

Case Number: _____ Fee: _____ Paid: _____
PC Decision: _____ Date: _____

Charter Township of Elmwood Escrow Policy

Accordingly, the procedure for the handling and processing of escrow deposits henceforth shall be as follows:

- A. In connection with any application for a special land use, site plan approval, zoning amendment, cluster residential development review, site condominium review, planned unit development review, appeal, interpretation, variance, or other application as required by this Ordinance, the Township may require the applicant to pay in advance into an escrow fund established to cover the reasonable costs of reviewing the application. These costs may include staff costs or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No application shall be reviewed further or considered complete, and no permit shall be issued, until all costs have been paid and/or the escrow fund has been replenished as outlined below. The Township shall account for the expenditure of all escrow funds, and the Township Clerk shall refund any unexpended funds within sixty (60) days of final action.

- B. Should the escrow fund ever dip below fifty (50%) of the original fund amount, the applicant shall be advised and required to replenish said escrow fund to the full original amount within five (5) business days of having been so notified by the Township Clerk.

- C. The applicant may seek an accounting from the Township Clerk of expenditures from the escrow fund when a request is made by the Township to replenish the fund and/or after a final decision on the application has been made. However, the applicant has no authority to approve or deny expenditures.

Amount of Escrow Deposit Required: _____

Amount of Escrow Deposit Received: _____

Date: 1/27/23

Signature: 

Name: Josh Delicck Phone Number: 231-922-5192

Address: 10341 E. Cherry Bend Rd.
Troy, MI 48068



Thompson Surgical Expansion

Submitted to

Elmwood Township

for site plan review as a permitted use
in the Neighborhood Commercial Zoning District

May 2, 2023

Table of Contents

Introduction of the Development Team

- Project Team
- Letter of Introduction and Intent

Existing Conditions and Site Analysis Exhibits

- Project Location Map
- Aerial Photo
- USDA Soils Map
- Proposal Regulations Summary

Project Narrative

- Existing Conditions and Exhibits
- Proposed Use and Impacts

Response to the Standards of Approval from the Township Zoning Ordinance

- Section 8.4 Site Plan Review Requirements
- Section 8.5.B Standards for Site Plan Approval

Proposed Development Plan Set

- Site Plan Set
- Preliminary Architectural Plans

Regulatory Agency Review (Forthcoming)

Project Team

Mansfield
Land Use Consultants

830 Cottageview Drive
Traverse City, MI 49684
p 231.946.9310
f 231.946.8926
i www.maaeps.com

Property Owner:

Thompson Surgical Properties, LLC
10170 E. Cherry Bend Rd.
Traverse City, MI 49684

Applicant:

Thompson Surgical Properties, LLC
10170 E. Cherry Bend Rd.
Traverse City, MI 49684

Planning and Engineering Consultant:

Mansfield Land Use Consultants
830 Cottageview Drive, Suite 201
PO Box 4015
Traverse City, MI 49685
Phone: (231) 946-9310
Email: dusty@maaeps.com

Architect:

Designsmiths
319 N. Elmwood Ave.
Traverse City, MI 49684
231-943-2323

May 2, 2023

Elmwood Township Planning Commission
10090 E. Lincoln Road
Traverse City, MI 49684

Dear Planning Commissioners,

On behalf of the property owner Thompson Surgical Properties, LLC, Mansfield Land Use Consultants is pleased to present the following information related to the Site Plan Review application for the expansion of the existing Thompson Surgical Instruments Light Fabrication facility on E. Cherry Bend Road.

The project property is located in the southeast portion of Elmwood Township on the north side of Cherry Bend Road, a short distance west of the Leelanau Trail road crossing and parking lot. The property owners are seeking Site Plan Approval for the construction of a building addition and associated site improvements in order to expand their existing fabrication facility's capacity. The applicant's business owns additional properties within the Township on Cherry Bend Rd. where their administration and business offices are located. We look forward to discussing the proposed project with you at an upcoming meeting and can answer any questions that you may have at that time.

The information provided on the following pages provides details related to the existing conditions of the property, the uses proposed, and how the proposed uses comply with the standards and regulations of the Ordinance. Thank you for your time and consideration of this material and the Application.

Sincerely,



Dusty Christensen, LLA
Mansfield Land Use Consultants

Project Location

The subject property is located on the north side of E. Cherry Bend Road near the Regal Street intersection and parking lot for the Leelanau Trail. The following maps illustrate the location of the project site.





Aerial Photo

The most current available aerial photo shows the project site in its current condition.



USDA Soils Map

The site primarily consists of poorly-drained soils, as shown on the USDA Soils Map below. It should be noted that the southern portion of the site (along with surrounding properties) have historically been filled to accommodate the existing development along the Cherry Bend Rd. corridor.



Soils Map Legend

Leelanau County, Michigan (MI089)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AuA	Au Gres-Kalkaska sands, 0 to 4 percent slopes	0.3	6.0%
Rm	Roscommon sand-Markey muck	4.1	94.0%

Proposal Regulations Summary

Property Data:

Address: 10341 E. Cherry Bend Rd.
 Property I.D. Number: 45-004-028-079-05
 Owner: Thompson Surgical Properties, LLC
 10170 E. Cherry Bend Rd.
 Traverse City, MI 49684

Address: 10361 E. Cherry Bend Rd.
 Property I.D. Number: 45-004-028-078-00
 Owner: Thompson Surgical Properties, LLC
 10170 E. Cherry Bend Rd.
 Traverse City, MI 49684

Address: 10369 E. Cherry Bend Rd.
 Property I.D. Number: 45-004-028-077-00
 Owner: Thompson Surgical Properties, LLC
 10170 E. Cherry Bend Rd.
 Traverse City, MI 49684

Underlying Zoning:

Neighborhood Commercial – N-C

Site Acreage Computation:

Parcel 45-004-028-079-05:	1.19 Acres
Parcel 45-004-028-078-00:	0.99 Acres
<u>Parcel 45-004-028-077-00:</u>	<u>0.82 Acres</u>
Total Gross Acreage:	3.00 Acres
Total Net Acreage (less road ROW, Unbuildable Areas)	2.00 Acres

Legal Descriptions:

Parcel 45-004-028-079-05:

PT OF SW 1/4 OF SEC 28 COM AT S 1/4 COR OF SD SEC; TH N 00 DEG 09'04" W 1 367.57 FT; TH S 89 DEG 38'14" W 914.14 FT ALG N ROW OF LN OF CHERRY BEND RD TO POB; TH S 89 DEG 38'14" W 100.16 FT CONT ALOG SD ROW LN; TH N 00 DEG 19'04" E 274.85 FT; TH N 89 DEG 47'51" E 100 FT; TH S 00 DEG 16'43" W 32.29 FT; TH N 89 DEG 47'51" E 100 FT; TH S 00 DEG 16'43" W 242 FT; TH S 89 DEG 47'51" W 100.01 FT ALG SD N ROW LN TO POB SUBJ TO EASE SEC 28 T28N R11W 1.19 A M/L 2016 COMB 004-028-079-00 & 004-028-080-00 INTO 004-028-079-05

Parcel 45-004-028-078-00:

PT GOVT LOT 4 SEC 28 COM NW COR SD GOVT LOT TH S 00 DEG 30' W 1287.7 FT TH N 89 DEG 46' E 520 FT TO POB TH N 00 DEG 30' E 934.3 FT TO LEELANAU TRANSIT R/R ROW LN TH S 18 DEG 31' E ALG SD ROW LN 153.45 FT TH TH S 00 DEG 30' W 788.55 FT TO N ROW LN CHERRY BEND RD TH S 89 DEG 46' W 50 FT TO POB SEC 28 T28N R11W 0.994 A M/L

Parcel 45-004-028-077-00:

PT GOVT LOT 4 SEC 28 BEG NW COR GOVT LOT 4 TH S 00 DEG 30' W 1287.7 FT TH N 89 DEG 46' E 570 FT TO POB TH N 00 DEG 30' E 788.55 FT TO W RR ROW LN TH S 18 DEG 31' E ALG SD ROW LN 153.45 FT TH S 00 DEG 30' W 642.8 FT TO N ROW LN OF CHERRY BEND RD TH S 89 DEG 46' W 50 FT TO POB SEC 28 T28N R11W 0.28 A M/L

(NOTE: Legal description contains a typographical error. Actual lot size is 0.82 Acres, more or less)

Existing Land Use:

Light Fabrication – Thompson Surgical Instruments

Proposed Land Use:

Light Fabrication – Expansion of existing light fabrication facility

Schedule of Regulations:	Per Zoning	Proposed/Existing
Minimum Lot Size	20,000 S.F.	3.00 Acres Total
Minimum Lot Width	100'	300.11'
Front Yard Setback	30'	30'
Side Yard Setback	10'	10'
Rear Yard Setback	25'	25'
Max. Building Height	35'	35'
Impervious Surface Coverage	None	49.25%

Parking:

Required: 49 Spaces (5 plus 1 per employee on largest shift (44))

Proposed: 55 Spaces

Project Narrative

Existing Conditions and Exhibits

The following descriptions illustrate the existing conditions on the subject site. For the purposes of this submission the subject site is defined as the three existing parcels that, combined, are home to the existing Thompson Surgical Instruments facility. The subject site is located on the north side of E. Cherry Bend Road and a portion of the site extends north to the Leelanau Trail right-of-way.

Structures and Vehicular Circulation

Existing structures on the subject site include the 14,830 s.f. primary light fabrication facility, two storage pole buildings, and a small house on the northeast portion of the site. The primary fabrication building is surrounded by existing parking and loading areas and is located on the southern portion of the subject site near existing, off-site storage buildings to the west and south. The subject site has four existing driveways on Cherry Bend Rd., two of which are paved and two of which are gravel. A series of three internal drive lanes provide vehicular access from the County road to the parking and loading areas on the site. The site also has legal access through an easement to an existing shared drive that borders the site's northern property line.

Uses

The existing structures on the site are utilized for the existing Thompson Surgical light fabrication uses. Fabrication occurs in the primary building on site, with the existing pole buildings used for storage. The existing house structure on the northeast corner of the site is generally vacant, but sometimes used as an additional office/flex space for Thompson Surgical staff.

Vegetation

The currently developed, eastern portion of the subject site contains limited vegetation, with scattered trees located between existing buildings and the road. The northern portion of the site that abuts the Leelanau Trail is heavily wooded with primarily mixed deciduous trees, which will remain.

Topography

The project site, and surrounding area, are generally flat with very little change in grade. There is approximately five feet of grade change across the proposed development area with the higher portion of the site located in the southeast corner of the parcel and the lowest portion located to the west of the site. The subject site and surrounding properties have all been historically filled, primarily in proximity to Cherry Bend Road, to facilitate construction of the existing structures along the corridor. There is a defined drop in elevation at the west edge of this developed area along the rear of properties along the corridor, with wet, lower land to the west of the existing development.

Water Courses/Bodies

There are no water courses or water bodies present on or adjacent to the subject site.

Proposed Use and Impacts

As required by Section 8.4 – Requirements for Site Plan Approval of the Elmwood Township Zoning Ordinance, the following is a description of the proposed use for the subject site and the potential impacts that those uses may have on existing infrastructure within the Township. Additional project data can be found later in this submission.

Proposed Uses

It is proposed that the subject property be utilized for an expansion of the existing Thompson Surgical Instruments light fabrication facility. It is proposed that the existing fabrication facility be expanded in size to accommodate the company's growing operations and that the accessory structures remain for their existing storage and flexible office use.

While the proposed use of the subject site is does not represent a change in existing use, additional building area is proposed along with all of the necessary parking, circulation, and storm water improvements to comply with Township zoning and other regulatory agency standards.

Access and Circulation

Existing and proposed vehicular access to the site occur off of Cherry Bend Rd. There are currently four existing driveways on the subject site – two paved and two gravel. The site also has legal vehicular access through an existing easement over a shared drive directly north of the site's north property line. Proposed plans eliminate two of the existing driveways by consolidating the three northern on-site driveways into one new commercial driveway that complies with the current standards of the Leelanau County Road Commission. This new consolidated driveway and the existing shared drive at the south property boundary provide access to the main parking lot in front of the primary building as well as the existing parking lot in the southwest corner of the site. A proposed secondary parking lot and loading area are accessed from the shared drive adjacent to the north property boundary. This shared access and the loading area also serve to provide fire department vehicle access to the rear of the proposed building and adjacent buildings to the north of the site.

Utilities

The subject site is currently served by municipal sewer and private, on-site well. It is proposed that the proposed building expansion also be served by the existing municipal sewer and that a new well be installed. Water provision for the light fabrication facility could potentially utilize an existing on-site well, eliminating the need for the proposed well shown on plans. As additional mechanical design for the proposed building is completed, more information related to water provision for the building expansion will become available.

Hazardous Material Storage

There is no proposed storage of hazardous materials or chemicals on the site.

Schools

The proposed use has no impact on the local school systems.

Storm Water Control

The proposed storm water control system will comply with all standards and regulations of the Leelanau County Drain Commissioner's office. The proposed storm water control measures consist of the installation of a combination of both shallow, surface retention basins and underground infiltrator systems

that allow for the storage and infiltration of storm water in sub-surface beds of perforated pipe and drainage stone. These measures, in conjunction with the existing stone-lined retention basins and storm water drainage pipes, supply the necessary storage volume of the County Storm Water Ordinance. A County Storm Water and Soil Erosion and Sedimentation Control Permit will be required prior to any project construction occurring on site and proposed plans have been submitted to the County for review and comment as part of the Site Plan Review process.

Natural Environment

The proposed use will have no adverse impact on the natural environment, wetlands, or bodies of water. The proposed buildings, storm water control system, utilities, and other site features will be approved and permitted by the appropriate regulatory agencies and meet the standards set by those agencies to protect the natural environment and water bodies. Great care has been taken in the design of the proposed utilities, driveway, and storm water system so that the existing natural features on the site are protected. Storm water from the hard surfaces will be collected in storm water infiltration basins. Erosion control measures that comply with the Leelanau County Conservation District's standards will be implemented to prevent sediment from reaching the on-site wetlands during construction. Containing the proposed development on the existing developed upland portions of the site helps the site's natural features be better maintained and protected through the construction process and into the future.

Signage

Existing direction and identification signage between the parking lot and road will remain, and no new signage is proposed at this time. Any signs proposed in the future will comply with all applicable standards of the Ordinance and an Elmwood Township Sign Permit will be applied for and obtained prior to any sign being constructed.

Response to the Standards of Approval from the Township Ordinance

Site Plan Review Requirements (Section 8.4)

The site plans submitted address all provisions of Section 8.4 of the Ordinance and are sufficiently detailed for consideration by the Planning Commission. Statements, written narratives, and other information required by Section 8.4 are contained within the Proposal Regulations Summary, Project Narrative, and other portions of this submission. Please see the Proposed Use and Impacts portion of the Project Narrative of this submission for the statement required by Item 8.4.9.

Standards for Site Plan Approval (Section 8.5.B)

The following provides information related to each standard in Section 8.5.B of the Ordinance. Ordinance language is shown in **bold** text and responses are shown in plain text.

B. Standards for Site Plan Approval. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

1. All required site plan and application information has been provided as specified in this Article.

All required information has been provided. Please refer to the complete application submission for additional information.

2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.

Comments related to the proposed additions to the site from relevant outside permitting agencies will be provided. It is intended that the project comply with all applicable standards of the Township, County, State, and any other regulatory agency and that all necessary permits be obtained prior to construction.

3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.

Adequate essential facilities and services exist for the proposed project. The existing development provides vehicular access on to Cherry Bend Road, which is maintained by the County Road Commission in a manner that allows for safe access to the subject property and easily accommodates any potential increase in traffic. The proposed plans eliminate two existing driveway accesses onto Cherry Bend Road by consolidating three existing driveways into one commercial driveway that complies with current Road Commission standards. Plans for the proposed changes to the site will be reviewed by the Township Fire Department to ensure that the proposed plans comply with all applicable requirements. Proposed plans have been submitted to the relevant regulatory agencies and comments from these agencies will be provided upon receipt.

4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Benzie-Leelanau District Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.

Proposed plans have been submitted to the relevant agencies and comments from these agencies will be provided upon receipt. All proposed uses, construction, and activities on the site will comply with the standards of the relevant permitting agencies and permits will be obtained prior to construction.

5. Compliance with all non-zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.

The proposed project complies with the Ordinances and standards of the Township. The project submission provides details related to specific standards and how they are being met.

6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.

The proposed expansion of the existing facility has been designed to be harmonious with the existing facility and surrounding buildings along the corridor. Please see the architectural plans provided with this submission for additional information.

7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.

The design and location of the proposed structures will be harmonious with the surrounding properties and neighborhoods. Neighboring uses to the north, south, and west are also commercial in use, limiting the potential impacts of the proposed expansion of the existing facility on those properties. A landscape plan that provides a landscape buffer between the existing and proposed structures and Cherry Bend Road in accordance with Ordinance landscape buffering standards has been provided as part of the site plan set included with this submission.

8. All buildings and structures are accessible to emergency vehicles.

The standards of the Township Fire Department for emergency vehicle access have been taken into account in the proposed design. Proposed plans have been submitted to the Township Fire Department for review and it is the intent of the applicants to fully comply with the safety standards set forth by the Fire Department. By extending the drive lane of the existing parking lot on the east side of the primary building across the site to connect the existing southern drive and consolidated northern drive, emergency services vehicles are able to access the eastern portion of the on-site structures. An additional fire truck access point to the rear of the building is provided off of the shared drive along the north property line. These accesses have been designed to meet the access standards of Appendix D of the International Fire Code.

9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.

The existing and proposed driveways connect directly to Cherry Bend Road, providing for vehicular access to the site. Internal sidewalks that connect the eastern parking lot to the primary entrances of the existing and proposed primary building areas are provided. Due to the fact that the public and customers do not frequent this facility, entering and existing traffic volumes are relatively low, allowing for the parking lot surfaces to be used by pedestrians walking to and from parked vehicles.

10. The percentage of impervious surface has been limited on the site to the extent practicable.

The percentage of impervious surface on the site has been limited to the extent possible given the size of the existing and proposed facilities and the associated parking lots that are required by the Zoning Ordinance. Much of the proposed impervious surface area is also replacing existing impervious surfaces that are currently present on site as compacted gravel parking areas and drives. The northern, vegetation portion of the subject site will remain in its current state, untouched by the proposed project.

11. Efforts have been made to protect the natural environment to the greatest extent possible.

The proposed development of the project is to take place on the already developed portion of the site, which greatly limits the amount of soil disturbance and vegetation removal. All proposed construction activities are to occur outside of the existing on-site wetland areas and all standards of the County Erosion Control and Storm Water Ordinances will be complied with to ensure that sediment will not enter the wetlands during or after construction.

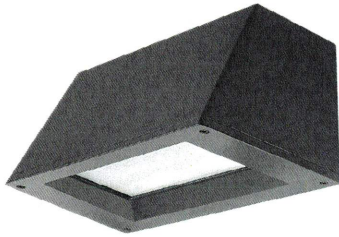
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.

The proposed project will implement storm water control methods that meet the standards of the Leelanau County Drain Commission, the agency that regulates storm water control within the Township. Storm water from the proposed roofs of structures, driveways, and parking areas will be routed to infiltration

basins in order to allow infiltration back to ground water. Proposed plans have been submitted to the County Drain Commissioner and comments will be provided upon receipt.

13. The proposal furthers the goals and objectives of the Master Plan.

The proposed project furthers the goals of the Township Master Plan in a number of ways by providing growth and development in a manner that respects the natural environment and the Township's rural atmosphere by concentrating new commercial development within an existing developed area with access to major County roadways and municipal utilities. Such infill development in the vicinity of existing infrastructure directly furthers the goals and objectives of the Master Plan stated in "Goals, Objectives, & Policies" chapter. Additionally, the sole Goal for Commercial Land Uses within the Master Plan is stated as "To maintain the existing commercial base and encourage only limited commercial development that satisfies the local market needs without compromising the Township's rural/residential character." The proposed expansion of the existing Thompson Surgical Instruments facility furthers this goal by allowing a successful, long-standing Elmwood Township business to continue its growth and remain in its current location without creating additional development pressure on surrounding rural areas.



WST LED

Architectural Wall Sconce



Buy American

Catalog
Number

Notes

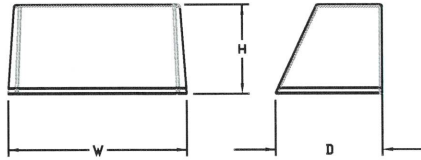
Type

Hit the Top Key on mouse over the page to see all interactive elements

Specifications

Luminaire

- Height:** 8-1/2" (21.59 cm)
- Width:** 17" (43.18 cm)
- Depth:** 10-3/16" (25.9 cm)
- Weight:** 20 lbs (9.1 kg)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	Performance Package	Color temperature	Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ²	347 ²	
	P3 6,000 Lumen package	40K 4000 K		208 ²	480 ²	
		50K 5000 K		240 ²		

Options	Finish (required)	
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6,7}	E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{7,12}	DDBXD Dark bronze
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7}	E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{7,13}	DBLXD Black
PE Photoelectric cell, button type ⁸	E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ⁹	E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12}	DWHXD White
PER5 Five-wire receptacle only (controls ordered separate) ⁹	E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{7,12,14}	DSSXD Sandstone
PER7 Seven-wire receptacle only (controls ordered separate) ⁹	LCE Left side conduit entry ¹⁵	DDBTXD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6}	RCE Right side conduit entry ¹⁵	DBLBXD Textured black
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6}	BAA Buy America(n) Act Compliant	DNATXD Textured natural aluminum
PIRH 180° motion/ambient light sensor, 15-30' mounting height ^{5,6}	Shipped separately	DWHGXD Textured white
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6}	RBPW Retrofit back plate ³	DSSTXD Textured sandstone
SF Single fuse (120, 277, 347V) ²	VG Vandal guard ¹⁵	
DF Double fuse (208, 240, 480V) ²	WG Wire guard ¹⁵	
DS Dual switching ¹⁰		
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹		
E7WH Emergency battery backup, Non CEC compliant (7W) ⁷		

See Accessories and Notes on next page.



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WST-LED
Rev. 08/02/22

Accessories

Ordered and shipped separately.

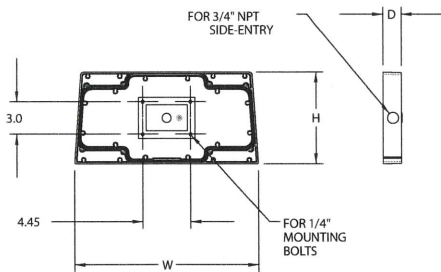
WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or WG. See PER Table.
- 6 Reference Motion Sensor table.
- 7 Not available with 347/480V.
- 8 Need to specify 120, 208, 240 or 277 voltage.
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.
- 17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

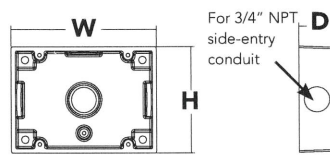
Optional Back Box (PBBW)

Height:	8.49" (21.56 cm)
Width:	17.01" (43.21 cm)
Depth:	1.70" (4.32 cm)



Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



Emergency Battery Operation

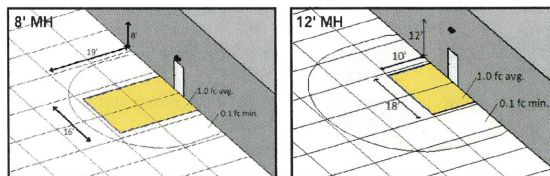
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

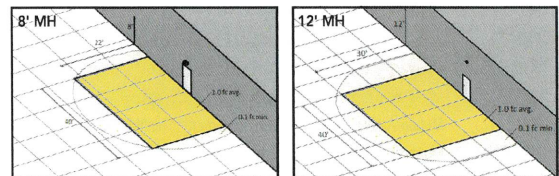
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	P2	25	0.21	0.13	0.11	0.1	---
30		---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
	P3	50	0.42	0.24	0.21	0.19	---
56		---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

- ✓ Recommended
- ⊘ Will not work
- ⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

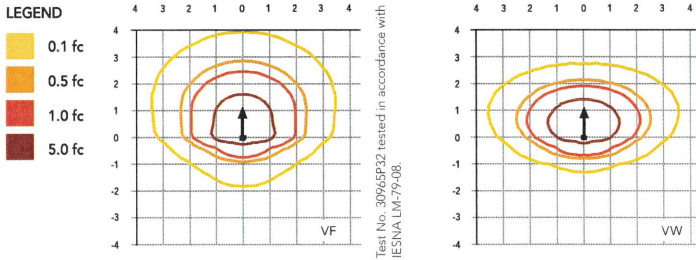
Performance Package	System Watts (MVOLT ¹)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



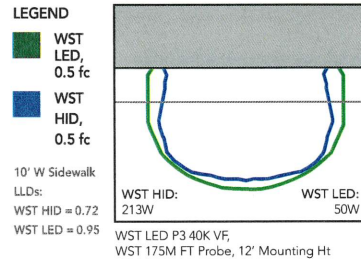
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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WST-LED
Rev. 08/02/22

MICHIGAN REAL ESTATE TRANSFER TAX
2022004133

07/19/2022 03:20 PM Leelanau County, MI
Receipt# 22-4378
Tax Stamp # 28159

County Tax: \$16.50 State Tax: \$112.50



DOCUMENT NO. 2022004133

Total Pages: 8
07/19/2022 03:20 PM Fees: \$30.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI



DRIVEWAY ACCESS EASEMENT

THIS DRIVEWAY ACCESS EASEMENT made by and between BEAUMAX PROPERTIES, LLC, a Michigan limited liability company, of 9751 E. Avondale Lane, Traverse City, Michigan 49684 (the "Grantor") and THOMPSON SURGICAL PROPERTIES, LLC, a Michigan limited liability company, of 10170 E. Cherry Road, Traverse City, Michigan 49684 ("Grantee").

BEND

RECITALS

- A. Grantor is the owner of property located in the Township of Elmwood, County of Leelanau, State of Michigan, as legally described on the attached Exhibit "A" ("Grantor Parcel");
- B. Grantee is the owner of property adjacent to the Grantor Parcel located in the Township of Elmwood, County of Leelanau, State of Michigan, as legally described on the attached Exhibit "B" ("Grantee Parcel");
- C. Grantor and Grantee desire to create an easement for Grantee to access Grantor's parcel (the "Easement") located on the Grantor Parcel as provided for herein.

AGREEMENT

NOW THEREFORE, for good and valuable consideration in the amount of \$15,000.00 paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Ingress and Egress Easement. Grantor hereby grants to Grantee and its heirs, assigns, guests, and invitees, a non-exclusive easement appurtenant for the use of and access over the easement area described below for purposes of ingress and egress from Cherry Bend Road to Grantee's parcel (the "Easement"). The easement area is defined as the Property described on the attached Exhibit "C" as the "Ingress/Egress Easement" (the "Easement Area"). Grantor also grants Grantee and its representatives' access to the Easement Area for purposes of maintaining the Easement Area.
- 2. Maintenance of Easement. Grantee shall maintain the Easement Area in good repair. The cost of maintaining, repairing, and improving the Easement Area, including but not limited to the cost of snow removal, resurfacing, and the like, when needed, and any other maintenance or repair costs shall be paid for by Grantee.

3. Binding. This Driveway Access Easement is intended to run with the land and be binding upon and to the benefit of the parties hereto and other owners of the respective properties in perpetuity. In the even that part or all of the property burdened by this Easement is conveyed, the Agreement shall nonetheless continue in perpetuity to the benefit of the parties and their successors and assigns.

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, with venue lying in LeelanauCounty.

5. Amendment. Any amendment to this Easement must be in writing and executed by the owner of the Grantor Parcel and the owner of the Grantee Parcel.

6. Counterparts. This Agreement may be executed in counterparts and the separate pages may be joined to compromise the single copy of such that each copy shall be considered a fully executed original.

7. This Easement is binding upon Grantor, Grantee, and their heirs, successors, and assigns, and shall run with the land.

IN WITNESS WHEREOF, this Easement shall become effective as of the date of the last signature below.

GRANTOR:

BeauMax Properties, LLC

Dated: July 14, 2022

By: Geoffrey P. Harris
Its: GEOFFREY P. HARRIS
MEMBER

STATE OF Michigan)
 Grand) ss.
COUNTY OF Traverse)

On this 14 day of July, 2022, before me personally appeared GEOFFREY P. HARRIS, to me known and known to me, who being duly sworn, did depose and say that he is a Manager/Member of BeauMax Properties, LLC, a Michigan limited liability company, the company described in and which executed the foregoing instrument, and that he signed his name thereto pursuant to the authority granted in the Operating Agreement, as and for his voluntary act and deed and as and for the voluntary act and deed of said company.

[Signature]
Notary Public, _____ County, _____
Acting in _____ County, _____
My Commission Expires: _____

HEIDI JAN HESS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES JANUARY 28, 2025
ACTING IN THE COUNTY OF GRAND TRAVERSE

GRANTEE:

Thompson Surgical Properties, LLC

Dated: 6/21/22

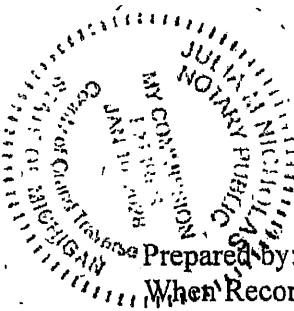
By: [Signature]
Its: ERIC J GROSS
CFO

STATE OF Michigan)
COUNTY OF Grand Traverse) ss.

On this 21st day of June, 2022 before me personally appeared Eric J Gross, to me known and known to me, who being duly sworn, did depose and say that he is a Manager/Member of Thompson Surgical Properties, LLC, a Michigan limited liability company, the company described in and which executed the foregoing instrument, and that he signed his name thereto pursuant to the authority granted in the Operating Agreement, as and for his voluntary act and deed and as and for the voluntary act and deed of said company.

[Signature]

Notary Public, Julia M Nicholas County, Grand Traverse
Acting in Grand Traverse County, MI
My Commission Expires: 1-10-2028



Prepared by:
When Recorded Return to:
Thomas A. Pezzetti, Jr.
Pezzetti, Vermetten & Popovits, P.C.
600 E. Front St., Ste. 102
Traverse City, MI 49686
(231) 929-3450
W:\Tom P\Farley, Dan\Easement 021522.docx

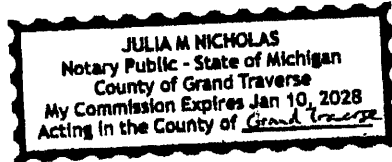


EXHIBIT "A"**Legal Description of Grantor Parcel**

Property located in the Township of Elmwood, County of Leelanau, State of Michigan, described as:

Part of Government Lot 4, Section 28, Town 28 North, Range 11 West, more fully described as:
Commencing at the West corner common to Government Lots 4 and 5 of said Section 28; thence
South 00°30' West, 1287.7 feet; thence North 89°46' East, 620 feet to the Point of Beginning; thence
North 00°30' East, 642.8 feet to the Westerly right-of-way line of the Manistee and Northeastern
Railroad; thence South 18°31' East, 413.1 feet, along said right-of-way; thence South 89°46' West,
114.2 feet; thence South 00°30' West, 250.00 feet; thence South 89°46' West, 20.7 feet to the Point
of Beginning.

Subject to easements, reservations and restrictions of record, if any.

EXHIBIT "B"**Legal Description of Grantee Parcel**

Property located in the Township of Elmwood, County of Leelanau, State of Michigan, described as:

That part of Government Lot 4, Section 28, Township 28 North, Range 11 West, Township of Elmwood, Leelanau County, Michigan, more fully described as: Beginning at the Northwest corner of Lot 4; thence South 0 degrees 30 minutes West, 1287.7 feet; thence North 89 degrees 46 minutes East, 570.00 feet to the Point of Beginning, thence North 0 degrees 30 minutes East, 788.55 feet to the West Railroad right-of-way line; thence South 18 degrees 31 minutes East along said right-of-way line, 153.45 feet; thence South 0 degrees 30 minutes West, 642.8 feet to the North right-of-way line of County Highway; thence South 89 degrees 46 minutes West, 50.00 feet to the Point of Beginning.

More commonly known as 10369 E Cherry Bend Rd Traverse City, MI 49684

Tax Parcel No. 45-004-028-077-00

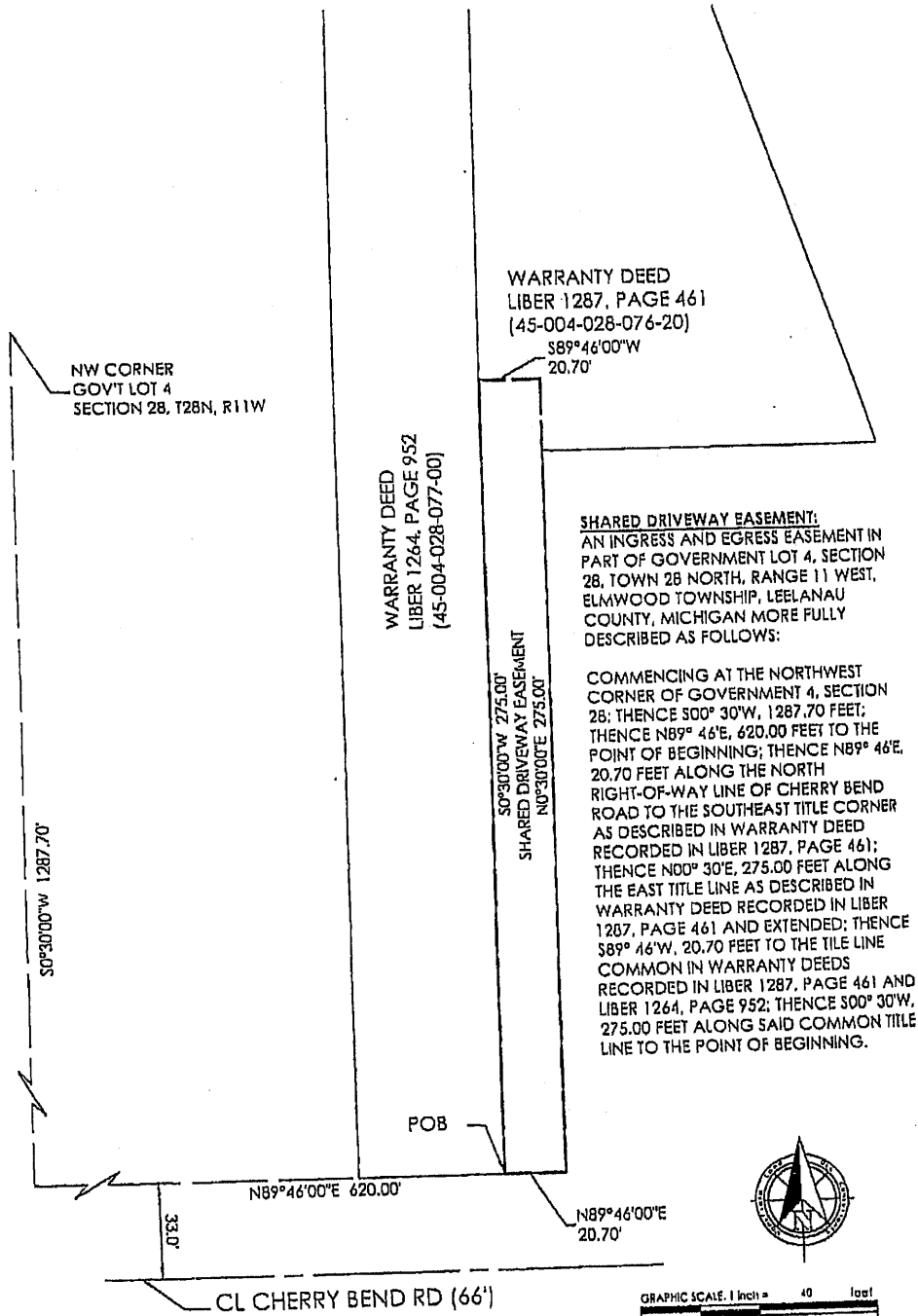
EXHIBIT "C"

SHARED DRIVEWAY EASEMENT:

AN INGRESS AND EGRESS EASEMENT IN PART OF GOVERNMENT LOT 4, SECTION 28, TOWN 28 NORTH, RANGE 11 WEST, ELMWOOD TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT 4, SECTION 28; THENCE S00° 30'W, 1287.70 FEET; THENCE N89° 46'E, 620.00 FEET TO THE POINT OF BEGINNING; THENCE N89° 46'E, 20.70 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF CHERRY BEND ROAD TO THE SOUTHEAST TITLE CORNER AS DESCRIBED IN WARRANTY DEED RECORDED IN LIBER 1287, PAGE 461; THENCE N00° 30'E, 275.00 FEET ALONG THE EAST TITLE LINE AS DESCRIBED IN WARRANTY DEED RECORDED IN LIBER 1287, PAGE 461 AND EXTENDED; THENCE S89° 46'W, 20.70 FEET TO THE TILE LINE COMMON IN WARRANTY DEEDS RECORDED IN LIBER 1287, PAGE 461 AND LIBER 1264, PAGE 952; THENCE S00° 30'W, 275.00 FEET ALONG SAID COMMON TITLE LINE TO THE POINT OF BEGINNING.

Easement Exhibit



Mansfield Land Use Consultants Planners • Civil Engineers • Surveyors	PO Box 4015 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Fax: (231) 946-5210 www.mnsfld.com	Thompson Surgical Instruments Part of Gov'l Lot 4 Section 28, T28N, R11W Elmwood Township, Leelanau County, Michigan	CRE: MKG CED: MKG 4/18/2022 17066 SH1 1 OF 1
--	---	--	---

LEELANAU COUNTY ROAD COMMISSION APPLICATION AND PERMIT

to construct, operate, maintain use and/or remove within a
County Road Right-of-Way

Board of County Road Commissioners of Leelanau County, Michigan
10550 E Eckerle Road Suttons Bay 49682 (231) 271-3993


Permit Number _____
Issuance Date _____
Final Approval _____

FAXED COPIES OF THIS PERMIT ARE NOT ACCEPTABLE AS A FORMAL APPLICATION.

If applicant hires a contractor to perform the work, BOTH assume responsibility for the provisions of this Application and Permit.

Applicant	Contractor/Agent
Name: <u>Thompson Surgical Properties, LLC</u>	Name: <u>To Be Determined</u>
Mailing Address: <u>10170 E. Cherry Bend Rd.</u> <u>Traverse City, MI 49684</u>	Mailing Address: _____
Phone: <u>231-922-5192</u> Fax: _____	Phone: _____ Fax: _____

Applicant/Contractor agrees to the terms of the permit.

 Applicant's Signature Title <u>VP of Operations</u> Date <u>2/8/23</u>	Contractor's Signature Title _____ Date _____
--	--

It is the responsibility of the applicant/agent to flag the proposed driveway location so the Inspector will be able to determine the exact proposed location. Failure to flag may result in considerable delay. Any construction performed before receipt of the original permit may not meet Road Commission standards and is subject to additional fees, revision, or removal at the Road Commission's request. Applicant and/or Contractor request a permit for the purpose indicated in the attached plans and specifications at the following location: **WHEN COMPLETED YOU MUST CALL FOR FINAL INSPECTION.** Page two of permit must be included and initialed at the bottom acknowledging applicant has read provisions of permit prior to submitting application.

Address 10341, 10361, & 10369 E. Cherry Bend Rd. Township Elmwood Sec 28 T 28 N, R 11 W

Other _____

New Paving _____ Use of Existing _____ Residential _____ Commercial Other _____

DO NOT WRITE BELOW THIS LINE

Land Division Approval No. _____ Approx. location of Drive _____ Feet _____ of the _____ Property Line
PERMIT

A permit is granted in accordance with the foregoing application for the period stated above, subject to following terms agreed to by the Permit Holder. When Applicant hires a Contractor the "Permit Holder" is the Applicant and the Contractor.

Terms of the Permit:

RECOMMENDED FOR ISSUANCE:

STANDARDS AND SKETCH "_____" INCLUDED.

INSPECTOR: _____ TITLE: _____ DATE: _____

1. **Specifications.** All work performed under this permit must be done in accordance with the plans, specifications, maps and statements filed with the Road Commission and must comply with the Commission's current requirements and specifications on file at its offices and M.D.O.T. specifications. The Commission may require a site plan showing proposed drainage and details of proposed construction. Consideration as to snow removal and snow storage shall be given as part of design on all drives.
2. **Fees and Costs.** Permit Holder shall be responsible for all fees incurred by the Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Commission, at the time the permit is issued.
3. **Insurance.** Applicant or Contractor shall furnish proof of liability and property damage insurance of at least \$500,000.00, listing the Road Commission, its Board, Employees, and Agents as additional insured. Such insurance shall cover the entire time period of this permit and shall provide that it cannot be cancelled without ten (10) days advance written notice by certified mail (with return receipt required) to the Commission.
4. **Completion.** *Unless otherwise stated, this permit is valid for six (6) months. You are required to call the Road Commission for final inspection and approval.* Failure to obtain final approval may delay your occupancy permit.
5. **Maintenance.** It shall be the responsibility of the Property Owner to keep trees, brush, and vegetation cut and maintained in such a manner to preserve sight distance, as approved, for safe access to the County Road. Also, owner must maintain ditches and culverts and keep open and free of leaves and debris.
6. **Indemnification.** Permit Holder shall hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suits and judgments to which the Commission, its officers, or employees may be subject and for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the Commission, whether due to the negligence of the Permit Holder or the joint negligence of the Permit Holder and the Commission, arising out of the work under this permit, or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.
7. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN TWENTY-ONE (21) CALENDAR DAYS, BEFORE YOU START WORK. Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
8. **Safety.** Permit Holder agrees to work under this permit in a safe manner and to keep the area affected by this permit in a safe condition until the work is completed. All work site conditions shall comply with Michigan Manual of Uniform Traffic Control Devices.
9. **Restoration and Repair of Road.** Permit Holder agrees to restore the road and right-of-way to a condition equal to or better than its condition before the work began; and to repair any damage to the road right-of-way which is the result of the facility whenever it occurs or appears.
10. **Limitation of Permit.** This permit does not relieve Permit Holder from meeting other applicable laws and regulations of other agencies. Permit Holder is responsible for obtaining additional permits or releases which may be required in connection with this work from other governmental agencies, public utilities, corporations and individuals, including property owners. Permission may be required from the adjoining property owners.
11. **Revocation of Permit.** The permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Commission.
12. **Violation of Permit.** This permit shall become immediately null and void if Permit Holder violates the terms of this permit, and the Commission may require immediate removal of Permit Holders facilities, or the Commission may remove them without notice at Permit Holders expense.
13. **Assignability.** This permit may not be assigned without the prior approval of the Commission. If approval is granted, the assignor shall remain liable and the assignee shall be bound by all the terms of this permit.
14. **Supplemental Specifications.** This permit is subject to supplemental specifications on file with the Road Commission and Act 200 of Public Acts of 1969.
15. **Road Right-of-Way.** The Road Commission **does not allow** sprinklers, tree planting, landscaping, etc. in the Road right-of-way. Unauthorized items placed in the right-of-way are at the sole risk of the landowner. Damage to same shall be at no cost to the Road Commission. No objects will be allowed which may obstruct the sight distance of neighboring property.

Sarah Clarren

From: Dusty Christensen <dusty@maaeps.com>
Sent: Wednesday, May 24, 2023 9:29 AM
To: Sarah Clarren
Cc: Josh Delickta
Subject: RE: Thompson Surgical
Attachments: 17066 plan09.pdf; Thompson Surgical_Working.pdf; Easement2022004133.pdf

Good morning Sarah,

Thanks again for your continued review of this application! I have responded to your three points regarding the application below in red text with comments/answers/information and attached additional items, as requested. I believe that we now have everything needed to move forward, and assume that we can provide the letter from the neighbor when available, making it a condition of approval, if needed. We will be reaching out to the neighbor for the letter immediately, but I am unsure how soon we will have a response.

Please let me know if there is anything else needed at this point.

Dusty

From: Sarah Clarren <planner@elmwoodmi.gov>
Sent: Tuesday, May 23, 2023 4:08 PM
To: Dusty Christensen <dusty@maaeps.com>
Subject: RE: Thompson Surgical

Dusty,

In reviewing the revised narrative and plans, it appears you didn't address multiple items I raised in March. The missing elements, I would hope, are quite easy to provide and I'm hopeful in can be before the Commission in June. That said, if you could please email me a PDF of the plans and submit two additional hard copies, I would appreciate it. **PDFs of the site and building plans are attached here and I will be sure to get two additional hard copies to you today.**

1. I previously raised questions regarding the use of the outbuildings and home. The narrative was revised, but I still do not have enough information to determine if Section 8.4.10 has been met with the provided plans (Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance.). If I am missing something on the plan set, please advise.

The following data related to the application and proposed use of the site is provided to satisfy the items listed above:

- **Total number of units:** There are no residential units proposed as part of this proposal. The existing house structure on the site is not used for residential purposes and is mostly unused. The company's owner uses it for a band practice location periodically. It will not be used for residential purposes.
- **Total number of employees provided by the applicant for the site is 44.**
- **There are no bedrooms or residential units proposed.**
- **The entire building, existing and proposed, is used as office and fabrication space for the on-site employees. There are a number of separate, smaller rooms in the existing portion of the building that can serve as "offices" and two optional, separate office rooms in the proposed addition. The open nature of the existing and proposed building spaces allow for employees to have desks and computers**

set up near their other work spaces. Please see the attached architectural plans for existing and proposed floor layout.

- Total floor area: 25,122 S.F. total floor area in primary building (existing and proposed)
1,241 S.F. total floor area in portion of existing pole building to remain
1,096 S.F. total floor area in existing house building to remain
- Usable floor area: 25,122 S.F. usable floor area in primary building
1,241 S.F. usable floor area in portion of existing pole building to remain
1,096 S.F. usable floor area in existing house building to remain
- There is no recreational open space proposed.
- 66,254 S.F. (50.7%) of the site is maintained as undeveloped open space, calculated as area not covered by impervious surfaces.

2. Access over 004-028-076-20. The legal description referenced within the application does not reference an easement. Is this access going to be a new shared access easement? If so, please note that Section 6.2.5 indicates that "Shared commercial driveways...shall be located within an access easement which has been approved by the Township Attorney prior to being recorded with the County Register of Deeds."
 - a. Provide copy of recorded access agreement and again note that per the ordinance it needed/needs to be approved by the Township Attorney. **A PDF of the recorded easement document is attached to this email.**
 - b. Improvements are proposed within the easement and the property owner will need to sign off on the improvements on their property. Please submit document signed by the property owner indicating that they are aware of the plans that include improvements on their property. **We have reached out to the neighboring property owner for a letter granting approval for the small improvements and will provide it to you as soon as it is available.**
3. Parking. The last time this site (028-079-05) went before the Commission for an addition, it was indicated that there would be 40 employees. The proposed addition essentially doubles the size of the use. Is it accurate that if approved, the use will only need 4 additional employees? **Yes, it is accurate that the applicants have one shift with 44 employees. The current building is far too small for their current use, hence the need for expansion, and the proposed building addition will allow for more space for employees, storage, work areas, etc.**

As you have submitted plans that conform to the setbacks, if you have not already sent the plans to the appropriate outside permitting agencies, I recommend you do so now. If you have already done so, please submit evidence (copies of emails will suffice). **I have attached copies of comments received from the relevant permitting agencies and/or our correspondence to them here.**

Lastly, I would note that typically, I do not address if standards of the Ordinance are met with completeness reviews. However, if you have any additional information on the wetlands (perhaps a wetland delineation report, comment(s) from EGLE), etc.) and how the environment will not be adversely impacted by the project, I would welcome that additional information. **We do not have any formal delineation for the project site, as the wetland boundary is very clearly defined by the historic fill and existing development on the properties. There is a distinct elevation change between the developable upland/filled areas on the site with abrupt drop-offs into the adjacent wetland areas. The proposed building addition and associated site development (parking, etc.) are location within the existing filled areas and we have comments back from the County Drain Commissioner indicating that the proposed storm water retention system complies with all of the protection standards found within the County Storm Water Ordinance.**

Thanks,

Sarah

Sarah Clarren
Planner / Zoning Administrator
Elmwood Township

(231)946-0921

Township Office Hours

Monday - Friday

9:00 am - 5:00 pm

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Wetlands Map Viewer

Department of Environment, Great Lakes, and Energy

Map Legend

Change what items you see on the map by using the checkboxes

Wetland Data

- Wetland (Hydric) Soils
- National Wetlands Inventory 2005
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
- Lake
- Other
- Riverine

Potential Wetland Restoration

- Highest Potential - Hydric and Presettlement Wetland Overlay
- High Potential - Hydric Soils Only
- Moderate Potential - Presettlement Wetlands Only

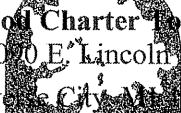
Part 303 Final Wetlands Inventory

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Stream Data



Planning/ Zoning Department
planner@elmwoodtownship.net

**Elmwood Charter Township**
10070 E. Lincoln Rd.
Traverse City, MI 49684

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Elmwood Township Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: June 13, 2023

RE: Documents from EGLE's 2015 review

Enclosed are potentially relevant documents I obtained from EGLE regarding past review of the site. These documents include:

- 1) 15450040 - 001.pdf Digital pics rcd. from agent - 2015-06-01
- 2) 15450040 - 003.pdf Site plan with wetland location - 2015-06-01
- 3) 15450040 - No Authority letter - 2015-07-08

Note that these are not documents reviewing the addition currently before the Planning Commission. However, they show where wetlands were previously onsite.

**WATER RESOURCES
DIVISION**

June 1, 2015

CADILLAC DISTRICT

**Thompson Surgical Instruments
Traverse City, MI**

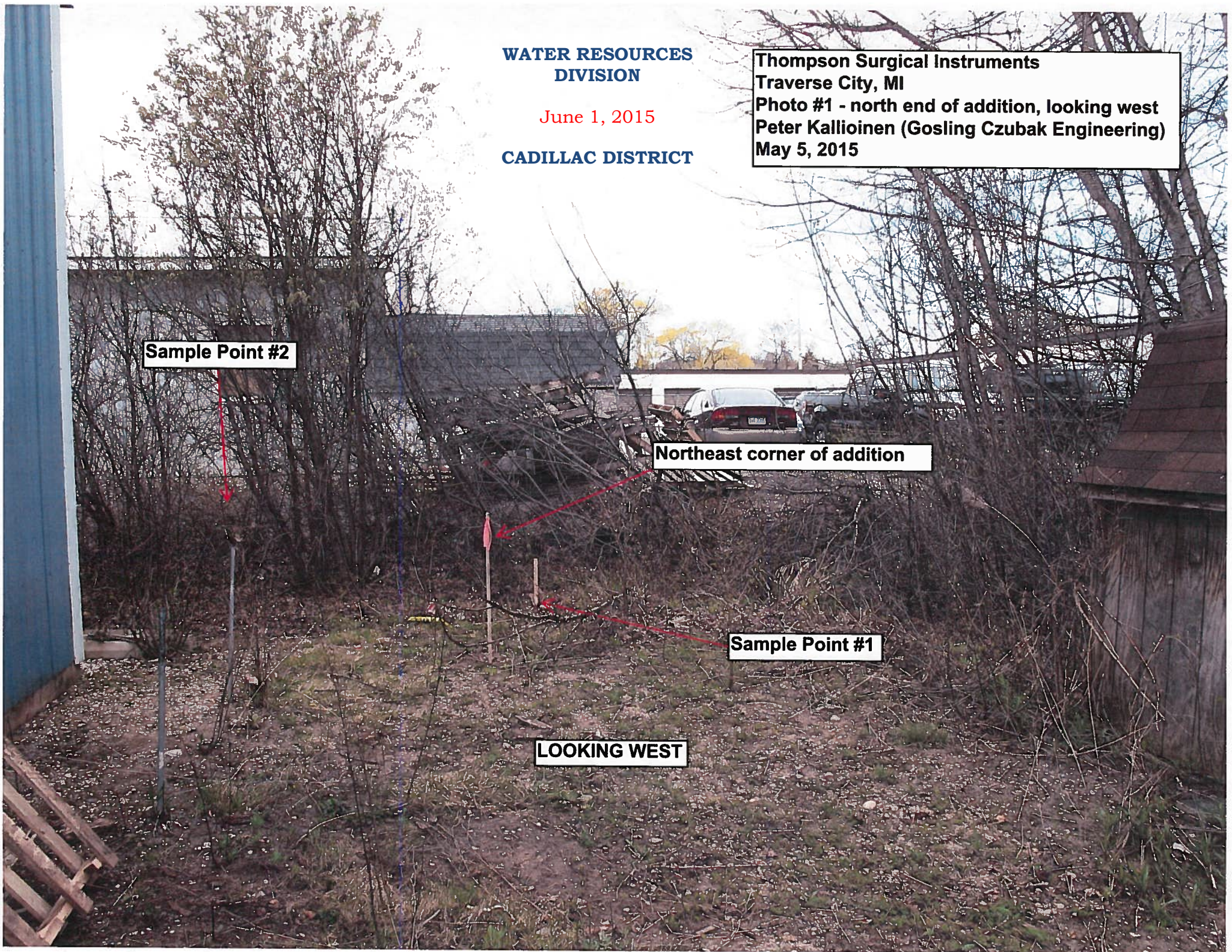
**Photo #1 - north end of addition, looking west
Peter Kallioinen (Gosling Czubak Engineering)
May 5, 2015**

Sample Point #2

Northeast corner of addition

Sample Point #1

LOOKING WEST



**WATER RESOURCES
DIVISION**

June 1, 2015

CADILLAC DISTRICT

Southeast corner of addition

Northeast corner of addition

**Thompson Surgical Instruments
Traverse City, MI
Photo #2 - looking south
Peter Kallioinen (Gosling Czubak Engineering)
May 5, 2015**

existing fill

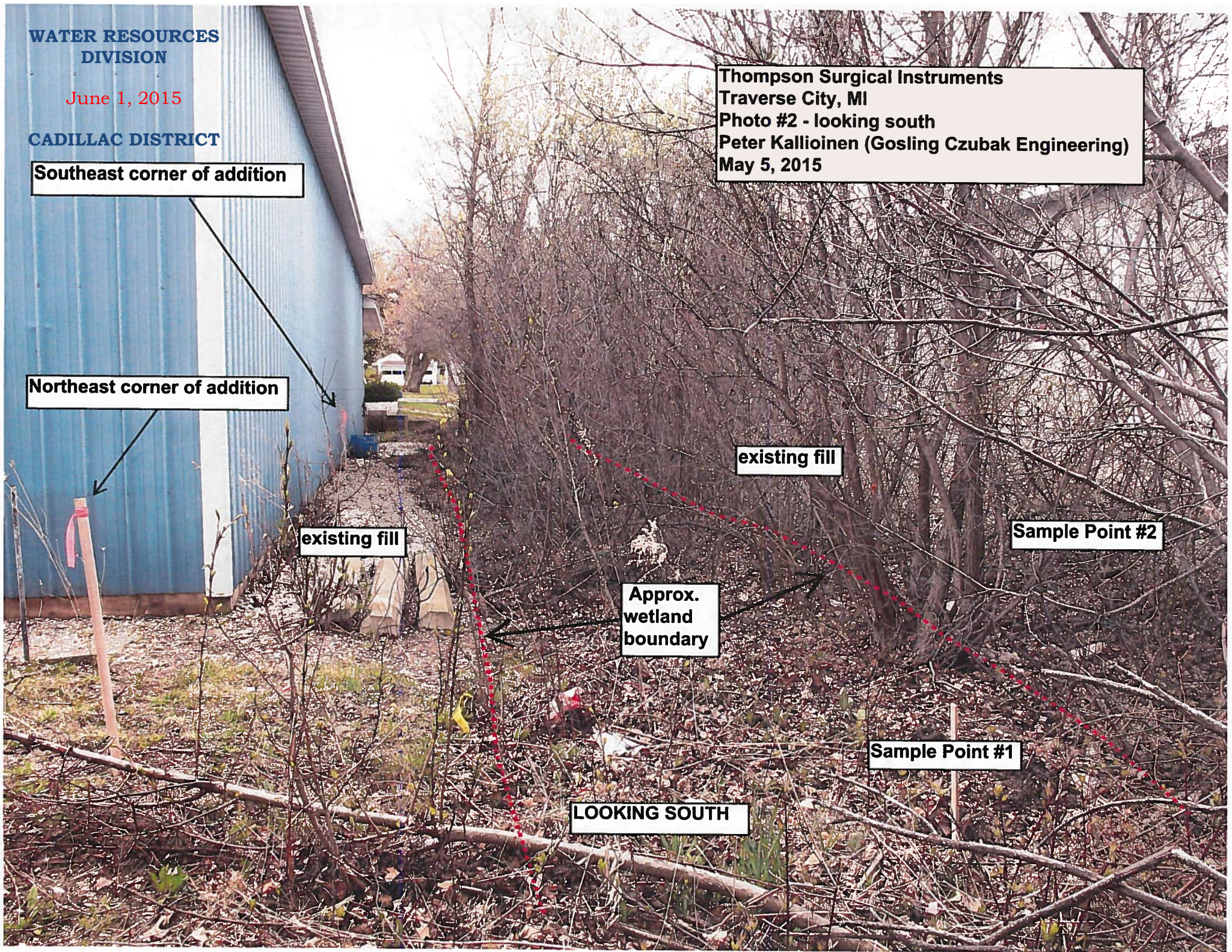
existing fill

Sample Point #2

**Approx.
wetland
boundary**

Sample Point #1

LOOKING SOUTH



Thompson Surgical Instruments
Traverse City, MI
Photo #3 - looking north
Peter Kallioinen (Gosling Czubak Engineering)
May 5, 2015

WATER RESOURCES
DIVISION

June 1, 2015

CADILLAC DISTRICT

**Northeast corner of
proposed addition**

**Southeast corner of
proposed addition**

LOOKING NORTH

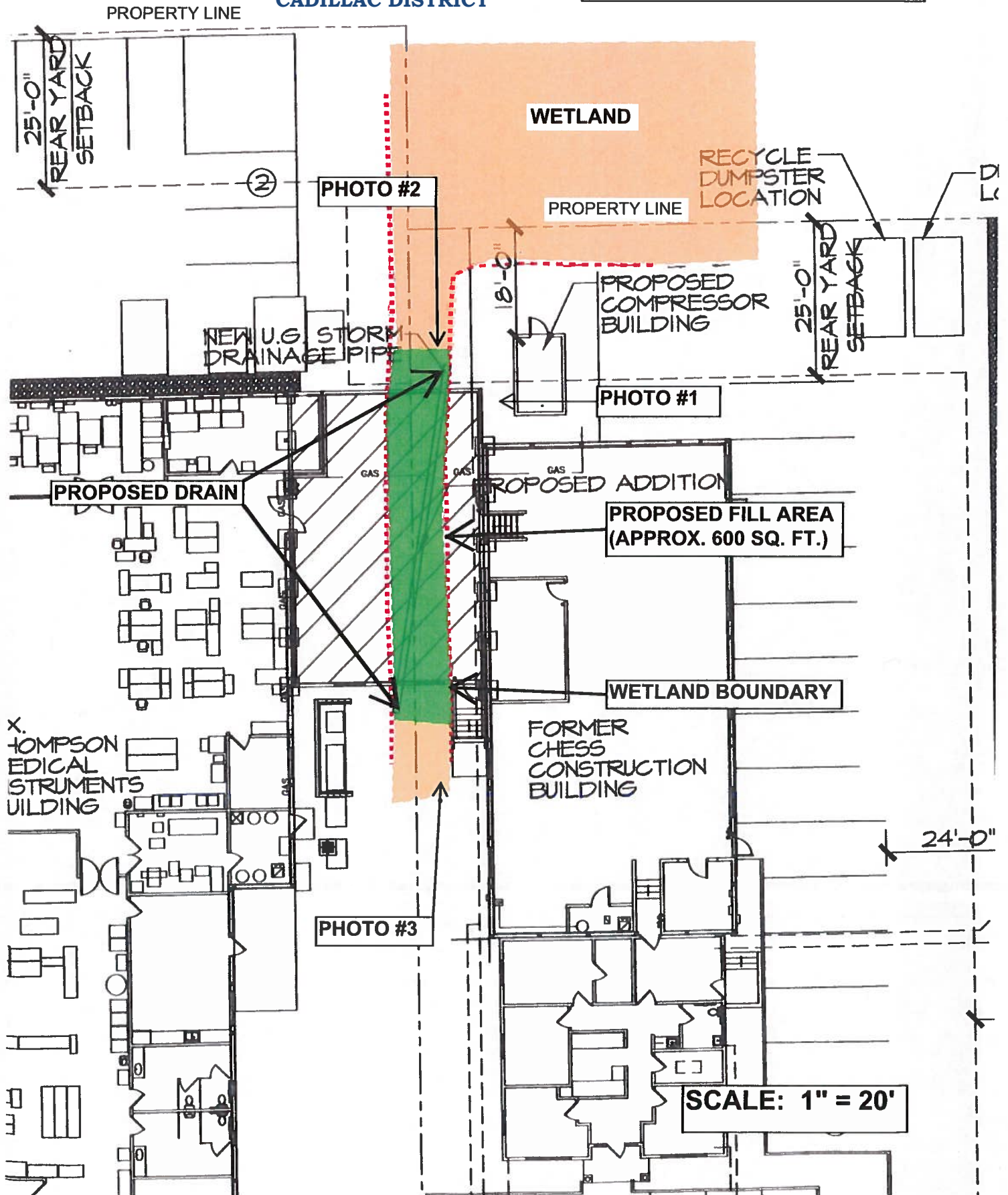


**WATER RESOURCES
DIVISION**

June 1, 2015

**Thompson Surgical Instruments
Traverse City, MI
Site Plan**

CADILLAC DISTRICT





RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
CADILLAC DISTRICT OFFICE



DAN WYANT
DIRECTOR

July 8, 2015

Queen Ann, LLC
c/o Mr. Dan Farley
10170 E. Cherry Bend Road
Traverse City, Michigan 49684

Dear Mr. Farley:

SUBJECT: DEQ File Number 15-45-0040-P
Project Location: 10321/10341 E. Cherry Bend Road, Traverse City, Michigan
T28N, R11W, Section 28; Elmwood Township, Leelanau County

The Department of Environmental Quality's (DEQ), Water Resources Division has completed the review of your application and plans filed with this office, and conducted a site inspection on June 29, 2015, to review the proposed project. This review was done under the authority of Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Part 303).

Our review determined the proposed project, as shown on the project plans received on May 28 and June 1, 2015, does not require a permit under Part 303, since the area proposed for impact does not meet the definition of a wetland, under Section 30301. Accordingly, your file has been closed and no further action will be taken.

This letter does not obviate the necessity of obtaining permits under the provisions of Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or permits from other governmental units.

If you have any questions, please feel free to contact me at this office by e-mail at SchmidtR1@michigan.gov or at the phone number below.

Sincerely,

Robyn L. Schmidt
Water Resources Division
231-383-5952

cc: JML Design Group, Ltd.- via e-mail
Mr. Pete Kalloinen, Gosling Czubak Engineering Sciences, Inc.- via e-mail
Elmwood Township Clerk- via e-mail
Leelanau County CEA- via e-mail
Leelanau County Construction Code- via e-mail

Sarah Clarren

From: Dusty Christensen <dusty@maaeps.com>
Sent: Tuesday, June 13, 2023 2:03 PM
To: Sarah Clarren
Subject: RE: Comment Letters
Attachments: SESC_Storm.pdf; Email to DPW.pdf; Neighbor Letter of Approval.pdf; 23-02-08 Ltr_Road Com_17066.pdf

Hi Sarah,

In response to your items/questions below, please find the following attached here:

- An email from the Drain Commissioner with comments related to erosion control and storm water.
- An email to the DPW seeking comment. No response received yet.
- A letter from the neighboring property owner indicating that drive construction within the easement on his land is acceptable.

Craig Brown from the Road Commission called me last week noting that he had the plans and was going to review them and get comments back to us, but I haven't seen anything yet. I will check in with him and pass along what I have. We actually submitted for a Road Commission permit back in February because the permit app fee is significantly less than the plan review fee, but Craig lost track of the application and I wasn't pushing him. I have attached a copy of the letter that was submitted with the permit application here.

I don't have any additional information related to delineation of the wetlands. The wetland line shown on our plans was located by our surveyor who has done delineations in the past but didn't create an 'official' delineation for this site as the old historic fill boundary is a pretty clear demarcation between wetland and upland.

Please let me know if any additional information is needed.

Thank you,

Dusty Christensen, LLA
Landscape Architect
Mansfield Land Use Consultants
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
231-360-7021

From: Sarah Clarren <planner@elmwoodmi.gov>
Sent: Friday, June 9, 2023 10:57 AM
To: Dusty Christensen <dusty@maaeps.com>
Subject: Comment Letters

Dusty,

I'm trying to finalize the packet for Thompson Surgical for 6/20 and I wanted to check in on the following:
Comment letters.

- Have you received any comments from Soil Erosion? Your 5/24 email attached an email TO Steve, but not his response.

- Can you please submit (or resubmit) evidence that you have sought comments from the DPW and Road Commission?
- I'm still waiting on our Fire Chief's review. As you may know, the Commission will not approve anything that has not been reviewed by our Fire Department. I have another call out to him.
- Anything from the neighbor yet?

Wetlands/Natural Environment. The proximity of work to wetlands that you have now indicated are undelineated is a concern. If you have any additional information other than your statement provided on 5/24, I'd welcome it. I've also reached out to Robyn Schmidt hoping she may have further information. I did this as in 2015 she visited the site and said work was exempt (I can't find any other information on this other than the attached letter). I'm also hopeful that Soil Erosion may have some comments on this, which your earlier email indicated, but I haven't seen any comments from Steve.

Thanks,

Sarah

Sarah Clarren
Planner / Zoning Administrator
Elmwood Township
(231)946-0921

Township Office Hours
Monday - Friday
9:00 am - 5:00 pm

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June 12, 2023

Sarah Clarren, Planner
Elmwood Township
10090 E. Lincoln Rd.
Traverse City, MI 49684

Re: Thompson Surgical Driveway Connection

Ms. Clarren,

As owner of Beaumax Properties, LLC, which owns the property located at 10381 E. Cherry Bend Rd. (PID: 45-004-028-076-20) where an ingress/egress easement benefitting Thompson Surgical Properties, LLC is located, I am providing this letter to inform you that Beaumax Properties, LLC has no issue with Thompson Surgical Properties, LLC performing the necessary work to connect their planned driveway to the existing driveway on our property within the existing easement.

Sincerely,
Geoff Harris

 - OWNER
Beaumax Properties, LLC

Dusty Christensen

From: Steve Christensen <schristensen@leelanau.gov>
Sent: Friday, June 9, 2023 2:46 PM
To: Dusty Christensen
Subject: Re: Thompson Surgical

Hi Dusty,

We are in possession of the proposed plans for Thompson surgical - we anticipate few or no changes before we could issue a soil erosion control permit.

If you have any questions, please call me.

Thanks

Steve Christensen

Get [Outlook for iOS](#)

From: Dusty Christensen <dusty@maaeps.com>
Sent: Friday, June 9, 2023 11:19:39 AM
To: Steve Christensen <schristensen@leelanau.gov>
Subject: Thompson Surgical

Greetings!

As discussed, I am resending drawings for the Thompson Surgical project on Cherry Bend Rd. in Elmwood Township for preliminary comments related to erosion control measures and storm water control. We will be in front of the Planning Commission on June 20, so any comments you can provide would be greatly appreciated.

Thank you!

Dusty Christensen, LLA
Landscape Architect
[Mansfield Land Use Consultants](#)
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
231-360-7021

Dusty Christensen

From: Dusty Christensen
Sent: Friday, June 9, 2023 3:22 PM
To: John Divozzo
Subject: Elmwood Township Project - SPR Comments
Attachments: 17066 plan09.pdf

Good afternoon John,

We have submitted the attached plans to Elmwood Township for Planning Commission site plan review and will be presenting in front of the Planning Commission on June 20th. The Township Planner has requested that, as part of the site plan review process, we submit the attached plans to you for review and any comments that you may have on the project. The plans are also being reviewed by the Township Engineer. The proposed project is an expansion of the existing Thompson Surgical Instruments fabrication facility on Cherry Bend Road and intends to utilize the existing connection to the Municipal Sewer. A private, on-site well will supply the water for the building. If there are any questions or if additional information is needed, please let me know.

Thank you!

Dusty Christensen, LLA
Landscape Architect
Mansfield Land Use Consultants
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
231-360-7021



February 8, 2023

Craig Brown, Engineer
Leelanau County Road Commission
10550 E. Eckerle Rd.
Suttons Bay, MI 49682

Re: Thompson Surgical Properties, LLC Permit Application

Mr. Brown,

On behalf of Thompson Surgical Properties, LLC, we are pleased to submit the following in relation to a permit application for a new commercial driveway approach onto E. Cherry Bend Road for a proposed project located at 10341, 10361, and 10369 E. Cherry Bend Rd.:

- One copy of the driveway permit application and associated fee check
- One set of proposed plans

The project includes and expansion of the existing Thompson Surgical Instruments fabrication facility and associated site improvements to elements including parking lots, driveways, and storm water control measures.

Existing conditions on the subject site include four existing driveway approaches (2 gravel, 2 paved) on Cherry Bend Road. The proposed plans seek to eliminate three of those driveway approaches and to replace them with one new driveway that complies with Road Commission commercial driveway standards. This new drive would reduce potential traffic conflicts on a busy stretch of Cherry Bend Road, bring access to the site into compliance with Road Commission standards, and provide access to the site for the Elmwood Township Fire Department's equipment.

Should you have any questions or need additional information, please feel free to call me at (231) 360-7021 or email me at dusty@maaeps.com.

Sincerely,
Mansfield Land Use Consultants

A handwritten signature in black ink, appearing to read "Dusty Christensen". The signature is fluid and cursive, with the first name "Dusty" being more prominent than the last name "Christensen".

Dusty Christensen, LLA

Sarah Clarren

From: James Reardon <JReardon@bldhd.org>
Sent: Thursday, February 9, 2023 12:23 PM
To: Dusty Christensen
Subject: RE: Thompson Surgical - Preliminary Site Plan Review

Dusty,

In regards to this proposed expansion project for Thompson Surgical located at 10341 E. Cherry Bend Rd. in Elmwood Twp, the Health Department will require an onsite sanitary survey/review of the existing well and of the proposed well prior to approving the project. According to our records for this property, it appears this property was combined in the past and the parent parcel was 45-004-028-080-00 having a well installed on 9/13/2007 under permit #L01-191. While a well log was found for this property, a final inspection was never conducted nor water samples were taken therefore the Health Department did not approve of the well. It appears the well may have been installed in the wrong location as shown on the permit, at less than 75ft from the sewer line. A Type III well is required to be a minimum 75ft to a sewer line. The Health Department will need to be provided with information about the company including the number of employees and the type of facility, i.e. manufacturing, processing, etc.. This can be provided in the application for the sanitary survey. At this time, the Health Department is not granting approval until the water supply is evaluated.

With regards to the septic system, the property is served by public sewer, therefore the Health Department has no jurisdiction over wastewater disposal.

Sincerely,
Jim Reardon

~~~~~  
Jim Reardon, M.Sc  
Environmental Health Sanitarian  
Benzie-Leelanau District Health Department  
231-256-0214

**From:** Dusty Christensen <dusty@maaeps.com>  
**Sent:** Tuesday, February 7, 2023 4:04 PM  
**To:** James Reardon <JReardon@bldhd.org>  
**Subject:** Thompson Surgical - Preliminary Site Plan Review

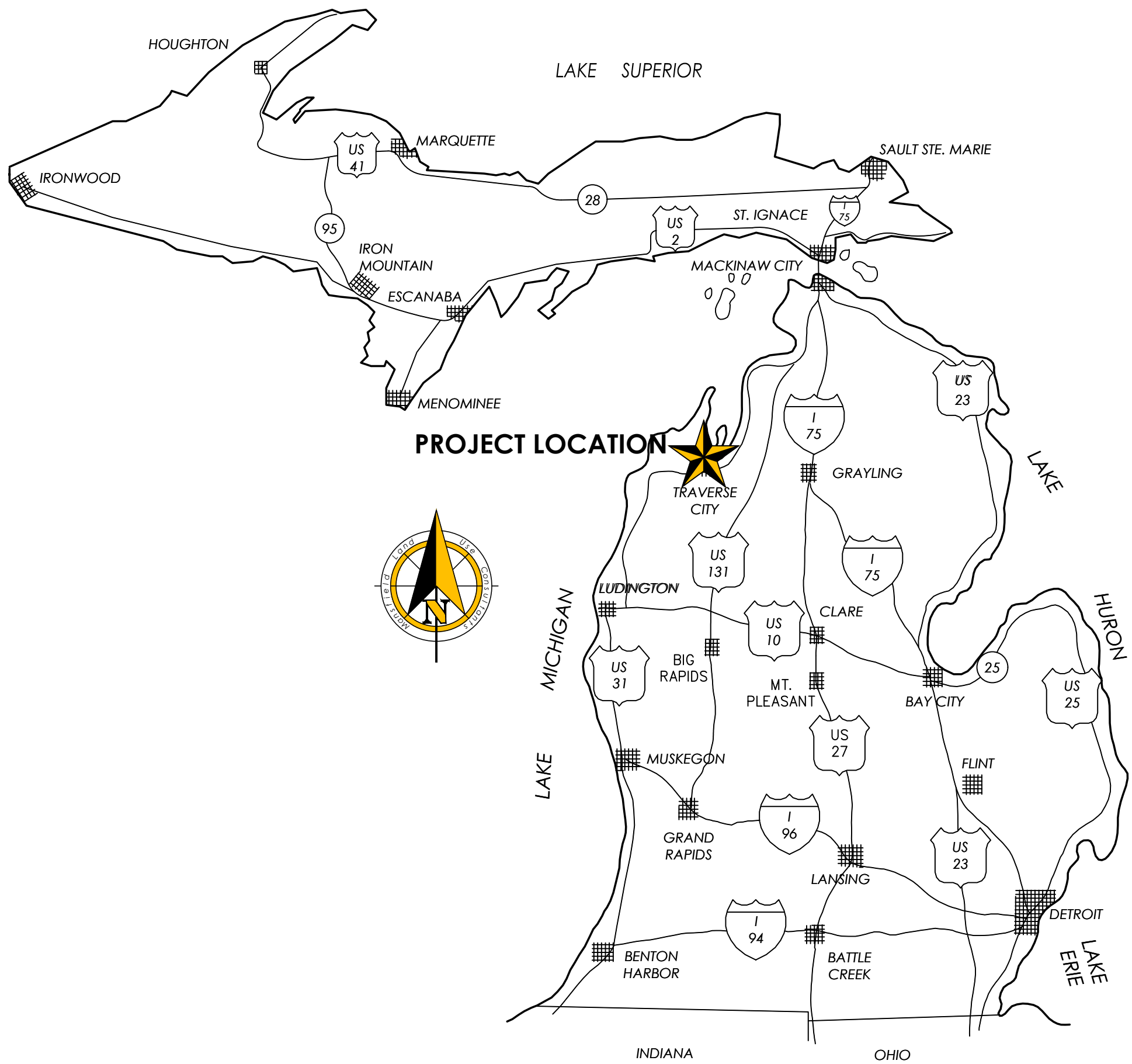
Good afternoon Jim,

Thanks for chatting about the Thompson Surgical project over the phone earlier today. As mentioned, the proposed project is for an expansion of the existing Thompson Surgical Instruments fabrication facility on Cherry Bend Road and plans have been submitted to the Township for Site Plan Review. As part of the Site Plan Review process, the Planning Commission requires preliminary comments from applicable permitting agencies on the suitability of the proposed project.

The current facility is served by municipal sewer and private well. We are awaiting MEP design information in order to know if the existing plumbing will be extended to serve the new portion of the building, but have included a new well and sewer lead in our plans to accommodate them, if needed. If you have any questions or if additional information is needed, please let me know!

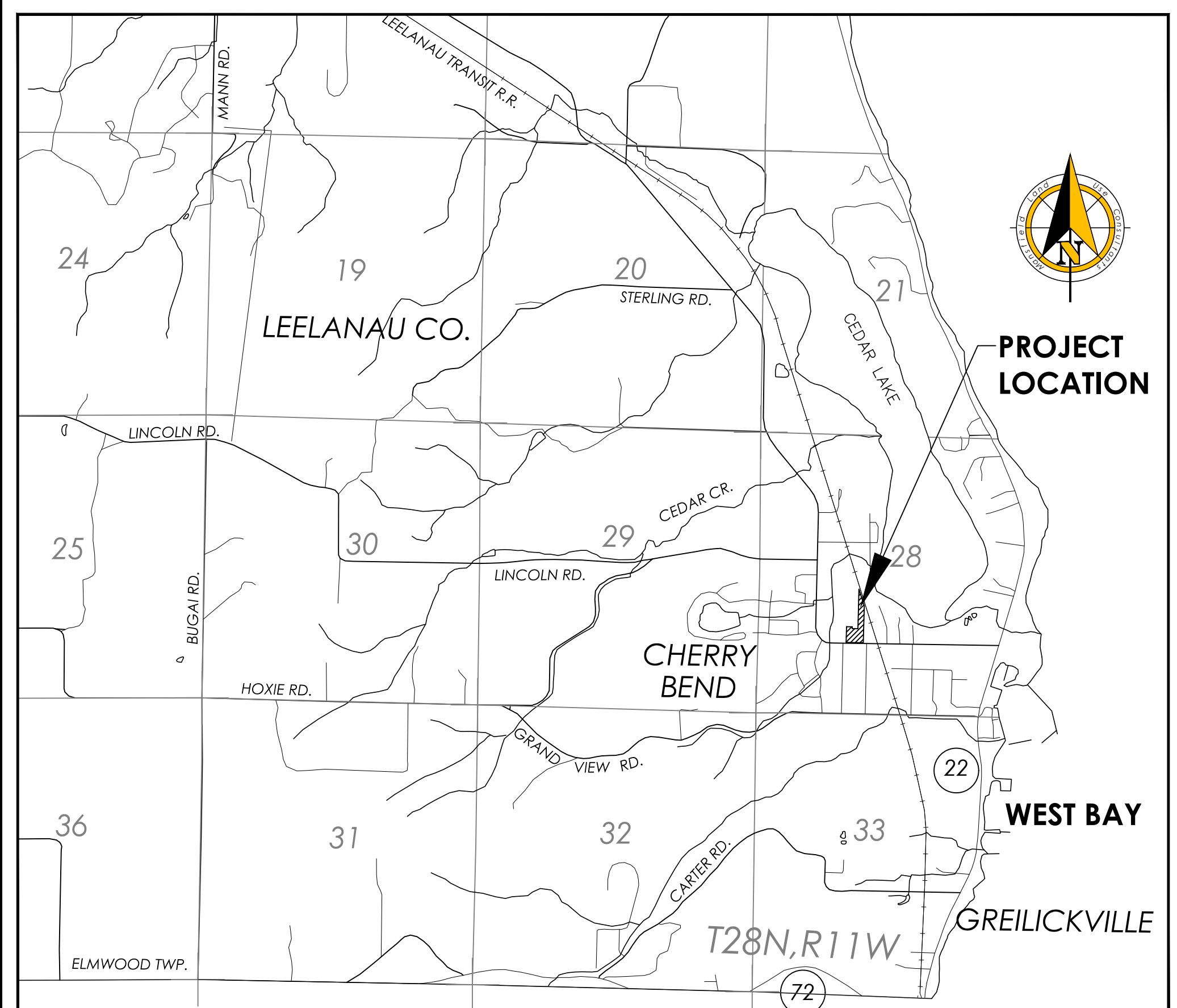
Thanks again,

Dusty Christensen, LLA  
***Mansfield Land Use Consultants***  
*830 Cottageview Drive, Suite 201*  
*Traverse City, MI 49685*  
*office: (231) 946-9310 ext. 1008*  
*cell: (231) 360-7021*



MICHIGAN LOCATION MAP

VICINITY MAP



PROJECT LOCATION

**PROJECT DATA:**  
 Owner/Developer: Thompson Surgical Properties, LLC  
 Address: 10170 E. Cherry Bend Rd. Traverse City, MI 49684  
 Contact: Josh Delickta  
 Phone: 231-922-5192

**SITE DATA:**  
 Location: 10369 E. Cherry Bend Rd.  
 Tax ID: 45-004-028-077-00  
 Tax Description: PT GOVT LOT 4 SEC 28 BEG NW COR GOVT LOT 4 TH S 00 DEG 30' W 1287.7 FT TH N 89 DEG 46' E 570 FT TO POB TH N 00 DEG 30' E 788.55 FT TO W RR ROW LN TH S 18 DEG 31' E ALG SD ROW LN 153.45 FT TH S 00 DEG 30' W 642.8 FT TO N ROW LN OF CHERRY BEND RD TH S 89 DEG 46' W 50 FT TO POB SEC 28 T28N R11W 0.28 A M/L  
 \*TYPOGRAPHICAL ERROR IN DESCRIPTION. PROPERTY AREA IS 0.82 ACRES M/L

Owner: Thompson Surgical Properties, LLC  
 Zoning District: Neighborhood Commercial  
 Location: 10361 E. Cherry Bend Rd.  
 Tax ID: 45-004-028-078-00  
 Tax Description: PT GOVT LOT 4 SEC 28 COM NW COR SD GOVT LOT TH S 00 DEG 30' W 1287.7 FT TH N 89 DEG 46' E 520 FT TO POB TH N 00 DEG 30' E 934.3 FT TO LEELANAU TRANSIT R/R ROW LN TH S 18 DEG 31' E ALG SD ROW LN 153.45 FT TH TH S 00 DEG 30' W 788.55 FT TO N ROW LN CHERRY BEND RD TH S 89 DEG 46' W 50 FT TO POB SEC 28 T28N R11W 0.994 A M/L

Owner: Thompson Surgical Properties, LLC  
 Zoning District: Neighborhood Commercial  
 Location: 10341 E. Cherry Bend Rd.  
 Tax ID: 45-004-028-079-05  
 Tax Description: PT OF SW 1/4 OF SEC 28 COM AT S 1/4 COR OF SD SEC; TH N 00 DEG 09'04" W 1 367.57 FT; TH S 89 DEG 38'14" W 914.14 FT ALG N ROW OF LN OF CHERRY BEND RD TO POB; TH S 89 DEG 38'14" W 100.16 FT CONT ALOG SD ROW LN; TH N 00 DEG 19'04" E 274.85 FT; TH N 89 DEG 47'51" E 100 FT; TH S 00 DEG 16'43" W 32.29 FT; TH N 89 DEG 47'51" E 100 FT; TH S 00 DEG 16'43" W 242 FT; TH S 89 DEG 47'51" W 100.01 FT ALG SD N ROW LN TO POB SUBJ TO EASE SEC 28 T28N R11W 1.19 A M/L 2016 COMB 004-028-079-00 & 004-028-080-00 INTO 004-028-079-05

Owner: Thompson Surgical Properties, LLC  
 Zoning District: Neighborhood Commercial  
 Location: 10341 E. Cherry Bend Rd.  
 Tax ID: 45-004-028-079-05  
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**DISTRICT SETBACKS:**  
 Front: 30'  
 Side: 10'  
 Rear: 25'

**PROPOSED USE:**  
 Expansion of existing light fabrication facility.

STANDARD PLAN LEGEND

| DESCRIPTION                                                                              | EXISTING | PROPOSED |
|------------------------------------------------------------------------------------------|----------|----------|
| GROUND CONTOUR                                                                           | 605      | 613      |
| SPOT ELEVATION                                                                           | 613.2    | 704.33   |
| CONTOUR FROM USGS TOPOGRAPHIC MAP                                                        | 613.5    | 704.33   |
| TOP OF CURB ELEVATION                                                                    | 613.0    | 704.00   |
| PAVEMENT (OR GUTTER FLOW LINE) ELEVATION                                                 |          | 1.93%    |
| DIRECTION OF SURFACE FLOW                                                                |          | H.P.     |
| DRAINAGE HIGH POINT                                                                      |          | L.P.     |
| DRAINAGE LOW POINT                                                                       |          |          |
| WATER MAIN                                                                               |          |          |
| SANITARY FORCE MAIN                                                                      |          |          |
| SANITARY SEWER                                                                           |          |          |
| STORM SEWER                                                                              |          |          |
| GAS MAIN                                                                                 |          |          |
| OVERHEAD ELECTRIC                                                                        |          |          |
| PROPERTY LINE                                                                            |          |          |
| TREE LINE                                                                                |          |          |
| PINE LINE                                                                                |          |          |
| EDGE OF WETLAND                                                                          |          |          |
| EDGE OF WATER                                                                            |          |          |
| C/L OR DRAINAGE DITCH OR WATER LINE                                                      |          |          |
| SILT FENCE                                                                               |          |          |
| GRADING LIMITS                                                                           |          |          |
| MANHOLE (MH)                                                                             |          |          |
| CATCH BASIN (CB)                                                                         |          |          |
| CLEAN OUT (CO)                                                                           |          |          |
| RISER                                                                                    |          |          |
| GATE VALVE                                                                               |          |          |
| FIRE HYDRANT ASSEMBLY                                                                    |          |          |
| CURB STOP & BOX                                                                          |          |          |
| POLE, POWER OR ELECTRIC                                                                  |          |          |
| LIGHT POLE                                                                               |          |          |
| SIGN                                                                                     |          |          |
| BENCH MARK (BM)                                                                          |          |          |
| U/G UTILITY SIGN                                                                         |          |          |
| GUY ANCHOR                                                                               |          |          |
| SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM)<br>P=PERMANENT T=TEMPORARY |          |          |
| IRON FOUND / IRON SET                                                                    |          |          |
| CONCRETE MONUMENT                                                                        |          |          |
| GOVERNMENT CORNER                                                                        |          |          |
| NAIL FOUND / NAIL SET                                                                    |          |          |
| RECORD / MEASURED                                                                        | (R)      | (M)      |
| FENCE                                                                                    |          |          |
| WOOD STAKE                                                                               |          |          |



- PUBLIC AGENCIES AND UTILITIES**  
**GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)**  
 Manager: John Divozzo  
 Address: 2650 Lafranier Rd., Traverse City, MI 49686  
 Telephone: 231-995-6039
- LEELANAU COUNTY ROAD COMMISSION**  
 Manager: Brenden Mullane  
 Address: 10550 E. Eckerle Rd., Traverse City, MI 49682  
 Telephone: 231-271-3993
- LEELANAU CONSERVATION DISTRICT (SOIL EROSION & SEDIMENTATION CONTROL)**  
 Supervisor: Steve Christensen  
 Address: 8527 E. Government Center Dr., Ste. 205 Sulfons Bay, MI 49682  
 Telephone: 231-256-9783
- ELMWOOD TOWNSHIP (WATER, SEWER, ZONING)**  
 Supervisor: Jeff Shaw  
 Address: 10090 E. Lincoln Rd., Traverse City, MI 49684  
 Telephone: 231-946-0921
- CHERRYLAND ELECTRIC COOPERATIVE (ELEC.)**  
 Engineer: Frank Seipker  
 Address: 5930 US-31 S., Traverse City, MI 49684  
 Telephone: 231-486-9220
- CONSUMERS ENERGY (ELEC.)**  
 Engineer: Chuck Walkonis  
 Address: 821 Hastings St., Traverse City, MI 49686  
 Telephone: 231-929-6228
- DTE ENERGY (GAS)**  
 Engineer: Justin Ames  
 Address: 700 Hammond Rd., Suite 2, Traverse City, MI 49686  
 Telephone: 231-463-7033
- CHARTER COMMUNICATIONS (T.V.)**  
 Contact: Devon Newman  
 Address: 701 S. Airport Rd., Traverse City, MI 49686  
 Telephone: 231-932-8130
- POLICE AGENCIES**  
 EMERGENCIES: 911  
 Michigan State Police: 231-946-4646  
 Leelanau County Sheriff: 231-256-8800  
 Grand Traverse County Sheriff: 231-995-5001
- FIRE DEPARTMENTS**  
 EMERGENCIES: 911  
 Elmwood Twp. F.D.: 231-941-1647

PLAN INDEX

- C1.0 COVER SHEET
- C1.1 NOTE & DETAIL SHEET
- C1.2 CIVIL DETAILS - SITE
- C1.3 CIVIL DETAILS - STORM
- C2.0 EXISTING CONDITIONS
- C2.1 DEMOLITION PLAN
- C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C4.0 SITE & DIMENSION PLAN
- C5.0 GRADING & STORM PLAN
- C6.0 UTILITY PLAN
- L1.0 LANDSCAPE PLAN

THOMPSON SURGICAL INSTRUMENTS

Elmwood Township, Leelanau County, Michigan

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

**Mansfield**  
 Land Use Consultants

Thompson Surgical Instruments  
 Proposed Building Addition  
 COVER SHEET  
 Section 28, Town 28 North, Range 11 West  
 Elmwood Twp., Leelanau County, Michigan

|      |          |     |     |     |                                                |
|------|----------|-----|-----|-----|------------------------------------------------|
| REV# | DATE     | ISS | DNW | CHK | CHK                                            |
| 02   | 06-21-17 | feh | dmc | dmc | Twp. Submittal                                 |
| 03   | 04-09-19 | dmc | mmh | dmc | Twp. Submittal                                 |
| 04   | 04-09-19 | dmc | mmh | dmc | Revise site plan, keep house                   |
| 05   | 04-09-19 | dmc | mmh | dmc | Revise site plan, keep pole barn               |
| 06   | 06-03-19 | dmc | mmh | dmc | Revise site plan, show driveway location       |
| 07   | 06-06-22 | dmc | mmh | dmc | Updated Driveway Design and Building Footprint |
| 08   | 01-30-23 | feh | mmh | dmc | Construction Plans                             |
| 09   | 05-01-23 | feh | mmh | dmc | Revised architectural plans, update site plans |

CONSTRUCTION  
 P.M.: dmc  
 CR: dmc, CR: CRANS, 04.27.17  
 JOB NO.: 17066  
 C1.0

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**GENERAL CONSTRUCTION NOTES:**

**1. MISS DIG**

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

**2. EXISTING UTILITIES**

EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**3. PROTECTING UTILITIES**

SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO: PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.

**4. SAFETY**

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.

**5. SOIL EROSION & SEDIMENTATION CONTROL**

THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER. AT NO ADDITIONAL COST TO THE PROJECT, NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE LEELANAU CONSERVATION DISTRICT SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.

**6. PROPERTY CORNERS**

EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.

**7. SURVEY DATUM**

ALL ELEVATIONS ARE BASED ON THE ORIGINAL SURVEY, COMPLETED ON THE NAVD-88 DATUM.

**8. RESTORATION WORK**

ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

**9. REMOVAL ITEMS**

THE CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

**10. CONSTRUCTION SIGNAGE & TRAFFIC CONTROL**

LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES ACCORDING TO THE APPROVED PERMIT BY THE LEELANAU COUNTY ROAD COMMISSION, AND ANY ASSOCIATED PERMIT CONDITIONS.

**11. DUST CONTROL**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THOUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.

**12. PROTECTIVE FENCE**

THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.

**13. EXCESS MATERIALS**

ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.

**14. SAWCUTTING PAVEMENT**

SAWCUT EXISTING PAVEMENT TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.

**15. DEWATERING**

ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.

**16. UTILITY SEPARATION**

MAINTAIN REQUIRED ISOLATION DISTANCES FROM PROPOSED UTILITIES LIVE WELLS, SEPTIC FIELDS, STORM BASINS, ETC.

**17. RECYCLING**

THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.

**GENERAL GRADING CONSTRUCTION NOTES:**

**1. QUALITY OF WORK**

ALL MATERIALS, CONSTRUCTION, METHODS, TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

**2. SUBGRADE PREPARATION**

THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.

**3. AGGREGATE BASE MATERIAL**

AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (CURRENT) STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.

**4. BITUMINOUS PAVEMENT (HMA)**

THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS' NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

**5. REMOVAL OF ORGANICS**

ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE ROADWAY GRADING.

**6. SITE GRADING**

ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION.

**7. FIELD CHANGES**

ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.

**8. DRAINAGE**

EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

**9. GEOTECHNICAL REPORT**

THE CONTRACTOR SHALL REVIEW THE OWNER-PROVIDED GEOTECHNICAL EXPLORATION REPORT (DATED MAY 28, 2018) FOR ALL BUILDING AND SITE RELATED WORK.

**GENERAL STORM SEWER CONSTRUCTION NOTES:**

**1. CONSTRUCTION STANDARDS**

ALL MATERIALS, CONSTRUCTION, METHODS, TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

**2. CONNECTIONS**

NO CONNECTIONS SHALL BE MADE TO SANITARY SEWERS.

**3. STRUCTURE ADJUSTMENTS**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING CATCH BASIN AND/OR MANHOLE RIMS TO THE FINISH GRADE ELEVATIONS. THE LOCATIONS AND ELEVATIONS SHOWN ARE BASED UPON PLAN GRADES AND ARE SUBJECT TO CHANGE.

**GENERAL WATER SERVICE CONSTRUCTION NOTES:**

**1. STANDARDS**

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY TECHNICAL SPECIFICATIONS).

**2. DATUM**

ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.

**3. DETAILS**

PIPE BEDDING, THRUST BLOCKS, HYDRANT, VALVES, VALVE MANHOLES, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION DETAILS.

**4. WATER SERVICES**

THE DOMESTIC WATER AND FIRE PROTECTION MUST BE SEPARATE SERVICES TO EACH BUILDING.

**GENERAL SANITARY SERVICE CONSTRUCTION NOTES:**

**1. STANDARDS**

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY TECHNICAL SPECIFICATIONS).

**2. CONNECTIONS**

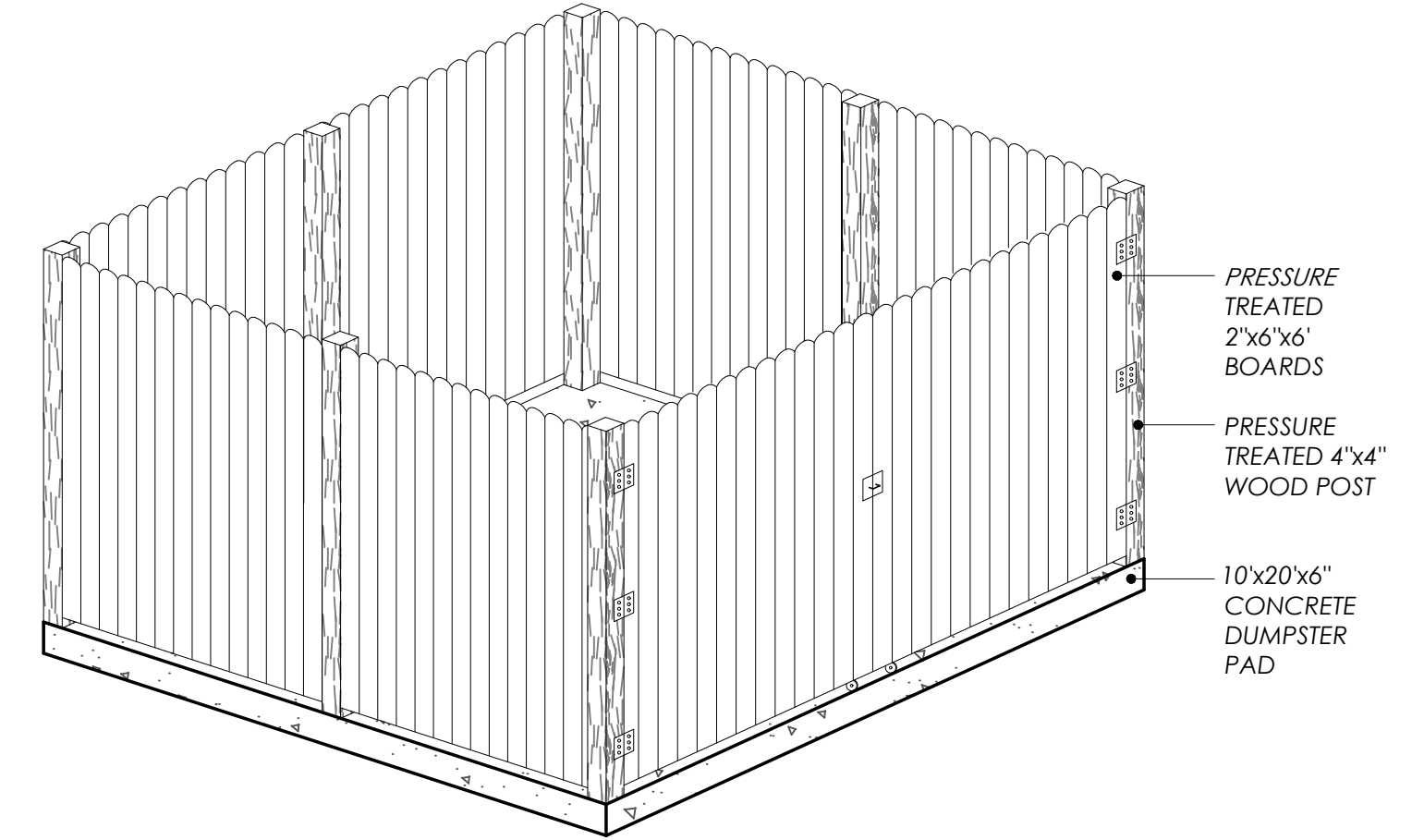
NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWERS.

**3. DATUM**

ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.

**4. DETAILS**

PIPE BEDDING, BUILDING SEWERS, DROP CONNECTIONS, BULKHEADS, MANHOLES, MANHOLE COVERS, AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILS.



**DUMPSTER SCREENING PAD**

NO SCALE

830 Cottageview Dr., Ste. 201  
P.O. Box 4015  
Tawassee, MI 49685  
Phone: 231-946-9310  
www.mansfieldps.com  
inf@mansfieldps.com

**Mansfield**  
Land Use Consultants

| REV# | DATE     | BY  | CHK | DESC                                           |
|------|----------|-----|-----|------------------------------------------------|
| 02   | 10-27-17 | eh  | dmc | chk                                            |
| 03   | 04-09-19 | dmc | dmc | Imp. Submittal                                 |
| 04   | 04-09-19 | dmc | dmc | Imp. Submittal                                 |
| 05   | 04-09-19 | dmc | dmc | Revise site plan, keep pole barn               |
| 06   | 06-08-19 | dmc | dmc | Revise site plan, changed driveway location    |
| 07   | 06-08-22 | dmc | dmc | Updated Driveway Design and Building Footprint |
| 08   | 01-30-23 | eh  | dmc | Construction Plans                             |
| 09   | 03-01-23 | eh  | dmc | Revised architectural plans, update site plans |

Thompson Surgical Instruments  
Proposed Building Addition  
**NOTE & DETAIL SHEET**  
Section 28, Town 28 North, Range 11 West  
Elmwood Twp., Leelanau County, Michigan

CONSTRUCTION

PL: dmc

PR: dmc CAD: dmc CREATD: 04.27.17

JOB NO: 17066

C1.1



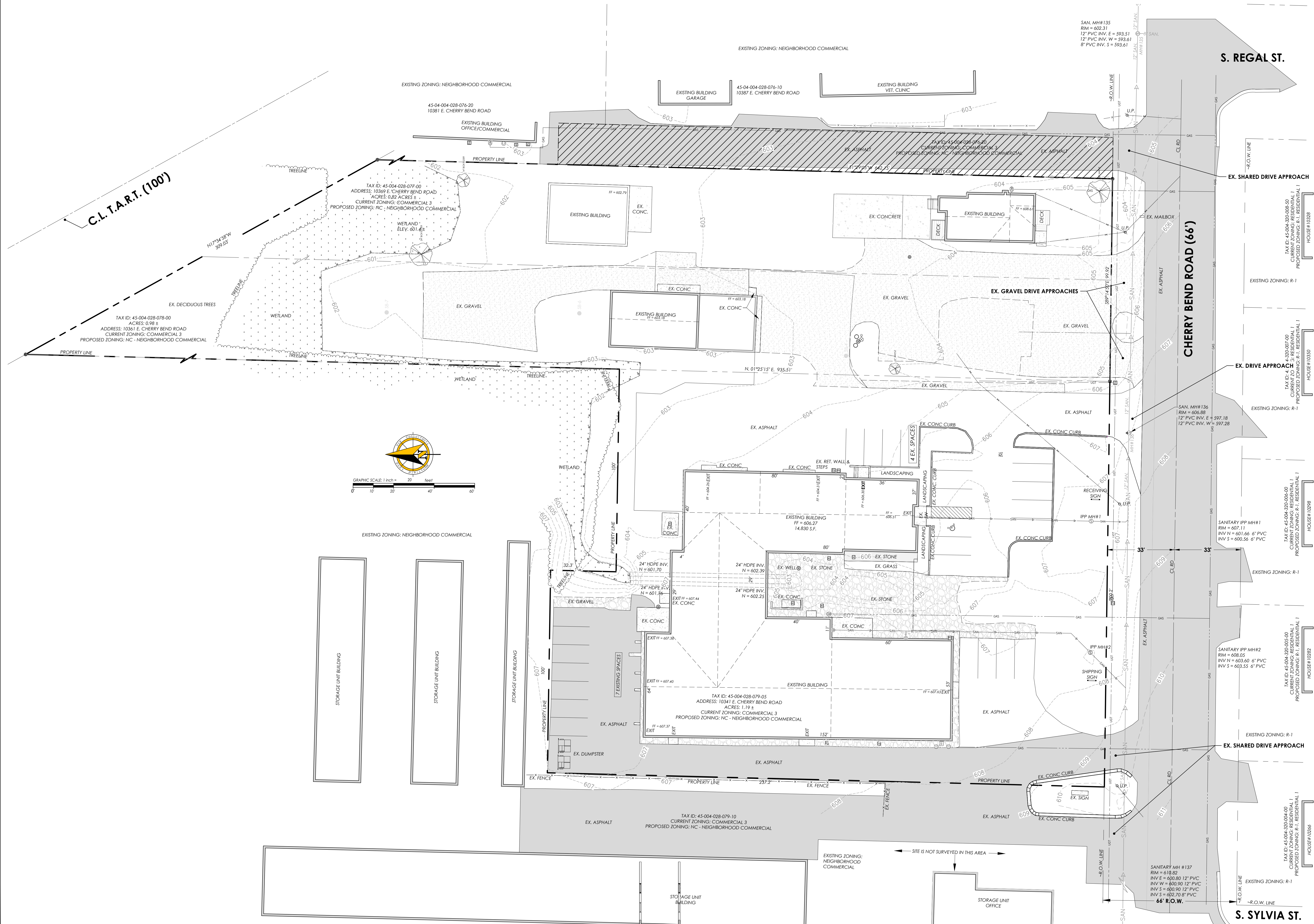




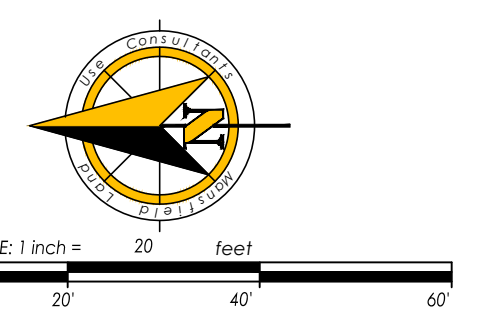




C:\Users\jman\AppData\Local\Temp\AutoCAD\_588881286\p0000.dwg (CTE) 08/21/2013 10:10am - Daily



**C.L. T.A.R.T. (100')**



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

# Mansfield

Land Use Consultants

| REV# | DATE     | BY  | CHK | DESCRIPTION                                    |
|------|----------|-----|-----|------------------------------------------------|
| 01   | 05-21-17 | eh  | dmc | Prep. Submittal                                |
| 02   | 04-09-19 | dmc | dmc | Revise site plan, keep house                   |
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| 06   | 06-06-22 | dmc | dmc | Construction Plans                             |
| 07   | 01-30-23 | eh  | dmc | Revised architectural plans, update site plans |

**Thompson Surgical Instruments  
 Proposed Building Addition  
 EXISTING CONDITIONS**  
 Section 28, Town 28 North, Range 11 West  
 Elmwood Twp., Leelanau County, Michigan

**CONSTRUCTION**

|          |          |
|----------|----------|
| DATE:    | dmc      |
| BY:      | dmc      |
| CHK:     | dmc      |
| CREATED: | 04.27.17 |

JOB NO: **17066**

**C2.0**

HOUSE# 10286  
 HOUSE# 10287  
 HOUSE# 10288  
 HOUSE# 10289  
 HOUSE# 10290











BM#1: ELEV = 406.88 NAVD 88  
SANITARY MANHOLE RIM  
N 9991.5891 E 9974.5064

830 Cottageview Dr., Ste. 201  
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Tavere, MI 49685  
Phone: 231-946-9310  
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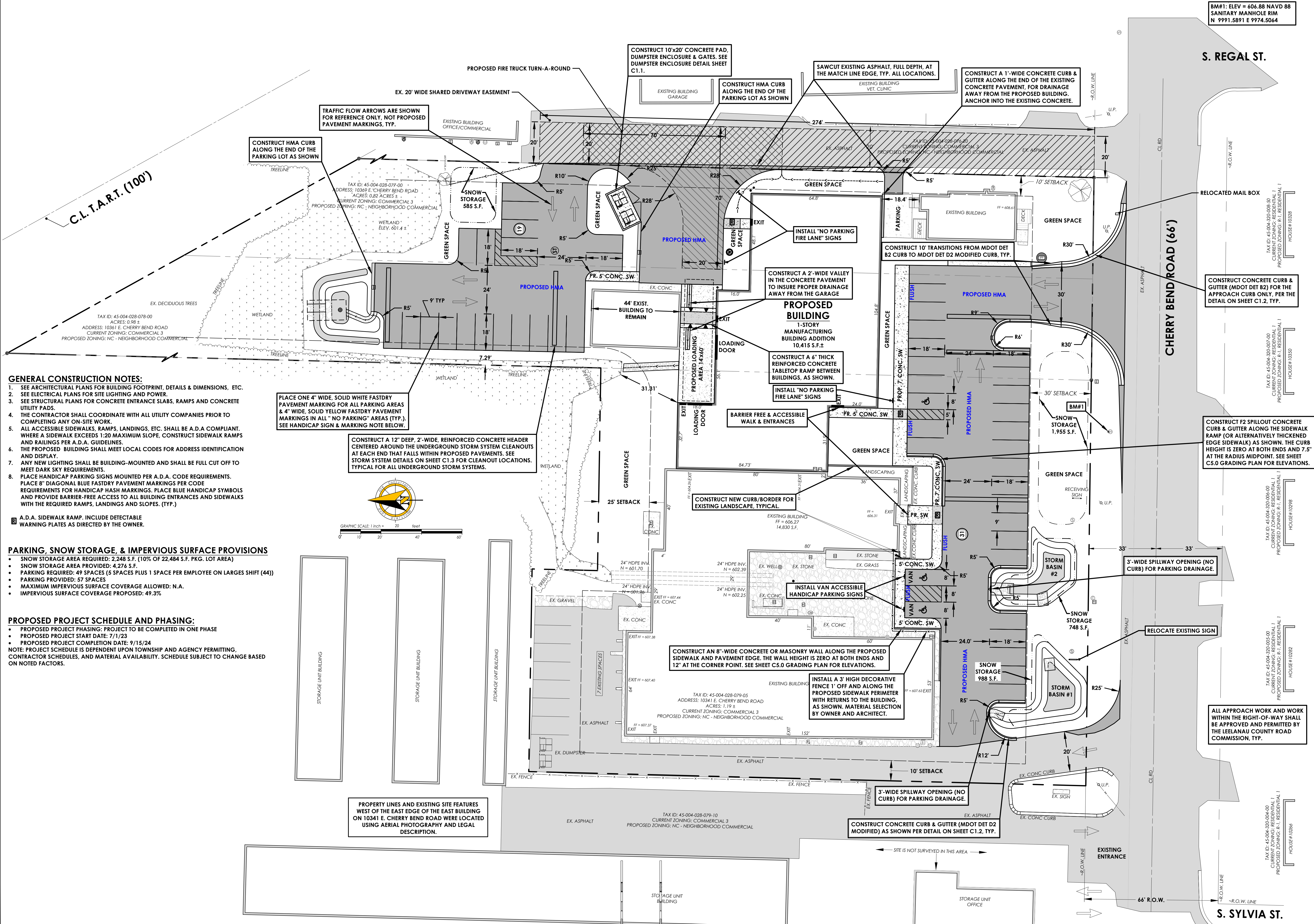
# Mansfield

Land Use Consultants

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| 09  | 05-01-23 | eh  | dmc | Revised architectural plans, update site plans |

Thompson Surgical Instruments  
Proposed Building Addition  
**SITE & DIMENSION PLAN**  
Section 28, Town 28 North, Range 11 West  
Elmwood Twp., Leelanau County, Michigan

|              |       |          |          |
|--------------|-------|----------|----------|
| CONSTRUCTION |       |          |          |
| PR:          | dmc   | CREATED: | 04.27.17 |
| CHK:         | dmc   | DATE:    | 04.27.17 |
| APP NO:      | 17066 |          |          |
| C4.0         |       |          |          |

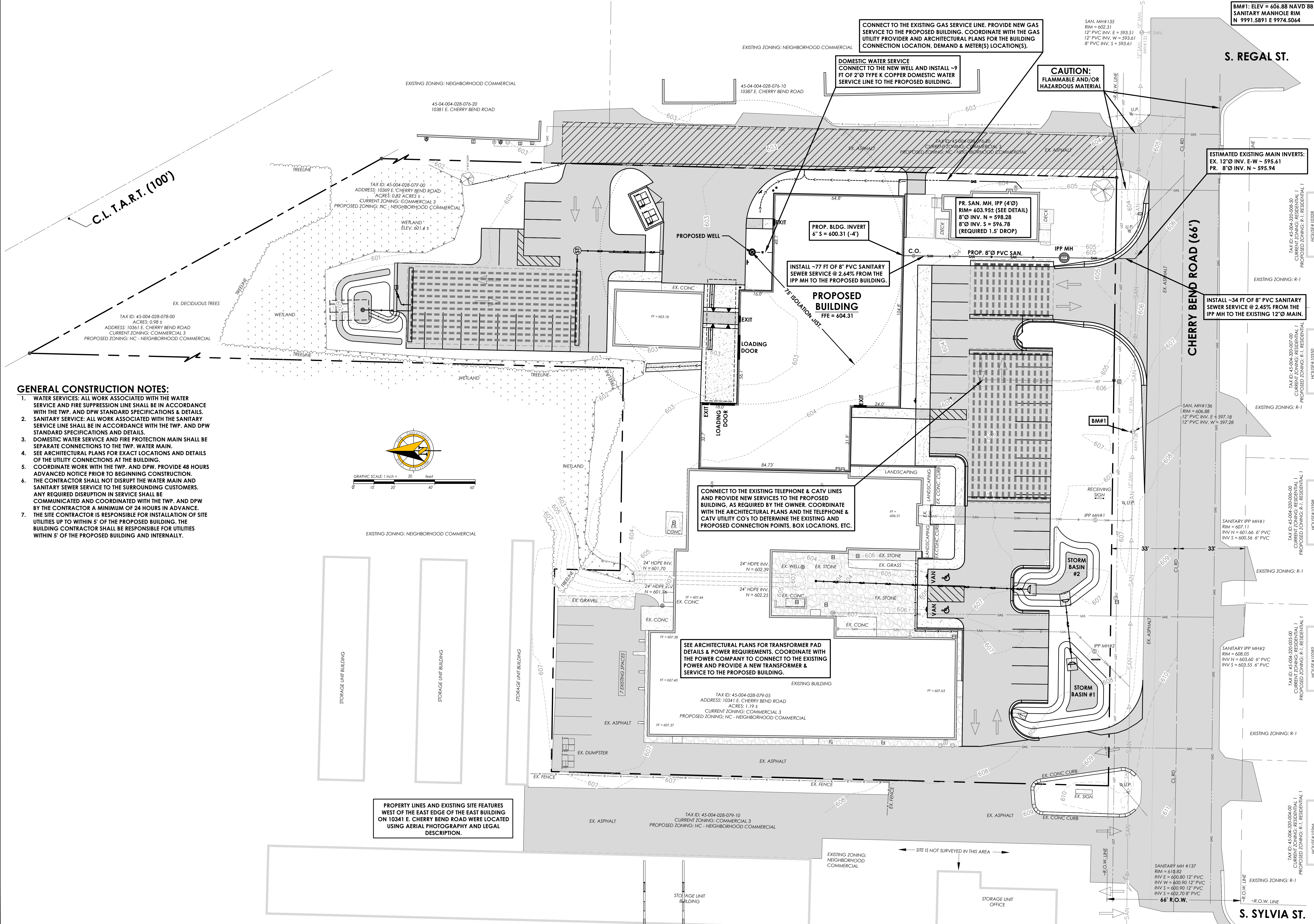


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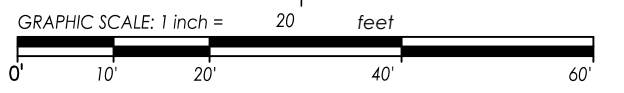






**GENERAL CONSTRUCTION NOTES:**

1. WATER SERVICES: ALL WORK ASSOCIATED WITH THE WATER SERVICE AND FIRE SUPPRESSION LINE SHALL BE IN ACCORDANCE WITH THE TWP. AND DPW STANDARD SPECIFICATIONS & DETAILS.
2. SANITARY SERVICE: ALL WORK ASSOCIATED WITH THE SANITARY SERVICE LINE SHALL BE IN ACCORDANCE WITH THE TWP. AND DPW STANDARD SPECIFICATIONS AND DETAILS.
3. DOMESTIC WATER SERVICE AND FIRE PROTECTION MAIN SHALL BE SEPARATE CONNECTIONS TO THE TWP. WATER MAIN
4. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF THE UTILITY CONNECTIONS AT THE BUILDING.
5. COORDINATE WORK WITH THE TWP. AND DPW. PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN AND SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE TWP. AND DPW BY THE CONTRACTOR A MINIMUM OF 24 HOURS IN ADVANCE.
7. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE UTILITIES UP TO WITHIN 5' OF THE PROPOSED BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE PROPOSED BUILDING AND INTERNALLY.



PROPERTY LINES AND EXISTING SITE FEATURES WEST OF THE EAST EDGE OF THE EAST BUILDING ON 10341 E. CHERRY BEND ROAD WERE LOCATED USING AERIAL PHOTOGRAPHY AND LEGAL DESCRIPTION.

CONNECT TO THE EXISTING GAS SERVICE LINE. PROVIDE NEW GAS SERVICE TO THE PROPOSED BUILDING. COORDINATE WITH THE GAS UTILITY PROVIDER AND ARCHITECTURAL PLANS FOR THE BUILDING CONNECTION LOCATION, DEMAND & METER(S) LOCATION(S).

DOMESTIC WATER SERVICE  
CONNECT TO THE NEW WELL AND INSTALL ~9 FT OF 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE TO THE PROPOSED BUILDING.

CAUTION:  
FLAMMABLE AND/OR  
HAZARDOUS MATERIAL

ESTIMATED EXISTING MAIN INVERTS:  
EX. 12" INV. E-W - 595.61  
PR. 8" INV. N - 595.94

PROP. BLDG. INVERT  
6" S = 600.31 (-4)

INSTALL ~77 FT OF 8" PVC SANITARY SEWER SERVICE @ 2.64% FROM THE IPP MH TO THE PROPOSED BUILDING.

PROPOSED BUILDING  
FFE = 604.31

PR. SAN. MH, IPP (4")  
RIM = 603.95 (SEE DETAIL)  
8" INV. N = 598.28  
8" INV. S = 596.78  
(REQUIRED 1.5' DROP)

INSTALL ~34 FT OF 8" PVC SANITARY SEWER SERVICE @ 2.45% FROM THE IPP MH TO THE EXISTING 12" MAIN.

CONNECT TO THE EXISTING TELEPHONE & CATV LINES AND PROVIDE NEW SERVICES TO THE PROPOSED BUILDING, AS REQUIRED BY THE OWNER. COORDINATE WITH THE ARCHITECTURAL PLANS AND THE TELEPHONE & CATV UTILITY CO.'S TO DETERMINE THE EXISTING AND PROPOSED CONNECTION POINTS, BOX LOCATIONS, ETC.

SEE ARCHITECTURAL PLANS FOR TRANSFORMER PAD DETAILS & POWER REQUIREMENTS. COORDINATE WITH THE POWER COMPANY TO CONNECT TO THE EXISTING POWER AND PROVIDE A NEW TRANSFORMER & SERVICE TO THE PROPOSED BUILDING.

BM#1: ELEV = 605.88 NAVD 88  
SANITARY MANHOLE RIM  
N 9991.5891 E 9974.5064

BM#1

BM#2

BM#2

BM#137

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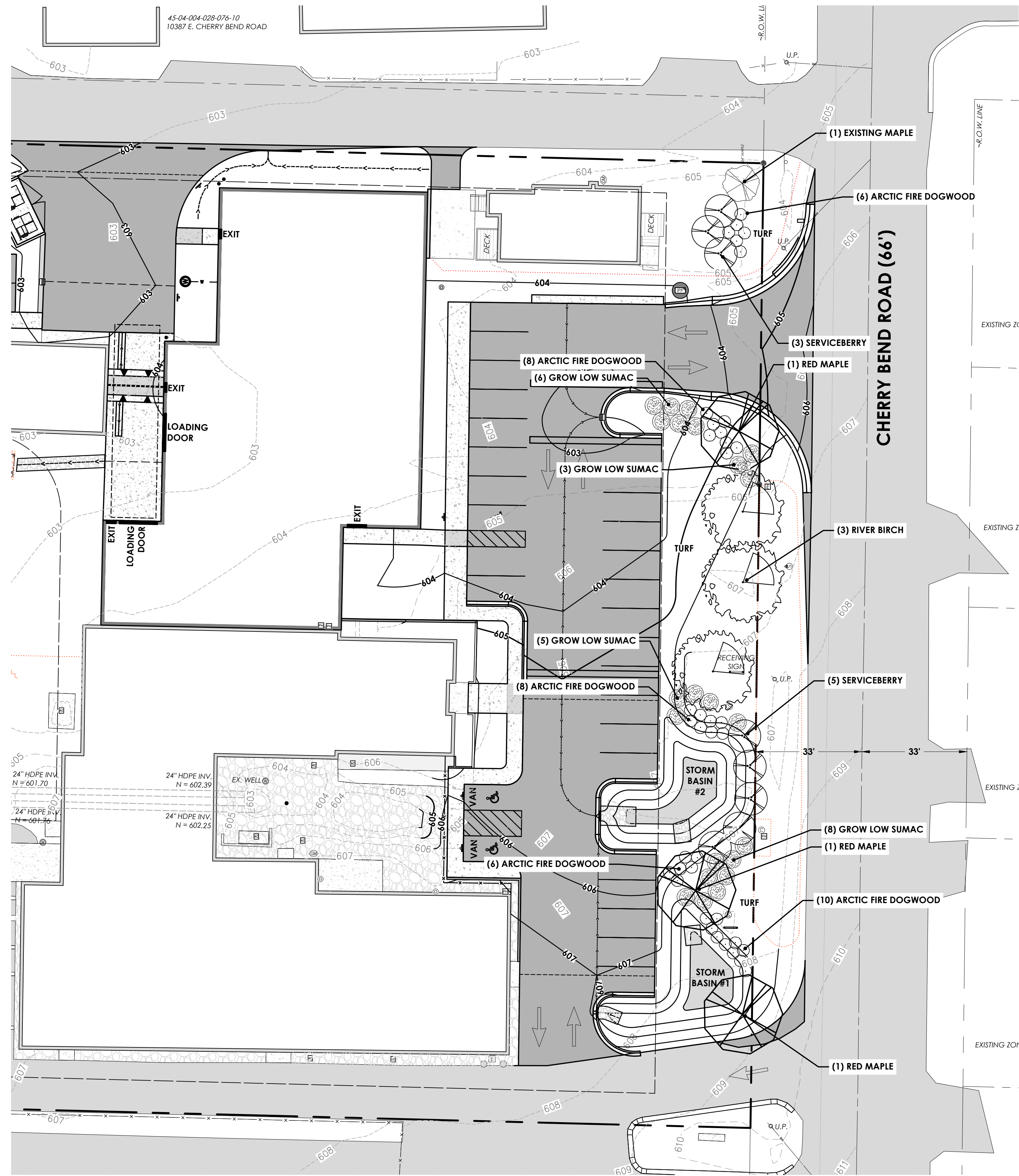
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|-----|----------|----|-----|------------------------------------------------|
| 01  | 10-27-17 | eh | dm  | Rev. Submittal                                 |
| 02  | 04-09-19 | dm | dm  | Rev. Submittal                                 |
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Thompson Surgical Instruments  
Proposed Building Addition  
UTILITY PLAN  
Section 28, Town 28 North, Range 11 West  
Elmwood Twp., Leelanau County, Michigan

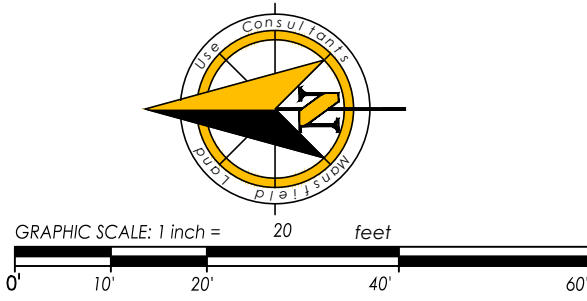
CONSTRUCTION

|          |          |
|----------|----------|
| DATE:    | dm       |
| BY:      | dm       |
| CHK:     | dm       |
| CREATED: | 04.27.17 |
| JOB NO.: | 17066    |
| SCALE:   | C6.0     |





CHERRY BEND ROAD (66')



**PLANTING NOTES:**

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

**IRRIGATION NOTES:**

- All landscaping shall be irrigated by an automatic sprinkling system. Installation to be performed by a reputable irrigation contractor.

**LANDSCAPING PREPARED BY**

Dustin M. Christensen, LLA  
Landscape Architect  
No. 3901001527

**PLANT LIST**

| common name           | botanical name      | size           | quantity |
|-----------------------|---------------------|----------------|----------|
| Red Maple             | Acer rubrum         | 2.5" cal. B&B  | 3        |
| Shadblow Serviceberry | Amelanchier arborea | 6' M.S. B&B    | 8        |
| River Birch           | Betula nigra        | 7'-8" M.S. B&B | 3        |

| common name         | botanical name                   | size     | quantity |
|---------------------|----------------------------------|----------|----------|
| Arctic Fire Dogwood | Cornus stolonifera 'Arctic Fire' | 5 gallon | 38       |
| Grow Low Sumac      | Rhus aromatica 'Gro-low'         | 5 gallon | 22       |

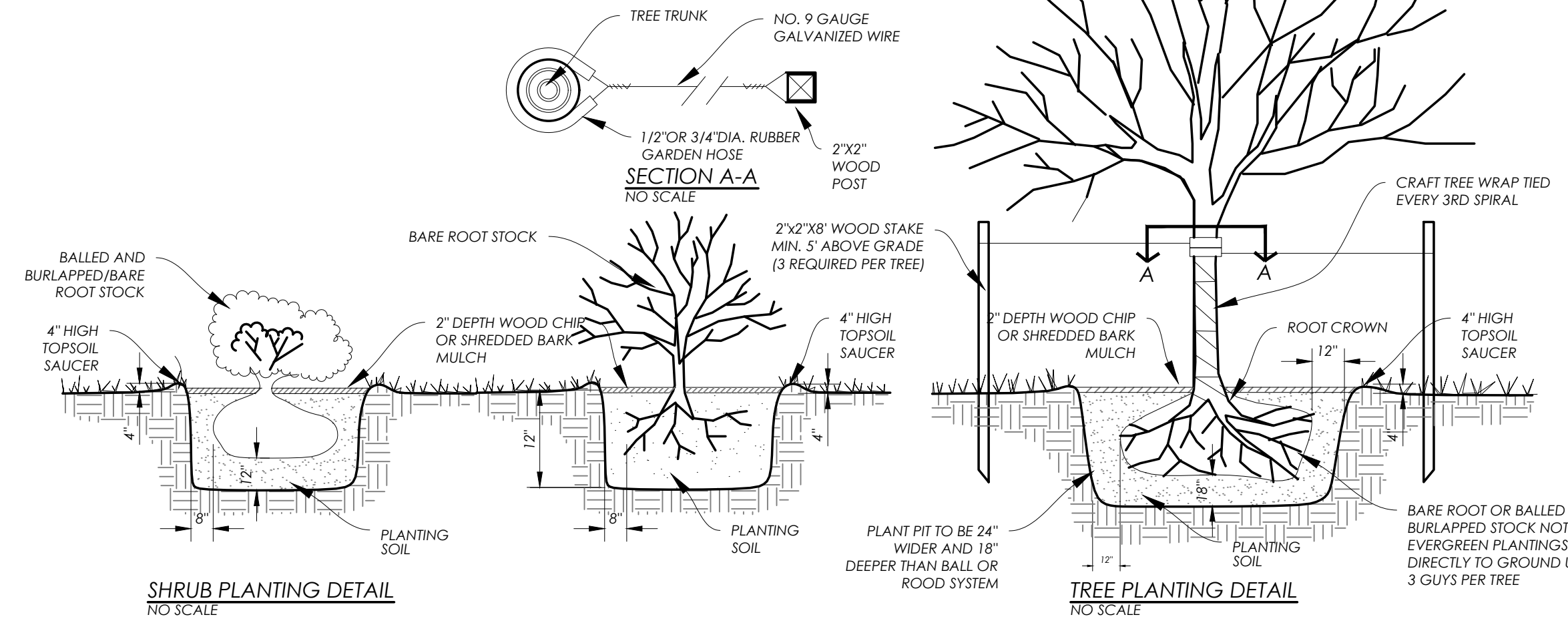
Note: All planting beds to be treated with shredded bark mulch, unless otherwise noted.

**Landscape Buffer (per Ordinance Section 6.4.4)**

|        | Number Required | Number Proposed |
|--------|-----------------|-----------------|
| Trees  | 15              | 15              |
| Shrubs | 60              | 60              |

**NOTES:**

- ONE EX. MAPLE IS INCLUDED IN PROVIDED TREE QUANTITY
- 300' FRONTAGE (1 TREE, 4 SHRUBS PER 20' FRONTAGE REQ.)



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Land Use Consultants

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Thompson Surgical Instruments  
Proposed Building Addition  
**LANDSCAPE PLAN**  
Section 28, Town 28 North, Range 11 West  
Elmwood Twp., Leelanau County, Michigan

**CONSTRUCTION**

DATE: dmc

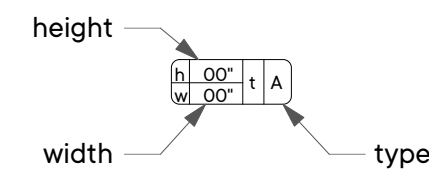
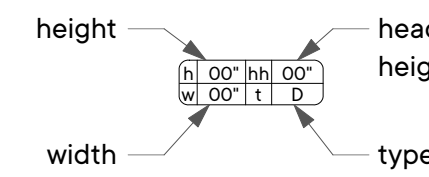
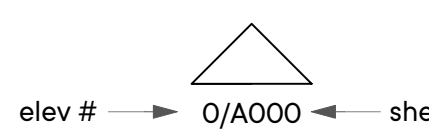

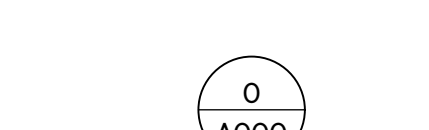
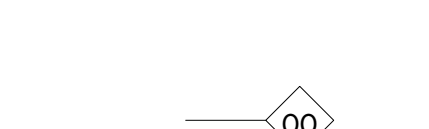


DATE: dmc CREATING: 04.27.17

JOB NO: 17066

L1.0



SYMBOLS

- 
Door Tag
- 
Window Tag
- 
Elevation Tag
- 
Section Tag
- 
Detail Tag
- 
Partition wall type
- 
Align
- 
Revision

PROJECT DATA

Address:  
10341 E. Cherry Bend Rd.  
Traverse City, MI 49684

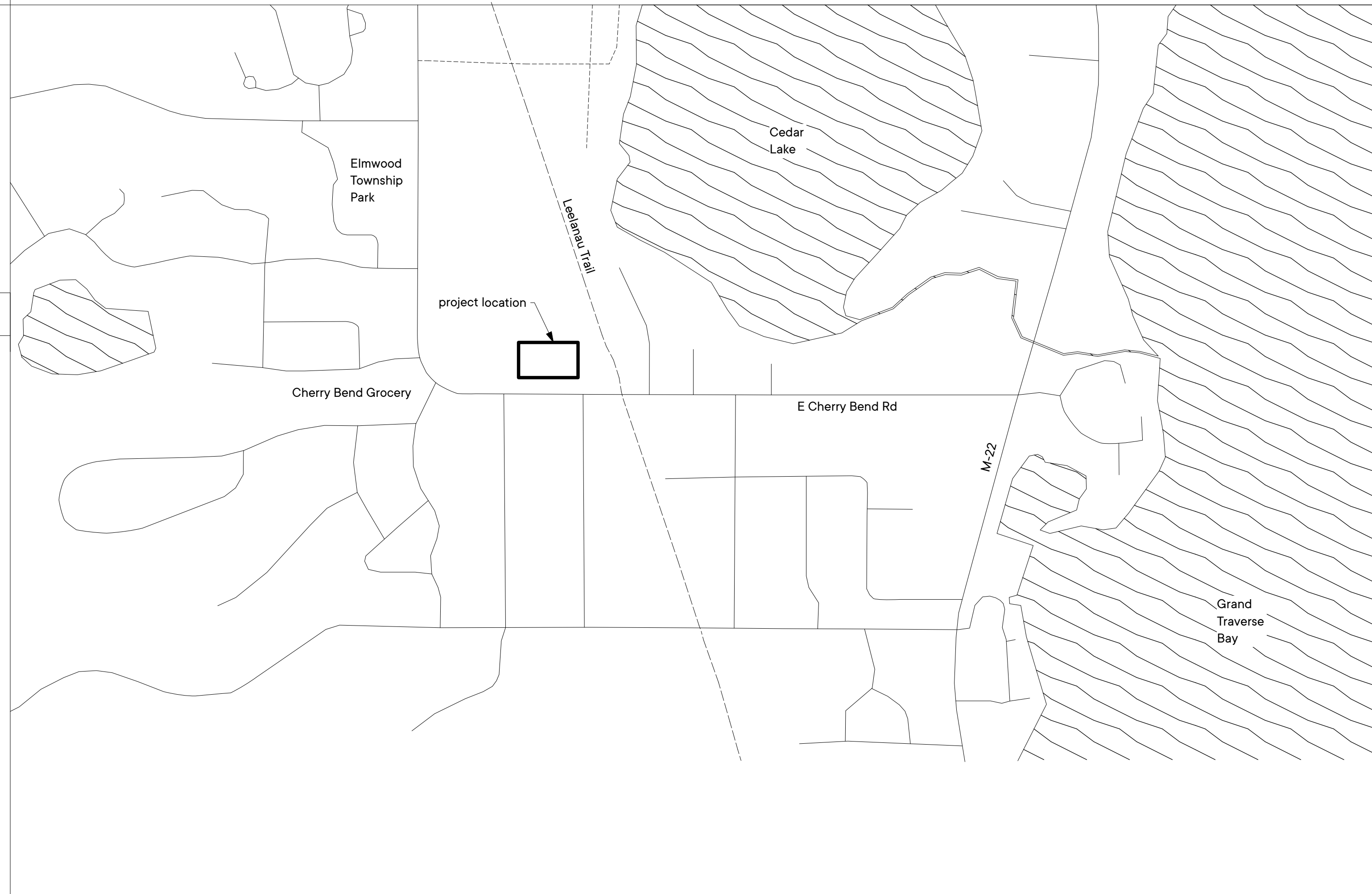
Scope of Work:  
This project is the 10,416sf addition to a low hazard facility.

FLOOR AREAS

| Floor Area   | Square Feet  |
|--------------|--------------|
| Existing     | 14706        |
| Addition     | 10416        |
| <b>Total</b> | <b>25122</b> |

AREA MAP

(NOT TO SCALE)

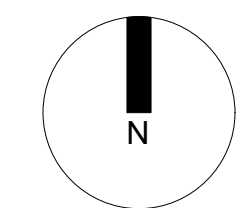


SHEET INDEX

| TITLE |                         |
|-------|-------------------------|
| A001  | Title and General Notes |
| A002  | Code Plan               |
| A003  | Site/ Roof Plan         |
| A004  | Building Plan           |
| A005  | As Built/ Demo Plan     |
| A100  | Foundation Plan         |
| A101  | Overall Plan            |
| A102  | Plan                    |
| A103  | Plan                    |
| A104  | Reflected Ceiling Plan  |
| A105  | Reflected Ceiling Plan  |
| A106  | Framing Plan            |
| A107  | Roof Framing Plan       |
| A200  | Elevations              |
| A300  | Sections                |
| A400  | Enlarged Plans          |
| A500  | Wall Sections & Details |
| A501  | Wall Sections           |
| A600  | Schedules               |

# Thompson Surgical

10341 E. Cherry Bend Rd.  
Traverse City, MI 49684



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| # | Description | Date     |
|---|-------------|----------|
| A | Plan review | 5/9/22   |
| B | Plan review | 5/19/22  |
| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |

# A001

Title and General Notes

**Occupancy Groups (302)**

Occupancy Group: F-2 Low-hazard factory industrial

**Building Area (506)**

Proposed 2,305sf one story addition

|              |                         |          |
|--------------|-------------------------|----------|
| Fire area #1 | Existing                | N/A      |
| Fire area #2 | Existing                | 5,669sf  |
| Fire area #2 | Addition                | 2,773sf  |
|              | Total fire area #2      | 8,442sf  |
| Fire area #3 | Addition                | 7,643sf  |
|              | Total Fire area #2 & #3 | 10,416sf |

Existing 2hr fire wall between Fire area #1 and Fire area # 2

New 2hr fire wall between Fire area #2 and Fire area #3

Allowable tabular area (table 506.2 for type Vb, NS, F-2): 13,000sf  
 Allowable stories above grade (table 504.4 for type Vb, NS, F-2): 2 story,  
 Allowable Height (table 504.3 for type Vb, NS, F): 40 feet

Proposed Fire Area #2: 8,570sf.  
 Proposed Stories: 1 story  
 Proposed height: 26'-0" feet

Proposed Fire Area #3: 7,643sf.  
 Proposed Stories: 1 story  
 Proposed height: 26'-0" feet

**Means of Egress**

**Exiting 1006**

Number of Exits and common path and load limitations

**Table 1006.3.1**

Min Number of exits: 2

**1016.2 Egress through intervening spaces**

**Exception:** Means of egress are not prohibited through adjoining or intervening rooms or spaces in Group F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

**Table 1017.2**

Exit access travel distance for F-2 occupancy is 300' (non sprinklered)

**Means of Egress doors**

Min door size: 32" clear (1010.1.1)  
 Required capacity: other 0.2 inches per occupant. (1005.3.2)  
 Occ load over 50, doors swing in direction of Travel. (1010.1.2.1)

*Panic hardware not required. (1010.1.10) - Arch to confirm*  
*Occ load (A) over 50, panic hardware required. (1010.1.10) - Arch to confirm*

**Min. Corridor width (1020.2)**

General min: 44"  
 Occupant load less than 50: 36"

Mech, plumbing, electrical access: 24"

**Corridor rating**

Occupancy F, under 30 people, no rating.

**Plumbing Code**

**Exceptions:**

Plumbing Code 403.2  
 Separate facilities not required in private facilities

**Fixture Count (Fire area #2 and Fire area #3)**

**Occupant Load Calculation for Plumbing**

Total: 162 ppl

**Fixture Requirement Ratio for Factory and Industrial, F-2**

|                    |                 |
|--------------------|-----------------|
| Toilet             | 1:100 occupants |
| Sinks              | 1:100 occupants |
| Drinking Fountains | 1:400 occupants |

**Required:**

|                    |   |
|--------------------|---|
| Toilets:           | 2 |
| Sinks:             | 2 |
| Service sink:      | 1 |
| Drinking fountain: | 1 |

**Existing Fixtures:**

|                    |   |
|--------------------|---|
| Toilets:           | 5 |
| Sinks:             | 3 |
| Service sink:      | 1 |
| Drinking fountain: | 1 |

**Proposed Fixtures:**

|                    |   |
|--------------------|---|
| Toilets:           | 4 |
| Sinks:             | 3 |
| Service sink:      | 0 |
| Drinking fountain: | 0 |

**Accessibility 1100**

- All floor or ground surfaces shall be stable, firm and slip resistant
- Vertical changes in level shall not be greater than 1/4" in height
- Bevel changes in level shall not be greater than 1/2" in height
- Accessible route shall have a minimum width of 36". Sloped walking surfaces shall not have a slope greater than 1:20
- All doorways shall have a minimum clear width of 31 3/4" with the door open 90 degrees. Door hardware: handles shall be lever type, pulls, latches, locks and other operable parts shall have a shape that is easily grasped and mounted 34" - 48" a.f.f.
- Door surface at ground level to 10" above floor surface shall be a smooth surface on the push side that is continuous

**Energy Code**

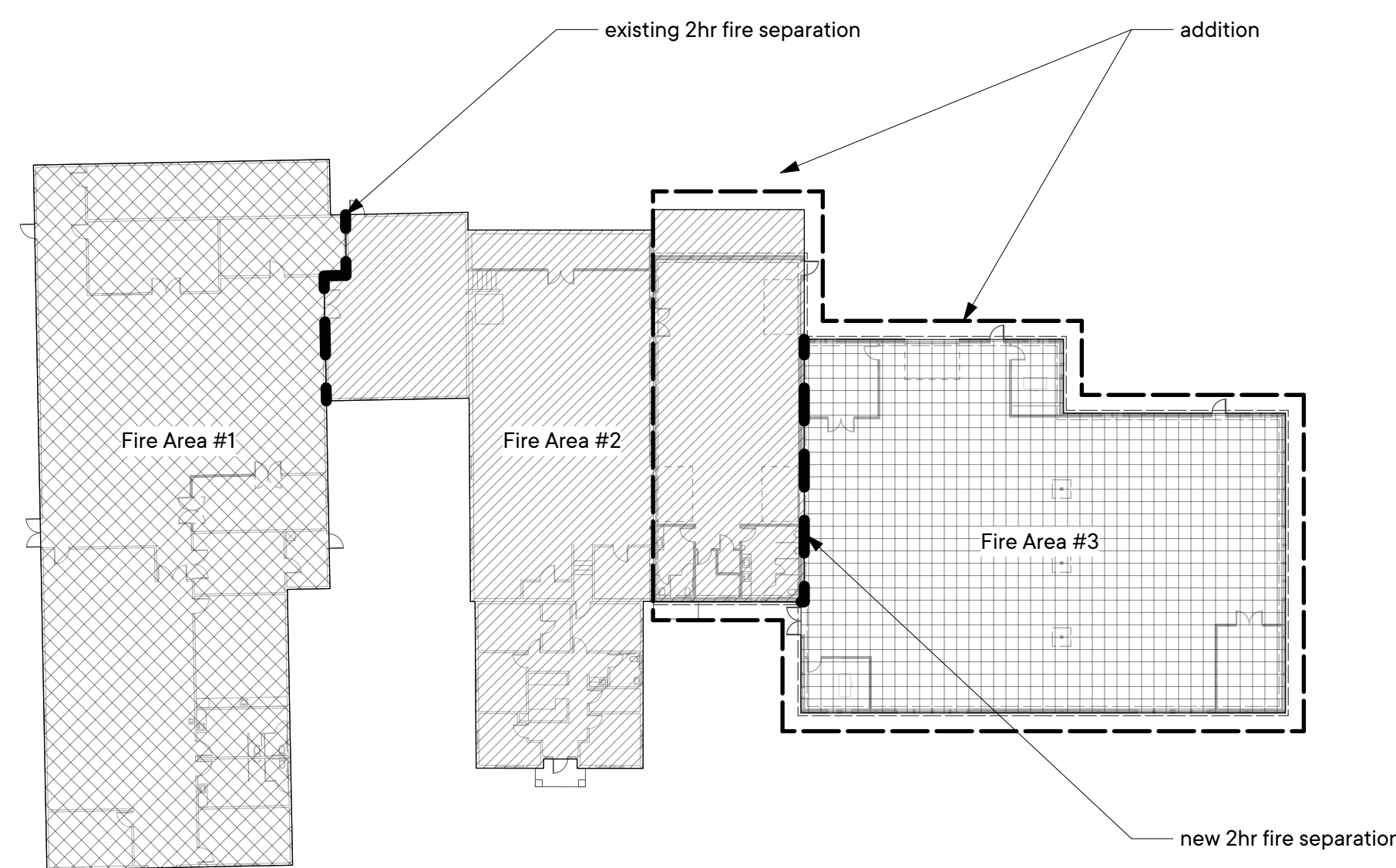
Climate zone 6a

**Michigan Energy code, 2015**

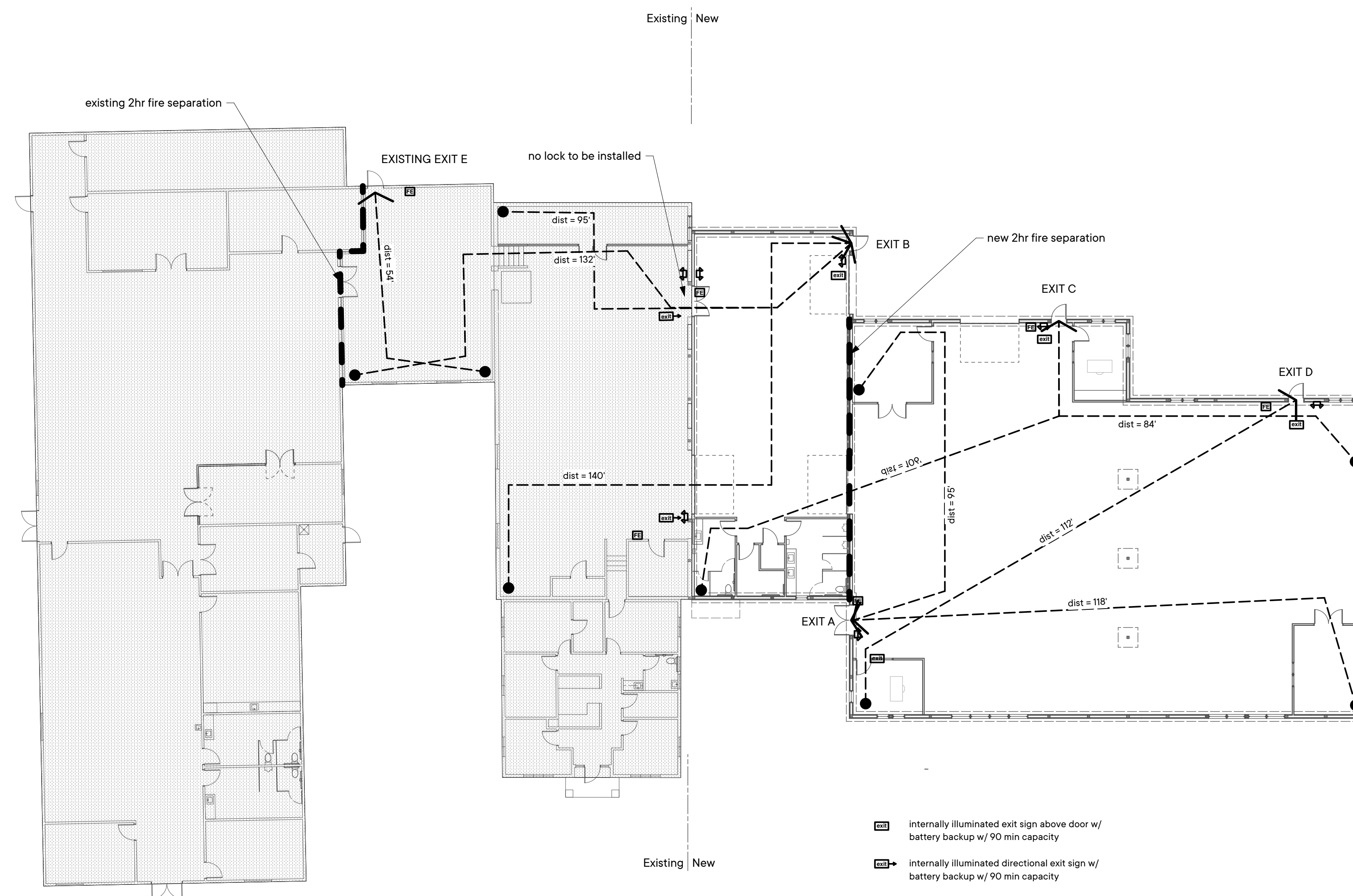
Chapter 4: Commercial Energy efficiency, C4012  
 Comply with requirements of ASHRAE 90.1-2013

C506.2 Sections 5.4.3.4 Exception 3: Doors that open directly from a space less than 3,000sf do not require vestibule. Vestibule not required.

**Area Diagram**



**Exiting Diagram**



**Construction Type Classification (table 601)**

|                                  |                                  |   |
|----------------------------------|----------------------------------|---|
| Primary Structure                | Type Vb, unprotected             | 0 |
| Bearing walls                    |                                  | 0 |
| exterior                         |                                  | 0 |
| interior                         |                                  | 0 |
| Non Bearing walls and partitions | see table 602 (1hr for FSD <10') | 0 |
| exterior                         |                                  | 0 |
| interior                         |                                  | 0 |
| Floor                            |                                  | 0 |
| Roof                             |                                  | 0 |

**Fire Protection Systems 903**

No automatic sprinkler system provided for F-2

**906.3(1)**

Fire Extinguisher  
 Hazard: class A  
 Min size: 2-A,  
 1FE for 6000 SF  
 Max travel distance  
 per FE is 75'

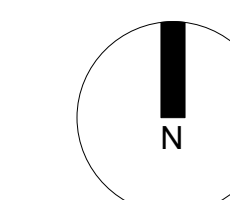
**803.11(e)**

class c wall and ceiling  
 finishes

**Occupancy Functions (table 1004.1.2)**

| Area         | Occupancy Function (1004.1.2) | sf       | occupant load |
|--------------|-------------------------------|----------|---------------|
| Fire area #1 | industrial areas [100 gross]  | N/A      | N/A           |
| Fire area #2 | industrial areas [100 gross]  | 8,570sf  | 85 ppl        |
| Fire area #3 | industrial areas [100 gross]  | 7,643sf  | 77ppl         |
|              | Total #2 & #3                 | 16,213sf | 162 ppl       |

- internally illuminated exit sign above door w/ battery backup w/ 90 min capacity
- internally illuminated directional exit sign w/ battery backup w/ 90 min capacity
- egress illumination w/ battery back up for 90 min capacity
- fire extinguisher  
Hazard: class A  
Min size: 2-A
- existing construction



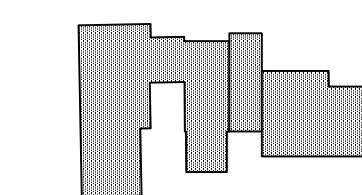
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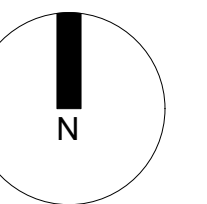
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| G | Permit      | 5/11/23  |







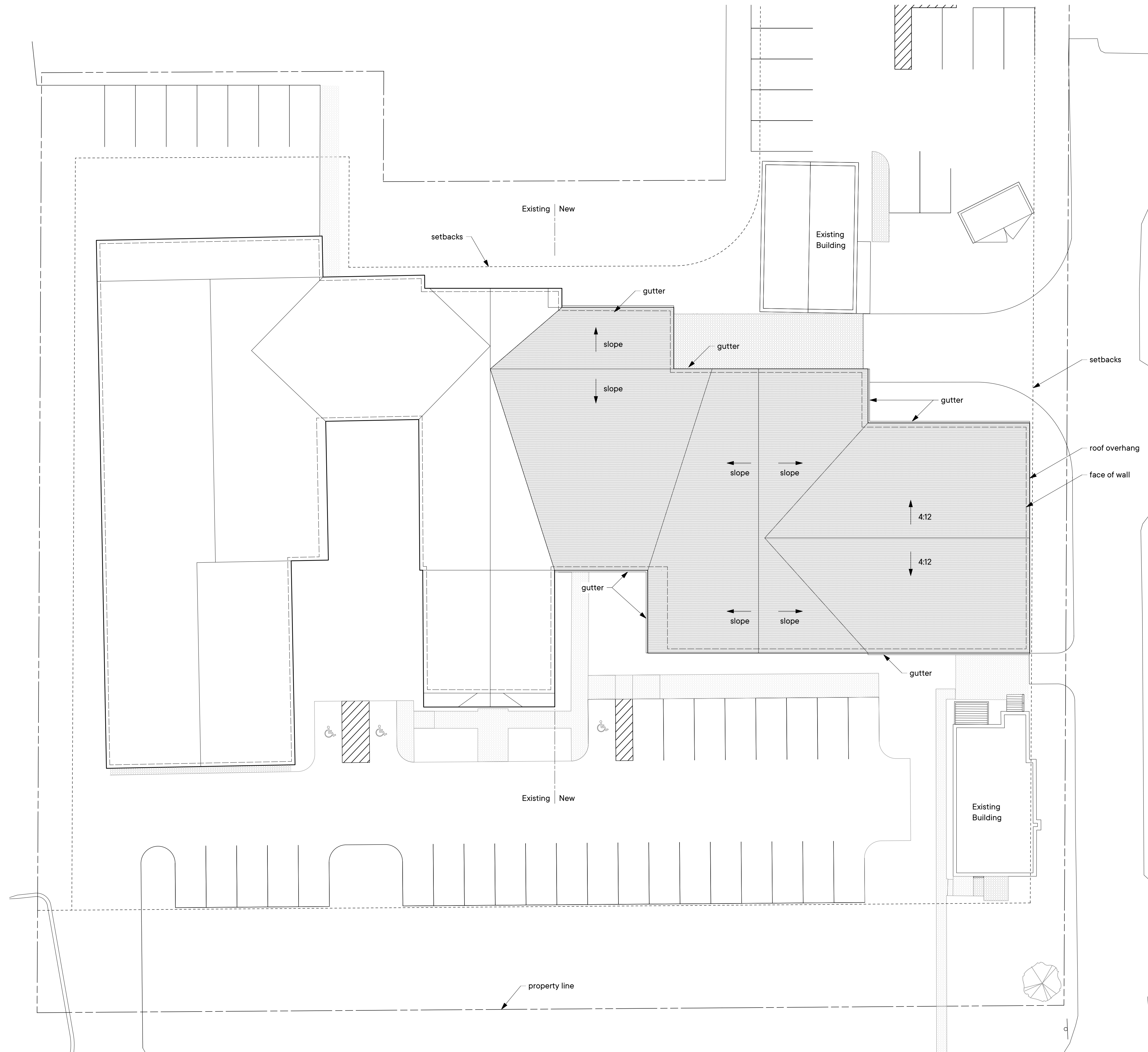
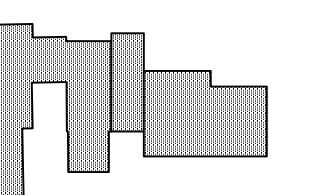
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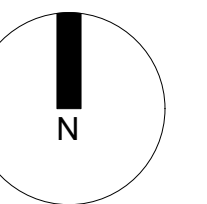
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| B | Plan review | 5/19/22  |
| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |



**1** Site/ Roof Plan  
 Scale: 1/16" = 1'-0"



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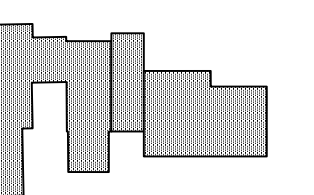
## DESIGN SMITHS

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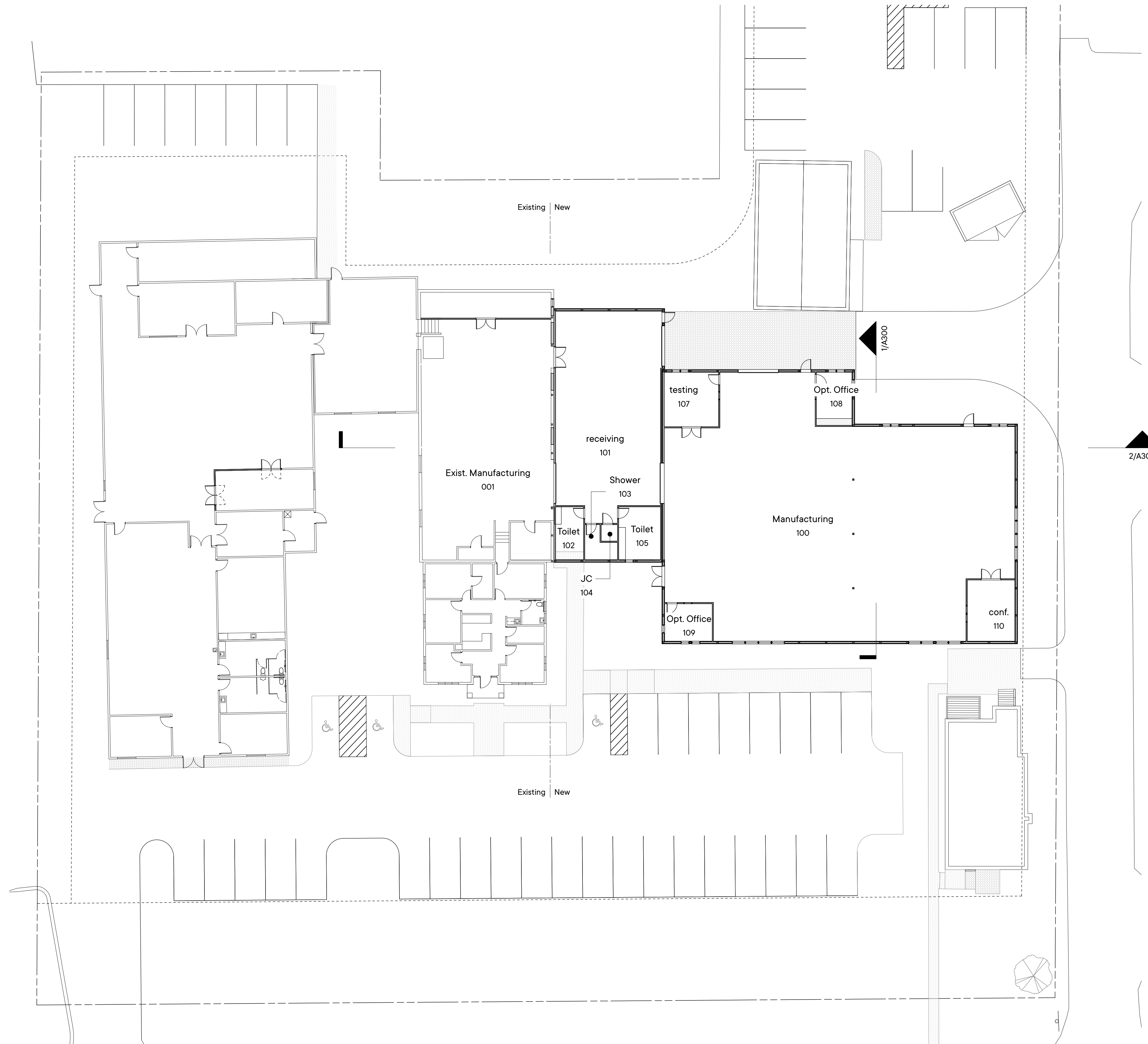
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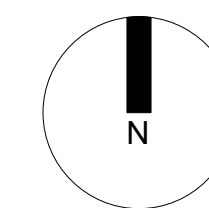
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|---|-------------|----------|
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| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan Review | 10/24/22 |
| F | Plan review | 10/26/22 |
| G | plan review | 4/12/23  |
| H | Permit      | 5/11/23  |



**A004**  
Building Plan



**1** Building Plan  
Scale: 1/16" = 1'-0"

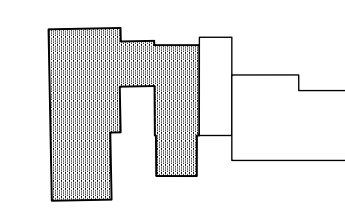


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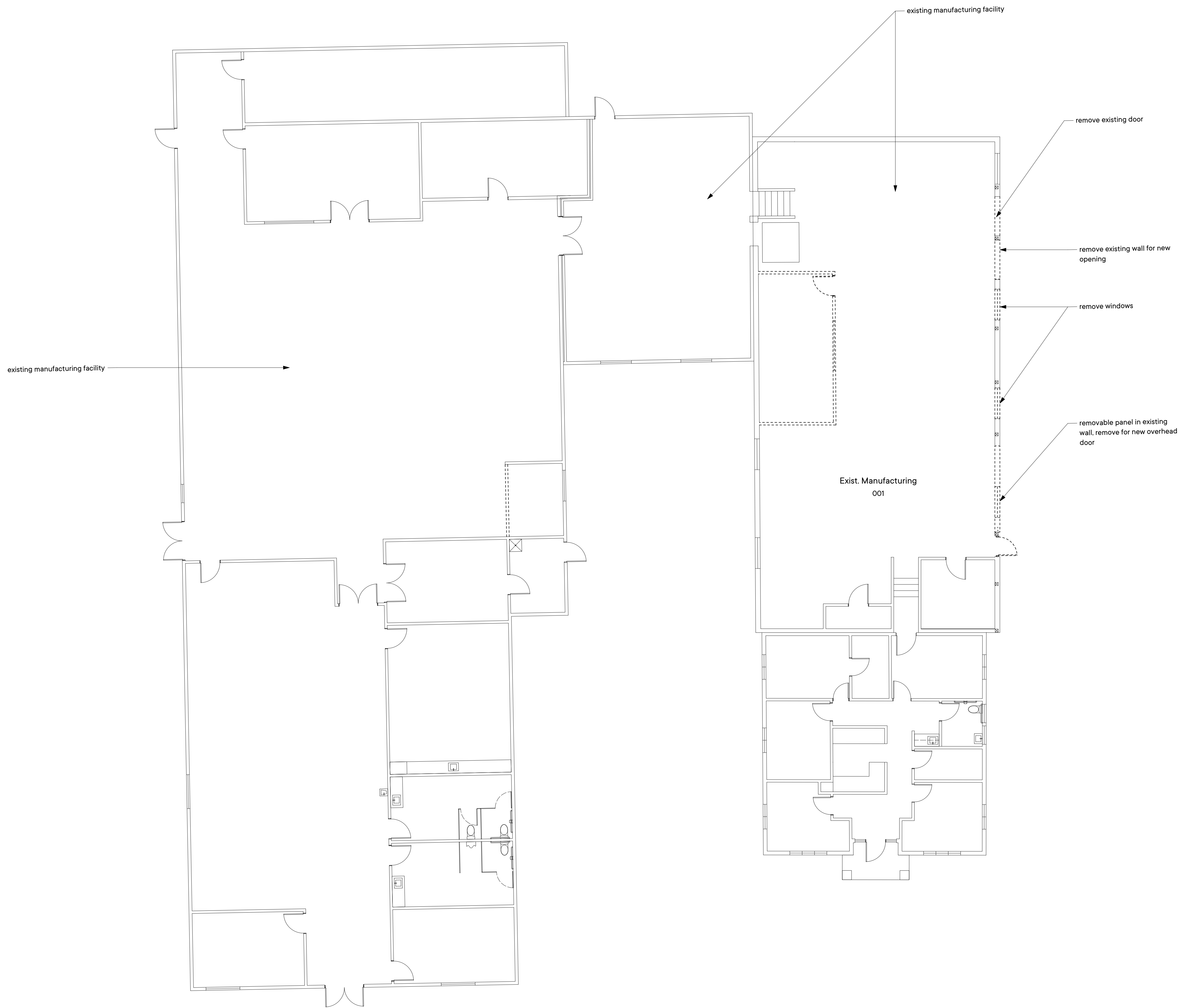
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| # | Description | Date     |
|---|-------------|----------|
| A | Plan review | 5/9/22   |
| B | Plan review | 5/19/22  |
| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |



**A005**  
 As Built/ Demo Plan



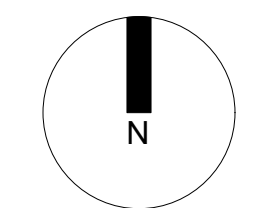
**1** As Built/ Demo Plan  
 Scale: 1/8" = 1'-0"

**FOUNDATION NOTES**

1. Remove all fill soil on site and replace with engineered fill. Removal and fill of soil to be monitored by a certified professional per soils report by Gozling Czuback Engineering dated 05/28/2018.
2. Dewatering may be required if water level is above excavation depth.
3. Soil bearing capacity of 2,500 psf used. Contractor responsible for verifying.
4. Concrete to be a minimum of 3,000 psi for foundations.
5. Concrete to be a minimum of 4,000 psi for slab on grade.
6. Slab on grade to have a minimum of 12" compacted engineered fill below slab.
7. Slab on grade to be 6" thick normal weight concrete (145 psf) w/ 6x6-W1 x W1.4 welded wire mesh over 6 mil vapor retarder.



**1** Foundation Plan  
Scale: 1/8" = 1'-0"

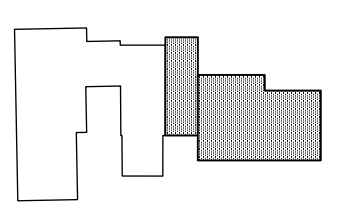


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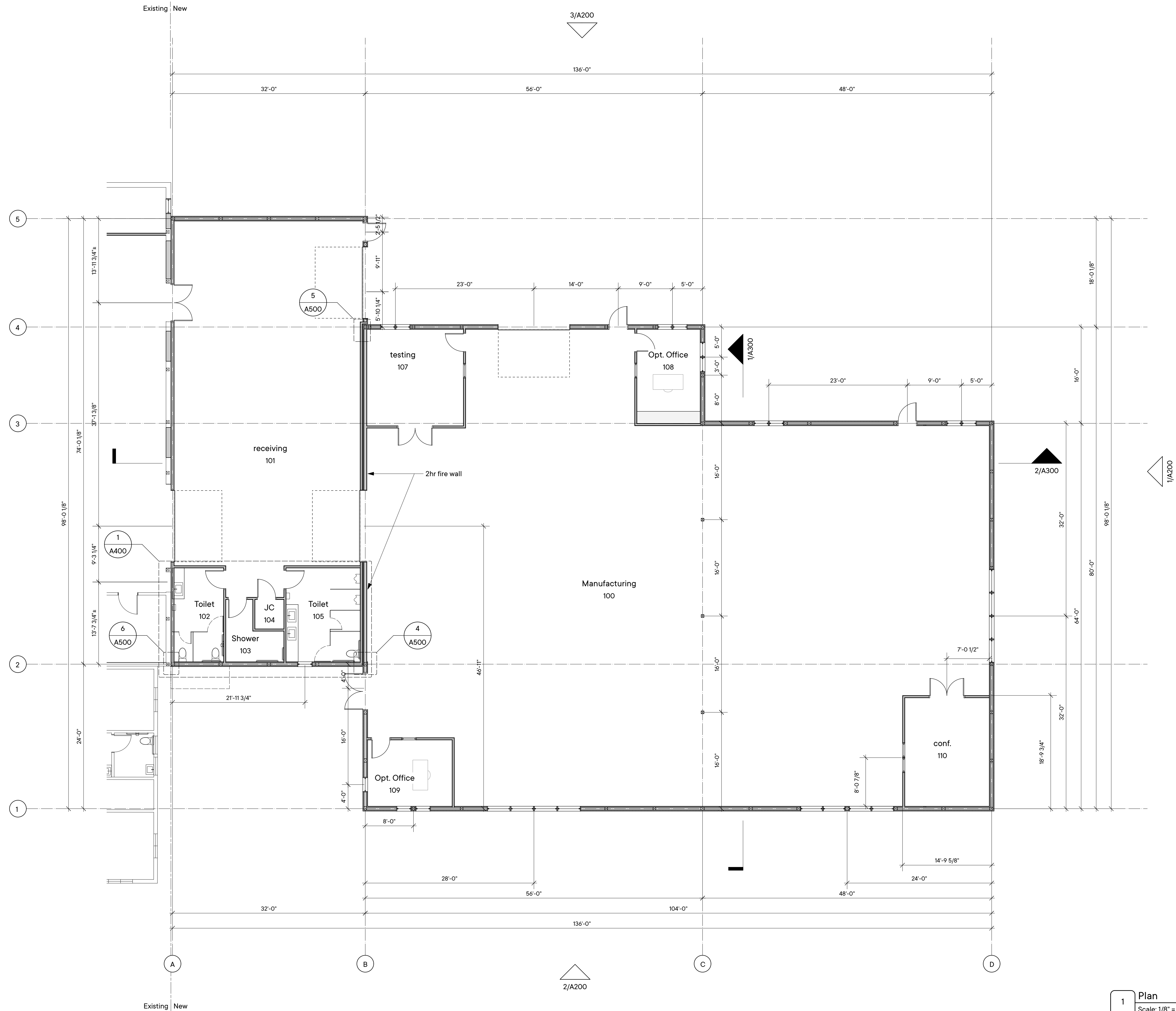
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|---|-------------|----------|
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| B | Plan review | 5/19/22  |
| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |





GENERAL NOTES

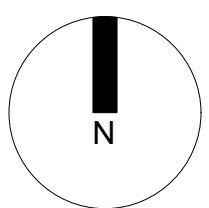
1. Dimensions to centerline of posts, u.n.o.



1 Plan  
Scale: 1/8" = 1'-0"

# Thompson Surgical

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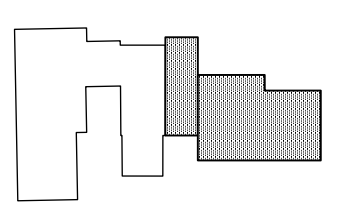


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| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |



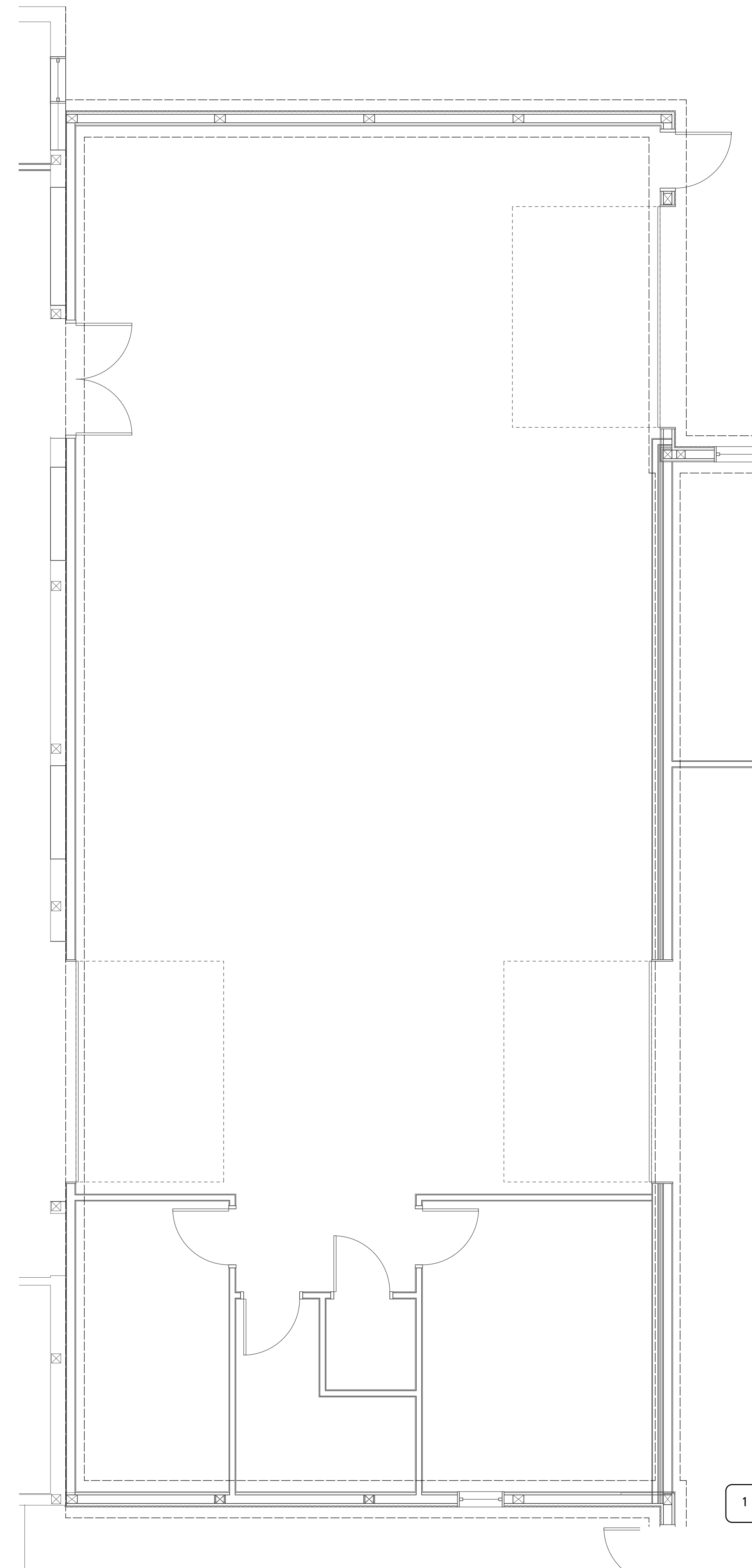
## A101

Overall Plan

NOT FOR CONSTRUCTION

**FOUNDATION NOTES**

1. Remove all fill soil on site and replace with engineered fill. Removal and fill of soil to be monitored by a certified professional per soils report by Gozling Czuback Engineering dated 05/28/2018.
2. Dewatering may be required if water level is above excavation depth.
3. Soil bearing capacity of 2,500 psf used. Contractor responsible for verifying.
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5. Concrete to be a minimum of 4,000 psi for slab on grade.
6. Slab on grade to have a minimum of 12" compacted engineered fill below slag.
7. Slab on grade to be 6" thick normal weight concrete (145 psf) w/ 6x6-W1 x W1.4 welded wire mesh over 6 mil vapor retarder.



**1** Foundation Plan  
Scale: 1/4" = 1'-0"

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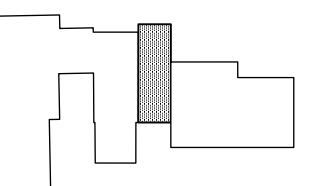
**DESIGN  
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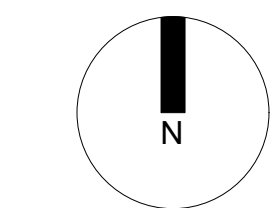
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| A | Plan review | 5/9/22   |
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| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |



**A101 F**

Not used Foundation Plan

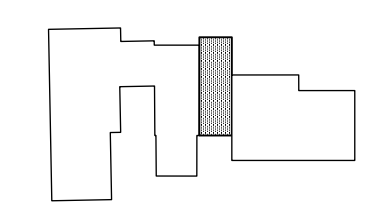


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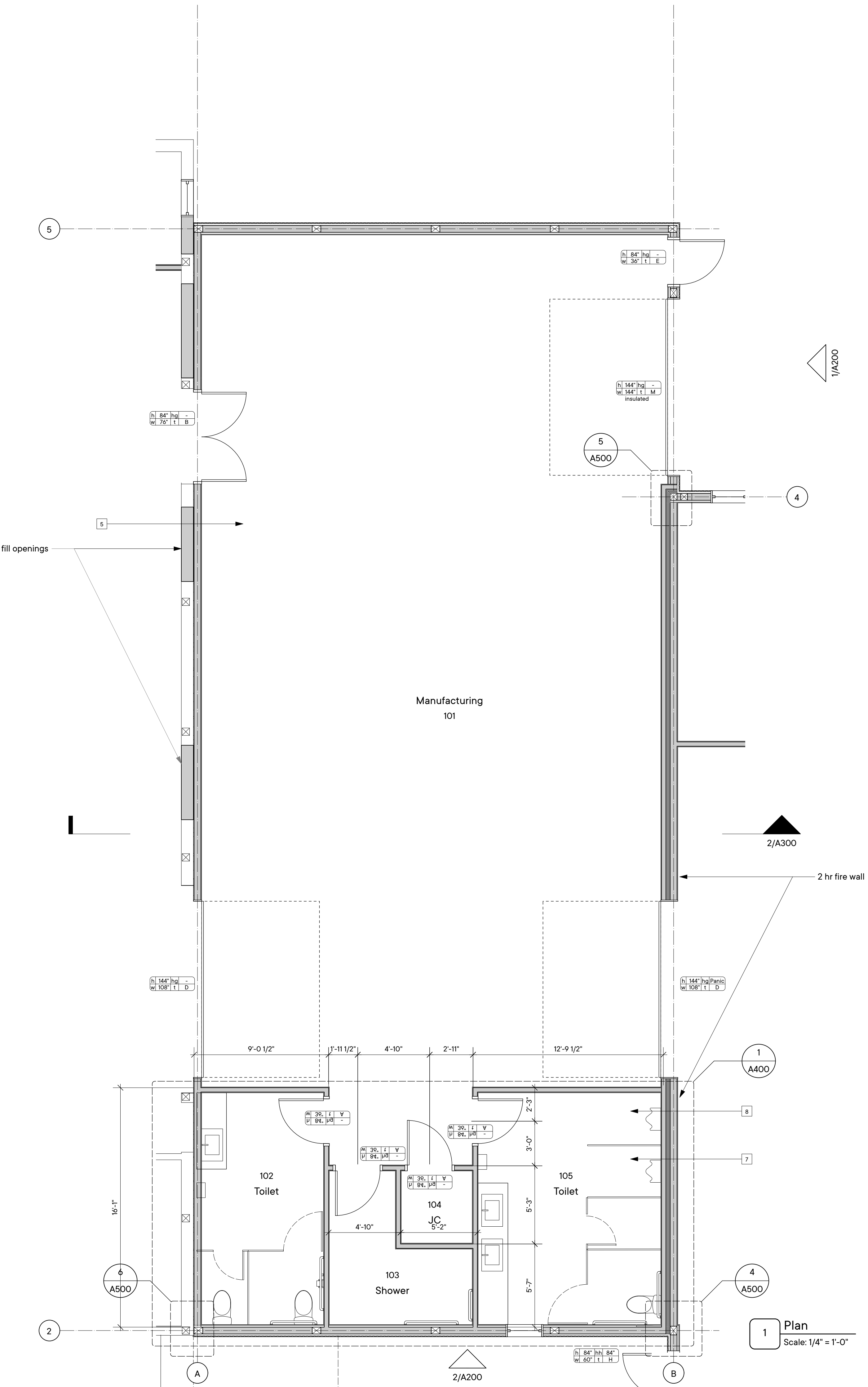
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| # | Description | Date     |
|---|-------------|----------|
| A | Plan review | 5/9/22   |
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| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |



## A102

Plan



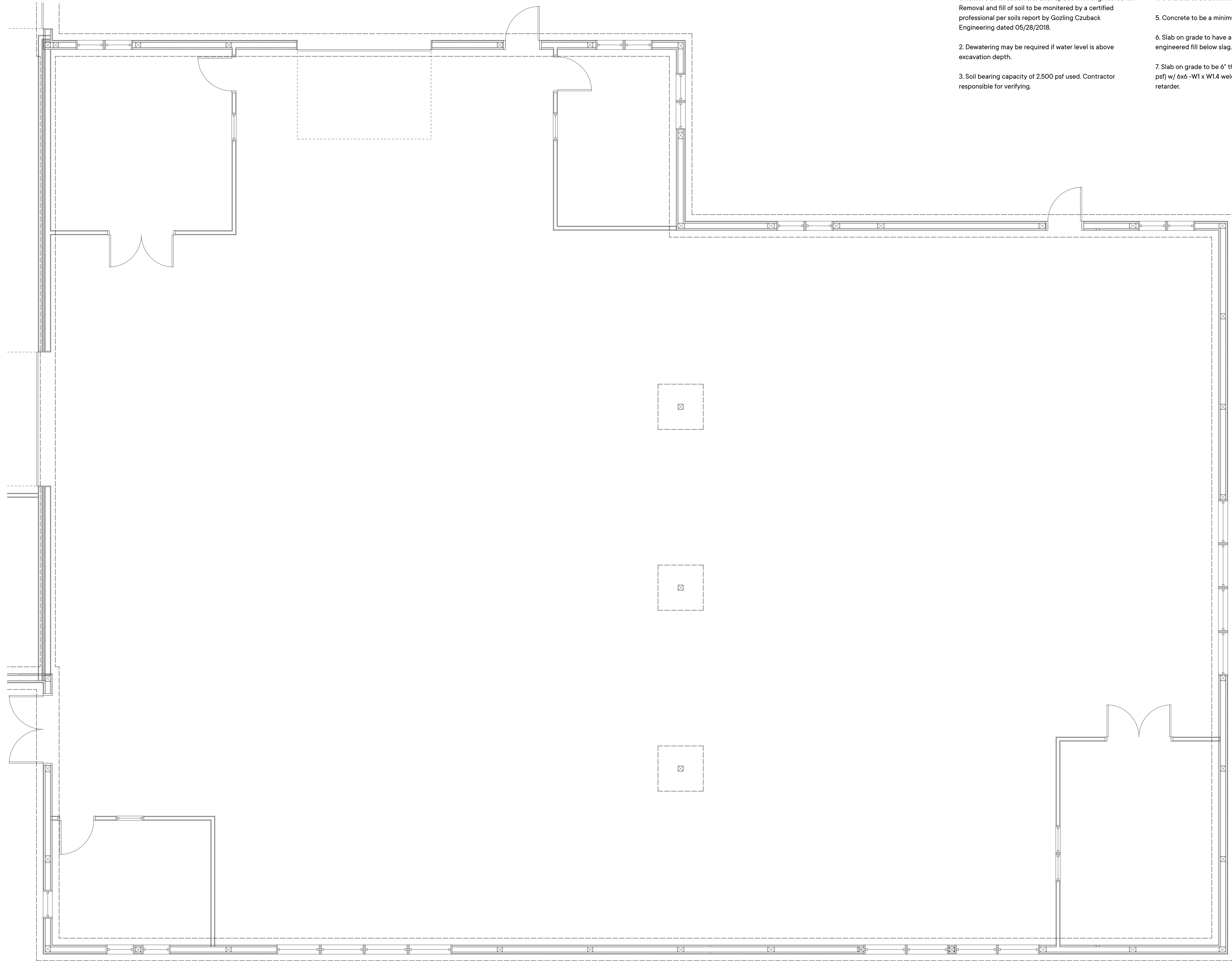
### PLAN NOTES

1. Dimensions to edge of framing on this sheet, u.n.o.

### MATERIAL LEGEND

- 1 Metal Siding
- 2 Metal Roof
- 3 Acoustic ceiling, 2'x4' grid, match existing
- 4 Hard ceiling, 1/2" gyp. bd., ptd.
- 5 Cast in place concrete slab
  - coordinate finish w/ owner
  - saw cut control joints per ACI timing & spacing guides
- 6 Tile Floor
- 7 Carpet
- 8 Millwork
- 9 Gutter

NOT FOR CONSTRUCTION



**FOUNDATION NOTES**

- 1. Remove all fill soil on site and replace with engineered fill. Removal and fill of soil to be monitored by a certified professional per soils report by Gozling Czuback Engineering dated 05/28/2018.
- 2. Dewatering may be required if water level is above excavation depth.
- 3. Soil bearing capacity of 2,500 psf used. Contractor responsible for verifying.
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- 6. Slab on grade to have a minimum of 12" compacted engineered fill below slag.
- 7. Slab on grade to be 6" thick normal weight concrete (145 psf) w/ 6x6-W1 x W1.4 welded wire mesh over 6 mil vapor retarder.

1 Foundation Plan  
Scale: 1/4" = 1'-0"

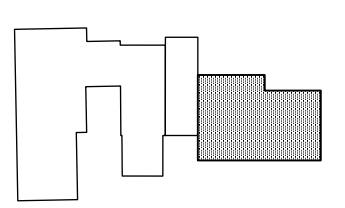
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| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |

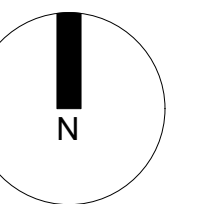


**A102 F**  
Not used Foundation Plan



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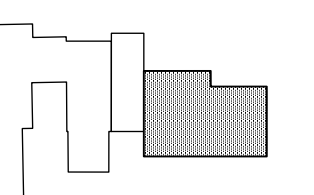


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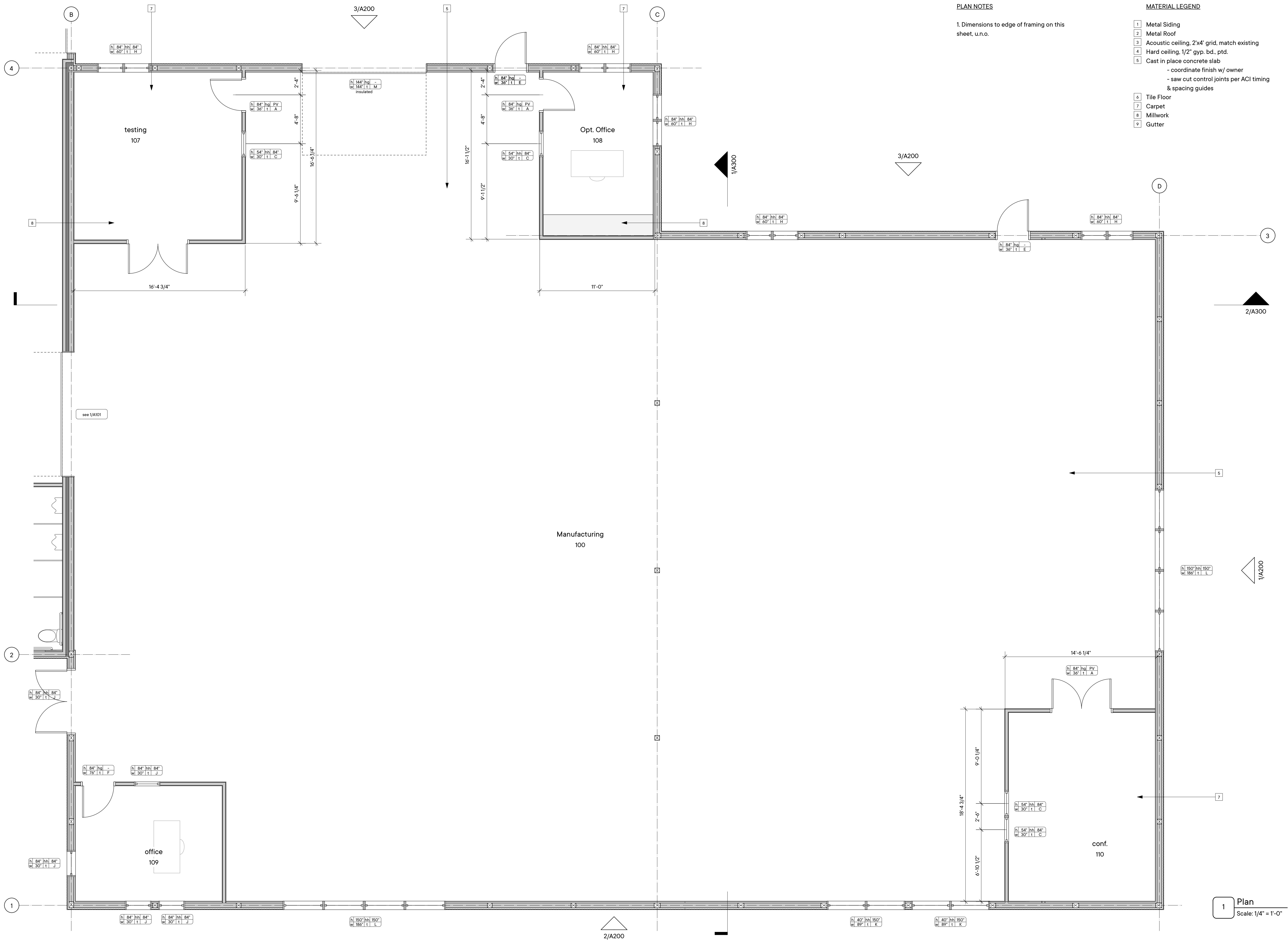
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| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
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**A103**  
Plan



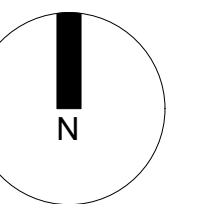
### PLAN NOTES

1. Dimensions to edge of framing on this sheet, u.o.

### MATERIAL LEGEND

- 1 Metal Siding
- 2 Metal Roof
- 3 Acoustic ceiling, 2'x4' grid, match existing
- 4 Hard ceiling, 1/2" gyp. bd., ptd.
- 5 Cast in place concrete slab  
- coordinate finish w/ owner  
- saw cut control joints per ACI timing & spacing guides
- 6 Tile Floor
- 7 Carpet
- 8 Millwork
- 9 Gutter

1 Plan  
Scale: 1/4" = 1'-0"



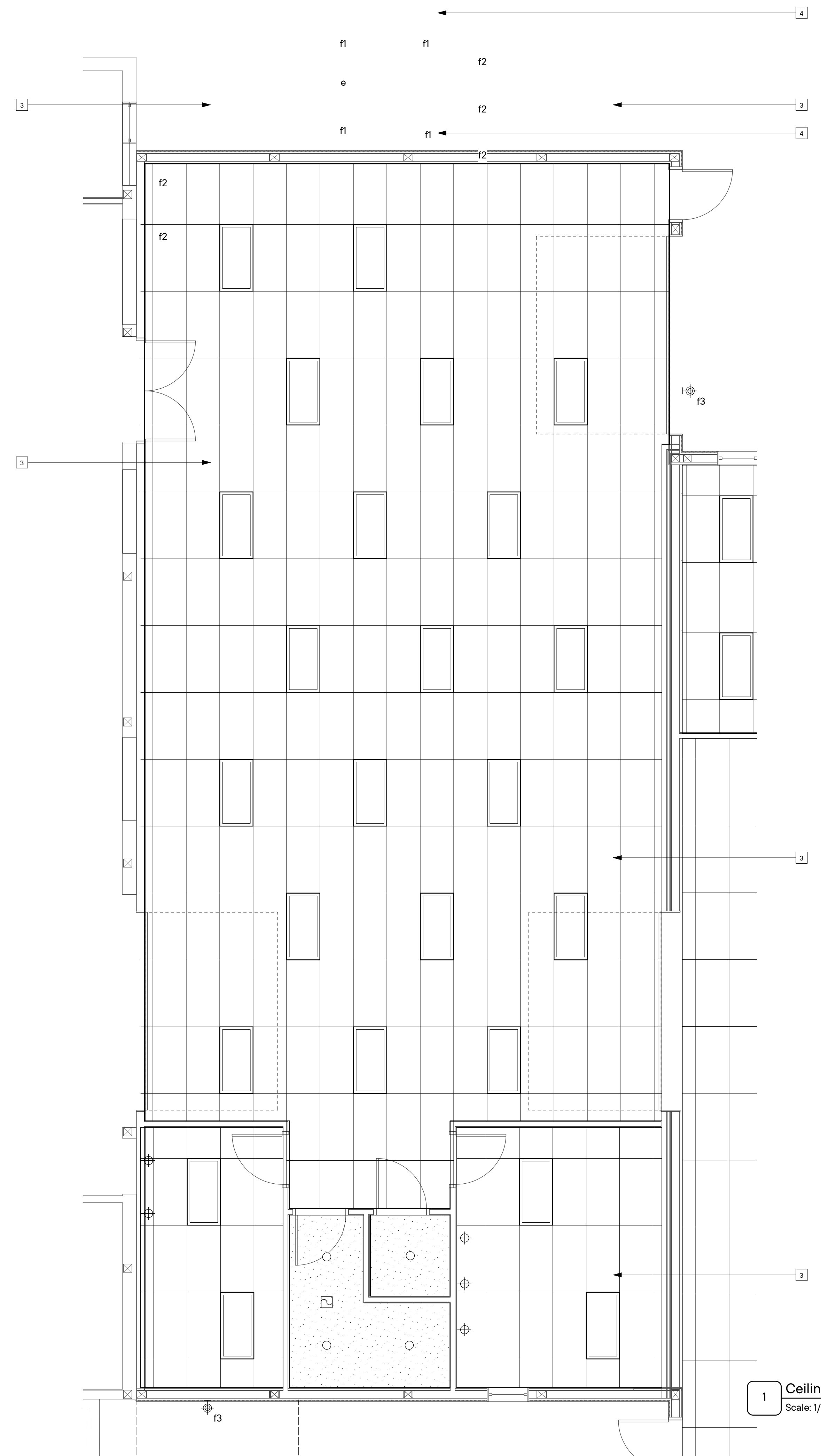
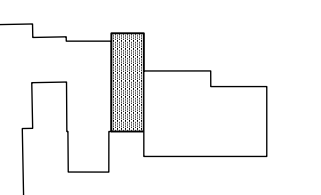
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| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |



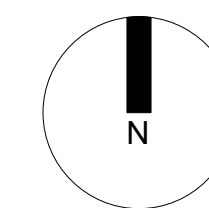
**1** Ceiling Plan  
 Scale: 1/4" = 1'-0"

**MATERIAL LEGEND**

- 1 Metal Siding
- 2 Metal Roof
- 3 Acoustic ceiling, 2'x4' grid, match existing
- 4 Hard ceiling, 1/2" gyp. bd., ptd.
- 5 Cast in place concrete slab
  - coordinate finish w/ owner
  - saw cut control joints per ACI timing & spacing guides
- 6 Tile Floor
- 7 Carpet
- 8 Millwork
- 9 Gutter

**RCP KEY**

- f1 can light
- ⊕ f2 interior sconce/ wall mounted
- ⊕ f3 exterior sconce
- ⊞ e exhaust fan
- ▭ lay in light fixture, match existing

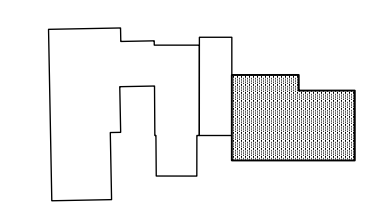


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| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |

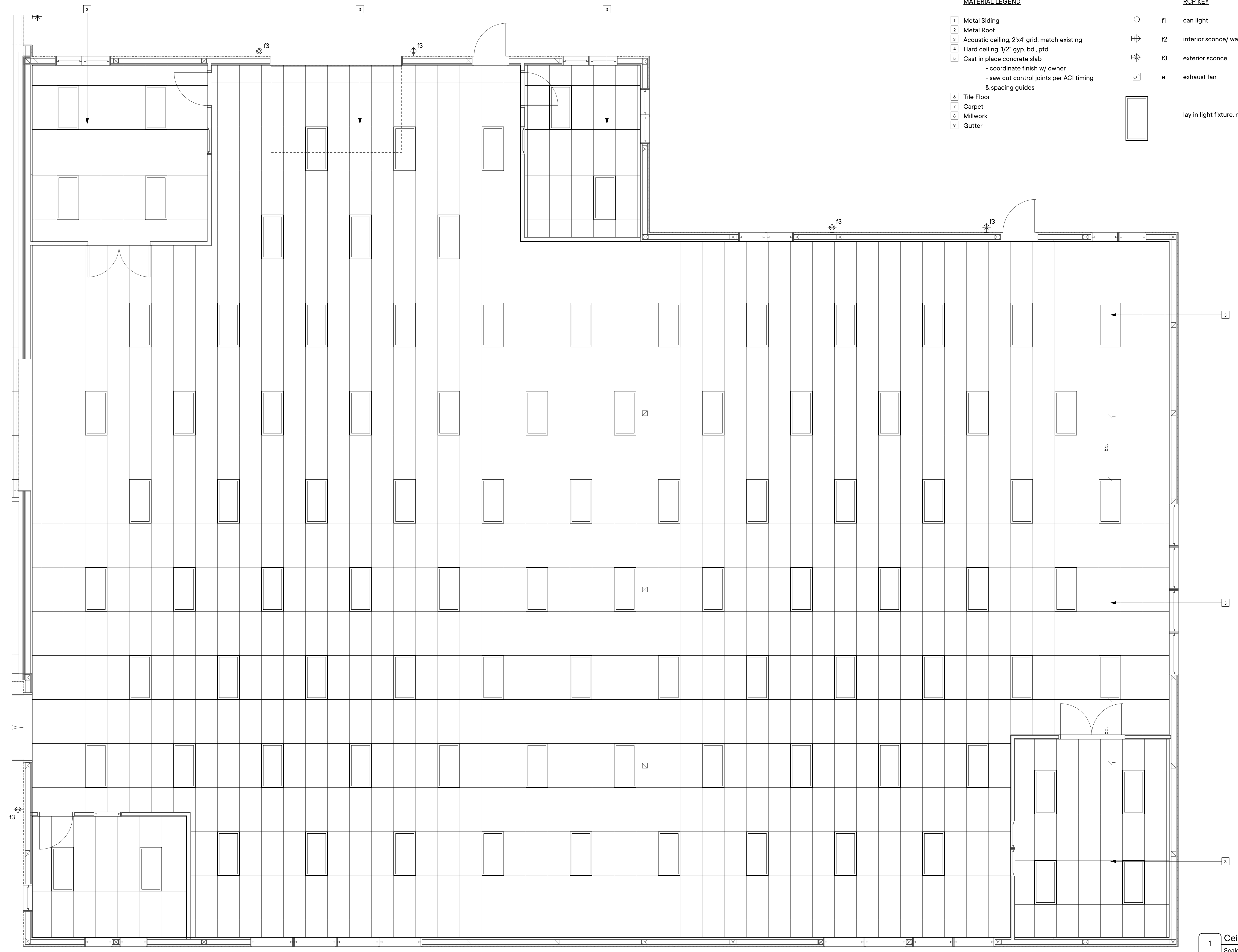


**MATERIAL LEGEND**

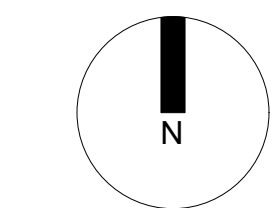
- 1 Metal Siding
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- 3 Acoustic ceiling, 2'x4' grid, match existing
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- 5 Cast in place concrete slab
  - coordinate finish w/ owner
  - saw cut control joints per ACI timing & spacing guides
- 6 Tile Floor
- 7 Carpet
- 8 Millwork
- 9 Gutter

**RCP KEY**

- f1 can light
- ⊕ f2 interior sconce/ wall mounted
- ⊕ f3 exterior sconce
- ⊞ e exhaust fan
- ▭ lay in light fixture, match existing



**1 Ceiling Plan**  
 Scale: 1/4" = 1'-0"

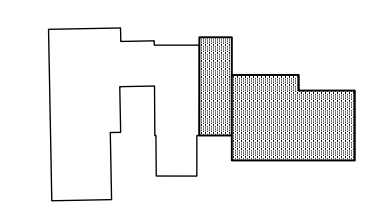


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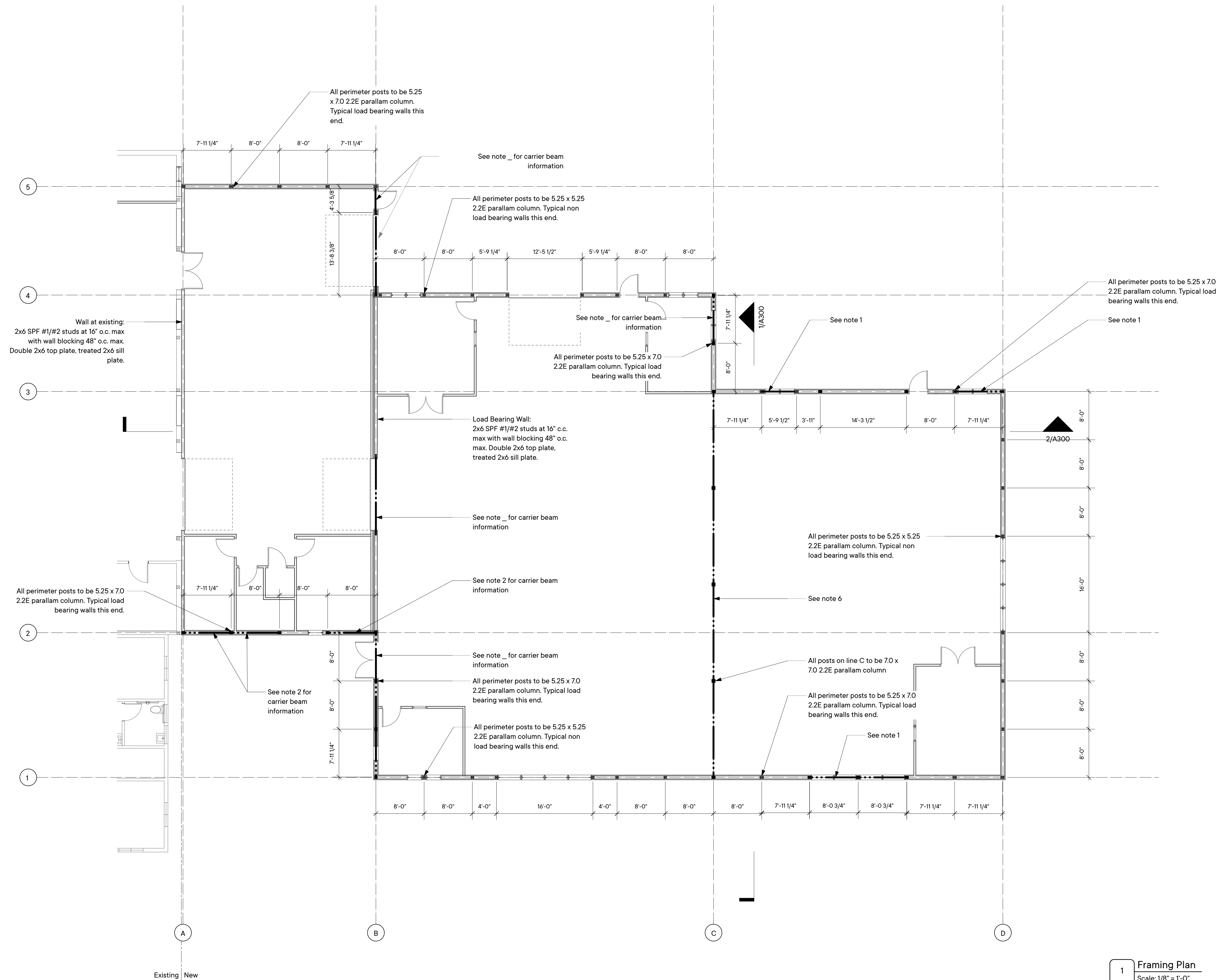
**A106**  
Framing Plan

### FRAMING NOTES

- Perimeter load bearing carrier beams along lines 1, 3, B and C to be (2) ply 1 3/4" x 11 7/8" 2.0E LVL beams. 2 span min. U.N.O.
- Perimeter load bearing carrier beams along lines 2 and 5 to be (2) ply 1 3/4" x 14" 2.0E LVL beams. 2 span min.
- Notch posts for setting load bearing carriers on top of columns. Side fasten to remaining width of column.
- Non load bearing carrier beams to be (2) 2x12's SPF #1/#2 or better. 2 span min.
- Wall girts to be 2x4 SPF #1/#2 or greater, max. 24" o.c. spacing. Max post spacing 8 ft. Greater than 8 ft use 2x6 SPF #1/#2.
- Carrier beams along Column Line C to be (2) ply 1 3/4" x 22" 2.0E LVL beam or (3) ply 1 3/4" x 18" 2.0E LVL beam, u.n.o.
- Carrier beams at OH Door on Line 3 and B to be (2) ply 1 3/4" x 22" 2.0E LVL beam or (3) ply 1 3/4" x 18" 2.0E LVL beam.
- All LVL beams to be Microllam 2.0E or greater
- All posts/ columns to be Parallam 2.2E or greater.

### GENERAL NOTES

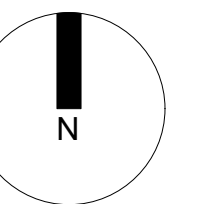
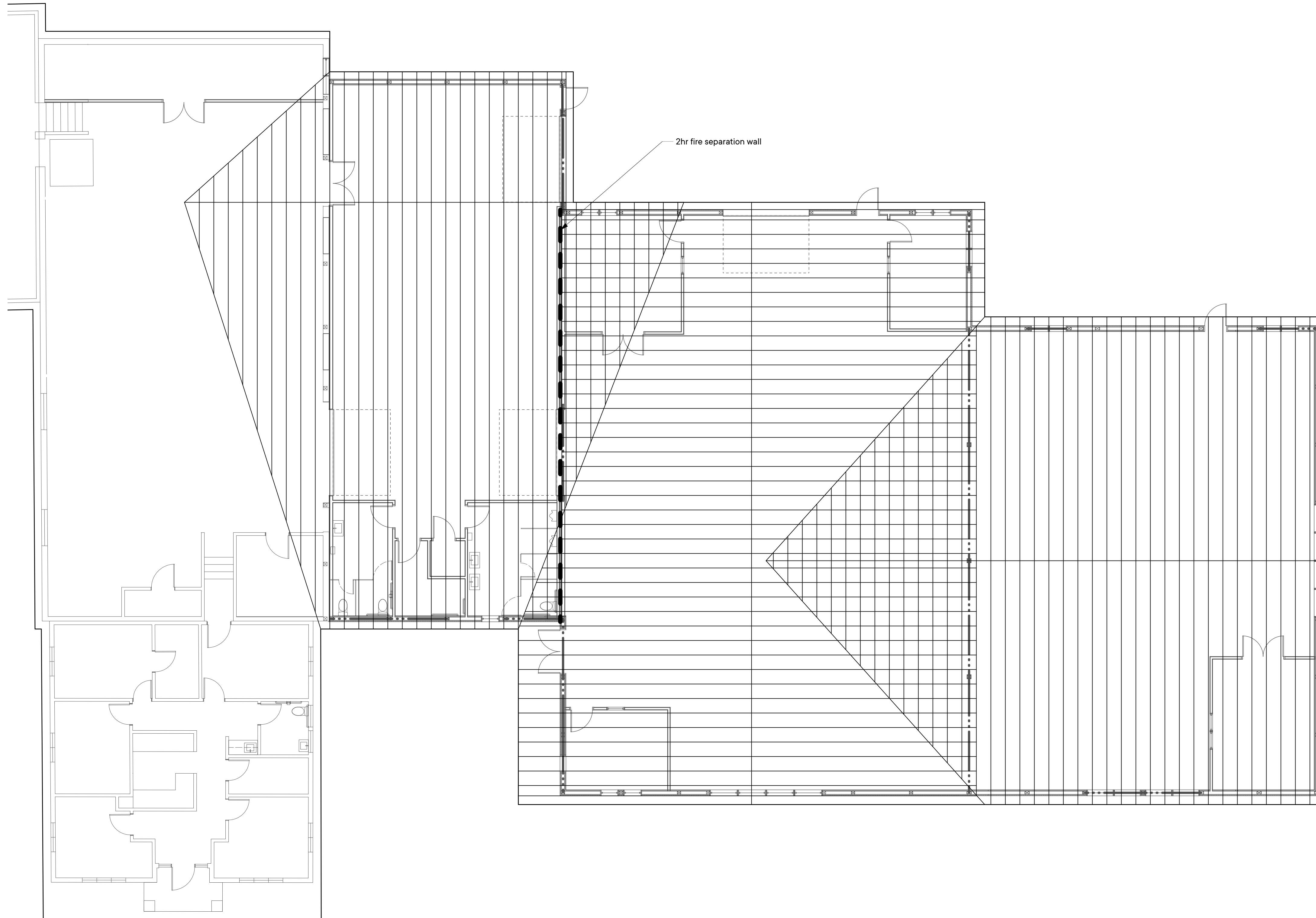
- Dimensions to centerline of posts, u.n.o.





**ROOF LOADING:**

Dead Load = 10 psf  
Roof Live Load = 20 psf  
Snow Load = 47 psf (60 psf Ground Snow)



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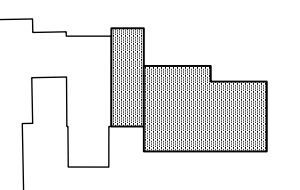
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| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |

**1** Roof Framing Plan  
Scale: 1/8" = 1'-0"

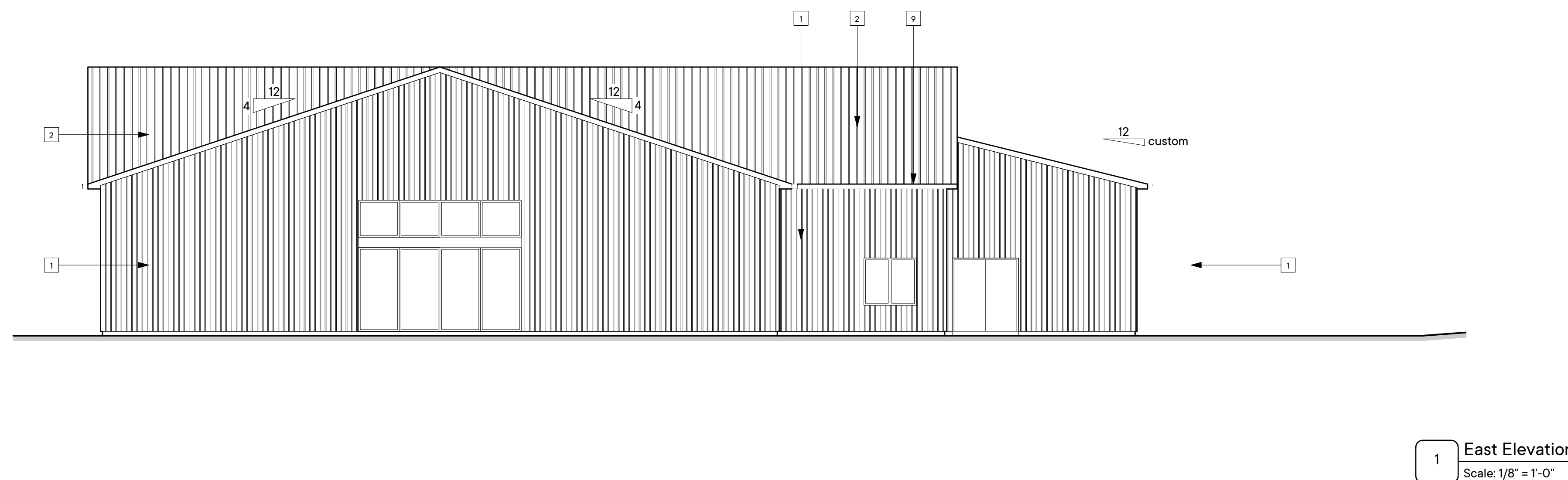
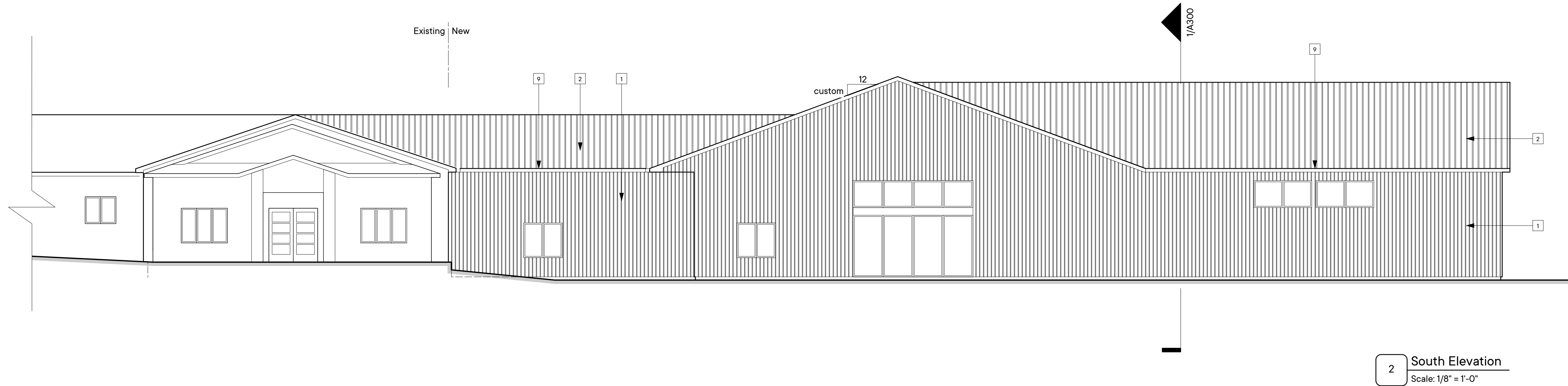
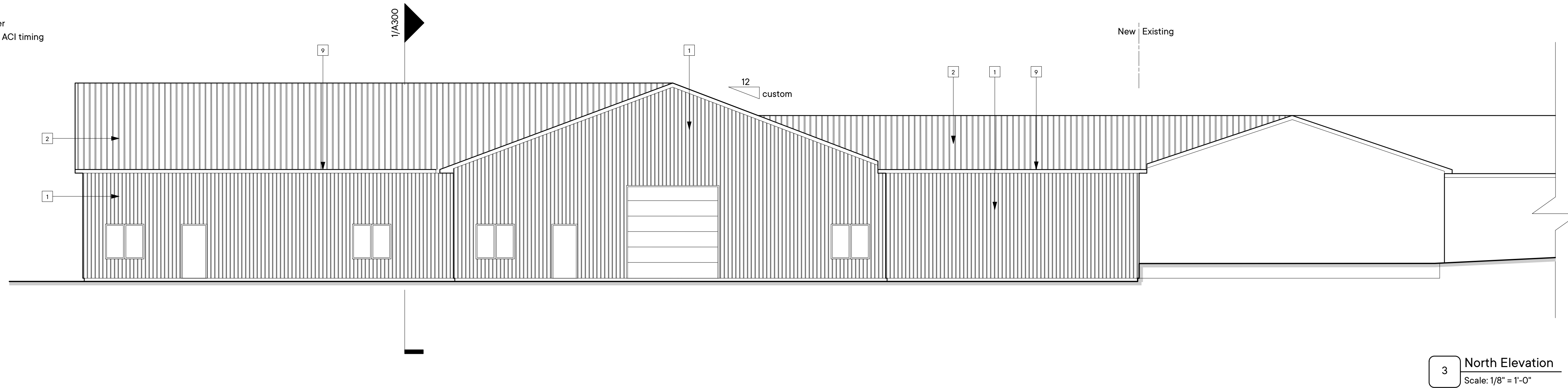


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## MATERIAL LEGEND

- 1 Metal Siding
- 2 Metal Roof
- 3 Acoustic ceiling, 2'x4' grid, match existing
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- 5 Cast in place concrete slab
  - coordinate finish w/ owner
  - saw cut control joints per ACI timing & spacing guides
- 6 Tile Floor
- 7 Carpet
- 8 Millwork
- 9 Gutter



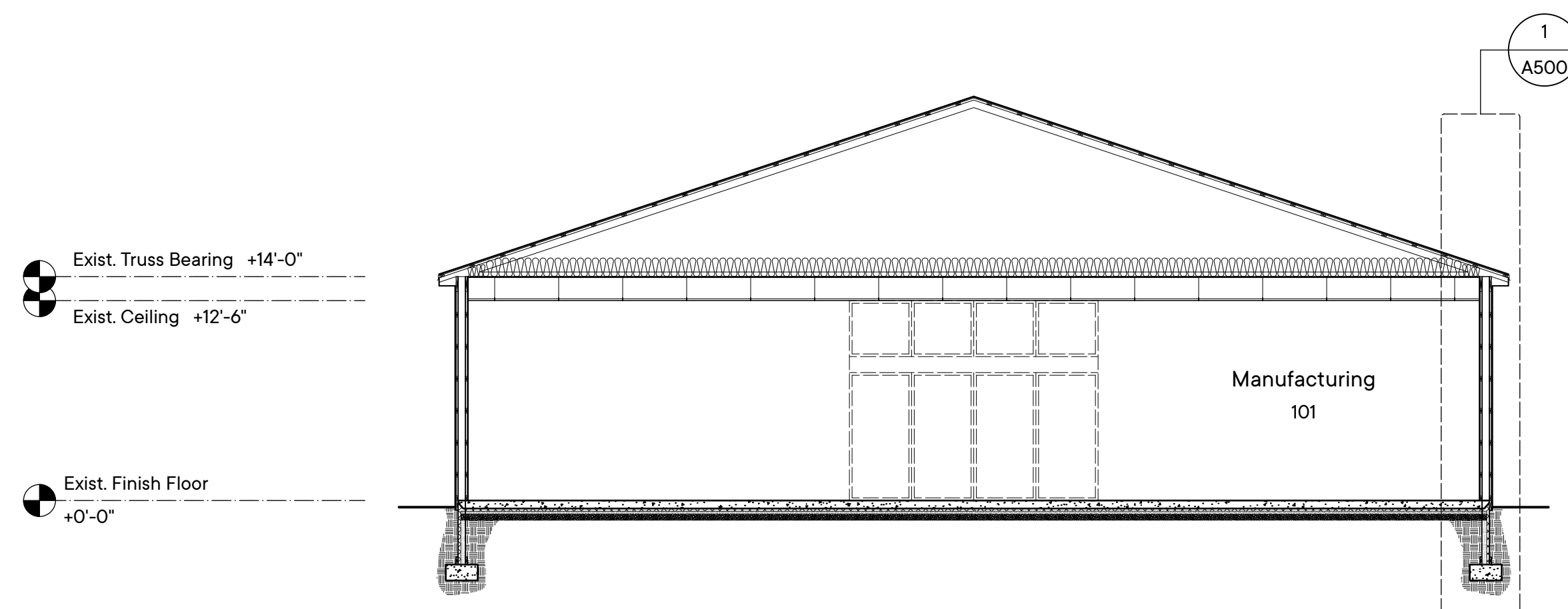
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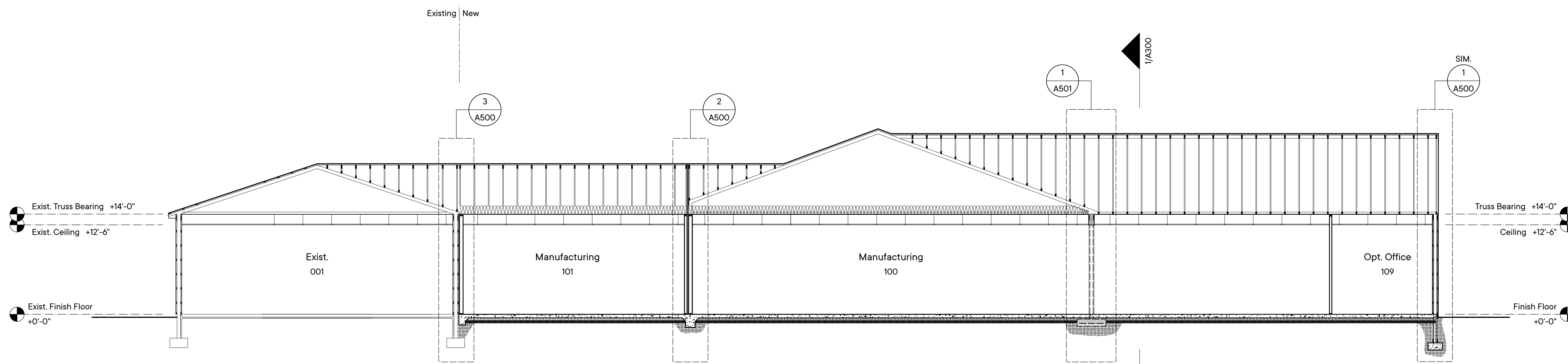
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| # | Description | Date     |
|---|-------------|----------|
| A | Plan review | 5/9/22   |
| B | Plan review | 5/19/22  |
| C | Plan review | 5/26/22  |
| D | Plan review | 10/13/22 |
| E | Plan review | 10/26/22 |
| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |

**A200**  
Elevations



**1 Building Section**  
 Scale: 1/8" = 1'-0"



**2 Building Section**  
 Scale: 1/8" = 1'-0"

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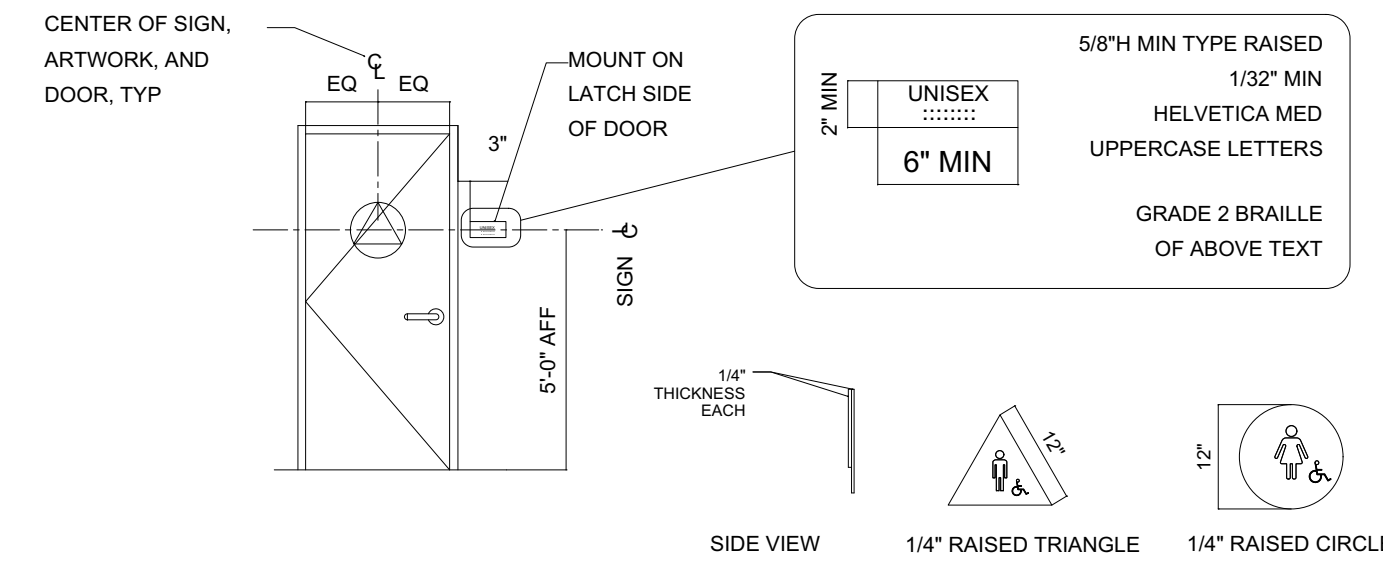
**DESIGN  
 SMITHS**

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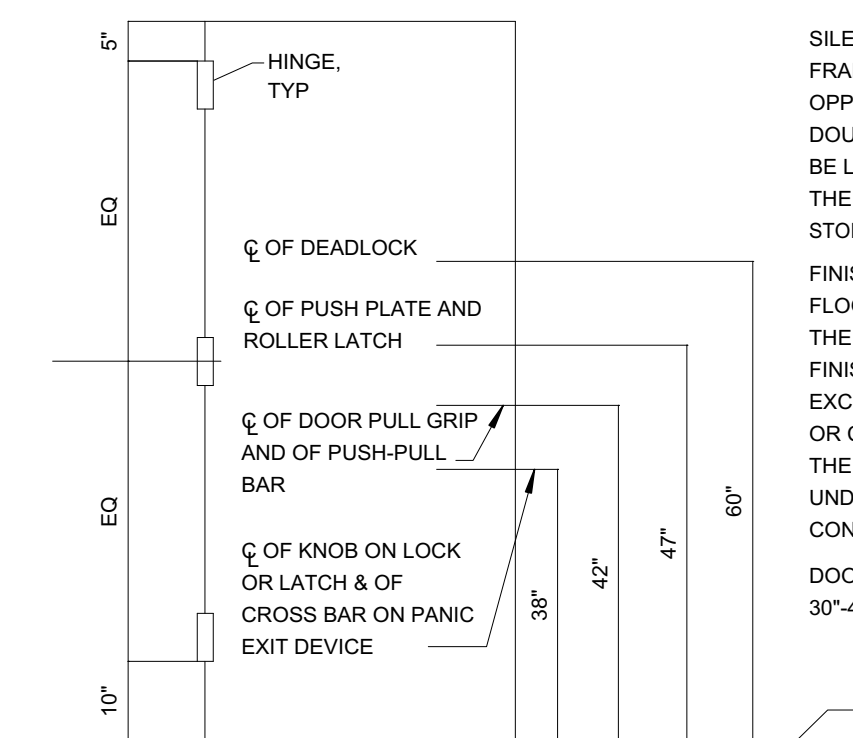
| # | Description | Date     |
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| F | Plan review | 10/26/22 |
| G | plan review | 4/12/23  |
| H | Permit      | 5/11/23  |

### MATERIAL LEGEND

- 1 Metal Siding
- 2 Metal Roof
- 3 Acoustic ceiling, 2'x4' grid, match existing
- 4 Hard ceiling, 1/2" gyp. bd., ptd.
- 5 Cast in place concrete slab
  - coordinate finish w/ owner
  - saw cut control joints per ACI timing & spacing guides
- 6 Tile Floor
- 7 Carpet
- 8 Millwork
- 9 Gutter



### SIGNAGE DETAILS



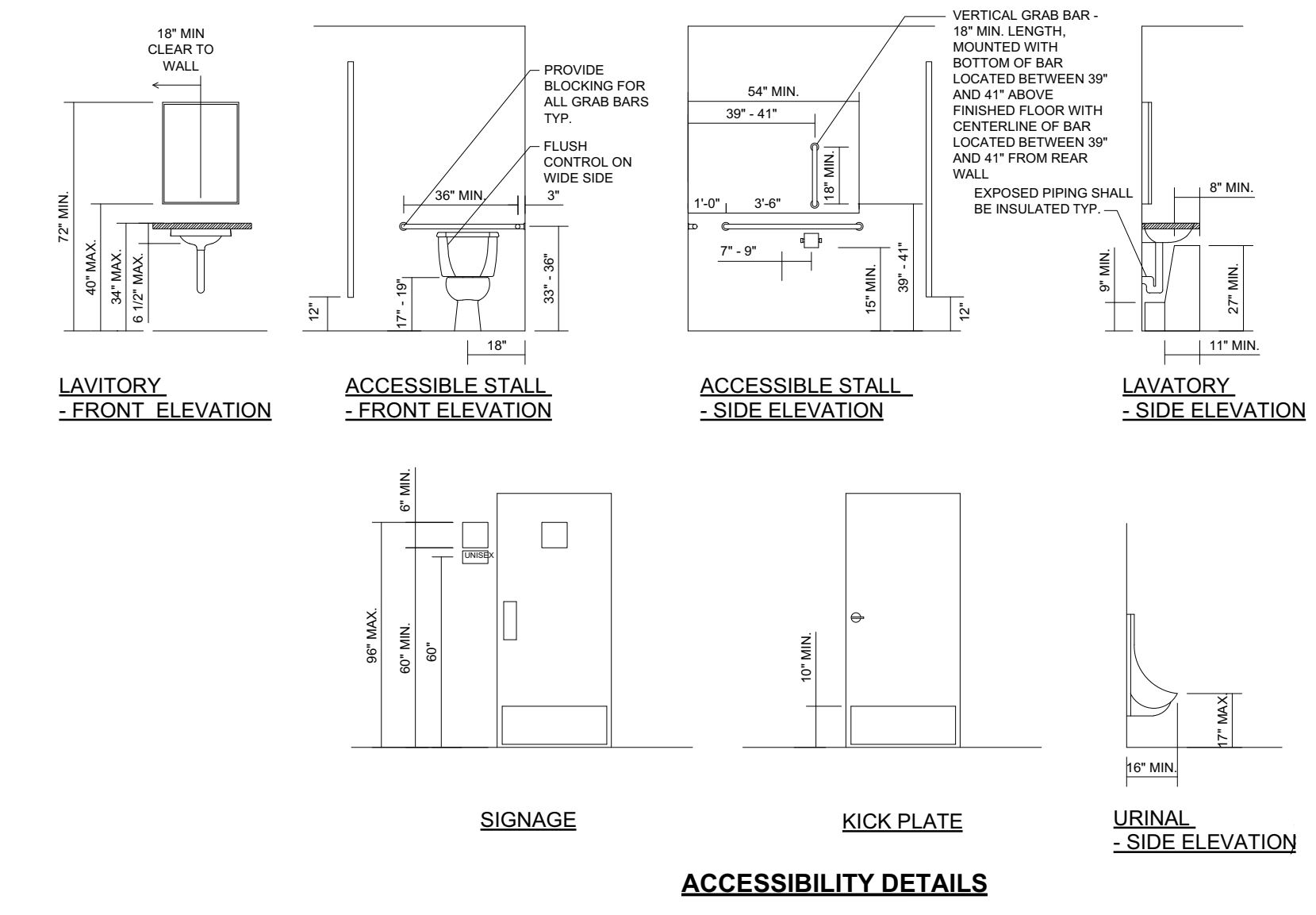
### HARDWARE LOCATIONS

SILENCERS ON SINGLE DOOR FRAMES SHALL BE PLACED OPPOSITE THE HINGES, AND ON DOUBLE DOOR FRAMES, SHALL BE LOCATED 6" EACH SIDE OF THE CENTER OF THE HEAD STOP.

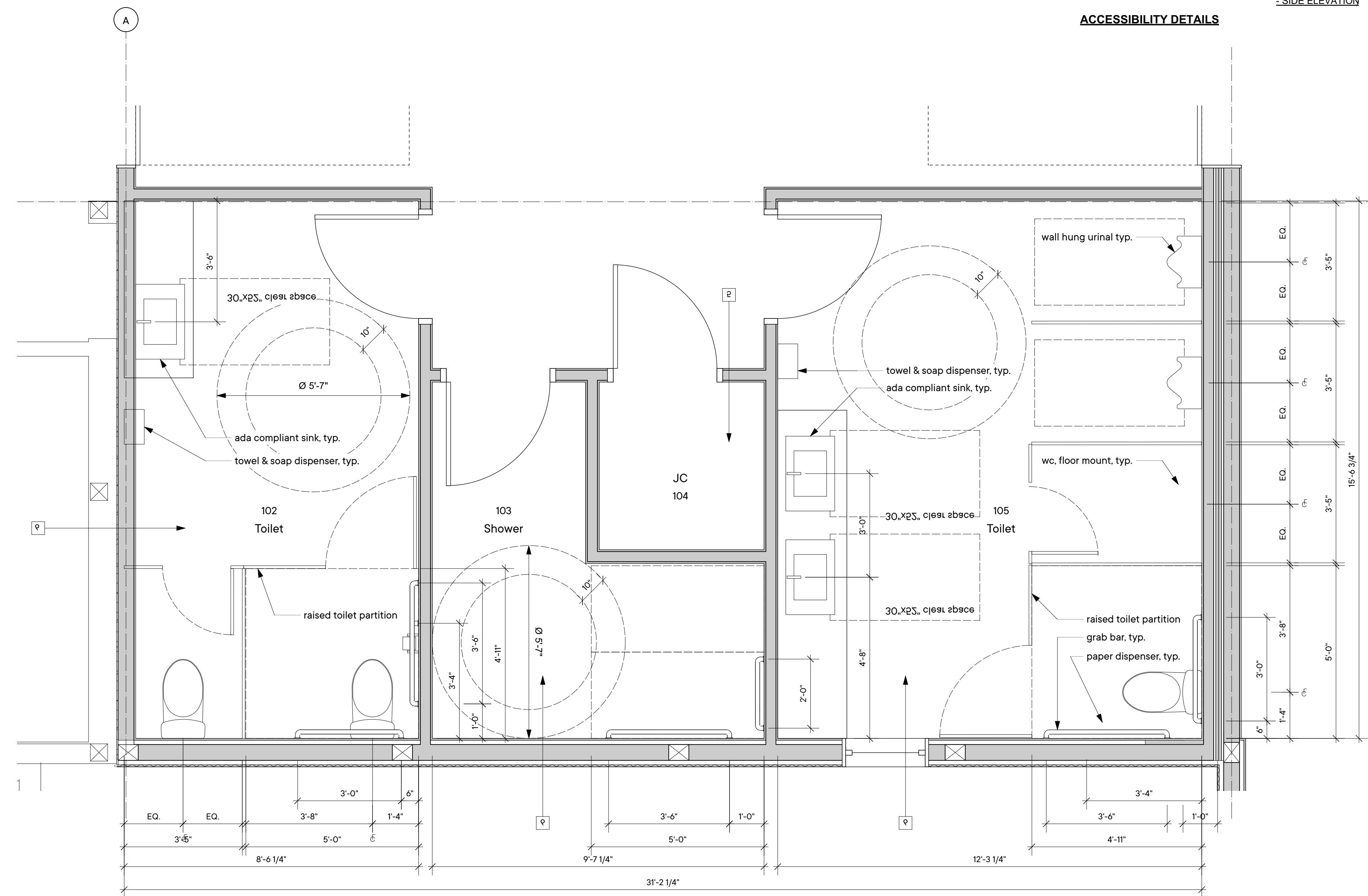
FINISH FLOOR LEVEL: FINISH FLOOR LEVEL IS DEFINED AS THE TOP SURFACE OF THE FINISH FLOORING MATERIAL, EXCEPT WHEN RESILIENT TILE OR CARPET IS USED, THEN IT IS THE TOP SURFACE OF THE UNDERLYING FINISHED CONCRETE.

DOOR OPENING HARDWARE 30"-44"

FINISH FLOOR LEVEL



### ACCESSIBILITY DETAILS



2 Details  
Scale: 1/4" = 1'-0"

1 Enlarged Plan  
Scale: 1/2" = 1'-0"

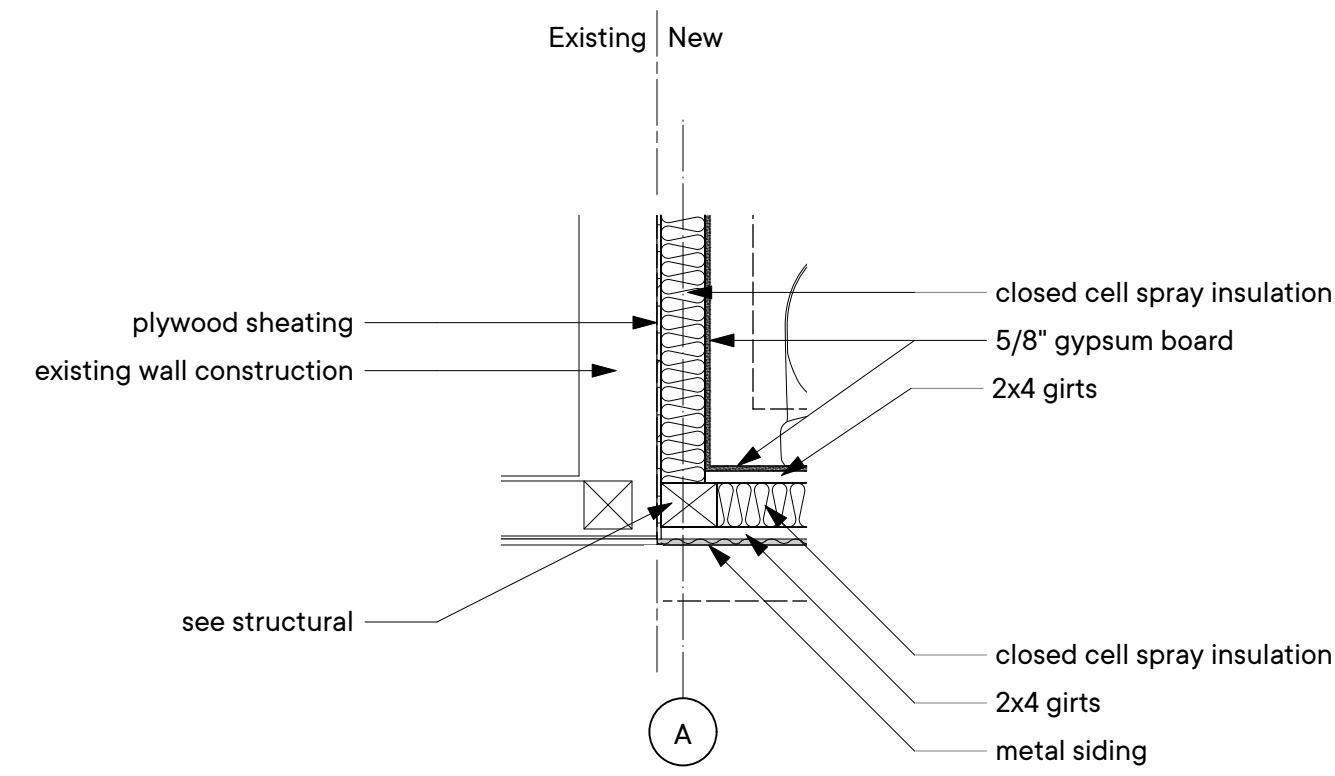
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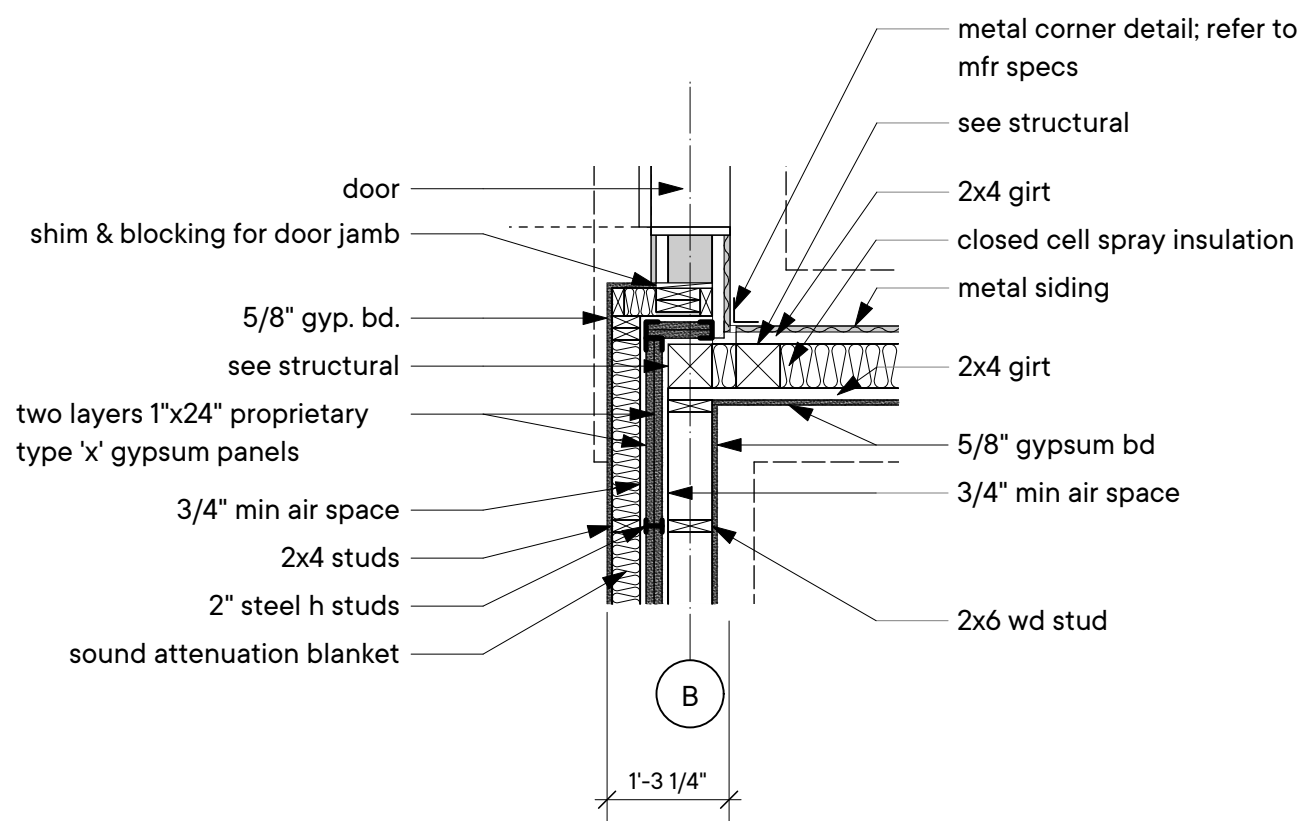
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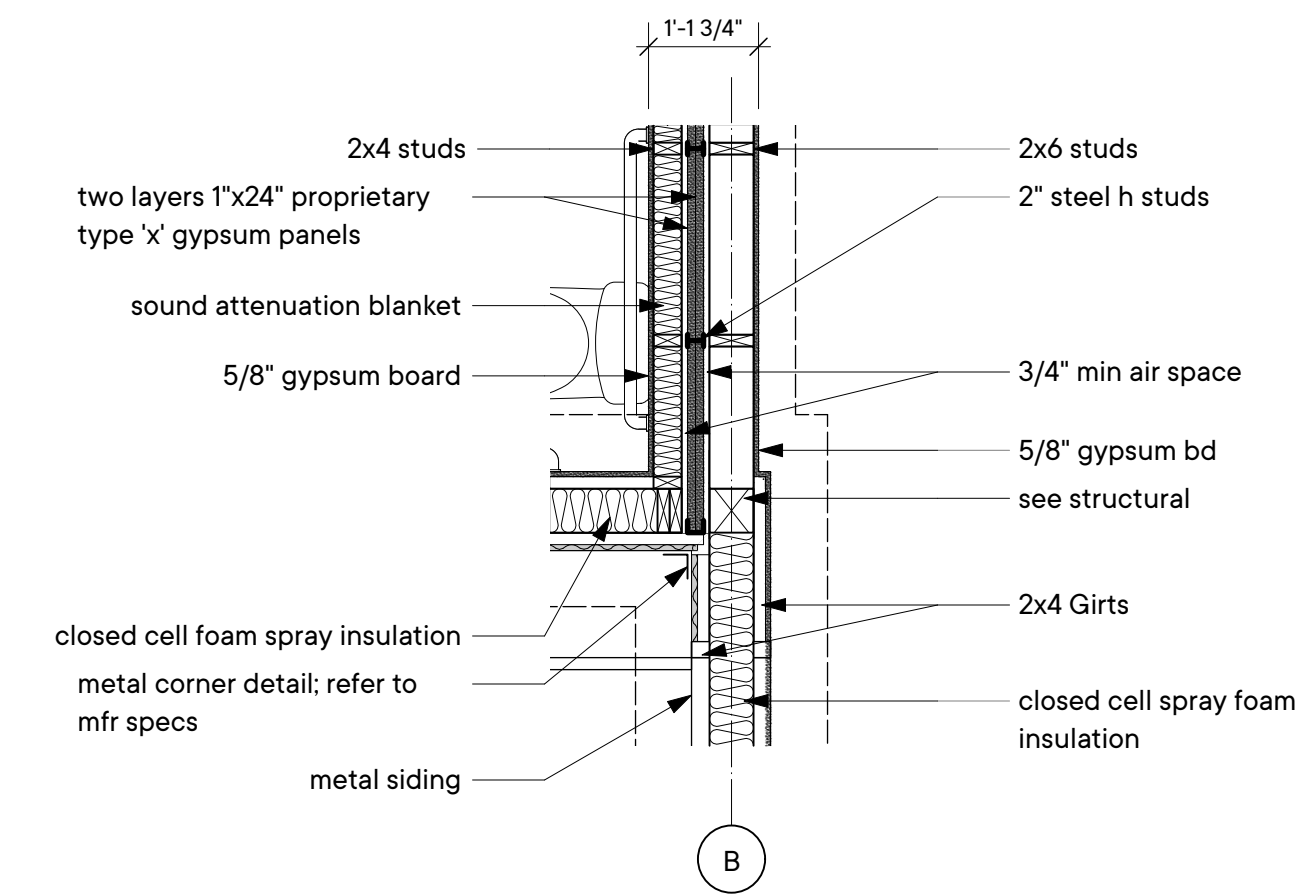




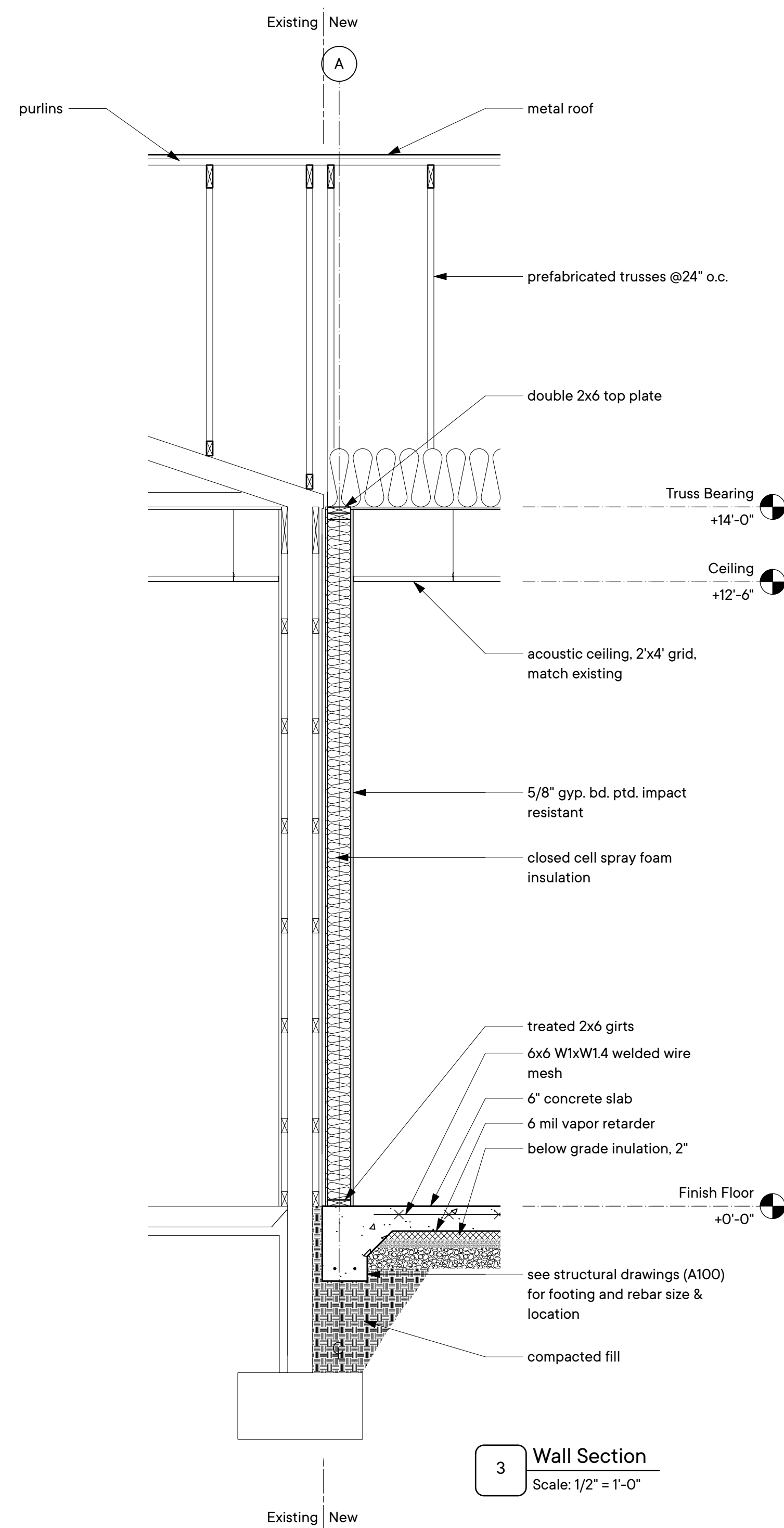
**6** Plan Detail  
 Scale: 1/2" = 1'-0"



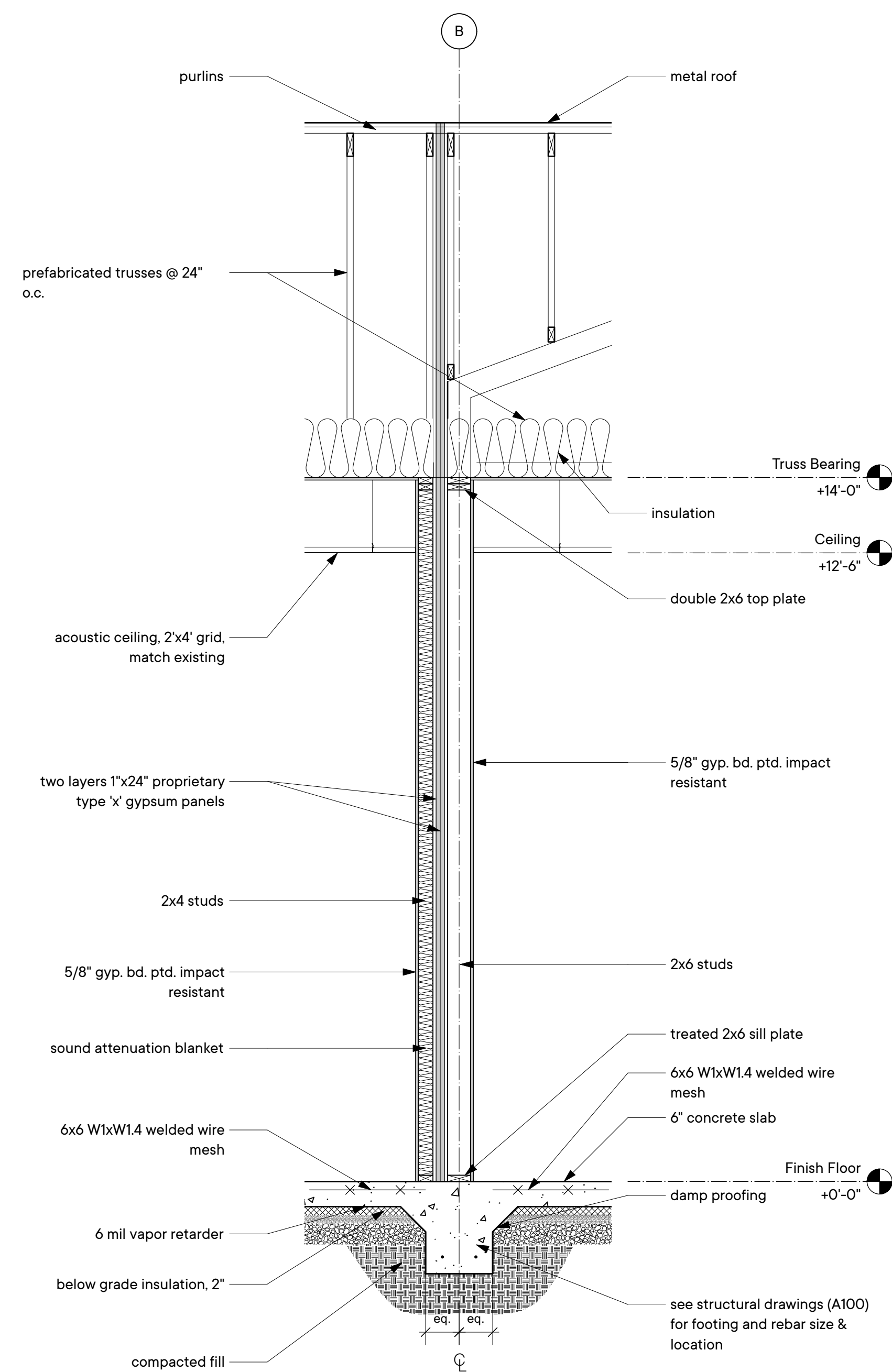
**5** 2hr Fire Wall Plan Detail  
 Scale: 1/2" = 1'-0"



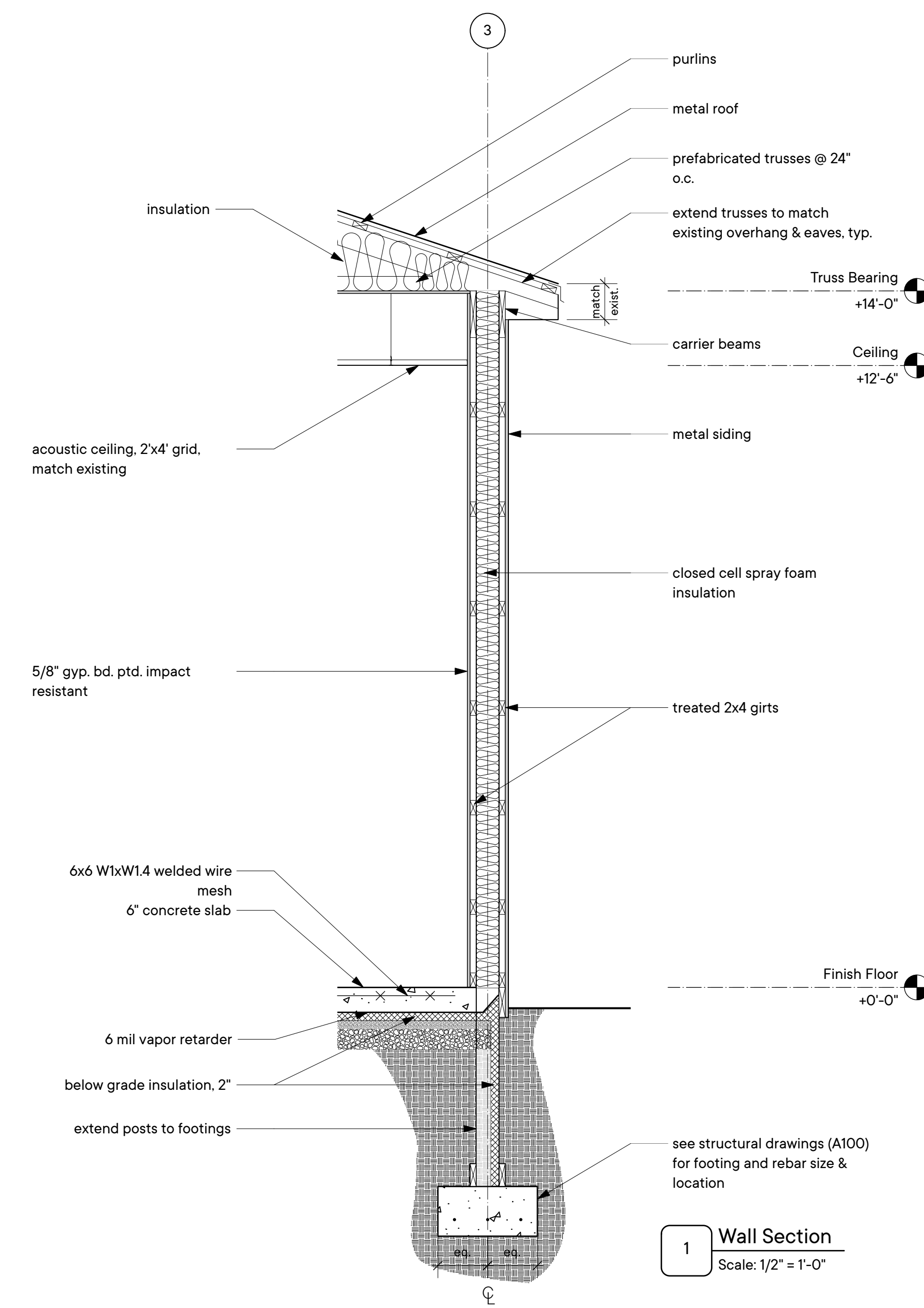
**4** 2hr Fire Wall Plan Detail  
 Scale: 1/2" = 1'-0"



**3** Wall Section  
 Scale: 1/2" = 1'-0"



**2** Wall Section  
 Scale: 1/2" = 1'-0"



**1** Wall Section  
 Scale: 1/2" = 1'-0"

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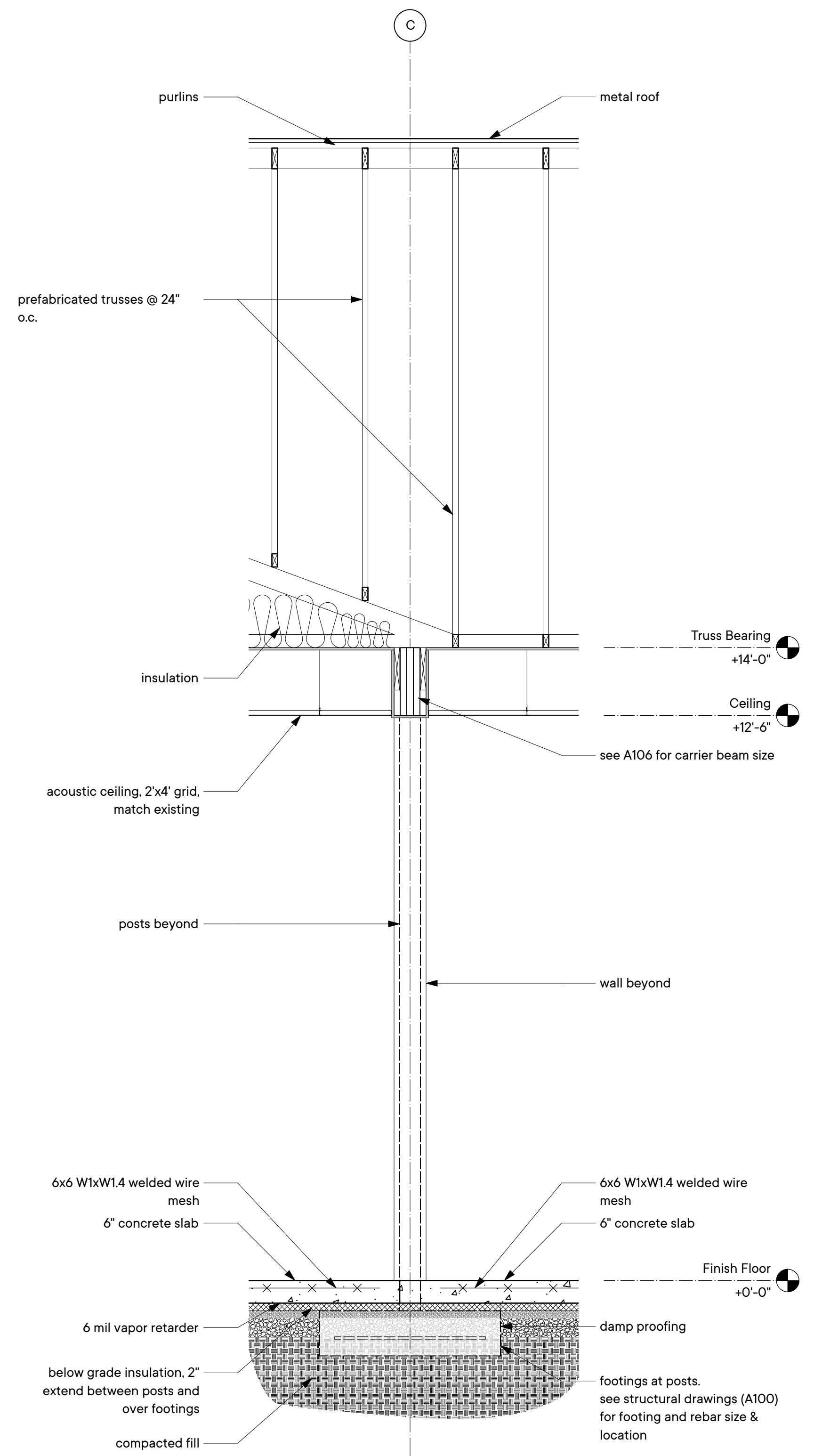
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# Thompson Surgical

10341 E. Cherry Bend Rd.  
Traverse City, MI 49684



1 Wall Section  
Scale: 1/2" = 1'-0"

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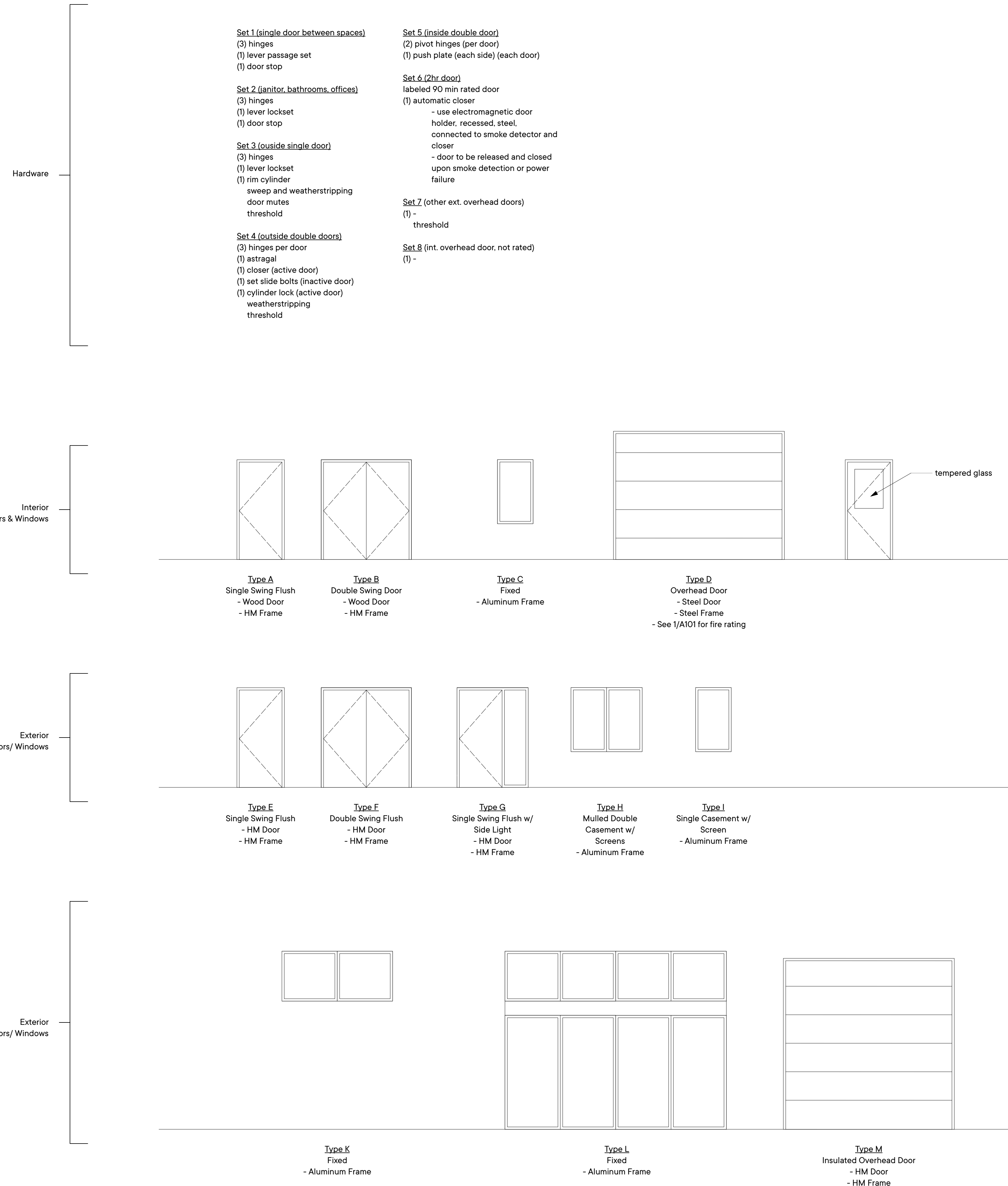
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## A501

Wall Sections

**SCHEDULE NOTES**

1. See A102 & A103 for door height, width, hardware group, & type.
2. See A 102 & A103 for window height, width, head height, & type.
3. Refer to plans for door swing direction.



**Partition Wall Type 1**  
 Scale: NTS

**Threshold Detail**  
 Scale: NTS

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| F | plan review | 4/12/23  |
| G | Permit      | 5/11/23  |

To: Elmwood Township Planning Commission  
From: Sarah Clarren, Planner/Zoning Administrator  
Date: June 13, 2023  
RE: SPR/SUP 2023-05, Taproot Farmstead

---

|                 |                                                                |            |                                                                                     |
|-----------------|----------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|
| Property Owner: | Jen and Andrew Viren<br>6276 E Lincoln Road<br>Cedar, MI 49621 | Applicant: | Nathan Griswold<br>Inhabitect LLC<br>8850 E Lincoln Road<br>Traverse City, MI 49684 |
| Engineer:       | None                                                           | Surveyor:  | None                                                                                |
| Hearing Date:   | TBD                                                            |            |                                                                                     |
| Case Number:    | SPR/SUP 2023-05, Taproot Farmstead                             |            |                                                                                     |

PROPERTY DESCRIPTION

Parcel ID #                    004-030-014-01 (8850 E Lincoln Rd., 32.60 acres)

The above referenced parcel is located in the Agricultural-Rural Zoning District. The parcel is located in Section 30 of Elmwood Township.

APPLICATION

The Virens, through Inhabitect LLC, are seeking multiple review and approvals from the Planning Commission for the ‘Taproot Farmstead.’ These reviews include the following:

- 1) Winery – Site Plan Review
- 2) Wine Tasting Room – Site Plan Review / Special Use Permit
- 3) Agricultural Commercial Enterprise (Farm Stand) – Site Plan Review / Special Use Permit

Within the application there is a signed document from the Virens stating that Inhabitect has authority to file the application.

The building to contain the proposed wine tasting room is currently being constructed as an ag building. Although the proposed use may be comparatively small in footprint when comparing it to other projects for the same use, it still must meet all requirements / standards in the Ordinance. It is worth noting that the project is also unique as it contains a proposed bridge over wetlands and a creek (headwaters to Cedar Creek (feeds into Cedar Lake)).

A special use permit requires a public hearing. Should the Planning Commission find that the application contains the required information, a motion for a public hearing should be made as a next step to the application. Included in this report are the standards for approval from the Special Use and Site Plan Review sections of the Zoning Ordinance. Two of the proposed uses have additional standards/requirements that the Commission will need to ensure have been met.

As this is only the introduction to the project, the Commission should review the relevant sections of the Zoning Ordinance and determine if it is a complete application. The Planning Commission also may request additional information. The Commission always reserves the right to request additional information at the public hearing.



## **SECTION 9.8 ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL LAND USES**

Several land uses require additional requirements that must be met in addition to the Standards, Requirements, and Findings in Section 9.3. These additional standards are listed below.

### **J. Wine Tasting Room**

The Township would like to encourage agriculturally related uses while preserving neighboring property owners' enjoyment of their land. Wine tasting rooms are permitted at wineries provided that the proposed wine tasting room complies with the following requirements:

1. The winery is licensed or will be licensed prior to occupancy by the appropriate Federal, State, and Local agencies. *Typically conditioned.*
2. The parcel shall have a minimum of 10 acres. *Met; parcel currently is 32.60 acres.*
3. The winery is operated according to generally accepted agricultural management principles and the parcel shall have a minimum of five (5) planted acres of fruit that is used for the on-site production of wine. *Typically conditioned; see Sheet L1.0. Sheet S1.3 also indicates 6.4 acreage for wine/cider production.*
4. The total footprint covered by buildings and structures used for any purpose, including wine tasting rooms shall not exceed two and one-half (2.5) percent of the lot area. *Yes (Sheet L1.0)*
5. Setbacks shall be:
  - a. For any wine tasting room that adjoins a parcel where there is a residence, all wine tasting room structures and facilities shall be located at least 100 feet from the property line that adjoins a residence, and speakers and sound amplifiers shall be located at least 250 feet from the property line that adjoins a residence. *Sheet L1.0 shows tasting room is more than 100' from property line. Tasting Room is approximately 120' from property line (measured; Sheet L1.4). Could be conditioned.*
  - b. For any wine tasting room that adjoins a parcel where there is a residence, if the residence is within 500 feet of any wine tasting room structure, there shall be a fence along the property boundary line that adjoins the residence to discourage trespass. *Location of fence is shown Sheet L1.0 and L1.1. Cross-section shown on L1.0.*
6. The maximum size of wine tasting room shall be 2000 sq ft. *Met (Sheet A1). Recommend conditioning.*
7. The hours of operation shall be between the hours of 10 am and 10 pm unless the Planning Commission determines that different hours are more appropriate to meet the standards of Section 9.3. *Typically conditioned.*
8. Amplified sound (including amplified music) shall be contained indoors and shall not exceed reasonable volumes, so as to avoid disturbance to any neighboring residents. *Typically conditioned, see narrative (p.12 of 15)*
9. Lighting shall comply with Section 6.5. *Met (Location shown on Sheet L1.5 and L1.6. Specs Appendix A.*
10. 50% of the retail space and gross sales of a wine tasting room must be from product produced and grown on site as described in the Department of Agricultural Generally Accepted Agricultural

Practices for Farm Markets. Typically conditioned. *Typically conditioned; See Narrative p. 11 of 15)*

11. On-site parking shall be designed and constructed according to Article 6. **No parking table provided, but Sheet L1.8 shows and Sheet T1.0 states 11 total parking spots (including Farm Market). One spot marked handicapped on Sheet L1.2. Sheet L1.2 indicates parking lot will be gravel.**

**M. Agricultural Commercial Enterprises (Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019)**

The purpose is to promote agricultural commerce, to conserve valuable farmland, and to protect public safety.

1. The use must be associated with a farm operation, operated according to the Generally Accepted Agricultural and Management Practices for Farm Markets (GAAMPS) for the State of Michigan and any additional GAAMPS that may apply for the proposed use. *Plantings shown on Sl.3, typically conditioned.*
2. Accessory Uses. The following are allowed as accessory uses to agricultural commercial enterprises:
  - a. Petting zoos, animal attractions, and playgrounds.
  - b. Children's games and activities.
  - c. Crop mazes and pumpkin patches.
  - d. Holiday-oriented activities.
  - e. Sales shall be limited to farm products in compliance with GAAMPS for Farm Markets, such as fruit, vegetables, or baked goods; plant and nursery stock; or farm-related products such as milk, cheeses, honey, preserves, or butter. A bakery may exist as part of a farm market.  
*Typically conditioned.*
3. Sales of the following are prohibited unless otherwise authorized by the Ordinance:
  - a. Fuel or related products.
  - b. Tobacco products.
  - c. Lottery tickets.
  - d. Vehicles or related products.
  - e. New & Used household goods.
  - f. Alcohol production and sales.  
*Typically conditioned.*
4. Shall be located on a minimum parcel size of one (1) acre and shall be owned or leased by the farmer. *Met; parcel is 32 acres.*
5. The minimum setback from any lot line for any structure shall be fifty (50) feet. Vegetative planting or agricultural use of land is encouraged between the structure and any property line. *Met*
6. Parking shall be setback a minimum of fifty (50) feet from any side or rear lot line and a minimum of ten (10) feet from the road right-of-way line. *Met (Sheet L1.4 shows parking 50' from lot line).*
7. Landscaping shall comply with Section 6.4 including buffering requirements. *Met (Sheet L1.11 indicates parking lot screening).*
12. Lighting. Greenhouse and other grow lights internal to agricultural enterprises are exempt from the lighting requirements of this Section. For all other lighting requirements, see Section 6.5, Lighting. *Met (Location shown on Sheet L1.5 and L1.6. Specs Appendix A).*

## SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

1. Applicant's name, address, and telephone number. **Provided (application).**
2. Property owner's name, address, telephone number, and signature. **Provided (application).**
3. Proof of property ownership, and whether there are any options or liens on the property. **Provided**
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. **Provided (p. 2 of Narrative).**
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. **Provided (Sheet T1.0).**
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. **Not yet provided, typically conditioned.**
7. Project title or name of the proposed development. **Provided: 'Taproot Farmstead'.**
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. **Provided (Sheet T1.0 and Narrative)**
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **A statement was provided in Narrative "Located within the Agricultural Rural (A-R) district, this property will be low impact and not have any notable impact to existing infrastructure, traffic, schools existing utilities, or the natural environment."**
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. **Provided (Sheet L1.2/L1.3 (total of 3 employees); Bedrooms N/A; One office per A1, Total floor area (L1.0); recreation/open space NA)**
11. A vicinity map showing the area and road network surrounding the property. **Provided (Sheet T1.0)**
12. The gross and net acreage of the parcel. **Provided (Sheet T1.0)**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided (Sheet S1.0).**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided (T1.0, Sheet S1.0 and S1.1).**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. **Provided (Various, including S1.2 and S1.4).**
16. The location and type of existing soils on the site, and any certifications of borings. **Provided (S1.2).**

17. Location and type of significant existing vegetation. **Location provided (S1.3). Type not provided other than stating 'existing woodland' with such a large parcel of land, Commission typically has not required every tree identified.**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided (various sheets). Note that in reviewing EGLE Wetland Viewer and USGS Web Soil Survey, Creek extends further south. However, in 2021 review by EGLE's Robyn Schmidt, this site is the headwaters of the Creek.**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided (Various sheets).**
20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided (Various sheets).**
21. Elevation drawings of typical proposed structures and accessory structures. **Provided for Farm Market (Sheet A3 and Narrative; Provided for Tasting Room (Sheet A2 and Narrative).**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided (Sheet T1.0).**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **Application states N/A; revised sheet L1.1 dated 6/7/23 shows entrance.**
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof. **Location shown on various sheets.**
25. Location, size, and characteristics of all loading and unloading areas. **Provided (L1.2, L1.5)**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Location shown, stated it will be gravel on L1.3.**
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided, in part. Well/Septic (numerous, including L1.4); fire hydrants may be needed (noted L1.4); Stormwater Plan (L1.8 and L1.9) Bioswales (L1.10 and L1.11)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Utility Plan (L1.4-7)**
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. **N/A**
30. Location, size, and specifications of all signs and advertising features, including cross-sections. **Application indicates sandwich boards; recommend conditioning that signage will be permitted under sign permits at a later time.**



31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. *Provided (Location shown on Sheet L1.5 and L1.6; Appendix A)*
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. *Location shown (L1.0, L1.1 L.14), specifications of fencing shown L1.0*
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. *Planting Plan L1.10 / L1.11). Sheet L1.0 indicates 'All areas outside of project construction are to remain natural.' Buffer shown Sheet L1.11.*
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. *Location shown (L1.3) no screening shown (not required as it won't be visible from residential district or public street (Sec. 6.3 of ZO).*
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. *Application indicates N/A, but underground propane tank now shown on L1.5 and L1.7.*
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. *Provided (various sheets). Application states "Wetlands to be preserved..."*
37. North arrow, scale, and date of original submittal and last revision. *Provided, various sheets. Note that the date of original submittal was 2/17/23, which isn't shown on plans.*

## **SECTION 8.5 REVIEW AND APPROVAL**

- A. All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.
- B. **Standards for Site Plan Approval.** The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:
  1. All required site plan and application information has been provided as specified in this Article.
  2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.
  3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
  4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.

5. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.
6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
8. All buildings and structures are accessible to emergency vehicles.
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
10. The percentage of impervious surface has been limited on the site to the extent practicable.
11. Efforts have been made to protect the natural environment to the greatest extent possible.
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
13. The proposal furthers the goals and objectives of the Master Plan.

## **SECTION 9.2 GENERAL PROVISIONS**

- A. **Authority to Consider Special Land Use Applications.** The Planning Commission as hereinafter provided shall have the authority to approve, deny, or approve with conditions (if appropriate) special land uses.
- B. **Application.** Application for any special land use permit permissible under the provision of this Ordinance shall be made to the Planning Commission through the Zoning Administrator by filing an official special use permit application and submitting a site plan in accordance with Article 8. In addition to information or documents required by Article 8, the applicant shall provide the following information:
  1. Location of all proposed special land uses and activities to be conducted on the parcel(s); ***Provided, various sheets***
  2. Height and footprint of all structures and improvements; ***Provided, various sheets***
  3. Adjacent land uses and their corresponding zoning districts; ***Provided (Sheet S1.0)***
  4. Need for the proposed special land use in the specific area of the Township. ***Provided (Narrative p. 5-6)***
  5. Compatibility with the listed permitted uses in the zoning district where the proposed special land use is requested to be located; ***Provided (Narrative p. 5-6)***

6. Such additional information or documents that will assist the Planning Commission in determining whether the proposed special land use meets the General Standards and Specific Requirements as provided in Section 9.3.

### **SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS**

The Planning Commission shall review the particular circumstances of the special land use permit application in accordance with the requirements of this Article and Article 8. Approval of the special land use application shall be contingent upon approval of the site plan and a finding of compliance with all of the General Standards and Specific Requirements listed below:

#### **A. General Standards.**

1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.
2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.
4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.
5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.
6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.
7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.
8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.
9. The following specific requirements shall be met to the extent applicable to the proposed special land use:
  - a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:

- i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
  - ii. Proximity and relation of driveway to intersections;
  - iii. Minimization of pedestrian and vehicular traffic conflicts;
  - iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
  - v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
  - vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
  - vii. Adequate maneuverability and circulation for emergency vehicles.
- b. Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site.

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### **Recommended Motion**

If the Commission believes the application to be complete:

Motion to schedule a public hearing on the Taproot Farmstead site plan review / special use permit application.







## CHARTER TOWNSHIP OF ELMWOOD

### Planning and Zoning

10090 E. Lincoln Rd, Traverse City, MI 49684

(231) 946-0921 Fax (231) 946-9320

Email: [planner@elmwoodtownship.net](mailto:planner@elmwoodtownship.net)

### Special Use Permit

### Application

Applications will not be accepted unless containing all the following information:

- 1) Completed application form with owner's signature
- 2) A site plan with all required information
- 3) Escrow Policy with escrow amount as determined by Planner (any and all unused escrow funds will be returned per the escrow agreement)
- 4) Payment of an application fee (\$875)

Applications are to be submitted 30 days prior to the Planning Commission meeting. Regular meetings are the 3<sup>rd</sup> Tuesday of each month.

The Application process is summarized below (See Section 9.2.D for more detail)

1. Pre-Application Meeting. The applicant meets with the Zoning Administrator to discuss the proposal, design elements, ordinance requirements, etc.
2. Submission of Application. The applicant submit two applications and plans for a completeness review by the Zoning Administrator. If found to be incomplete, the ZA will notify applicant in writing. Once found complete, the ZA will request additional plans for the Commission and will be put on the next available Planning Commission meeting for initial consideration.
3. Planning Commission Initial Review. When the Commission finds the application to be complete, they will vote to schedule a public hearing. However, if the Commission finds the application incomplete, they will request additional information; until the Commission determines that the application is complete, a public hearing will not be scheduled.
4. Public Hearing. On the appointed date and time, the Planning Commission shall conduct the public hearing.
5. Action of the Planning Commission. Upon completion of the Planning Commission's review and completion of the public hearing, the Commission shall make findings to determine if the application meets the required standards and requirements.

CASE NUMBER \_\_\_\_\_

Charter Township of Elmwood  
Application for Special Use Permit

**Applicant**

Nathan Griswold - Inhabitect LLC

Name

6276 E. Lincoln Rd.

Street Address Cedar MI 49621

City State Zip

231.943.1434

Phone Number  
nate@inhabitect.com

Email Address

**Owner (if different)**

Jen Viren, Andrew Viren

Name

8850 E. Lincoln Rd.

Street Address Cedar MI 49621

City State Zip

231.970.0004

Phone Number  
TaprootTC@gmail.com

Email Address

**Engineer**

Name

Street Address

City State Zip

Phone Number

Email Address

**Surveyor**

Name

Street Address

City State Zip

Phone Number

Email Address

Contact Person (All communications from the Township will be sent to this individual regarding the submitted application)  Applicant  Owner  Engineer  Surveyor

**Property Information:**

Property Address: 8850 E. Lincoln Rd

Parcel Number: 45-004-030 - 014 - 01 Current Master Plan Designation Rural Low Density

Zoning District: A-R Current Use of Property: A-R

Adjacent Property Zoning AND Use(s): North: A-R  
East: A-R  
South: A-R  
West: A-R

Other Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



As required by Section 9.3 of the Zoning Ordinance, the Planning Commission shall review the particular circumstances of the special land use permit application in accordance with the requirements of Article 9 (Special Use Permits) and Article 8 (Site Plan Review). Approval of the special land use application shall be contingent upon approval of the site plan and a finding of compliance with all of the General Standards and Specific Requirements.

Please use the below tables to detail (with additional pages as necessary) how the proposed project meets the required standards and requirements for a Special Use Permit and Site Plan Review.

| Special Use Permit General Standard                                                                                                                                                                                                                                                                                                                                                                                   | Applicant Review            | Office Use Only |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------|
| 1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.                                                                                                                                                                                                                                          | Zoning for this site is A-R |                 |
| 2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.                                                                                                                                                                                              |                             |                 |
| 3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.                                                                                                                                                                                                                                                                            |                             |                 |
| 4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers. |                             |                 |
| 5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it                                                                                                     |                             |                 |

|                                                                                                                                                                                                                                                                                                                           |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.       |  |  |
| 6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources. |  |  |
| 7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.                                                                                                                                                                                |  |  |
| 8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.                                                                                                                                                                     |  |  |
| 9. The following specific requirements shall be met to the extent applicable to the proposed special land use:                                                                                                                                                                                                            |  |  |
| a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:                                                                      |  |  |
| i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;                                                                                                                                                                                  |  |  |
| ii. Proximity and relation of driveway to intersections;                                                                                                                                                                                                                                                                  |  |  |
| iii. Minimization of pedestrian and vehicular traffic conflicts;                                                                                                                                                                                                                                                          |  |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.                                                                                                                                                                                                                                                                                                                 |  |  |
| v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;                                                                                                                                                                                                                                                                                                        |  |  |
| vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.                                                                                                                                                                                                                                         |  |  |
| vii. Adequate maneuverability and circulation for emergency vehicles.                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| b. Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site. |  |  |

**Please note that certain Special land Uses have additional requirements. Please see Section 9.8 of the Zoning Ordinance to see if the proposed special land use has additional requirements. If so, please submit documentation showing how the additional requirements have been met.**

| <u>Site Plan Review Standard</u>                                                                      | <u>Applicant Review</u> | <u>Office Use Only</u> |
|-------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| 1. All required site plan and application information has been provided as specified in this Article. |                         |                        |

|                                                                                                                                                                                                                                                                                                              |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.                                                                                                                                                                          |  |  |
| 3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.                                         |  |  |
| 4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met. |  |  |
| 5. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.                                                                                                                                                                             |  |  |
| 6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.                                                                                  |  |  |
| 7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.                                                                                       |  |  |
| 8. All buildings and structures are accessible to emergency vehicles.                                                                                                                                                                                                                                        |  |  |
| 9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.                                                                                                                                                                                                                        |  |  |
| 10. The percentage of impervious surface has been limited on the site to the extent practicable.                                                                                                                                                                                                             |  |  |

|                                                                                                                     |  |  |
|---------------------------------------------------------------------------------------------------------------------|--|--|
| 11. Efforts have been made to protect the natural environment to the greatest extent possible.                      |  |  |
| 12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location. |  |  |
| 13. The proposal furthers the goals and objectives of the Master Plan.                                              |  |  |

**SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL**

The Ordinance requires specific information be included in each application for Site Plan Approval. Please use the following table to ensure that you have included the required information either on your plan (which must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less) or included elsewhere in your application. Please use additional pages, as necessary.

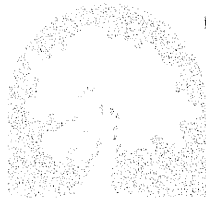
| <u>Site Plan Review Requirement</u>                                                                                                                     | <u>Applicant Review</u>                                                             | <u>Office Use Only</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------|
| 1. Applicant's name, address, and telephone number.                                                                                                     | Can be found on Title Page T1.0 and Supplemental Document                           |                        |
| 2. Property owner's name, address, telephone number, and signature.                                                                                     | Title Page T 1.0 and Supplemental Document                                          |                        |
| 3. Proof of property ownership, and whether there are any options or liens on the property.                                                             | Supplemental Document                                                               |                        |
| 4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent.                        | Supplemental Document                                                               |                        |
| 5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.   | Title Page T1.0, Topography Survey S1.1                                             |                        |
| 6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. | Pending per approval by civil engineer Jeff Cockfield at Grand Traverse Engineering |                        |
| 7. Project title or name of the proposed development.                                                                                                   | The name 'Taproot Farmstead' can be found on the title page                         |                        |
| 8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.                                                | Supplemental Packet and Title Page T1.0                                             |                        |



|                                                                                                                                                                                                                         |                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--|
| 9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.                                        | Supplemental Packet and Title Page T1.0                                       |  |
| 10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. | Supplemental Document, Farming Plan S1.3                                      |  |
| 11. A vicinity map showing the area and road network surrounding the property.                                                                                                                                          | Title Page T1.0                                                               |  |
| 12. The gross and net acreage of the parcel.                                                                                                                                                                            | Setbacks and Easements S1.0                                                   |  |
| 13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.                                                                                                              | Setbacks and Easements S1.0                                                   |  |
| 14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.                                                                                         | Setbacks and Easements S1.0, Topographic S1.1                                 |  |
| 15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.                                                                                                   | Topographic Survey S1.1                                                       |  |
| 16. The location and type of existing soils on the site, and any certifications of borings.                                                                                                                             | Soil Survey S1.2                                                              |  |
| 17. Location and type of significant existing vegetation.                                                                                                                                                               | Farming Plan S1.3                                                             |  |
| 18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes.                                              | Topographic Survey S1.1; Soil Survey S1.2                                     |  |
| 19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope.                                                              | Supplemental Document, Barn Program Layout L1.2, Temporary Produce Stand L1.4 |  |
| 20. Proposed location of all proposed structures, buildings, equipment, and uses.                                                                                                                                       | Found throughout drawing set                                                  |  |
| 21. Elevation drawings of typical proposed structures and accessory structures.                                                                                                                                         | Supplemental Package                                                          |  |

|                                                                                                                                                                                                                                                                                                           |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--|
| 22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.                                                                                                                                                                                                          | Title Page T1.0                                              |  |
| 23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property.                                                                                                      | Not applicable                                               |  |
| 24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof.                                                                                | Vehicular Access Layout L1.1                                 |  |
| 25. Location, size, and characteristics of all loading and unloading areas.                                                                                                                                                                                                                               | Vehicular Access Layout L1.1                                 |  |
| 26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use.                                                                                                                                                                                                               | Vehicular Access Layout L1.1                                 |  |
| 27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). | Topographic Survey S1.1, Vehicular Access Layout L1.1        |  |
| 28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.                                                                                                                                                                    | Found Throughout Drawing Set, Miss Digg Request sent 3.14.23 |  |
| 29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable.                                                                                                                                                 | Not applicable                                               |  |
| 30. Location, size, and specifications of all signs and advertising features, including cross-sections.                                                                                                                                                                                                   | Sandwich Board style temporary signage only at this time     |  |
| 31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.                                                                                                                                                                          | Barn Program Layout L1.2                                     |  |

|                                                                                                                                                                                                                                                                                                                                                           |                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--|
| 32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.                                                                                                                                                                                                                                           | Boulder Retention wall detail found on Barn Program Layout L1.3     |  |
| 33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. | Barn Program Layout L1.3                                            |  |
| 34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.                                                                                                                                                                                                                                  | Barn Program Layout L1.3                                            |  |
| 35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities.                                                            | Not Applicable                                                      |  |
| 36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.                                                                                                                                                                                                                                      | Wetlands to be preserved; Topographic Survey S1.1, Soil Survey S1.2 |  |
| 37. North arrow, scale, and date of original submittal and last revision.                                                                                                                                                                                                                                                                                 | Found across multiple pages                                         |  |



# CHARTER TOWNSHIP OF ELMWOOD

## Planning and Zoning

10090 E. Lincoln Rd, Traverse City, MI 49684  
(231) 946-0921 Fax (231) 946-9320  
Email: planner@elmwoodtownship.net

The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Benzie-Leelanau District Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator.

### Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.

|                                                                      |           |
|----------------------------------------------------------------------|-----------|
| DocuSigned by:<br><i>Jen Viren</i><br><small>11948BA7B51E4B7</small> | 3.17.2023 |
| Owner Signature                                                      | Date      |

|                                                                           |           |
|---------------------------------------------------------------------------|-----------|
| DocuSigned by:<br><i>Nathan Griswold</i><br><small>80E2F55D138E1A</small> | 3.17.2023 |
| Applicant Signature                                                       | Date      |

### OFFICE USE ONLY:

Case Number: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_  
 PC Decision: \_\_\_\_\_ Date: \_\_\_\_\_

### Charter Township of Elmwood Escrow Policy

Accordingly, the procedure for the handling and processing of escrow deposits henceforth shall be as follows:

- A. In connection with any application for a special land use, site plan approval, zoning amendment, cluster residential development review, site condominium review, planned unit development review, appeal, interpretation, variance, or other application as required by this Ordinance, the Township may require the applicant to pay in advance into an escrow fund established to cover the reasonable costs of reviewing the application. These costs may include staff costs or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No application shall be reviewed further or considered complete, and no permit shall be issued, until all costs have been paid and/or the escrow fund has been replenished as outlined below. The Township shall account for the expenditure of all escrow funds, and the Township Clerk shall refund any unexpended funds within sixty (60) days of final action.
  
- B. Should the escrow fund ever dip below fifty (50%) of the original fund amount, the applicant shall be advised and required to replenish said escrow fund to the full original amount within five (5) business days of having been so notified by the Township Clerk.
  
- C. The applicant may seek an accounting from the Township Clerk of expenditures from the escrow fund when a request is made by the Township to replenish the fund and/or after a final decision on the application has been made. However, the applicant has no authority to approve or deny expenditures.

Amount of Escrow Deposit Required: \_\_\_\_\_

Amount of Escrow Deposit Received: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_





# TAPROOT FARMSTEAD

SPECIAL USE PERMIT  
SUPPLEMENTARY DOCUMENT  
VERSION #2

SUBMITTED 5/24/23

CREATED FOR

**ELMWOOD TOWNSHIP PLANNING**



**INHABITECT™**  
DESIGNING | BUILDING | GROWING

21 of 15



May 24th, 2023

Dear Zoning Administrator and Planning Commissioners,

Inhabitect is thrilled to deliver this amended Special Land Use permit application for our clients at the Taproot Farmstead (8850 E Lincoln Rd & 8844 E Lincoln Rd, Cedar, MI 49621) located in Elmwood Township (permissions letter attached). This document and the accompanying drawing set, identify the proposed special uses for the property, which are all noted as approved uses within the Elmwood Township Land Use and Zoning District table (page 5-2), as well as uses that only require Zoning Administrator approval.

Here are the proposed uses of this agricultural property:

- **Farm and Agricultural operation (ZA approval only)**
- **Agricultural Commercial Enterprise - Farm Stand (SUP required)**
- **Winery/Wine Production (Psp required)**
- **Wine Tasting Room (SUP required)**

Located within the Agricultural Rural (A-R) district, this property will be low impact and not have any notable impact to existing infrastructure, traffic, schools existing utilities, or the natural environment. The land is owned by the Viren family. Their goal is to ensure that their farm operation is both economically viable and that their operation supports their family, while also providing an asset to Leelanau County.

Please let me know if you have any questions.

Sincerely,

Nathan D. Griswold  
President  
Inhabitect, LLC  
231-943-1434  
nate@inhabitect.com

20815



# PERMISSIONS LETTER



**INHABITECT™**  
DESIGNING BUILDING GROWING

March 13th, 2023

To whom it my concern –

Inhabitect, LLC has permission to act as our agent with Elmwood Township to apply for any and all permits necessary to construct, manage and operate fruit and vegetable processing plants, and small tasting room located at 8850 E Lincoln Rd. Cedar, MI 49621

*and 8844 E Lincoln Rd Cedar 49621*

Sincerely,

Jen Viren name

TaprootTC@gmailcom email

231.970.0004 phone

JAYLY LAUTNER  
Notary Public, State of Michigan  
County of Benzie  
My Commission Expires 02-28-2027  
Acting in the County of ~~Benzie~~

*3/13/23 Jayly Lautner*

# PROOF OF OWNERSHIP

## QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Jennifer S. Viren, a married woman whose address is 8850 E. Lincoln Road, Cedar MI 49621

Quit Claim(s) to Jennifer S. Viren and Andrew F. Viren, wife and husband

whose address is 8850 E. Lincoln Road, Cedar, MI 49621

the following described premises situated in the Township of Elmwood, County of Leelanau, State of Michigan:

The Northeast 1/4 of the Southeast 1/4 of Section 30, Township 28 North, Range 11 West, EXCEPT: Beginning at the Northeast corner thereof; thence West 300 feet; thence South 465 feet; thence East 300 feet; thence North 465 feet to the Point of Beginning, ALSO EXCEPT: Beginning at the Northwest corner of the Northeast 1/4 of Southeast 1/4; thence East 465 feet; thence South 393 feet; thence West 465 feet; thence North 393 feet to the Point of Beginning. Section 30, Township 28 North, Range 11 West.

Commonly known as: 8850 E. Lincoln Rd., Cedar, MI 49621

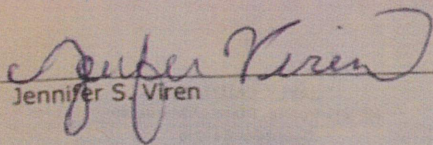
Tax Parcel # 45-004-030-014-01

for the full consideration of: \$1.00.

This instrument is exempt from taxation for the County Real Estate Transfer Tax pursuant to MCL.207.505.(a)

This instrument is exempt from taxation for the State Real Estate Transfer Tax pursuant to MCL.207.526.(a).

Dated this 27th day of February, 2020

  
Jennifer S. Viren

4 of 15





## PROJECT INTENT

The Taproot Farmstead is helping to preserve the open and rural character of Elmwood township because it will be utilized as a farm, not a subdivision or clustered development. It is designed to protect the natural beauty, the woodlots, flood plains, wetlands, waterbodies, and over all the environments found within the region. The property owners, Jennifer and Andrew Viren (shown right) live on this property with their children. They are environmental stewards and plan to make sure their property is economically viable and that the farmstead can support their family, while also being an asset to their community.

All proposed uses on this property are direct functions of the Taproot Farmstead, are under a single ownership entity, operated by the Viren's, and are required to meet their agricultural and farming goals.



P 50 of 15





## **PROJECT INTENT** continued

The submitted Site Plans provide all required elements shown on pages 8-3 to 8-5 of the Zoning Ordinance, within Article 8 - Site Plan Review, as well as the General Standards, Conditions and Requirements shown on pages 9-3 to 9-5, Article 9 – Special Land Use.

The proposed uses, noted within the Special Land Use permit application are all allowed within the Agricultural-Rural (A-R) zoning district, and confirmed within the Land Use and Zoning District Table (Article 5 – Use Restrictions, Section 5.4, Page 5-2 to 5-5).

6 of 15



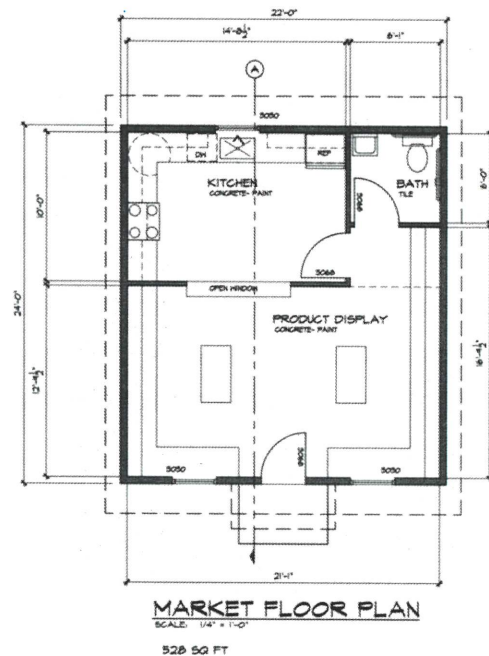
## FARM AND AGRICULTURAL OPERATION

This parcel of land will be immediately used as a farmstead with an 2.5 acres of apple orchard with a focus on other fruits, botanicals, stone fruits, nuts, and other related endeavors on a minimum of another 3.9 acres - totaling 6.4 acres. There are also another 1.5 acres or more that will be used for a maple syrup operation. All uses will be reviewed with the Zoning Administrator as required within Township Ordinance. This particular use does not require a Site Plan Review or Special Use Permit (SUP).



## FARM MARKET

This application includes a Farm Market which is a designated use within Article 9 - Special Land Uses, page 9-21, item 2E, under section M - Agricultural Commerical Enterprises. This structure will be used to sell farm products, such as fruits, vegetables, baked goods, and other items noted within item 2E on page 9-21. There will be a bakery kitchen as a part of this from market.



P. 7 of 15





## AGRICULTURAL COMMERCIAL ENTERPRISE

The Taproot Farmstead plans to open an Agricultural Commercial Enterprise soon, in the form of a Farm Market, when the SUP for this category is approved. This is an accessory use as defined within item 2E found on page 9-21 within Article 9-Special Land Uses.



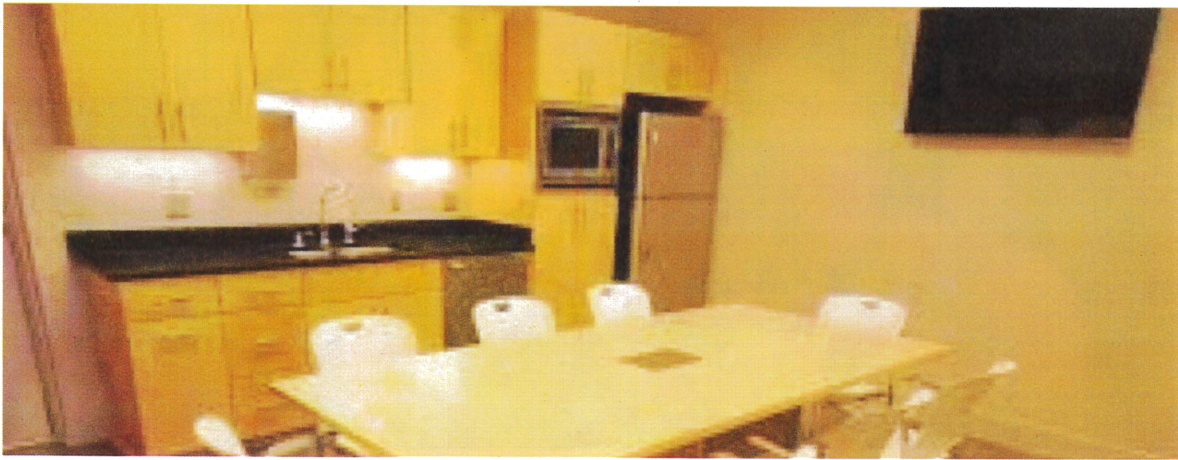
This proposed use meets the definition of an Agricultural Commercial Enterprise – requiring a SUP, compliant with Amendment ZO 2017-04-05, Ordinance #2019-02, shown on pages 9-21 to 9-22 within Article 9 – Special Land Uses. This use will help promote agricultural commerce, to conserve this parcel for farm related uses, and to protect it from non-farm related development. This use will protect the ecological sensitivity of the headwaters and wetlands of Cedar Creek wetlands with a bioswale (Sheet L1.11).



The proposed use is another way for the Taproot Farmstead to diversify how the farm earns money and ensure its economic viability. The Farm Market will be operated in accordance with GAAMPS for the State of Michigan and is protected by the Michigan Right to Farm Act (Act 93 of 1981).

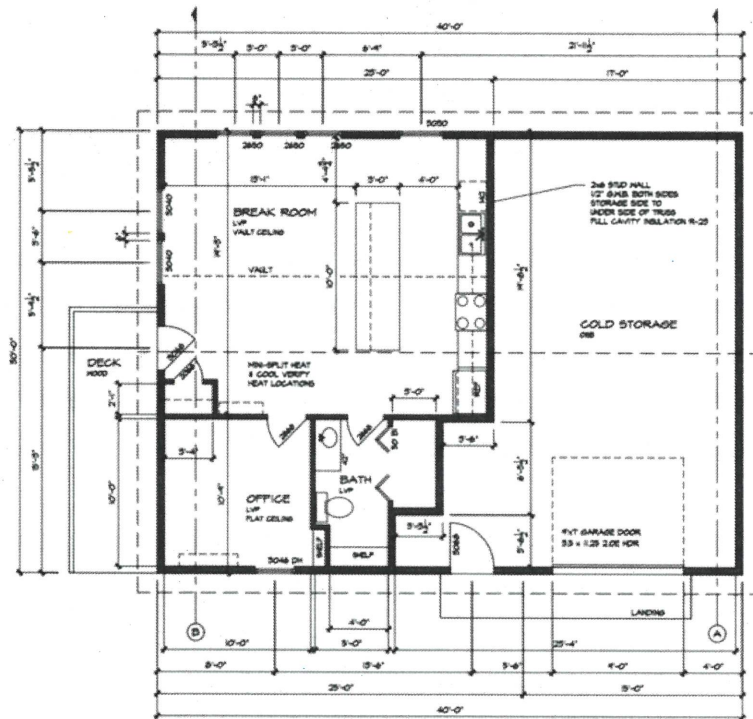
The Farm Market facility will be operated in a space on the property that **does not** interfere with the regulations or restrictions associated with the proposed wine production facility or wine tasting room.

8 of 15



## BREAK ROOM/OFFICE, AND COLD STORAGE

The upper floor of the Taproot Farmstead Barn will house **675 SF** of break room/office space as well as **525 SF** of cold storage. This area will not be accessible to visitors of the Tasting Room or the Farm Market. It is reserved for use by the Viren's and their employees. Scaled drawings and details of the floor layout can be found on sheet A1.



**GENERAL NOTES**  
 DESIGN LOADS  
 FLOOR LOADS  
 40 PSF FOR SLEEPING  
 50 PSF FOR SLEEPING  
 40 PSF DECKS  
 50 PSF GARAGE FLOORS  
 GROUND SHEAR 80 PSF  
 TYPICAL HEADER 2-1 (2x12) 2.0E FILL SUD.  
 (S) SMOKE DETECTOR  
 (E) CARBON MONOXIDE ALARM  
 DIMENSIONS TO FACE OF STD AND CENTER OF DOORS AND WINDOWS  
 ATTIC ACCESS 22' x 50'

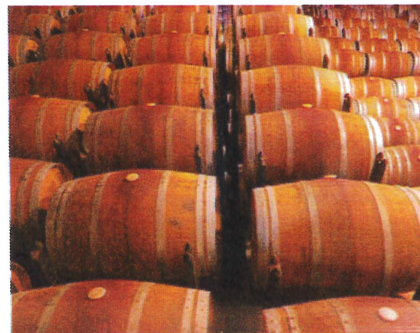
**UPPER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"





## WINERY (CIDER PRODUCTION)

The owners of this property plan to produce hard apple cider in the production facility, aka "The Barn", that is currently under construction. This lower level space has a gross area of 1,200 sf and the subject property has a gross area of 32.6 acres, well over the 10-acre requirement for a winery, noted on item J2, on page 9-17, within Article 9 – Special Land Use document (see sheet L1.2). It also meets the 100-foot setback requirements noted on this same page, under item J5.



This will be a Michigan licensed facility where agricultural fruit production is maintained (apple orchard and other fruits) on the property. The juice will be processed into hard cider (wine), stored within the Barn, packaged, and sold either through the proposed Tasting Room and/or to retail or wholesale customers in the public not within the Farm Market. The lower level of the Barn (1,200 sf) will be used principally to produce hard cider (wine).

This winery will be licensed prior to occupancy by the appropriate Federal, State, and Local agencies. The winery will operate according to generally accepted agricultural management principals and the parcel will have a minimum of five (5) planted acres that include apples, other fruits, botanicals, stone fruits, nuts, and other related, as well as a sugar maple "sugar bush" where they will harvest sap and boil it in the "sugar shack" within the township. All these areas are depicted on sheet S1.3.

10 of 15



## WINE (CIDER) TASTING ROOM

The tasting facility on this property will be well below the 2,000-sf maximum allowed within this ordinance (item J6 on page 9-17). It will be a Michigan licensed room used in conjunction with the onsite winery/cidery production where tastings of hard apple cider, fruit ciders, and non-alcoholic drinks will be offered at charge to individuals – both indoors and outdoors. No less than 50% of the gross sales of wine/cider within the tasting room will be from product produced and grown on the Taproot Farmstead, as described within the Department of Agriculture - Generally Accepted Agricultural Practices for Farm Markets

This **will not be reminiscent** of larger winery operations or tasting rooms, who host large numbers of visitors each day. It will be a lower traffic facility with limited hours. The hours of operation will fall within the allowable hours of operation allowed by the township ordinance. It is possible that this facility might be an invite only establishment which would mean no unexpected traffic or customers.

Taproot Farmstead tasting room is an agriculturally and farm related use for this property. The owners are dedicated to preserving neighboring property owners' enjoyment of their own properties and have taken measures to provide this on day one. This facility, the Barn and the outdoor tasting areas are situated so that all neighboring properties are heavily screened by woodlands, hillsides, other natural features as well as the planned orchard. The closest neighbor is 402 feet NW of the Barn, which is less than the minimum requirement of 500 feet without a fence, so a fence will be added. This area screen by a mature woodland and a steep slope. The home is not visible from the Barn (see sheet L1.0).



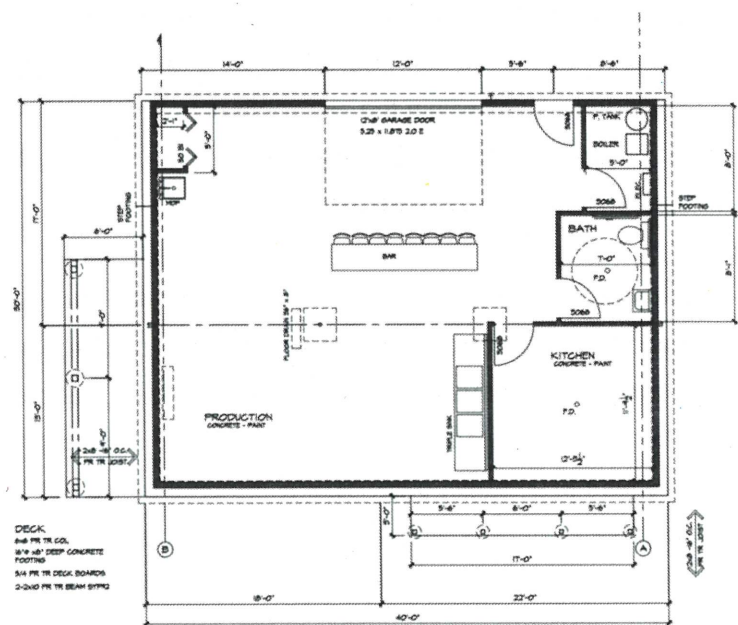


## WINE (CIDER) TASTING ROOM continued

Any amplified sound or music will be contained indoors or if it outside, shall not exceed reasonable volumes, to avoid disturbing neighboring residents. All lighting will comply with Section 6.5 with the goal of not introducing light pollution into the sky.

Retail sales of winery products, incidental wine-related food and nonfood items, cider products by the bottle, container, or case for off-premises consumption, and wine-related packaged food items, as allowed within Article 2 – Definitions for Wine Tasting Room on page 2-24 of the ordinance.

The floor plan for the Wine Tasting Room (bottom floor of the "Barn") is shown to the right. A full scale depiction on this space can be seen on Sheet A1.



**LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"

12 of 15



## PROJECT TIMELINE

The owners plan to immediately work towards implementing the majority of the proposed uses for this parcel. The timeline of each use type, in the order of urgency and/or need is list below.

Here are the proposed uses and the order of implementation:

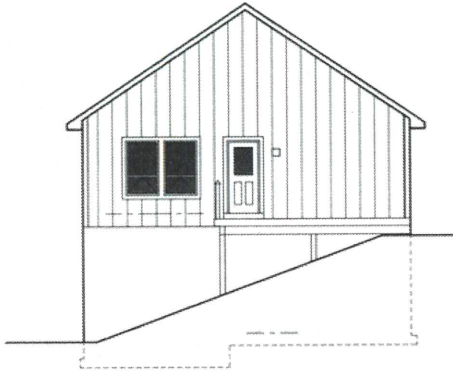
- **Farm and Agricultural operation (Spring 2023)**
- **Winery/Wine Production (ASAP, after permitting complete)**
- **Wine Tasting Room (Contingent on Winery production)**
- **Agricultural Commercial Enterprise - Farm Stand (Possibly in 2023)**

P 130/15

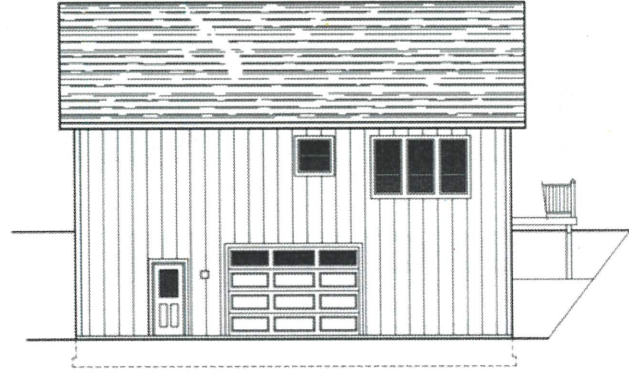


# BARN DRAWINGS

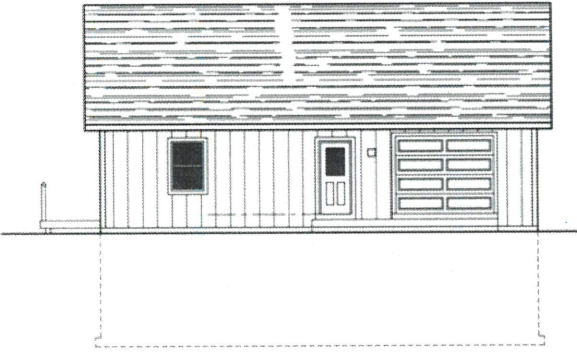
Below are the drawings for the Taproot Farmstead Barn for reference. These drawings were utilized for the current building permits for this structure. See sheet A1 and A2 for scaled drawings and floor plans.



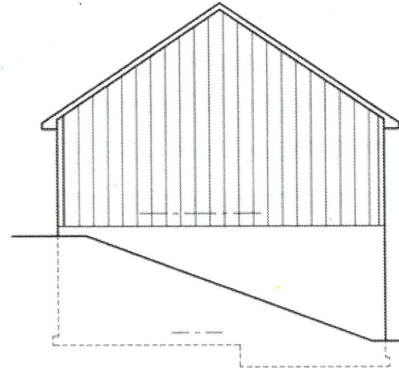
SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



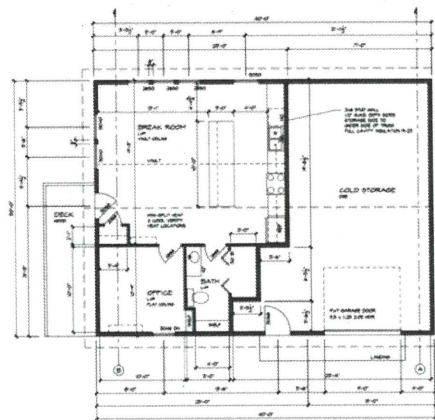
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



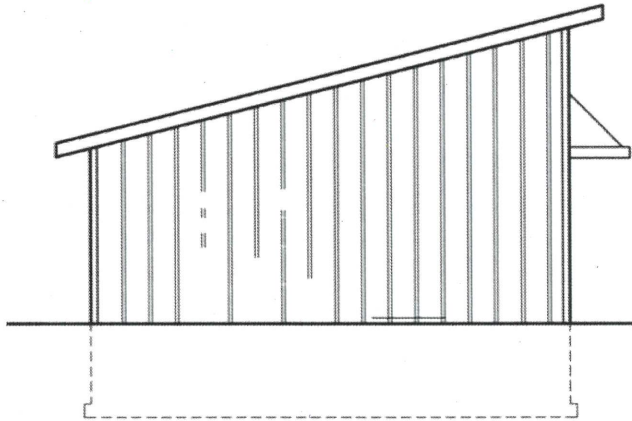
UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

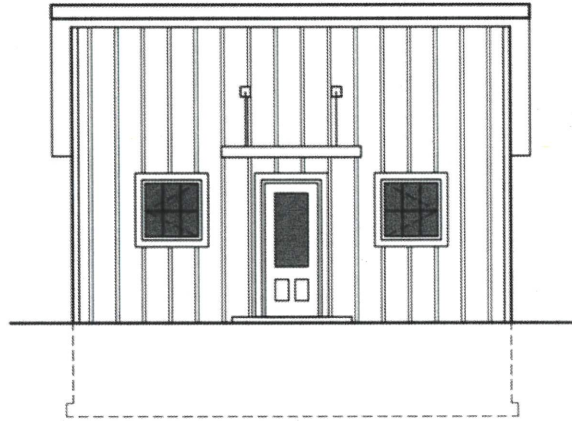
14 of 15

# FARM STAND DRAWINGS

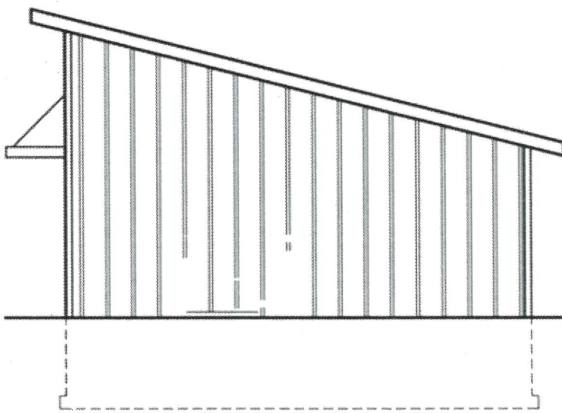
Below are the drawings for the Taproot Farm Stand for reference. These drawings will be used to obtain the building permits for this structure. See sheet A3 for scaled drawings and floor plans.



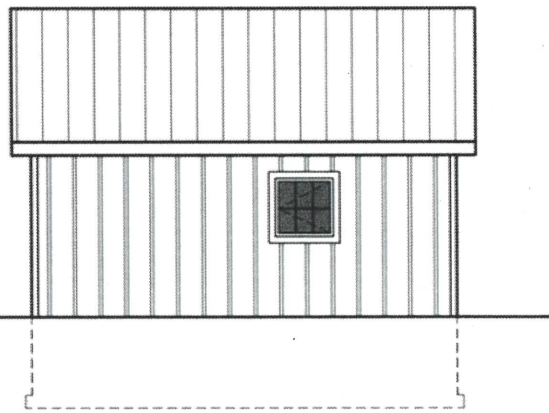
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



## Sarah Clarren

---

**From:** Bob Dompierre <bob@inhabitect.com>  
**Sent:** Wednesday, May 17, 2023 9:40 AM  
**To:** Keith Tampa; Sarah Clarren  
**Cc:** Nathan Griswold; Brendan Alcorn  
**Subject:** Site Plan Review  
**Attachments:** ExtractedPages.FireDept.Taproot Farmstead 5.04.23.pdf

Hello Chief Tampa,

We spoke a couple of months ago regarding a project we were in the midst of developing. The project is called Taproot Farmstead and is located at 8850 E. Lincoln Rd. Currently, we are in the process of having our application reviewed by the zoning department. I've included a section of documents from our drawing set for your own review. Please let me know if you have any feedback or would like a complete drawing set.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



PO Box 66  
Traverse City, MI 49685  
Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)



**Subject:** Application/Service Request Receipt Acknowledgement - HPT-WDY2-128TM, Taproot Farmstead  
**Date:** Wednesday, May 24, 2023 at 2:04:20 PM Eastern Daylight Time  
**From:** MiEnviro Support <EGLE-WRD-MiEnviro@michigan.gov>  
**To:** Bob Dompierre <bob@inhabitect.com>

bob@inhabitect.com,

This is to notify you that Michigan Department of Environment, Great Lakes, and Energy has received your submission. Details of your submission are presented below:

**Form Name: Pre-Application Meeting Request Part 301 (Inland Lakes and Streams), Part 303 (Wetlands Protection)**

**Submission Reference Number: HPT-WDY2-128TM**

**System Receipt Date: 5/24/2023 1:53 PM**

Facility, Site, or Project Name: Taproot Farmstead

Additional notifications will be sent when key events are recorded or when submission processing milestones are achieved.

You can access MiEnviro Portal using the link below if you need to modify your application.

<https://mienviro.michigan.gov/ncore/>

This is an automated email sent by MiEnviro Portal.

**Subject:** Site Plan Review  
**Date:** Wednesday, May 17, 2023 at 9:39:31 AM Eastern Daylight Time  
**From:** Bob Dompierre <bob@inhabitect.com>  
**To:** ktampa@elmwoodfire.org <ktampa@elmwoodfire.org>, Sarah Clarren <planner@elmwoodmi.gov>  
**CC:** Nathan Griswold <nate@inhabitect.com>, Brendan Alcorn <brendan@inhabitect.com>  
**Attachments:** image001.png, ExtractedPages.FireDept.Taproot Farmstead 5.04.23.pdf

Hello Chief Tampa,

We spoke a couple of months ago regarding a project we were in the midst of developing. The project is called Taproot Farmstead and is located at 8850 E. Lincoln Rd. Currently, we are in the process of having our application reviewed by the zoning department. I've included a section of documents from our drawing set for your own review. Please let me know if you have any feedback or would like a complete drawing set.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



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Traverse City, MI 49685  
Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)

**Subject:** Site Plan Review  
**Date:** Monday, May 22, 2023 at 10:50:11 AM Eastern Daylight Time  
**From:** Bob Dompierre <bob@inhabitect.com>  
**To:** schristensen@co.leelanau.mi.us <schristensen@co.leelanau.mi.us>  
**CC:** Nathan Griswold <nate@inhabitect.com>, Brendan Alcorn <brendan@inhabitect.com>  
**Attachments:** image001.png, Taproot Farmstead 5.04.23.pdf

Hello Steve,

As part of our submittal for a use permit in Elmwood Township we are required to distribute our drawing set for your review. The project is called Taproot Farmstead and is located at 8850 E. Lincoln Rd. Currently, we are in the process of having our application reviewed by the zoning department. I've included our drawing set for your own review. Please let me know if you have any feedback or further questions.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



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Traverse City, MI 49685  
Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)

**Subject:** Site Plan Review  
**Date:** Monday, May 22, 2023 at 10:47:00 AM Eastern Daylight Time  
**From:** Bob Dompierre <bob@inhabitect.com>  
**To:** bldhd@bldhd.org <bldhd@bldhd.org>, Nathan Griswold <nate@inhabitect.com>  
**CC:** Brendan Alcorn <brendan@inhabitect.com>  
**Attachments:** image001.png, Taproot Farmstead 5.04.23.pdf

Hello,

As part of our submittal for a use permit in Elmwood Township we are required to distribute our drawing set for your review. The project is called Taproot Farmstead and is located at 8850 E. Lincoln Rd. Currently, we are in the process of having our application reviewed by the zoning department. I've included our drawing set for your own review. Please let me know if you have any feedback or further questions.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



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Traverse City, MI 49685  
Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)



**Subject:** Re: Taproot Drawing Set for Approval  
**Date:** Wednesday, May 24, 2023 at 12:18:55 PM Eastern Daylight Time  
**From:** Bob Dompierre <bob@inhabitect.com>  
**To:** Burzynski, Steve (MDOT) <burzynskis@michigan.gov>  
**CC:** Nathan Griswold <nate@inhabitect.com>, Brendan Alcorn <brendan@inhabitect.com>, Jayly Lautner <jayly@inhabitect.com>  
**Attachments:** image001.png, image002.png

Thank you for your review Steve.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



PO Box 66  
Traverse City, MI 49685  
Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)

---

**From:** Burzynski, Steve (MDOT) <BurzynskiS@michigan.gov>  
**Date:** Wednesday, May 24, 2023 at 12:14 PM  
**To:** Bob Dompierre <bob@inhabitect.com>  
**Subject:** RE: Taproot Drawing Set for Approval

Per our conversation, since the Taproot Farmstead is not located on a State Highway, MDOT does not have jurisdiction over any portion of the review process. Thank you

**From:** Bob Dompierre <bob@inhabitect.com>  
**Sent:** Wednesday, May 24, 2023 12:09 PM  
**To:** Burzynski, Steve (MDOT) <BurzynskiS@michigan.gov>  
**Subject:** Taproot Drawing Set for Approval

**CAUTION: This is an External email. Please send suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)**

Hello,

As part of our submittal for a use permit in Elmwood Township we are required to distribute our drawing set for your review. The project is called Taproot Farmstead and is located at 8850 E. Lincoln Rd. Currently, we are in the process of having our application reviewed by the zoning department. I've included our drawing set for your own review. Please let me know if you have any feedback or further questions.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



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Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)



## Sarah Clarren

---

**From:** Engineer Craig Brown <cbrown@leelanauroads.org>  
**Sent:** Wednesday, May 31, 2023 12:36 PM  
**To:** Nathan Griswold; Linda Kuhn  
**Cc:** Bob Dompierre; Brendan Alcorn; Jayly Lautner; Sarah Clarren  
**Subject:** RE: 8850 E Lincoln Rd - Elmwood Township

Nathan,

On October 29, 2020, an Application and Permit for a new residential driveway was submitted on behalf of the applicant Jennifer Viren, to the Leelanau County Road Commission (LCRC). The property is located at 8850 E Lincoln Rd in Elmwood Township Section 30, T28N, R11W.

The information you provided describing the proposed use of this property, indicates use as a commercial drive for a small business. The requirements for a small business drive are as follows:

***Small Business:*** *a driveway serving a single business primarily accessed by automobile traffic that does depend upon light truck traffic for the operation of the business (less than 10 Class 5 to Class 8 trucks per day). A driveway approach for this category shall have a paved surface (unless it is located along a gravel county road, in which case the surface may be gravel) with the following minimum dimensions: 24 ft. wide throat, 25 ft. radiuses & 35 ft. tapers. HMA (asphalt) paving shall be at least 3" thick and concrete pavement must be at least 6" thick within the portion of the driveway approach covering the road shoulder. Concrete curbs are not required.*

A new permit request for a commercial drive, and construction of a drive approach to the current LCRC County Right-of-Way Standards for a small business will be required. An approach of this type will require proof of liability and property damage insurance, along with a financial Guarantee.

***Insurance:*** Applicant or Contractor shall furnish proof of liability and property damage insurance of at least \$500,000.00, listing the Road Commission, its Board, Employees, and Agents as additional insured. Such insurance shall cover the entire time period of this permit and shall provide that it cannot be cancelled without ten (10) days advance written notice by certified mail (with return receipt required) to the Commission.

***Financial Guarantee:*** For commercial and multi-residential driveways where hot mix asphalt (HMA) paved surface and/or concrete curb & gutter (or alternates) are required by the Road Commission, a \$6,000 financial guarantee is required to guarantee completion of HMA surface paving. The financial guarantee may be provided in one of three ways, cash escrow payment, a bond (from an insurance company) or a bank irrevocable letter of credit. Please refer to the Road Commission website <https://static1.squarespace.com/static/514cbc76e4b0d2e6d865d63b/t/5c9a1f6df9619a93fea99bf1/1553604462089/Permit+fee+schedule+rev+3-19-19.pdf> for examples of acceptable formats for each of these three methods.

If you have any questions, please let me know.

Thank you,  
Craig

**Craig M. Brown, P.E.**  
County Highway Engineer

Leelanau County Road Commission  
10550 E. Eckerle Road | Suttons Bay | MI | 49682



Office: (231) 271-3993 ext 224 | Cell: (231) 632-7444 | Fax: (231) 271 5612

[www.leelanauroads.org](http://www.leelanauroads.org)

**From:** Nathan Griswold <nate@inhabitect.com>

**Sent:** Monday, May 22, 2023 11:56 AM

**To:** Linda Kuhn <lkuhn@leelanauroads.org>; Engineer Craig Brown <cbrown@leelanauroads.org>

**Cc:** Bob Dompierre <bob@inhabitect.com>; Brendan Alcorn <brendan@inhabitect.com>; Jayly Lautner <jayly@inhabitect.com>

**Subject:** 8850 E Lincoln Rd - Elmwood Township

Craig -

I spoke with Linda today about a property in Elmwood Township. My team is working with the owners, Jen and Andy Viren, to upgrade their property to house a small cider production facility, farm market and invite only tasting room. Their property is located at 8850 E Lincoln Rd, Traverse City, 49684.

They recently built a home on the property and are nearly complete on the structure that will house the production and tasting areas. Those two structures were fully permitted so I am guessing the Road Commission has given them a permit for accessing their property.

I have attached the latest set of land use drawings for the property and my goal is to get approval from the township on June 20th, 2023, at the Planning Commissioner meeting.

What are the next steps with the Road Commission? Do we amend the current permit?

Thank you -

Nathan D. Griswold, GRP, ASLA, CNSP

President

Inhabitect, LLC



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Traverse City, MI 49685

Office: (231) 943-1434

Cell: (517) 214-8757

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



To: Elmwood Township Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: June 13, 2023

RE: Viren Property 2021 EGLE Review

---

Enclosed are potentially relevant documents Robyn Schmidt of EGLE sent to Inhabitect (with me cc'd) regarding their past review of the site. These documents include:

- 1) Above referenced email correspondence, which includes URLs to additional information regarding EGLE's 2021 review of the site
- 2) Viren Wetland Delineation Report 7\_11\_21
- 3) Viren Wetland Sketch 7-10-21
- 4) Viren Final Site Plan 9-4-21
- 5) PreAppLetter 301 303 (WORD)

Note that these documents are not regarding the review of the project currently before the Commission. Regardless, there is further information regarding the wetlands and past review of the site. Further, Schmidt has indicated that a footbridge would be regulated under Part 301 and potentially under Part 303.





## Sarah Clarren

---

**From:** Schmidt, Robyn (EGLE) <SCHMIDTR1@michigan.gov>  
**Sent:** Friday, May 19, 2023 10:27 AM  
**To:** Bob Dompierre; Sarah Clarren  
**Cc:** Nathan Griswold; Brendan Alcorn  
**Subject:** RE: Permit Category Confirmation  
**Attachments:** GP C\_Clear Span Bridge.pdf

I am sending the attached clear-span bridge General Permit (GP) C, which can include projects reviewed under both Part 301 and, for your reference. If the project meets all the criteria listed under this GP, the application will not require public notice processing (20-day notice period and potential for a public hearing). Let me know if you have any questions, or if I can provide any additional information. Thank you.

Robyn Schmidt  
Water Resources Division-Cadillac District Office  
Michigan Department of Environment, Great Lakes, and Energy (EGLE)  
231-383-5952 | [SchmidtR1@Michigan.gov](mailto:SchmidtR1@Michigan.gov)  
[Follow Us](#) | [Michigan.gov/EGLE](https://Michigan.gov/EGLE)

MiEnviro help: [EGLE-WRD-MiWaters@michigan.gov](mailto:EGLE-WRD-MiWaters@michigan.gov)  
**\*\* FYI- MiWaters was renamed MiEnviro on November 1st\*\***  
General Questions: [egle-assist@michigan.gov](mailto:egle-assist@michigan.gov) ; 800.662.9278

**From:** Schmidt, Robyn (EGLE)  
**Sent:** Friday, May 19, 2023 10:03 AM  
**To:** Bob Dompierre <bob@inhabitect.com>; Sarah Clarren <planner@elmwoodmi.gov>  
**Cc:** Nathan Griswold <nate@inhabitect.com>; Brendan Alcorn <brendan@inhabitect.com>  
**Subject:** RE: Permit Category Confirmation

Thank you for the clarification. Yes, a footbridge would also be regulated under Part 301 and potentially under Part 303.

Robyn Schmidt  
Water Resources Division-Cadillac District Office  
Michigan Department of Environment, Great Lakes, and Energy (EGLE)  
231-383-5952 | [SchmidtR1@Michigan.gov](mailto:SchmidtR1@Michigan.gov)  
[Follow Us](#) | [Michigan.gov/EGLE](https://Michigan.gov/EGLE)

MiEnviro help: [EGLE-WRD-MiWaters@michigan.gov](mailto:EGLE-WRD-MiWaters@michigan.gov)  
**\*\* FYI- MiWaters was renamed MiEnviro on November 1st\*\***  
General Questions: [egle-assist@michigan.gov](mailto:egle-assist@michigan.gov) ; 800.662.9278

**From:** Bob Dompierre <[bob@inhabitect.com](mailto:bob@inhabitect.com)>  
**Sent:** Friday, May 19, 2023 10:01 AM  
**To:** Schmidt, Robyn (EGLE) <[SCHMIDTR1@michigan.gov](mailto:SCHMIDTR1@michigan.gov)>; Sarah Clarren <[planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov)>  
**Cc:** Nathan Griswold <[nate@inhabitect.com](mailto:nate@inhabitect.com)>; Brendan Alcorn <[brendan@inhabitect.com](mailto:brendan@inhabitect.com)>  
**Subject:** Re: Permit Category Confirmation

Robyn,

Thank you for taking the time to put together those references. I was unaware of that pre-app meeting.

I do want to clarify that we are proposing a pedestrian only bridge whereas it seems the pre-app meeting was regarding a driveway or road. Would a clear span foot bridge approx. 50' in length and 8-10' wide be subject to the same permitting requirements? Thanks again for your quick response.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



PO Box 66  
Traverse City, MI 49685  
Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)

---

**From:** Schmidt, Robyn (EGLE) <[SCHMIDTR1@michigan.gov](mailto:SCHMIDTR1@michigan.gov)>  
**Date:** Wednesday, May 17, 2023 at 5:53 PM  
**To:** Bob Dompierre <[bob@inhabitect.com](mailto:bob@inhabitect.com)>, Sarah Clarren <[planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov)>  
**Cc:** Nathan Griswold <[nate@inhabitect.com](mailto:nate@inhabitect.com)>, Brendan Alcorn <[brendan@inhabitect.com](mailto:brendan@inhabitect.com)>  
**Subject:** RE: Permit Category Confirmation

Thank you for the contact. EGLE has recently reviewed a project for a stream and wetland crossing on the property, see attached pre-application response letter and denial letter. The file information for these sites is available for public view on our MiEnviro website at [45-8850 E Lincoln Rd-Cedar • MiEnviro Portal \(michigan.gov\)](http://45-8850 E Lincoln Rd-Cedar • MiEnviro Portal (michigan.gov)) and [45-8850 E Lincoln Rd-Cedar • MiEnviro Portal \(michigan.gov\)](http://45-8850 E Lincoln Rd-Cedar • MiEnviro Portal (michigan.gov))

The stream on this property is regulated under Part 301, Inland Lakes and Streams and the wetlands are regulated under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Parts 301 and 303, respectively). A copy of Part 301 is available on-line at [www.mi.gov/lakesandstreams](http://www.mi.gov/lakesandstreams) and Part 303 at [www.mi.gov/wetlands](http://www.mi.gov/wetlands)

Yes, an EGLE permit is necessary to construct a bridge over a stream under Part 301. In addition, any filling, dredging and impacts to stream flows are regulated under Part 301. Under Part 303, an EGLE permit is required for filling,

excavation, construction, drainage of surface water and maintained uses that impact the wetland. EGLE regulates direct impacts to the wetland, but also those secondary impacts caused by projects outside wetland.

After reviewing this information, let me know if you have any questions, or if I can provide any additional information. Thank you.

Robyn Schmidt  
Water Resources Division-Cadillac District Office  
Michigan Department of Environment, Great Lakes, and Energy (EGLE)  
231-383-5952 | [SchmidtR1@Michigan.gov](mailto:SchmidtR1@Michigan.gov)  
[Follow Us](#) | [Michigan.gov/EGLE](https://Michigan.gov/EGLE)

MiEnviro help: [EGLE-WRD-MiWaters@michigan.gov](mailto:EGLE-WRD-MiWaters@michigan.gov)  
**\*\* FYI- MiWaters was renamed MiEnviro on November 1st\*\***  
General Questions: [egle-assist@michigan.gov](mailto:egle-assist@michigan.gov) ; 800.662.9278

**From:** Bob Dompierre <[bob@inhabitect.com](mailto:bob@inhabitect.com)>  
**Sent:** Wednesday, May 17, 2023 2:09 PM  
**To:** Schmidt, Robyn (EGLE) <[SCHMIDTR1@michigan.gov](mailto:SCHMIDTR1@michigan.gov)>; Sarah Clarren <[planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov)>  
**Cc:** Nathan Griswold <[nate@inhabitect.com](mailto:nate@inhabitect.com)>; Brendan Alcorn <[brendan@inhabitect.com](mailto:brendan@inhabitect.com)>  
**Subject:** Permit Category Confirmation

**CAUTION: This is an External email. Please send suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)**

Hello Robyn,

I was hoping to get some feedback regarding clear span bridge permits (Part 301). The project is called Taproot Farmstead and is located at 8850 E. Lincoln Rd. Currently, we are in the process of having our application reviewed by the township zoning department. I've included a drawing from our set for your review.

My question is regarding the classification of streams. In this case, is Cedar Creek and the surrounding wetland included as a stream? If not considered a stream, would a permit be necessary? Please let me know your thoughts as we try to move this project forward. If more information is needed, I am happy to request a pre-application meeting.

Regards,

Bob Dompierre  
Senior Designer  
Inhabitect, LLC



PO Box 66  
Traverse City, MI 49685



Office:(231) 943-1434  
Cell: (231) 590-1160  
[www.inhabitect.com](http://www.inhabitect.com)

### C. Clear Span Bridge

Category applies to:  Part 31, Floodplain Regulatory Authority  
 Part 301, Inland Lakes and Streams  
 Part 303, Wetlands Protection  
 Part 325, Great Lakes Submerged Lands

New or replacement clear span bridges on streams that meet all of the following:

- Any abutments or foundations must be placed a minimum of 1.2 times the bankfull width.
- The lowest bottom beam elevation is at or above the natural ground elevations on either bank and spans the entire bankfull width.
- No filling or dredging in the bankfull channel or adjacent wetlands is included in this category, unless approved by EGLE based on site conditions.
- The structure will allow passage of watercraft that could be expected to navigate the water involved.
- The bridge shall be anchored to prevent floatation during periods of high water.
- Placement of up to 500 square feet of fill per bridge in wetlands associated with the stream crossing to facilitate placement of the bridge abutments.

Bankfull is the width of the stream that corresponds to the depth where water fills a main channel to the point of overflowing. In instances where the applicant is unsure of the bankfull width, it is recommended that the applicant contact EGLE staff and request a preapplication site review. In legally established drains (except those constituting mainstream portions of certain natural watercourses identified in rule), if bankfull indicators are not present, the structure span may be determined by calculating the 1.5-year stream width at the 1.5-year flow that is based on a stable stream width and depth or by applying the regional reference curves in the 2015 report "Revised Bankfull Discharge for Selected Michigan Rivers and Regional Hydraulic Geometry Curves for Estimating Bankfull Characteristics in Southern Michigan Rivers" or other EGLE approved report.

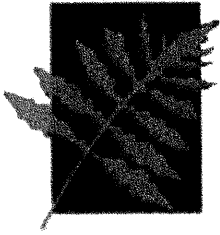
In addition, for stream crossing locations where the drainage area is 2 square miles or greater: the approach fill shall slope to natural ground elevations within 10 feet of either side of the structure and the lowest bottom beam elevation shall be at or above the natural ground elevations on either bank.

### D. Construction and Maintenance of a Path on Great Lakes Bottomlands

Category applies to:  Part 31, Floodplain Regulatory Authority  
 Part 301, Inland Lakes and Streams  
 Part 303, Wetlands Protection  
 Part 325, Great Lakes Submerged Lands

Construction and maintenance of a temporary access walkway from the upland on the riparian property directly to the shoreline across swales with standing water on Great Lakes Bottomland lying below the Ordinary High Water Mark and above the water's edge,





## Grobbel Environmental & Planning Associates

PO Box 58

Lake Leelanau

Michigan

49653

July 11, 2021

Jen & Andy Viren  
7967 Sunset Dr.  
Traverse City, MI 49685

**RE: Wetland Delineation Report, 8850 E. Lincoln Rd., Traverse City, Parcel No. 45-004-030-014-01, T28N, R11W, Sec. 30, Elmwood Township, Leelanau County, Michigan.**

Dear Mr. & Mrs. Viren,

Per your request, we have completed wetland delineation (i.e., wetland in-field flagging and reporting) and regulatory determination for the above-referenced parcel. This wetland delineation was completed on July 10, 2021. As required to complete this wetland delineation, Grobbel Environmental & Planning Associates utilized the U.S. Army Corps of Engineers *1987 Wetland Delineation Manual* and the *2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*.<sup>1</sup> This delineation report includes investigation and evaluation of site soils, dominant plant species, and hydrology within the study area.

### FINDINGS

A riparian wetland corridor exists along a seep/stream (i.e., Wetland A (#1-#37) and Wetland B (#1-1#10)) exist within the northeastern and central portions of the subject parcel. Due to proximity to the unnamed stream, Wetlands A & B are determined to be state-regulated pursuant to the Michigan Wetland Protection Act, Part 303 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended. Refer to the attached wetland sketch and data sample point (DSP) locations, and copies of EGLE wetland delineation forms.

---

<sup>1</sup>*Wetlands Research Program, Technical Report Y-87-1, Corps of Engineers Wetlands Delineation Manual*, by Environmental Laboratory, Department of Army, January 1987, Final Report and *Wetlands Regulatory Assistance Program, Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region*, Version 2.0, U.S. Army Corps of Engineers, Environmental Laboratory, January 2012, ERDC/EL TR-12-1, Final Report.



## WETLAND DESCRIPTIONS

The following is a summary of wetland delineation at this location. Two (2) data sample points (i.e., DSP-1 through DSP-2) were established, soils investigated, plants were inventoried, and hydrology assessed within the subject parcel. DSPs #1 through #2 were flagged in the field, and a soil probe was used to assess soil and near surface groundwater conditions throughout the parcel. Wetlands A and B were flagged within the field with pink, alpha-numerically coded wetland flagging tape (i.e., A#1 through A#37, and B#1 through B#10).

### Wetlands A & B

#### DSP-2

DSP-2 was recorded east of the storage building along the seep/stream drain in the central-northeastern portion of the parcel. Dominant vegetation at DSP-2 includes: *black ash, trembling aspen, Tatarian honeysuckle, jewel weed, Joe pye weed, broadleaf cattail, narrow leaf cattail, watercress, sensitive fern, green bulrush, and water dock.*

Wetland hydrology was recorded within DSP-2 at 0.0 inches bgs with free water in the pit at 4 inches bgs. A low chroma, muck soil exists at DSP-2. The hydric soil profile within DSP-2 was recorded as:

|                                                                                 |                        |
|---------------------------------------------------------------------------------|------------------------|
| O horizon 0-4 inches bgs muck, sapric, dark black (sat. at 0.0 inches bgs)      | 10YR 2/1               |
| B horizon 4-18 inches bgs sand, coarse, dark brown w/ black streaks (saturated) | 10YR 3/3      10YR 2/1 |

Based on the presence of a predominance of hydrophytic vegetation, observation of wetland hydrology, hydric soils and proximity to the unnamed stream, DSP-2 is within a state-regulated wetland.

#### Upland

The remaining portions of the subject parcel are determined to be upland. Upland was recorded at DSP-1, and within soil probes throughout upland areas of the parcel.

#### DSP-1

DSP-1 was recorded west of DSP-2 and south of the storage barn within the north-central portion of the parcel. Dominant vegetation at DSP-1 includes: *white ash, Scot's pine, sugar maple, Tatarian honeysuckle, stag horn sumac, blackberry, and herb-Robert.*

Wetland hydrology was not recorded within DSP-1. A sandy upland soil exists at DSP-1. The soil profile within DSP-1 was recorded as:

A horizon 0-24 inches bgs sand and some gravel, coarse, brown (dry)

10YR 5/6

Based on the lack of observation of wetland hydrology, a predominance of wetland plants, and hydric soils, DSP-1 is determined to be upland.

See Appendix A for copies of EGLE Master Data Forms for all soil, hydrology and predominant plant descriptions.

## **REGULATORY ASSESSMENT**

Based on the criteria within Michigan's Part 303, it is determined that Wetlands A and B are state-regulated.

In-field flagging (i.e., Wetland A #1-#37 & Wetland B #1-#10) was completed to delineate the limits of these regulated wetlands prior to any site development, construction, *etc.* A wetland permit is required from EGLE, Water Resources Division prior to any dredging, draining, filling, or construction within regulated wetlands, should it be proposed. A federal U.S. Army Corps permit is also required if the proposed project involves:

- 1) 10,000 cubic yards or more of regulated wetland fill; or
- 2) The relocation of 500 lineal feet or more of stream; or
- 3) Enclosure of 100 lineal feet or more of stream; or
- 4) Certain other activities, as determined by the Army Corps (e.g., activities impacting a federally-listed threatened or endangered species).

Also Soil Erosion & Sedimentation Control permit pursuant to Part 91 of NREPA will be required from Leelanau County for any earth change greater than 1 acre in size or within 500 feet of any lake, river, stream or pond.

## **RECOMMENDATIONS**

Please be advised that if dredging, draining, filling or construction within regulated wetlands are intended, a state Part 303 permit must first be obtained from EGLE as outlined above. It is recommended that any future construction/development avoid Wetlands A & B to the extent possible, and that the results of this wetland delineation be disclosed to state and local regulators for their knowledge and review prior to any construction activities.

Soil, botanical and hydrologic assessments within this report are intended for state, federal and/or township regulatory and planning purposes only. More detailed site investigations, i.e., soils geotechnical study or septic soil percolation tests, should be undertaken for site engineering purposes. Due to the dynamic nature of wetlands and changing state and local regulations, this wetland delineation is valid for one (1) year only from the date of this report (*i.e., one growing season*). Be advised that this regulatory delineation/determination is subject to review and concurrence by EGLE.

If you have any questions regarding this report, please contact me at 231-499-7165 or grobbelenvironmental@gmail.com. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Grobbel".

Christopher P. Grobbel, Ph.D.  
Senior Project Manager

enclosures

## **Wetland Sketch**



**Appendix A**

**EGL Part 303**

**Wetland Data Forms**



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, LAND AND WATER MANAGEMENT DIVISION  
PART 303 - WETLAND DATA FORM

1072

This information is collected pursuant to Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Applicant: Jan & Andy Viren, 8050 E. Lincoln Rd. For DEQ Use: \_\_\_\_\_  
Traverse City, Elmwood Township File: \_\_\_\_\_  
 County: Leelanau T28N R11W S30 Date: 07/10/2021  
 Form Completed By: C. Grobbel PhD Wetland Area: A(1-37) & B(1-10)

**INSTRUCTIONS:**

Fill out all pertinent information on the following worksheets to substantiate your review. All methods should be in accordance with the MDEQ Wetland Identification Manual: A Technical Manual for Identifying Wetlands in Michigan and Part 303. Nomenclature shall follow Voss (1972, 1985, and 1996) or Gleason and Cronquist (2004).

**SITE REVIEW:**

N (Y/N) Is the site significantly disturbed? If yes, describe: \_\_\_\_\_

N (Y/N) Is there a potential Problem Area as described in the MDEQ Wetland Identification Manual? If yes, describe: \_\_\_\_\_

**VEGETATION AND AQUATIC LIFE: DSP-2**

Dominant Vegetation on Wetland Side of the Boundary (use additional sheets if necessary)

| Genus/Species                | Common Name               | Stratum* | Indicator Status |
|------------------------------|---------------------------|----------|------------------|
| <i>Fraxinus nigra</i>        | Black ash (dead saplings) | O/S      | FACW             |
| <i>Populus tremuloides</i>   | Trembling aspen           | O        | FACU             |
| <i>Lonicera tatarica</i>     | *Tartarian honeysuckle    | S        | FACU             |
| <i>Eutrochium maculatum</i>  | Obe pyeweed               | H        | OBL              |
| <i>Typha latifolia</i>       | Broad leaf cattail        | H        | OBL              |
| <i>Typha angustifolia</i>    | *Narrow leaf cattail      | H        | OBL              |
| <i>Nasturtium officinale</i> | Watercress                | H        | OBL              |
| <i>Impatiens capensis</i>    | Jewell weed               | H        | FACW             |
| <i>Onoclea sensibilis</i>    | Sensitive fern            | H        | FACW             |
| <i>Scirpus atrovirens</i>    | Green bulrush             | H        | OBL              |
| <i>Rumex orbiculatus</i>     | Water dock                | H        | OBL              |

Aquatic Life Observed \_\_\_\_\_

Dominant Vegetation on Upland Side of the Boundary (use additional sheets if necessary) DSP-1

| Genus/Species               | Common Name            | * = exotic/<br>invasive | Stratum* | Indicator Status |
|-----------------------------|------------------------|-------------------------|----------|------------------|
| <i>Fraxinus americana</i>   | White ash              |                         | O        | FACU             |
| <i>Pinus sylvestris</i>     | *Scots Pine            |                         | O        | FACU             |
| <i>Lonicera tatarica</i>    | *Tartarian honeysuckle |                         | S        | FACU             |
| <i>Rhus typhina</i>         | Staghorn sumac         |                         | S        | FACU             |
| <i>Rubus arvensis</i>       | Blackberry             |                         | S        | FAC              |
| <i>Acer saccharum</i>       | Sugar maple            |                         | O        | FACU             |
| <i>Geranium robertianum</i> | Herb-robert            |                         | H        | FACU             |

\*Stratum: H = Herbaceous (woody and herbaceous plants <3.2 ft. tall) S = Sapling/Shrub (>3.2 ft. tall AND <3" DBH), O = Overstory (>3" DBH)

**HYDROLOGY (Requires One Primary or Two Secondary Indicators):**

2 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Primary Indicators:</b></p> <input checked="" type="checkbox"/> (v) Visible observation of inundation (Depth 2.0 in.)<br><input checked="" type="checkbox"/> (v) Visible observation of soil saturation (Depth 0.0 in.)<br><input checked="" type="checkbox"/> (v) Hydric Soils (v below)<br><input type="checkbox"/> (v) Watermarks<br><input type="checkbox"/> (v) Drift lines<br><input type="checkbox"/> (v) Sediment deposits<br><input checked="" type="checkbox"/> (v) Drainage patterns within wetlands<br><p>Other: _____</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Secondary Indicators:</b></p> <input type="checkbox"/> (v) Oxidized rhizospheres in upper 12"<br><input type="checkbox"/> (v) Water stained leaves<br><input type="checkbox"/> (v) Confirm soil profile matches hydric soil list<br><input type="checkbox"/> (v) FAC-Neutral Test<br><input checked="" type="checkbox"/> (v) Bare soil areas<br><input checked="" type="checkbox"/> (v) Morphological Plant Adaptations (v below)     |
| <p><b>Hydric Indicators for Non-Sandy Soils</b></p> <input type="checkbox"/> (v) Organic soils (Histosols)<br><input type="checkbox"/> (v) Histic epipedon<br><input type="checkbox"/> (v) Sulfidic material (H <sub>2</sub> S odor)<br><input checked="" type="checkbox"/> (v) Soil color (immediately below A-horizon or within 10 inches of the surface, whichever is shallower)<br><input type="checkbox"/> (v) Gleyed (gray) soil (i.e. matches Gley page)<br><input checked="" type="checkbox"/> (v) Matrix chroma of 2 or less in mottled soils<br><input type="checkbox"/> (v) Matrix chroma of 1 or less in unmottled soils<br><input type="checkbox"/> (v) Black mineral soil with gray mottles at < 10 inches<br><input type="checkbox"/> (v) Confirm soil profile matches local hydric-soil list<br><input type="checkbox"/> (v) Iron and manganese concretions<br><input type="checkbox"/> (v) Reducing soil conditions (ferrous iron test)<br><input type="checkbox"/> (v) Aquic or peraquic moisture regime | <p><b>Additional Hydric Indicators for Sandy Soils</b></p> <input checked="" type="checkbox"/> (v) High organic matter in the surface horizon<br><input type="checkbox"/> (v) Streaking of subsurface horizons by organic matter<br><input type="checkbox"/> (v) Organic pans: at depth of _____ inches <p><b>Supplemental Indicators of Hydric Soils:</b><br/>(e.g., NRCS Field Indicators of Hydric Soils):</p> <p>_____</p> <p>_____</p> |
| <p><b>Morphological Plant Adaptations Observed (v):</b></p> <input type="checkbox"/> Adventitious roots <input type="checkbox"/> Shallow root system <input type="checkbox"/> Floating leaves<br><input type="checkbox"/> Inflated leaves, stems, or root <input type="checkbox"/> Polygonal leaves <input type="checkbox"/> Oxygen pathway to roots <input type="checkbox"/> Floating stem<br><input type="checkbox"/> Hypertrophied lenticels <input checked="" type="checkbox"/> Multiple trunks or stooling <input type="checkbox"/> Buttressed tree trunks <input type="checkbox"/> Pneumatophores                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**SOIL PROFILE NOTES:**

| Soil Profile on Wetland Side of the Boundary               |                                 |                           |                                  |                                                                        |
|------------------------------------------------------------|---------------------------------|---------------------------|----------------------------------|------------------------------------------------------------------------|
| Map Unit from Soil Survey: DSP-2                           |                                 |                           |                                  |                                                                        |
| Depth (inches)                                             | Matrix color (hue/value/chroma) | Mottle Color (if present) | Texture (e.g., sandy loam, etc.) | Notes                                                                  |
| 0-4                                                        | 10YR 2/1                        |                           | finer, spongy                    | Sw @ 4.0" bgs                                                          |
| 4-18                                                       | 10YR 3/3                        | 10YR 2/1                  | soil, coarse                     | dark black, saturated @ 0.0" bgs<br>dark brown w/ black streaks (sat.) |
| Soil Profile on Upland Side of the Boundary                |                                 |                           |                                  |                                                                        |
| Map Unit from Soil Survey (if different than above): DSP-1 |                                 |                           |                                  |                                                                        |
| Depth (inches)                                             | Matrix color (hue/value/chroma) | Mottle Color (if present) | Texture (e.g., sandy loam, etc.) | Notes                                                                  |
| 0-24                                                       | 10YR 5/6                        |                           | sandy, coarse                    | brown (dry)<br>and some gravel                                         |

**WETLAND DETERMINATION**

(v) Predominance of wetland vegetation (Fac, Fac+, FacW-, FacW, FacW+, OBL) or aquatic life

(v) Wetland hydrology and/or hydric soil present

(v) (v) Is the area wetland (both wetland hydrology/soils and a predominance of wetland vegetation present)?

(v) (v) Is the area REGULATED wetland (refer to Part 303 - Wetland Jurisdictional Determination Form)?

**Wetland Types (v all that are present):**

|                                             |                                                          |                                                |                                                     |
|---------------------------------------------|----------------------------------------------------------|------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> (v) Emergent Marsh | <input type="checkbox"/> (v) Deciduous Swamp             | <input type="checkbox"/> (v) Fen               | <input checked="" type="checkbox"/> (v) Shrub Swamp |
| <input type="checkbox"/> (v) Wet Meadow     | <input checked="" type="checkbox"/> (v) Coniferous Swamp | <input type="checkbox"/> (v) Bog/Muskeg        | <input type="checkbox"/> (v) Floodplain Forest      |
| <input type="checkbox"/> (v) Wet Prairie    | <input type="checkbox"/> (v) Deciduous Forest            | <input type="checkbox"/> (v) Great Lakes Marsh | <input type="checkbox"/> (v) Submergent Marsh       |

Other (e.g. rare and imperiled community, reed canary grass dominated, highly disturbed): \_\_\_\_\_

Comments: numerous groundwaters seeps along west-side; State regulated due to proximity to Part 301 DSA stream.













GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
CADILLAC DISTRICT OFFICE



LIESL EICHLER CLARK  
DIRECTOR

January 26, 2021

VIA EMAIL

Mr. Andrew and Mrs. Jennifer Viren  
7967 Sunset Drive  
Traverse City, MI 49685

Dear Mr. and Mrs. Viren:

SUBJECT: Department of Environment, Great Lakes, and Energy (EGLE)  
Preapplication Meeting - Submission Number HP4-5SBP-WJ1TZ  
Property Location: 8850 E Lincoln Road, Cedar, Michigan  
T28N, R11W, Section 30; Elmwood Township, Leelanau County

This letter is a follow-up to our December 11, 2020, preapplication meeting regarding the proposed road, stream crossing, residential and commercial development project in Cedar, Leelanau County. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Parts 301 and 303, respectively). Under Part 301, in part, an EGLE permit is required for filling, dredging, and construction in the stream; and under Part 303, an EGLE permit is required for filling, excavation, construction, draining surface water and maintaining a use in the wetland. The review was based on discussion of the proposed project, the proposed site, and potential modifications to the project discussed during our meeting.

Based on our review of the project site, EGLE's Water Resources Division (WRD) made the following findings regarding the need for a permit under Part 301 and Part 303:

- A permit is required under Parts 301 and 303 for the proposed road and bridge crossing of the wetland and tributary to Weisler Creek (stream). WRD has created a General Permit category for clear-span bridges, see enclosed category C.

The wetland area continues into the valley, along with the stream. We reviewed the wetland areas in general while on-site; however, planning for future development of this property would benefit from a delineation of the wetland boundaries. Information on EGLE's Wetlands Identification Program (delineation service) and list of private wetland consultants is available on-line at [www.mi.gov/wetlands](http://www.mi.gov/wetlands)

The construction of a stormwater basin, designed to hold water, within 500 feet of the stream may also require an EGLE permit. WRD has created a Minor Project category for pond regulated under Part 301, see enclosed category 33.

Since this property is the headwaters for a tributary to Weisler Creek, care must be given to ensure no adverse changes to water quality and hydrology occur from development. Actions in the headwater areas (beginning of the watershed) can cascade downstream, including changes in water temperature, increases in sedimentation and changes in hydrology (the “high and low” flows of a stream). More directly, any creation of commercial waste products must be handled appropriately and done to protect the stream and wetland on-site. For questions regarding stormwater regulations and groundwater disposal, contact WRD’s Water Quality program staff: Jake Riley, NPDES and stormwater, at 231-429-3159 or [RileyJ6@michigan.gov](mailto:RileyJ6@michigan.gov) and Barry Christian, P.E., groundwater program, at 231-942-8573 or [ChristianB2@michigan.gov](mailto:ChristianB2@michigan.gov)

- An EGLE permit is not required for development in the upland (= non-wetland) areas of the property.

This determination is based on review of the site conditions and other information discussed at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on EGLE for a period of two years from the date of this meeting.

The WRD noted activities, that as currently designed, would also require authorization under Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Contact the Leelanau County Soil Erosion Control office at 231-256-9783 for more information.

During the meeting, we also discussed a number of issues related to the project, including the following:

- Information on completing an application form, see enclosed MiWaters information.
- Possible alternative design options to minimize project effects on aquatic resources, *specifically*, using a clear-span bridge that extends over the wetland and stream. The use of a clear-span bridge will limit impacts to the interaction between the stream and the floodplain that contains wetland. The floodplain wetland allows for high water flows to be stored, filtered, and slowly released downstream. The flood water working through the wetland also collects natural nutrients and transports them downstream, as part of the normal stream process.
- The need for a more thorough analysis of alternative methods or locations in the permit application, *specifically*, shifting the location of the proposed road and bridge crossing to the upland. You will need to provide an “Alternatives Analysis” in the application. This document is required to be provided by the applicant, which discusses the alternatives reviewed that will 1.) avoid impacts to the wetland, and 2.) minimizes impacts that cannot be avoided. The alternate location for the road that impacts the wetland was located on the south side of the existing accessory building. EGLE staff identified this location as an area with evidence of a previous stream crossing and in an area of approximately narrow width of wetland. A review of the property using available in-office aerial maps reveals that this property contains a majority of upland (= non-wetland) that could be used to avoid impacts to the wetland.



Mr. and Mrs. Viren  
Page 3 of 3  
January 26, 2021

- Needed clarification in the project plans, *specifically*, as discussed on-site, the application must include a plan view drawing (overhead view) and cross-section drawing(s) for each aspect of the proposed project (e.g., stream crossing and wetland crossing).
- EGLE staff did not identify the presence of state or federally-listed threatened or endangered species on the site.
- Potential floodplain effects. As observed with changes in climate, storm events in the Grand Traverse region have resulted in a series of heavy rain events and wide-spread flooding. These rain events have brought attention to the need for thorough planning and development of long-term resiliency against flooding. Given the landscape on this property and importance of being located in the headwaters of the watershed, overall planning review by a qualified engineer may be appropriate.

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed.

The EGLE submission number assigned to this project is HP4-5SBP-WJ1TZ. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with you to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at 231-383-5952; [schmidtr1@michigan.gov](mailto:schmidtr1@michigan.gov); or EGLE, WRD, Cadillac District Office, 120 West Chapin Street, Cadillac, MI, 49601-2158.

Sincerely,



Robyn Schmidt  
Cadillac District Office  
Water Resources Division

Enclosures

cc: Mr. Michael Jarvis, Jarvis Custom Homes Builders, LLC







# TAPROOT FARMSTEAD

8850 E Lincoln Rd,  
Cedar, MI 49621

PREPARED BY:



## DRAWING INDEX

- T1.0 COVER PAGE
- S1.0 SETBACKS AND EASEMENTS
- S1.1 TOPOGRAPHIC SURVEY
- S1.2 SOIL SURVEY
- S1.3 FARMING PLAN
- S1.4 BUILDABLE SLOPE STUDY
- L1.0 OVERALL PROJECT USE PLAN
- L1.1 OVERALL VEHICULAR ACCESS PLAN
- L1.2 VEHICULAR ACCESS TASTING ROOM
- L1.3 VEHICULAR ACCESS FARMERS MARKET
- L1.4 OVERALL UTILITIES PLAN
- L1.5 UTILITIES PLAN TASTING ROOM
- L1.6 UTILITIES PLAN FARMERS MARKET
- L1.7 UTILITIES PLAN PRIVATE RESIDENTIAL
- L1.8 STORMWATER PLAN TASTING ROOM
- L1.9 STORMWATER PLAN FARMERS MARKET
- L1.10 PLANTING PLAN TASTING ROOM
- L1.11 PLANTING PLAN FARMERS MARKET
- A1 BARN ARCHITECTURAL PLANS
- A2 BARN ARCHITECTURAL ELEVATIONS
- A3 FARM MARKET PLAN AND ELEVATIONS

## STATEMENT OF PROPOSED USE:

Taproot Farm and Cidery is a sustainable farmstead that produces high-quality ciders using organic, regenerative, and permaculture practices. They work with local, state, and federal agencies, as well as coalitions of farmers and environmental groups to ensure their goals align with larger environmental efforts.

The farmstead is committed to growing with their community, offering competitive local products in an agrarian setting. They follow globally recognized guidelines for making different types of hard ciders, including modern cider, traditional ciders, fruit ciders, botanical ciders, wood-age ciders, specialty cider, and perry.

Currently, they have cleared and prepped five acres of raw land and started planting a blend of varieties in the orchards for making different types of ciders, including traditional and uniquely flavored botanical ciders. A diverse garden full of culinary spices, herbs, and vegetables, will add flavor to their ciders and provide fresh produce for the local community. Additionally, they plan to tap their stand of sugar maple trees to be used as the sugar source during the fermentation process.

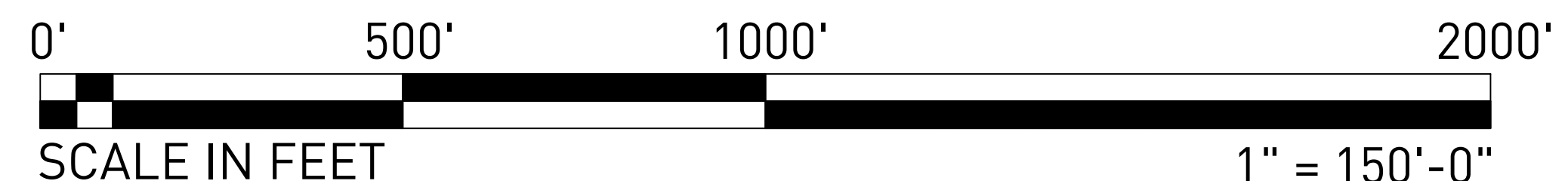
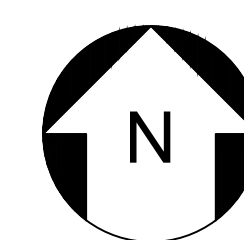
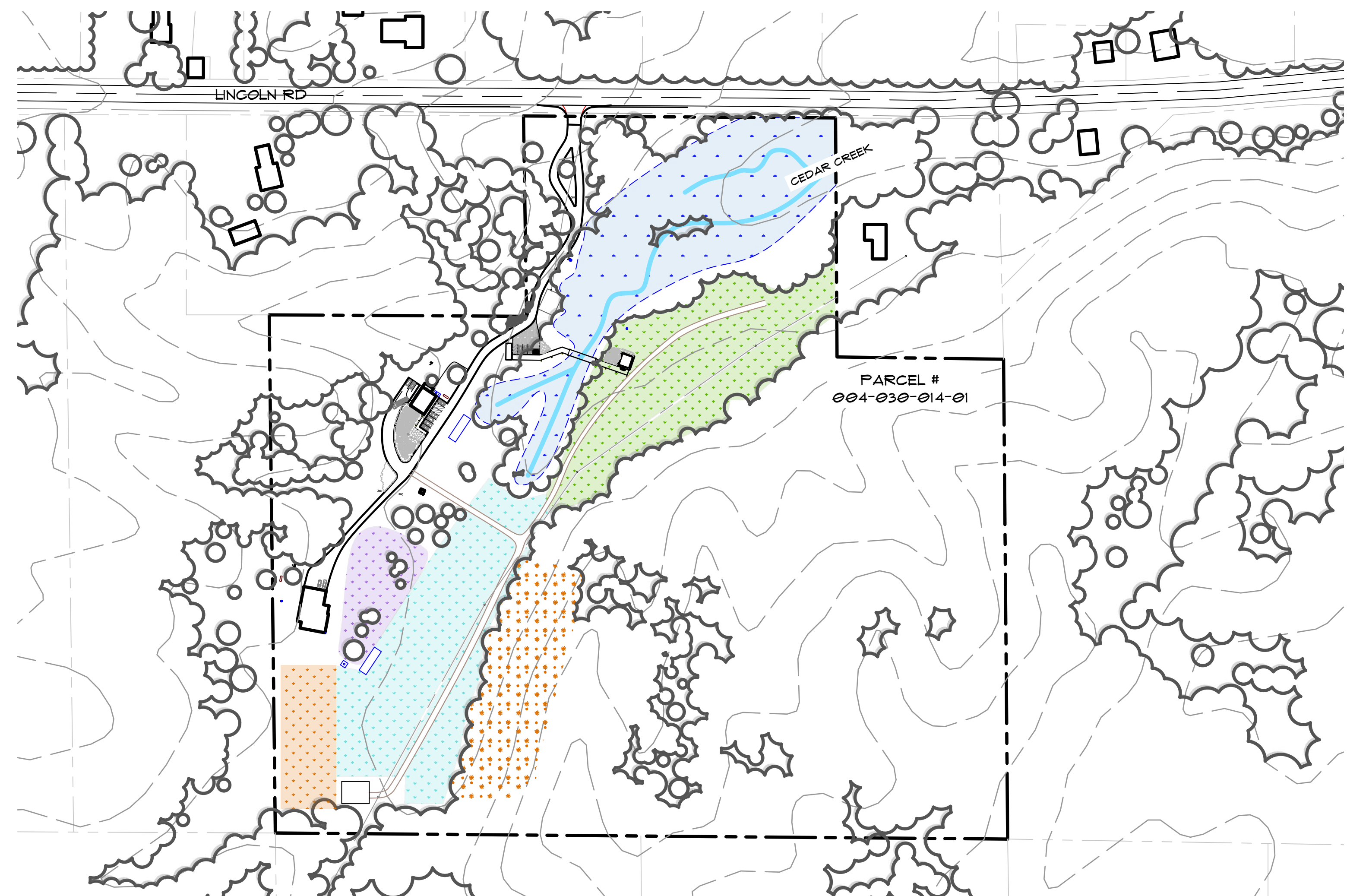
Property Owner Phone Number:  
Jen Viren 231.970.0004

Total Sq. Footage of Production Tasting Room Building: 1200 sqft  
Total Sq. Footage of FarmStand: 528 sqft  
Total Parking Lot Coverage: 2500 sqft  
Number of Parking Spaces: 11 spaces  
Acreage of Fruit Production: 6.4 acres

**Gross Acreage:** 32.6 acres  
**Net Acreage:** 24.1 acres

**Legal Description:**  
NE 1/4 OF SE 1/4 SEC 30 EXC BEG NE COR SD SEC TH W 300 FT TH S 465 FT TH E 300 FT TH N 465 FT TO POB ALSO EXC BEG NW COR NE 1/4 OF SE 1/4 TH E 465 FT TH S 393 FT TH W 465 FT TH N 393 FT TO POB SEC 30 T28N R11W 32.6 A M/L

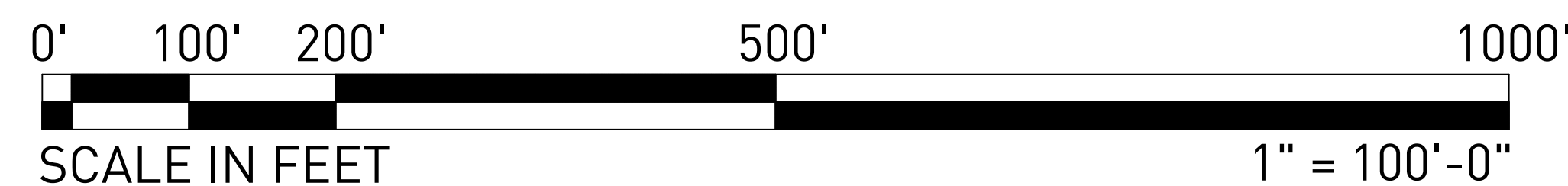
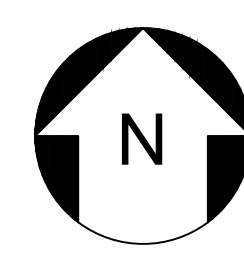
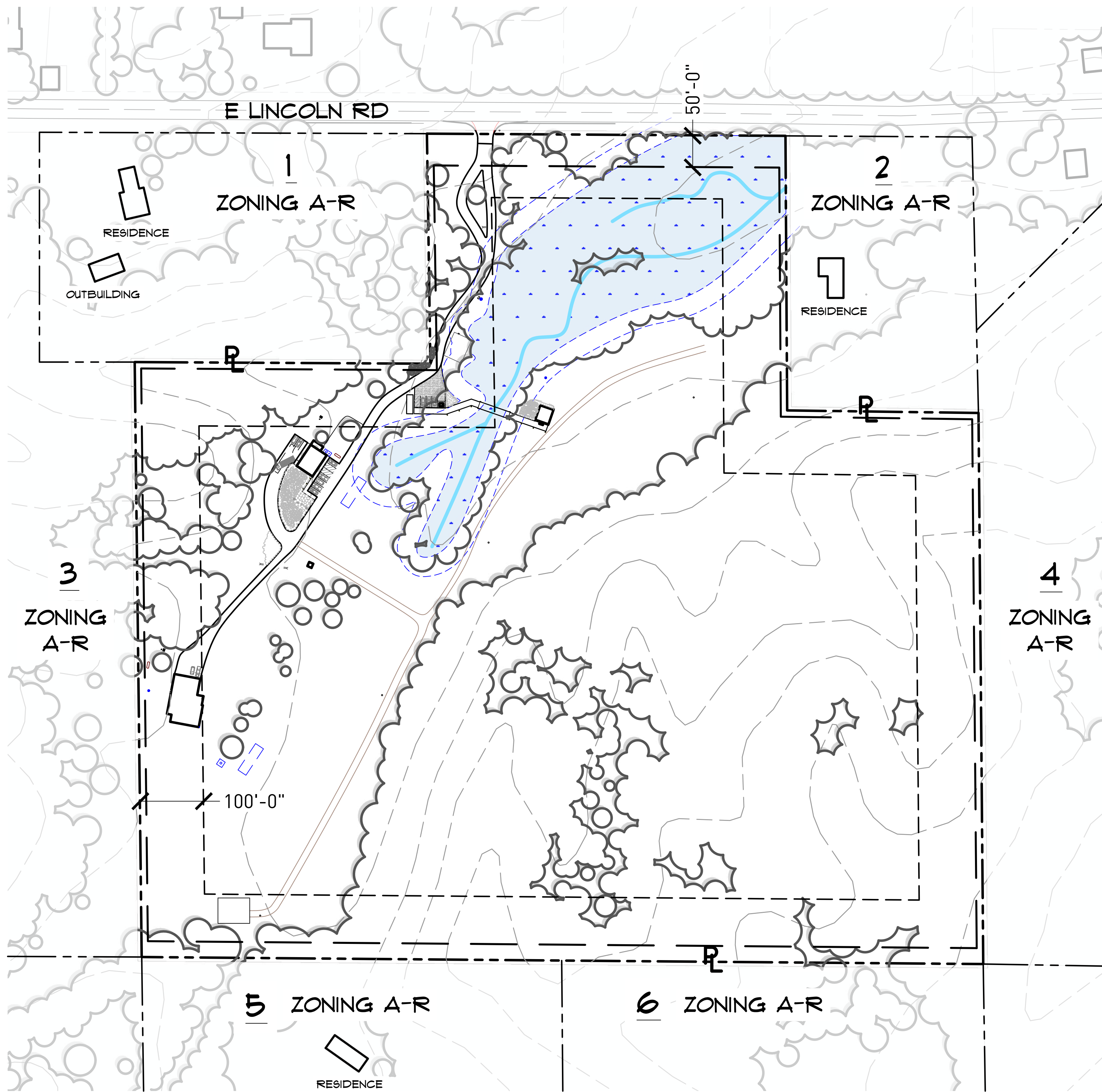
The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT PROPOSAL  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# SETBACKS AND EASEMENTS



| LEGEND |                     |
|--------|---------------------|
|        | PROPERTY LINE       |
|        | CEDAR CREEK         |
|        | 30' WETLAND SETBACK |
|        | 50' SETBACK         |
|        | 100' SETBACK        |

**NOTE:**  
Property currently zoned as Agriculture-Rural

Setbacks follow Section 5.6 Dimensional Requirements:  
50' Front, 10' Sides, 25' Rear

All areas outside of project construction are to remain natural

### Adjacent Properties Zoning and Land Use

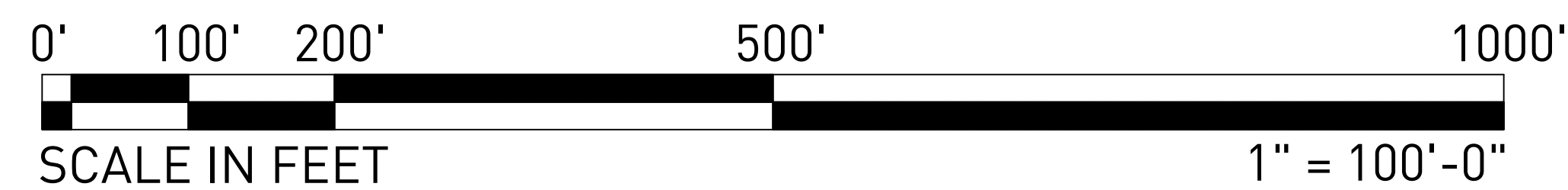
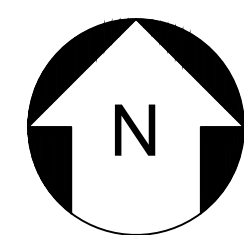
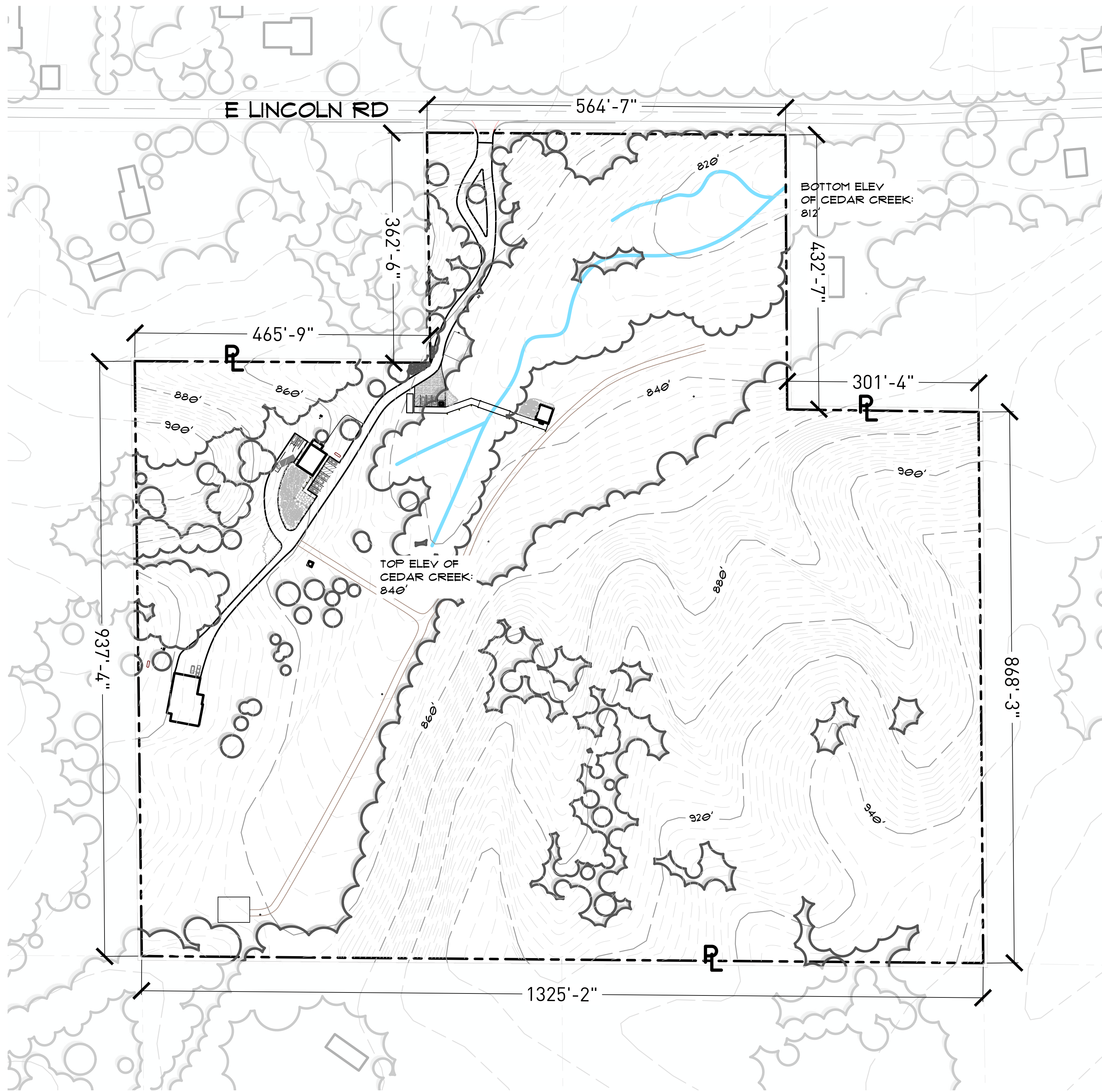
|    |                                                                   |                                    |
|----|-------------------------------------------------------------------|------------------------------------|
| 1. | 004-030-016-00<br>Agriculture/Rural<br>Natural Forested Buffer    | Residence use<br>Rural Low Density |
| 2. | 004-030-015-00<br>Agriculture/Rural<br>Orchard and Natural Buffer | Residence use<br>Rural Low Density |
| 3. | 004-030-014-15<br>Agriculture/Rural<br>Natural Forested Buffer    | Vacant Land<br>Rural Low Density   |
| 4. | 004-029-018-00<br>Agriculture/Rural<br>Natural Forested Buffer    | Vacant Land<br>Rural Low Density   |
| 5. | 004-030-020-20<br>Agriculture/Rural<br>Natural Forested Buffer    | Residence use<br>Rural Low Density |
| 6. | 004-030-019-00<br>Agriculture/Rural<br>Natural Forested Buffer    | Residence use<br>Rural Low Density |



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# TOPOGRAPHIC SURVEY



## LEGEND

- CONTOUR (20 FT)
- CONTOUR (2 FT)

### NOTE:

20' contour lines sourced from ArcGIS online

Topo at 2' intervals interpolated from 20' contour lines in CAD

### Legal Description:

NE 1/4 OF SE 1/4 SEC 30 EXC BEG NE COR SD  
SEC TH W 300 FT TH S 465 FT TH E 300 FT TH  
N 465 FT TO POB ALSO EXC BEG NW COR NE  
1/4 OF SE 1/4 TH E 465 FT TH S 393 FT TH W  
465 FT TH N 393 FT TO POB SEC 30 T28N  
R11W 32.6 A M/L

## TAPROOT FARMSTEAD

8850 E Lincoln Rd,  
Cedar, MI 49621

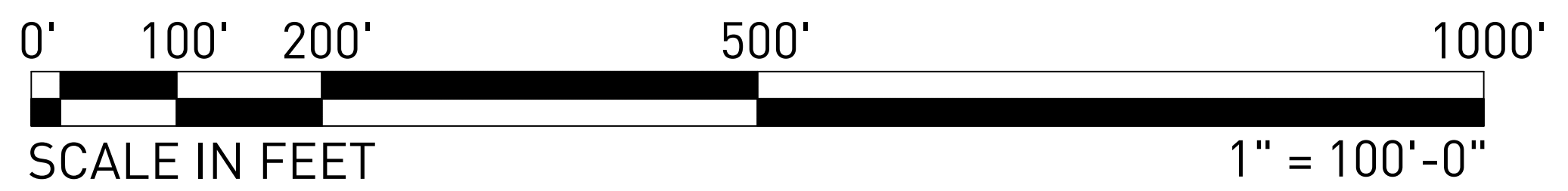
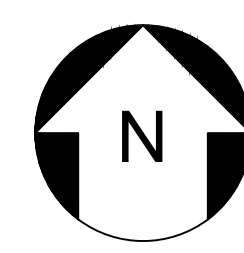
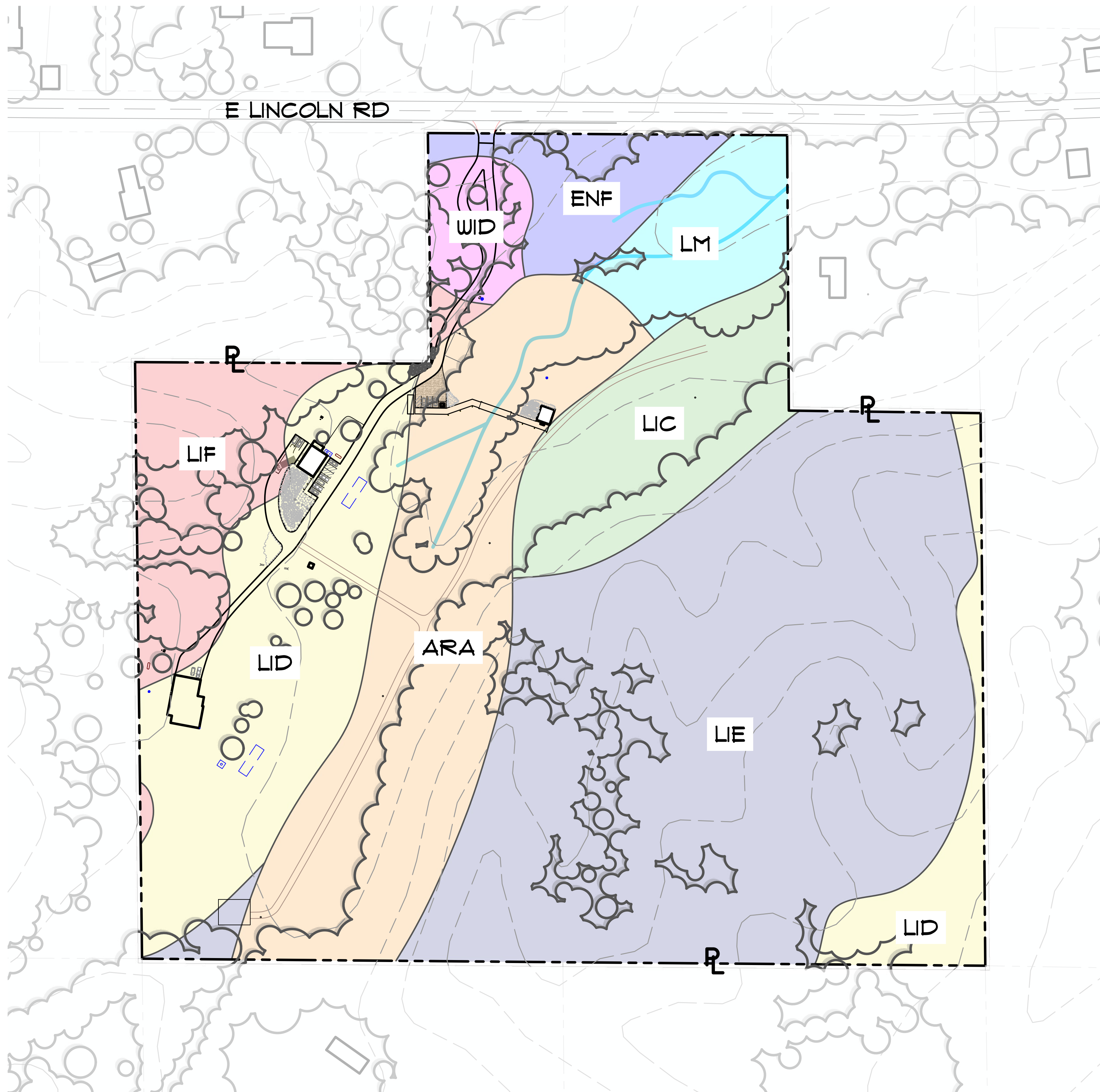
| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |

TOPOGRAPHIC SURVEY

S1.1



# SOIL SURVEY



## LEGEND

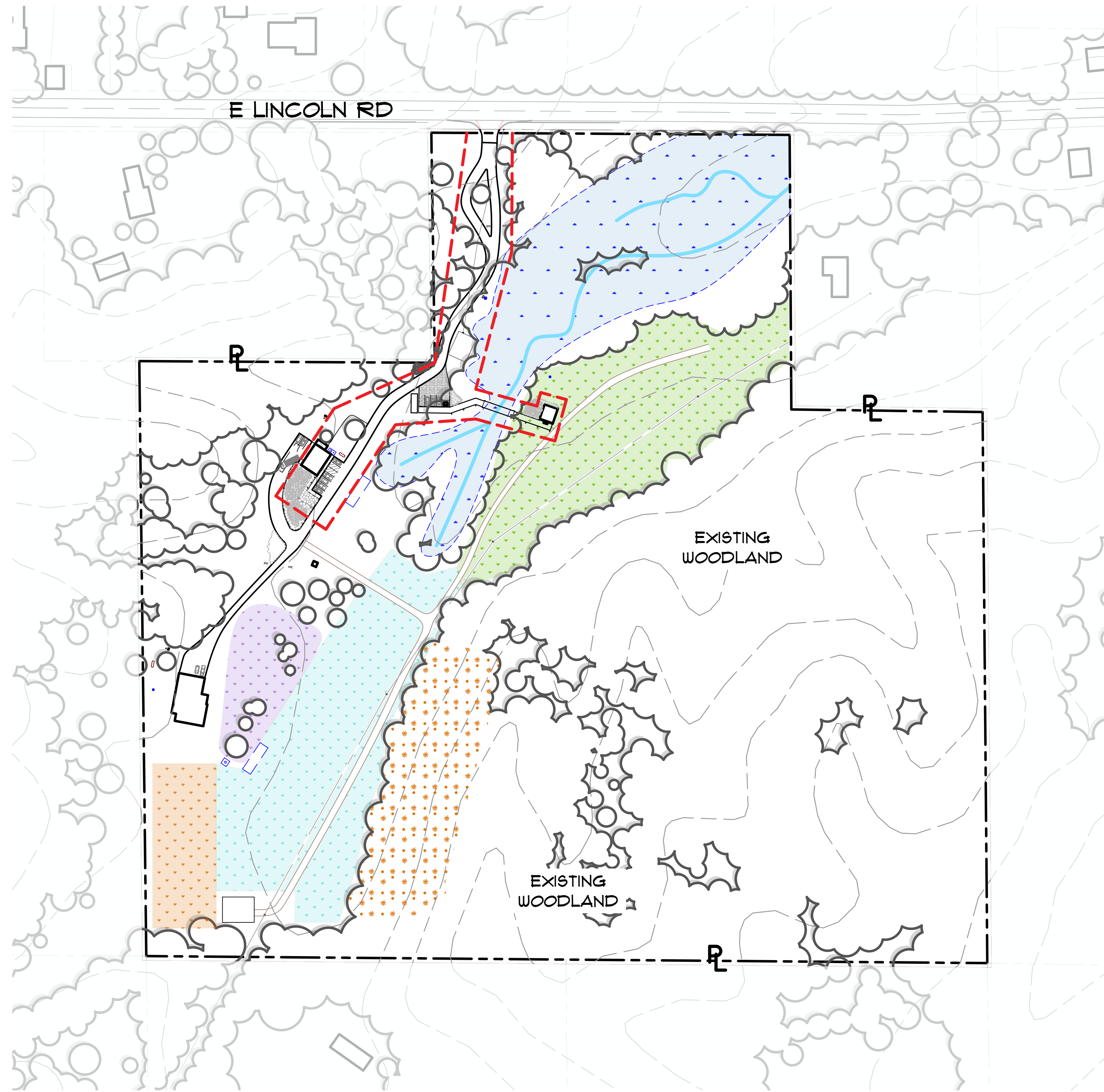
- ARA - ALCONA-RICHTER SANDY LOAMS,  
0% TO 2% SLOPES
- ENF - EMMET-LEELANAU COMPLEX,  
25% TO 50% SLOPES
- LIC - LEELANAU-EAST LAKE LOAMY SANDS,  
6% TO 12% SLOPES
- LID - LEELANAU-EAST LAKE LOAMY SANDS,  
12% TO 18% SLOPES, LAKE MODERATED
- LIE - LEELANAU-EAST LAKE LOAMY SANDS,  
18% TO 25% SLOPES, LAKE MODERATED
- LIF - LEELANAU-EAST LAKE LOAMY SANDS,  
25% TO 45% SLOPES
- LM - LUPTON-MARKEY MUCKS
- WID - WIND ERODED LAND, STEEP

**NOTE:**  
Soil locations sourced from the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# FARMING PLAN



| LEGEND |                           |            |
|--------|---------------------------|------------|
|        | APPLE ORCHARD             | ~2.5 ACRES |
|        | FRUIT AND BOTANICALS ZONE | ~2.5 ACRES |
|        | STONE FRUIT ZONE          | ~.1 ACRES  |
|        | NUT HARVEST ZONE          | ~.1 ACRES  |
|        | SUGAR BUSH ZONE           | ~1.5 ACRES |
|        | WETLAND DELINEATION       |            |
|        | PUBLIC AREA ZONE          |            |
|        | CEDAR CREEK               |            |
|        | POWERLINE                 |            |

**NOTE:**

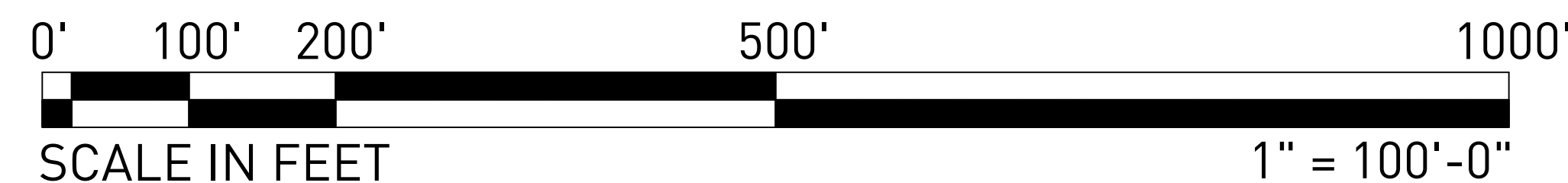
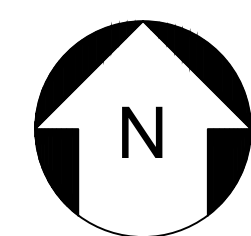
Total acreage of wine/cider production:  
6.4 acres

**WETLAND DELINEATION PROVIDED BY:**  
Grobbel Environmental & Planning Associates

The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.

**STATEMENT OF PROPOSED USE:**

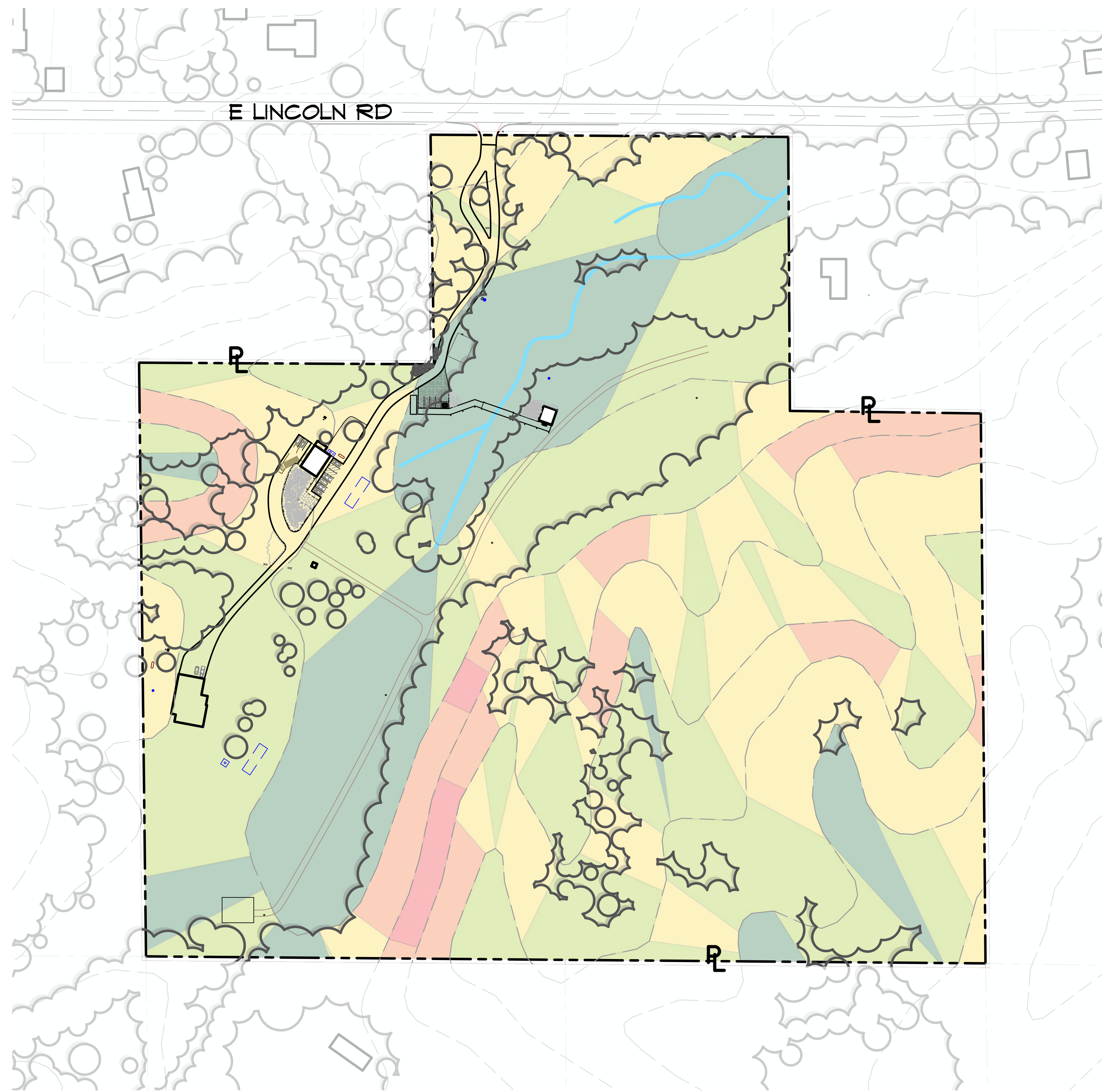
Currently, they have cleared and prepped five acres of raw land and started planting a blend of varieties in the orchards for making different types of ciders, including traditional and uniquely flavored botanical ciders. A diverse garden full of culinary spices, herbs, and vegetables, will add flavor to their ciders and provide fresh produce for the local community. Additionally, they plan to tap their stand of sugar maple trees to be used as the sugar source during the fermentation process.



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| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# BUILDABLE SLOPE STUDY

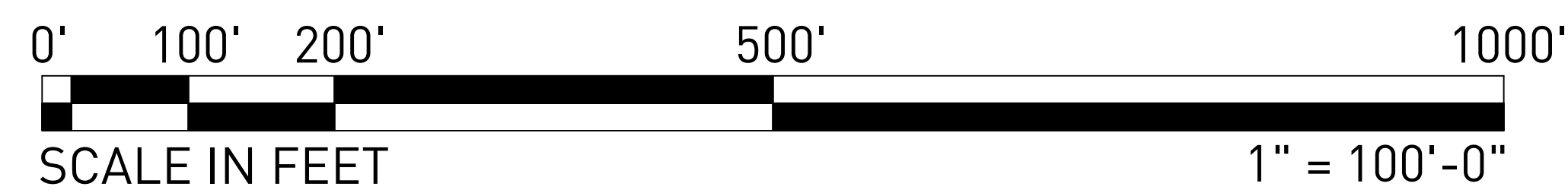
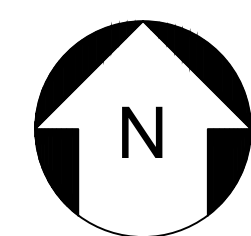


## LEGEND

- 0%-5% SLOPE
- 5%-10% SLOPE
- 10%-20% SLOPE
- 20%-30% SLOPE
- >30% SLOPE
- CONTOUR (20 FT)
- CEDAR CREEK

**NOTE:**  
Slope percentage derived from  
20' topo lines (ArcGIS online)

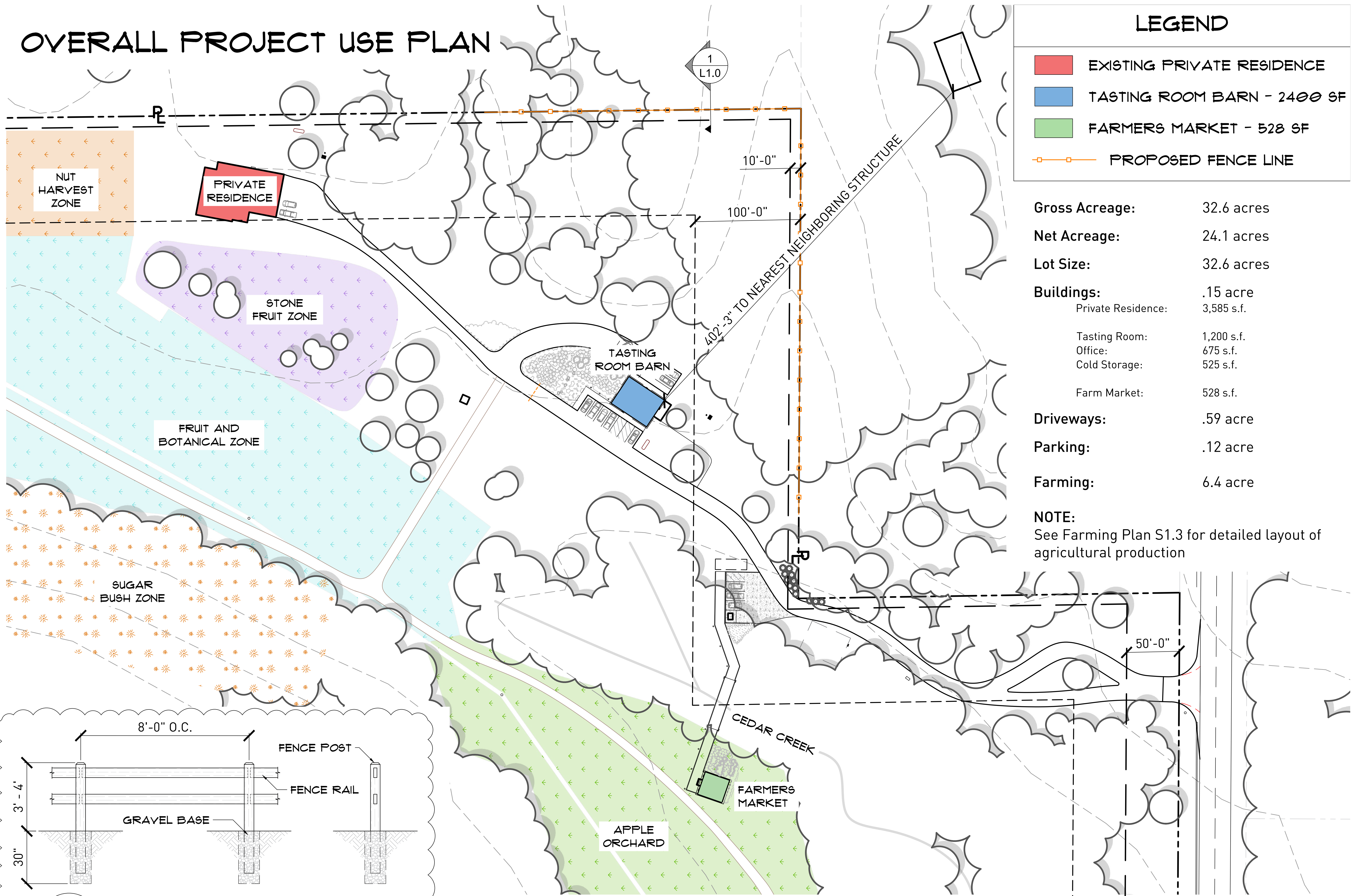
Gross Acreage:            32.6 acres



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# OVERALL PROJECT USE PLAN

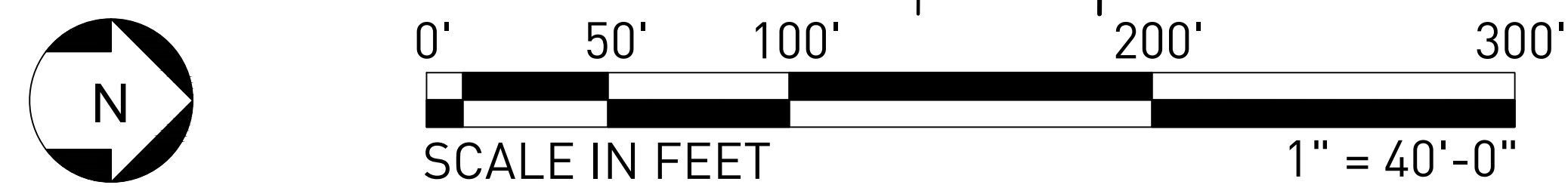
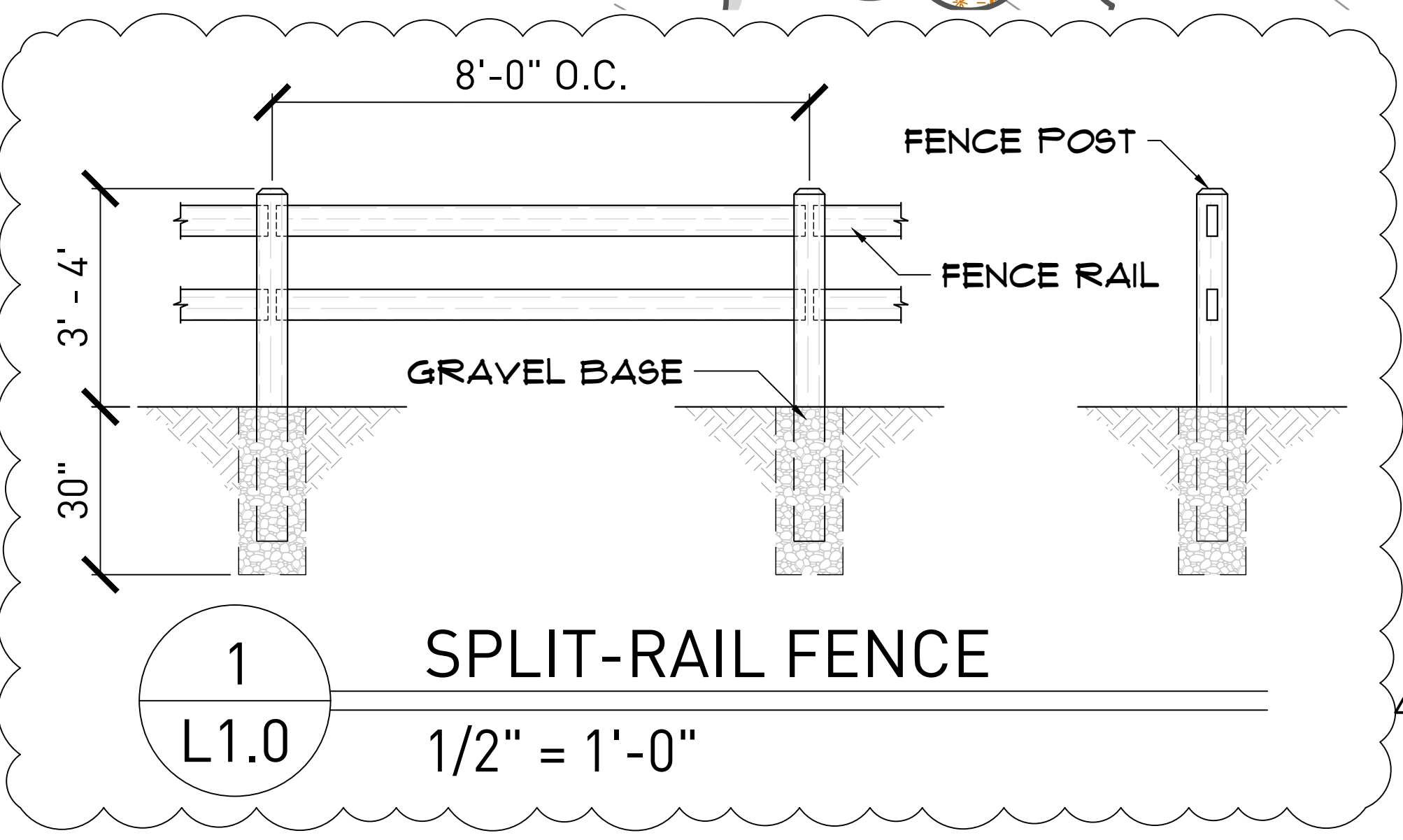


### LEGEND

- EXISTING PRIVATE RESIDENCE
- TASTING ROOM BARN - 2400 SF
- FARMERS MARKET - 528 SF
- PROPOSED FENCE LINE

|                       |            |
|-----------------------|------------|
| <b>Gross Acreage:</b> | 32.6 acres |
| <b>Net Acreage:</b>   | 24.1 acres |
| <b>Lot Size:</b>      | 32.6 acres |
| <b>Buildings:</b>     | .15 acre   |
| Private Residence:    | 3,585 s.f. |
| Tasting Room:         | 1,200 s.f. |
| Office:               | 675 s.f.   |
| Cold Storage:         | 525 s.f.   |
| Farm Market:          | 528 s.f.   |
| <b>Driveways:</b>     | .59 acre   |
| <b>Parking:</b>       | .12 acre   |
| <b>Farming:</b>       | 6.4 acre   |

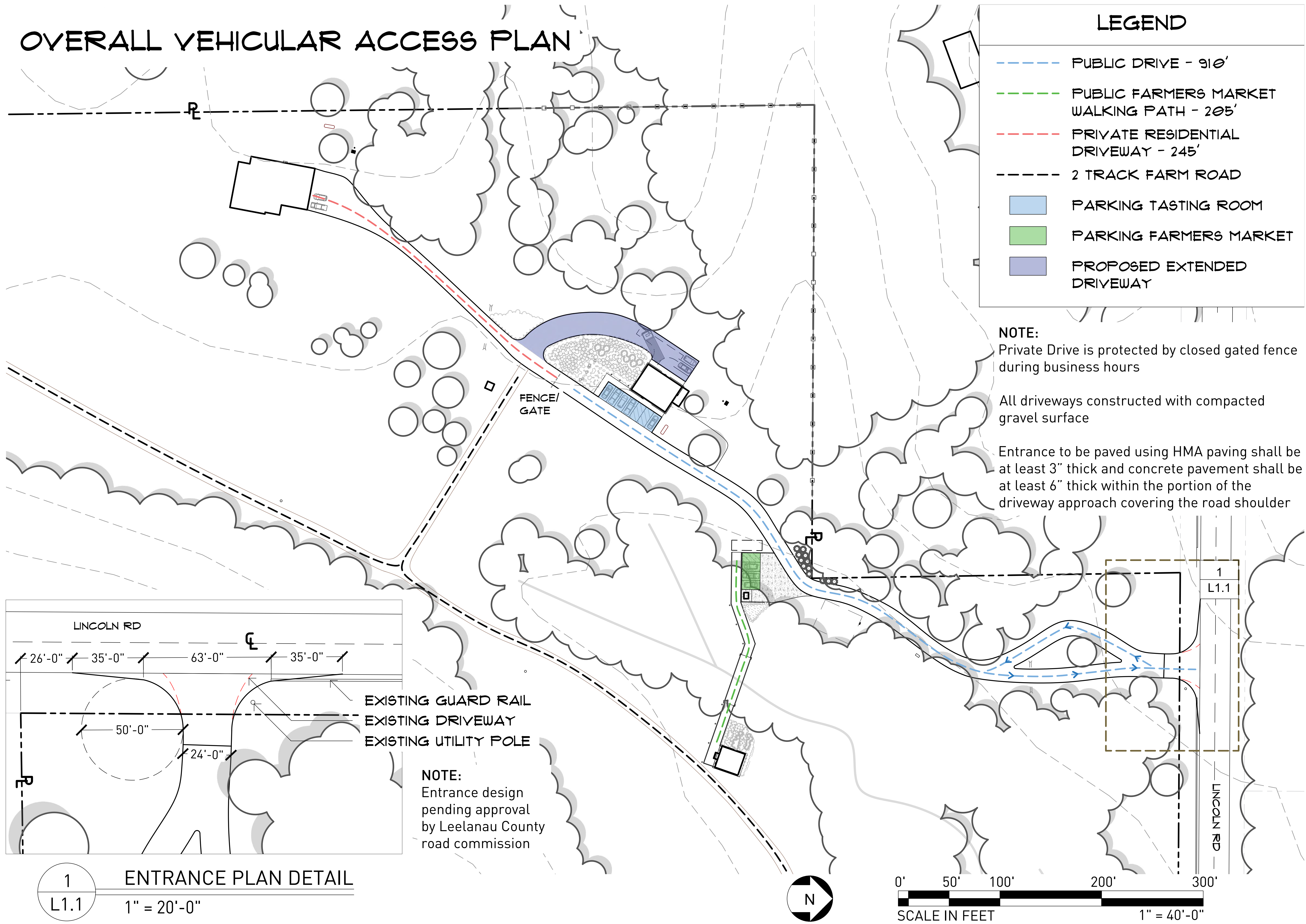
**NOTE:**  
See Farming Plan S1.3 for detailed layout of agricultural production



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# OVERALL VEHICULAR ACCESS PLAN



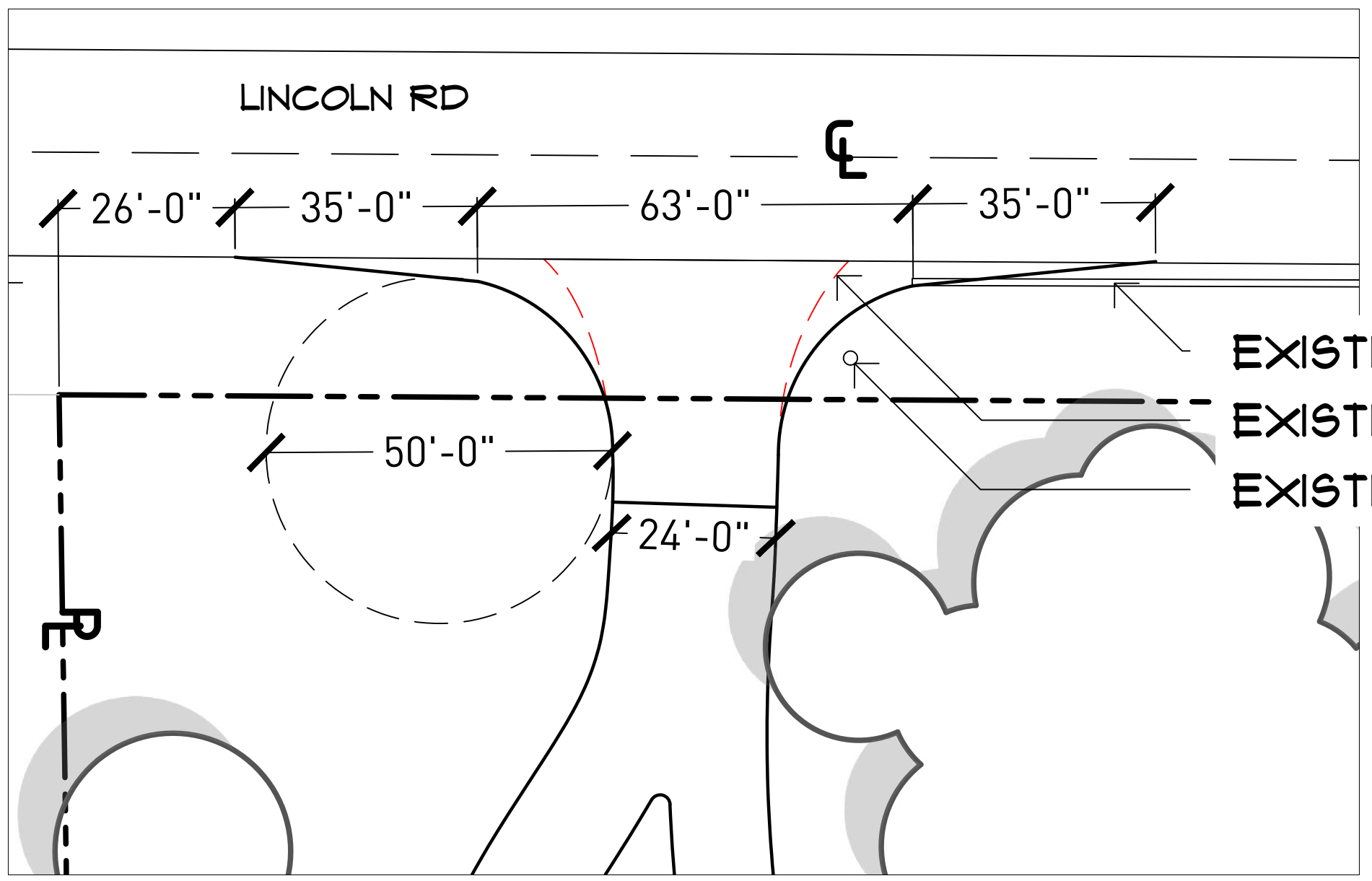
## LEGEND

- PUBLIC DRIVE - 910'
- PUBLIC FARMERS MARKET WALKING PATH - 205'
- PRIVATE RESIDENTIAL DRIVEWAY - 245'
- 2 TRACK FARM ROAD
- PARKING TASTING ROOM
- PARKING FARMERS MARKET
- PROPOSED EXTENDED DRIVEWAY

**NOTE:**  
 Private Drive is protected by closed gated fence during business hours

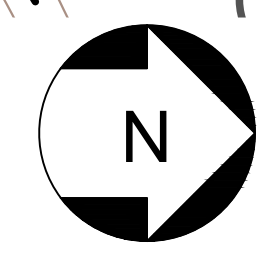
All driveways constructed with compacted gravel surface

Entrance to be paved using HMA paving shall be at least 3" thick and concrete pavement shall be at least 6" thick within the portion of the driveway approach covering the road shoulder



**NOTE:**  
 Entrance design pending approval by Leelanau County road commission

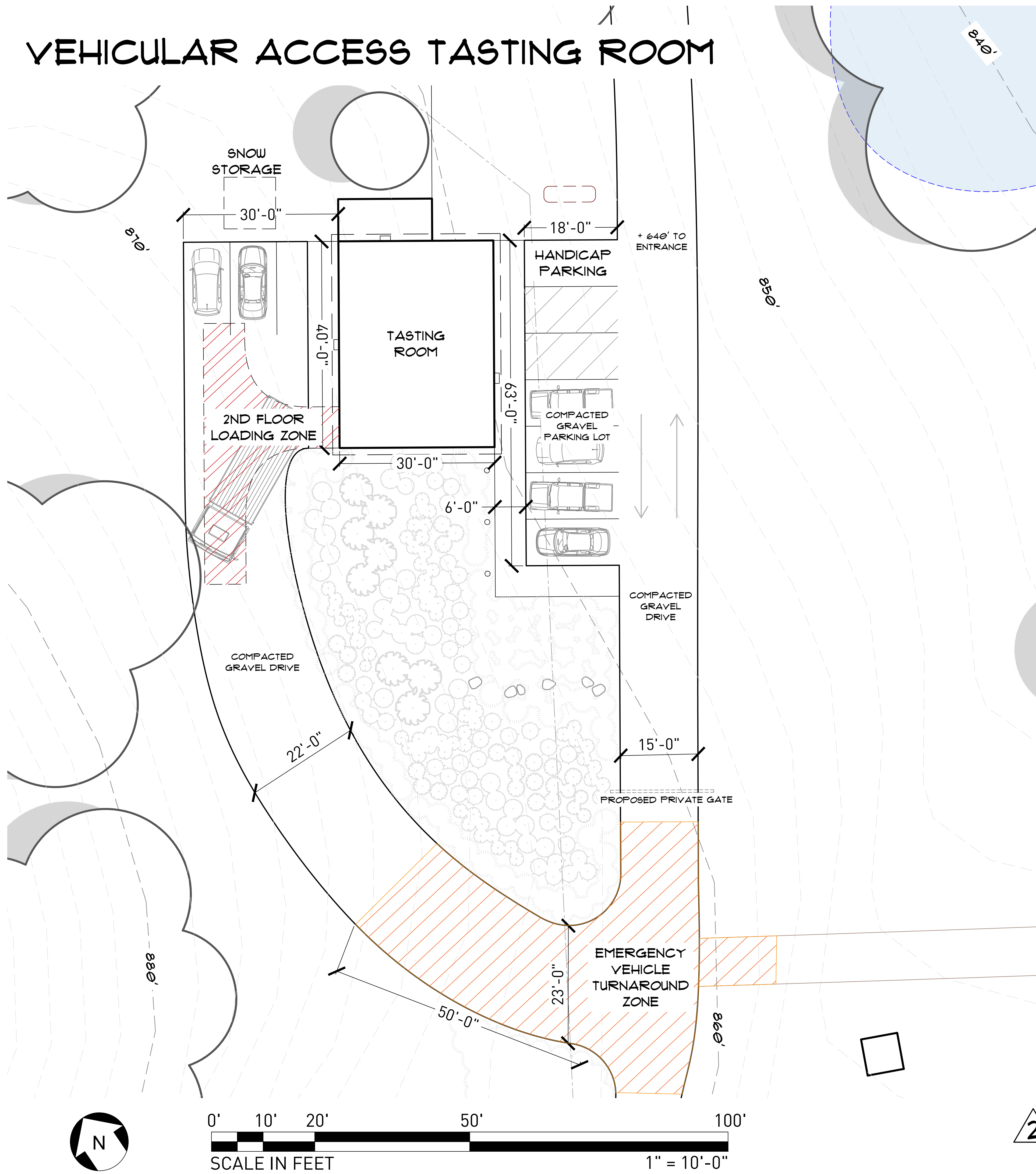
1  
 L1.1  
 ENTRANCE PLAN DETAIL  
 1" = 20'-0"



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
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| 3   | 06/05/23 | REVISION 3        |



# VEHICULAR ACCESS TASTING ROOM



**NOTE:**  
For floor plan layout see drawings by others A1

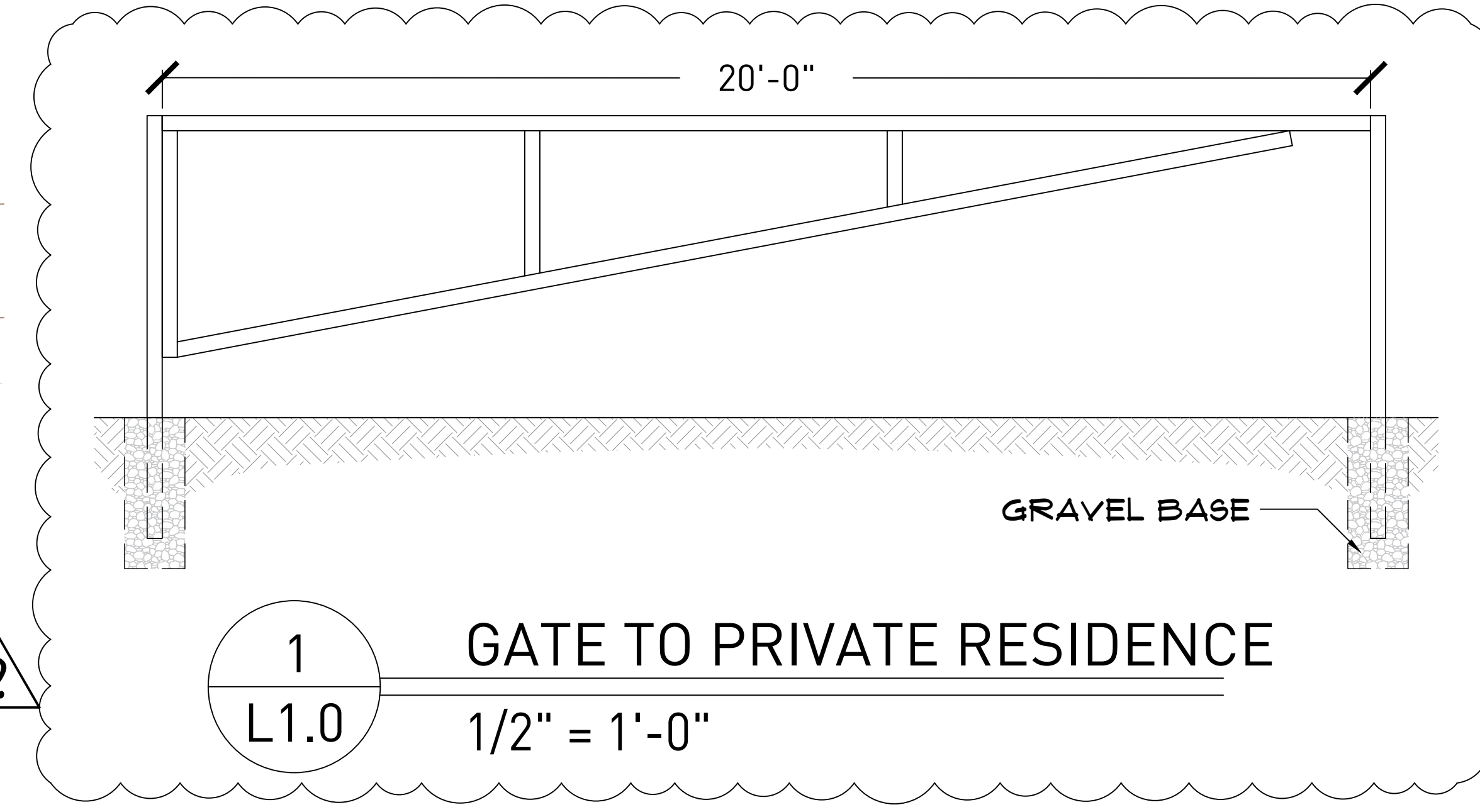
**Total Building Square Feet:** 2400 square feet

**First Floor - Tasting Rooms per section 6.1.3:** 1200 square feet

Employees: 2  
 Guests: 8  
 Parking Spaces Required: 4  
 Parking Spaces Provided: 5 total; 1 Accessible

**Second Floor - Office Space:** 675 square feet  
**Cold Storage:** 525 square feet

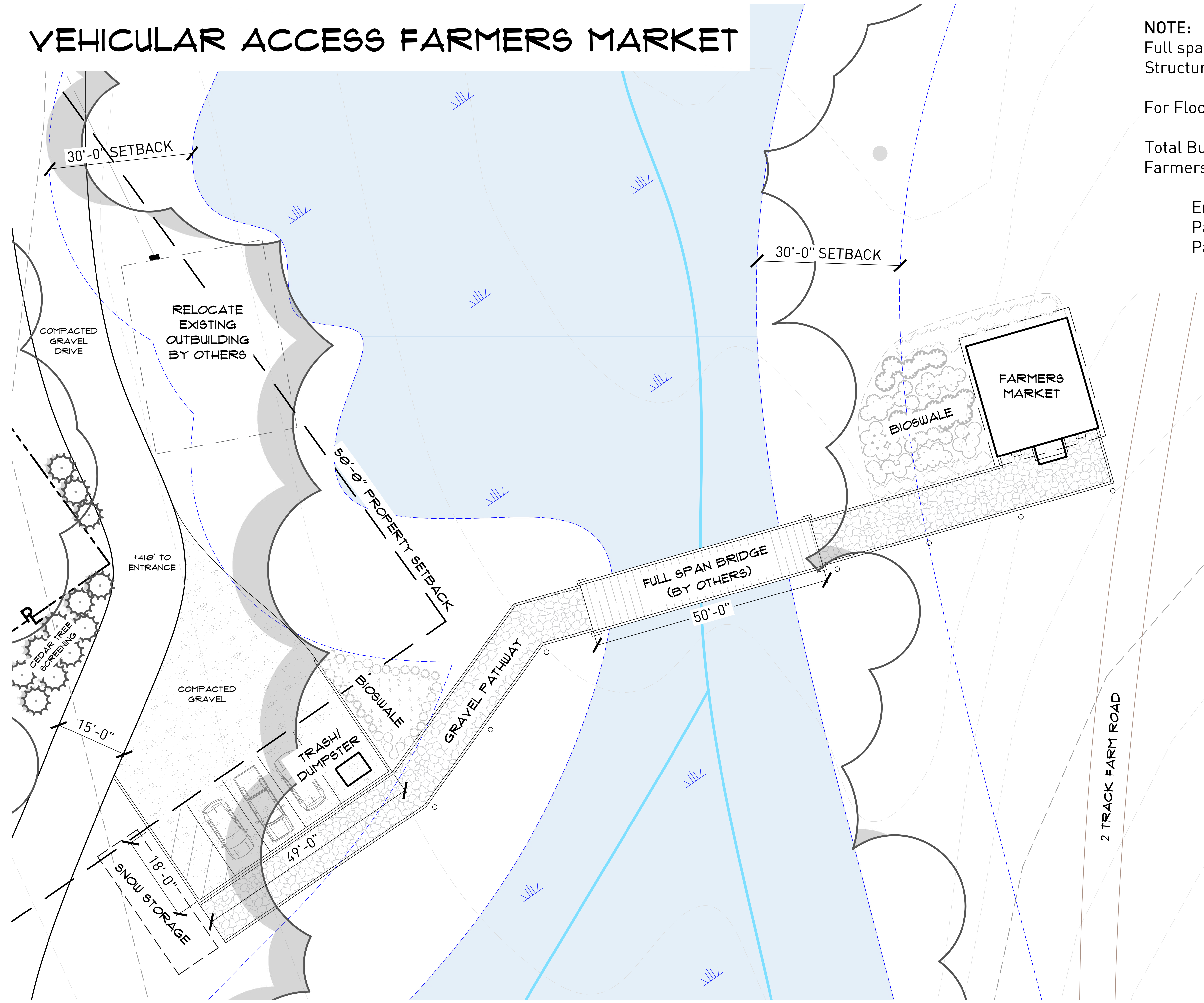
Parking Spaces Required: 2  
 Parking Spaces Provided: 2  
 Loading Zone Provided for access to Cold Storage



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
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| 3   | 06/05/23 | REVISION 3        |



# VEHICULAR ACCESS FARMERS MARKET



**NOTE:**  
 Full span bridge, no footings to be placed in wetland  
 Structural design to be designed by others

For Floor Layout See Drawings by others A3

Total Building Area: 528 square feet  
 Farmers Market open to public: 330 square feet

Employees: 1  
 Parking Spaces Required: 3  
 Parking Spaces Provided: 3 total; 1 Accessible



## TAPROOT FARMSTEAD

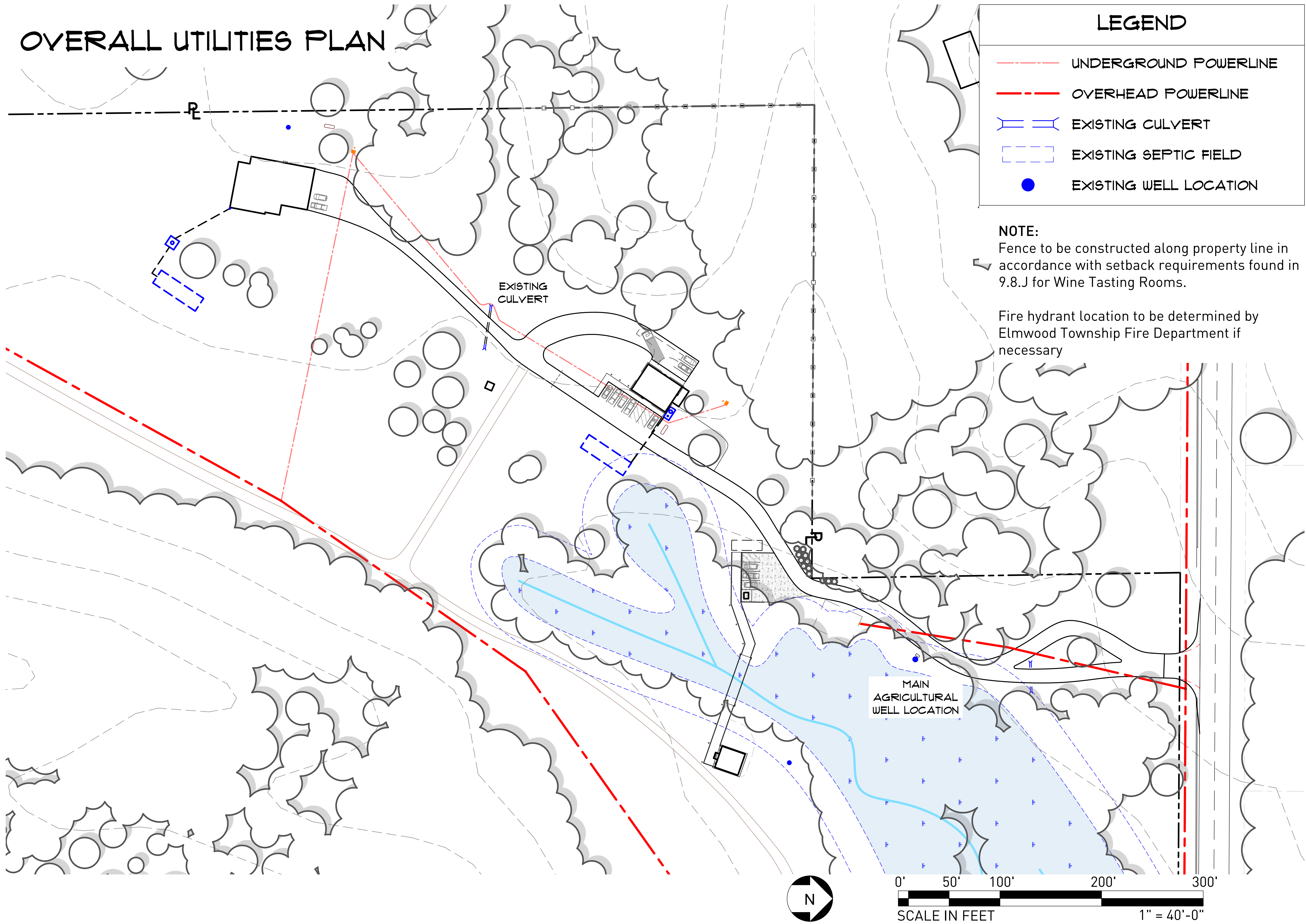
8850 E Lincoln Rd,  
 Cedar, MI 49621

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| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |

VEHICULAR ACCESS  
 FARMERS MARKET  
**L1.3**



# OVERALL UTILITIES PLAN



### LEGEND

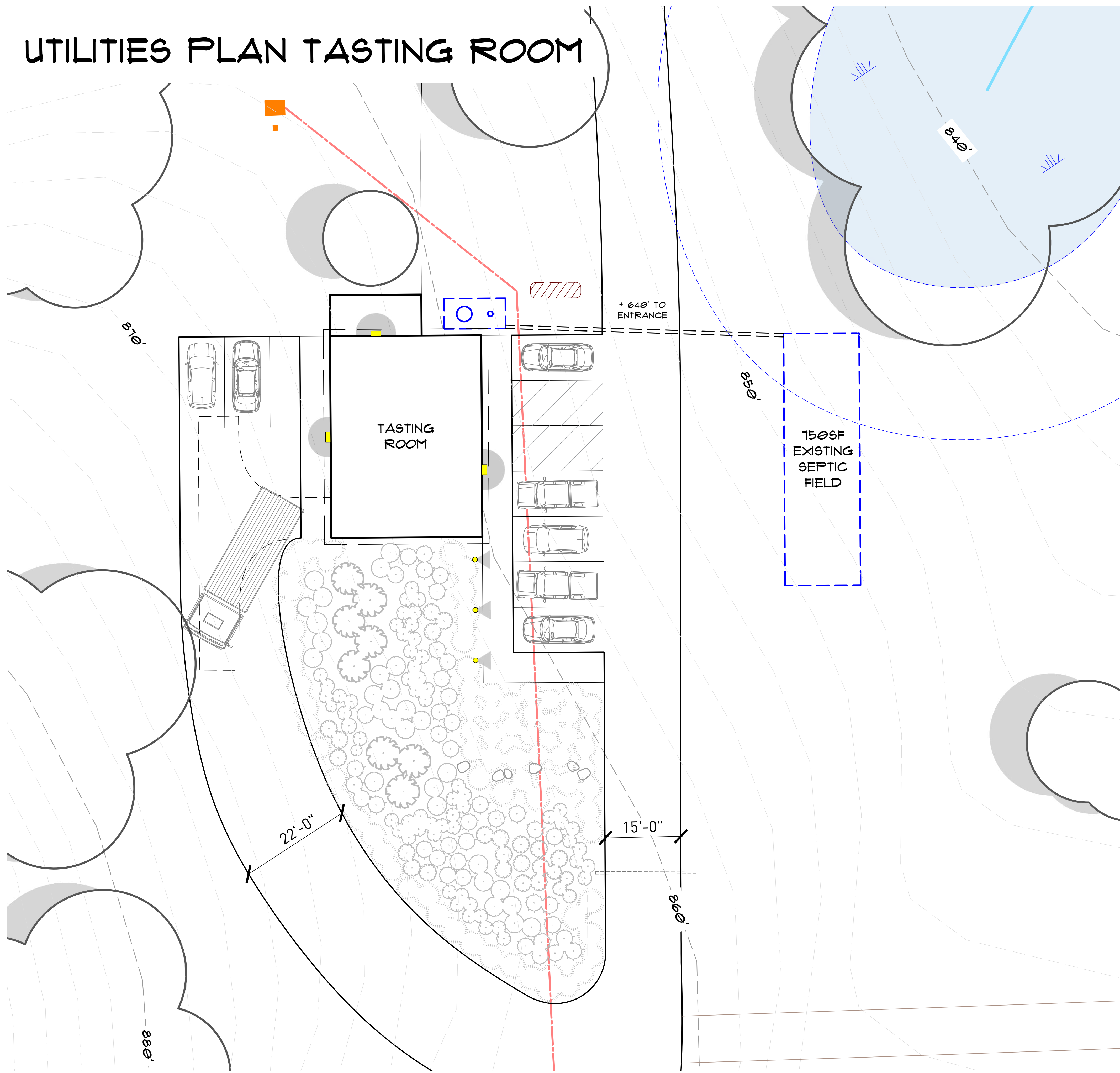
- UNDERGROUND POWERLINE
- - - OVERHEAD POWERLINE
- = EXISTING CULVERT
- EXISTING SEPTIC FIELD
- EXISTING WELL LOCATION

**NOTE:**  
 Fence to be constructed along property line in accordance with setback requirements found in 9.8.J for Wine Tasting Rooms.  
  
 Fire hydrant location to be determined by Elmwood Township Fire Department if necessary

| REV | DATE     | DESCRIPTION       |
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| 3   | 06/05/23 | REVISION 3        |



# UTILITIES PLAN TASTING ROOM



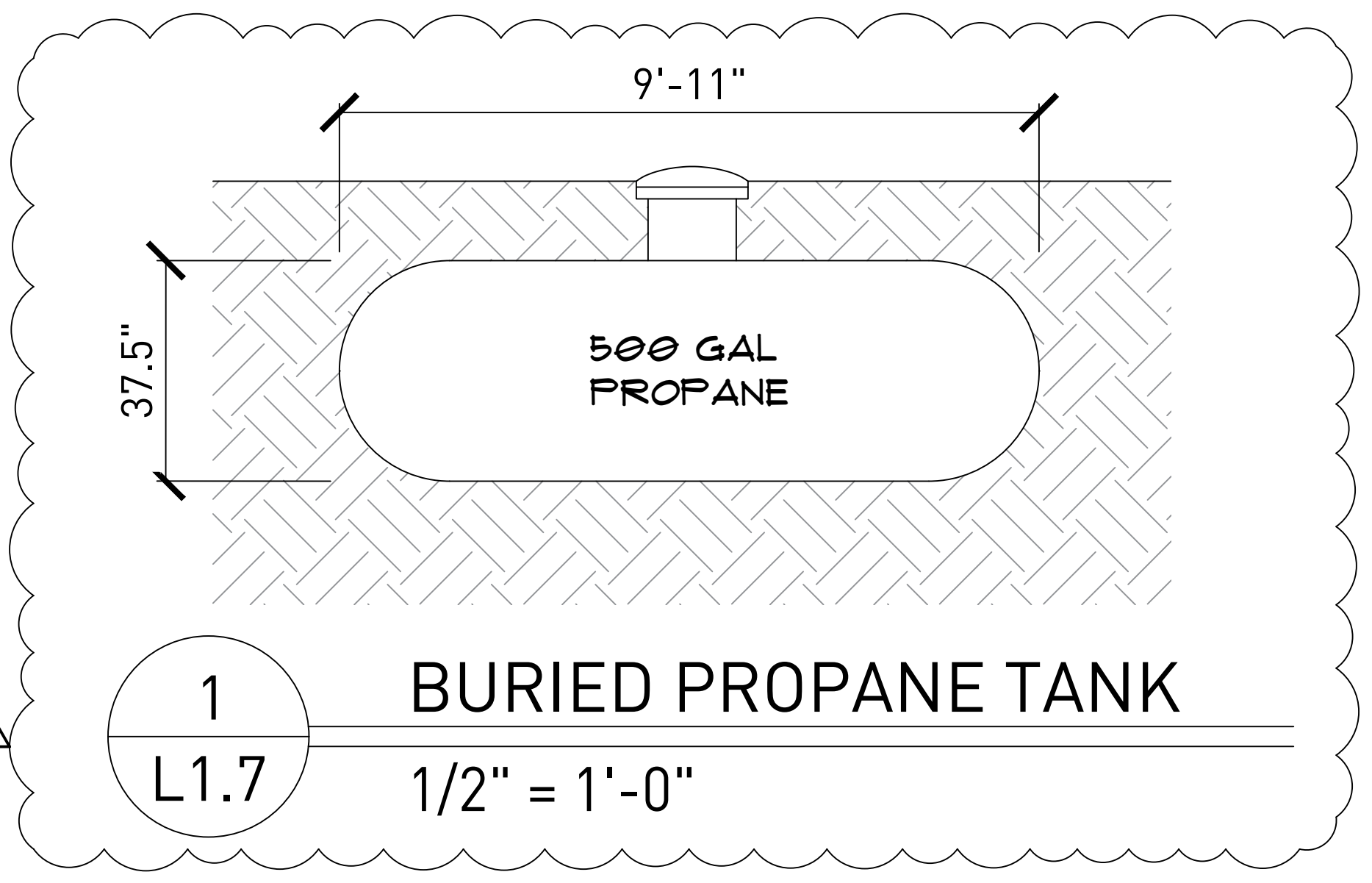
### LEGEND

- OUTDOOR WALL MOUNTED LIGHT FIXTURE
- OUTDOOR PATH LIGHTING - LOW VOLTAGE
- UNDERGROUND POWERLINE
- EXISTING ELECTRICAL BOX
- 500 GALLON BURIED PROPANE TANK BY OTHERS
- EXISTING CIDER PRODUCT CLEANOUT
- EXISTING SEPTIC FIELD

**NOTE:**  
All lighting shall be in accordance with 6.5 of the Zoning Ordinance.

For Lighting Details and fixture types see *in lite* products on sheet Appendix A

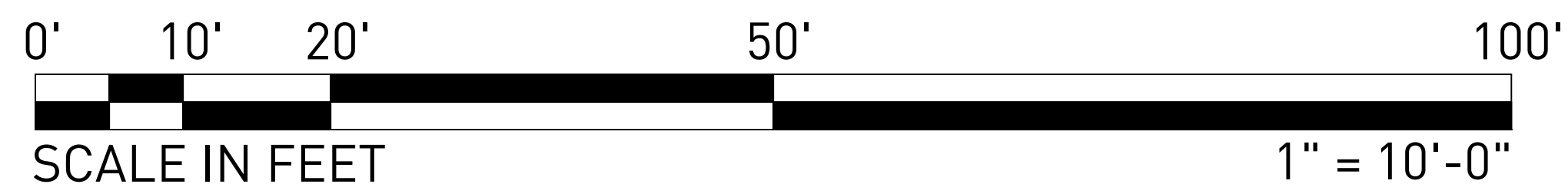
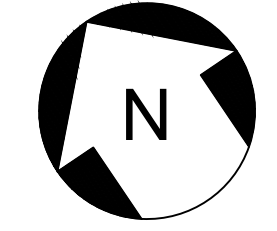
Propane tank design and final location to be determined by the installer.



2

1  
L1.7

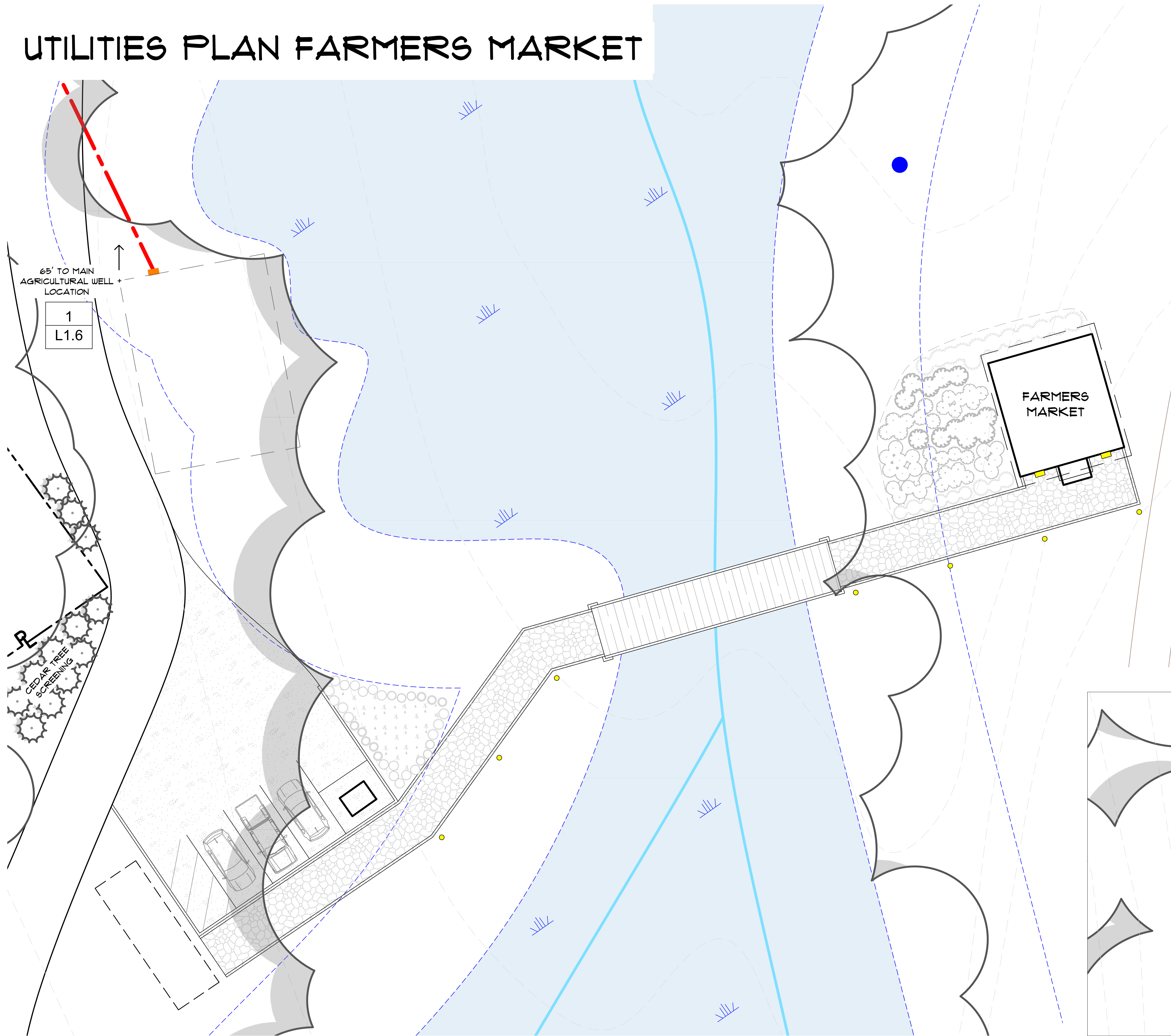
**BURIED PROPANE TANK**  
1/2" = 1'-0"








| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# UTILITIES PLAN FARMERS MARKET

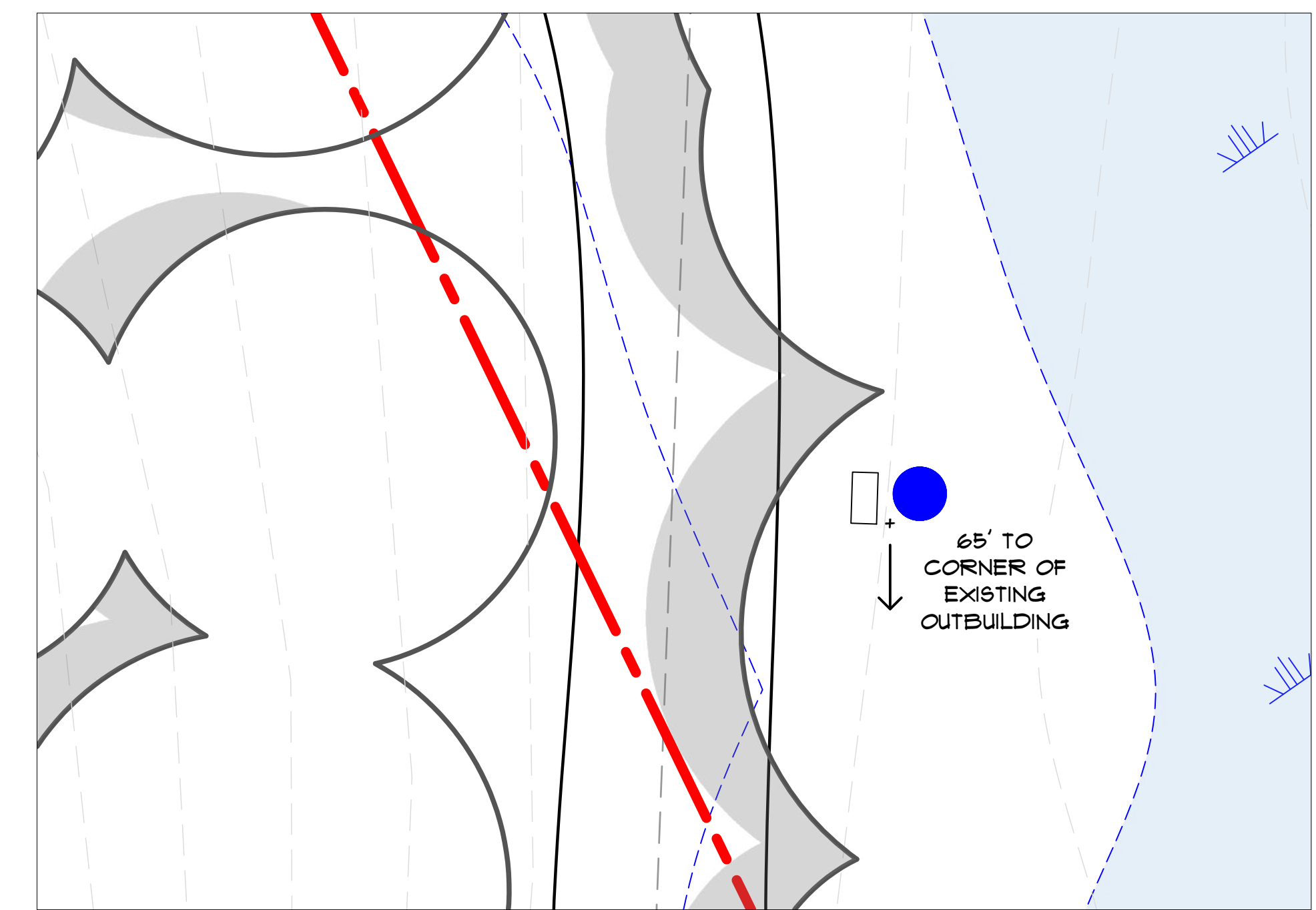


### LEGEND

-  OUTDOOR WALL MOUNTED LIGHT FIXTURE
-  OUTDOOR PATH LIGHTING - LOW VOLTAGE
-  OVERHEAD POWERLINE
-  EXISTING ELECTRICAL BOX
-  EXISTING WELL

**NOTE:**  
All lighting shall be in accordance with 6.5 of the Zoning Ordinance.

Electrical Box from existing outbuilding to remain in place

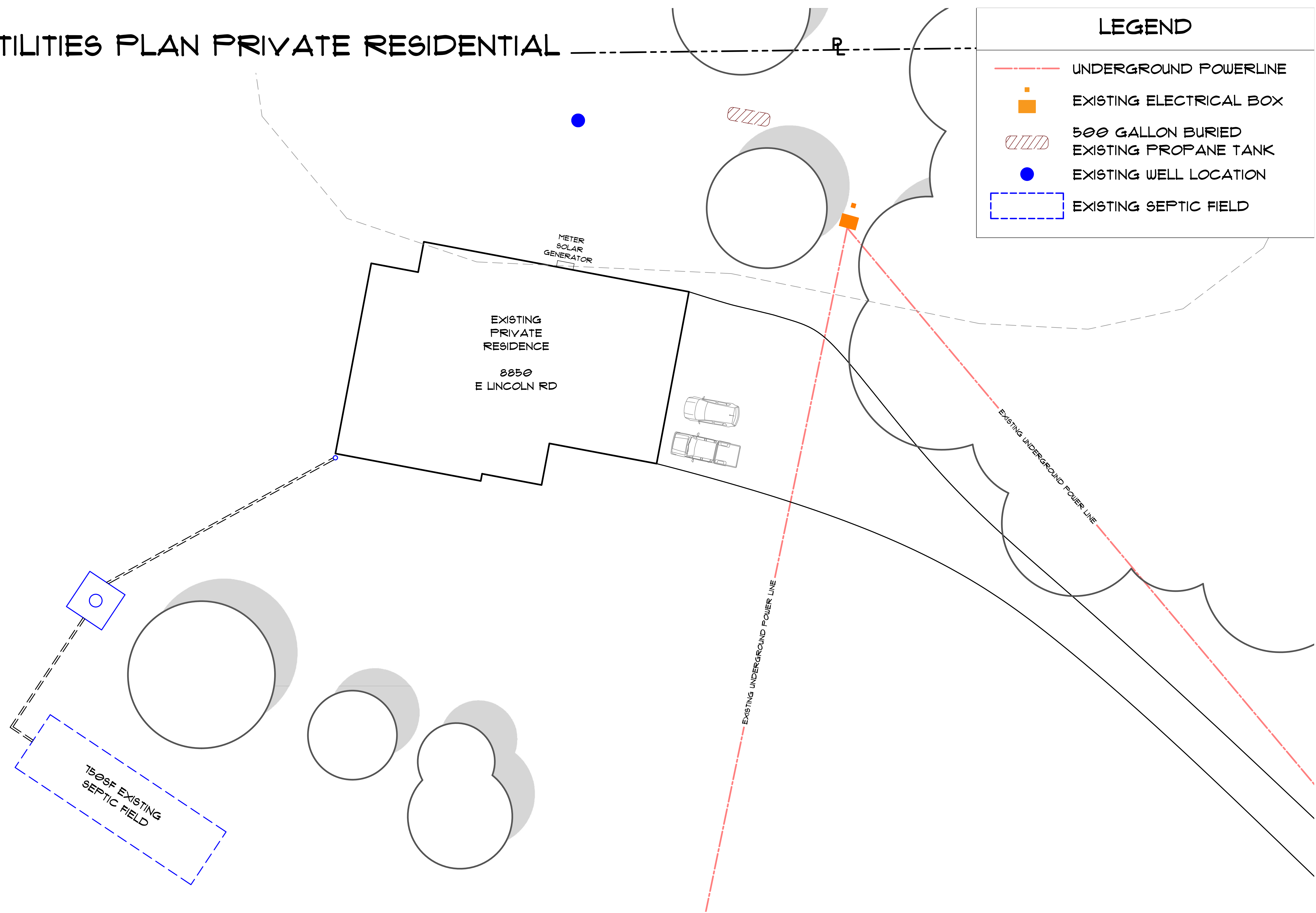


1  
L1.6 MAIN AG WELL LOCATION  
1" = 10'-0"

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# UTILITIES PLAN PRIVATE RESIDENTIAL



### LEGEND

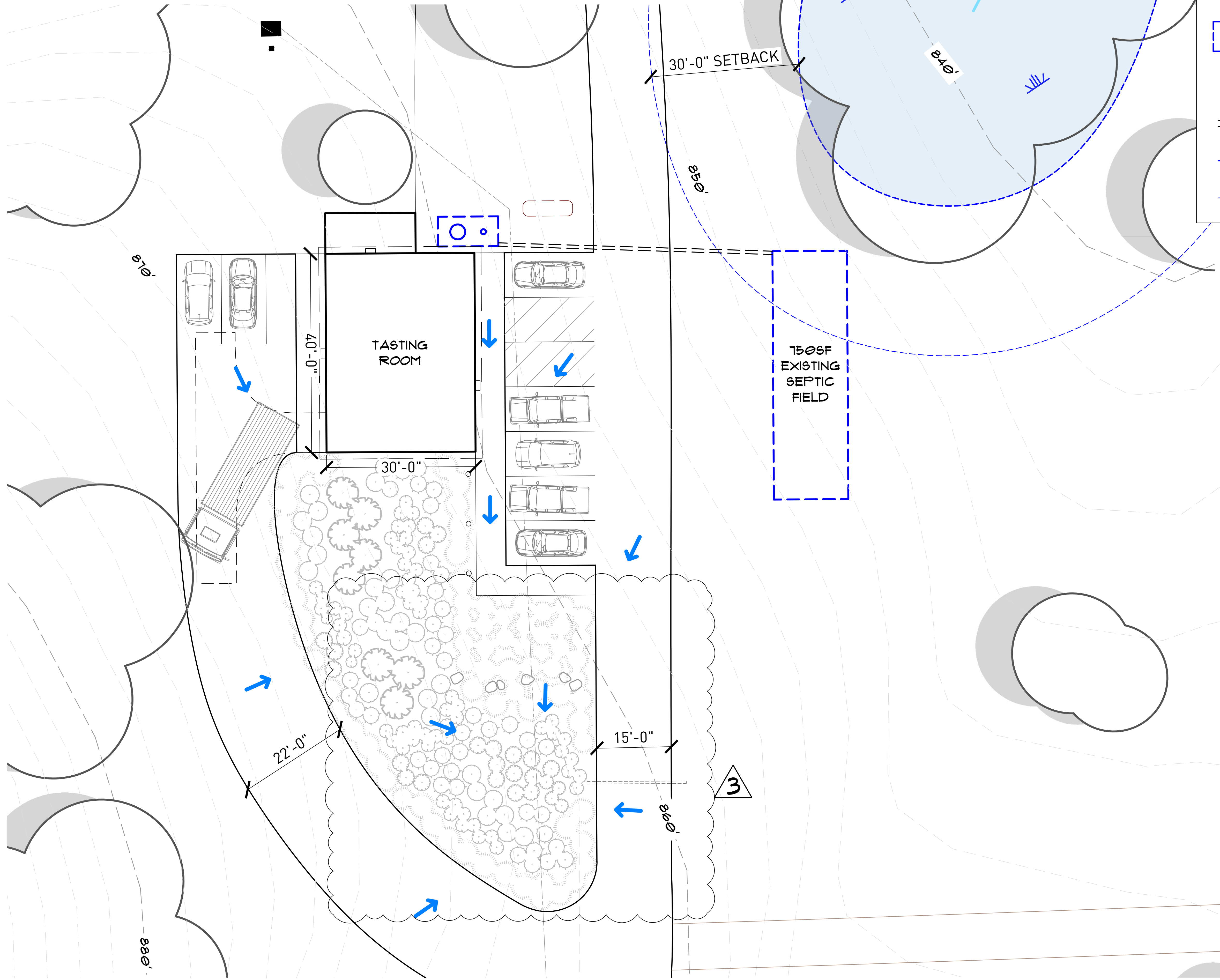
- UNDERGROUND POWERLINE
- EXISTING ELECTRICAL BOX
- 500 GALLON BURIED EXISTING PROPANE TANK
- EXISTING WELL LOCATION
- EXISTING SEPTIC FIELD



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



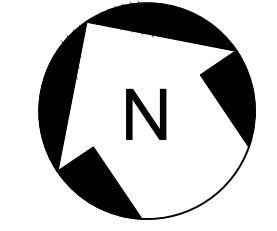
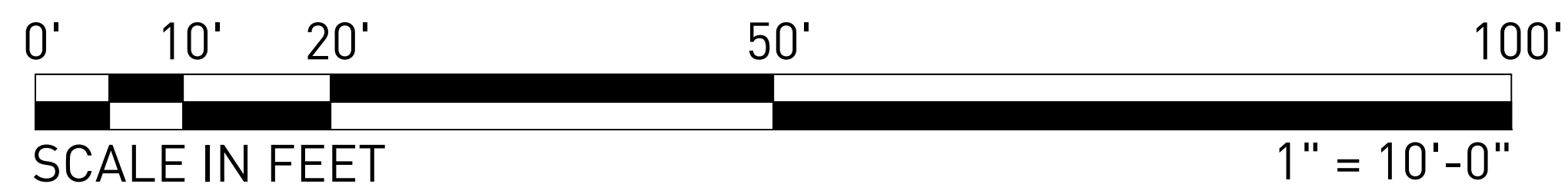
# STORMWATER PLAN TASTING ROOM



### LEGEND

- WATER FLOW DIRECTION
- EXISTING SEPTIC FIELD
- EXISTING CIDER PRODUCT CLEANOUT
- UNDERGROUND DRAIN
- WETLAND DELINEATION
- WETLAND 30' SETBACK

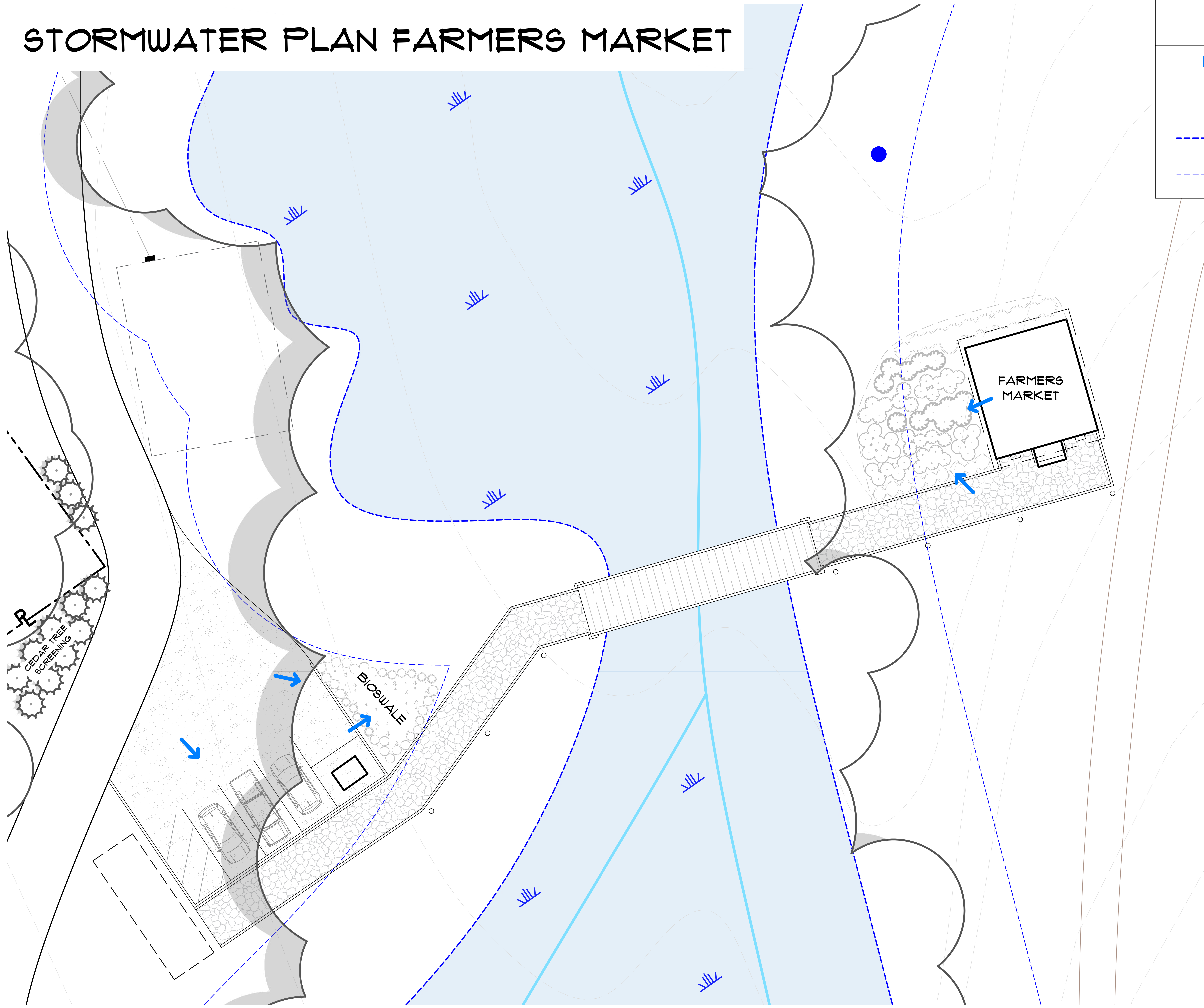
**NOTE:**  
Soil type in planting area is classified as Leelanau-East Lake Loamy Sands (LID) from the USDA NRCS Web Soil Survey







| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# STORMWATER PLAN FARMERS MARKET



### LEGEND

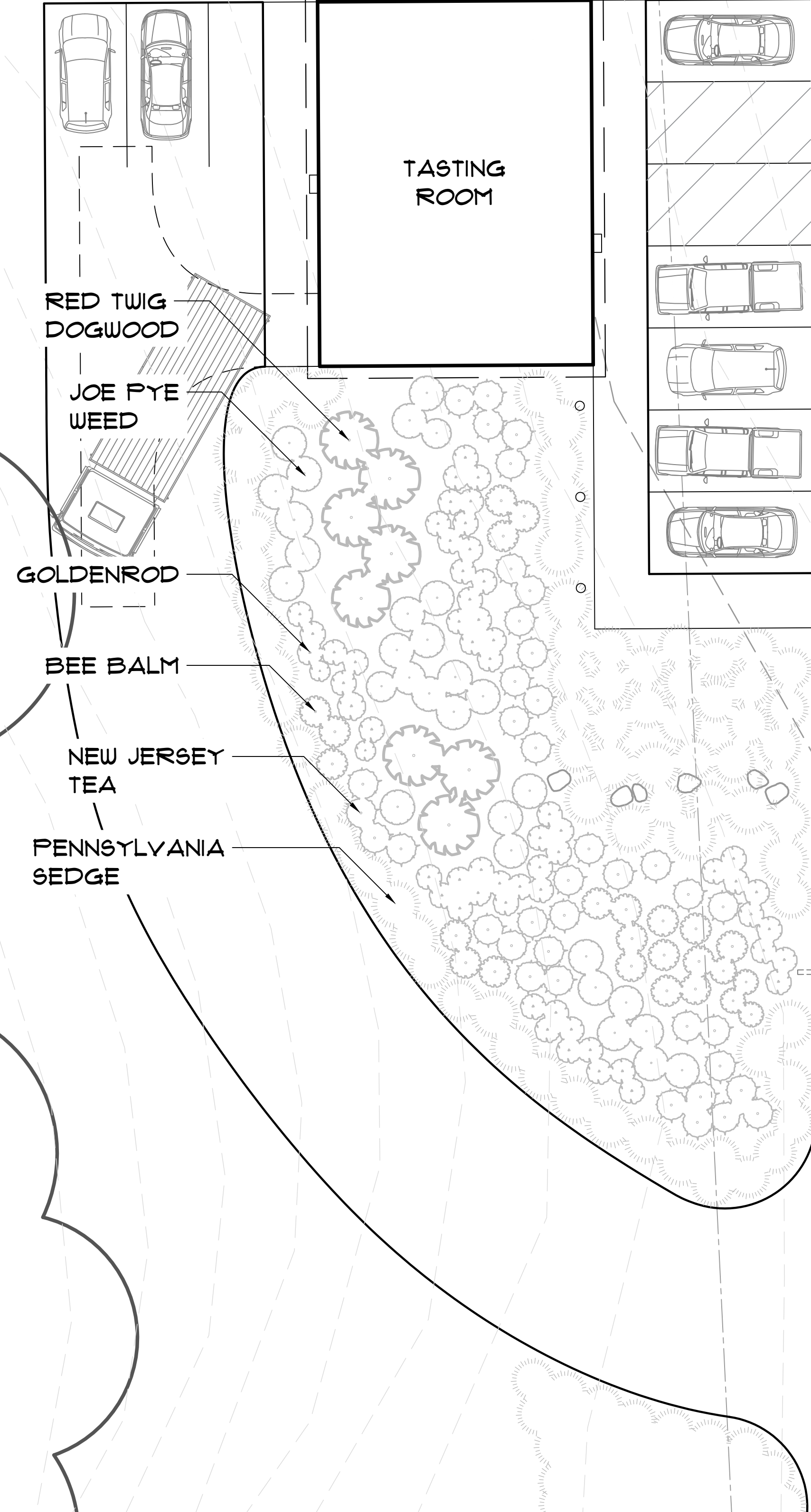
-  WATER FLOW DIRECTION
-  EXISTING WELL LOCATION
-  WETLAND DELINEATION
-  WETLAND 30' SETBACK

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |



# PLANTING PLAN TASTING ROOM

\*ALL VEGETATION NOT IN WORK AREA IS TO REMAIN NATURAL



## PLANTING LIST

| Quantity | Common Name        | Scientific Name             | Size   | Type  |
|----------|--------------------|-----------------------------|--------|-------|
| 8        | Red Osier Dogwood  | <i>Cornus sericea</i>       | 36" ht | Cont. |
| 39       | New Jersey Tea     | <i>Ceanothus americanus</i> | 32" ht | Cont. |
| 60       | Goldenrod          | <i>Solidago</i>             | 2 gal  | Cont. |
| 20       | Bee Balm           | <i>Monarda fistulosa</i>    | 2 gal  | Cont. |
| 30       | Joe Pye Weed       | <i>Eupatorium maculatum</i> | 2 gal  | Cont. |
| 80       | Pennsylvania Sedge | <i>Carex pennsylvanica</i>  | 1 gal  | Cont. |

### NOTE:

BioSwale Seed Mix shall be comprised of native seed free of any invasive species and in accordance With Northwest Invasive Species Network's Recommended Planting Guidelines for Municipalities.

### GENERAL PLANTING NOTES:

- Determine exact locations of all underground utilities and verify in field. Report any conflicts prior to beginning of work.
- Contractor is responsible for maintaining current conditions on site. Any damage that occurs on site during construction is contractor's responsibility without expense to owner.
- Carefully maintain present grade dripline of all existing trees to remain. Prevent any disturbance of existing trees. Use tree protection where indicated. Protect existing trees to remain in place against unnecessary cutting, breaking or skinning of roots, bruising of bark or smothering of trees. Driving, parking, dumping, stockpiling and/or storage of vehicles, equipment, supplies, material, or debris on top of the root zones and/or within the dripline of existing trees or other plant material to remain is strictly prohibited.
- Maintain site drainage during landscape installation.
- Regrade and seed all lawn areas disturbed during construction that are not called out to be sodded or planted. Cover seeded areas with a bio-degradable mulch blanket. This will not be paid for separately but shall be considered included in the cost of the planting items.
- Confirm all plant quantities. Provide plant materials sufficient to cover areas shown on plans at the spacings indicated.
- Provide identification tag from the supplying nursery showing common and botanical plant names for at least one plant of each species delivered to the site. Protect all plants against heat, sun, wind, and frost during transportation to the site and while being held at the site. Do not store plants in total darkness more than one day.
- Do not damage plant root ball during transportation or planting.
- Remove all rock and debris 1" and larger from planting areas. Legally dispose all excess materials resulting from the work.
- Provide new topsoil is that is fertile, friable and natural loam surface soil. Reasonably free of subsoil, clay, clay lumps, brush, weeds and other litter and free of roots, stumps, stones larger than 2" in any dimension and other extraneous or toxic matter harmful to plant growth. Obtain topsoil from local sources or from areas having similar soil characteristics to that necessary for vigorous growth of specified plantings. Obtain topsoil that occurs in a depth of not less than 6". Do not obtain soil from bogs or marshes.
- Mix compost and organic fertilizers with topsoil on a site specific basis at rates appropriate for plantings in accordance with the special provisions.
- Stake location of all trees, hedge lines and planting beds and notify owner for review prior to plantings.
- The planting plans are diagrammatic. Spot plant materials in the field as they best fit, approximately, as shown on the landscape drawing.
- Install all plant material in accordance with details and specifications.
- Removal all plant tying material and marking tapes at the time of planting.
- Install a min 3" layer of mulch around all trees and shrubs and in all planting areas unless noted otherwise. Create a natural spaded edge where planting beds meet turf areas.
- Water all plants immediately after planting. Flood plants twice during 24 hour period of planting.
- Owner reserves the right to adjust plant quantities, species, and location.
- Protect seeded areas and slopes against erosion and seed loss due to birds and other wildlife by applying short term, biodegradable erosion control blankets, mats, and/or netting after completion of seeding operations. Adhere to manufacturers specifications for required placement and staking.
- No plant material shall be installed before blow ground irrigation system components have been installed and are operational.
- Trees and shrubs must be installed prior to perennials and grasses to establish proper layout and to avoid damage to other smaller plantings.

## TAPROOT FARMSTEAD

8850 E Lincoln Rd,  
Cedar, MI 49621

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |

PLANTING PLAN  
TASTING ROOM  
**L1.10**

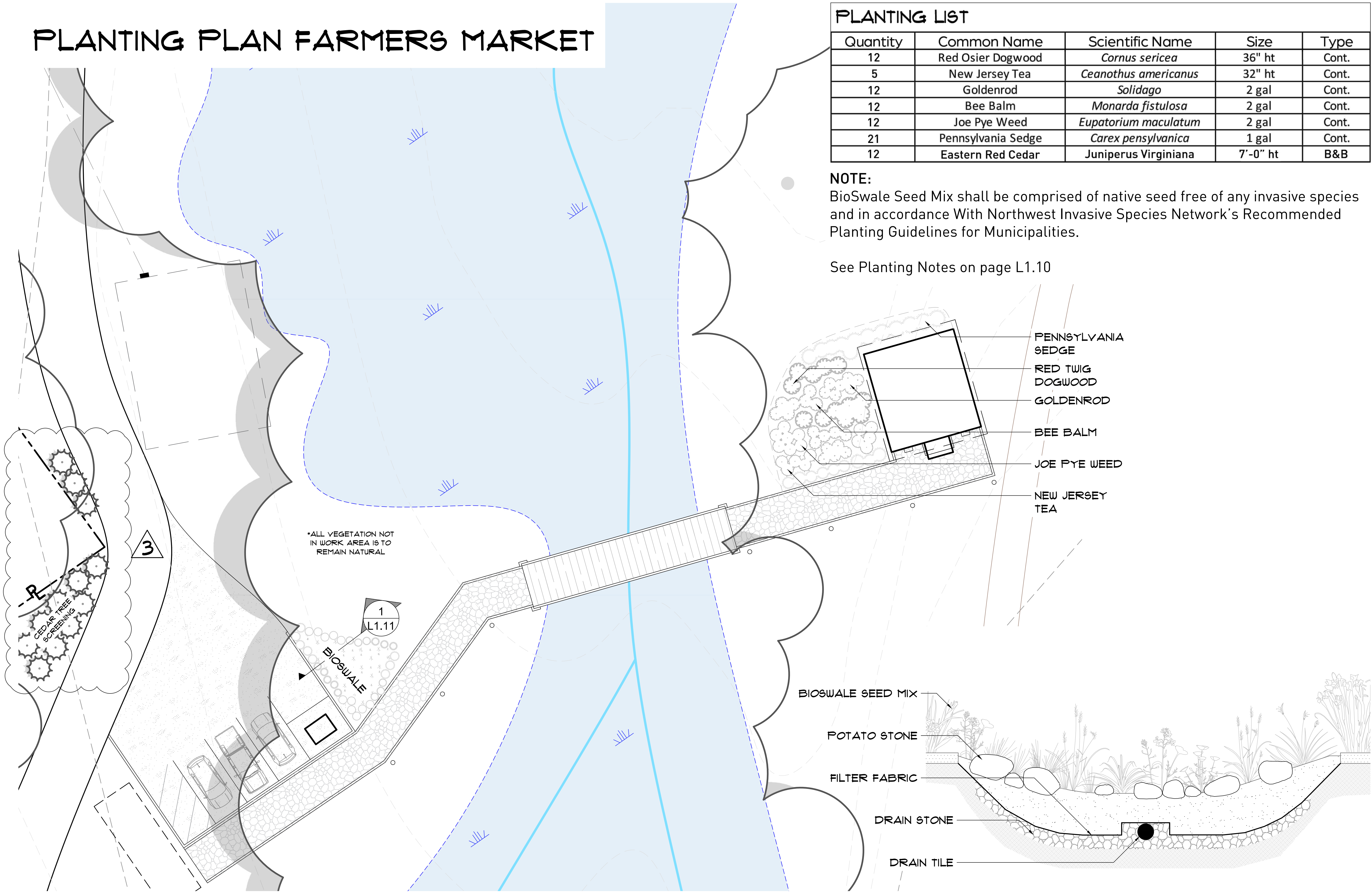


# PLANTING PLAN FARMERS MARKET

| Quantity | Common Name        | Scientific Name             | Size     | Type  |
|----------|--------------------|-----------------------------|----------|-------|
| 12       | Red Osier Dogwood  | <i>Cornus sericea</i>       | 36" ht   | Cont. |
| 5        | New Jersey Tea     | <i>Ceanothus americanus</i> | 32" ht   | Cont. |
| 12       | Goldenrod          | <i>Solidago</i>             | 2 gal    | Cont. |
| 12       | Bee Balm           | <i>Monarda fistulosa</i>    | 2 gal    | Cont. |
| 12       | Joe Pye Weed       | <i>Eupatorium maculatum</i> | 2 gal    | Cont. |
| 21       | Pennsylvania Sedge | <i>Carex pennsylvanica</i>  | 1 gal    | Cont. |
| 12       | Eastern Red Cedar  | <i>Juniperus Virginiana</i> | 7'-0" ht | B&B   |

**NOTE:**  
 BioSwale Seed Mix shall be comprised of native seed free of any invasive species and in accordance With Northwest Invasive Species Network's Recommended Planting Guidelines for Municipalities.

See Planting Notes on page L1.10



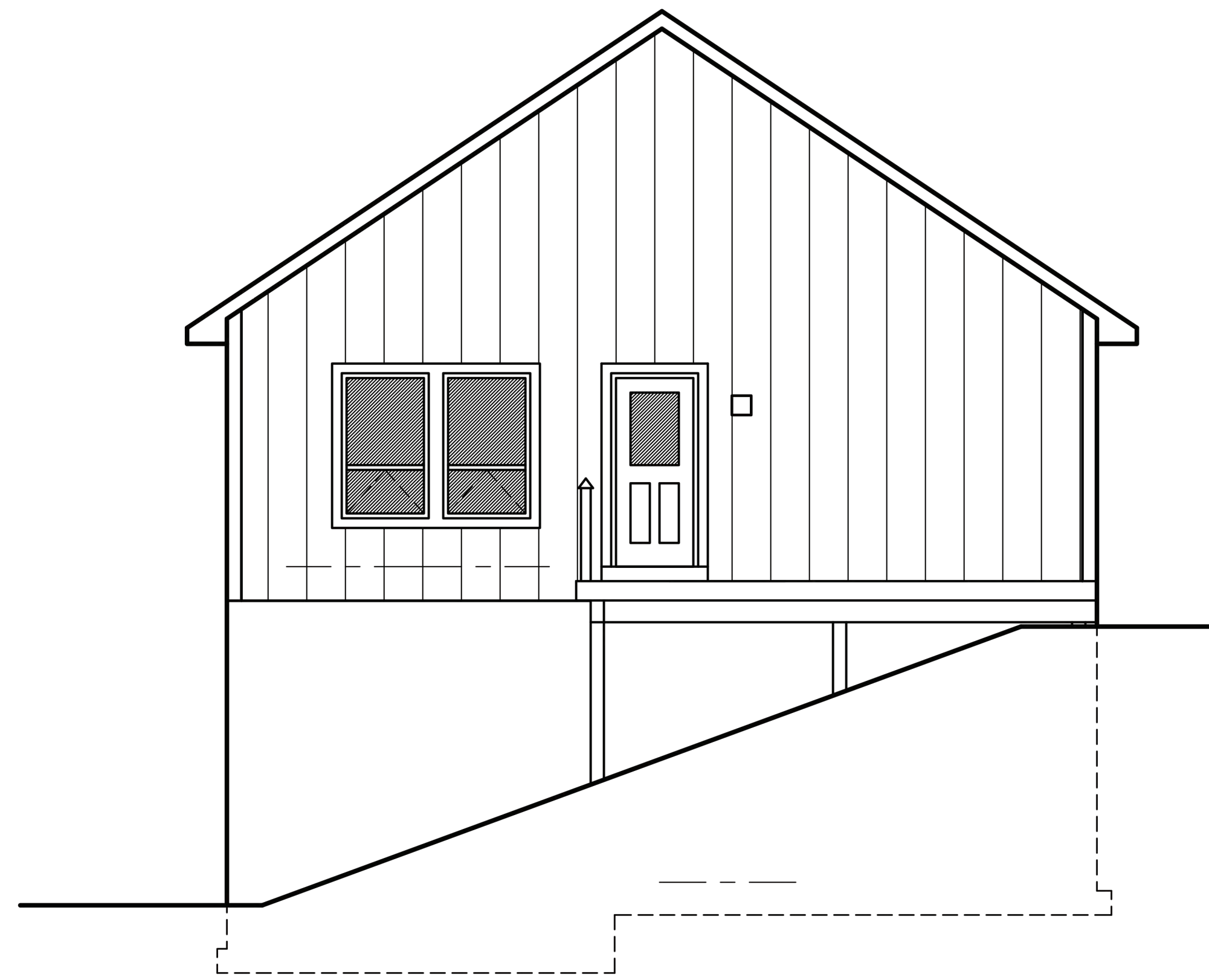
1  
 L1.11 BIOSWALE SECTION  
 3/4" = 1'-0"

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 06/05/23 | REVISION 3        |





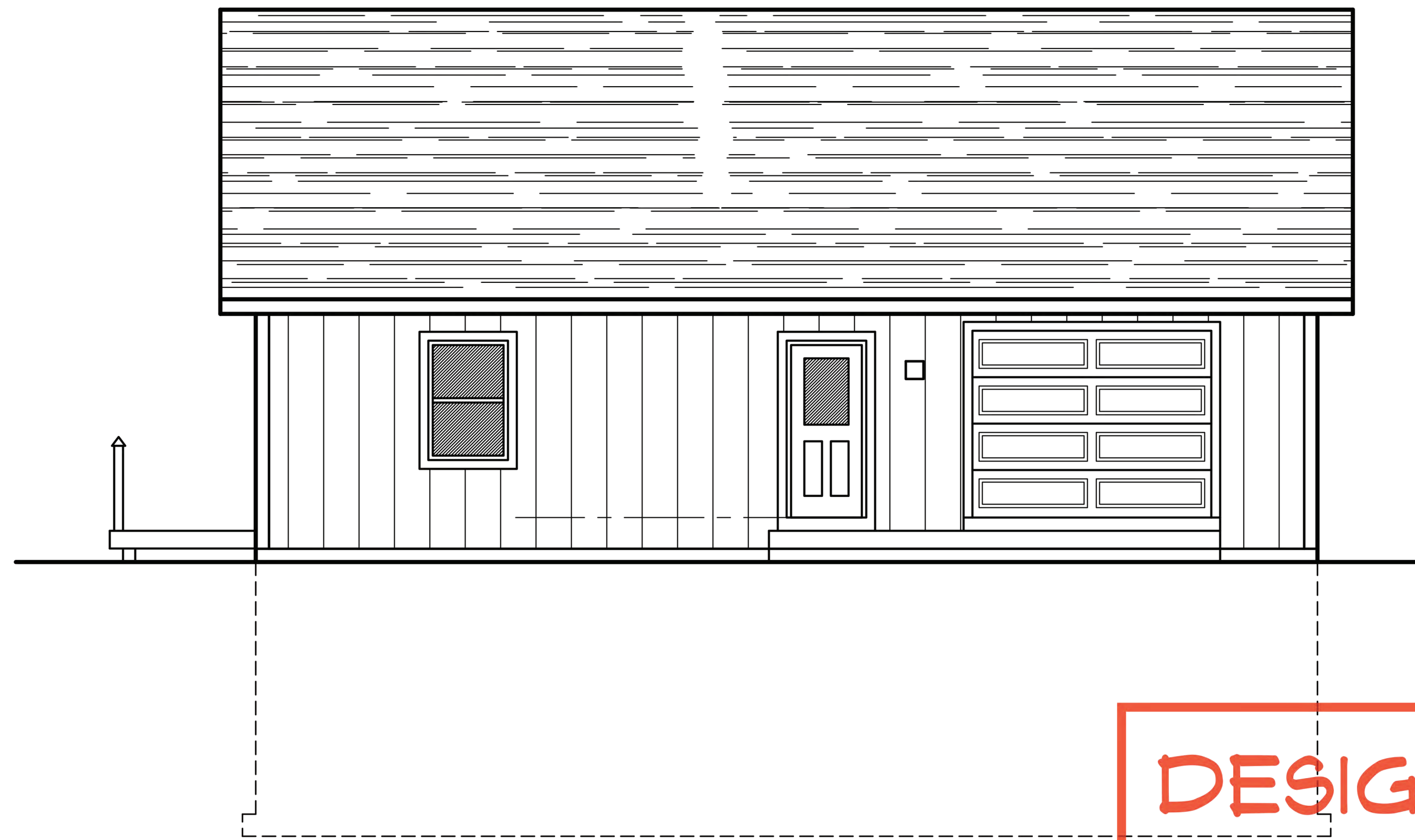




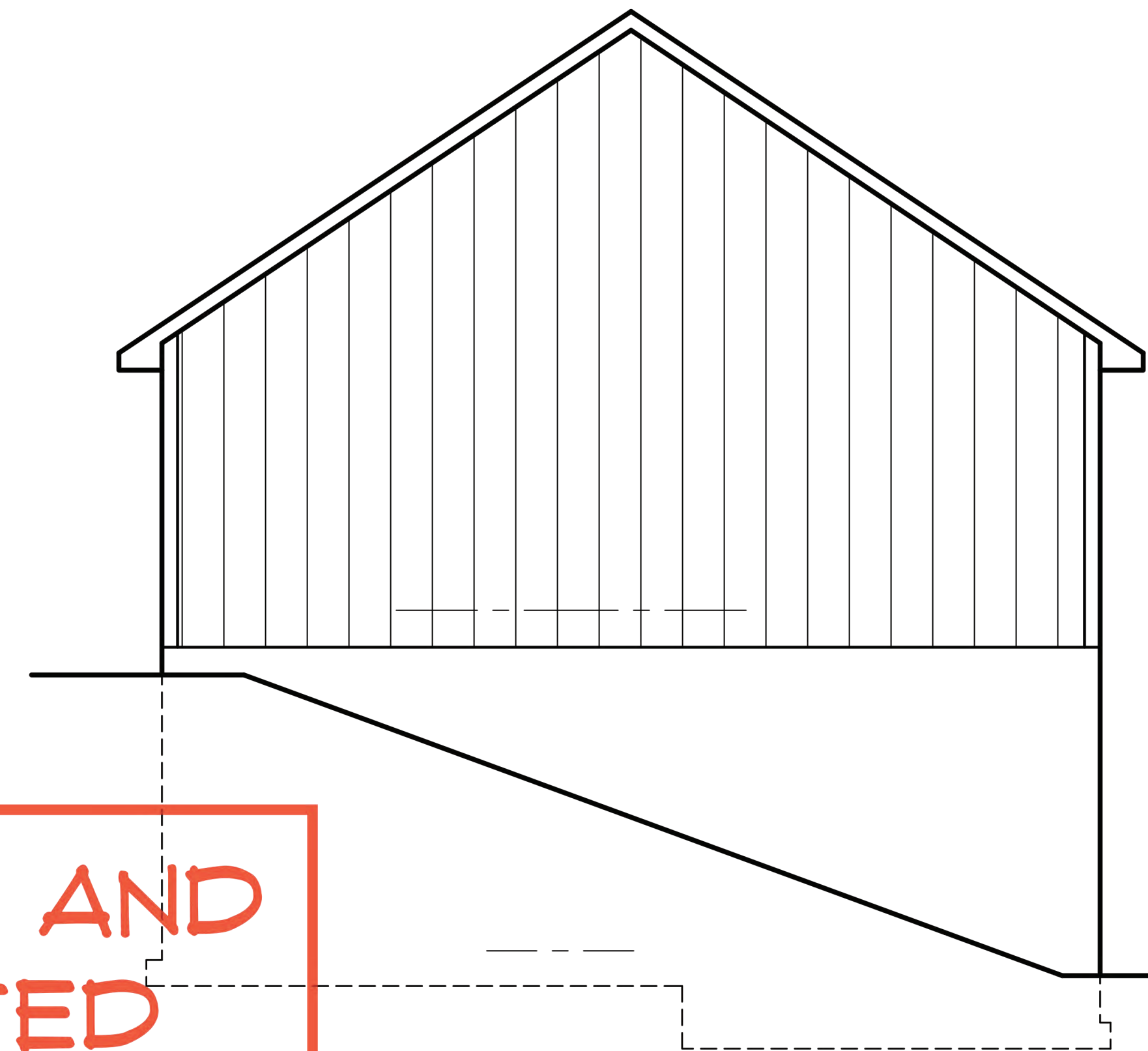
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**DESIGNED AND  
PERMITTED  
BY OTHERS**

VIREN - BARN

JOE BUTEYN

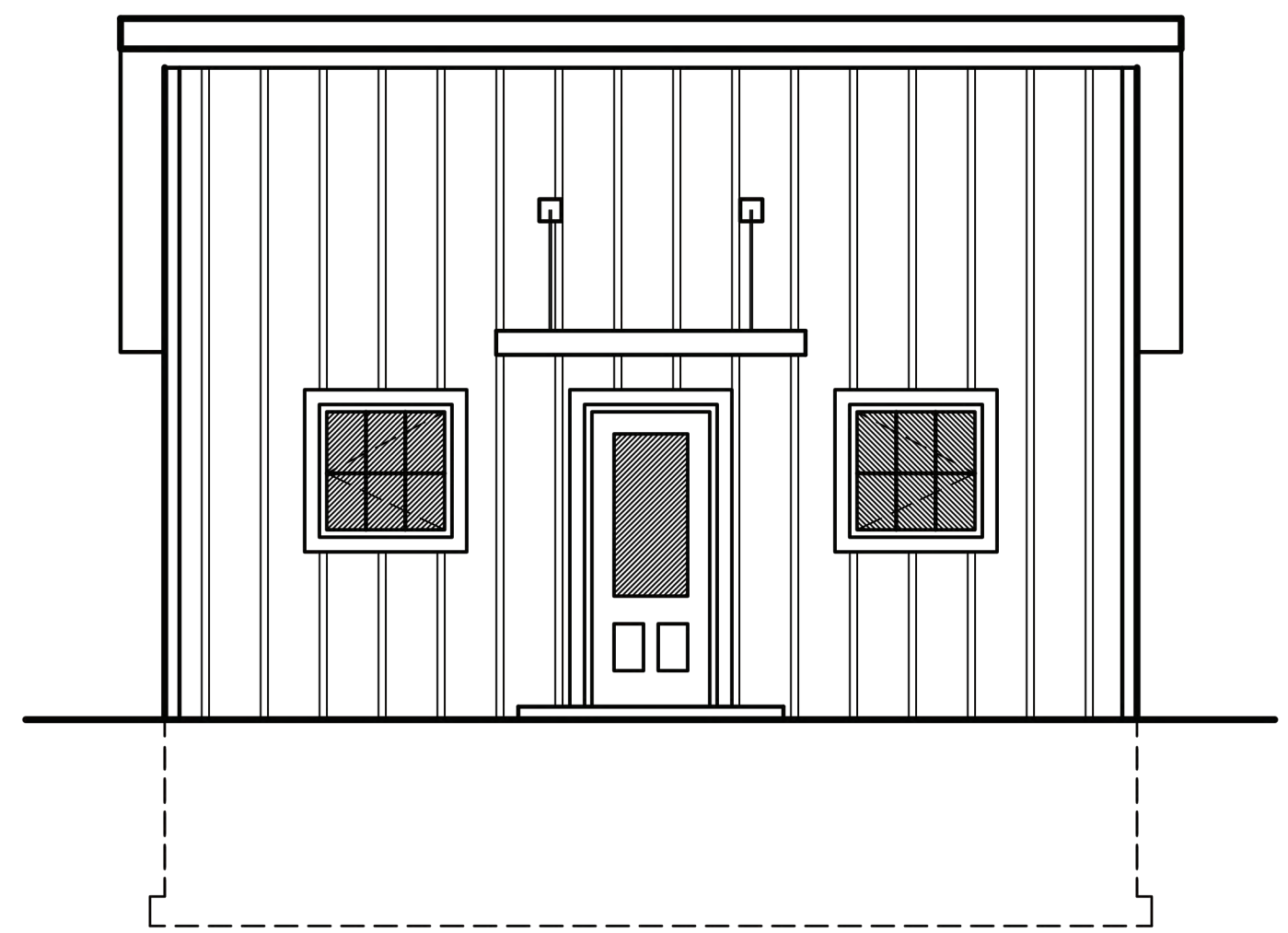
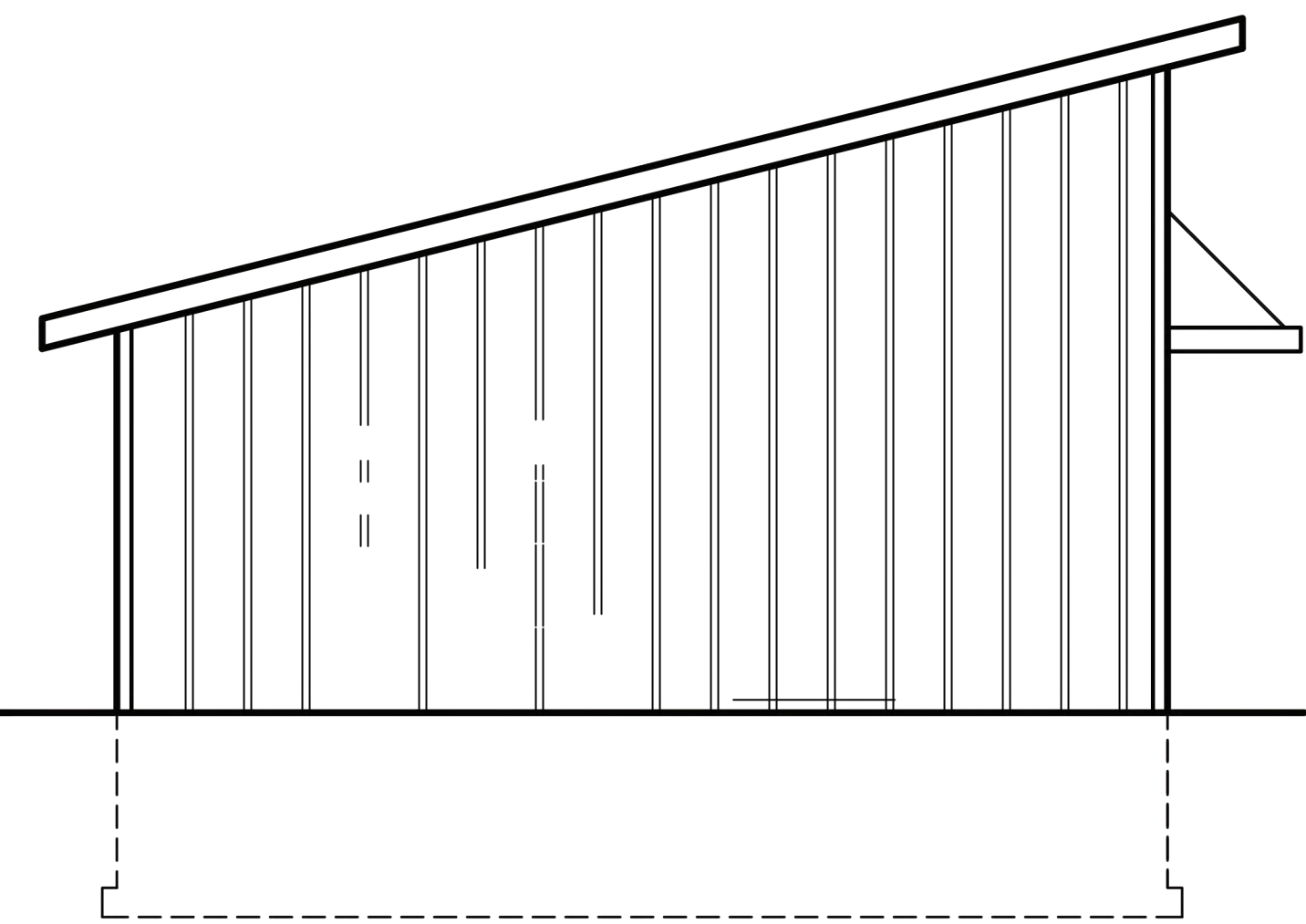
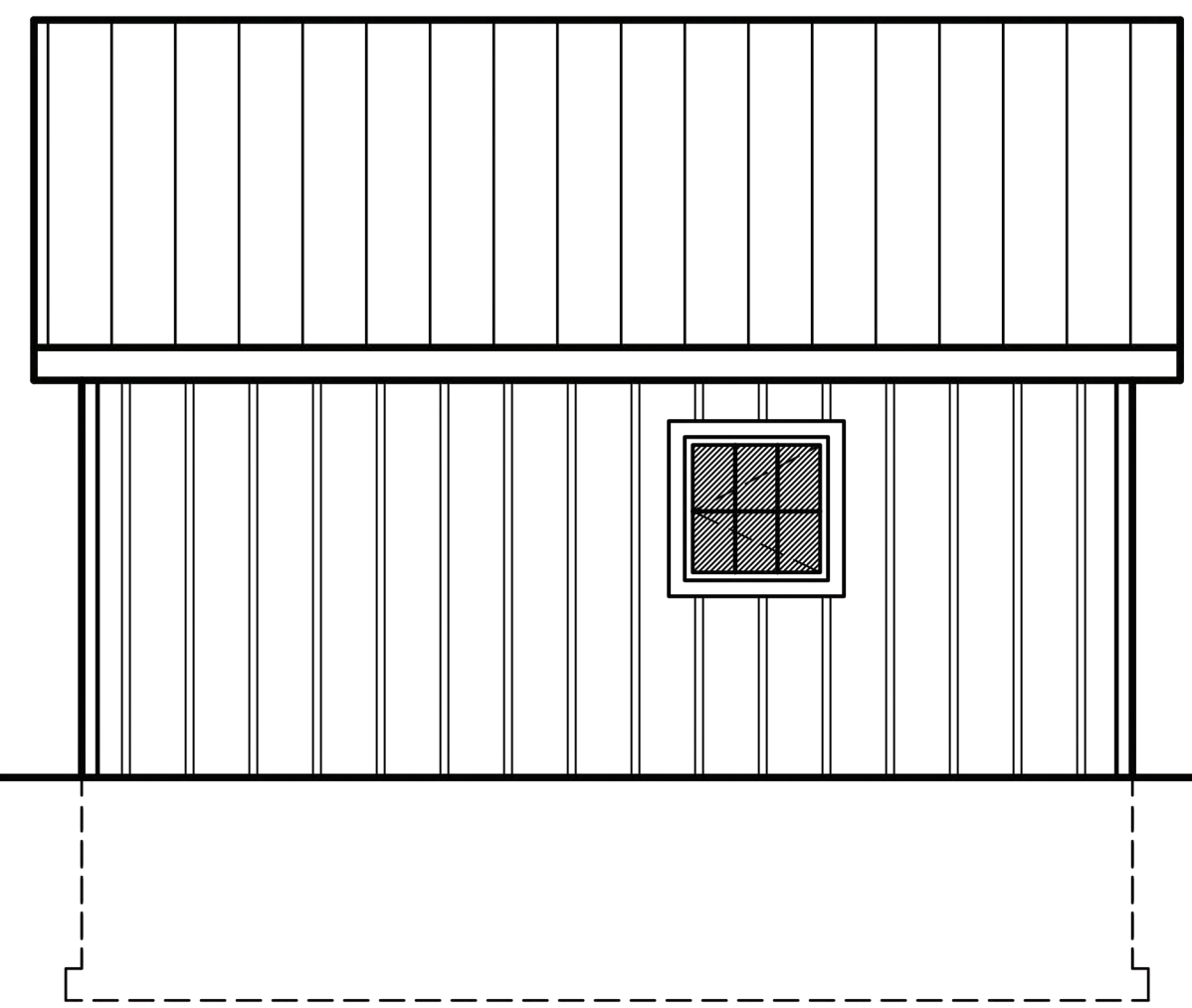
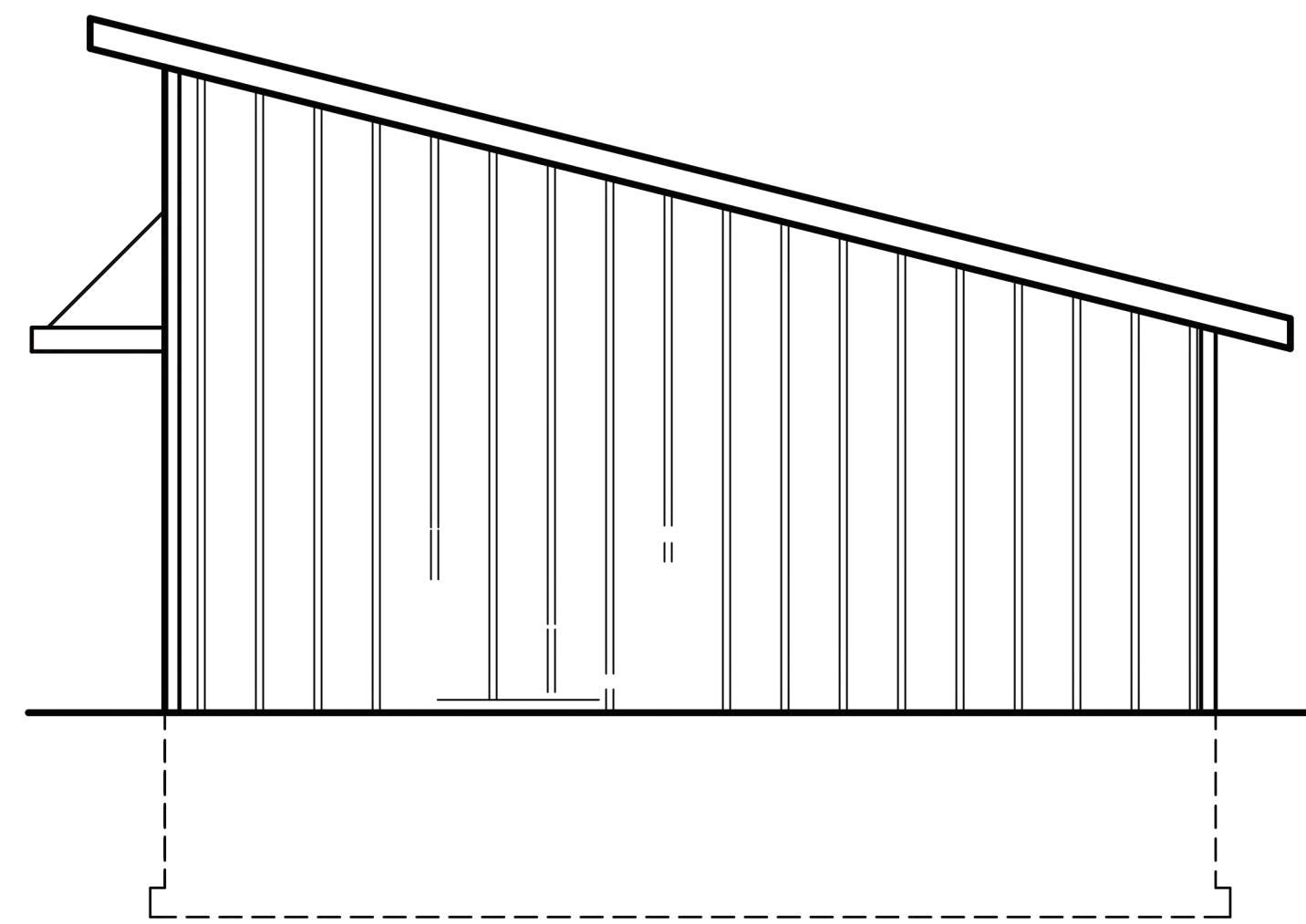
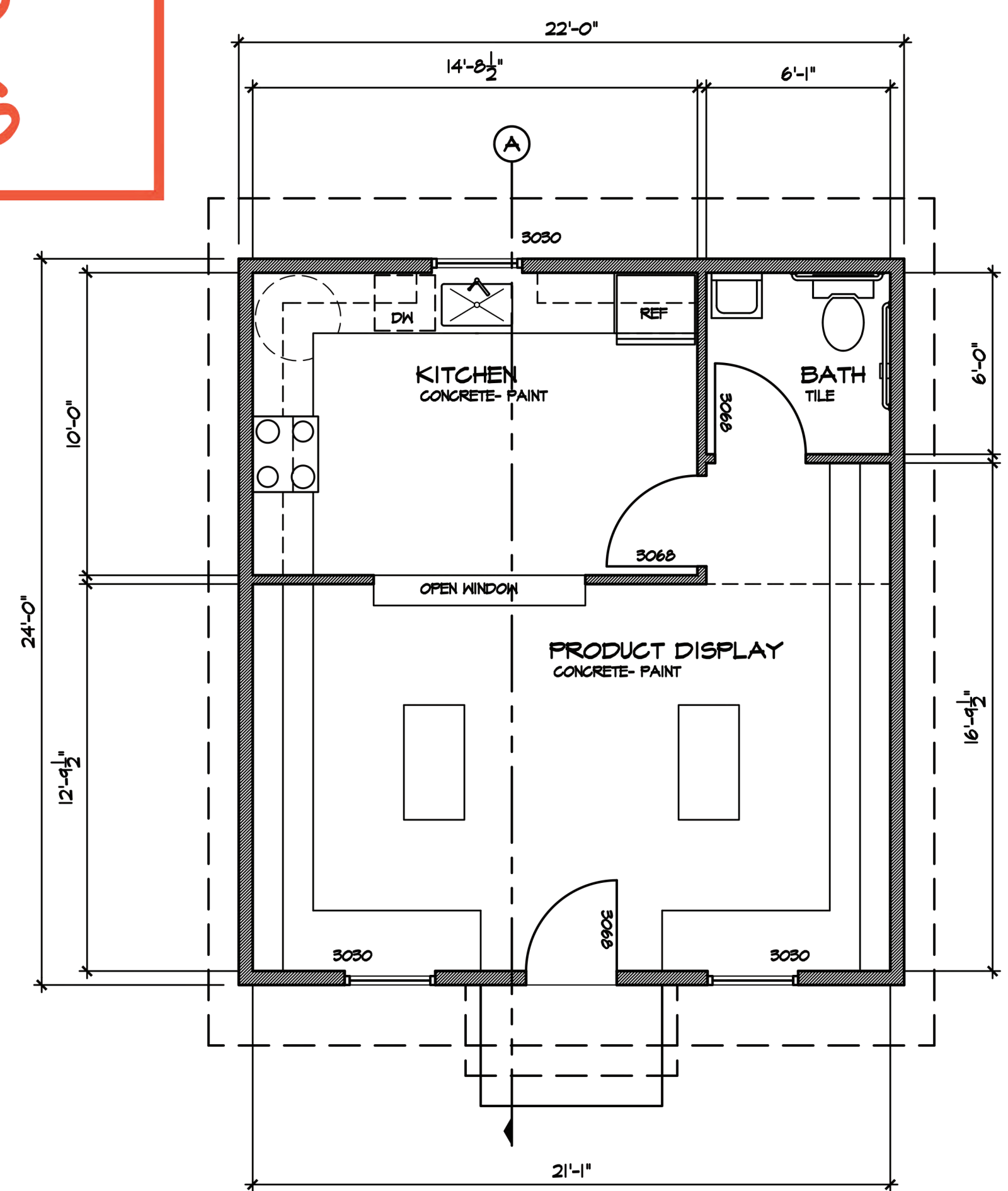
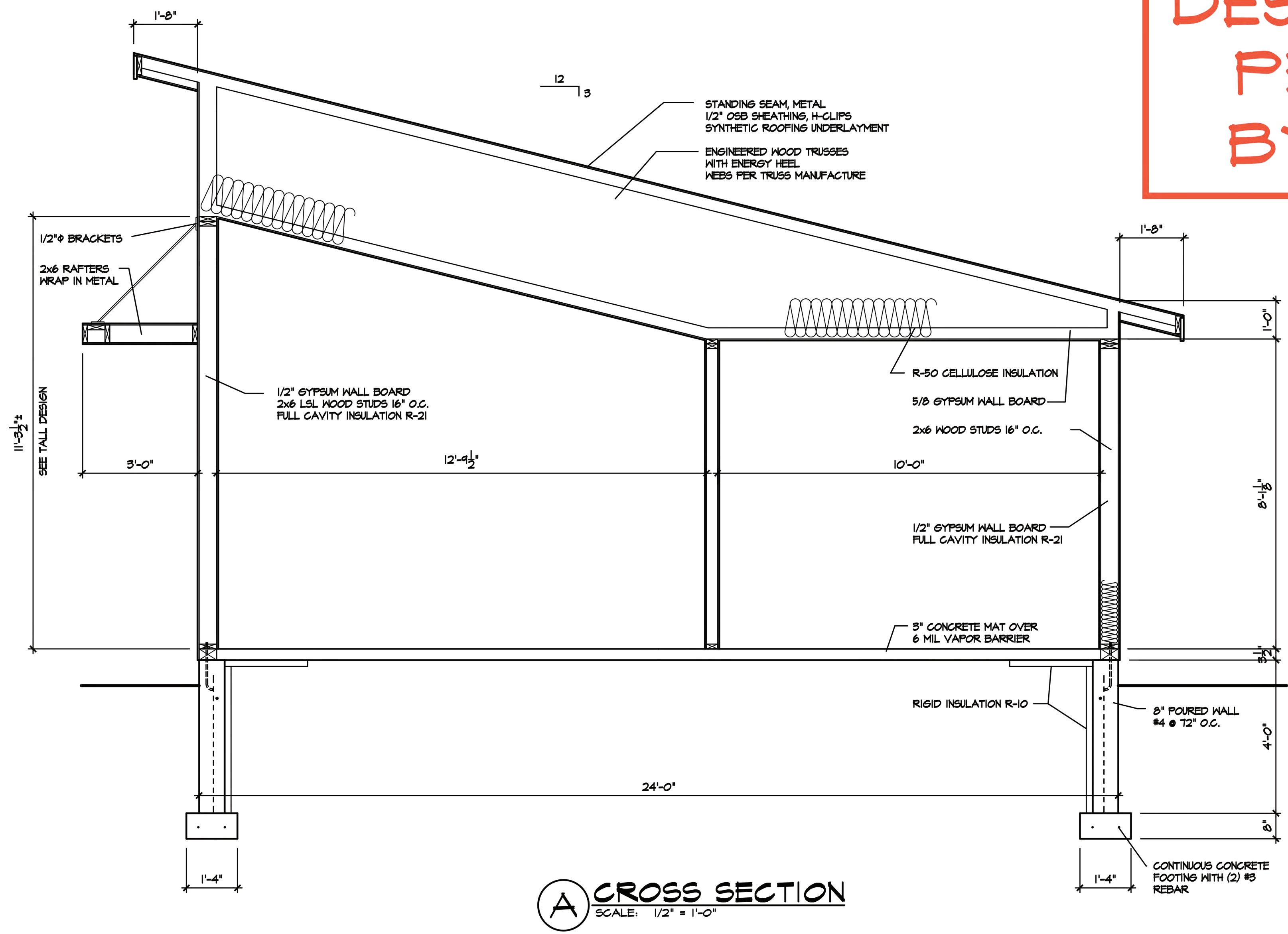
4-11-2023 AS BUILT

PROJECT NO: -  
DATE: 7-20-2022  
DRAWN BY: RLM  
SCALE: AS NOTED

SHEET NO.  
A2



DESIGNED AND PERMITTED BY OTHERS



FARM MARKET

VIRON

PROJECT NO: -  
 DATE: 4-11-2023  
 DRAWN BY: RLM  
 SCALE: AS NOTED

SHEET NO. A3



OUTDOOR LIGHTING

# ACE DOWN



## GENERAL

ACE DOWN  
 Category wall  
 Light source LED  
 Color changing No  
 Warranty 5 years

## DIMENSIONS

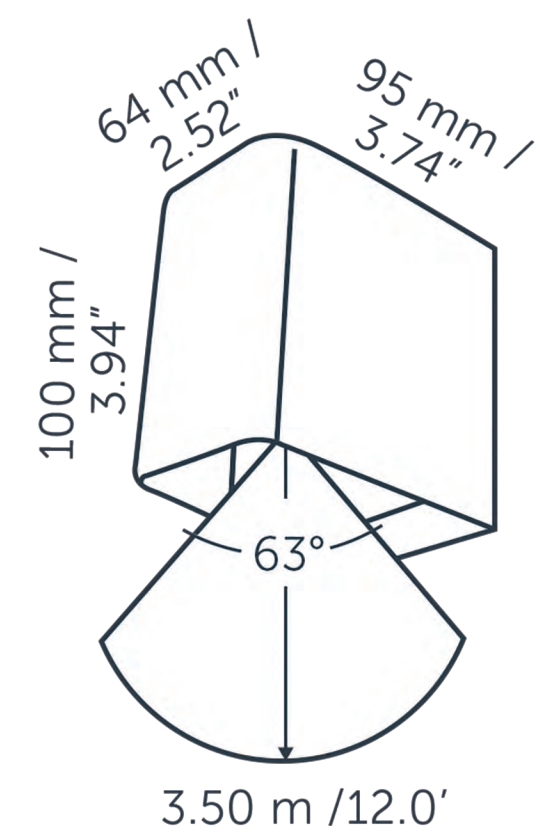
Length 95 mm / 3.74"  
 Width 64 mm / 2.52"  
 Height 100 mm / 3.94"  
 Diameter -  
 Total height -  
 Recess depth -

## ELECTRONICS

Voltage 12V AC  
 Output 3.00 Watt  
 VA 5.30  
 Power factor 0.57  
 Light source 1x LED High Power 3.5W  
 Lifetime 25000 hours  
 Dimmable no  
 Length of cable lead 600 mm / 24"

## PROTECTION RATING

IP : 55



## LIGHT SPECIFICATIONS

Color temperature 3000 K  
 CRI (RA) 91  
 Luminous intensity 196.00 Cd  
 Light beam 0-180 63°  
 Light beam 90-270 63°  
 Net luminous flux 173 lumen  
 Luminous efficiency 58 lumenwatt

## MATERIAL

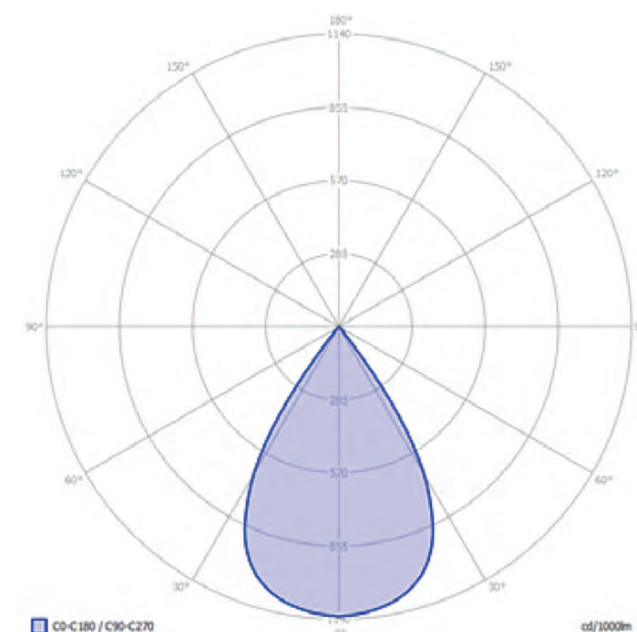
Ring Plate -  
 Lens polycarbonate  
 Exterior aluminum  
 Easy Lock included yes  
 Installation hardware included yes

## AVAILABLE PRODUCT COLORS

■ Corten: 10301860 ■ Dark Grey: 10301850  
 ■ Rose Silver: 10301800 □ White: 10301855  
 ■ Flat Grey: 10301865

## AVAILABLE ACCESSORIES

LENS CLEAR, LENS DIFFUSE, SHUTTER 1



| ILLUMINANCE - CONE OF LIGHT |                    |               |
|-----------------------------|--------------------|---------------|
| CENTER BEAM (FC)            | BEAM DIAMETER (FT) | DISTANCE (FT) |
| 16                          | 4.29               | 3.5           |
| 5                           | 7.97               | 6.5           |
| 2                           | 11.64              | 9.5           |
| 1                           | 15.32              | 12.5          |
| 1                           | 19.00              | 15.5          |
| 1                           | 22.67              | 18.5          |

Beam angle (0-180°) (90-270°): 63°  
 edge illuminance is 1/2 of Centre beam

12 VOLT



in-lite®

OUTDOOR LIGHTING

# ACE



## GENERAL

ACE  
 Category solitary  
 Light source LED  
 Color changing no  
 Warranty 5 years

## DIMENSIONS

Length 86 mm / 3.39"  
 Width 78 mm / 3.07"  
 Height 205 mm / 8.07"  
 Diameter -  
 Total height -  
 Recess depth -

## ELECTRONICS

Voltage 12V AC  
 Output 3.00 Watt  
 VA 5.30  
 Power factor 0.57  
 Light source 1x LED High Power 3.5W  
 Lifetime 25000 hours  
 Dimmable no  
 Length of cable lead 600 mm / 24"

## LIGHT SPECIFICATIONS

Color temperature 3000 K  
 CRI (RA) 91  
 Luminous intensity 196 Cd  
 Light beam 0-180 63°  
 Light beam 90-270 63°  
 Net luminous flux 173 lumen  
 Luminous efficiency 58 lumenwatt

## MATERIAL

Ring Plate -  
 Lens polycarbonate  
 Exterior aluminum  
 Easy Lock included yes  
 Installation hardware included yes

## AVAILABLE PRODUCT COLORS

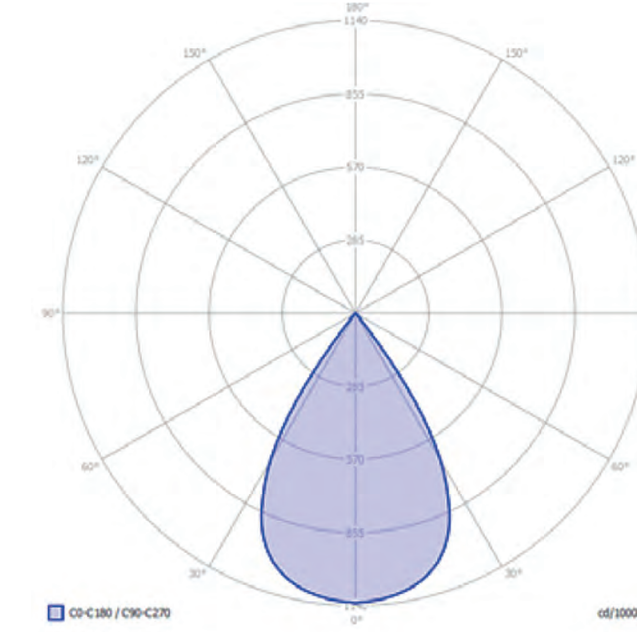
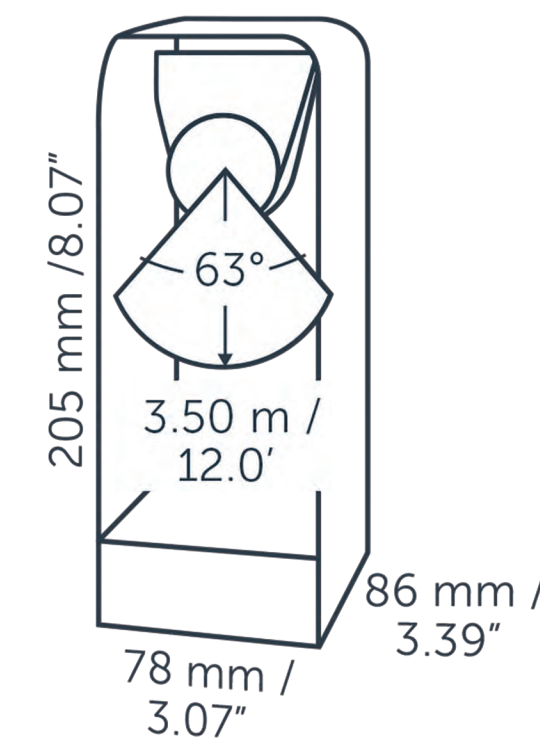
■ Corten: 10302060 ■ Dark Grey: 10302050  
 ■ Rose Silver: 10302000 □ White: 10302055  
 ■ Flat Grey: 10301965

## AVAILABLE ACCESSORIES

LENS CLEAR, LENS DIFFUSE

## PROTECTION RATING

IP : 55



| ILLUMINANCE - CONE OF LIGHT |                    |               |
|-----------------------------|--------------------|---------------|
| CENTER BEAM (FC)            | BEAM DIAMETER (FT) | DISTANCE (FT) |
| 22                          | 3.68               | 3.0           |
| 5                           | 7.97               | 6.5           |
| 2                           | 11.03              | 9.0           |
| 1                           | 15.32              | 12.5          |
| 1                           | 19.61              | 16.0          |
| 1                           | 23.90              | 19.5          |

Beam angle (0-180°) (90-270°): 63°  
 edge illuminance is 1/2 of Centre beam

12 VOLT



in-lite®



# TAPROOT FARMSTEAD

8850 E Lincoln Rd,  
 Cedar, MI 49621

| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 05/05/23 | PROJECT ANALYSIS  |
| 2   | 05/23/23 | PERMIT REVISION 2 |
| 3   | 05/31/23 | REVISION 3        |

# Appendix A