

**NOTICE OF PUBLIC HEARING**  
**ELMWOOD CHARTER TOWNSHIP**  
**PLANNING COMMISSION**

The following Public Hearing is scheduled for Tuesday, July 18, 2023, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. SU/SPR 2023-05, a 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 Enterprises (Farm Market)).

A complete copy of the application is available at the Township Hall or online at [www.elmwoodmi.gov](http://www.elmwoodmi.gov). Regular Township business hours are Monday thru Friday, 9 am to 5 pm.

The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City. Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd, Traverse City, MI 49684 or [planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov).

Written comments submitted prior to the public hearing regarding the applications will be received until 5:00 pm, July 18, 2023.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Posted: June 30, 2023  
2:00 p.m.  
Elmwood Township Hall  
Connie Preston, Clerk

# LEELANAU WEEKLY

## WEATHER FORECAST

 <b>THURSDAY</b> 82°/61° PM Thunderstorms	 <b>FRIDAY</b> 80°/60° Partly Cloudy	 <b>SATURDAY</b> 75°/59° Partly Cloudy	 <b>SUNDAY</b> 74°/59° Partly Cloudy	 <b>MONDAY</b> 77°/60° Mostly Sunny	 <b>TUESDAY</b> 81°/63° Partly Cloudy	 <b>WEDNESDAY</b> 79°/62° Partly Cloudy
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## WEATHER REVIEW

**Michigan State Extension  
Weather Station in Northport**

	6/21	6/22	6/23	6/24	6/25	6/26	6/27
High	86	87	84	83	77	70	68
Low	64	64	62	57	63	55	54
Rain	0"	0"	0"	0"	0.29"	0.07"	0"

**National Weather Service Forecast Office  
Co-op Station at the NW MI Horticultural Center**

	6/21	6/22	6/23	6/24	6/25	6/26	6/27
High	86	88	87	84	87	78	69
Low	65	64	66	59	67	63	56
Rain	0"	0"	0"	0"	0"	1.45"	0.31"

## COMING EVENTS

Organizations wishing to have their public events listed in this calendar can email [editor@leelanaunews.com](mailto:editor@leelanaunews.com) or call *The Enterprise*, 256-9827, before 5 p.m. Friday.

### ADDICTION/SUPPORT

**TONIGHT** - 5:30 p.m. — Alcoholics Anonymous; St. Michael's Catholic Church, Suttons Bay.  
**TONIGHT** - 7 p.m. — Alcoholics Anonymous; St. Gertrude's Church, 701 N. Warren St., Northport.  
**SATURDAY** - 9:30 a.m. — Alcoholics Anonymous, Immanuel Lutheran Church, Leland.  
**MONDAY** - 7 p.m. — Alcoholics Anonymous, Carp River Group; Leland Community United Methodist Church.  
**MONDAY** - 7 p.m. — Serenity AI-Anon Group; Leland Community United Methodist Church.  
**TUESDAY** - Noon — Alcoholics Anonymous; St. Mary Church, Lake Leelanau.  
**TUESDAY** - 7 p.m. — Alcoholics Anonymous, Suttons Bay Group; Immanuel Lutheran Church, 203 N. Lincoln St. Suttons Bay. Meets Downstairs.  
**TUESDAY** - 7 p.m. — AI-Anon Family Group; Immanuel Lutheran Church, 203 N. Lincoln St. Suttons Bay. Meets Downstairs.

### CHARITABLE/COMMUNITY

**TODAY** - 9 a.m. to 1 p.m. — Leelanau Farmer's Market, Bluebird parking lot, Leland.  
**TODAY** - Noon — Suttons Bay-Leelanau County Rotary Club; VI Grill, Suttons Bay.  
**TONIGHT** - 5:30 to 6:30 p.m. — Parkinson's Warriors support group; Suttons Bay Fire House, 210 N. St. Marys Ave., Suttons Bay.  
**FRIDAY** - 9 a.m. to 1 p.m. — Leelanau Farmer's Market, Northport, across from the marina.  
**FRIDAY** - 11 a.m. to 3:30 p.m. — Versiti blood drive; Glen Lake Community Library.  
**SATURDAY** - 9 a.m. to 1 p.m. — Leelanau Farmers Market; north of downtown at M-22 and M-204.  
**SATURDAY** - 9 a.m. to 1 p.m. — Leelanau Farmer's Market; downtown Empire, next to post office.  
**MONDAY** - 9 a.m. to 1 p.m. — Leelanau Farmers Market rescheduled; Glen Arbor Township hall parking lot.  
**MONDAY** - 2 to 6 p.m. — Leelanau Christian Neighbors Food Pantry distribution; 7322 E. Duck Lake Rd., Lake Leelanau.  
**TUESDAY** - 4:30 to 5:30 p.m. — Empire Area Food Pantry and HelpLink; Glen Lake Community Reformed Church, 4902 W. MacFarlane Rd.  
**WEDNESDAY** - 10 a.m. to 2 p.m. — West Bay Covenant Church baby pantry; 12720 S. West Bay Shore Dr.  
**NEXT THURSDAY** - 9 a.m. to 1 p.m. — Leelanau Farmers Market; Bluebird parking lot, Leland.  
**NEXT THURSDAY** - Noon — Suttons Bay-Leelanau County Rotary Club; VI Grill, Suttons Bay.

### SOCIAL EVENTS

**TODAY** - 9 a.m. — Walking Friends Group, drop in; Solon Township hall.  
**TODAY** - 10 a.m. — Coffee hour and Conversation; Putnam-Cloud-Tower House, Omena.  
**TONIGHT** - 7 p.m. — Music in the Air featuring Tula; free; Old Art Building, Leland.

**TONIGHT** - 10 p.m. to midnight — Observatory Star Show; Leelanau School Beach (with clear conditions).  
**FRIDAY** - 8:30 a.m. — Omena Breakfast Society coffee; museum, Omena.  
**FRIDAY** - 10 a.m. — Walkie Talkies Women's Hiking Group; Bohemian Lavender Farm, 8181 South Shimelk Rd., Maple City.  
**FRIDAY** - 1 p.m. — Leelanau Duplicate Bridge; Immanuel Lutheran Church, 203 Lincoln St., Suttons Bay.  
**FRIDAY** - 7 to 9 p.m. — Music in the Park featuring 1,000 Watt Prophets; Northport Marina Park.  
**FRIDAY** - 8 p.m. — Beach Bard Bonfire; Leelanau School Beach.  
**SATURDAY** - 9 a.m. — Walking Friends Group, drop in; Solon Township hall.  
**SUNDAY** - 8:30 a.m. — Good News in the Park; Old Settlers Park, Burdickville.  
**TUESDAY** - 9 a.m. — Walking Friends Group, drop in; Solon Township hall.  
**TUESDAY** - 7 to 9 p.m. — Summer Singers rehearsal; Glen Lake Reformed Church, 4902 W. MacFarlane Rd., Burdickville.  
**WEDNESDAY** - 1 p.m. — Bridge at VI Grill, Suttons Bay; Walk-ins welcome; no partner needed.  
**WEDNESDAY** - 10 p.m. to midnight; Observatory Star Show; Leelanau School Beach.  
**WEDNESDAY** - 10 a.m. to 2 p.m. — Get Together & Share Arts & Crafts Studio; 301 N. Mill St., Northport.  
**NEXT THURSDAY** - 9 a.m. — Walking Friends Group, drop in; Solon Township hall.  
**NEXT THURSDAY** - 10 a.m. — Coffee hour and Conversation; Putnam-Cloud-Tower House, Omena.

Communities Playgroup; South Beach Park, Suttons Bay.  
**TODAY** - 10:30 a.m. — Wiggler's Preschool Story Time, Leelanau Township Library, Northport.  
**TODAY** - 10:30 a.m. — Summer Reading Program Kick-Off, Suttons Bay-Bingham District Library.  
**FRIDAY** - 10:30 a.m. — Children's Summer Program, Leland Township Library; visit from Great Lake's Children's Mobile Museum.  
**SATURDAY** - 9 a.m. to 4 p.m. — Friends of the Leelanau Township Library book sale; library in Northport.  
**MONDAY** - 4:30 to 5:30 p.m. — Parenting Communities Playgroup (en espanol); Health Department, 7401 E. Duck Lake Rd.,  
**TUESDAY** - 10 to 11 a.m. — Parenting Communities Playgroup; Myles Kimmery Park.  
**TUESDAY** - 10:30 a.m. — Outdoor Story Time, Suttons Bay-Bingham District Library.  
**WEDNESDAY** - 10 to 11 a.m. — Parenting Communities Playgroup; Elmwood Township Park.  
**WEDNESDAY** - 10 to 11 a.m. — Parenting Communities Playgroup; Northport Public School Playground.  
**WEDNESDAY** - 10 to 11:30 — Parenting Communities Playgroup; Great Lakes Children's Museum, Graefickville.  
**NEXT THURSDAY** - 10 to 11 a.m. — Parenting Communities Playgroup; South Beach Park, Suttons Bay.  
**NEXT THURSDAY** - 10:30 a.m. — Wiggler's Preschool Story Time, Leelanau Township Library, Northport.  
**NEXT THURSDAY** - 11 a.m. — Stories and More; Glen Lake Community Library.

### FAMILY

**TODAY** - 10 to 11 a.m. — Parenting

### Elmwood Township Planning Commission

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### Leelanau Enterprise

(USPS 309-000)  
7200 E. Duck Lake Rd., Lake Leelanau, MI 49653  
John T. Elchert, *Publisher*  
[john@leelanaunews.com](mailto:john@leelanaunews.com)

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## Per diem issue resolved

By Zachary Marano  
[zachary@leelanaunews.com](mailto:zachary@leelanaunews.com)

After failing to take action on this item at their May 16 meeting, the Leelanau County Board of Commissioners approved revisions to their per diem assignments and policies at their monthly regular session.  
Under the per diem system, county commissioners receive a flat reimbursement for attending meetings and conferences and reporting back to the board. Commissioners receive a \$40 payment for meetings that last less than four hours and a \$70 payment for meetings that last more than four hours.  
The board's per diem policy was brought before the board last month after it came to light that board members were receiving payments for attending at least two committee meetings that are ineligible for such payments.  
With the new rules and procedures, all year-to-date per diem payments will be approved as part of the board's review of financials in future public meetings. At the executive session before the June meeting, board chairman Ty Wessell said this change will help provide transparency to the public.  
"It was my suggestion ... that this becomes a regular part of our monthly financial reporting. It's there, and if anybody wants to raise questions about it, they can, but it's not some-

thing that we're going to spend a lot of time on," Wessell said.  
The county board also passed a resolution to join the Traverse Transportation Coordinating initiative, a new Metropolitan Planning Organization (MPO) that will help plan local road projects. According to the resolution, the MPO will consist of over a dozen municipalities and governmental units in Leelanau and Grand Traverse counties.  
The MPO was initiated in 2023 after the 2020 Census found that local municipalities were qualified to receive additional state and federal funds as an "urbanized area." The organization will study transportation problems and plan projects like improved roads, non-motorized right-of-ways, and public transit.  
The board also agreed to adjust the deputy probate register from a 28-hour-a-week part-time position to a 35-hour-a-week full-time position, amounting to a \$5,500 budget amendment.  
Judge Marian Kromkowski told the board that the deputy probate register was a full-time position until 2001 and said the reduction in hours caused "significant problems with that part of the office."  
The board approved this staffing adjustment 6-1, with Commissioner Melinda Lautner voting no, recommending they wait until budget sessions for the 2024 fiscal year in August.



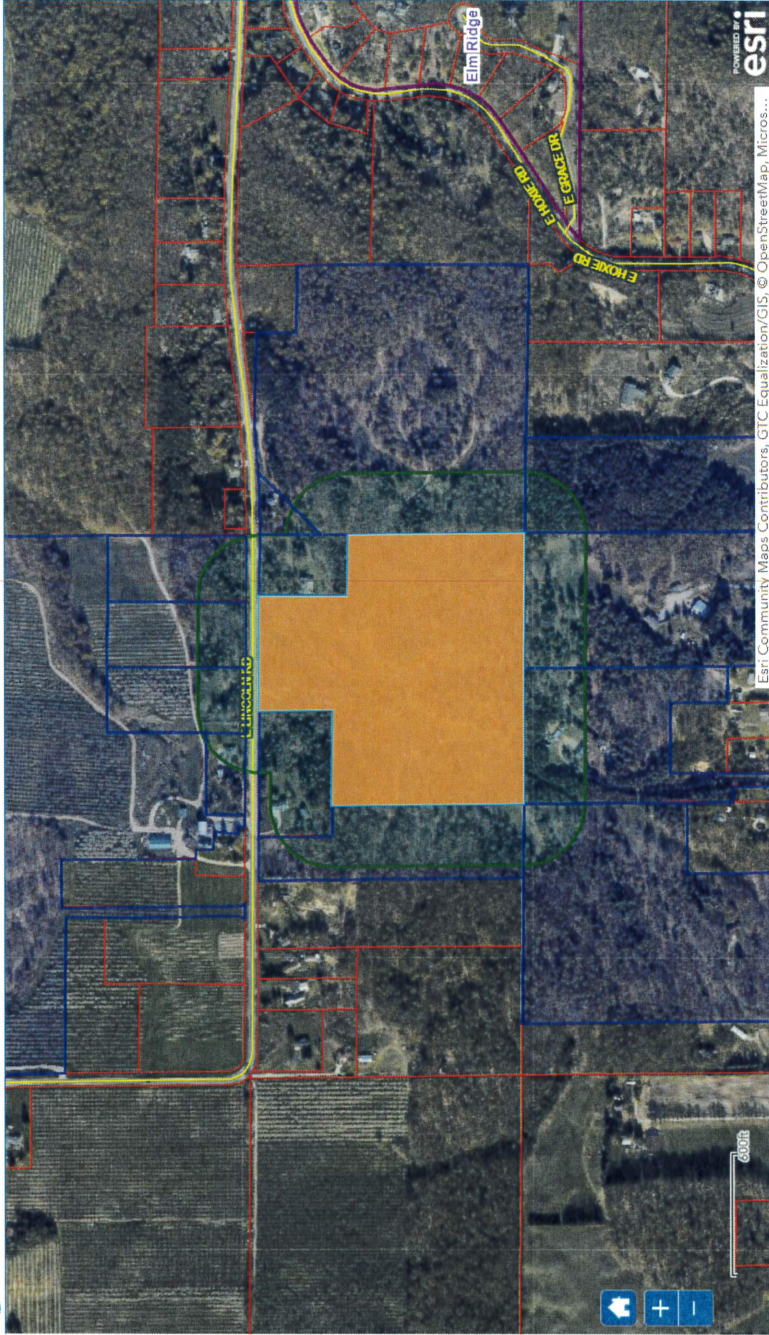
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SUTTON JON L & BARBARA J  
8778 E LINCOLN RD  
CEDAR, MI, 49621

VIREN ANDREW F & JENNIFER ...  
7967 SUNSET DR  
TRAVERSE CITY, MI, 49685

HOUGHTON WAYNE L & CHARL...  
9020 E LINCOLN RD  
CEDAR, MI, 49621

~~SUTTON JON L & BARBARA J~~  
~~8778 E LINCOLN RD~~  
~~CEDAR, MI, 49621~~

DARGA DAVID L  
8941 E HOXIE RD  
CEDAR, MI, 49621

~~DARGA DAVID L~~  
~~8941 E HOXIE RD~~  
~~CEDAR, MI, 49621~~

~~GALLAGHER JOHN A JR~~  
~~9340 E BREITHAUPT RD~~  
~~TRAVERSE CITY, MI, 49684~~

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3 SOUTH 333 WARREN AVE  
WARRENVILLE, IL, 60555

WILBER ORLAN M & JOAN B  
8577 E HOXIE RD  
CEDAR, MI, 49621

*inhabitect LLC*  
*6276 E Lincoln Rd*  
*Cedar MI 49621*

~~DARGA DAVID L~~  
~~8941 E HOXIE RD~~  
~~CEDAR, MI, 49621~~

NIENHOUSE TODD A & WENDY ...  
7153 LOGAN LN  
TRAVERSE CITY, MI, 49686

~~GALLAGHER JOHN A JR~~  
~~9340 E BREITHAUPT RD~~  
~~TRAVERSE CITY, MI, 49684~~

~~HOUGHTON WAYNE L & CHARL...~~  
~~9020 E LINCOLN RD~~  
~~CEDAR, MI, 49621~~



For other documents pertaining to the proposed 'Taproot Farmstead' project, see pages 1 and 169-266 of the Planning Commission's 6/20 epacket

([https://www.leelanau.gov/downloads/06\\_20.pdf](https://www.leelanau.gov/downloads/06_20.pdf)).

@ 6/20 meeting

**ELMWOOD TOWNSHIP FIRE AND RESCUE DEPARTMENT**  
10090 EAST LINCOLN ROAD, TRAVERSE CITY, MI 49684  
PHONE: (231) 941-1647 / FAX: (231) 941-9927

**Office of the Fire Chief**

**TO:** Sarah Clarren, Planning and Zoning Administrator, Charter Township of Elmwood  
**FROM:** Keith Tampa, Fire Chief, Charter Township of Elmwood  
**DATE:** June 20, 2023  
**RE:** Comments for the Elmwood Township Planning Commission

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**PROJECT NAME:** Taproot Farmstead  
**LOCATION:** 8850 E. Lincoln Road, Cedar, MI  
**PROP. TAX ID:** 004-030-014-01

I conducted a preliminary review of the project plans but this is not my complete review. I wanted to bring to your attention several issues that impact fire and medical response to this site. The following comments are based on plans received from Inhabitect, dated 05/05/2023, and my historical application of the International Fire Code (IFC).

My comments focus mostly on access and the maneuverability of response vehicles within the property. As of now, I have not conducted an assessment of water supply needs for fire suppression or reviewed any other hazard considerations.

It is worth noting that this project/property is accessed by a single long driveway off Lincoln Road, making the entirety of the drive from Lincoln Road to the proposed fire apparatus turnaround, a fire apparatus access lane (FAAL).

**COMMENTS:**

1. **ISSUE** – The driveway width is too narrow. The driveway accessing the project is only 15 feet wide.

**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*.

2. **ISSUE** – The grade of the access drive appears steep enough to impact adequate emergency access as it has multiple areas of concern. Any steep grade is made more hazardous where the drive cuts across the slope and changes the crown or lateral angle of the road. The attempt to provide a “split” drive with one-way access will not be acceptable to larger vehicles. Snow and ice conditions will likely exacerbate these concerns.

**503.2.7 Grade.** The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department’s apparatus. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

**ELMWOOD TOWNSHIP FIRE AND RESCUE DEPARTMENT**  
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PHONE: (231) 941-1647 / FAX: (231) 941-9927

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief. IFC (2012) – Appendix D Fire Apparatus Access Roads – Section D103: *Minimum Specifications*.

3. **ISSUE** – The “Emergency Vehicle Turnaround” does not meet any historically used standard and creates a difficult angle for executing a turn in fire apparatus. Standards used for turnaround options can be found within the IFC Appendix D and the Elmwood Township’s Private Road Ordinance. In addition to the angle, there is grade/slope change within the turnaround and again, the width is narrow.

**503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

**503.2.8 Angles of approach and departure.** The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department’s apparatus. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

4. **ISSUE** – Distance to the “Farmer’s Market” building well exceeds standard operations. The plans suggest that access from fire apparatus to the structure would be 200 feet or greater. The noted “2 Track Farm Road” will not serve as a FAAL in its current state and is not being considered.

**503.1 Where required.** Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3.

**503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 750 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the building or facility.

**Exception:** The *fire code official* is authorized to increase the dimension of 150 feet (45 750 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

**ELMWOOD TOWNSHIP FIRE AND RESCUE DEPARTMENT**

10090 EAST LINCOLN ROAD, TRAVERSE CITY, MI 49684

PHONE: (231) 941-1647 / FAX: (231) 941-9927

**503.1.2 Additional access.** The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road be vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

**503.1.3 High-piled storage.** Fire department vehicle access to buildings used for *high-pile combustible storage* shall comply with the applicable provisions on Chapter 32.

5. ISSUE – A “Proposed Private Gate” needs further evaluation. It is not the preferred placement, across the FAAL and obstructing access to the turnaround.

**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*.

**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 220. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

Given the above referenced preliminary concerns, additional review on these plans and changes will be necessary in order to ensure safe and adequate emergency access to the site. I look forward to further discussion with the applicant on these matters.

Sincerely,

Keith Tampa  
Fire Chief





Presentation  
given 6/20/23

## Taproot Farmstead 8850 E Lincoln Rd



## Agricultural Rural (A/R) District

### AGRICULTURAL-RURAL (A-R) ZONING DISTRICT

#### A. Intent.

1. The A-R zoning district encourages continued agricultural pursuits and recognizes the historic importance of agriculture to the region and the need for productive and unique farmland to sustain the food production needs of the region and the nation.
2. The A-R zoning district encourages an open and rural character for the majority of Elmwood Township.
3. Without unduly limiting private property rights, the A-R zoning district preserves scenic vistas, retains contiguous greenways for natural habitat, limits impacts to the natural environment, and to the extent possible and practical protects significant woodlands, sloped areas, wetlands, and other sensitive lands in the zoning district.
4. Lastly, the use restrictions and dimensional requirements of this zoning district directly or indirectly discourage and limit a sprawling land use pattern and encourage responsible development practices.

## Agricultural Rural (A/R) District

- The Michigan Right to Farm Act (RTFA) protects farmers who voluntarily follow the state's GAAMP's from nuisances' lawsuits as long as the farmers comply with GAAMP's that cover a variety of practices from manure management to water use
- RTFA definitions (286.472 Definition, Act 93 of 1981)

**Farm.** Land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.

**Farm Market.** A place or area where transactions between a farm market operator and a customer take place and as further defined in the Michigan Department of Agriculture and Rural Development's Generally Accepted Agricultural and Management Practices (GAAMP) for Farm Markets.

**Farm operation.** A condition or activity which occurs on a farm, meeting the requirements of Public Act 93 of 1981, in connection with the commercial production of farm products.

**Farm product.** Means those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the Michigan Commission of Agriculture. (ref: Act 93 of 1981)

## Agricultural Rural (A/R) District

SECTION 5.6 TABLE OF DIMENSIONAL REQUIREMENTS

District	Minimum Lot Requirements (See Note A)		Minimum Setback (ft.) (See Notes A, B, C, G)					Max. Height (ft.) (See Notes D, E)	
	Minimum Area	Minimum Width, Road Frontage (ft.)	Wetlands	Water's Edge	Front	Sides	Rear		
A-R	1 acre	125	30	30	50	10	25	35	
R1	12,500 sq. ft.	100	30	30	30	10	25	35	
R-2	12,500 sq. ft.	100	30	30	30	10	25	35	
R-3	6,250 sq. ft.	100	30	30	30	10	25	35	
MHP	See Note F								
	W/public water or sewer***	20,000 sq. ft.	100	30	30	30	10	25	3 Stories
NC	W/out public water or sewer***	40,000 sq. ft. minimum	100	30	30	30	10	25	3 Stories
GC		12,500 sq. ft.	100	30	30*	30*	10	20	3 Stories
LI		20,000 sq. ft.	100	30	30*	30*	10**	20	3 Stories
SC		12,500 sq. ft.	100	30	30*	30*	10	30	35
RR	Single Family Dwelling	5 acre	235	30	30	50	10	25	35
MC		12,500 sq. ft.	100	30	30	30	10	20	35

\* 15 feet if parking on side or rear of structure.  
 \*\* 20 feet if abuts residential district.  
 \*\*\* public water and sewer means municipally-provided services.

# Agricultural Rural (A/R) District

## Article 5 Use Restrictions and Dimensional Requirements by Zoning District

No building, structure, or parcel shall be used or occupied except for those uses identified in the Zoning District within which they are located and as permitted. Unless otherwise required by law, a use that is not listed in this Ordinance is not permitted, unless the use has been determined to be substantially similar to a permitted use as described in Section 3.4.

Uses, Permitted uses, special land uses, and accessory uses are subject to the Table of Dimensional Requirements listed in this Article.

**Other District Requirements.** See other related development requirements and standards in General Provisions, Signs; Parking and Landscaping, Site Plan Review; and Special Land Uses.

### SECTION 5.1 LAND USE AND ZONING DISTRICT TABLE

The Use Table in this Article lists by Land Use Type (i.e. residential, commercial, etc.) where a particular land use is allowed in a respective zoning district. Land uses that are allowed in a specific zoning district are categorized by the following:

- ✓ **Permitted Uses [P].**  
If a land use is permitted by-right and subject to Zoning Administrator review and approval in a Zoning District, it is identified by the symbol "P."
- ✓ **Permitted Uses Subject to Site Plan Review [Psp].**  
If a land use is permitted by-right and subject to Planning Commission review and approval of a Site Plan in a Zoning District, it is identified by the symbol "Psp." Site Plan Review requirements and process is outlined in Article 8.
- ✓ **Special Use Permit [SUP].**  
The symbol "SUP" is noted if a land use is permitted after review and approval as a Special Use Permit in accordance with Article 9.

**Uses Not Allowed**  
If a land use type is not allowed in a Zoning District it will not have a symbol and will be blank.

# Land Use and Zoning District Table

## SECTION 5.4 LAND USE AND ZONING DISTRICT TABLE

Applicable to Multiple Districts	A-R	R-1	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
1. Accessory buildings and uses customarily incidental to the permitted uses	P	P	P	P	P	P	P	P	P	P	P
2. Planned developments				SUP			SUP	SUP	SUP	SUP	SUP
3. Routine essential services	P	P	P	P	P	P	P	P	P	P	P
4. Wind Energy Conversion System, Non-commercial	P	P	P	P	P	P	P	P	P	P	P
5. Wireless communication facilities	SUP										
<b>Agricultural Related Uses</b>	<b>A-R</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MHP</b>	<b>MC</b>	<b>NC</b>	<b>GC</b>	<b>LI</b>	<b>SC</b>	<b>RR</b>
6. Agricultural Commercial Enterprises (not otherwise listed in this table)	SUP							SUP			
7. Farms and agricultural operations	P										
8. Fruit and vegetable processing plants**									SUP		
9. Livestock and poultry on 4 or more acres in a fenced enclosure	P	P	P								
10. Riding stables	Psp										
11. Temporary produce stands*	P										
<b>Residential Related Uses</b>	<b>A-R</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MHP</b>	<b>MC</b>	<b>NC</b>	<b>GC</b>	<b>LI</b>	<b>SC</b>	<b>RR</b>
12. AFC Family Home	P	P	P	P	P		P				P
13. Cluster residential developments	SUP	SUP	SUP	SUP			SUP	SUP			SUP
14. Dependent Care Facilities*				SUP			Psp	Psp			Psp
15. Family Child Care Home	P	P	P	P	P		P				P
16. Foster Family Care	P	P	P	P	P		P				P
17. Foster Family Group Home	P	P	P	P	P		P				P
18. Group Child Care Home	SUP	SUP	SUP	SUP	SUP		SUP				
19. Housing, Seasonal Help	P										
20. Manufactured home parks					Psp						
21. Mixed Use (Residential above first floor)							Psp	Psp	Psp	Psp	
22. Multiple/Attached Family Housing*				Psp							
23. Residential-Single Family	P	P	P	P	P		P				P
24. Residential-Two Family			P	P			P				
25. Short Term Rentals*	P	P	P	P	P	P	P	P	P	P	P
26. Traditional Subdivisions	SUP	Psp	Psp	Psp	Psp		Psp	SUP			
* Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit											
* see Section 5.5      ** See End of Table											



## Land Use and Zoning District Table

Commercial Related Uses											
	A-R	R-1	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
78. Wine Tasting Room	SUP						Psp	Psp		Psp	
79. Winery	Psp							P	P		
80. Yacht Clubs											Psp
Industrial Related Uses											
	A-R	R-1	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
81. Light Fabrication							Psp	Psp	Psp		
82. Light industrial								SUP	SUP		
83. Mini Warehousing*							Psp	SUP	SUP		
84. Tank for storage of liquid petroleum											SUP
85. Warehousing											Psp
86. Utility-Scale Solar Energy Systems**	SUP										

P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit  
 \* see Section 5.5      \*\*See End of Table

\*\* Distillery Tasting Room- Amendment ZO 2017-04-03, Ordinance #2018-04, Effective November 9, 2018  
 Special Event Facility- Amendment ZO 2017-04-02, Ordinance #2018-01, Effective June 28, 2018  
 Utility-Scale Solar Energy Systems- Amendment ZO 2017-04-01, Ordinance #2018-03, Effective September 28, 2018  
 Agricultural Commercial Enterprises-Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019  
 Fruit and Vegetable Processing Plants- Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019  
 Kennels, Seasonal Indoor Storage, Vehicle Service changes in NC- Amendment ZO 2017-04-10, Ordinance #2020-2, Effective October 30, 2020

## Communication with Agencies

- ✓ • MDOT (not MDOT road)
- ✓ • EGLE (meeting scheduled)
- ✓ • Elmwood Twp Fire Department (email sent)
- ✓ • Leelanau – Benzie Health Department (email sent)
- ✓ • Leelanau Drain Commissioner (email sent)
- ✓ • Leelanau Road Commission (site visit requested)

## Taproot Cider House

- The Taproot Cider House, is a staple of downtown Traverse City and is owned/operated by Jen and Andy Viren
- Having an eco-friendly farm that supports their restaurant is a dream that is possible on the Taproot Farmstead property
- All proposed uses are allowed under the currently Zoning Ordinance for Elmwood Township within the Agricultural Rural (A/R) district



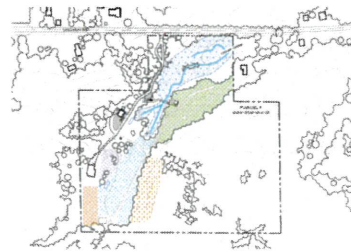
## Taproot Farmstead Existing Uses + Structures

- Residential home on property
  - Owners moved in Nov 2022
- The “Barn” that will be used for the Winery (Cider Production) and Tasting Room is currently under construction
  - Permitted for an agricultural use with office and storage above
  - Use of this structure would be amended by the pending application(s)



# Taproot Farmstead

- Proposed uses of this property
  - **Farm and Agricultural operation** (ZA approval only)
  - **Agricultural Commercial Enterprise – Farm Market** (SUP required)
  - **Winery/Wine Production** (Psp required)
  - **Wine Tasting Room** (SUP required)



# Taproot Farmstead



## Taproot Farmstead

- The Taproot Farmstead, owned by Jen and Andy Viren, is preserving the open and rural character of Elmwood Township because the property is utilized as a farm, not a subdivision or clustered development.
- This farm protects the natural beauty, the woodlands, flood plains, wetlands, waterbodies, as well as the environment – thus Elmwood Township as well.



## Taproot Farmstead

- All proposed uses are direct functions of the Taproot Farmstead and are vital to ensure the owners can meet their agricultural and farming goal on this property
- All uses under single ownership entity – the Viren's





## Farm and Agricultural Operation

- This farm is currently being established
  - 2.5 acres of Apples
  - 3.9 acres of fruits, botanicals, stone fruits, nuts and other related endeavors
  - Another 1.5 acres “sugar bush” will also be actively creating a maple syrup operation
- Zoning Administrator approval only
  - This use does not require a Site Plan review or Special Use Permit (SUP)



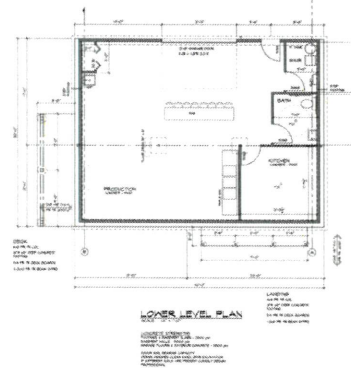
## Winery (Cider Production)

- The Owners plan to produce hard apple cider in the production facility, aka “The Barn”, that is currently under construction
- This use does not require a Special Land Use Permit (SUP), only a Site Plan Review (Psp)



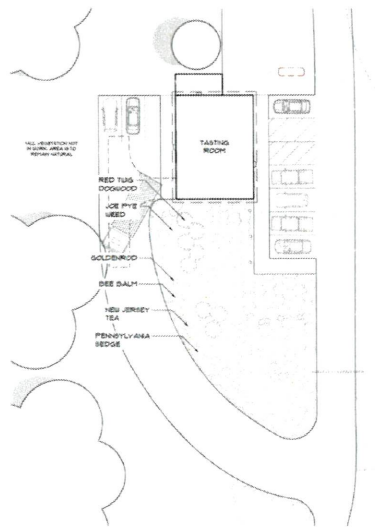
## Winery (Cider Production)

- The lower level has a gross area of **1,200 sf**
- Structure meets the 100-foot setback requirements noted on page 9-17, item J5, of the Township Ordinance
- This will be a Michigan licensed facility before it begins to operate and prior to occupancy



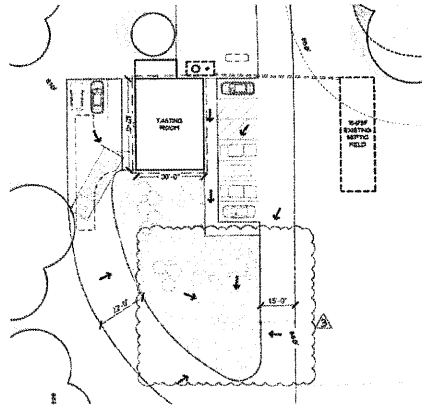
## Winery (Cider Production)

- All landscaping that will be installed around the Winery (Cider Production) facility will be drought tolerant, native plants
- Great care will be taken to support pollinators through vegetation choices



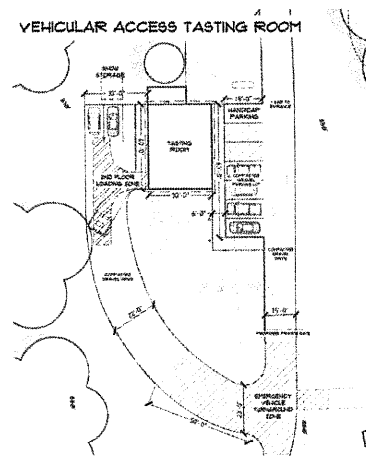
## Winery (Cider Production)

- All stormwater that hits the production facility and its parking areas will be diverted away from the wetland and flow toward the native vegetated planting beds



## Winery (Cider Production)

- Parking studies have been performed and comply with Elmwood Township ordinance
- Copies of these drawings have been submitted to the township fire department



## Agricultural Commercial Enterprise

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.
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.
3. Sales of the following are prohibited unless otherwise authorized by the Ordinance:

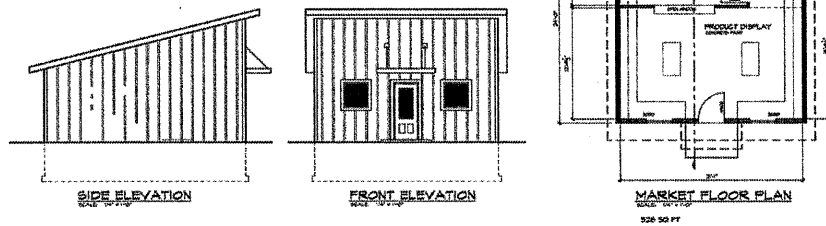
## Agricultural Commercial Enterprise

- 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.
4. Shall be located on a minimum parcel size of one (1) acre and shall be owned or leased by the farmer.
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.
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.
7. Landscaping shall comply with Section 6.4 including buffering requirements.
8. 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.



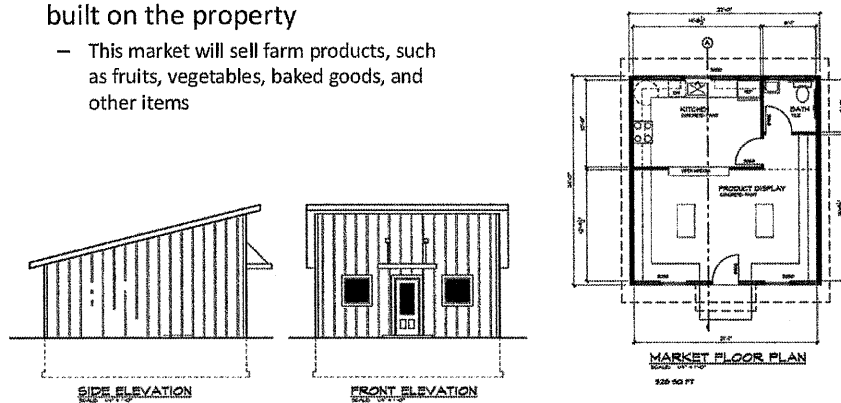
# Farm Market

- **Agricultural Commercial Enterprise**
  - This market helps make the Taproot Farmstead a viable investment for the owners
  - It will promote agricultural commerce, conserve the land for farming, and protect it from non-farm related development
  - This use does require a Special Land Use permit



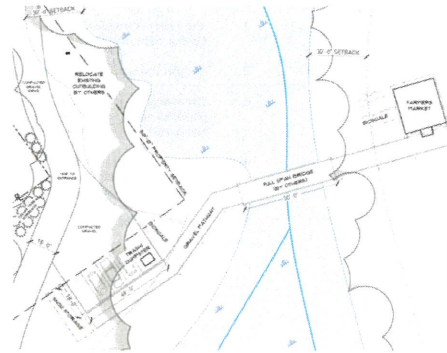
# Farm Market

- **Farm Market structure will be built on the property**
  - This market will sell farm products, such as fruits, vegetables, baked goods, and other items



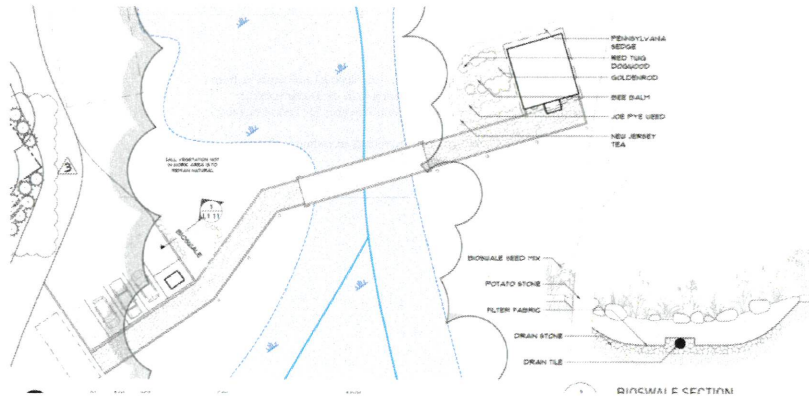
# Farm Market

- A full span pedestrian bridge will bring visitors over this unique resource and educate them on the importance of protecting our freshwater resources



# Farm Market

- Farm Market will protect the ecological sensitivity of the headwaters and wetlands of Cedar Creek with a bioswale, planted with native vegetation



# Wine Tasting Room

## 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:

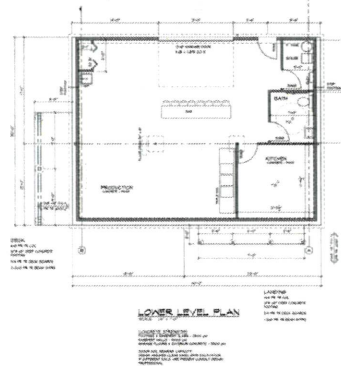
1. The winery is licensed or will be licensed prior to occupancy by the appropriate Federal, State, and Local agencies.
2. The parcel shall have a minimum of 10 acres.
3. The winery is operated according to generally accepted agricultural management principles and the parcel shall have a minimum of five (5) planted acres of fruit that is used for the on-site production of wine.
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.
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.
  - 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.
6. The maximum size of wine tasting room shall be 2000 sq ft.

# Wine Tasting Room

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.
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.
9. Lighting shall comply with Section 6.5.
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.
11. On-site parking shall be designed and constructed according to Article 6.

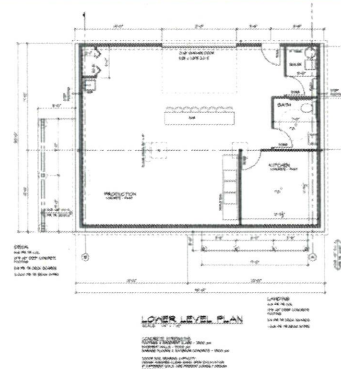
## Wine (Cider) Tasting Room

- The tasting area will be on the lower level of “the Barn” structure and will be within the production area
- This space is 1,200-sf, well below the 2,000-sf maximum
- This tasting room **will not be reminiscent** of larger winery operations or tasting rooms, who host large groups of visitors each day



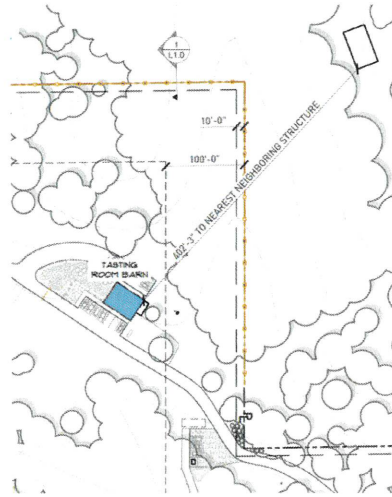
## Wine (Cider) Tasting Room

- The Taproot Farmstead tasting room is an agricultural and farm related use for this property
- The owners are dedicated to preserving the neighboring property owners' enjoyment of their own properties and have taken measures to provide this on day one
- No outdoor amplified music will be present within 250-ft of property line per ordinance



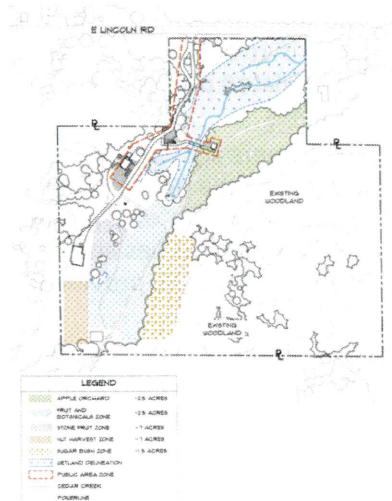
## Wine (Cider) Tasting Room

- The tasting room and its parking area are screened heavily by a hillside, existing vegetation, and other natural features in all directions
- The tasting room is below 500-feet from the nearest neighboring structure so a split rail fence will be placed on the property line per requirements



## Visitor Access

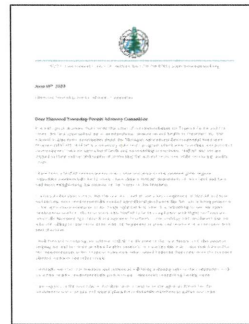
- While the Taproot Farmstead will invite people onto this property to visit the Farm Market and Tasting Room, there will be strict limitations to Public Access





## MI Agriculture Environment Assurance Program

- Michigan Agriculture Environmental Assurance Program (MAEAP)
  - Innovative and proactive program that help farms of all sizes and all commodities voluntarily prevent or minimize agricultural pollution risks
  - Teaches farmers how to identify and prevent environmental risks and work to comply with state and federal environmental regulations
- Seeking “Farmstead” designation under MAEAP
  - Addresses environmental risks of the entire farmstead
  - Focuses on protecting surface and ground water
  - Applicable to every size and kind of operation



## Taproot Farmstead – time line

- **Farm and Agricultural operation** (currently underway)
- **Agricultural Commercial Enterprise – Farm Market** (Late 2023/early 2024)
- **Wine (Cider) Production** (ASAP)
- **Wine Tasting Room** (Contingent on production of cider)

