

***Suttons Bay / Bingham***

Planning & Zoning Office

P.O. Box 457

Suttons Bay, MI 49682

(231) 271-2722 phone

(231) 271-2773 fax

August 4, 2022

To: Bingham Township Planning Commission

From: Steve Patmore, Zoning Administrator

Re: Application for Special Land Use Permit for  
Tasting Room.  
Three Trees Winery – 5200 S. Elm Valley Rd.  
Bingham Township

We have received an application from Three Trees Winery for a Special Land Use Permit for a Tasting Room at 5200 S. Elm Valley Rd.

They have requested that this Application be introduced at the August 4, 2022 Planning Commission Meeting.

This application is for a tasting room only, there is no restaurant or special events proposed at this time.

Attached is the Site Plan, Vicinity Map, and Request Letter.

This meeting is for information only, and no decisions can be made, as we must conduct a public hearing on the request. Unless there are major issues, this request should be scheduled for a public hearing on September 1, 2022.

The detailed staff report will be prepared for the Public Hearing.

BINGHAM TOWNSHIP  
Leelanau County, Michigan

APPLICATION FOR SPECIAL LAND USE PERMIT

Fee \_\_\_\_\_

Date of application 6.23.22

Site plan and other information required by Article <sup>XI</sup>~~XX~~ of the Zoning Ordinance, Special Land Use Permits and Site Plan Review, must be included as part of the application.

Owner(s) of property, and their addresses:

FORDYCE HOLDINGS  
RONALD SCOTT MUSCHONG  
1051 POTOMAC DR. ROCHESTER HILLS, MI 48306  
Architects and others in a supervisory position, and their addresses:

RONALD SCOTT MUSCHONG - 248 342 4816

HF ARCHITECTURE 248-388-8563

BRIAN HOWARD 512 N. MAIN STREET ROYAL OAK 48067  
Legal description of property:

ATTACHED

General location:

Title of project and description of proposed development:

THREE TREES VINEYARD

PLEASE SEE ATTACHED COVER SHEET

List of persons within 300 feet:

N/A

Eight copies of this application, with accompanying site plan and other information, must be submitted to the Planning Commission through the Zoning Administrator.

Signature of applicant:

BINGHAM TOWNSHIP

APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

DATE RECEIVED: \_\_\_\_\_  
DATE APPLICATION DETERMINED COMPLETE: \_\_\_\_\_  
DATE(S) REVIEWED BY PLANNING COMMISSION: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_

FILE NUMBER \_\_\_\_\_  
FEE: \_\_\_\_\_  
RECEIPT NO: \_\_\_\_\_

**Project/Applicant Information:**

Project Title: THREE TREES VINEYARD

Applicant: FORDYCE HOLDINGS - RONALD SCOTT MUSCHONG

Address: 1051 POTOMAC DR.

ROCHESTER HILLS MI. 48306

Phone: 248 342 4816 Fax: \_\_\_\_\_

Applicant's Interest / Relationship in the property (circle one): OWNER PURCHASER AGENT

Owner (If other than the Applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Authorized Agent or Representative:

Name: SAME AS ABOVE

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Location of Property:**

Property (Tax) Number: 45-001- 020-002-30

Street Address of Parcel: 5200 S. ELM VALLEY

Current Zoning of Parcel: AGRICULTURAL DISTRICT

Acreage of Parcel: 20.58 ACRES

Existing Structures on Parcel: POLE BARN, WELL, ELECTRICAL SERVICE  
SEPTIC FIELD

Attach copy of Legal Description of Property

**Description of Proposed Project:**

SEE ATTACHED

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**Project Completion Schedule / Description of Phasing:**

PHASE #1 BUILD OUT OF BARN, PARKING ETC  
PHASE #2 ADD OUTDOOR SEATING AFTER STATE OF  
MICHIGAN APPROVAL ~ AFTER TOWNSHIP & COUNTY  
APPROVAL OCT 1, 2022

**Describe prior Site Plan Reviews, Variances, and Permits related to subject property, including dates:**

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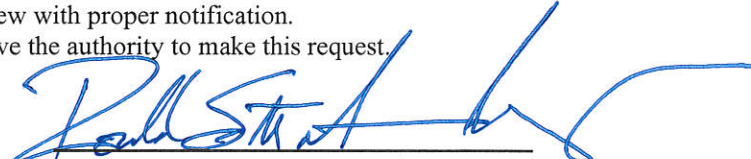
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I certify that the above information is true and authorize officials of Bingham Township to enter the property during Site Plan Review with proper notification.

I also certify that I have the authority to make this request.

**Signature:**

By:



Name:

RONALD SCOTT MUSCHONG

Title:

MANAGING MEMBER

**Note:** If the Signatory is not the Owner of the subject property, then a letter of authorization from the Owner will be required.

**Attachments Required:**

- Legal Description of Property
- Application Fee –
- Owner’s Authorization Letter (if applicable)
- If Special Land Use, include a detailed description of proposed use and impacts.
- List of any Hazardous Materials that will used.

## Cover sheet for project "Three Trees Vineyard:

The purpose of this letter is to define this project as it pertains to the "Three Trees Vineyard" project.

Fordyce Holdings owns the property located at 5200 S. Elm Valley Suttons Bay Mi., 49682. Three Trees Vineyard has a lease agreement to operate on premises.

It is our intention to use the existing barn (30 x 40' ~ 1200 sq. Ft) as our tasting venue. With this understanding it is our plan to follow the engineered drawings to add windows, doors, division wall and ADA bathrooms while leaving an open space for guests.

We are (or have) submitting the following applications:

- Special land use with Bingham County
- Special land use with Leelanau County
- Build permit with the County of Leelanau
- Road commission with Leelanau County.
- Small Wine Makers Base license from State of Michigan ~ granted January 2022.
- Septic field.
  - On this existing site, a permit has been issued by Leelanau County for the installation of a Septic field and tank. This was completed on June 13<sup>th</sup>, 2022.

Our objective is to be fully open by spring of 2023 and operate as Three Trees Vineyard.

If there is anything we can do to accommodate additional information or requests, please contact me personally at the number provided below.

Thank you in advance,

Ronald (Scott) Muschong

Three Trees Vineyard  
5200 S. Elm Valley  
Suttons Bay, Mi., 49682  
248 342 4816



Date: 6-14-2022



BINGHAM TOWNSHIP  
APPLICATION FOR LAND USE PERMIT

OFFICE USE ONLY:

Permit# \_\_\_\_\_ Date: \_\_\_\_\_  
Map Page No. \_\_\_\_\_ Fee: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Required Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Lot District Requirements: Size \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ Area \_\_\_\_\_  
(Other/special requirements) \_\_\_\_\_

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APPLICANT TO FILL OUT BELOW:

Parcel Tax ID/Sidewell Number: 45-001-020-002-30

Location/Address of Parcel:

5200 S. ELM VALLEY, SUTTONS BAY 49682

Owner: FORDYCE HOLDINGS Phone Number 248 342 4816

Mailing Address: 1051 POTOMAC DR. ROCHESTER HILLS, MI  
P.O./Street City State Zip 48306

Contractor: SELF Phone Number \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
P.O./Street City State Zip

Contractor's/Builder's License#: \_\_\_\_\_

Project Description: TASTING VENUE Sanitation Permit #: \_\_\_\_\_

Total # of Rooms in new Construction: \_\_\_\_\_ Baths: \_\_\_\_\_ Bedrooms: \_\_\_\_\_

Type of Material: \_\_\_\_\_ Foundation: \_\_\_\_\_

(I.e. Block, Wood, Fr., etc) Type Height

New Structure: Height (finished grade to peak): \_\_\_\_\_ # of Stories: \_\_\_\_\_

Width: \_\_\_\_\_ X Depth: \_\_\_\_\_ = \_\_\_\_\_ Sq. Ft.

Plus Existing Structures on Parcel:

	Type Use	Width:	X Depth:	=	Sq Ft
#1	<u>TASTING</u>	<u>30'</u>	<u>40'</u>	<u>=</u>	<u>1200</u>
#2				<u>=</u>	
#3				<u>=</u>	
#4				<u>=</u>	
TOTAL LAND USAGE (SQUARE FOOTAGE):					<u>=</u> _____ Sq.Ft.

Parcel Area: \_\_\_\_\_ Sq. Ft Lot Area Covered by Structures \_\_\_\_\_ %  
(One acreage=43,560 sq. ft.)

When figuring width and depth, include overhangs of structures. Structure: Any construction of pieces of material artificially built up or composed of parts joined together in some definite manner, whether under or on the ground. Structures include, but are not limited to, buildings, decks, advertising signs and signboards, towers, poles, antennas, storage tanks above or below the ground, and parking lots. Excluded are lot and parcel boundary fences, and driveways.

**THIS APPLICATION IS FOR AN EXISTING STRUCTURE (RETRO-FITTED) FOR TASTING ROOM. ALL PERMITS FOR ELECTRICAL, WATER, SEWAGE OBTAINED SEPERATELY. OWNERS ARE SERVING AS GENERAL CONTRACTOR.**

Site diagram

Actual setbacks: \_\_\_\_\_ Front : \_\_\_\_\_ ( road) REAR \_\_\_\_\_ SIDE\* \_\_\_\_\_ SIDE\* \_\_\_\_\_  
\*For sides also note the approximate direction, i.e. 10' SIDE or 100+ SE SIDES.

Please provide the following information on the site diagram:

- a) \_\_\_\_\_ a North directional arrow and scale
- b) \_\_\_\_\_ all existing structures with their approximate location and dimensions
- c) \_\_\_\_\_ parcel dimensions (Note: all Property lines within 60' of the new constructions shall be flagged on the property for site inspection verification during the duration of the project)

SIDE LOT LINE

R O A D	F R O N T	PLEASE SEE ATTACHED	R E A R
R I G H T	L O T		L O T
O F F I C E	L I N E		L I N E

SIDE LOT LINE

.....

Application is hereby made for a permit to authorize the activities/land uses described herein and that any change in use from that stated on this application and the resulting permit must be filed with the Zoning Administrator of Bingham Township. Failure to do so will result in a violation notice and violators will be subject to a fine or fines as set forth in the Ordinance. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief such information is true and accurate and in compliance with the Bingham Township Zoning Ordinance. I certify that I have the authority to undertake the activities proposed in the application. By signing the application, I understand to allow representatives of Bingham Township to enter upon said property in order to inspect the proposed project. I understand that the granting of other permits by local, county, state or federal agencies does not release me from the requirement of obtaining the permit requested hereon before commencing the project.

With the granting of the permit for the above it is agreed that such work will conform with the State Building Code, all other applicable requirements of local, county, state or federal agencies, including but not limited to Zoning and other Ordinances of Bingham Township, health permits, and soil and erosion permits; and that Bingham Township shall not be liable for any damages resulting therefrom. NOTE: Under no condition does the granting of a Land Use Permit in Bingham Township guarantee adequate emergency protection can be provided to the permitted structure or building in the location permitted.

SIGNED: *[Signature]* DATE: 6-14-22

11/94 Bingham township, Leelanau County







North

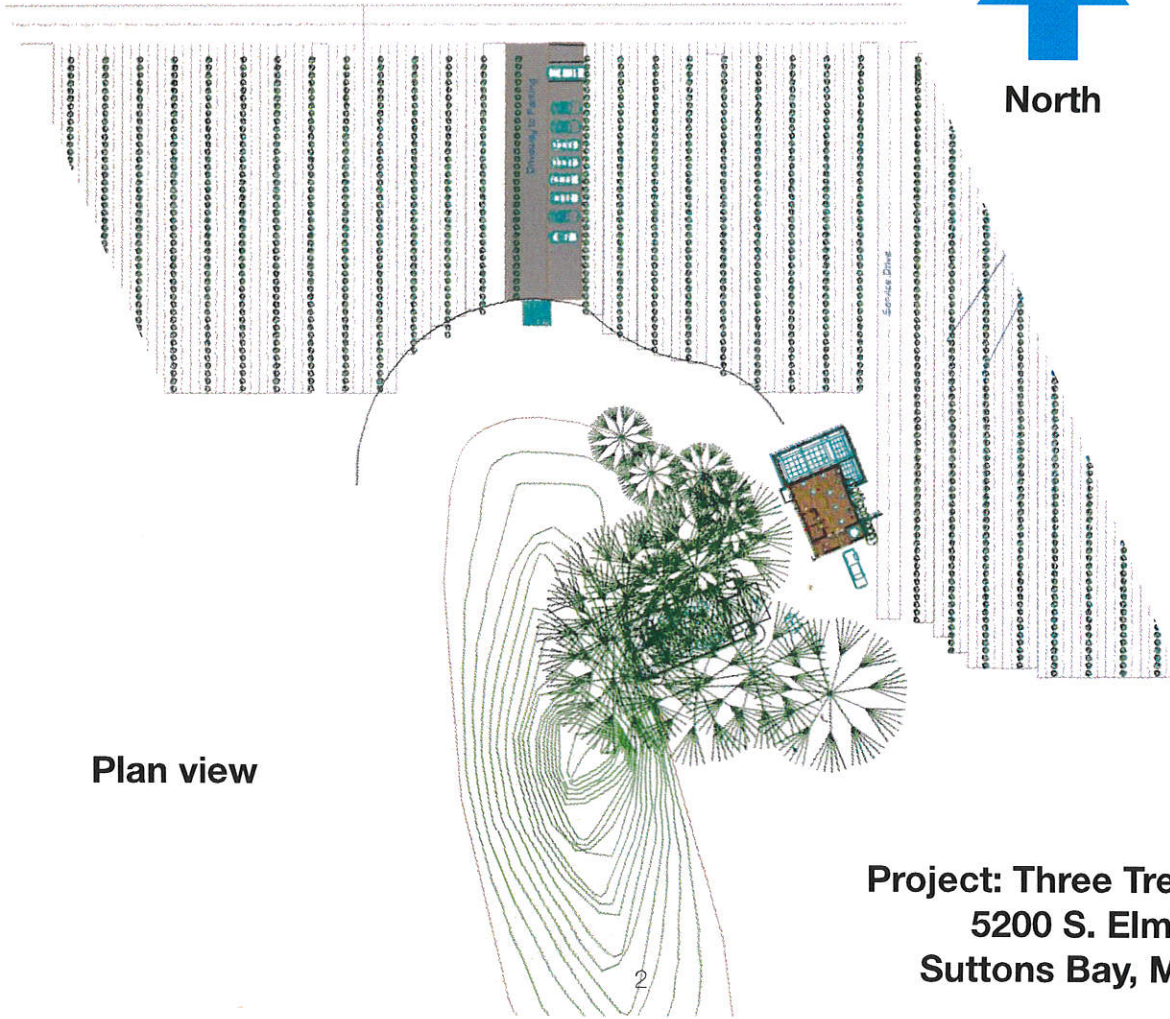
Parking

Entrance from Elm Valley

Existing Barn  
(permit request)

Google Maps 5200 Elm Valley Rd



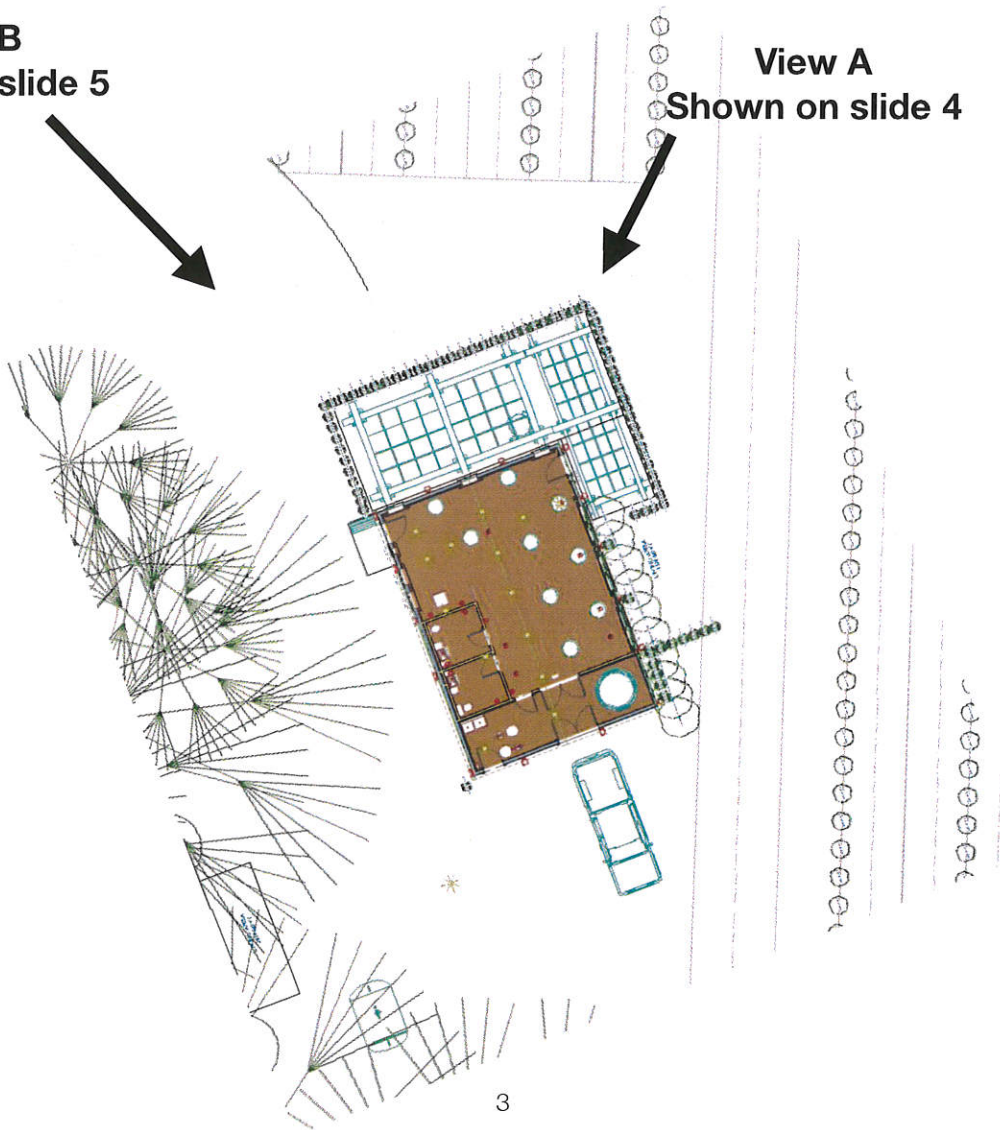


Plan view

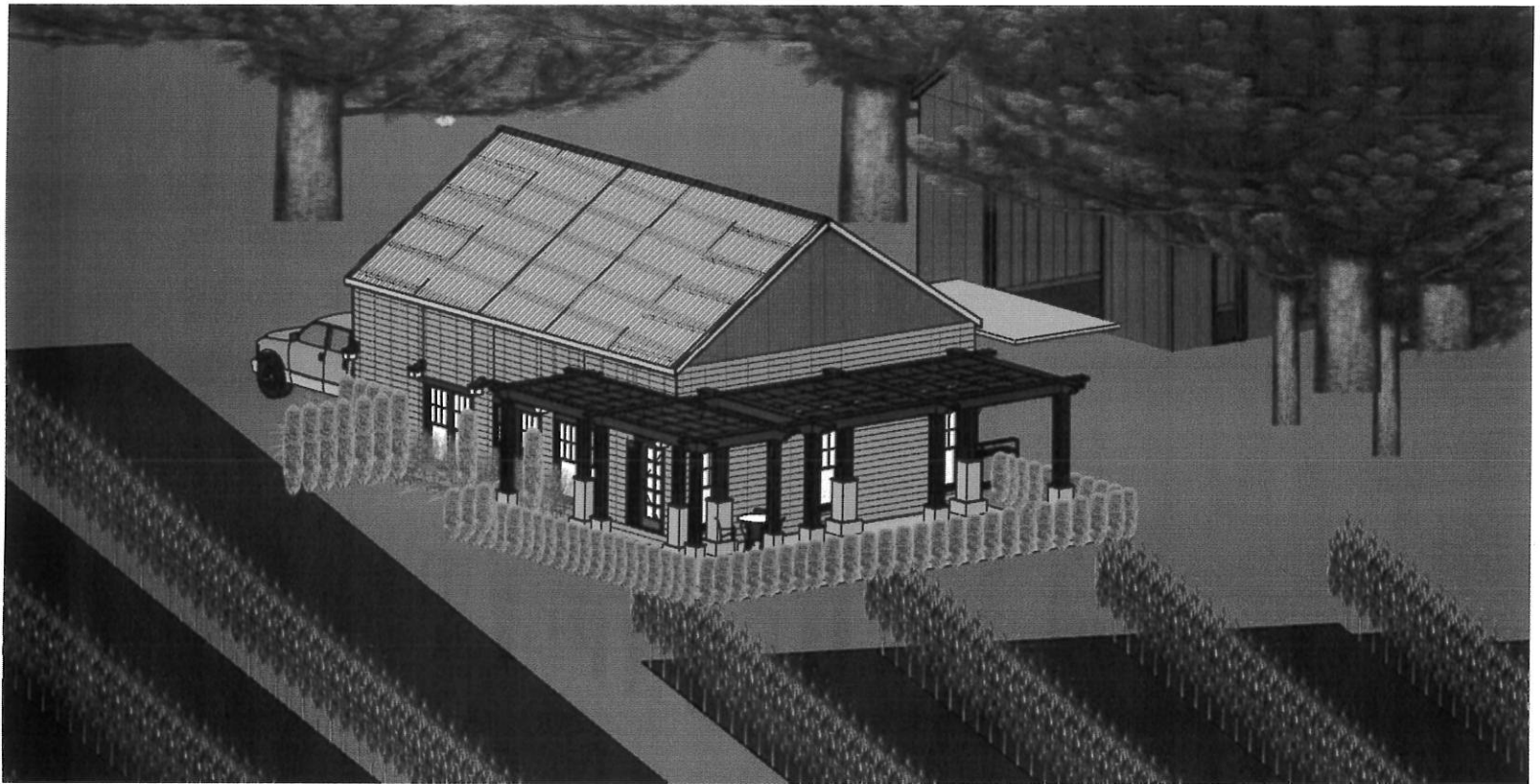
**Project: Three Trees Vineyard**  
**5200 S. Elm Valley**  
**Suttons Bay, Mi., 49682**

**View B**  
Shown on slide 5

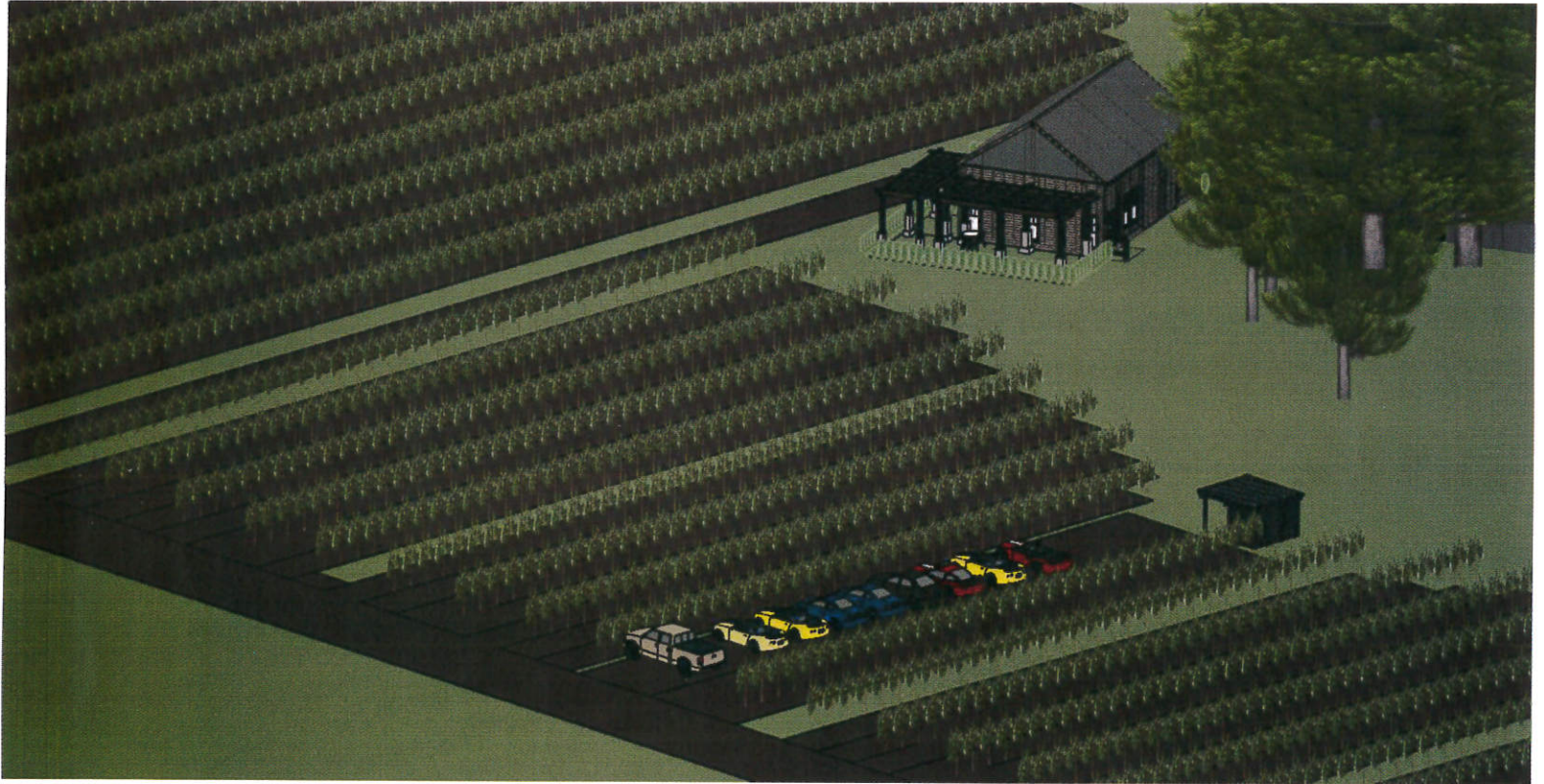
**View A**  
Shown on slide 4







**View in direction of arrow A**



**View in direction of arrow B**

# THREE TREES WINERY: BUILDING RENOVATION

5200 ELM VALLEY ROAD  
 BINGHAM TWP, LEELANAU COUNTY, MICHIGAN

## SHEET INDEX:

CODE REVIEW/SHEET INDEX	TITLE
BOUNDARY/TOPOGRAPHIC SURVEY	
FLOOR PLAN	A101
NORTH/WEST ELEVATIONS	A200
SOUTH/EAST ELEVATIONS	A201
LIGHTING/ELECTRICAL PLAN	A301

## CODE REVIEW:

2015 MICHIGAN BUILDING CODE (2015 IBC as amended)  
 2015 MICHIGAN ELECTRICAL CODE (2015 NEC as amended)  
 2015 MICHIGAN MECHANICAL CODE (2015 IMC as amended)  
 2018 MICHIGAN PLUMBING CODE (2018 IPC as amended)

Use Group: Section 302  
 Assembly (A-2)

General Building Height & Area: Section 603	Permitted SF	Actual SF
Assembly (A-2)	6,000 SF	1,120 SF (Total Building)
Permitted Height above grade plane	2 story	Actual Height above grade plane
Assembly (A-2)	2 story	1 story

Automatic Sprinkler System, Section 903.2.1.2 Group A-2  
 The area has not been reviewed. The area has an occupant load less than 100. A-2 use group is exempt from fire alarm notification.

Construction Classification, Section 602

Construction Classification	Occupant Load
Group A-2	30 occupants
Fire Resistance for Building	
Primary structural frame	1-hour
Exterior walls (penetration)	1-hour
Roof construction/secondary members	1-hour
Floor construction/secondary members	1-hour
Roof construction/secondary members	1-hour

General Means of Egress  
 Occupant Load, Section 1004

Assembly (A-2)	30 occupants
Table/Seating (not for seating)	440 SF / 15 net = 30 occupants
Table/Seating (outdoor seating)	440 SF / 15 net = 30 occupants
Emphasis	4,520 (gross)
Total Occupant Load	60 occupants

Exit and Exit Access Doorways, Section 1006

Assembly (A-2)	30 occupants
Minimum clear width (required)	33 in.
Minimum clear width (provided)	33 in.
Minimum clear width (per code)	33 in.

Minimum Plumbing Facilities

Men restroom, Assembly (A-2), (1 per 40, 1 per 25)	33 men, 1 lav (required provided)
Women restroom, Assembly (A-2), (1 per 40, 1 per 25)	33 women, 1 lav (required provided)

(1) map file provided

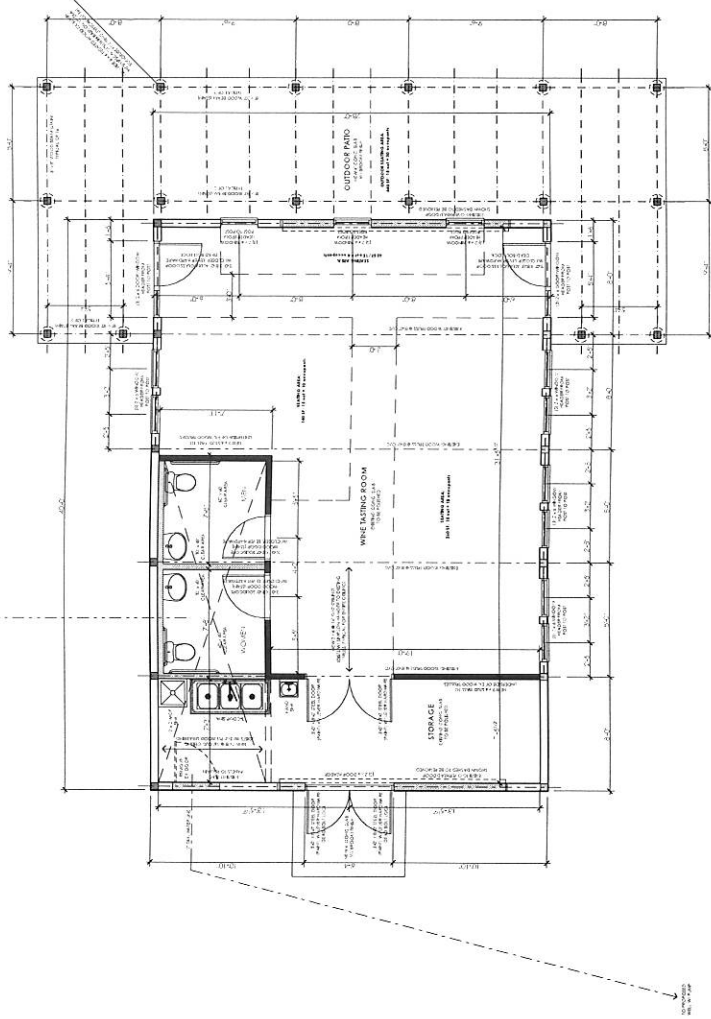
## TITLE

PLEASE REFER TO SIGNED DRAWINGS

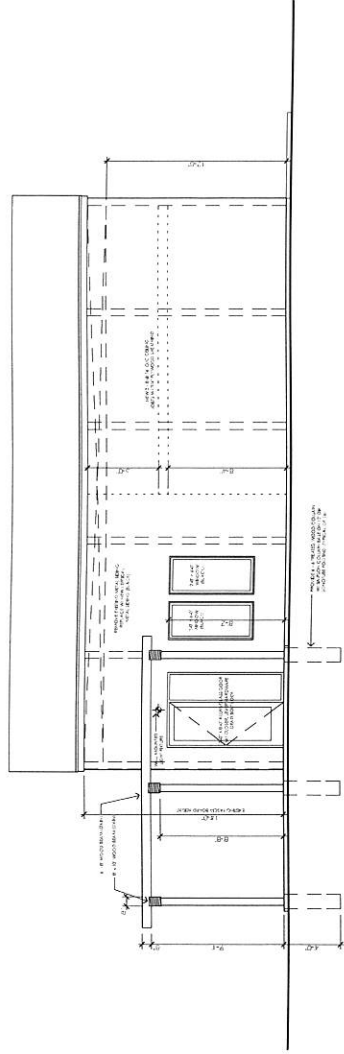




FLOOR PLAN  
SCALE: 1/8" = 1'-0"



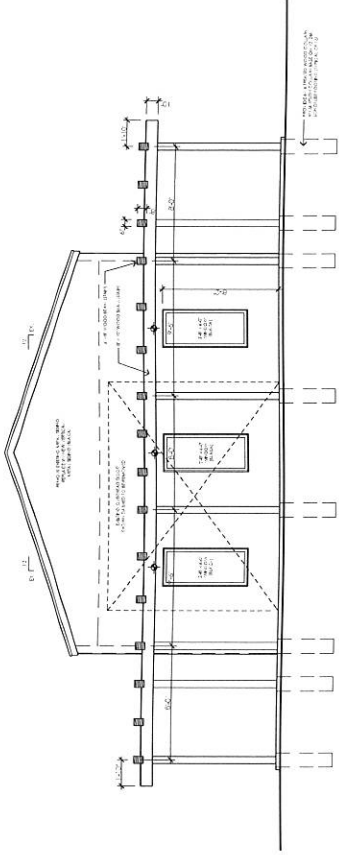
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PROJECT  
THREE TREES WINERY:  
WINE TASTING BUILDING  
5200 ELM VALLEY ROAD  
BINGHAM TWP, LEBANON COUNTY, MICHIGAN

ISSUE FOR  
FRAME 1 CONSTRUCTION

NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

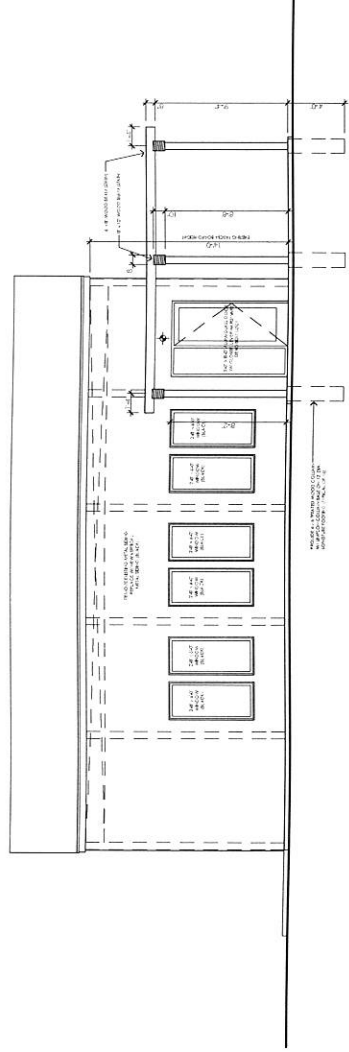


ISSUE DATE  
05.30.22

H:architecture  
HARMONY | FORM  
512 NORTH MAIN STREET | SUITE 100  
ROYAL OAK | MICHIGAN 48067  
248.336.1853 | www.harchitecture.com

EAST ELEVATION

SCALE: 1/8" = 1'-0"

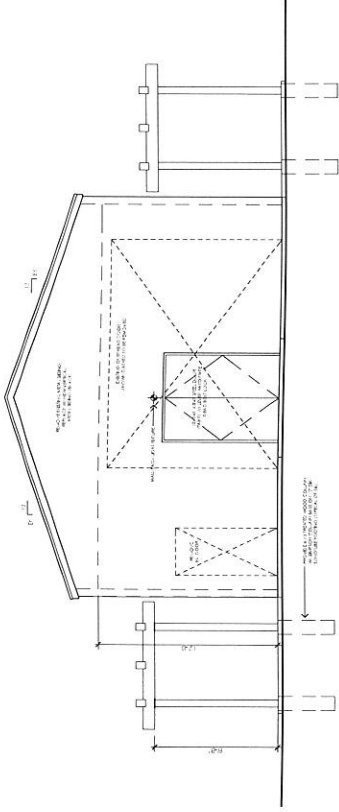


PROJECT  
THREE TREES WINERY:  
WINE TASTING BUILDING  
5200 ELM VALLEY ROAD  
BENHART TWP. LEBANON COUNTY, PENNSYLVANIA

ISSUE FOR  
PERMIT & CONSTRUCTION

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

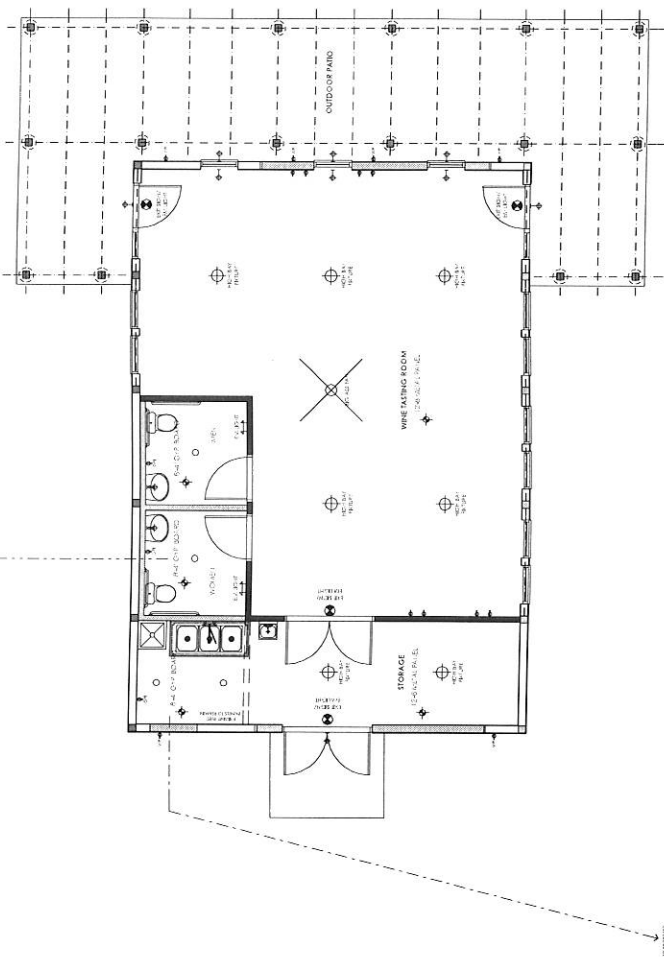


ISSUE DATE  
05.20.22

H:F:architecture  
HARMONY & FORM  
512 NORTH MAIN STREET | SUITE 100  
FOYI, OAK | PENNSYLVANIA 17047  
717.338.1549 | WWW.HFARCHITECTURE.COM

LIGHTING/ELECTRICAL PLAN

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



SEE ELECTRICAL PLAN