

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

**Tuesday, July 18, 2023 at 7PM**

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

**Commission  
Members:**

Rick Bechtold, Chair

Jeff Aprill, Vice-  
Chair

Jonah Kuzma,  
Secretary

Doug Roberts

Kendra Luta

Nathan McDonald

Chris Mikowski

- A. Call to order – 7:00 PM
- B. Pledge of Allegiance
- C. Roll Call
- D. Limited Public Comment-**Only on Agenda Items with no Public Hearing-** See Rules on Agenda
- E. Agenda Modifications/Approval
- F. Minutes – June 20, 2023 and June 22, 2023
- G. Consent Calendar: Approve/Receive and File June ZA Report
- H. Declaration of Conflict of Interest (*Items on the Agenda*)
- I. Old Business
- J. New Business
  - a. Public Hearing and Deliberations. SPR/SUP 2023-05. 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)).
  - b. Introduction. SPR/SUP 2023-07. Request by Jim and Melissa Hill, regarding property at 0 S Briar Dr, 0 E Pico Dr, and 10651 E Grandview Rd, parcels 004-260-018-00, 45-004-280-019-00 and 004-0288-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles).
  - c. SPR 2023-08 (no public hearing required). Request by Elmwood Township, regarding property at 0 S Fisherman Cove, parcel 004-033-042-00 for Brewery Creek Parking Area.
- 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 Regular Meeting  
Elmwood Township Hall (10090 E Lincoln Road)  
June 20, 2023 at 7:00 PM**

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

**B. Pledge of Allegiance:** The Chair led the Pledge of Allegiance.

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

**D. Limited Public Comment:** None

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

**F. Minutes- May 23, 2023: MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE MINUTES OF MAY 23, 2023 AS PRINTED. MOTION APPROVED UNANIMOUSLY.**

**Minutes: May 24, 2023: MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE THE MINUTES OF MAY 24, 2023 AS PRINTED. MOTION PASSED 6-0 WITH ABSTENTION BY COMMISSIONER ROBERTS.**

**G. Consent Calendar: MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER APRILL TO APPROVE THE CONSENT CALENDAR FOR FILING. MOTION PASSED UNANIMOUSLY.**

**H. Declaration of Conflict of Interest:** Commissioner McDonald stated he does work with the Randy Graeber's son. No conflict found.  
Commissioner Aprill stated he plows for Faith Missionary Baptist Church. He was recused from item J(a).

**I. Old Business:** None

**J. New Business: a. Site Plan Review SPR 2023-06 (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).**

Commissioner Aprill was recused.

Staff noted the Commissioners had 2 new documents before them, one was the Fire Chief's review of the project, and the other was draft findings.

Fred Campbell 225 E. 16<sup>th</sup> St. was there to present a SPR for the Faith Missionary Baptist Church for a small addition to the north, an extension of their existing building. They want to add Sunday school rooms, but the occupancy will not increase. One of the issues that Staff identified was the required parking lot screening not being present on the submitted plans. Campbell said that they did the original building in 2005, and he believes when they presented it, the power lines came through and there was an issue with being able to put a screen there, but the next-door neighbor has put a buffer along that area. He also presented a new plan showing that buffer as well as some trees (invasive) in the parking lot area.

The Commissioners reviewed the plans and asked questions then went through Findings of Fact and Conditions for Approval.

**MOTION BY COMMISSIONER MCDONALD, SECONDED BY COMMISSIONER MIKOWSKI BASED ON FINDINGS OF FACT PREVIOUSLY ADOPTED BY THE APPLICANT'S SITE PLAN FOR THE ADDITION OF FAITH MISSIONARY BAPTIST CHURCH IS HEREBY APPROVED.WITH CONDITIONS. MOTION APPROVED UNANIMOUSLY.**

**\*Conditions as presented and discussed:**

1. Recommendations proposed by the Fire Chief in his June 14, 2023 letter will be made a condition of approval. These recommendations include:
  - a. Fire apparatus access must 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 all buildings. This can be met by maintaining a FAAL parallel to the length of the building with no more than one row of parking between the FAAL and the structure.
  - b. Radii appear acceptable and should not impede access. Parking should be controlled or structured to prevent narrowing access on the north and south ends. These areas are included in the FAAL.
2. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
3. The Planning Commission is not approving any signage under this Site Plan Review. Any proposed signage will need to comply with the Zoning Ordinance and the property owner shall obtain a sign permit from the Zoning Administrator.
4. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season.
5. 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.
6. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval (June 20, 2023).

**Commissioner Aprill rejoined the meeting.**

**b. Site Plan Review SPR 2023-04 (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).**

Dusty Christensen with Mansfield Land Use Consultants on behalf of Thompson Surgical Properties, applicant for the project. The proposed project is a Site Plan Review revolving around the expansion of the existing fabrication facility. Thompson Surgical Instruments has been a company in the Township for over 30 years. The existing fabrication building on site is about 14,000 sq. ft. Dusty showed on a map the current site and noted the existing gravel curb cuts on site. The project site is made up of 3 properties and the hope is to combine those into one property for the use. The proposed expansion of the site calls for a 10,000 sq. ft. addition for the fabrication building. Thompson Surgical has been expanding and are busier creating surgical equipment and they're running out of space. With the expanded building, they'll maintain the small house on the property, a portion of one of the existing pole buildings on the south end will be removed. They're eliminating 3 of the existing drives and consolidating those into 1 compliant driveway, but they are asking for 2 driveways on a commercial property and also for flexibility on the spacing. The site is served by public sewer and a private well which they will replace because the existing well isn't compliant with Health Department standards. They would also like to increase the number of parking spaces to 6 over what is allowed. Dusty stated they've complied with all the standards of the Ordinance and intend to comply with all the standards of other local and county permitting agencies.

Chairman Bechtold questioned the wetland setbacks and thought it would be an appropriate condition for EGLE to look at it again due to an updated Ordinance requiring setbacks from wetlands.

Dusty Christensen said they would understand putting a condition on approval. Because EGLE is backed up, he offered a third-party verification, an independent wetland consultant could do a delineation.

The Commissioners discussed the project and went through Findings of Fact and Conditions for Approval.

**MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER ROBERTS TO ADOPT THE FINDINGS OF FACT AS MODIFIED. MOTION APPROVED UNANIMOUSLY.**

**MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER LUTA TO APPROVE THE SITE PLAN WITH THE CONDITIONS PROVIDED. MOTION CARRIED BY A UNANIMOUS VOTE.**

**\*Conditions as presented and discussed:**

1. The Recommendations proposed by the Fire Chief in his 06/14/2023 (received 6/20/2023) letter will be made a condition of approval. These include, but may not be limited to:
  - a. The drive along the west side of the existing structure was part of a previous review and no changes are indicated on these plans. The drive, however,

does not meet FAAL minimum width standards. Since the drive is an existing and previously approved condition, it is accepted here but must be maintained clear of all non-structural (building) obstructions (*503.2.1 & 503.4 IFC*). This assists in maximizing access for fire apparatus to the west and northwest sides of the building.

- b. Fire apparatus access must 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 all buildings. This can be met by maintaining the parking lots and drives, including the easement, as FAALs (*503.1.1 IFC*). The parking area north of the pole building on the east side is not needed to meet the FAAL standard.
  - c. Radii appear acceptable and should not impede access. Parking should not be allowed along the easement, west side drive, or within the widened part of the Loading Area (*503.4 IFC*).
2. Prior to applying for a land use permit, the parcels shall be combined.
  3. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
  4. Given the proximity to undelineated wetlands and discrepancy between wetlands onsite in 2015 and 2023, prior to issuance of a Land Use Permit, the plans shall be submitted to EGLE to ensure that no permitting from their agency is required and that they are in agreement with the line as shown on the plan.
  5. The Planning Commission recognizes that the Zoning Ordinance prohibits 1) more than one driveway in a commercial and business district (Section 6.2.A.3) and driveways measured less than 125' apart (Section 6.2.A.1). However, the Ordinance further indicates that "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." The Commission finds that preexisting conditions and safety requirements allow for both referenced requirements to be modified and allowed.
  6. The narrative and plans indicate the property owner sought 6 additional parking spaces above the minimum amount required by the Zoning Ordinance. In accordance with Section 6.1.2.H of the Ordinance, 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. The Commission determines that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant.

7. A performance guarantee shall be required in conformance with Section 11.8 of the Zoning Ordinance. This performance guarantee shall be reviewed by the Township Attorney and shall be required to be executed prior to issuance of a Land Use Permit.
8. The Planning Commission is not approving any signage under this Site Plan Review. Any proposed signage will need to comply with the Zoning Ordinance and the property owner shall obtain a sign permit from the Zoning Administrator.
9. Snow storage is proposed within the front setback. 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.
10. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season. This includes, but is not limited to the vegetation proposed to meet the required buffering in the area designated as 'snow storage.'
11. 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.
12. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval (June 20, 2023).

**c. Introduction SPR/SUP 2023-05 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)).**

Staff noted this was an introduction, no public hearing has been scheduled so as they review the applicant's presentation as well as the application, the Planning Commission's job is not to discuss the Standards and whether they have or have not been met, just if the application is complete. If so, schedule a public hearing. Also, she did not hand out Findings of Fact, but she did hand out a letter from the Fire Chief indicating there need to be some modifications to accessing the site. They don't necessarily need those modifications to move forward with the public hearing as that is a standard of approval. If the Planning Commission believes all the requirements of the Ordinance have been provided, it is a complete application, and a hearing can be scheduled. Discussion on standards are met would be better served at the next meeting.

Nate Griswald with Inhabitect 6276 E. Lincoln Rd. gave a power point presentation on behalf of the Viren's, owners of Taproot, noting it is within the Right to Farm Act, there is a change of use, and they've had communication with MDOT, EGLE, ETRFD, Leelanau/Benzie Health Department, Leelanau Drain Commissioner, and the Leelanau Road Commission. Griswald indicated that they would be meeting onsite with EGLE regarding the project.

The Commissioners discussed the project and asked questions about the distribution of the pumice, run off, music, parking, distance from septic, and brokering apples. Staff also flagged potential concern over the standard of no adverse environmental impacts being met and suggested that additional information on that standard be provided.

**MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER LUTA TO PROCEED TO A PUBLIC HEARING AT THE NEXT REGULARLY SCHEDULED MEETING. MOTION APPROVED UNANIMOUSLY.**

**MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER APRILL TO PROCEED WITH THE MEETING PAST 9:00 PM. MOTION CARRIED BY A UNANIMOUS VOTE.**

**K. Discussion on Zoning Ordinance:** None

**L. Comments from the Chair:** Chairman Bechtold thanked the Commissioners for their thorough review of the documents and their good questions.

**M. Comments from Planning Commissioners:** Commissioner McDonald noted he will be absent Thursday and thanked Staff for her work on the documents. Commissioner Kuzma stated they all appreciate Staff's work.

**N. Comments from Staff:** Staff thanked the Commissioners and stated they have a lot on their plates. She's working on other applications.

**O. Public Comment:** None

**P. Adjourn: MOTION BY COMMISSIONER MCDONALD, SECONDED BY COMMISSIONER ROBERTS TO ADJOURN MEETING AT 9:13 PM. MOTION PASSED UNANIMOUSLY.**

**Charter Township of Elmwood  
Planning Commission Special Workshop Meeting  
Elmwood Township Hall (10090 E Lincoln Road)  
June 22, 2023 at 7:00 PM**

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

**B. Pledge of Allegiance:** The Chair led the Pledge of Allegiance.

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

**D. Agenda Modifications/Approval: MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE AGENDA AS PRINTED. MOTION PASSED 6-0.**

**E. Declaration of Conflict of Interest:** None

**F. Purpose of the Meeting:** The Planning Commission discussion on amending Zoning Ordinance for special event facilities.

Chairman Bechtold stated they had a consultant present, Sara Kopriva, from Beckett and Raeder, and the Commission has a memo from her dated June 19, 2023.

Sara Kopriva gave an outline of the process. Her understanding from the last meeting is they are interested in adding the use back into the Zoning Ordinance, but there is some concern with the language, as seen from the attorney, that is currently drafted. So, to try to get to something that would try to make everybody happy, she thought it would be good to have some general discussion. She wasn't looking for word smithing, but for broader policy consensus so they can go back and look at the language and tweak the language to achieve what they are looking for. Her memo included some questions to think about in the process to help them with the conversation based on the criteria they're using to make a decision to recommend an amendment to the Township Board.

The Commissioners discussed the questions of, is this use necessary in the Township (is it needed, is it not available in any other Zoning District or Township locally), and did anything in State Law change that would make them need to amend the Ordinance. They also discussed if someone is actively farming and has annual production to maybe allow a percentage of land to be used for events.

Sara Kopriva asked, when they talk about minimum production or active agriculture, a lot of times individuals have multiple properties in the area that they're using to be active in producing something, are you looking for that to be on that specific parcel, adjacent to, in the area of?

Chairman Bechtold said the size of the parcel was a critical concern and that something should be growing or in production.

Sara Kopriva asked if there has been any consideration on the number of attendees and said that is something they could think about.

The Commissioners would like the use to be supplemental to AG and to be submitted as a Special Use Permit.

Fred Campbell asked, when they originally went through the different variations, the text amendment was the only option that was available to them. They submitted a text amendment, reviewed by the attorneys, it came back and the attorney essentially said, rewrite it in this format. He asked if they have the ability to rewrite it in that format as a text amendment strictly for the Gallagher farm because it's the only one, instead of developing a new Ordinance? If the concern is all the farms are going to become event centers, we have somebody that is approved and is non-conforming, is that the avenue that we can get to do what we said? In the impact assessment statement that was approved, there's a statement that says they're putting in a future septic field, is that allowed because it was approved as part of the submission. If the Commissioners decided they don't want event centers in the AG district, will they deny the text amendment that has been submitted?

Sara Kopriva responded, the process would be, if the Planning Commission decided either they don't want the use at all, or they can't agree on language, they can recommend denial. Then, it'll go through the whole process so, the Planning Commission would make a recommendation following a public hearing, then it would go to the County Planning Commission, then the Township Board would ultimately make the decision on it. If the Planning Commission made a recommendation for approval, it goes to the Township Board, and the Township Board could still deny the use.

Fred Campbell said in an attempt to do what they're trying to do, trying to meet the Gallagher's site specific and yet they're trying to do an Ordinance that covers everything.

Chairman Bechtold responded, because they can't spot-zone. If they do amend the Ordinance, they're going to have conditions because in the Master Plan they also have to be mindful of the neighbors and surrounding property owners.

Fred Campbell asked, going back to the Attorney's letter and the statement he was saying that it shouldn't be tied to Agriculture, it should be its own use. If you ask anybody's opinion, everybody's going to have a different one, and how do we cover everything and make it work?



Sara Kopriva said based on the conversation tonight, she doesn't think that's an option for them because they want to be tied to an Agriculture use, so the answer would be they're not passing an amendment that's not tied to Agriculture use.

Staff said in her discussion with the Attorney, he said special events are by themselves a primary use of the property and if you want it to be accessory, or tied to some Agriculture, do so through creating certain standards of approval for the use.

The Chair said they could bring their current discussion to a close. They've given Sara Kopriva some thoughts and ideas to be crafted into some potential language and they'll have to take a look at that and see where the Commission wants to go from there.

Sara Kopriva added, once the Commission looks at additional language, there is going to be a time where the Commission will have make a decision on what's best for the community regarding the use.

**G. Public Comment:** None

**H. Adjournment: MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER ROBERTS TO ADJOURN MEETING AT 8:27 PM. MOTION PASSED UNANIMOUSLY.**



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

PERMITS:	6/2023	6/2022	YTD 2023	YTD 2022
Single Family Dwelling	1	4	6	16
Attached SFD	0	0	0	0
Accessory Building	0	3	3	8
AG Building	0	0	3	0
Residential Addition	1	0	3	2
Deck	1	1	6	5
Sign	1	0	1	3
Commercial	0	0	2	2
Misc.	1	0	4	8
Total Permits	5	8	28	44
Fees Collected	\$470.72	\$734.80	\$2,374.13	\$3,518.72

### Zoning Board of Appeals:

**June Meeting.** Cancelled due to no new business.

**July Meeting.** Cancelled due to no new business.

### Planning Commission:

#### **June Meeting(s)**

**6/20:** 1) Site Plan Review (no hearing) SPR 2023-06 Faith Missionary Baptist Church addition at 8075 E Hoxie Rd, **approved, with conditions**, 2) Site Plan Review (no hearing) SPR 2023-04 Thompson Surgical Expansion (Light Fabrication), at 10341, 10361, and 10369 E Cherry Bend Rd, **approved with conditions**, 3) Introduction SPR/SUP 2023-05 Taproot Farmstead (a) Winery, b) Wine Tasting Room, c) Agricultural Commercial Enterprise (Farm Market)) at 8850 E Lincoln Rd– **public hearing scheduled for 7/18/23.**

**6/22:** Special Workshop Meeting to discuss reintroducing Special Event Facilities as a use in A-R District. Our consultant was present, there was significant discussion. There will be language prepared based on discussion for a subsequent, undetermined meeting. No formal motion or action, as it was a workshop.

**July Meeting (7/18).** Agenda has not yet been finalized, but will include 1) Public Hearing on Taproot (see above), 2) Introduction SPR/SUP 2023-07 Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles) at 0 S Briar Dr, 0 E Pico Dr, and 10651 E Grandview Rd.

### Office Updates:

**STRs.** Township has issued 93 of 93 licenses. Four applications on waitlist (four submitted in May, one in June). In regards to the complaint received at the 5/8 Board meeting, 11 letters have been mailed to noncompliant properties.

**Grants.** We have officially received the Waterways Grant for Marina Phase 3C. The resolution and grant agreement are included in the Board's July packet.

**Work Load.** It is still a busy summer, but staff is managing the reviews of the numerous Site Plan Review / Special Use Permits. So far this year, there have been 12 applications. Staff is aware of other projects with unknown filing dates this year; this number of applications for Elmwood is abnormal. There were only 6 applications last year. If this continues, the department may need to expand.



## 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	

## 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 or call The Enterprise, 256-9827, before 5 p.m. Friday.

### ADDITIONAL 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 Al-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. — Al-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 Shimek 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, Greifokville.  
**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

Notice of Public Hearing  
 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. SPR/SUP 2023-05, a request by Inhabitec 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. 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.  
 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.

### Leelanau Enterprise

(USPS 309-000)  
 7200 E. Duck Lake Rd., Lake Leelanau, MI 49653  
 John T. Elchert, Publisher  
 john@leelanaunews.com  
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## Per diem issue resolved

By Zachary Marano  
 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 Marjan 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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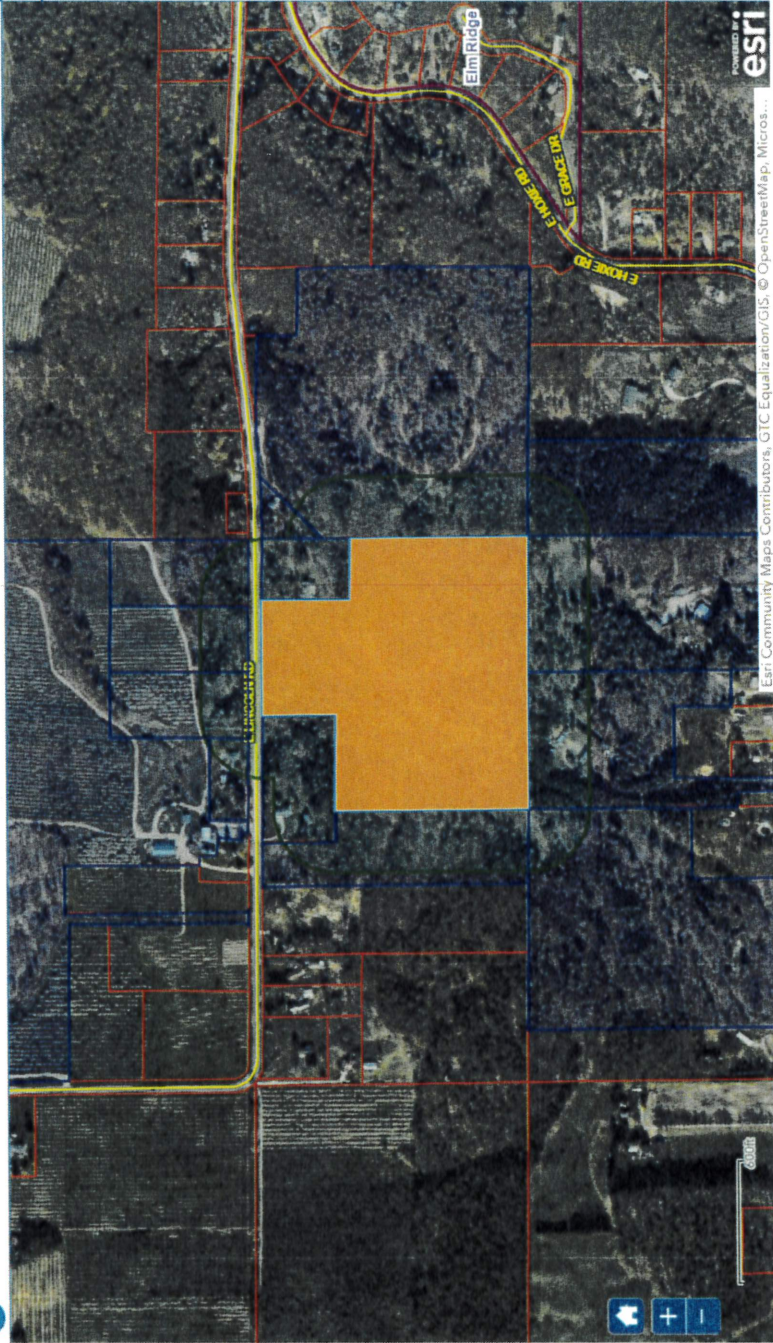
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SUTTON JON L & BARBARA J  
8778 E LINCOLN RD  
CEDAR, MI, 49621

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~~

ROMAN JOHN P & MARCIA A  
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

---

**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 turn-around, 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**

10090 EAST LINCOLN ROAD, TRAVERSE CITY, MI 49684

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	50	30	30	30	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								
NC	W/ public water or sewer***	20,000 sq. ft.	100	30	30	30	10	25	3 Stories
	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 Distraction (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. APG 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	P	P		P				P
25. Short Term Rentals*	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
75. Distillery Tasting Rooms	SUP						Psp	Psp		Psp	
76. Winery	Psp							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



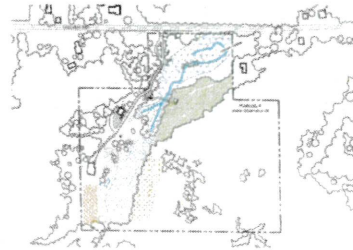
## Taproot Farmstead Existing Uses + Structures

- 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





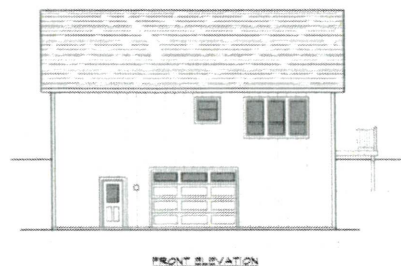
## Farm and Agricultural Operation

- 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)



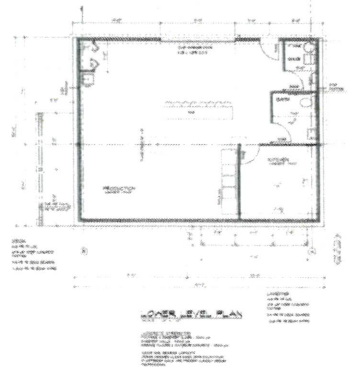
## Winery (Cider Production)

- 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)



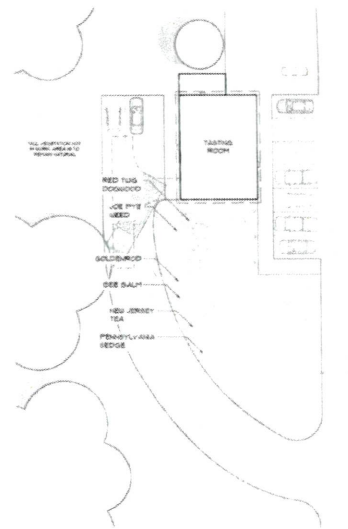
## Winery (Cider Production)

- 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



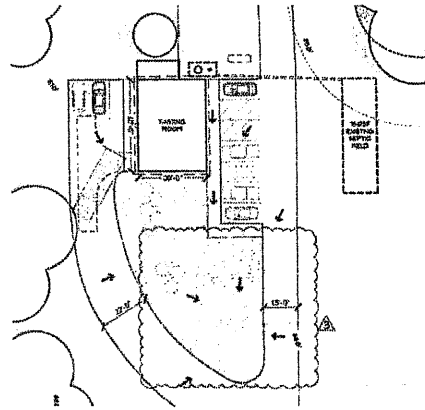
## Winery (Cider Production)

- 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



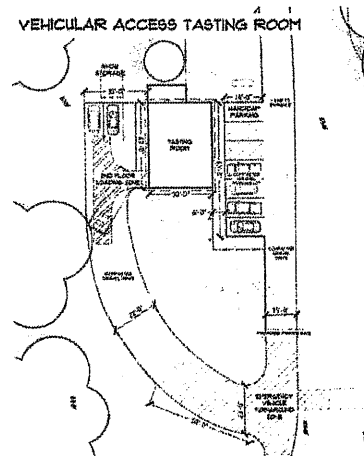
## Winery (Cider Production)

- 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:

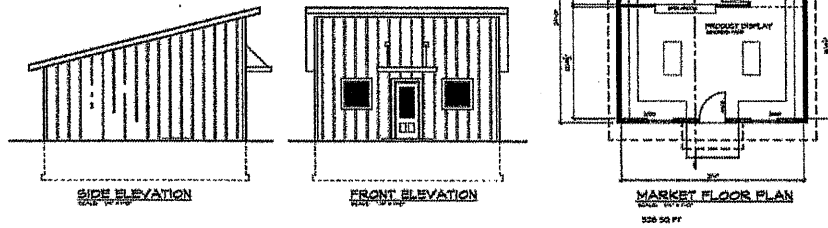
## Agricultural Commercial Enterprise

- 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.



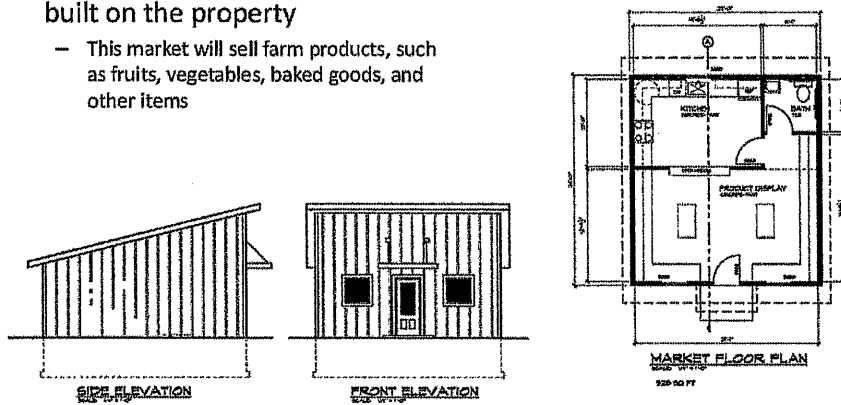
# Farm Market

- **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



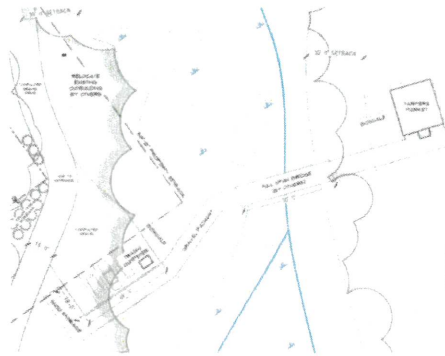
# Farm Market

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



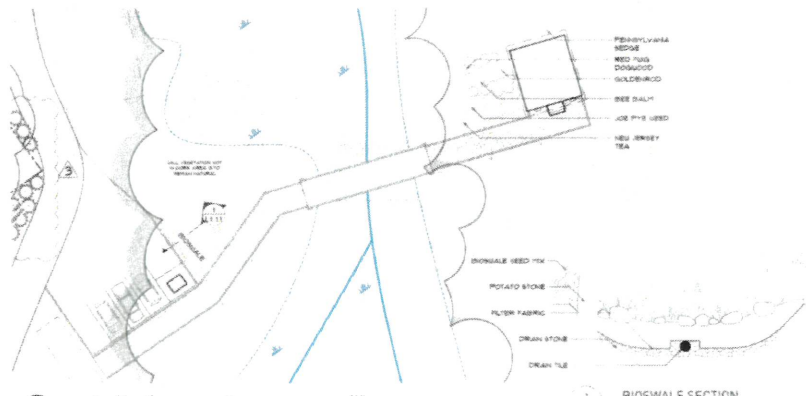
## Farm Market

- 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

## 1.3.2 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:

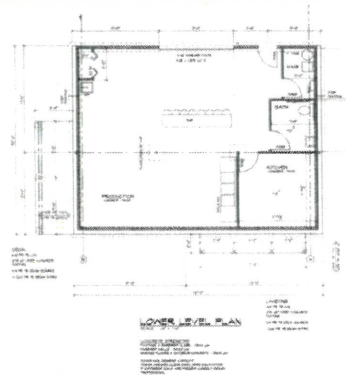
1. The winery is licensed or will be licensed prior to occupancy by the appropriate Federal, State, and Local agencies.
2. The parcel shall have a minimum of 10 acres.
3. The winery is operated according to generally accepted agricultural management principles and the parcel shall have a minimum of five (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.

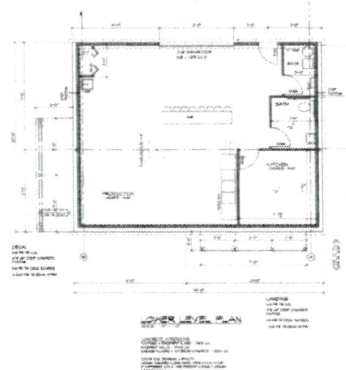
## Wine (Cider) Tasting Room

- 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



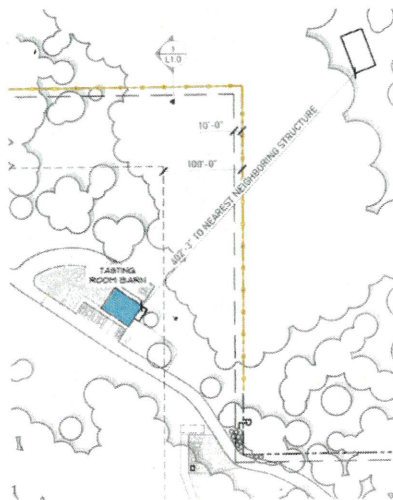
## Wine (Cider) Tasting Room

- 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



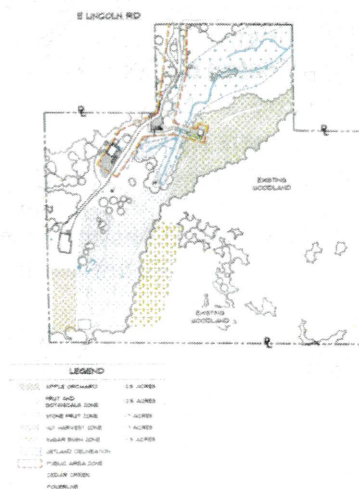
## Wine (Cider) Tasting Room

- 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

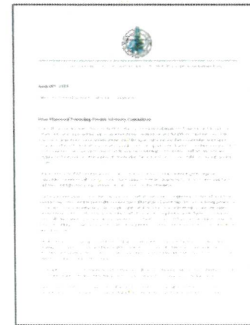
- While the Taproot Farmstead will invite people onto this property to visit the Farm Market and Tasting Room, there will be strict limitations to Public Access





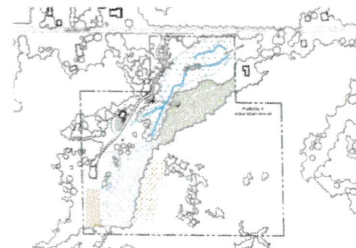
## MI Agriculture Environment Assurance Program

- 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)





GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
CADILLAC DISTRICT OFFICE



AARON B. KEATLEY  
ACTING DIRECTOR

July 10, 2023

VIA E-MAIL

Jen Viren  
8850 E Lincoln Road  
Cedar, Michigan 49621

Dear Jen Viren:

SUBJECT: Preapplication Meeting - Submission Number HPT-WDY2-128TM  
Site Name: 45-8850 E Lincoln Rd-Cedar  
T28N, R11W, Section 30; Elmwood Township, Leelanau County

This letter is a follow up to our June 22, 2023, preapplication meeting regarding the proposed wetland and stream crossing project at the above-referenced location 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 an inland lakes and streams, and/or wetland 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). 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, the Michigan Department of Environment, Great Lakes, and Energy's (EGLE) 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 Part 301 for the project as proposed. EGLE staff confirmed the presence of a stream in proposed crossing location reviewed on-site. Under Part 301, activities including construction (in or over), filling, dredging and/or impacts to stream flow are regulated by EGLE. A copy of Part 301 and more information is available on-line at [www.mi.gov/wetlands](http://www.mi.gov/wetlands)
- A permit is also required under Part 303 for the project as proposed, due to the presence of state-regulated wetland in the stream valley. As identified on-site, the wetland extends from the toe of the slope on either side of the stream valley. The wetland is dominated by herbaceous vegetation, with shrubs, vines, and trees along sides of the valley. EGLE regulates filling, excavation, construction, drainage of surface water and maintained uses in a wetland. More information on Part 303 is available on-line at [www.mi.gov/lakesandstreams](http://www.mi.gov/lakesandstreams)

This determination is based on the enclosed project plan prepared by Inhabitect, LLC and dated May 24, 2023, along with other information provided 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. Please submit the Joint Permit Application (JPA) using the same Site (45-8850 E Lincoln Rd-Cedar) as was used for this preapplication meeting request.
- EGLE has created a General Permit category C – Clear Span Bridge and T – Recreational Facilities, including boardwalks. The application fee for a GP category is \$50. These categories, including the specific best management practices and exclusions, are available online at [General Permit Categories in the State of Michigan August 2021](#)
- Using a wetland and clear-span bridge that extends over the wetland and stream will minimize impacts to these natural resources. 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. As observed on-site, the wetland provides habitat for songbirds and amphibians and reptiles.
- The need to clearly define the purpose of your project in the permit application. EGLE processed an application for a vehicle crossing of the stream and wetland for this property; since an upland alternative was available, EGLE denied that application. As discussed on-site, the proposed crossing being considered now is for pedestrian access from a parking area to a commercial business area on-site. The project purpose must be clearly defined in the application form submitted.
- The applicant is required to provide a thorough analysis of alternative methods or locations in the permit application for EGLE to review. The alternatives to the project purpose are considered feasible and prudent if they have less impact to the regulated natural resources.
- Needed clarification in the project plans; specifically, providing a cross-section for the proposed crossing, showing the stream and wetland boundaries, the number and spacing of the support posts, any excavation required for the support posts, and the height of the structure above the stream and wetland grades.



- EGLE staff did not identify the potential 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 HPT-WDY2-128TM. 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 and your representative 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; or EGLE, WRD, Cadillac District Office, 120 West Chapin Street, Cadillac, Michigan 49601-2158.

Sincerely,



Robyn Schmidt  
Cadillac District Office  
Water Resources Division

Enclosure

cc: Inhabitect, LLC  
Elmwood Township Clerk  
Leelanau County SESC

# VEHICULAR ACCESS FARMERS MARKET

**NOTE:**  
 Full span bridge, no footings to be placed in wetland  
 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

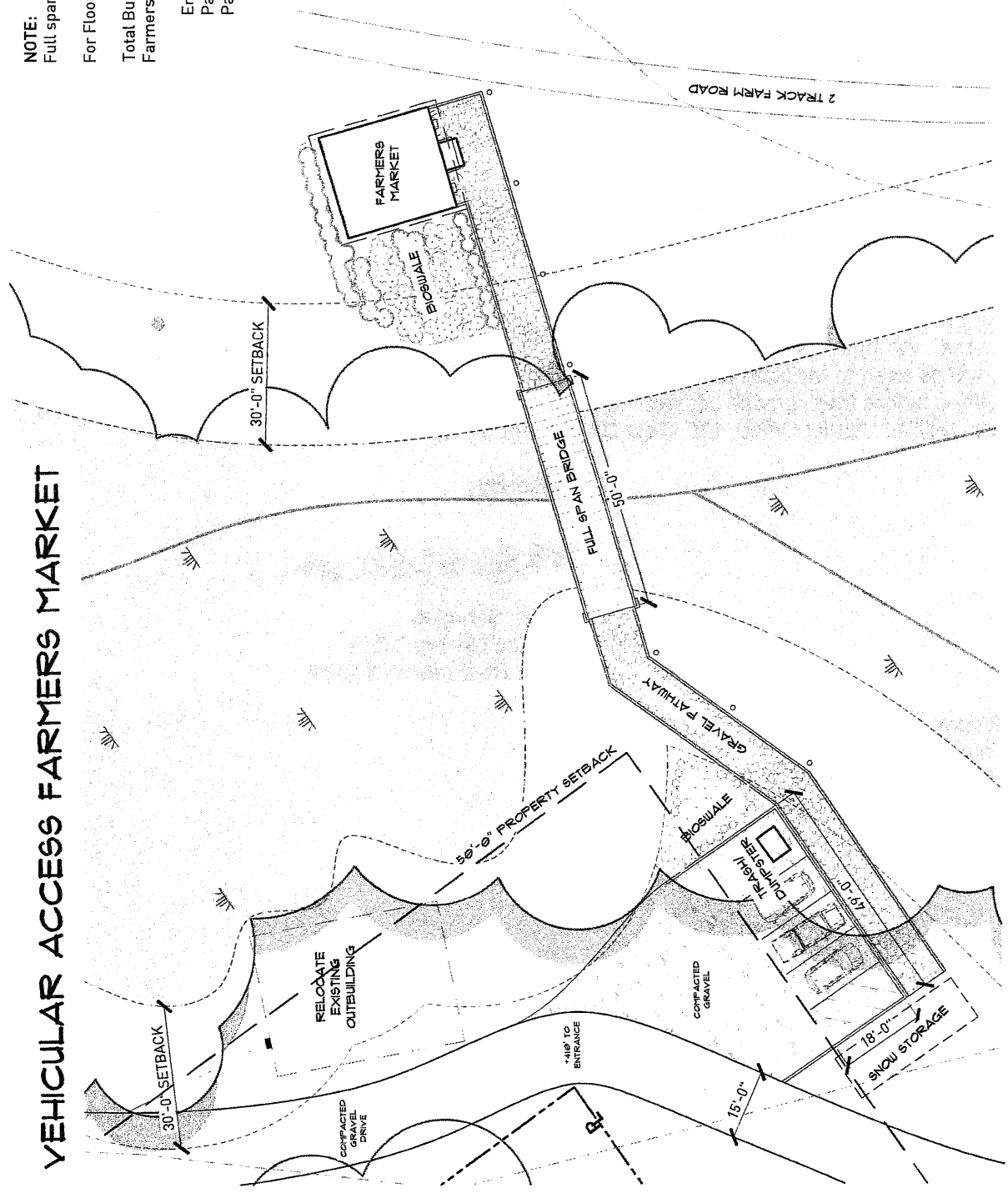
**REVIEWED**  
 By: Robyn L. Schmidt at 1:04 pm, 06/10/2023

**INHABITECT**  
 271.942.1434  
 info@inhabitect.com  
 PO Box 68  
 Traverse City, MI 49665

**TAPROOT FARMSTEAD**  
 8850 E Lincoln Rd,  
 Cedar, MI 49621

REV	DATE	DESCRIPTION
1	05/08/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2

**L1.3**  
 VEHICULAR ACCESS  
 FARMERS MARKET



# 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

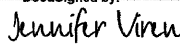
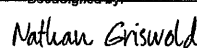
Permit Number
Issuance Date
Final Approval

**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>Jen Viren</u>	Name: <u>Nathan Griswold (Inhabitect)</u>
Mailing Address: <u>8850 E. Lincoln Rd</u> <u>Traverse City, MI</u>	Mailing Address: <u>6276 E. Lincoln Rd</u> <u>Cedar, MI 49621</u>
Phone: <u>231.970.0004</u> Fax: _____	Phone: <u>231.943.1434</u> Fax: _____
Email: <u>taproottc@gmail.com</u>	Email: <u>nate@inhabitect.com</u>

Applicant/Contractor agrees to the terms of the permit.

<small>DocuSigned by:</small>  Applicant's Signature Title <u>Property Owner</u> Date <u>7.10.23</u>	<small>DocuSigned by:</small>  Contractor's Signature Title <u>President</u> Date <u>7.10.23</u>
--	---

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 8850 E. Lincoln Rd. Township Elmwood Sec 30 T 14 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:**

Inhabitect, LLC is applying for this permit on the behalf of Jennifer and Andy Viren. This property will be home to a cider production facility and tasting room.

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.



# 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
- D1.0 ENTRANCE DRIVEWAY
- 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 Area of FarmMarket: 528 sqft  
Total Parking Lot Coverage: 3400 sqft  
Number of Parking Spaces: 15 spaces  
Acreage of Fruit Production: 6.4 acres

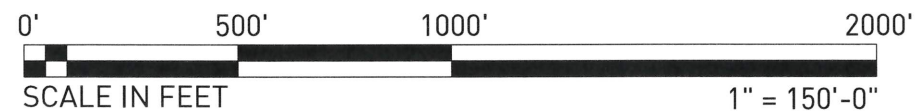
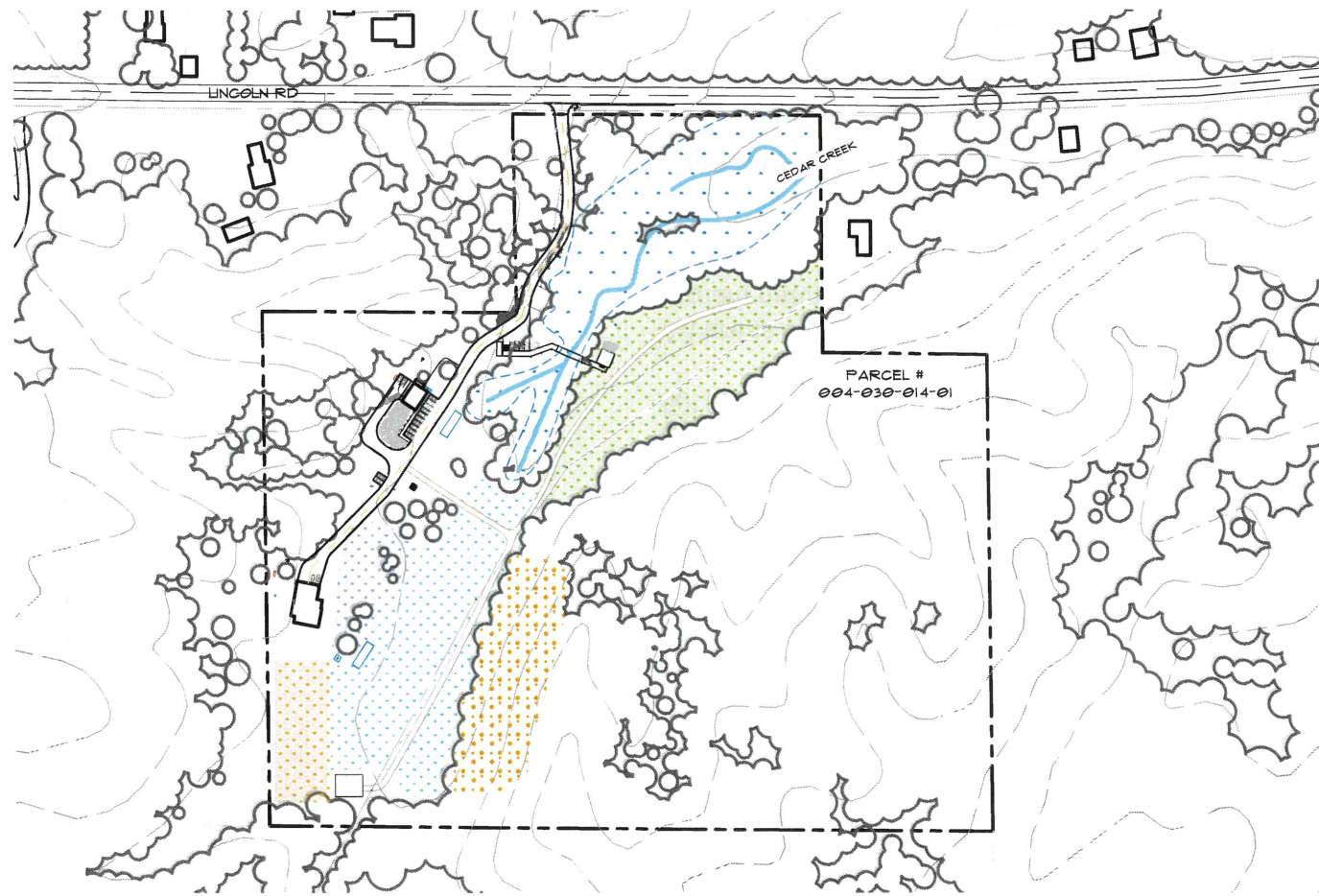
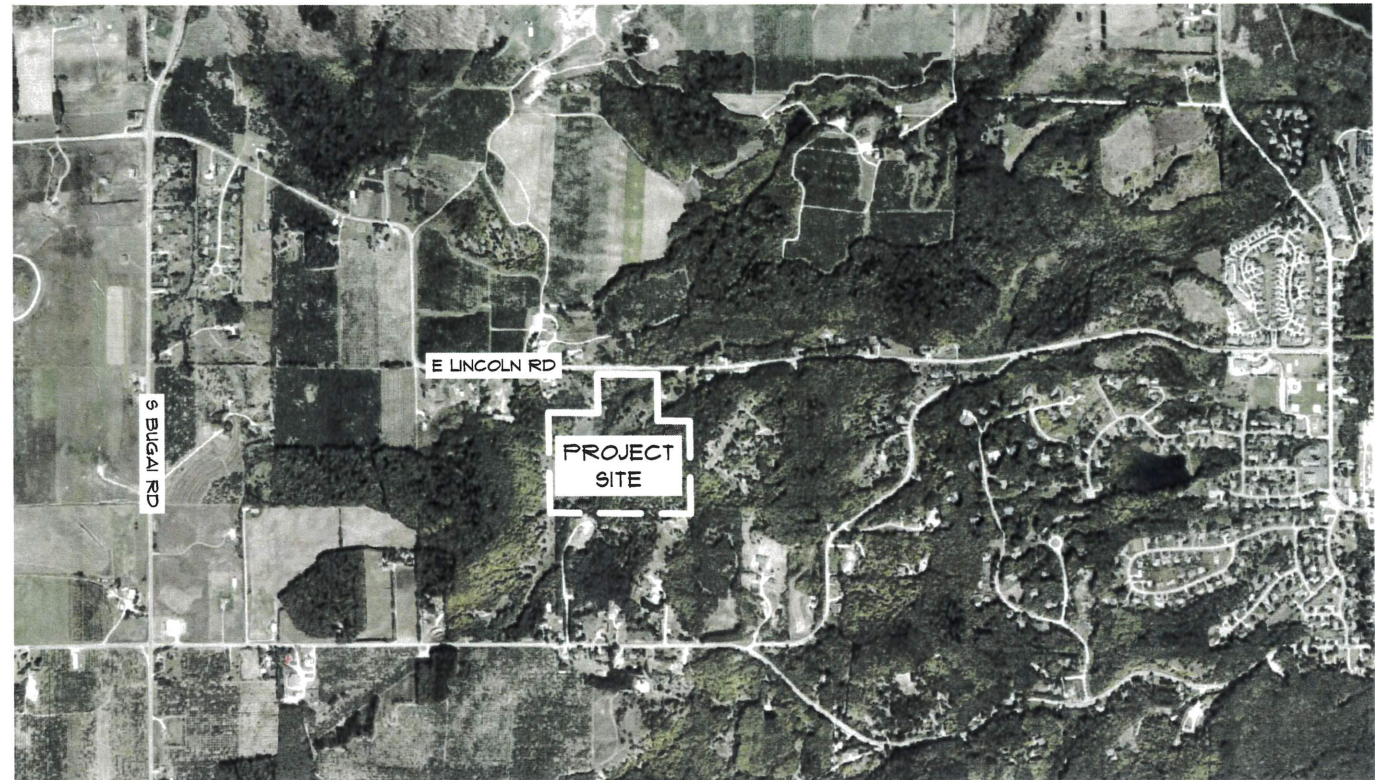
Gross Acreage: 32.6 acres

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.



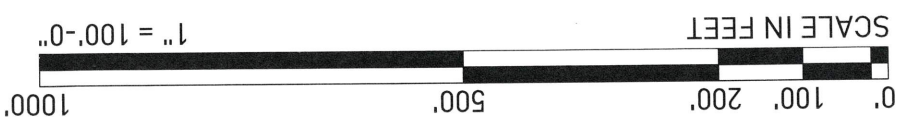
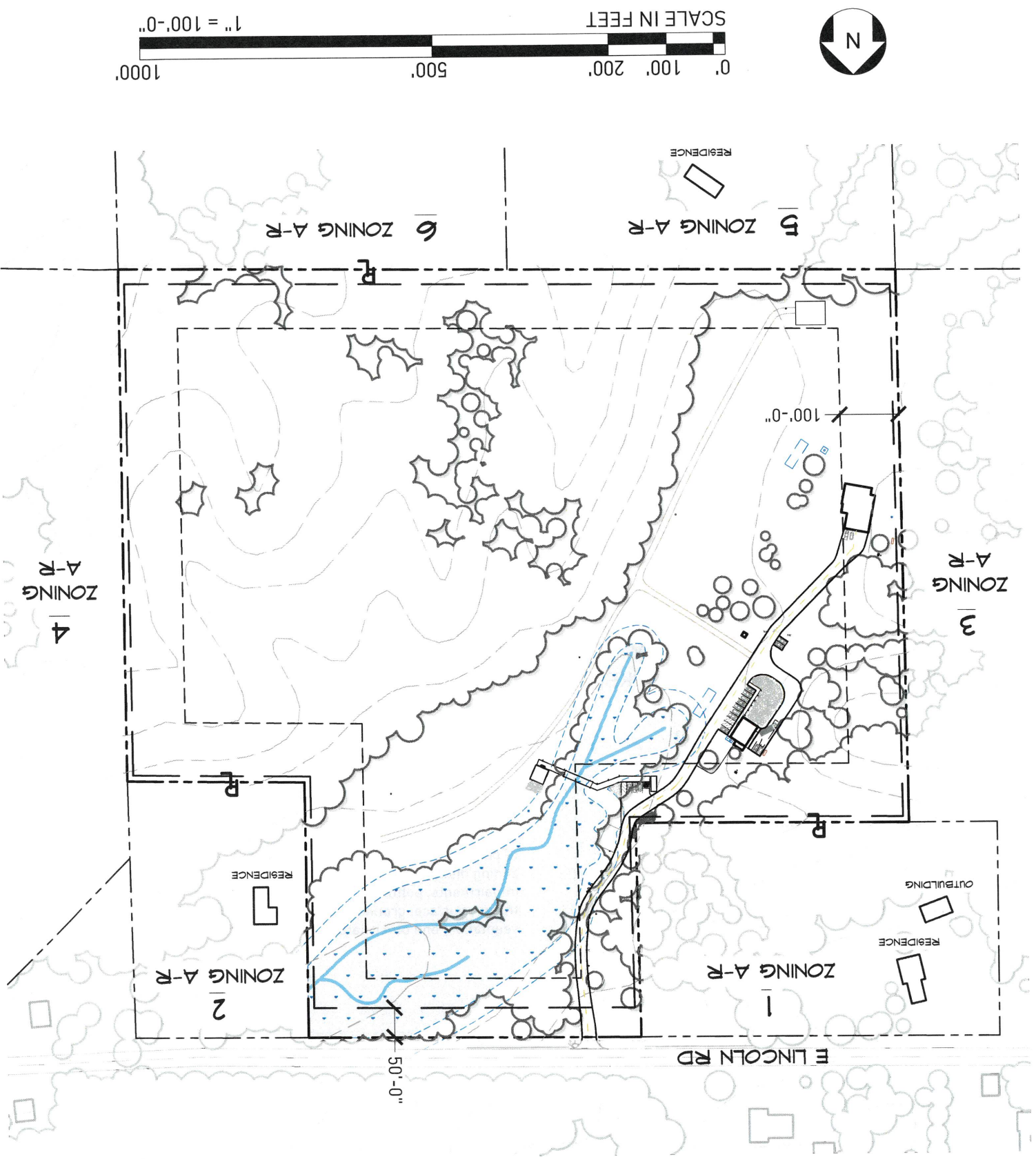
**TAPROOT FARMSTEAD**  
8850 E Lincoln Rd,  
Cedar, MI 49621

REV	DATE	DESCRIPTION
1	05/05/23	PROJECT PROPOSAL
2	05/23/23	PERMIT REVISION 2
3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

COVER PAGE  
**T1.0**



# 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

1.	004-030-016-00	Residence use	Agriculture/Rural	Natural Forested Buffer
2.	004-030-015-00	Residence use	Agriculture/Rural	Orchard and Natural Buffer
3.	004-030-014-15	Vacant Land	Agriculture/Rural	Natural Forested Buffer
4.	004-029-018-00	Vacant Land	Agriculture/Rural	Natural Forested Buffer
5.	004-030-020-20	Residence use	Agriculture/Rural	Natural Forested Buffer
6.	004-030-019-00	Residence use	Agriculture/Rural	Natural Forested Buffer

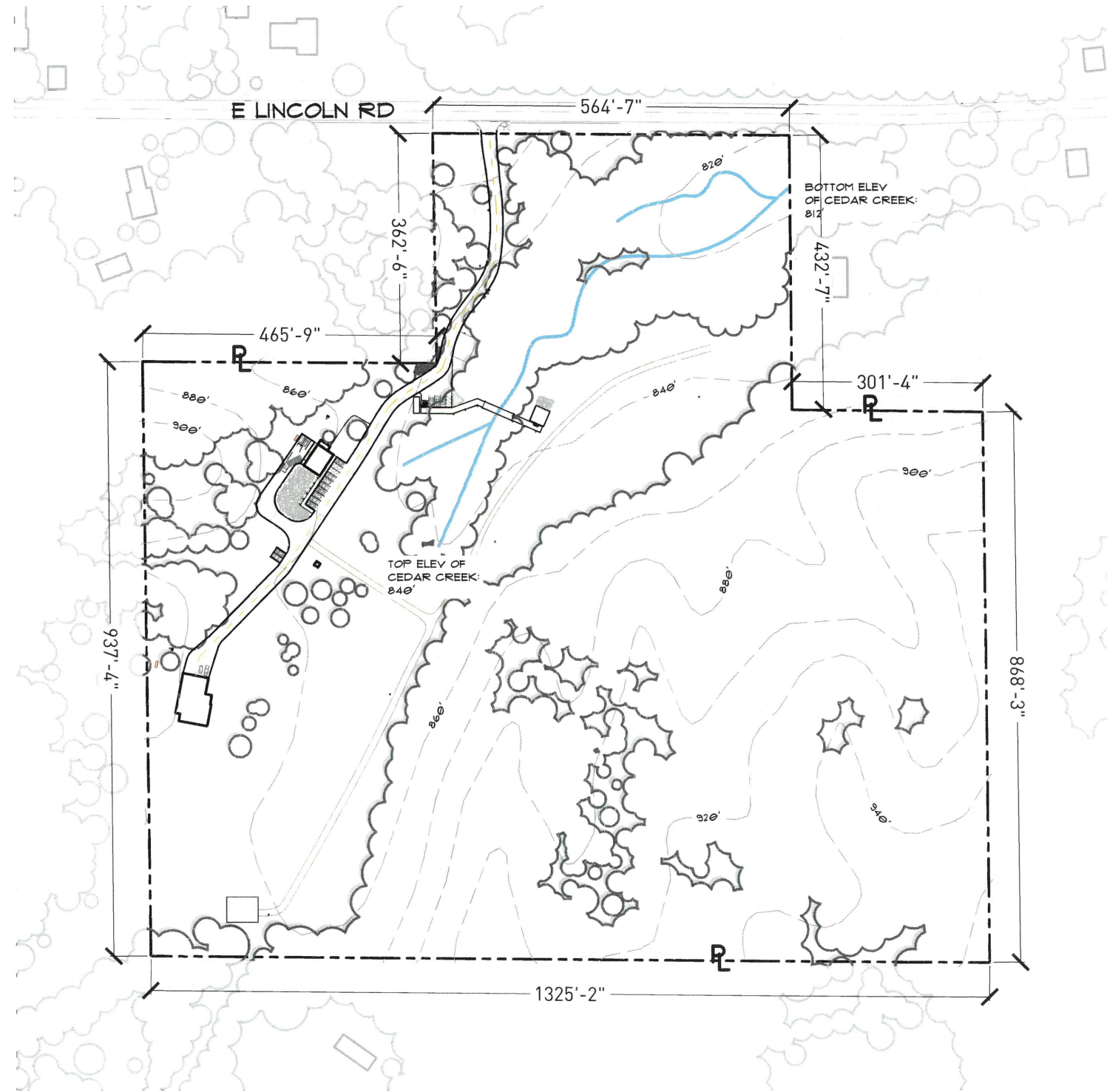
REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2
3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

**SETBACKS AND EASEMENTS**  
**S1.0**

**TAPROOT FARMSTEAD**  
 8850 E Lincoln Rd,  
 Cedar, MI 49621

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 info@inhabitect.com

# TOPOGRAPHIC SURVEY



## LEGEND

- CONTOUR (20 FT)
- - - - - CONTOUR (2 FT)

**NOTE:**  
20' contour lines sourced from ArcGIS online

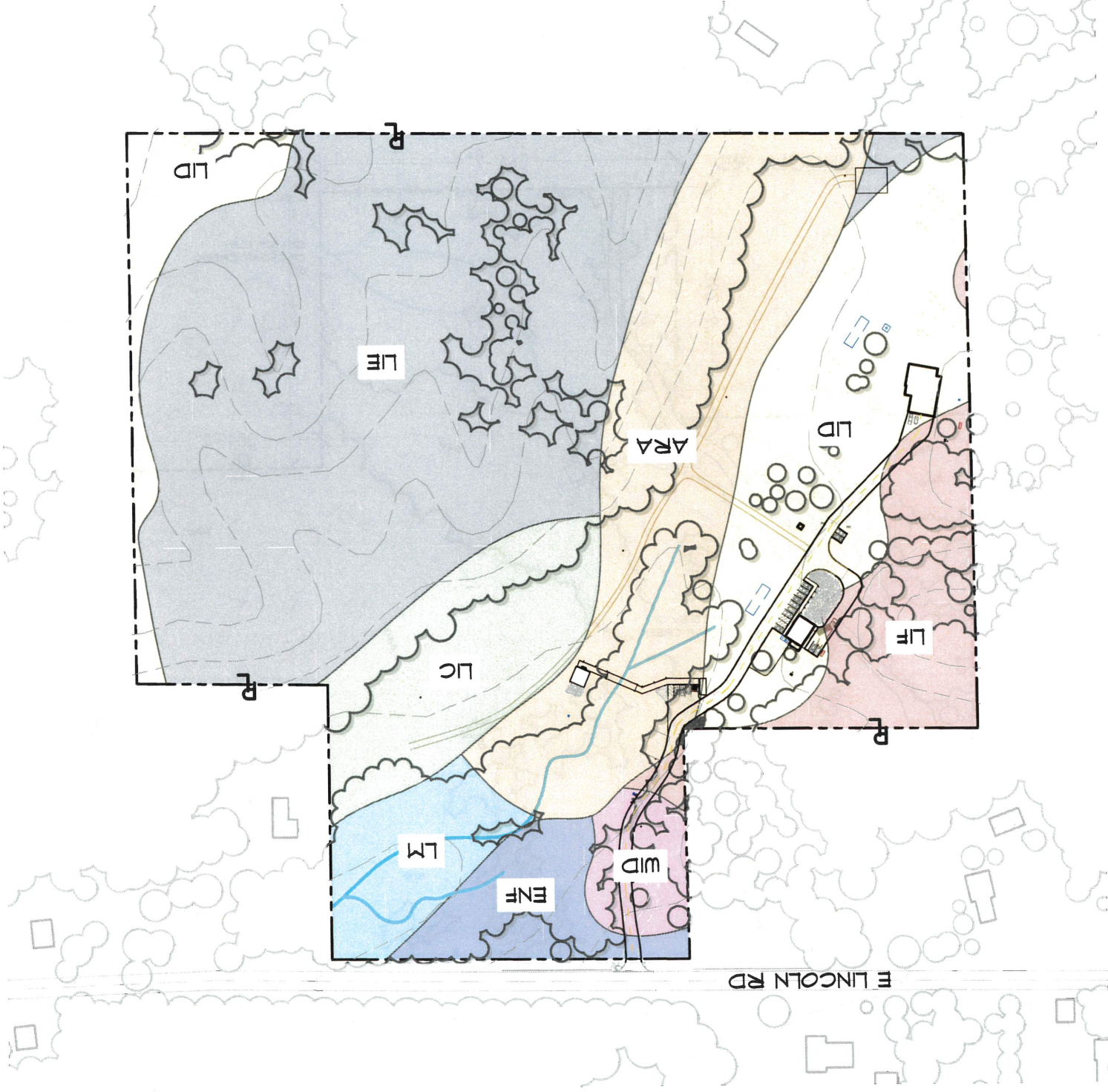
Topo at 2' intervals interpolated from 20' contour lines in CAD

**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

REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
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# SOIL SURVEY



LEGEND	
ARA - ALCONA-RICHTER SANDY LOAMS, 0% TO 2% SLOPES	
ENF - EMMET-LEELANAU COMPLEX, 25% TO 50% SLOPES	
LC - LEELANAU-EAST LAKE LOAMY SANDS, 6% TO 12% SLOPES	
LD - LEELANAU-EAST LAKE LOAMY SANDS, 12% TO 18% SLOPES, LAKE MODERATED	
LF - LEELANAU-EAST LAKE LOAMY SANDS, 18% TO 25% SLOPES, LAKE MODERATED	
LF - LEELANAU-EAST LAKE LOAMY SANDS, 25% TO 45% SLOPES	
LM - LUPTON-MARKET MUCKS	
WID - WIND ERODED LAND, STEEP	

**NOTE:**  
Soil locations sourced from the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey

REV	DATE	DESCRIPTION
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3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

SOIL SURVEY  
**S1.2**

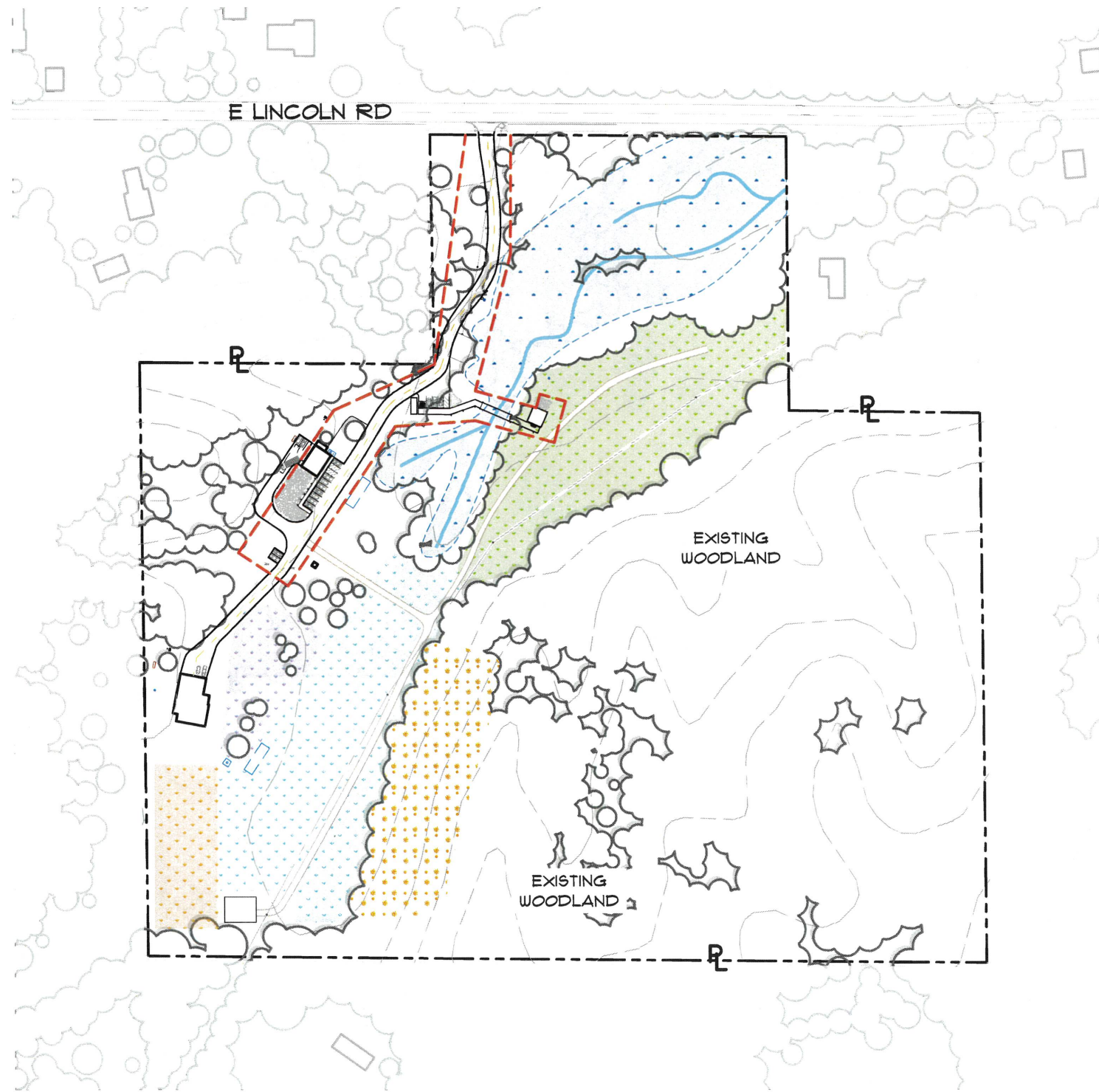
**TAPROOT FARMSTEAD**  
8850 E Lincoln Rd,  
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# FARMING PLAN



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.

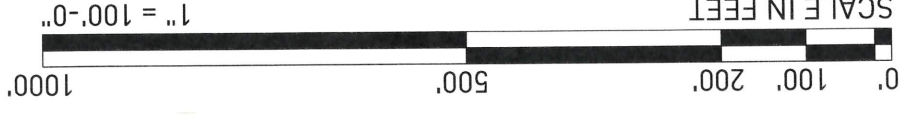
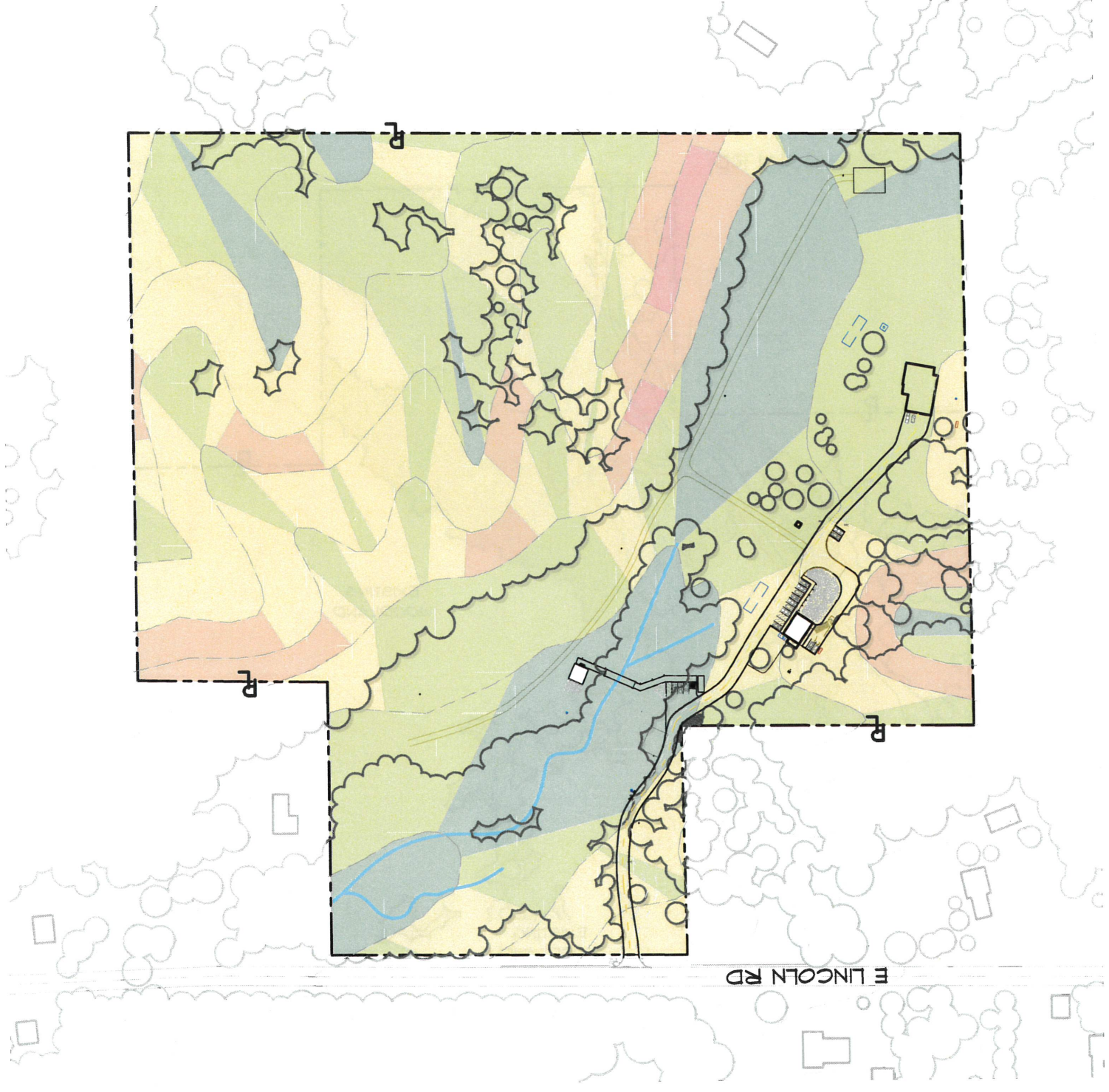
**STATEMENT OF PROPOSED USE:**

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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4	07/11/23	REVISION 4



# 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
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4	07/11/23	REVISION 4

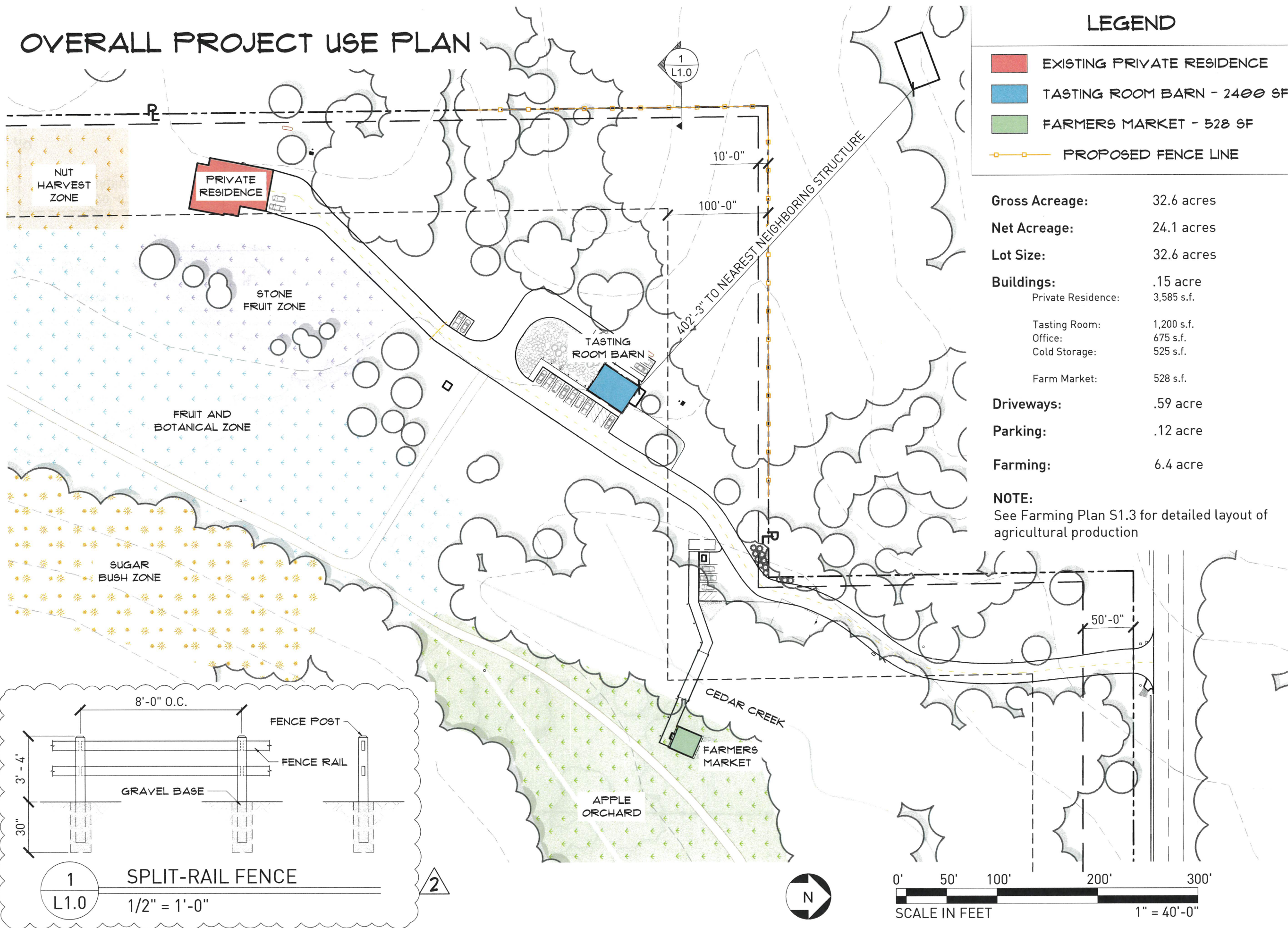
BUILDABLE SLOPE STUDY  
**S1.4**

**TAPROOT FARMSTEAD**  
 8850 E Lincoln Rd,  
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# OVERALL PROJECT USE PLAN

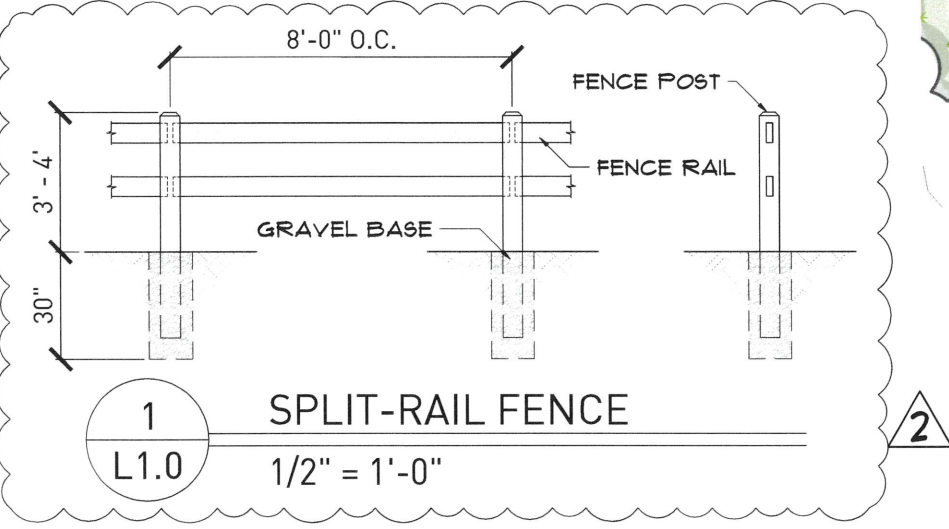


## LEGEND

- 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



## TAPROOT FARMSTEAD

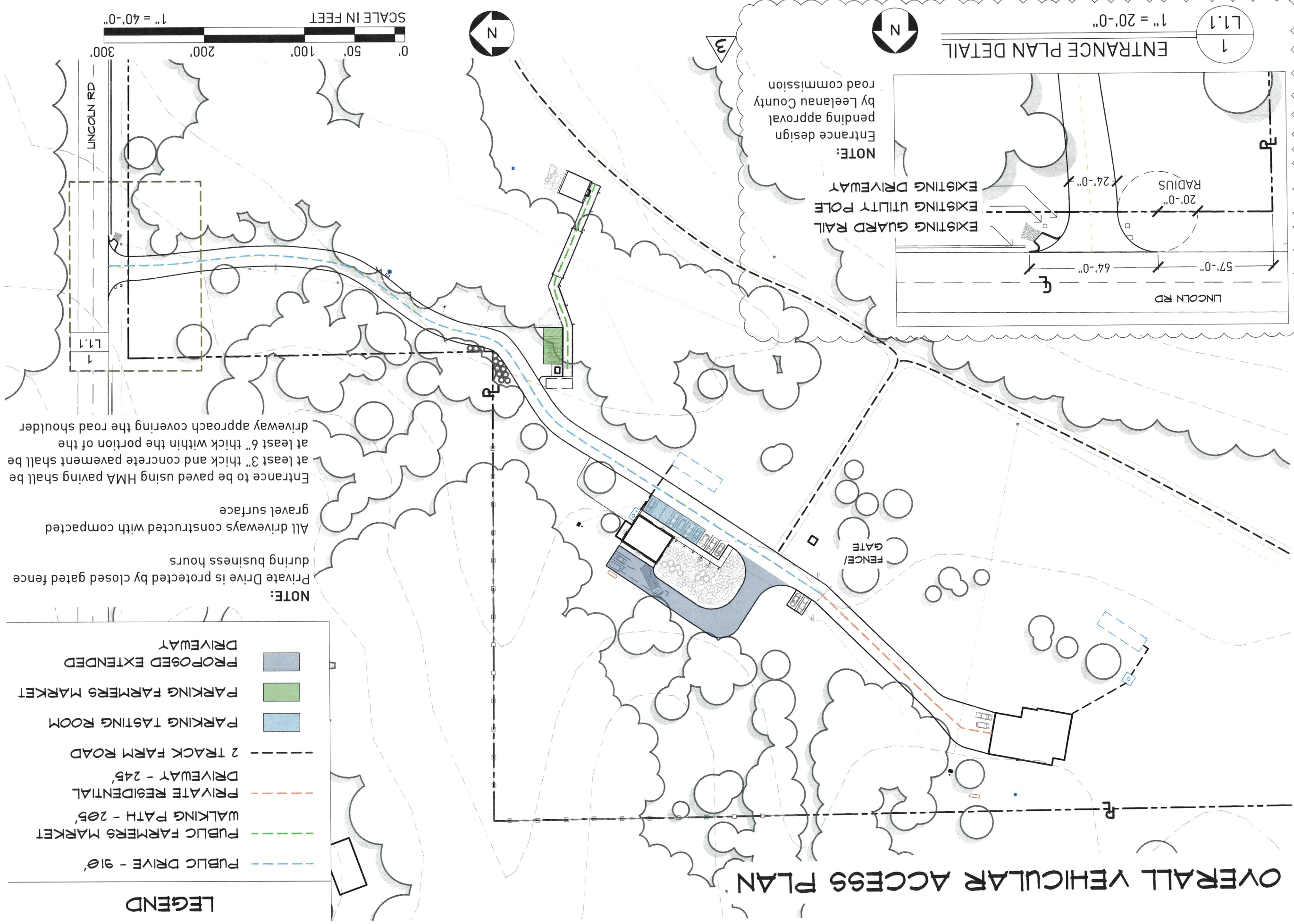
8850 E Lincoln Rd,  
Cedar, MI 49621

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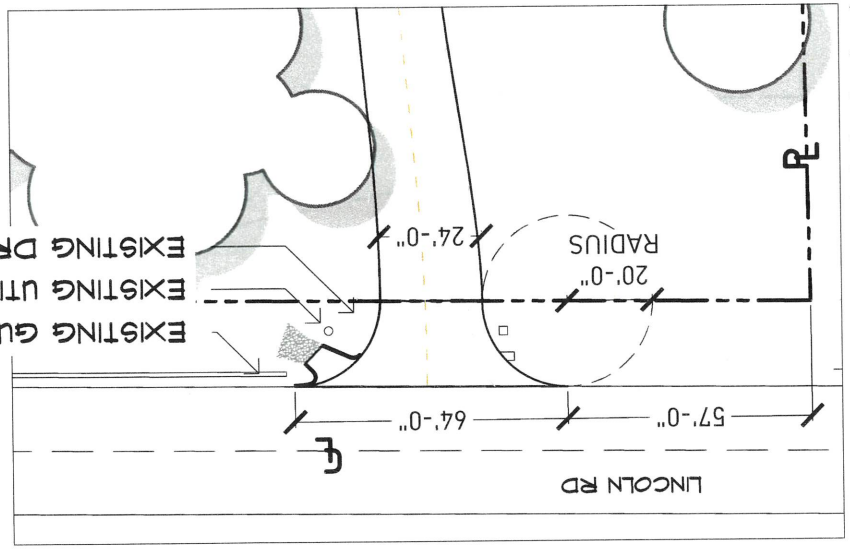
OVERALL PROJECT  
USE PLAN  
**L1.0**



# OVERALL VEHICULAR ACCESS PLAN



1 L1.1 1" = 20'-0"



NOTE:  
Entrance design pending approval by Leelanau County road commission

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

LEGEND	DESCRIPTION
	PUBLIC DRIVE - 91'
	PUBLIC FARMERS MARKET WALKING PATH - 205'
	PRIVATE RESIDENTIAL DRIVEWAY - 245'
	2 TRACK FARM ROAD
	PARKING TASTING ROOM
	PARKING FARMERS MARKET
	PROPOSED EXTENDED DRIVEWAY

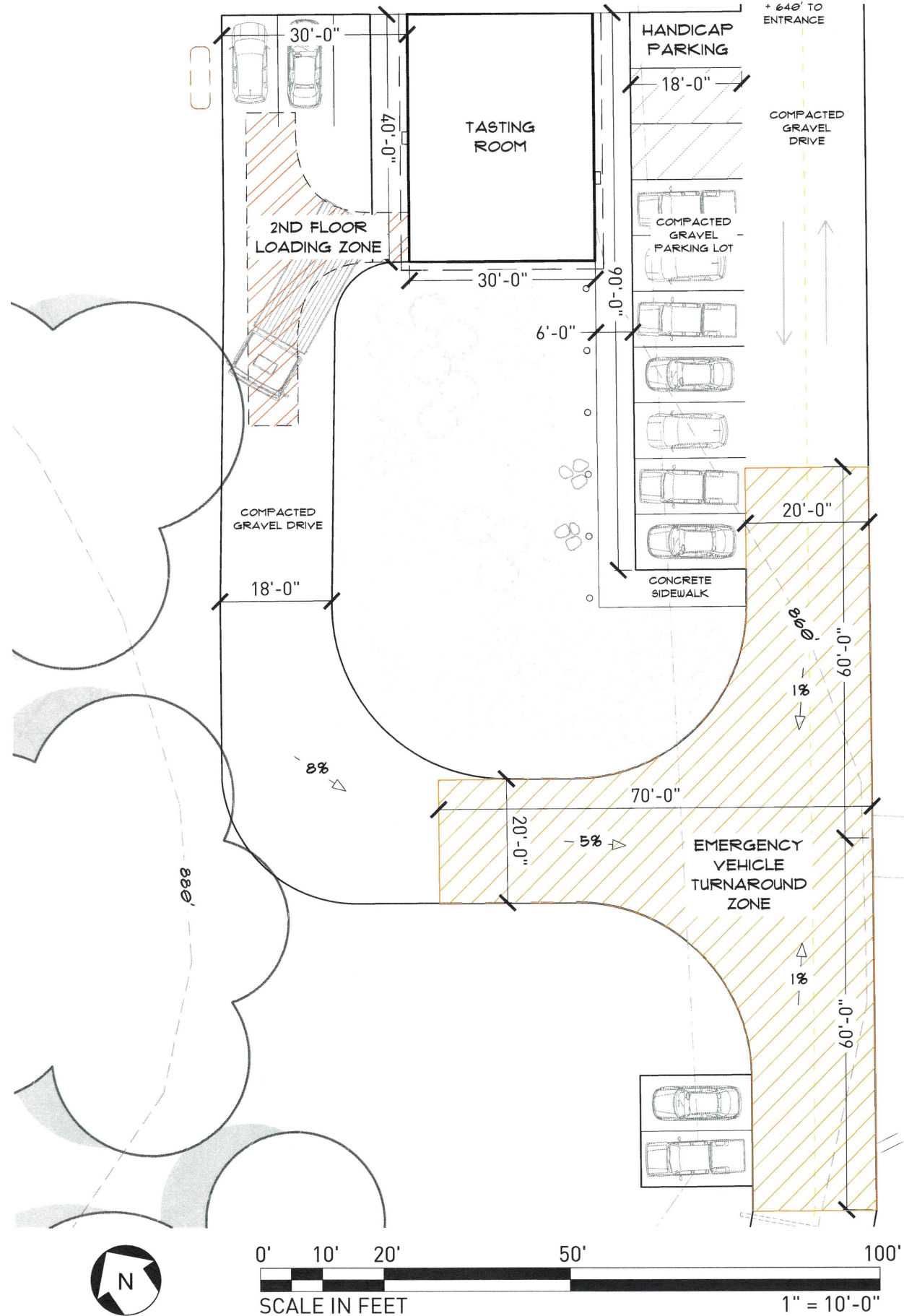
REV	DATE	DESCRIPTION
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3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

OVERALL VEHICULAR ACCESS PLAN  
**L1.1**

**TAPROOT FARMSTEAD**  
8850 E Lincoln Rd,  
Cedar, MI 49621



# VEHICULAR ACCESS TASTING ROOM



**NOTE:**  
For floor plan layout see drawings by others A1

**Total Building Square Feet:** 2400 square feet

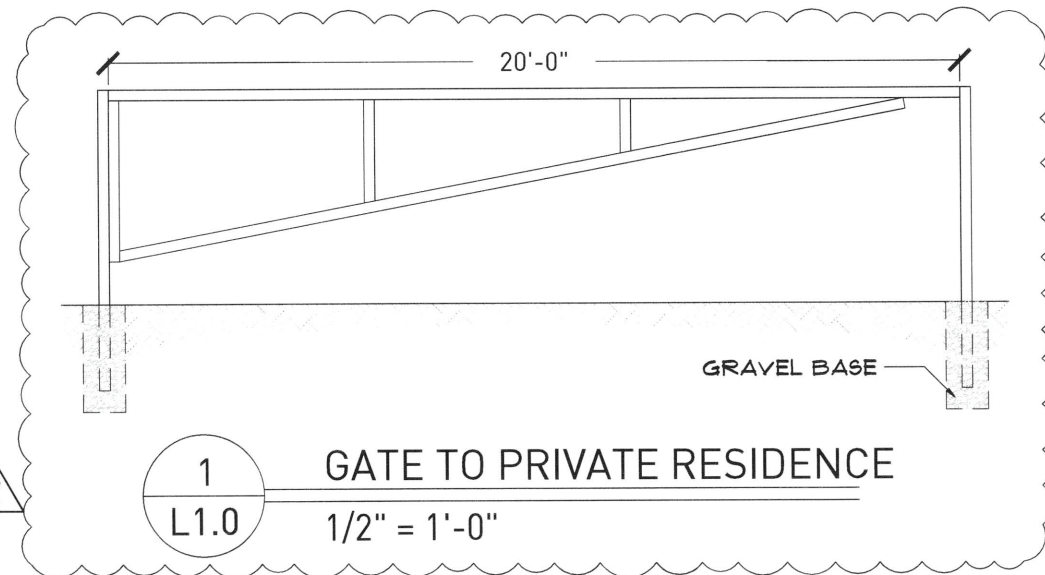
**First Floor - Tasting Rooms per section 6.1.3:** 1200 square feet

Employees: 2  
 Guests: 30  
 Parking Spaces Required: 10  
 Parking Spaces Provided: 10 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

Emergency Vehicle Turnaround Zone follows the International Fire Code SECTION D103 FIGURE 103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND and uses the design "ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD"



REV	DATE	DESCRIPTION
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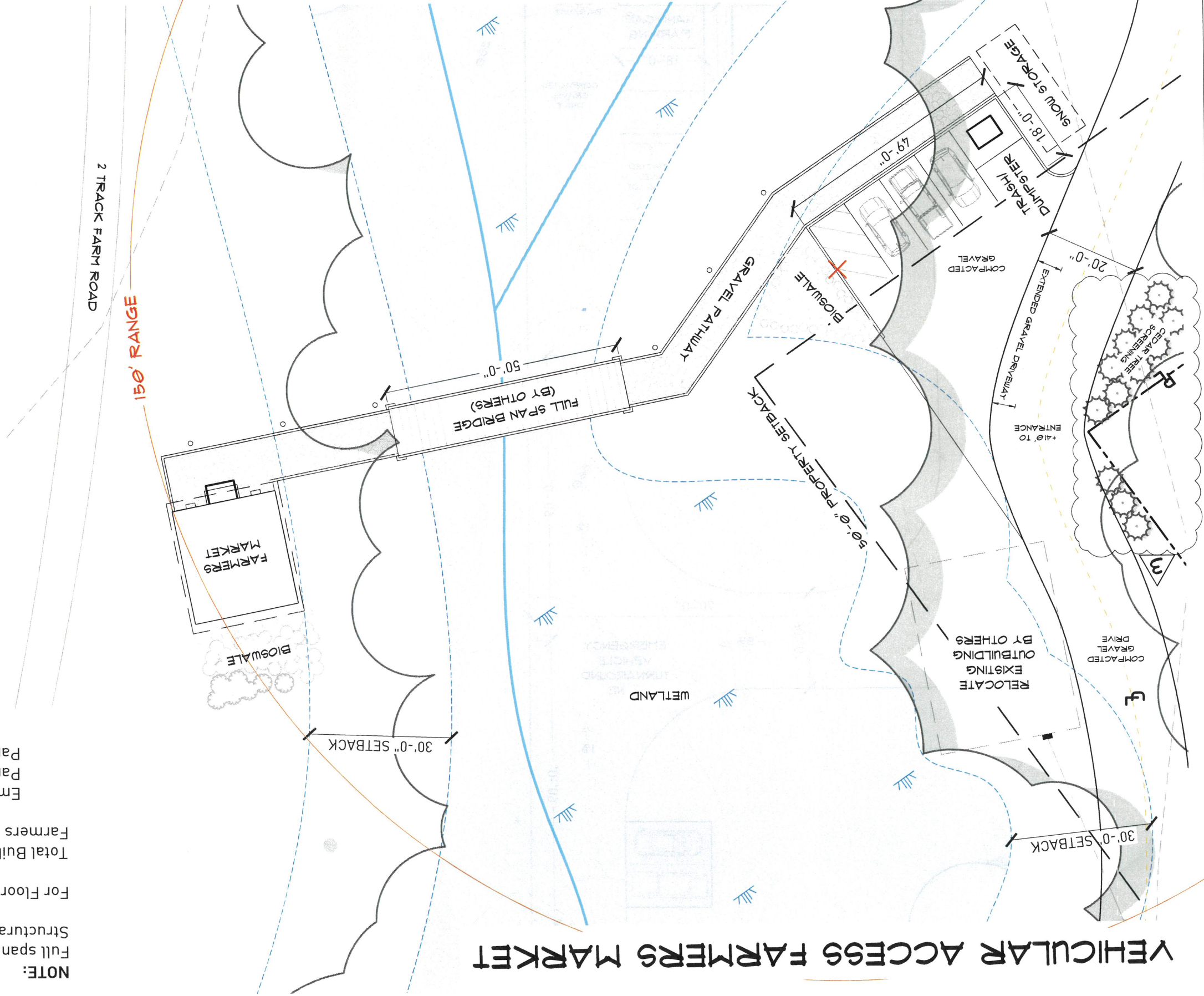


# VEHICULAR ACCESS FARMERS MARKET

**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

2 TRACK FARM ROAD

150' RANGE



## TAPROOT FARMSTEAD

8850 E Lincoln Rd,  
 Cedar, MI 49621

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4	07/11/23	REVISION 4

VEHICULAR ACCESS  
 FARMERS MARKET  
**L1.3**

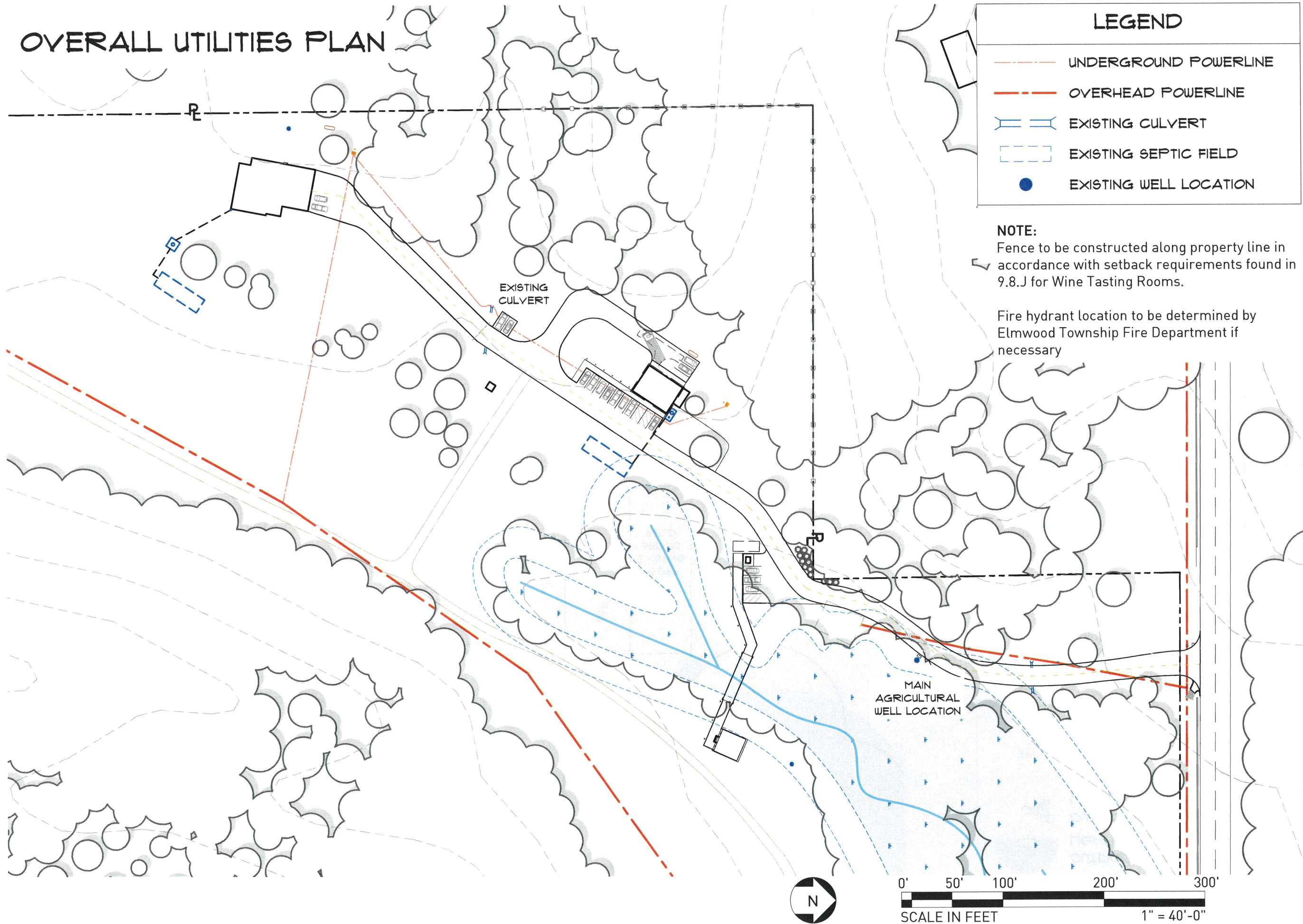
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# OVERALL UTILITIES PLAN



### 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

## TAPROOT FARMSTEAD

8850 E Lincoln Rd,  
 Cedar, MI 49621

REV	DATE	DESCRIPTION
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3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

OVERALL UTILITIES PLAN  
**L1.4**

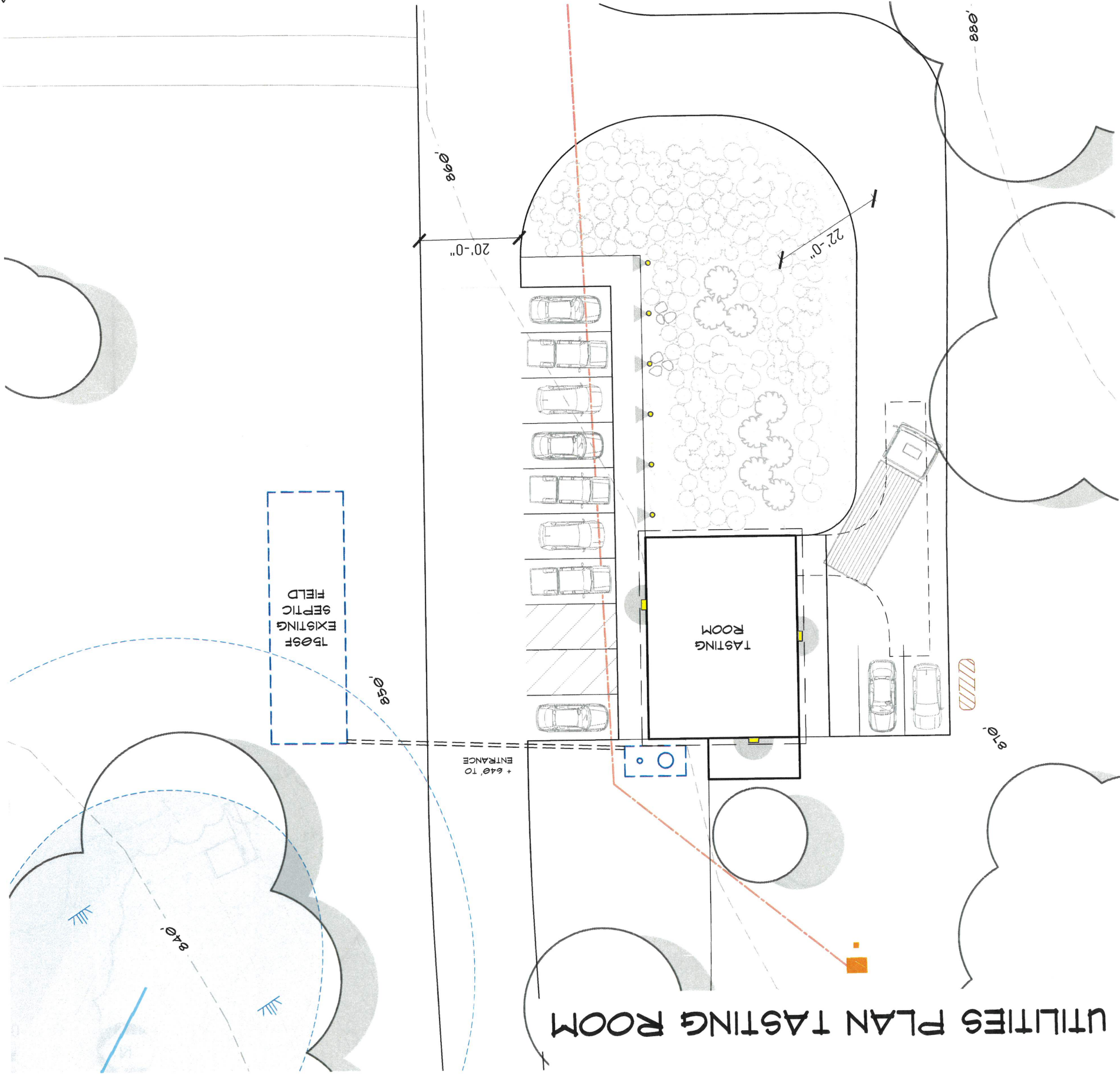


# UTILITIES PLAN TASTING ROOM



SCALE IN FEET  
0' 10' 20' 50' 100'

1" = 10'-0"

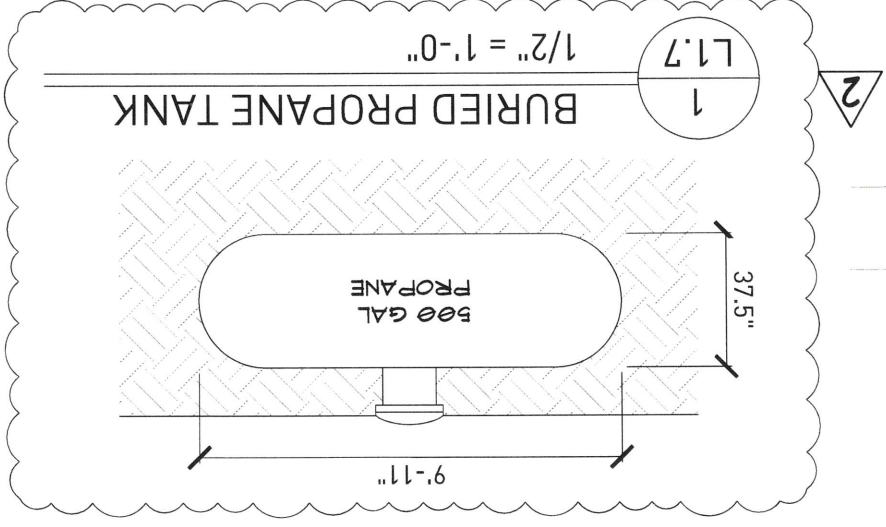


LEGEND	
	OUTDOOR WALL MOUNTED LIGHT FIXTURE
	OUTDOOR PATH LIGHTING - LOW VOLTAGE
	UNDERGROUND POWERLINE
	EXISTING ELECTRICAL BOX
	500 GALLON BURIED PROpane TANK BY OTHERS
	EXISTING CIDER PRODUCT CLEANOUT
	EXISTING SEPTIC FIELD

**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.



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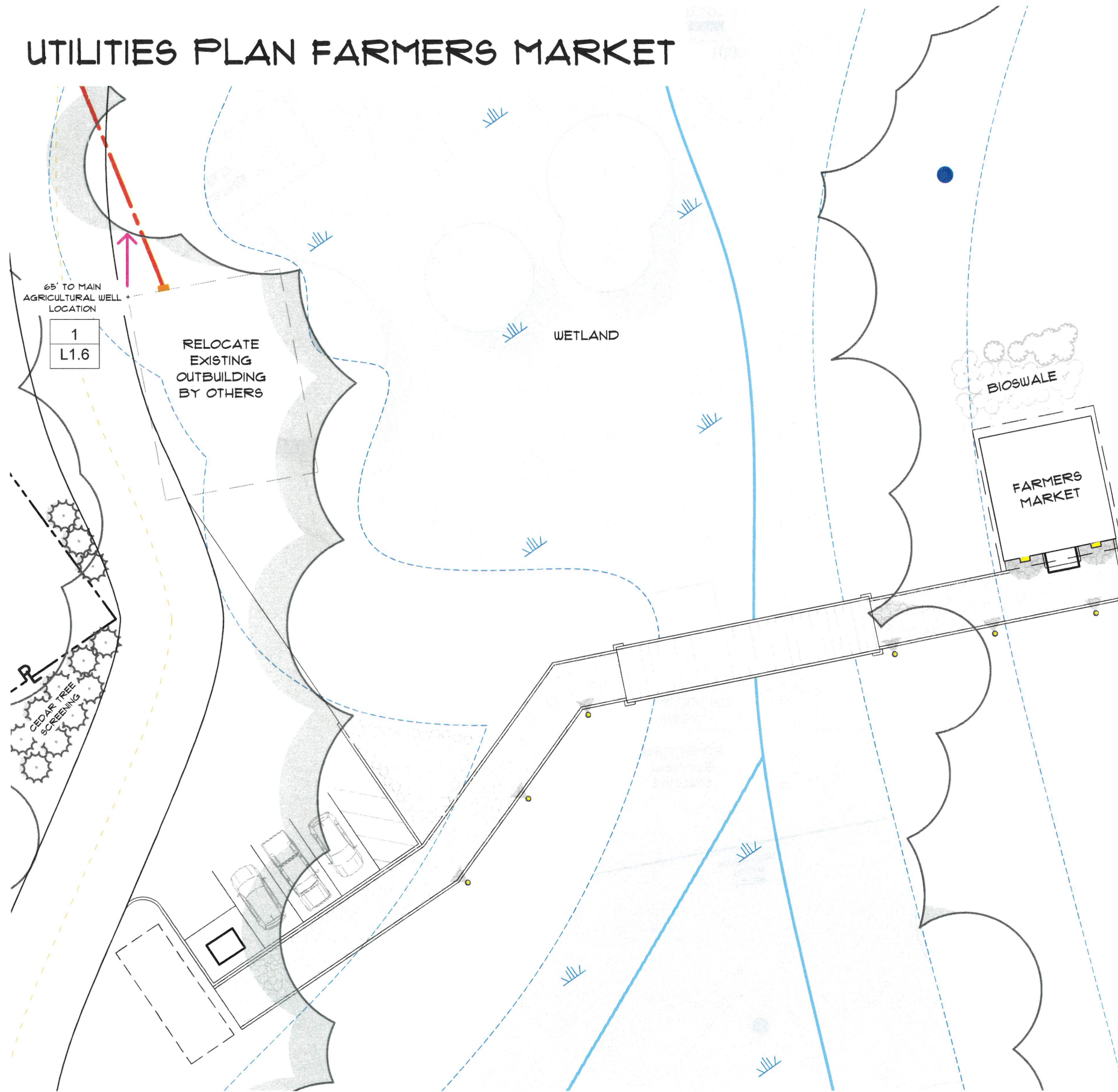
UTILITIES PLAN  
TASTING ROOM  
**L1.5**

**TAPROOT FARMSTEAD**  
8850 E Lincoln Rd,  
Cedar, MI 49621


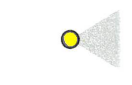



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# UTILITIES PLAN FARMERS MARKET

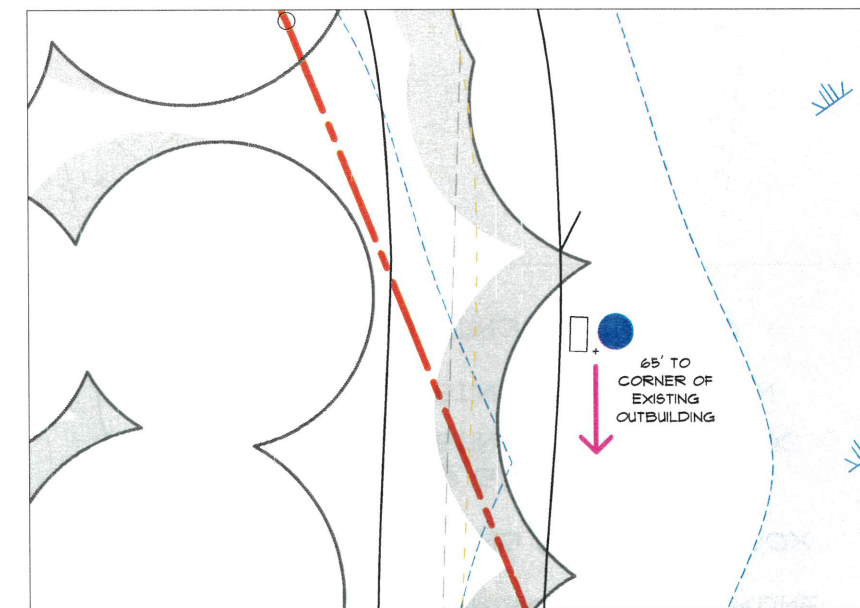


## LEGEND

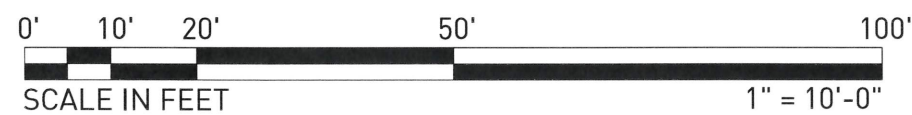
-  OUTDOOR WALL MOUNTED LIGHT FIXTURE
-  OUTDOOR PATH LIGHTING - LOW VOLTAGE
-  OVERHEAD POWERLINE
-  EXISTING ELECTRICAL BOX
-  EXISTING WELL

**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"

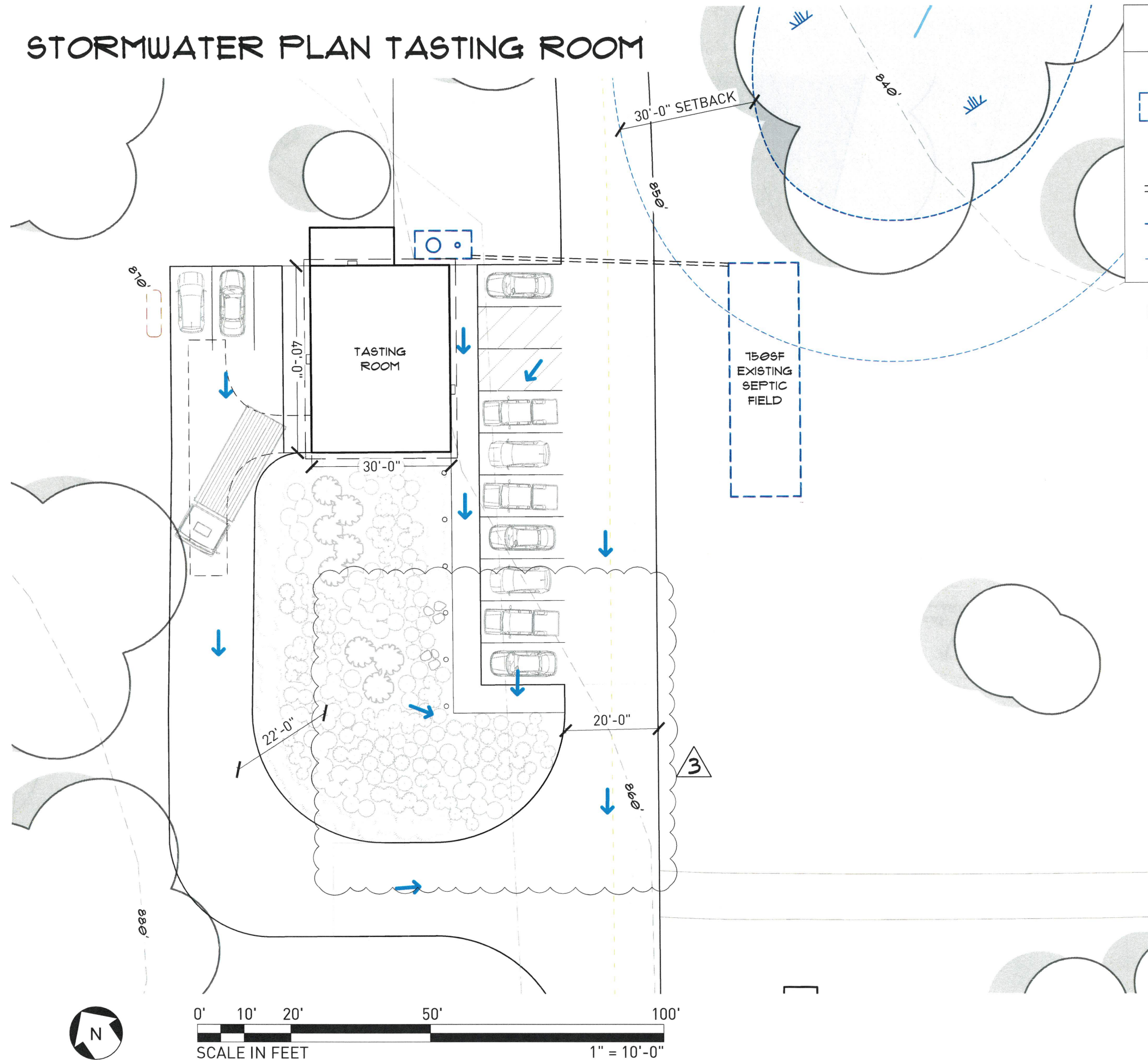


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# STORMWATER PLAN TASTING ROOM



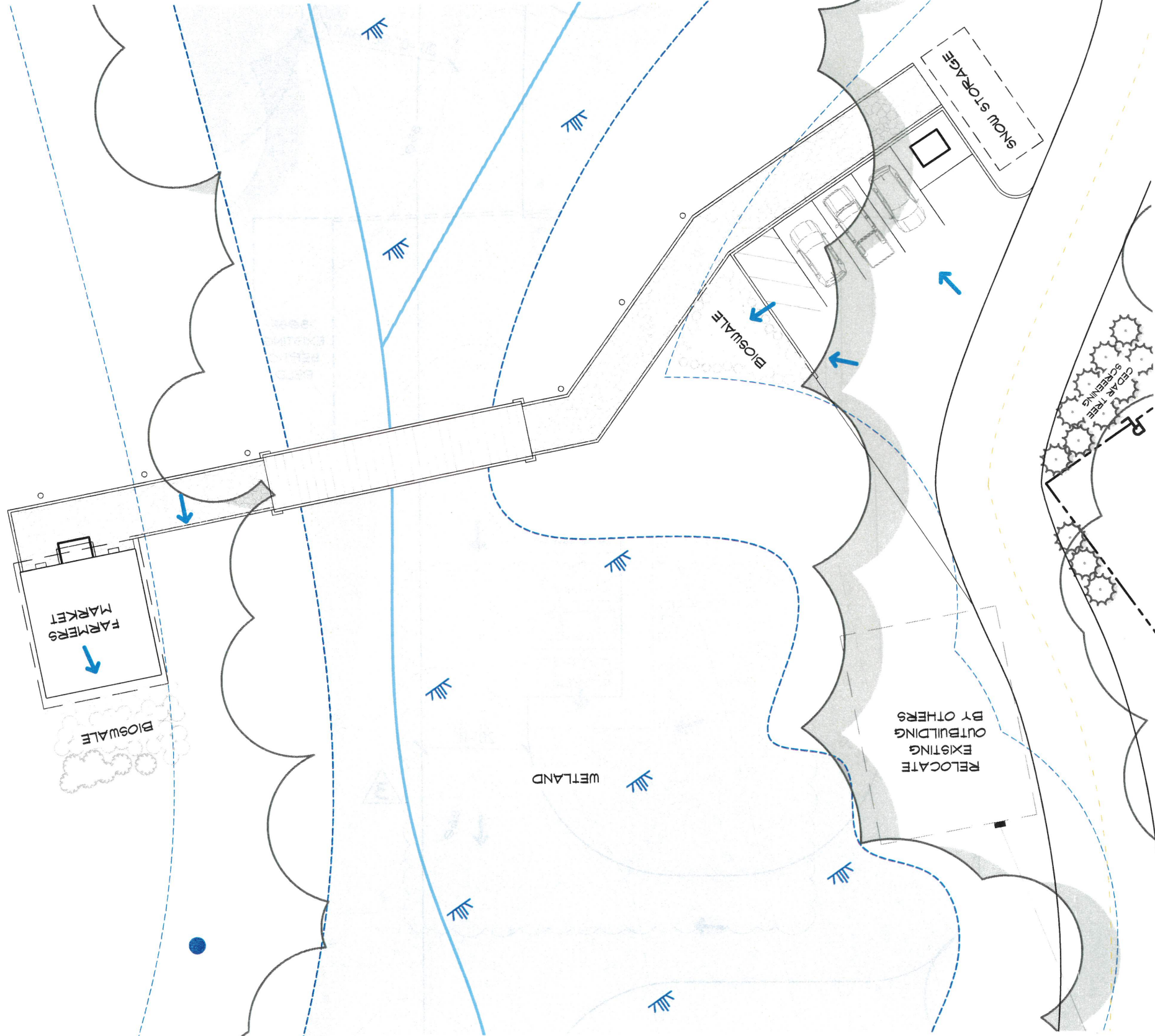
### LEGEND

- 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
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3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

# 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
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STORMWATER PLAN  
FARMERS MARKET  
**L1.9**

**TAPROOT FARMSTEAD**  
8850 E Lincoln Rd,  
Cedar, MI 49621

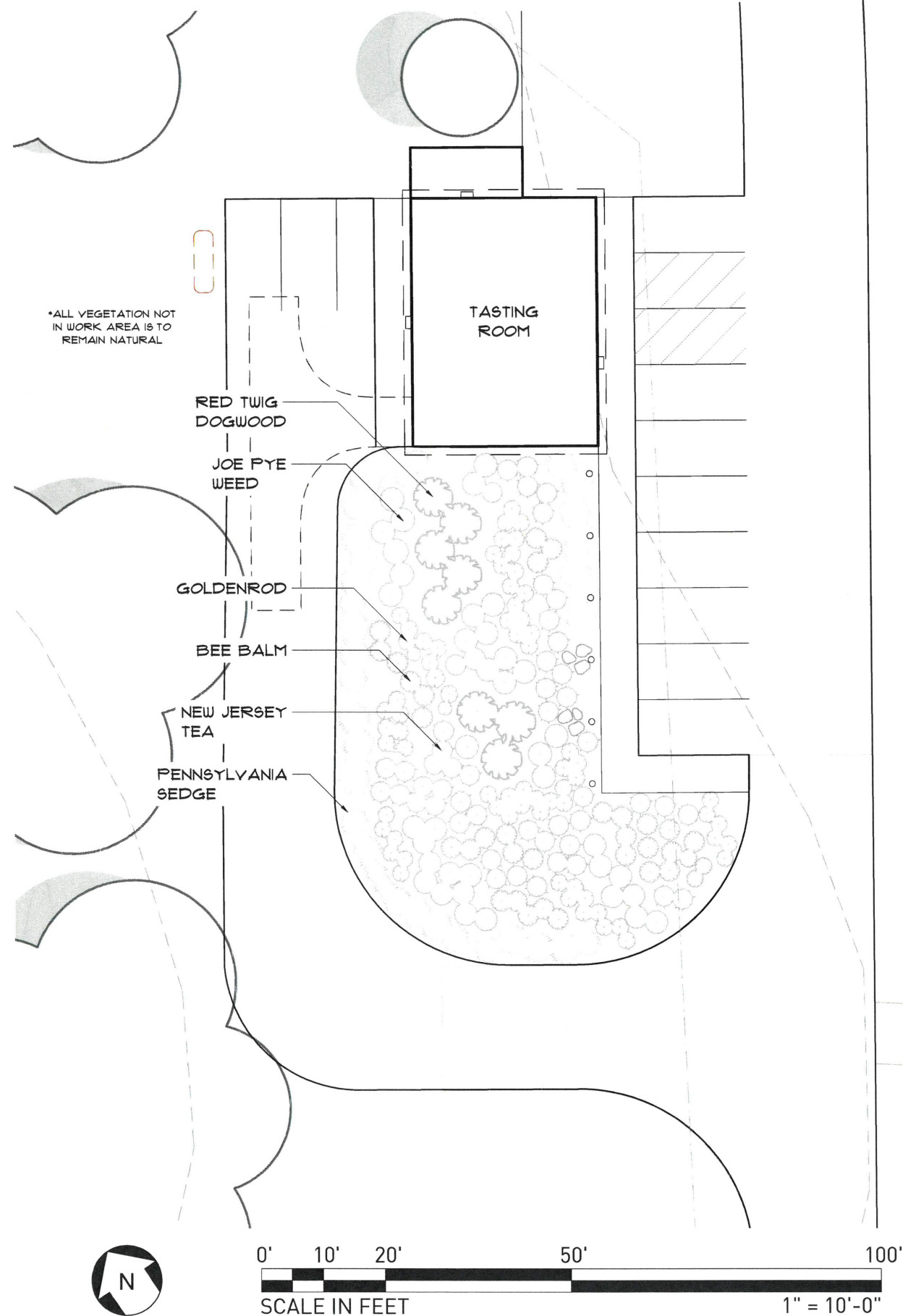
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# PLANTING PLAN TASTING ROOM



## PLANTING LIST

Quantity	Common Name	Scientific Name	Size	Type
8	Red Osier Dogwood	<i>Cornus sericea</i>	36" ht	Cont.
48	New Jersey Tea	<i>Ceanothus americanus</i>	32" ht	Cont.
70	Goldenrod	<i>Solidago</i>	2 gal	Cont.
34	Bee Balm	<i>Monarda fistulosa</i>	2 gal	Cont.
41	Joe Pye Weed	<i>Eupatorium maculatum</i>	2 gal	Cont.
80	Pennsylvania Sedge	<i>Carex pensylvanica</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.

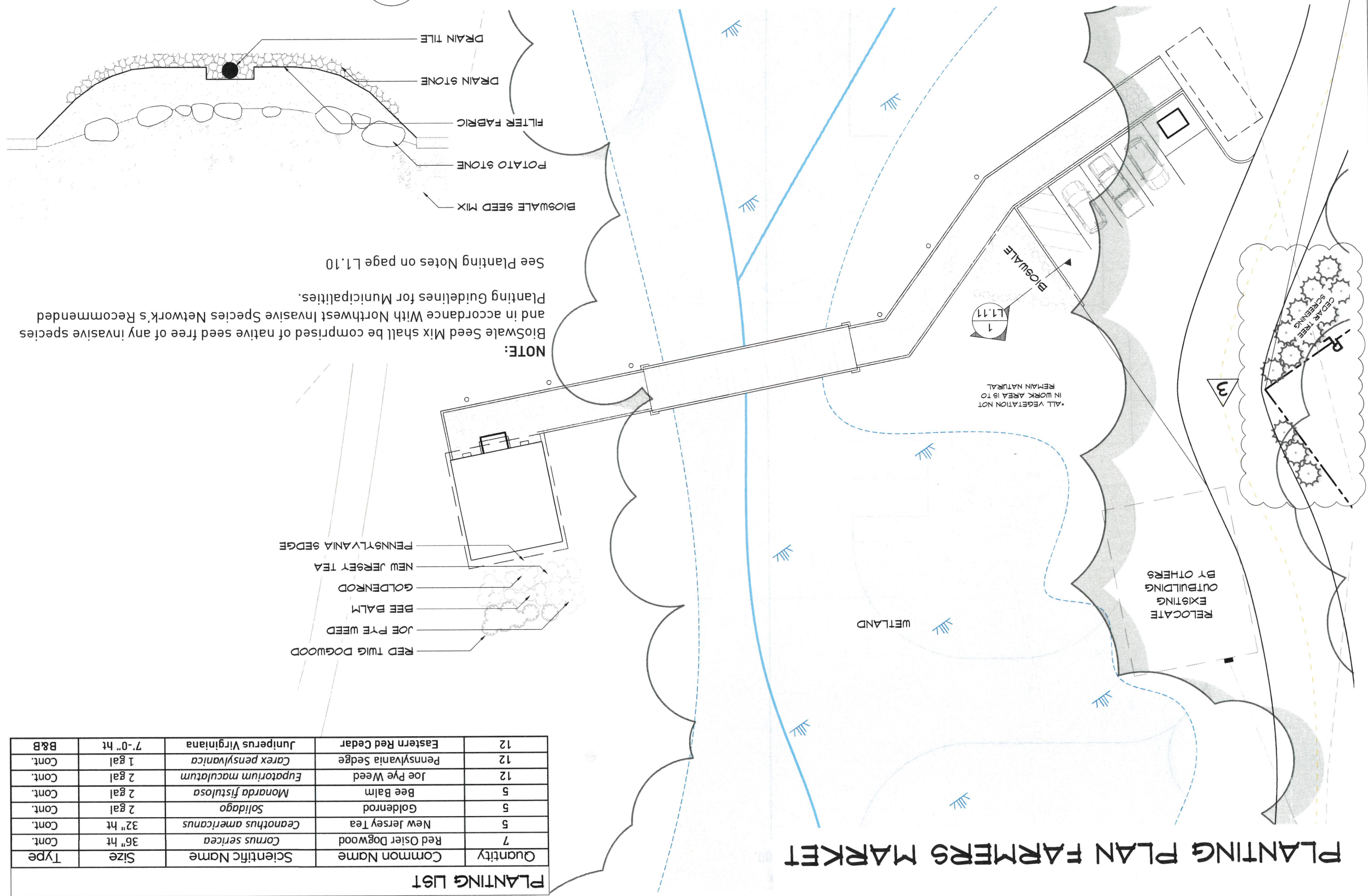
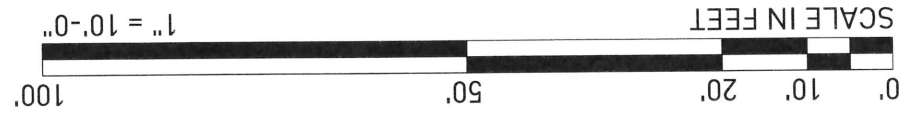
**TAPROOT FARMSTEAD**  
 8850 E Lincoln Rd.  
 Cedar, MI 49621

REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2
3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

PLANTING PLAN  
 TASTING ROOM  
**L1.10**



# PLANTING PLAN FARMERS MARKET

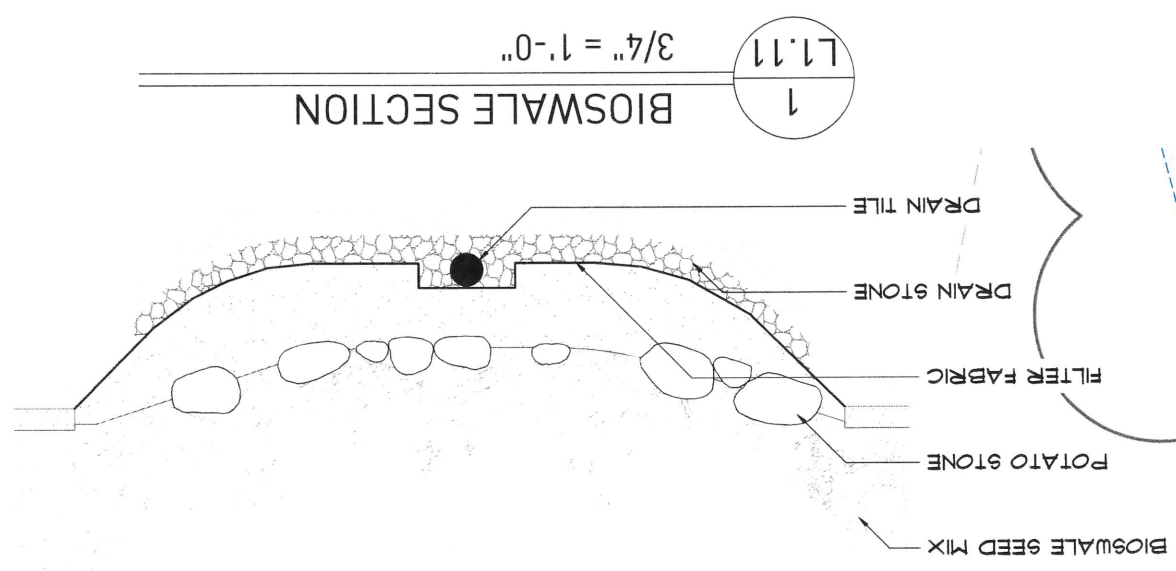


**PLANTING LIST**

Quantity	Common Name	Scientific Name	Size	Type
7	Red Osier Dogwood	<i>Cornus sericea</i>	36" ht	Cont.
5	New Jersey Tea	<i>Ceanothus americanus</i>	32" ht	Cont.
5	Goldenrod	<i>Solidago</i>	2 gal	Cont.
5	Bee Balm	<i>Monarda fistulosa</i>	2 gal	Cont.
12	Joe Pye Weed	<i>Eupatorium maculatum</i>	2 gal	Cont.
12	Pennsylvania Sedge	<i>Carex pennsylvanica</i>	1 gal	Cont.
12	Eastern Red Cedar	<i>Juniperus Virginiana</i>	7'-0" ht	B&B

- RED TWIG DOGWOOD
- JOE PYE WEED
- BEE BALM
- GOLDENROD
- NEW JERSEY TEA
- PENNSYLVANIA SEDGE

**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



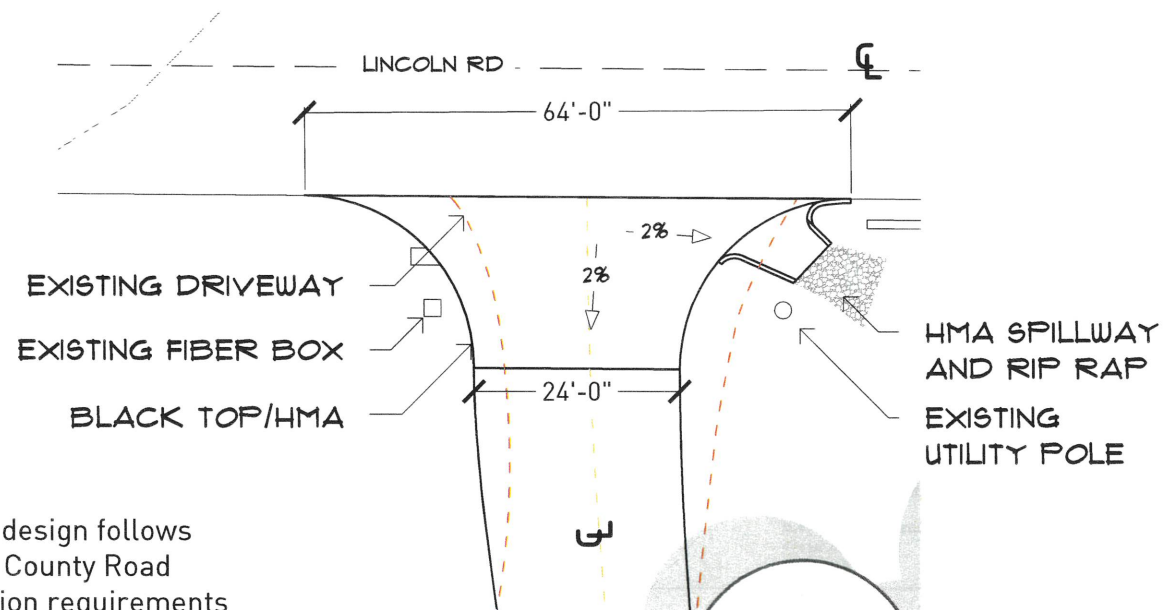
REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2
3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

PLANTING PLAN  
 FARMERS MARKET  
**L1.11**

**TAPROOT FARMSTEAD**  
 8850 E Lincoln Rd,  
 Cedar, MI 49621

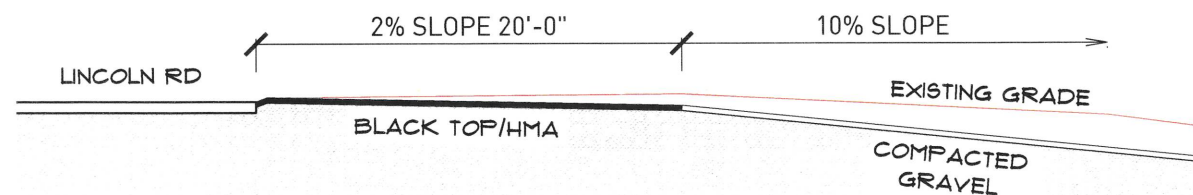
PO Box 66  
 Traverse City, MI 49985  
 231.943.1434  
 info@inhabitect.com



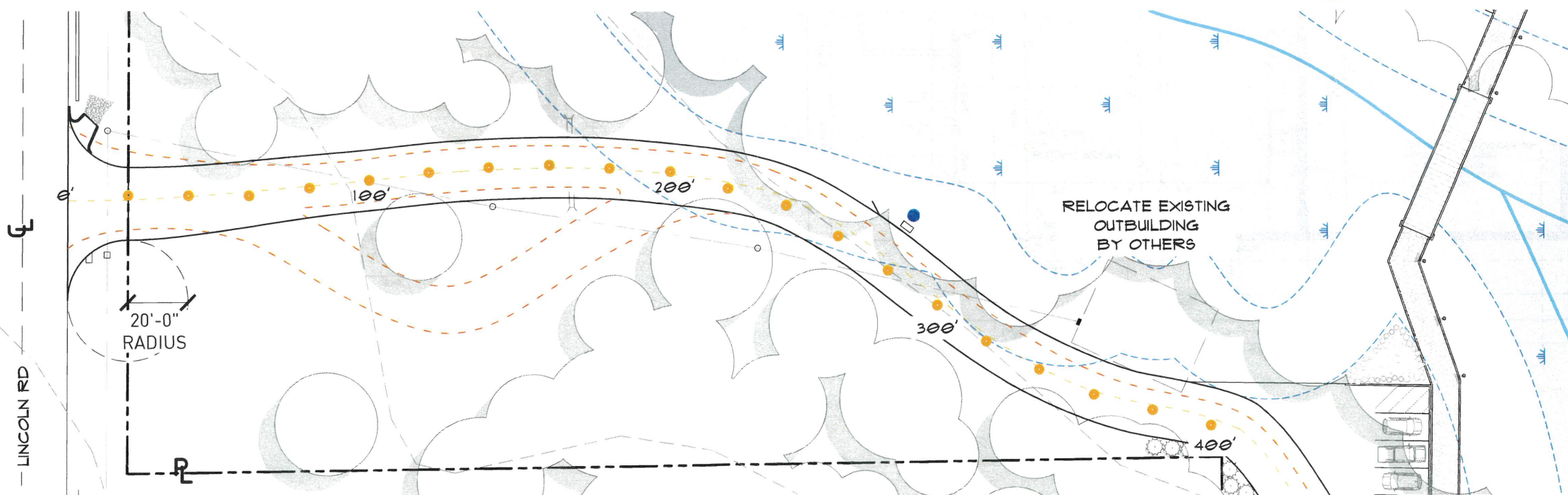
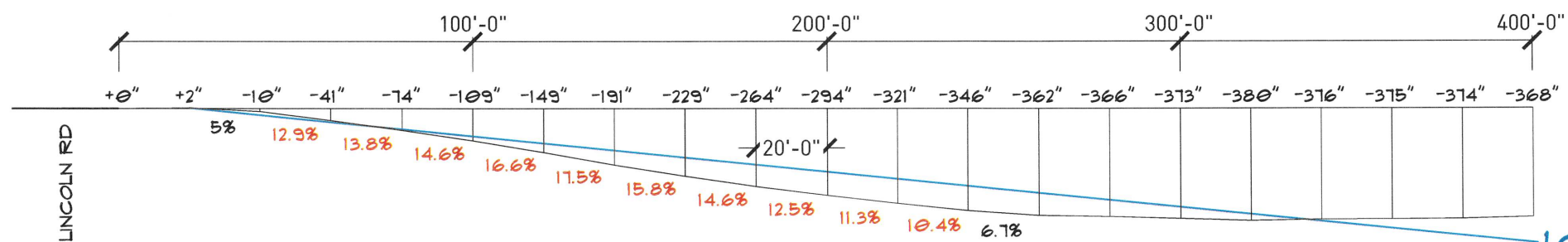


**NOTE:**  
Entrance design follows  
Leelanau County Road  
Commission requirements  
(as directed by Craig Brown)

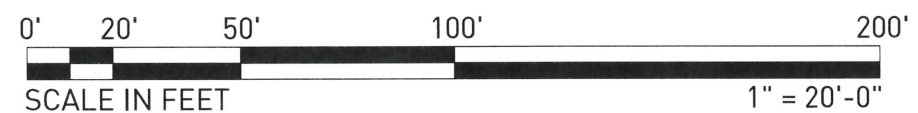
1 ENTRANCE PLAN DETAIL  
D1.0 1" = 10'-0"



2 PROPOSED DRIVEWAY SECTION  
D1.0 1/4" = 1'-0"



3 ENTRANCE DRIVEWAY  
D1.0 1" = 20'-0"

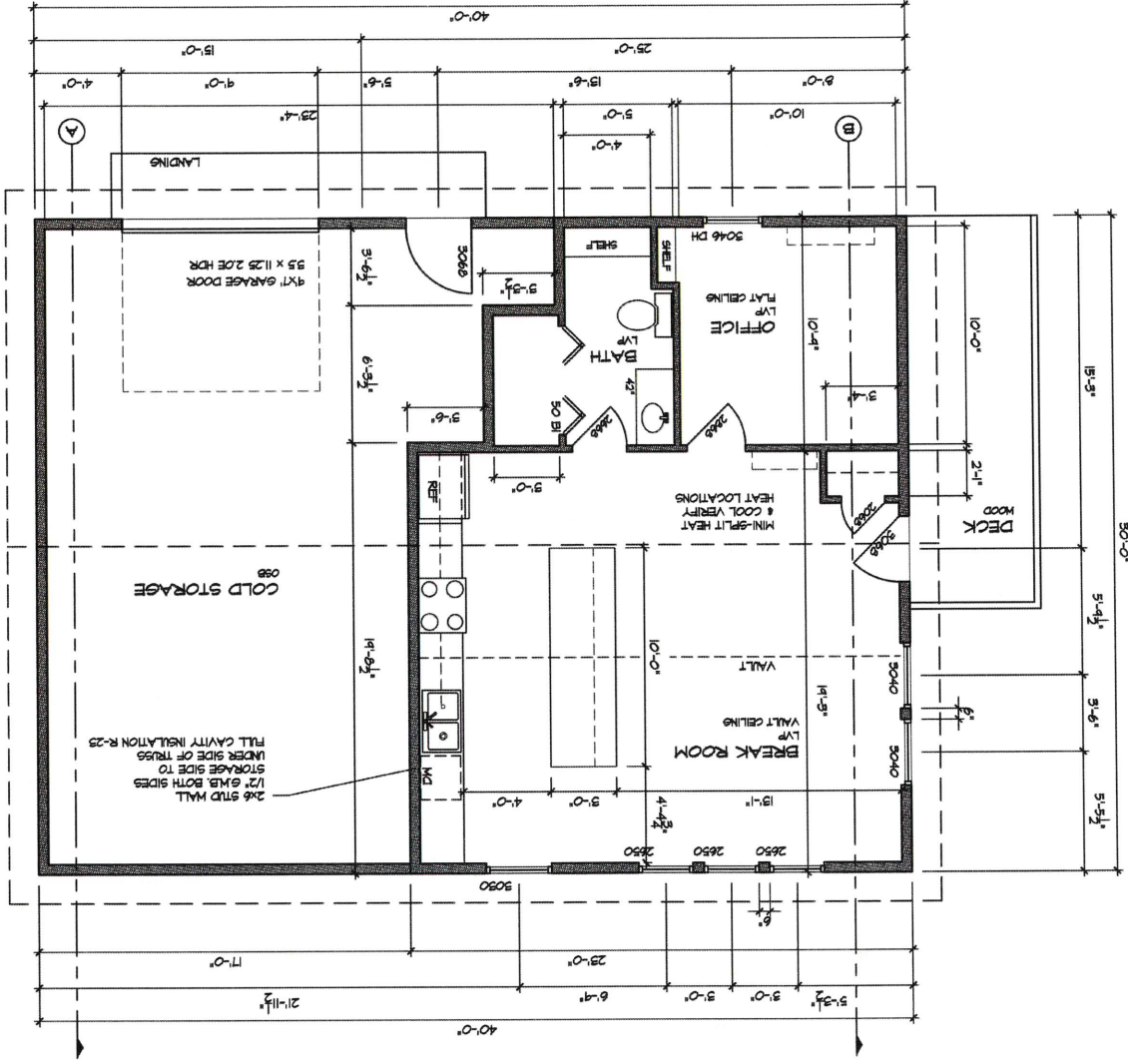


REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2
3	06/05/23	REVISION 3
4	07/07/23	REVISION 4

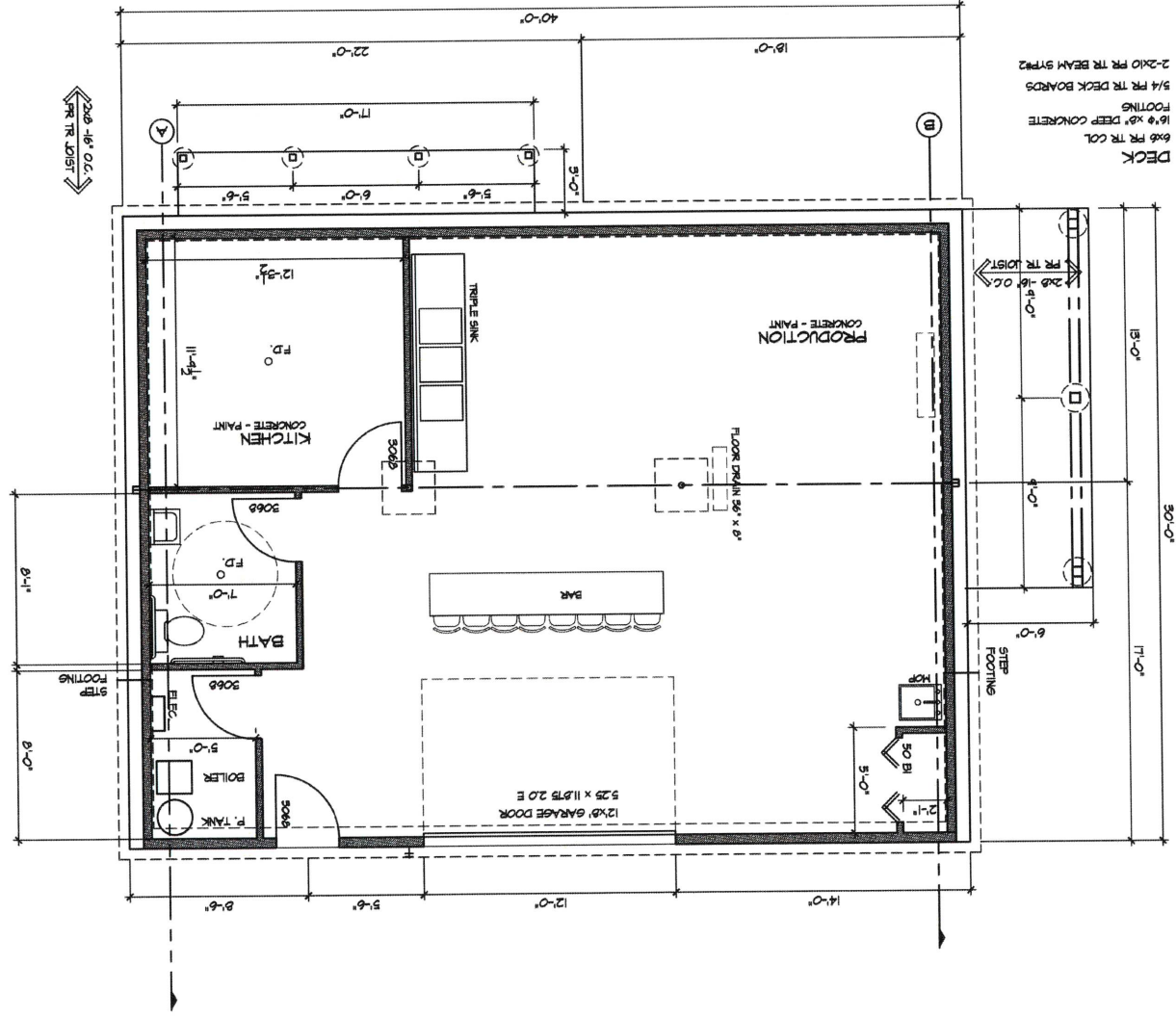
DESIGNED AND  
PERMITTED  
BY OTHERS

**GENERAL NOTES**  
 DESIGN LOADS:  
 40 psf NON SLEEPING  
 50 psf SLEEPING  
 40 psf DECKS  
 50 psf GARAGE FLOORS  
 GROUND SNOW: 60 psf  
 TYPICAL HEADER 2-1/8"x125 2.0E PSL UNO.  
 ③ SMOKE DETECTOR  
 ④ CARBON MONOXIDE ALARM  
 DIMENSIONS TO FACE OF STUD AND CENTER  
 OF DOORS AND WINDOWS.  
 ATTIC ACCESS 22' x 30'

UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

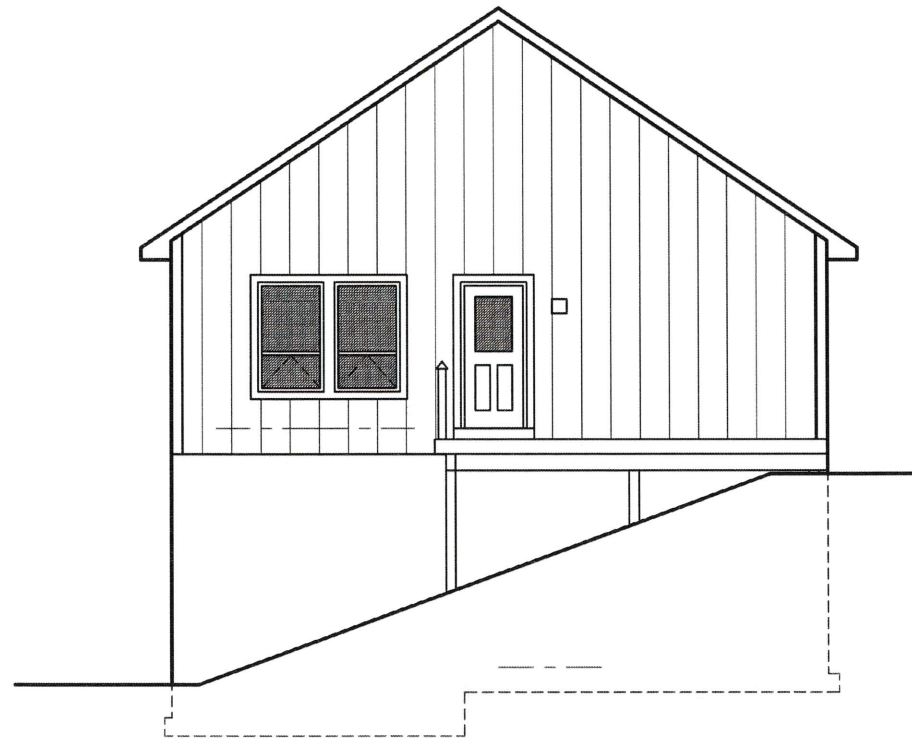


**CONCRETE STRENGTHS**  
 FOOTINGS & BASEMENT SLABS - 2500 psi  
 BASEMENT WALLS - 3000 psi  
 GARAGE FLOORS & EXTERIOR CONCRETE - 3500 psi  
 2000K SOIL BEARING CAPACITY.  
 DESIGN ASSUMES CLEAN SAND UPON EXCAVATION  
 IF DIFFERENT SOILS ARE PRESENT CONSULT DESIGN  
 PROFESSIONAL.

**LANDING**  
 4x4 FR COL  
 12" x 8" DEEP CONCRETE  
 FOOTING  
 5/4 FR TR DECK BOARDS  
 1-2x6 FR BEAM SYP#2

**DECK**  
 6x6 FR TR COL  
 16" x 8" DEEP CONCRETE  
 FOOTING  
 5/4 FR TR DECK BOARDS  
 2-2x10 FR TR BEAM SYP#2

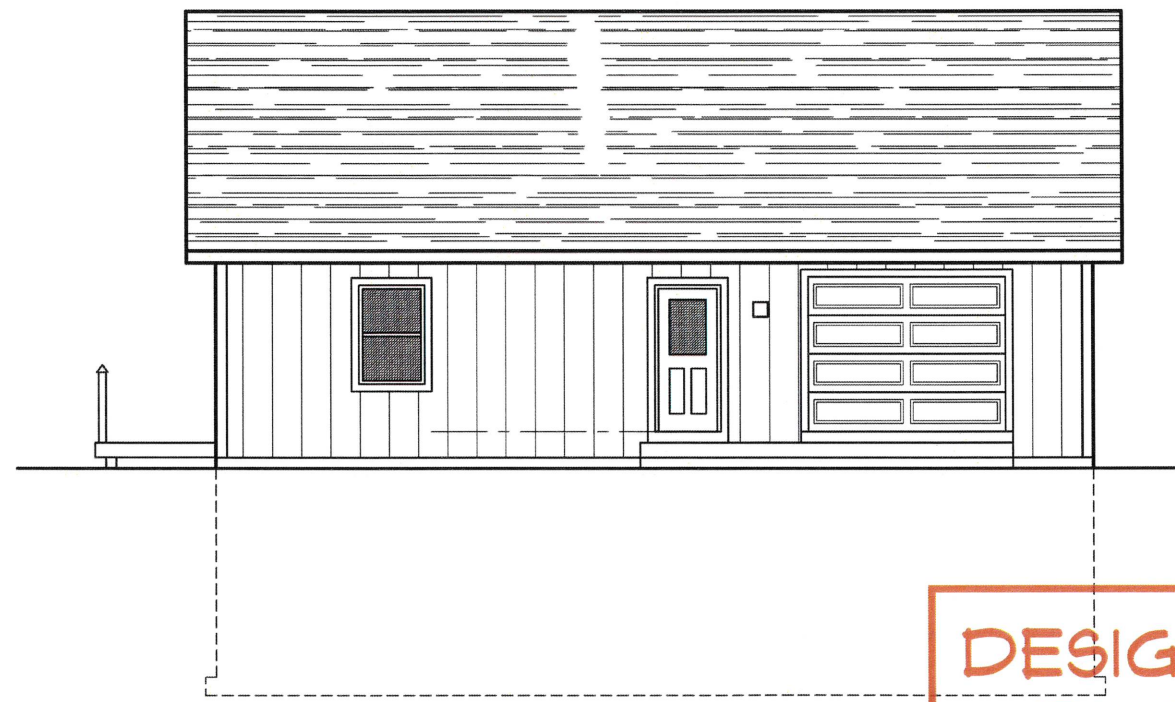




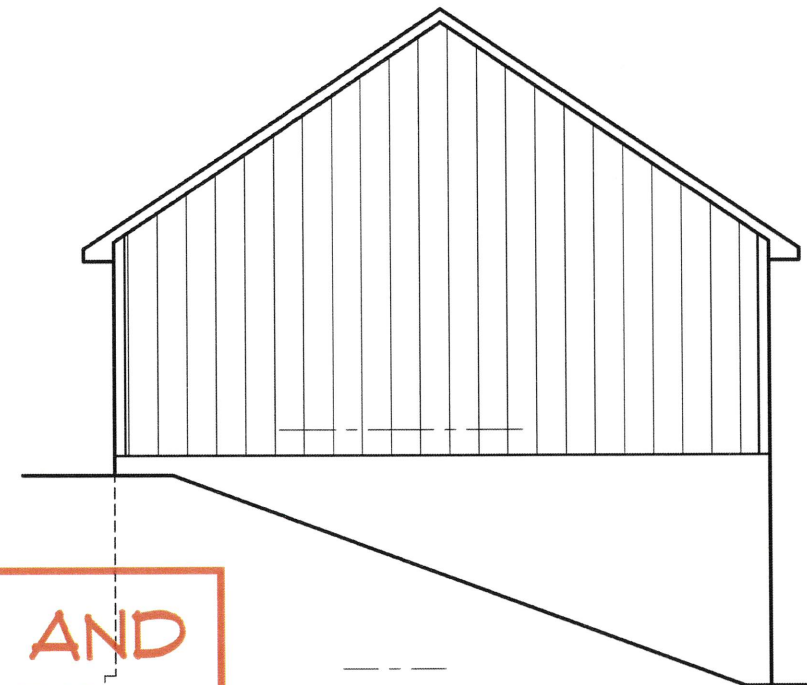
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**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

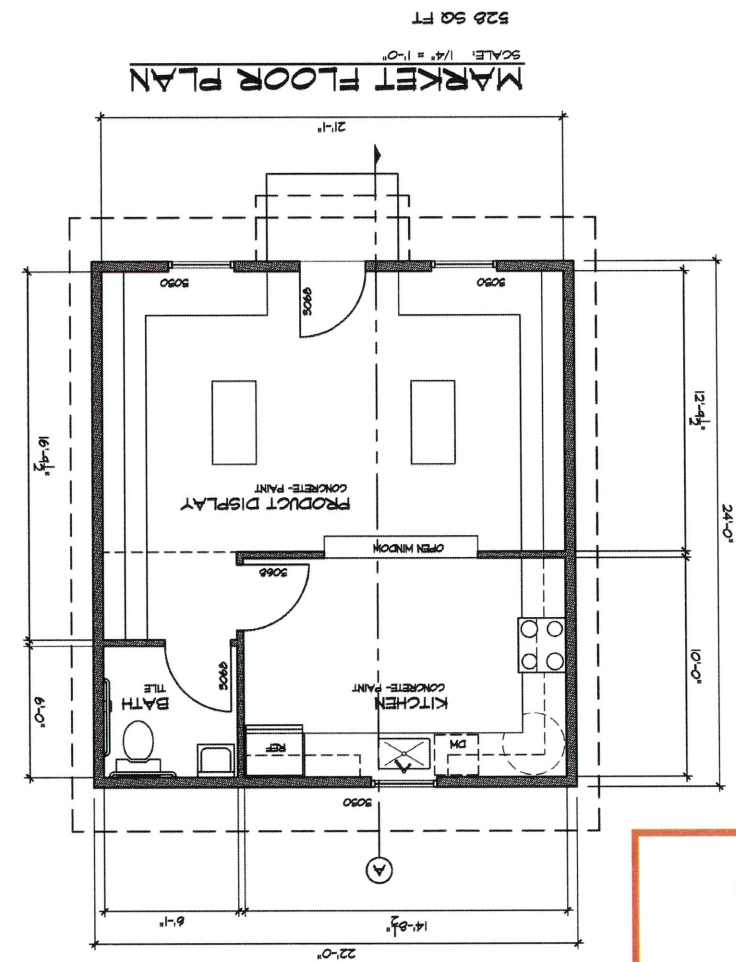
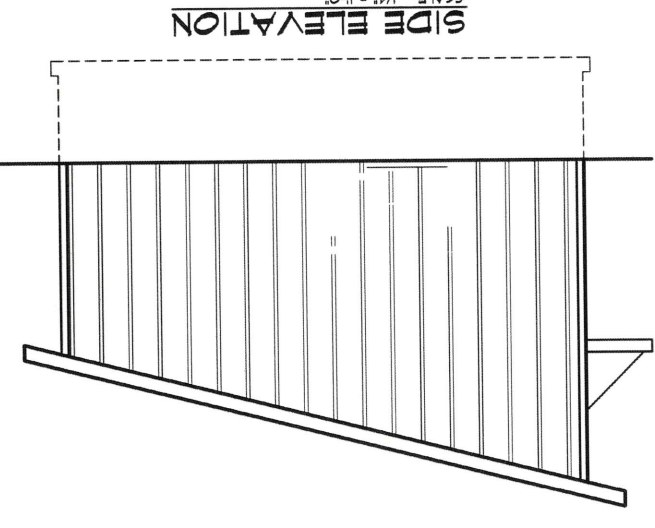
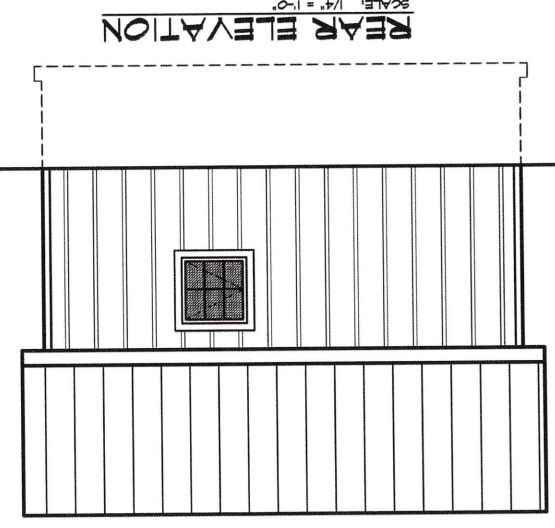
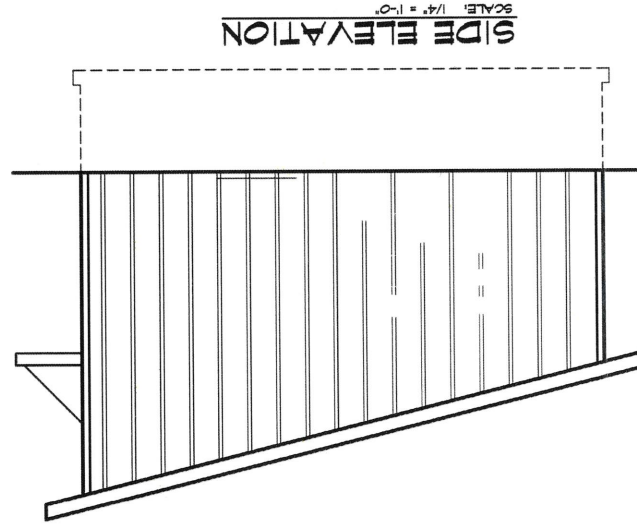
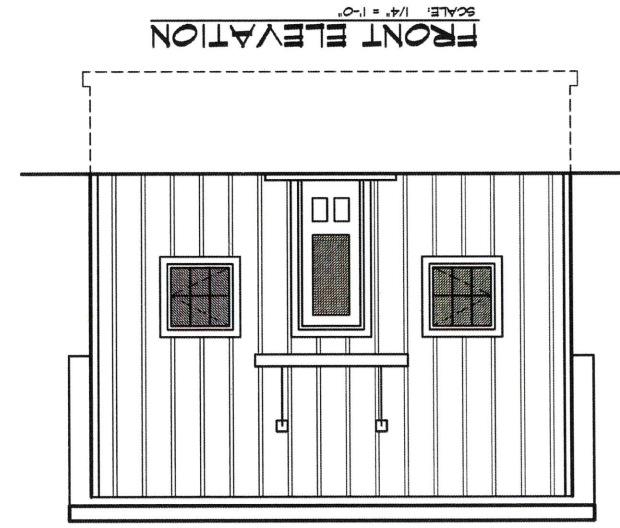
4-11-2023  
AS BUILT

PROJECT NO: -  
DATE: 7-20-2022  
DRAWN BY: RLM  
SCALE: AS NOTED

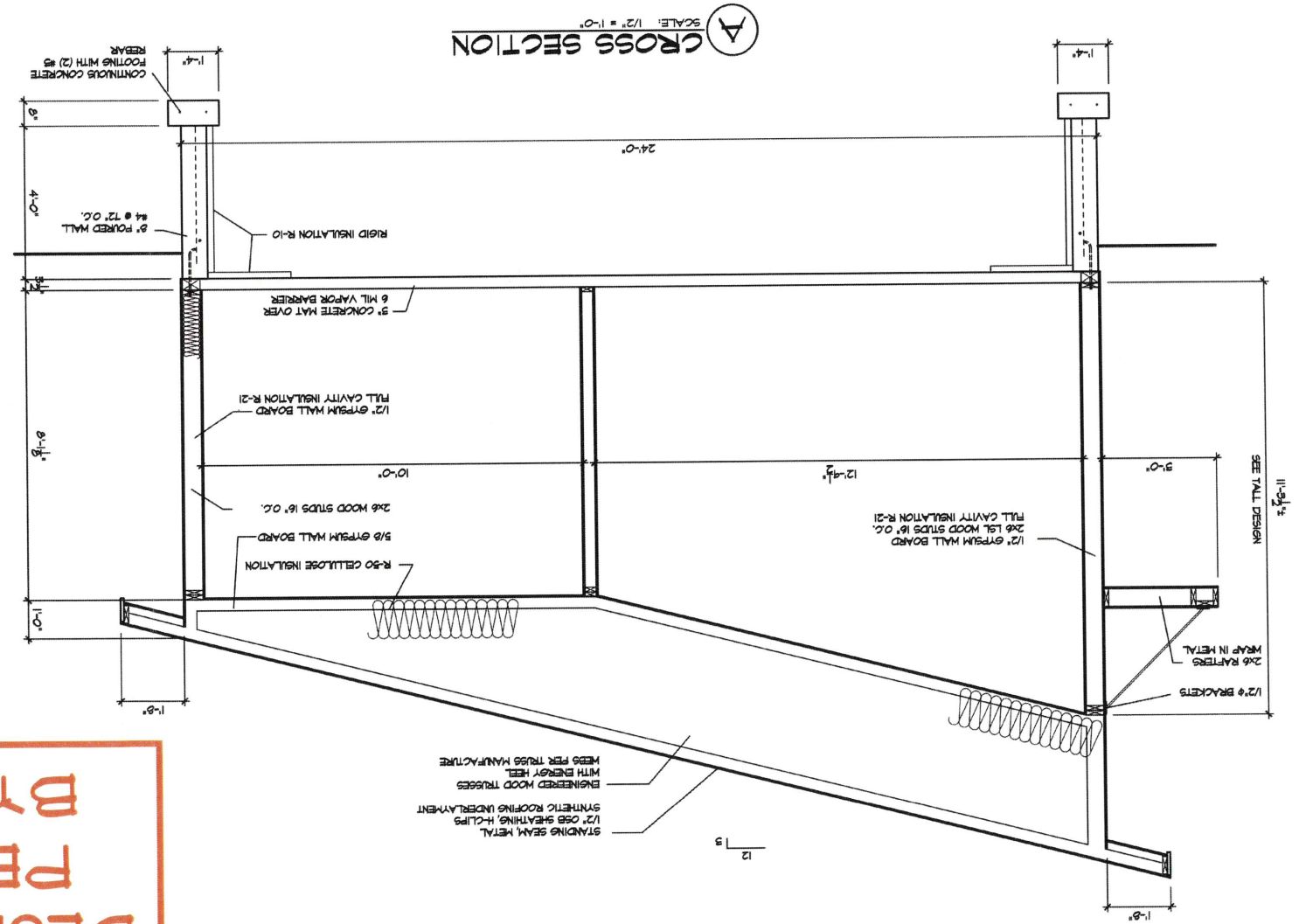
SHEET NO.  
A2


VIRON

FARM MARKET



DESIGNED AND  
 PERMITTED  
 BY OTHERS



1/2" OSB SHEATHING, H-CLIPS  
 SYNTHETIC ROOFING UNDERLAYMENT  
 ENGINEERED WOOD TRUSSES  
 WITH ENERGY HEEL  
 HEEL PER TRUSS MANUFACTURE

SEE TALL DESIGN  
 11'-5 1/2"



OUTDOOR LIGHTING

# ACE DOWN



## GENERAL

ACE DOWN	
Category	wall
Light source	LED
Color changing	No
Warranty	5 years

## DIMENSIONS

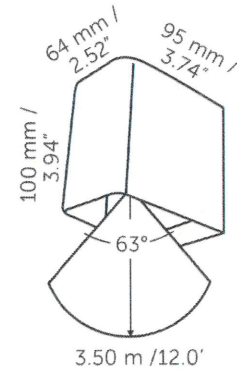
Length	95 mm / 3.74"
Width	64 mm / 2.52"
Height	100 mm / 3.94"
Diameter	-
Total height	-
Recess depth	-

## 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 lumen/watt

## MATERIAL

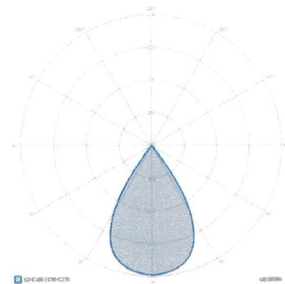
Ring Plate	-
Lens	polycarbonate
Exterior	aluminum
Easy Lock included	yes
Installation hardware included	yes

## 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 lumen/watt

## MATERIAL

Ring Plate	-
Lens	polycarbonate
Exterior	aluminum
Easy Lock included	yes
Installation hardware included	yes

## AVAILABLE PRODUCT COLORS

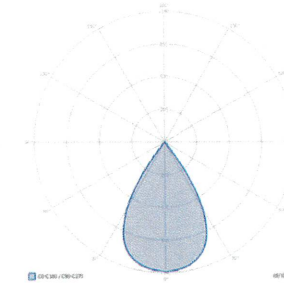
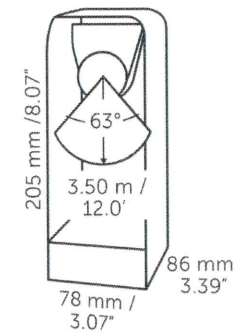
- Corten: 10302060    ■ Dark Grey: 10302050
- Rose Silver: 10302000    □ White: 10302055
- Flat Grey: 10301965

## 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



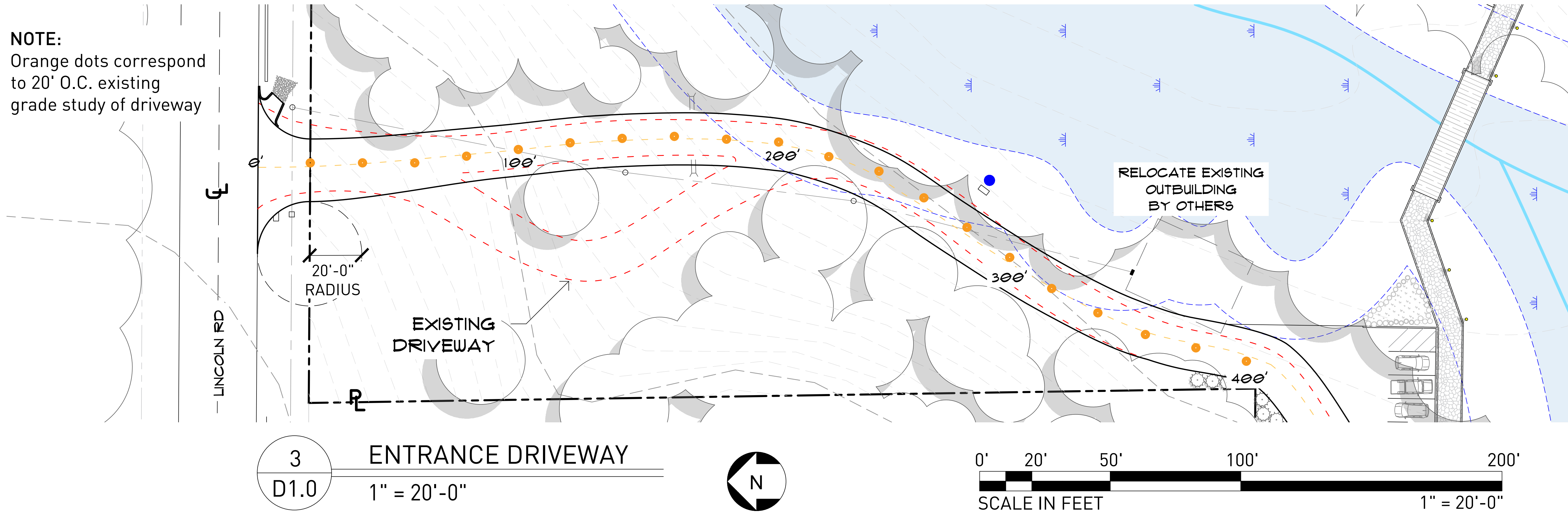
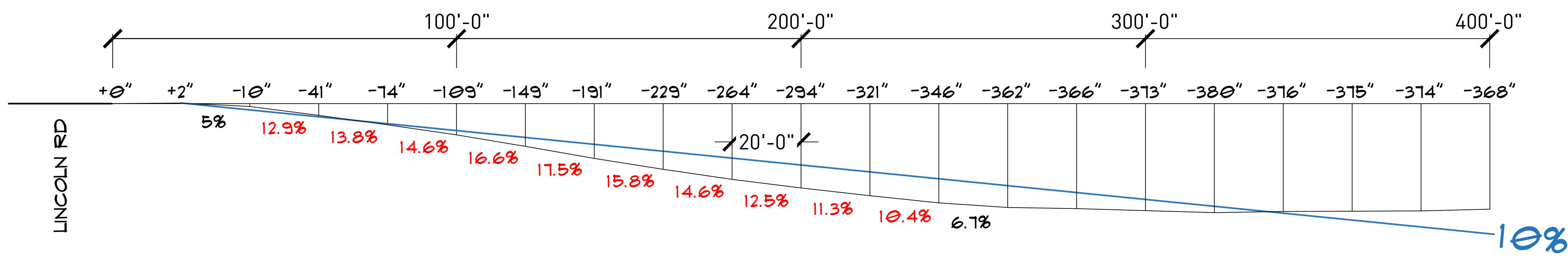
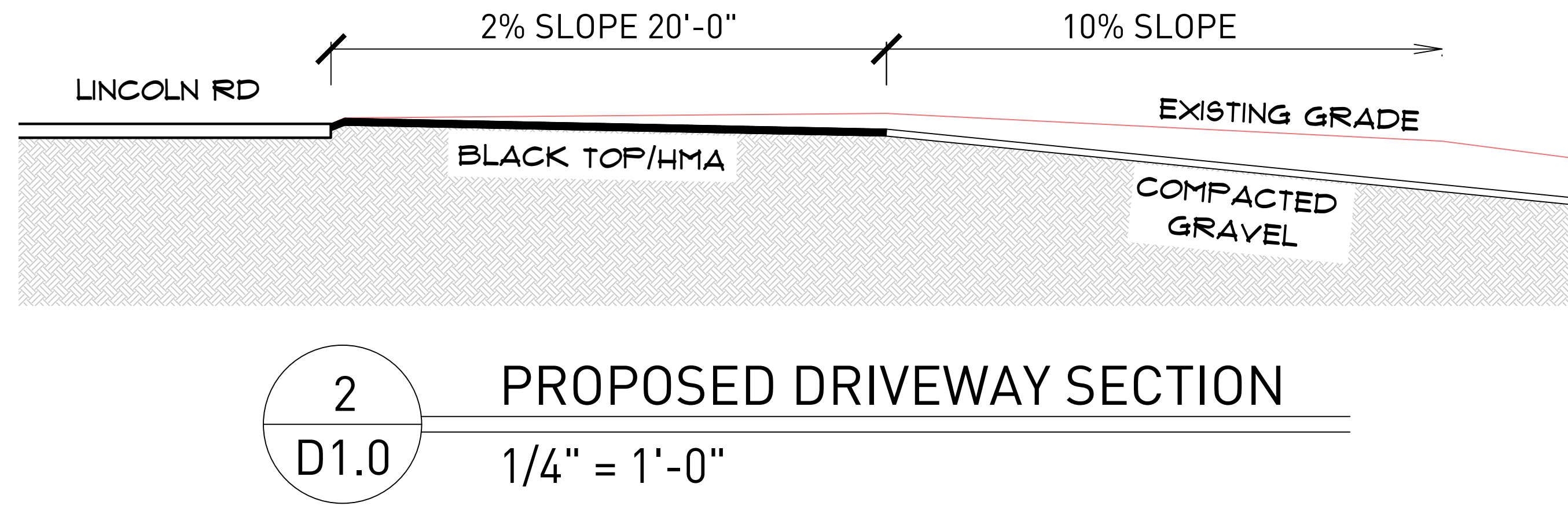
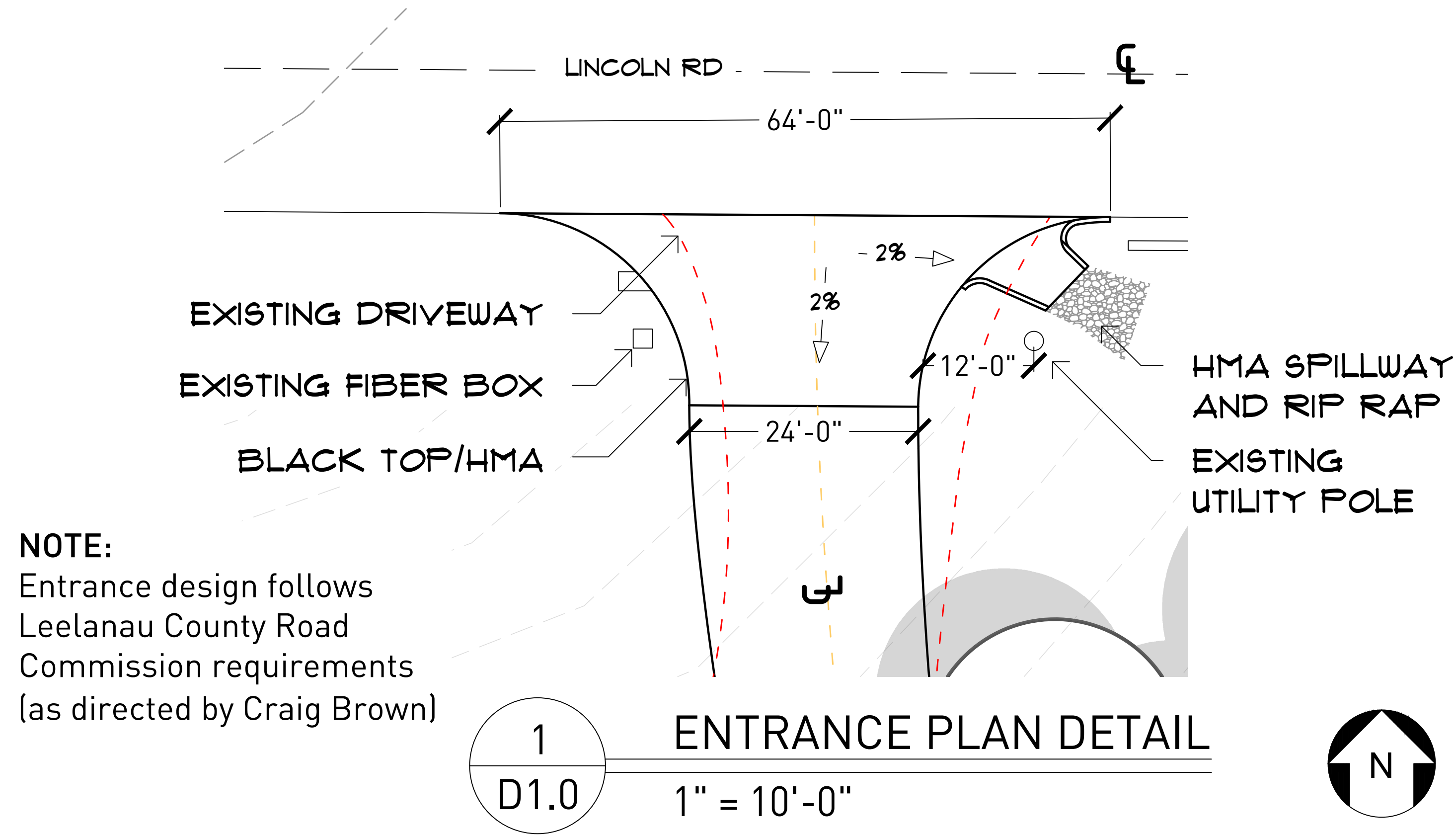


**TAPROOT FARMSTEAD**

8850 E Lincoln Rd,  
 Cedar, MI 49621

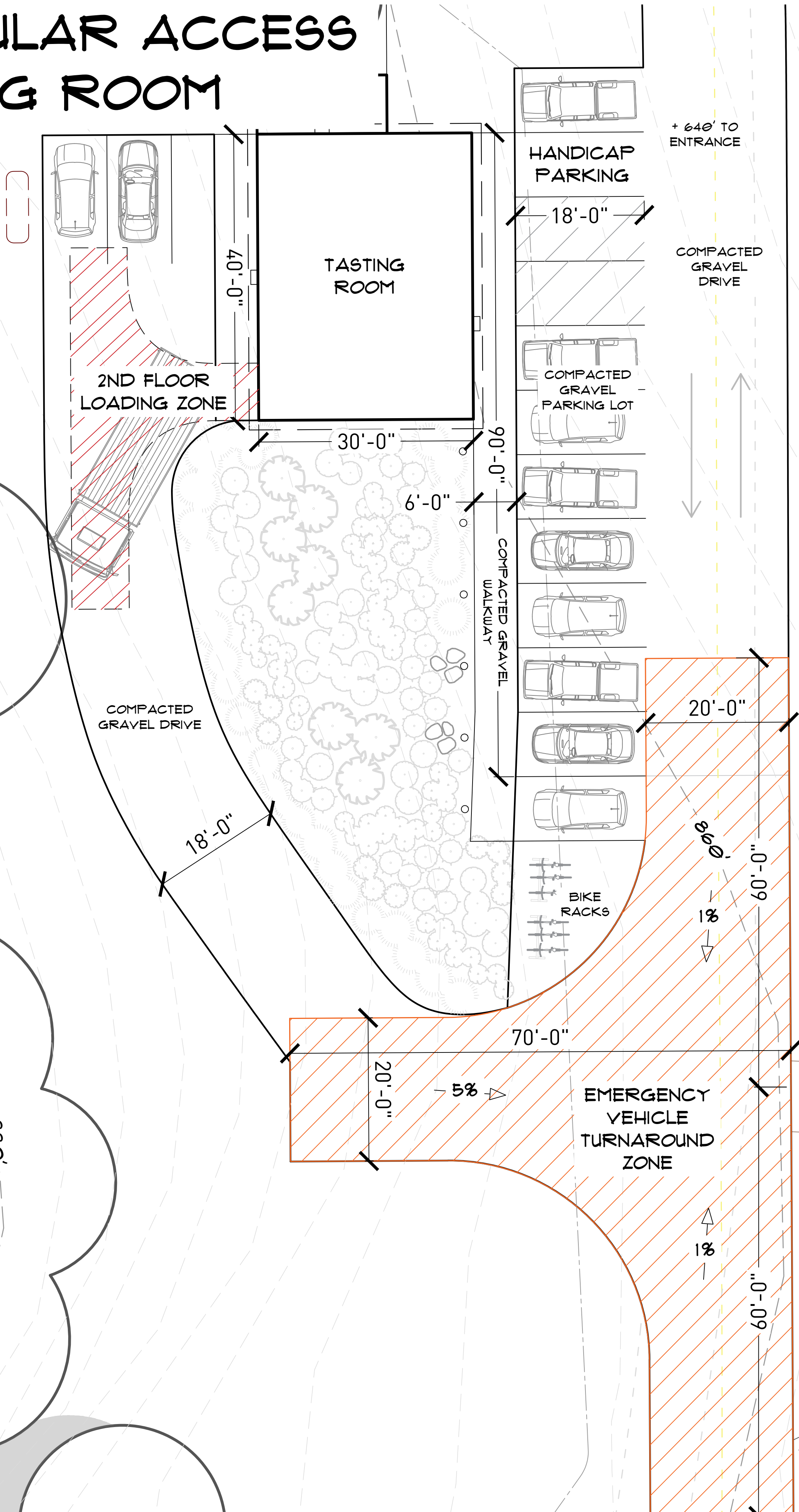
REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2
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4	07/11/23	REVISION 4

ENTRANCE DRIVEWAY  
**D1.0**





# VEHICULAR ACCESS TASTING ROOM



**NOTE:**

For floor plan layout see drawings by others A1

**Total Building Square Feet:** 2400 square feet

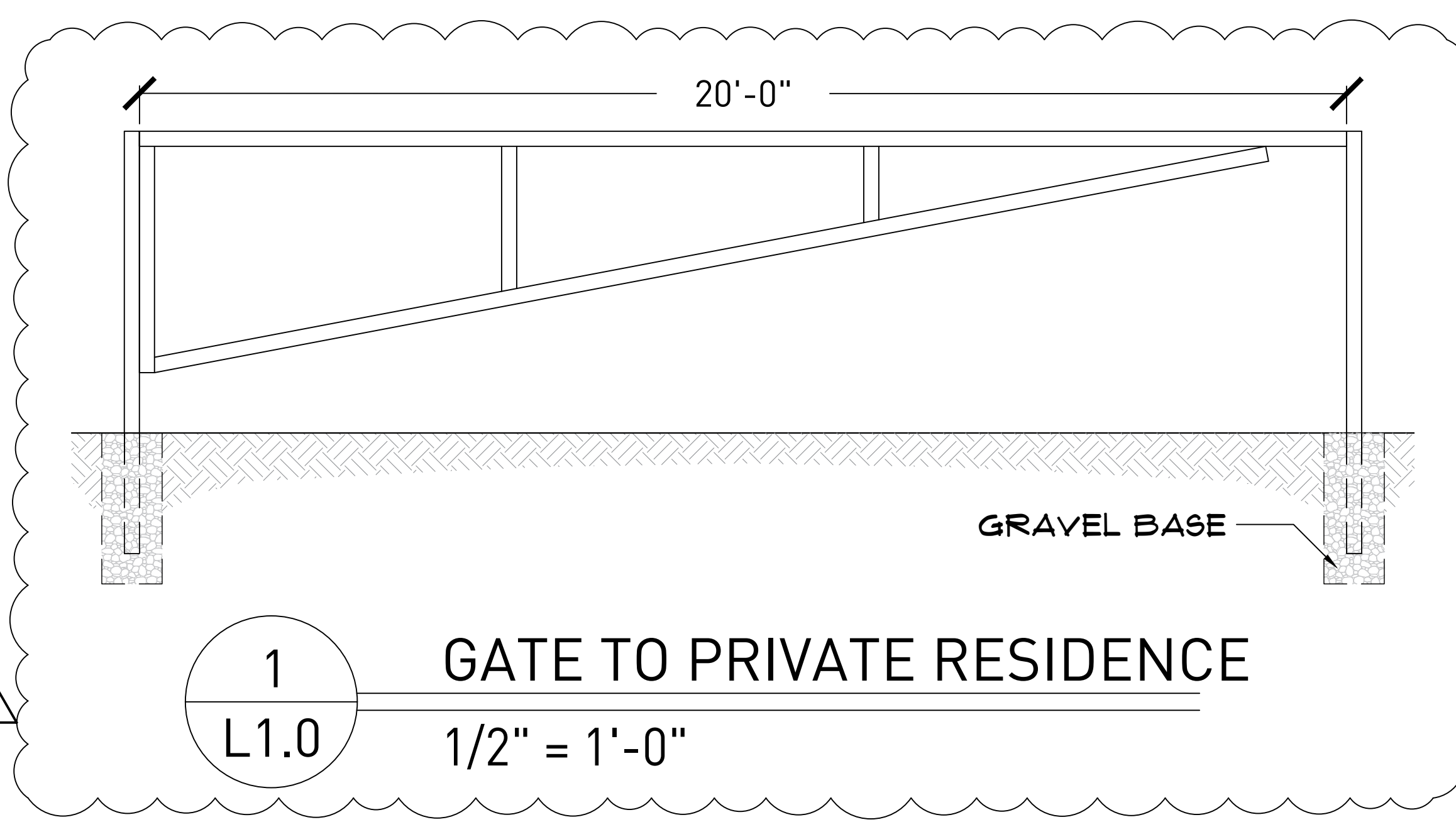
**First Floor - Tasting Rooms per section 6.1.3:** 1200 square feet

Employees: 2  
 Guests: 30  
 Parking Spaces Required: 10  
 Parking Spaces Provided: 10 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

Emergency Vehicle Turnaround Zone follows the International Fire Code SECTION D103 FIGURE 103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND and uses the design "ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD"



REV	DATE	DESCRIPTION
1	05/05/23	PROJECT ANALYSIS
2	05/23/23	PERMIT REVISION 2
3	06/05/23	REVISION 3
4	07/11/23	REVISION 4

To: Elmwood Township Planning Commission  
From: Sarah Clarren, Planner/Zoning Administrator  
Date: 06/09/2023  
RE: SPR/SUP 2023-07, Hill Storage

---

Property Owner/  
Applicant: Jim and Melissa Hill  
12893 S Briar Dr  
Traverse City, MI 49684

Surveyor: Matt Dontz  
5400 Gleaner Hall Road  
Kingsley, MI 49649

Hearing Date: Pending

Case Number: SPR/SUP 2023-07, Hill Boat Storage Expansion

PROPERTY DESCRIPTION

Parcel ID # 004-260-018-00 (0 S Briar Dr, 0.20 acres)  
004-028-122-00 (10651 E Grandview Rd, 0.39 acres)  
004-280-019-00 (0 E Pico Rd, 0.33 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

The application submitted by the Hills is for seasonal outdoor storage of boats and recreational vehicles at their three adjoining parcels referenced above. The parcels are zoned Neighborhood Commercial (NC). The property was formally Phil's Well Drilling Service. At that time and pre-dating zoning, there were a few trailers and boats stored on site. Since that time, the use has expanded without Township review. Any expansion of a nonconforming use is prohibited, without proper approvals. Knowing this, the Hills have since gone before the Planning Commission and Township Board for rezoning of the parcels (R-1 to NC). They have also obtained a variance from the Zoning Board of Appeals to allow boat storage within 250' of the front lot line, within the highlighted areas shown on the site plan submitted with the application. They are now back before the Planning Commission to seek approval for the expansion of use within the highlighted areas within the pre-existing fence as shown on the plan. This is a unique application as 1) the use, in some form, has been onsite for quite some time and 2) the applicant is not proposing any structural modifications; the use will be the only thing expanding and generally speaking, the use has already been expanded. This is part of the reason why there are fewer documents in the plan set and application than the Commission typically receives. Regardless, it still must meet all requirements / standards in the Ordinance.

Per note B of Section 5.6, for corner lots in the NC and General Commercial (GC) Zoning Districts, the following setbacks shall be observed "The shortest side of the lot along the street right-of-way shall be considered the front lot line. Side yard setbacks shall apply to the exterior and interior side lot lines; if a rear yard exists, rear yard setbacks shall apply to the remaining lot line." Therefore, 10651 E Grandview Road's frontage is not on Grandview, but on S Briar. This is shown on the plan.

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.

**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**

### **F. Seasonal Outside Storage of Recreational Vehicles, Boats, Snowmobiles on Trailers, and Empty Cradles**

1. The storage area is at least two hundred fifty (250) feet from the front yard setback line. *Variance obtained from the ZBA for storage area to be within the highlighted portions of the plan.*
2. The storage area is screened from the adjacent residential property lines (if any) by enclosing it with a solid wood fence not less than six (6) feet high or plant materials such as evergreen trees not less than five (5) feet in height and spaced not further than eight (8) feet apart around that part of the storage yard which shares a lot line with a residential use or a residential zoning district. The location of said fence shall be shown on the final site plan. The design of the fence or landscape plan for the plantings shall be reviewed during the site plan review process and shall meet the approval of the Planning Commission. The fence or plantings shall be maintained in a neat and attractive manner and shall maintain their density and screening effect throughout the calendar year. *Met (see 'North Photos')*
3. The storage area shall be in compliance with Soil Erosion/Stormwater permit and shall be graded and drained to dispose of all surface water so that it does not flow into adjoining lots or pollute adjoining waters. *Can be conditioned.*
4. The storage area is for storage only and no vehicle or motor repairs shall be made on the premises by the property owner, vehicle owner, boat owner, or any other person. *Can be conditioned.*
5. Empty boat cradles or trailers shall be completely screened by an opaque fence, or wall, or landscaping, or combination thereof. No empty boat cradles or trailers shall be stacked higher than six (6) feet. *Can be conditioned.*

## **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 (Staff confirmed via deed).*
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; applicant is owner.*
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, plan, Staff confirmed via deed)*
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)*.

7. Project title or name of the proposed development. *Provided (application)*.
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Not provided, but not applicable as no physical changes to the site are proposed.*
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. *Not provided, but no physical changes to the site are proposed.*
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. *Not provided, but not applicable to the application at hand.*
11. A vicinity map showing the area and road network surrounding the property. *Provided (Vicinity Map)*
12. The gross and net acreage of the parcel. *Gross provided (plan); Net: 0.53 acres*
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. *Provided (application)*.
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. *Provided (Plan; staff confirmed via deed)*
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. *Not provided, but USGS map included.*
16. The location and type of existing soils on the site, and any certifications of borings. *USGS WebSoil Survey provided*
17. Location and type of significant existing vegetation. *Provided (Pictures)*
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 (EGLE map / Soil Erosion letter)*
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. *Partially provided, but not applicable to the application.*
20. Proposed location of all proposed structures, buildings, equipment, and uses. *Provided (plan)*
21. Elevation drawings of typical proposed structures and accessory structures. *Not provided, but not applicable to application.*
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. *Provided (plan)*

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 – no changes proposed (plan).**
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 – no changes proposed (plan).**
25. Location, size, and characteristics of all loading and unloading areas. **Not provided, but 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 (Plan)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (Plan)**
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 applicable**
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. **Not provided, but application notes that no additional lighting is proposed.**
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. **Fence shown on plan, fence shown in pictures**
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 (pictures / email indicating vegetation will remain)**
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **None proposed.**
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 (EGLE map viewer / Soil Erosion Permit)**
37. North arrow, scale, and date of original submittal and last revision. **Provided (plan)**

## SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

### 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 (plan)*

2. Height and footprint of all structures and improvements; *N/A*
3. Adjacent land uses and their corresponding zoning districts; *Provided (application)*
4. Need for the proposed special land use in the specific area of the Township. *Provided (plan)*
5. Compatibility with the listed permitted uses in the zoning district where the proposed special land use is requested to be located; *Provided (application)*
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:
- i. 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.
- 

### **Recommended Motion**

If the Commission believes the application to be complete:

**Motion to schedule a public hearing on the Hill Storage site plan review / special use permit application.**





May 1, 2023

Dear Planning Commission members:

Our property, located on the corner of East Grandview Road and South Briar Drive has had a few outdoor boat and trailer storage on it for over 20 years. The property formally was Phil's Well Drilling Service. In March of 2022, we received a letter from Sarah Clarren, Planner and Zoning Administrator, informing us that seasonal outdoor storage of boats and recreational vehicles is prohibited in Residential-1 (R-1) Zoning district. When we purchased the property, it had trailers already stored on it and we continued with the outdoor storage. After we met with the Zoning Administrator, we relayed that the properties have had some boats on the site before zoning, but we were told that any expansion would need to conform to the Zoning Ordinance. As the properties were zoned R-1, the use was not allowed. We therefore went through the process of amending the Zoning Ordinance and the properties are now zoned Neighborhood Commercial (NC). This seemed to be the best fit for the neighborhood because the three lots adjoining the property to the East are all currently NC.

In order to have outdoor boat and trailer storage onsite, there is a minimum setback of 250 feet from front of property. We have since obtained a variance to allow for storage within the highlighted areas within the pre-existing fence as shown on the site plan submitted with the application.

We are now before the Planning Commission seeking approval to expand the use within the highlighted areas within the pre-existing fence as shown on the plan.

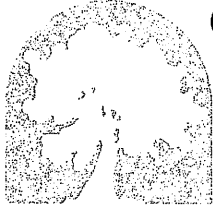
We have done our due diligence and if the Commission has any further questions, we are happy to address them.

Thank you,

James and Melissa Hill







## 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**

Jim and Melissa Hill

Name

12893 S Briar Drive

Street Address  
Traverse City MI 49684

City State Zip

463-2030

Phone Number  
hill2@att.net

Email Address

**Owner (if different)**

Name

Street Address

City State Zip

Phone Number

Email Address

**Engineer**

N/A

Name

Street Address

City State Zip

Phone Number

Email Address

**Surveyor**

Matt Dontz

Name

5400 Gleaner Hall Road

Street Address  
Kingsley MI 49649

City State Zip

231-329-1980

Phone Number

Matt@DontzSurveying.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: 10651 E Grandview Road, 0 S Briar Dr, 0 E Pico Dr

Parcel Number: 45-004-<sup>see attached</sup> - - - - - Current Master Plan Designation Greilville Service Center

Zoning District: Neighborhood Commercial Current Use of Property: outdoor storage

Adjacent Property Zoning AND Use(s): North: Vacant parcel (R-1)  
East: Duplex (NC)  
South: (GC - brewery creek parking are)  
West: vacant (R-1)

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.	Yes	
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.	Yes	
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.	Been rezoned from R-1 residential to Neighborhood commercial and then we went before the ZBA that granted a variance	
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.	Yes	
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	The property will be used as it has been for outdoor storage for the past 20 years. It has not had any adverse impact on the neighborhood.	

<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>(SEE above box )</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>It won't have an adverse effect on the natural environment.</p>	
<p>7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.</p>	<p>It will NOT</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>Unknown</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>The amount of traffic will have no impact.</p>	
<p>i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;</p>	<p>2 gated entrances, South entrance on Grandview, and dust entrance on Briar Drive.</p>	
<p>ii. Proximity and relation of driveway to intersections;</p>	<p>Both gates are within 100 FT of the intersection of S. Briar and Grandview.</p>	
<p>iii. Minimization of pedestrian and vehicular traffic conflicts;</p>	<p>None</p>	

iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.	<i>Adequate</i>
v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;	<i>N/A</i>
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.	<i>N/A</i>
vii. Adequate maneuverability and circulation for emergency vehicles.	<i>YES</i>
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.	<i>Buffered on all 4 sides.</i>

**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.**

<b><u>Site Plan Review Standard</u></b>	<b><u>Applicant Review</u></b>	<b><u>Office Use Only</u></b>
1. All required site plan and application information has been provided as specified in this Article.	<i>Site Survey on Record at Twp Office</i>	



<p>2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.</p>	<p><i>WE have gone before the Planning Commission and also before the ZBA.</i></p>
<p>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.</p>	<p><i>N/A</i></p>
<p>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.</p>	<p><i>N/A</i></p>
<p>5. Compliance with all non-zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.</p>	<p><i>N/A</i></p>
<p>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.</p>	<p><i>No buildings needed for outdoor storage.</i></p>
<p>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.</p>	<p><i>N/A</i></p>
<p>8. All buildings and structures are accessible to emergency vehicles.</p>	<p><i>Fire hydrant in front yard</i></p>
<p>9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.</p>	<p><i>N/A</i></p>
<p>10. The percentage of impervious surface has been limited on the site to the extent practicable.</p>	<p><i>N/A</i></p>

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.	N/A
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.	yes	
2. Property owner's name, address, telephone number, and signature.	yes	
3. Proof of property ownership, and whether there are any options or liens on the property.	yes	
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.	yes	
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.	yes	
7. Project title or name of the proposed development.	N/A	
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.	Outdoor Storage of boats and trailers	

9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.	N/A
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.	N/A
11. A vicinity map showing the area and road network surrounding the property.	ON MASTER PLAN
12. The gross and net acreage of the parcel.	ON FILE WITH TOWNSHIP
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.	ON SITE SURVEY
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.	ON SITE SURVEY
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.	N/A
16. The location and type of existing soils on the site, and any certifications of borings.	N/A
17. Location and type of significant existing vegetation.	N/A
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.	N/A
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.	N/A
20. Proposed location of all proposed structures, buildings, equipment, and uses.	N/A
21. Elevation drawings of typical proposed structures and accessory structures.	N/A



22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.	on site survey
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.	N/A
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.	N/A
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).	Location of Fire hydrant on site survey; We have city Sewer and Water
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.	Electricity on S.E. Corner
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.	N/A
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.	N/A

32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.	<i>Fence is on site survey</i>
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.	<i>N/A</i>
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.	<i>N/A</i>
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.	<i>N/A</i>
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.	<i>NONE</i>
37. North arrow, scale, and date of original submittal and last revision.	<i>Located on site survey</i>



# 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.

James W. Hill / Melinda A. Hill 5-1-23  
Owner Signature Date

James W. Hill / Melinda A. Hill 5-1-23  
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: \_\_\_\_\_

\_\_\_\_\_

























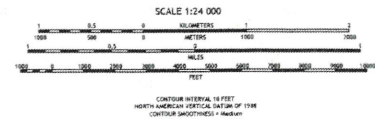
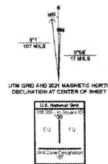








Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84), Projection and  
 1:250,000 meter grid/Universal Transverse Mercator, Zone 18T  
 Data is provided by The National Map. This is the best available at the time of map  
 generation, and does not include data collected from agencies of Education,  
 Planning, Emergency, Health, Agriculture, Transportation, Veterans, Labor, Energy,  
 and Communications. Refer to [www.fgdl.gov](https://www.fgdl.gov) for more information.  
 This map is not a legal document. Boundaries may be generalized for this map scale.  
 Private lands within government reservations may not be shown. Obtain permission  
 before entering private lands. Temporal changes may have occurred since the data  
 were collected and some data may no longer represent actual surface conditions.  
 Learn more: [The National Map: <https://www.nationalmap.gov>](https://www.nationalmap.gov)



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Trunk	MDR
Interstate Route	US Route
	State Route

7.5-MINUTE TOPO, MI  
 2023



Portion of USGS - '7.5-minute Topo [from 'The National Map']





Vicinity Map



Esri Community Maps Contributors, GIS: Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swire...







Soil Map—Leelanau County, Michigan  
(10651 E Grandview)



Soil Map may not be valid at this scale.

Map Scale: 1:6,550 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





## 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 LEGEND

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



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AuA	Au Gres-Kalkaska sands, 0 to 4 percent slopes	12.4	5.6%
EdB	Eastport sand, 0 to 6 percent slopes	4.8	2.2%
Em	Edwards muck-Marl beds complex	5.0	2.2%
KaC	Kaleva sand, 6 to 12 percent slopes	12.9	5.8%
KaE	Kaleva sand, 18 to 35 percent slopes	3.8	1.7%
KeB	Kalkaska-East Lake loamy sands, 0 to 6 percent slopes, lake moderated	47.5	21.3%
LIB	Leelanau-East Lake loamy sands, 0 to 6 percent slopes	5.1	2.3%
LIC	Leelanau-East Lake loamy sands, 6 to 12 percent slopes	23.3	10.5%
LIF	Leelanau-East Lake loamy sands, 25 to 45 percent slopes	27.2	12.2%
Lm	Lupton-Markey mucks	43.4	19.5%
MrB	Mancelona-Richter gravelly sandy loams, 0 to 6 percent slopes	0.3	0.1%
Rm	Roscommon sand-Markey muck	13.4	6.0%
WIC	Wind eroded land, sloping	12.2	5.5%
<b>Totals for Area of Interest</b>		<b>222.5</b>	<b>100.0%</b>





## Sarah Clarren

---

**From:** Melissa Hill <hill2@att.net>  
**Sent:** Monday, June 5, 2023 2:14 PM  
**To:** Sarah Clarren  
**Subject:** Re: SPR/SUP Review - Hill

Hi Sarah-  
Please see highlighted responses to your points. Please let me know if you need something further from us.  
Thanks!  
Melissa Hill

On Tuesday, May 9, 2023 at 03:36:02 PM EDT, Sarah Clarren <planner@elmwoodmi.gov> wrote:

Jim and Melissa,

As you know, I am in receipt of your SPR/SUP application. I have since had the opportunity to review the information provided and believe the below items are missing. At your earliest convenience, please submit the requested information and I will finalize my completeness review.

### General Questions/Concerns

1. There is no proposed project title. With your permission, may I use the title: 'Hill Boat Storage Expansion'?

**The title should read Hill Storage**

2. By chance have you sent the plans to the appropriate outside agencies (Road Commission, Drain Commissioner, Health Department (likely not applicable), Fire Department, DPW) for review and comments. I understand that you aren't proposing any physical changes to the site, but agency review is a requirement of this process. I would also note that this requirement is typically conditioned as most agencies won't review commercial projects without first obtaining local approval, but I know the Commission will not approve a project that hasn't been reviewed by the Fire Dpt.

**Please see emails sent to you regarding agency contacts.**

3. One of the requirements of SPR is: "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." There appears to be quite a bit of

vegetation onsite (especially along the northern property line), but nothing is shown on the plan. Can you perhaps provide a few pictures and indicate if it will remain or not?

See 4 emails that show the vegetation and buffering for the North, South, East and West side of the property. We have no intention of removing the vegetation and buffering from the site.

4. Wetlands. The EGLE Wetlands map viewer indicates that there are wetlands onsite, along the northern property line. Can you provide any evidence that there are no wetlands in this area? **No Wetlands**

See letter from Steve Christenson from Leelanau Conservation District provided for you. Permit #23-212

5. Please provide specs for the fence(s). The plan shows the location, but we'll need to know height/kind. Picture(s) may help. I'd note that the use has the following requirement: "the storage area is screened from the adjacent residential property lines (if any) by enclosing it with a solid wood fence not less than six (6) feet high or plant materials such as evergreen trees not less than five (5) feet in height and spaced not further than eight (8) feet apart around that part of the storage yard which shares a lot line with a residential use or a residential zoning district. The location of said fence shall be shown on the final site plan. The design of the fence or landscape plan for the plantings shall be reviewed during the site plan review process and shall meet the approval of the Planning Commission. The fence or plantings shall be maintained in a neat and attractive manner and shall maintain their density and screening effect throughout the calendar year."

a) I'd also note that the use has another related requirement: "boat cradles or trailers shall be completely screened by an opaque fence, or wall, or landscaping, or combination thereof. No empty boat cradles or trailers shall be stacked higher than six (6) feet." Detail on fencing and vegetation will help indicate where this can be allowed.

The fence is a chain link fence around the entire property with two gates for entrance/exit. It is a fence that is between 5 and 6 feet high and on three sides of the fence (not on the south side of the property) there is an additional 15 inches of barbed wire fencing on top.

6. No elevations or soils were provided, which are required. That said, I've gone online and have produced the following documents from the USGS webpage. With your permission, I will add them to your application.

Thank you for adding those to the application.

I also want to circle back to you regarding the timeline to get before the Planning Commission. It's not likely we'll get this matter on the 5/23 meeting, but assuming I get the above information, I expect we will get this matter before the Planning Commission in June. I cannot thank you enough for your continued patience.

Best,



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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# SOIL EROSION CONTROL PERMIT

Leelanau Conservation District  
Leelanau County Erosion Control Office  
8527 E. Government Center Dr., Suite 205  
Suttons Bay, MI 49682  
Phone: 231-256-9783 Fax: 231-256-7851

**PERMIT NUMBER: 23-212**

Fee Paid: \$80.00 MC  
Site Visit Date: 5/22/23  
Date Issued: NA  
Expiration Date: NA  
Extension Date: Fee:

Under the provisions of Soil Erosion and Sedimentation Control, Part 91 of Act 451, authority is hereby granted to:

**OWNER /PERMITTEE**

**CONTRACTOR**

**Name: James & Melissa Hill**

**Name: site visit**

**Address: 12893 S Briar Dr**

**Address:**

**City: Traverse City**

**City:**

**State/Zip: MI 49684**

**State/Zip:**

**Phone:**

**Phone:**

**LOCATION OF PROJECT**

**No. & Street: 10651 & 10785 E Grandview Rd    Township: Elmwood**

**Property Tax #: 004-260-018-00 / 004-280-019-00 Subdivision: Briarwood  
/ 004-288-122-00**

**EGLE PERMIT NUMBER: NA**

**DESCRIPTION OF EARTH CHANGE: NA**

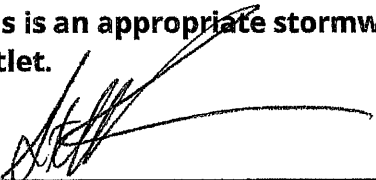
**SITE VISIT:**

**I met Melissa on site on the 22nd of May 2023.**

**The site in use sits entirely on historic fill - there are no wetlands on this site within the fencing which is the area being used for boat/RV storage.**

**Stormwater from this site flows to a low area near Grandview Rd. which overflows to the county road ditch.**

**This is an appropriate stormwater conveyance system delivering stormwater to an approved outlet.**

  
\_\_\_\_\_  
Erosion Control Officer





**LEELANAU COUNTY ROAD COMMISSION**

10550 East Eckerle Road  
Suttons Bay, Michigan 49682



June 5, 2023

James Hill  
10651 E Grandview  
Traverse City, MI 49684

Dear Mr. Hill:

You have indicated that you have been storing boats at your property at 10651 E Grandview for over 20 years. I have checked the existing driveway there and found that it has proven not to cause damage to the county road. As long as the use of the property is not changing, and there is no meaningful increase in the type or quantity of traffic, your existing driveway would be acceptable to the road commission. Should there be a significant change in use, you would be required to submit a driveway permit application and upgrade the drive to current standards based on the new use at that time.

Craig M Brown, PE

**Commissioners**

Jim Calhoun  
John Popa  
Robert Joyce  
Greg Mikowski  
Garth Greenan

**Staff**

Manager – Brendan Mullane  
Superintendent – Dave Priest  
Finance Manager – Susan Boyd  
Engineer – Craig M Brown, PE  
Fleet Manager – Tim Trudell

**General Contact Info**

Phone (231) 271-3993  
Fax (231) 271-5612  
e-mail [lcrc@leelanauroads.org](mailto:lcrc@leelanauroads.org)  
<http://leelanaucountyroads.org>







## **STRUCTURES AND EXPOSURES**

There is a block building (1740 sq. ft. approx.) in the southwest corner of the property and a small outbuilding on the south edge along Grandview.

Boats and other commodities stored on the property are contained within a fence line. The portions of the fence appear to come within 50 feet of a residence in the southeast corner. Storage of boats and other items in this corner may create a fire exposure hazard to the neighboring residence.

## **FIRE APPARATUS ACCESS AND MOVEMENT**

The project has access from both streets, Grandview and Briar. Grandview Road appears to serve as the primary access. Both driveways into the property are gravel with a "U"-shaped drive off Grandview.

### **Access – Buildings / Facilities**

Fire apparatus access extends 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 all buildings. The main entrance, and designated fire apparatus access lane (FAAL), is the drive off of Grandview.

### **Turn Radius**

Radii appear acceptable and should not impede access.

### **Gates and Fences**

There is an existing fence that encompasses the perimeter and buildings. The fence creates the border for the storage area with gates accessible to fire apparatus on both Grandview and Briar. Gates are locked and can impede fire department access.

The interior of the main block building is accessible from outside the fence but access to the north and east exterior is impeded by the same fence.

### **Dead Ends and Turn Arouds**

Fire apparatus access roads do not exceed the 150ft. in length and therefore do not require an approved turn-around. Fire apparatus will need to back out on to the associated road or may continue through the storage yard out on to the opposing road.

### **Grades**

No issues noted.

### **Aerial Fire Apparatus Access**

Not needed.

### **Bridges**

No bridges are indicated on the plans.

The reviewed plans are **ACCEPTABLE** for fire department access and movement with the following recommendations:

**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*.

**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*.

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*. IFC (2012) – Chapter 5 Fire Service Features – Section 506: *Key Boxes*.

### **LIFE SAFETY AND HAZARD CONSIDERATIONS**

Life safety issues are not anticipated to be great, except when the stored boats may be occupied for maintenance or in transition from or to the facility. The greatest hazard is rapid fire spread from the closely stored boats and other items. Early notification of the fire department will be key to limiting fire spread and reducing any threat to nearby exposures.

The reviewed plan is **ACCEPTABLE** and does not impose an unusual burden to the fire department regarding life safety and hazard mitigation with the following recommendations:

**Storage location.** Storage should not be within 50 feet of the neighboring residence. (Per request of the fire chief).

**315.4 Outside storage.** Outside storage of combustible material shall not be located within 10 feet (3048 mm) of a lot line.

#### **Exceptions:**

1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height.
2. The separation distance is allowed to be reduced when the *fire code official* determines that no hazard to the adjoining property exists. IFC (2012) – Chapter 3 General Requirements – Section 315: *General Storage*.

### **FIRE SUPPRESSION AND WATER SUPPLY**

The project site is serviced by the Greilickville area municipal water system and has fire hydrants located in front of, and adjacent to the property.

Historic readings of the nearby supply main along S. West-Bay Shore Drive are in excess of 2000gpm at a higher residual psi (48psi) than required (20psi.) It is reasonably assumed that these hydrants, located within and in proximity to the Brewery Creek/Grandview loop off S. West-Bay Shore Drive, will be capable of meeting the site's fire flow needs.

The reviewed plan is **ACCEPTABLE** and does not pose an unusual burden for fire suppression and water supply for the fire department.



**SUMMARY**

The details presented above are based primarily on the below referenced documents. My review found the site plan **acceptable** regarding emergency vehicle access, fire operations, and water supply.

It is my recommendation that the applicant comply with the recommendations stated in the above narrative to support emergency response and hazard mitigation. Some of those recommendations may be subject to the building code and/or may need to be addressed during the appropriate phase of construction, require additional review, field inspection, or the submittal of certifying documents to the appropriate authority. Any changes in the presented documents not addressed above and that may impact emergency response and fire control shall be brought to the attention of the Fire Chief for further review.

**REVIEWED DOCUMENTS**

- Site Plan – Dontz Surveying & Construction (DSC), Date: 2/5/2023, Job No: 012023
  - Sheet 1 of 1.
- Leelanau County Web Site, Tax Parcel Viewer.

**REFERENCE DOCUMENTS**

- International Fire Code (IFC)

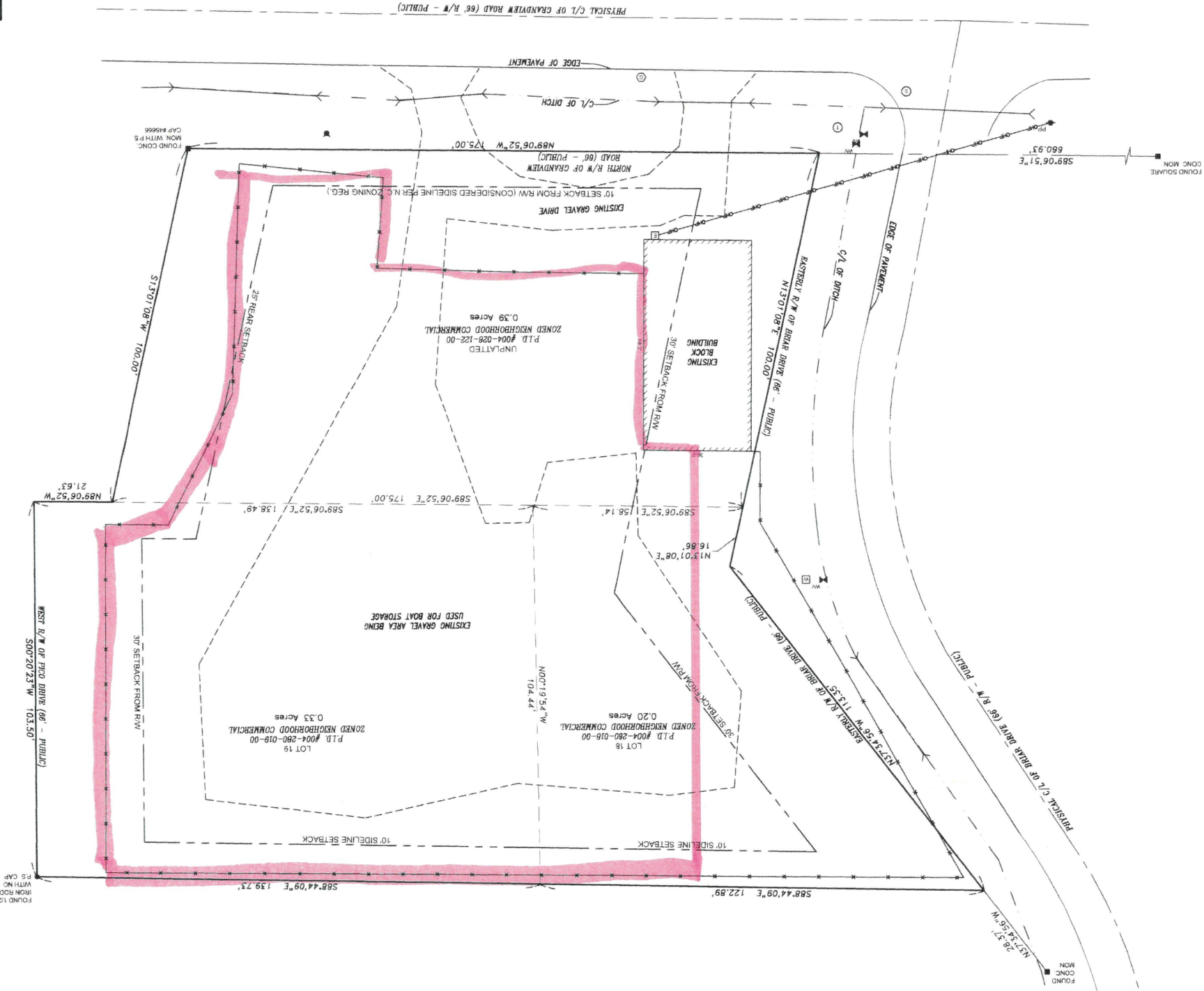
Reviewed By:

Keith Tampa / Fire Chief  
Signature / Title

6/13/2023

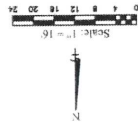
Date

**SITE PLAN**  
 PART OF THE SE 1/4 OF SECTION 28, T28N, R11W  
 ELMWOOD TOWNSHIP, LEELENAU COUNTY, MICHIGAN



MICHIGAN STATE PLANE COORDINATES CENTRAL ZONE  
 (NAD83(11)). ALL MEASURED DISTANCES ARE SHOWN IN  
 METRIC UNITS. FEET AND DECIMALS THEREOF  
 DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 ALL DIRECTIONS ARE SHOWN AS GRID BEARINGS.

- LEGEND**
- POC = POINT OF BEGINNING
  - CR = CAPPED IRON ROD
  - 1/4 = 1/4 SECTION CORNER
  - SECTION CORNER
  - FOUND IRON
  - SET 1/2" X 24" CR #6128
  - FOUND CONCRETE MONUMENT
  - WATER VALVE
  - DRUG STOP
  - FIRE HYDRANT
  - POWER POLE
  - ELECTRIC METER
  - GAS LINE ANODE
  - TELEPHONE RISER BOX
  - SAINTARY SEWER MANHOLE
  - MEASURED DISTANCE (M)
  - RECORD DISTANCE (R)
  - LEELANAU CO. MON.
  - LINE NOT TO SCALE
  - EXISTING FENCE
  - OVERHEAD POWER LINES
  - EXISTING CULVERT



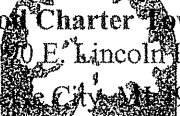
GOINT SURVEYING & CONSTRUCTION, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES OTHERWISE OBSTRUCTED FROM VIEW.  
 THE BOUNDARY LINES AS SHOWN ON THIS SITE PLAN ARE NOT BASED ON A COMPLETE BOUNDARY SURVEY. THE LINES SHOWN ARE COMPUTED ONLY BASED ON SOME MONUMENTATION TIED IN THE FIELD COMPARED WITH RECORDED DISTANCES, RECORD DIMENSIONS, AND RECORDED PLATS OF BRIMWOOD SUBDIVISION NO. 2 AND THE PROVIDED DESCRIPTION OF THE UNPLATTED PARCEL AS SHOWN. THE BEARINGS AND DISTANCES OF THE BOUNDARY LINES ARE SUBJECT TO CHANGE UPON THE COMPLETION OF A FULL BOUNDARY SURVEY.



MATTHEW S. DONTZ, P.S. #66128

SURVEY FOR: JAMES & MELISSA HILL 12893 BRIAR DRIVE TRAVERSE CITY, MI 49684		FIELD WORK BY: BDB DRAWN BY: PHM CHECKED BY: MSD DATE: JANUARY 10, 2023 DATE: FEBRUARY 5, 2023	JOB #: 012023
PROPERTY ADDRESS: 5400 GLANER HALL ROAD KINGSLEY, MI 49649 (231)-329-1980			

Planning/ Zoning Department  
[planner@elmwoodmi.gov](mailto:planner@elmwoodmi.gov)

Elmwood Charter Township  
10070 E. Lincoln Rd.  
Traveler 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: July 5, 2023

RE: SPR 2023-08 Elmwood Township Brewery Creek Parking Area

---

Enclosed is a site plan for the Brewery Creek Parking Area. The Michigan Planning Enabling Act requires that the Commission review and approve any public building or ground that is covered by a Township Master Plan.

This is not your typical review; the Planning Commission should review this project based on the plans adopted by the Township and determine if the development is consistent with the streets, utilities, and plans.

Included excerpts of the Parks and Recreation Plan which clearly identify the Brewery Creek Parking Area. The Parks and Recreation Plan is incorporated within our Master Plan (excerpt enclosed). Further, the Brewery Creek Parking Area was incorporated within the 2023-2029 Capital Improvement Plan (excerpt enclosed).

The Township Board is looking for a motion for the Planning Commission to approve the proposed plan based on compliance with the adopted Township plans.





- Wood/Pile Overlook Pier
- Permeable paver parking (30 spaces)
- LED Bollard Lights and Site Lights
- Outdoor Chess/Checkers Games tables (3)
- Park Benches
- Play Structure (Carter’s Kids Playground)
- Beach area (volley ball)
- Beach swing set
- Brewery and Hawley Creek pedestrian bridges
- Irrigated lawn – General purpose areas (Earthen mounds and play areas)
- Landscaping includes 200+ native trees/shrubs
- Drought resistant deep rooting fescue turf
- Emergent Coastal wetland-areas
- Native dune grass plantings
- Bio-swales and raingardens
- Shade trees, Evergreen trees
- Shrubs
- Ornamental Grasses and Hedges



At a “4,” the park is now universally accessible including park, beach, restrooms, and picnic shelters from the parking area; however, future access improvements are still possible with tiles or poured-in-place surfacing around the play structure and a transfer seat and/or universal access kayak launch at the beach.

### A2. Elmwood Township Marina

Elmwood Township Marina is adjacent to Greilickville Harbor Park and has been a primary focus of the Township over the last decade with multiple improvements.

Under the same resolution to adopt the Beach Area Plan (now-called Greilickville Harbor Park which was completed in 2010), funding was made available to facilitate a preliminary concept plan for the Marina vicinity in 2007 and 2008. Subsequently, a Michigan Department of Natural Resources Waterways Commission Preliminary Engineering Study grant funded development of a follow-up concept for future marina land-based infrastructure improvements. The purpose was to create a fluid design concept that improved the access and function of the public waterfront on West Grand Traverse Bay in the heart of the Greilickville Commercial Corridor.

In 2008, the Preliminary Engineering Study was completed and a subsequent Grant-in-aid request of \$2.1 million was submitted with the intent to leverage the Township’s existing marina funds, including the \$300,000 allocated by the

MDNR Waterways Commission for the addition of C-Dock. In 2010, the Township Marina Committee revisited the former marina site plan concept by





conducting a series of public input sessions and user surveys which helped them to evaluate three different conceptual overlays to the 2008 preliminary plan.

The conceptual overlays incorporated new and evolving elements that were desired by the growing number of marina users. This subsequent extensive public input process eventually culminated in using township marina funds to develop an Elmwood Township Marina Master Plan from the ten point “wish list” that the Marina Committee recommended and the Township Board approved. Key among the findings and outcomes of the Elmwood Marina Master Plan was the need to conduct a Traffic Study of the Greilickville Commercial Corridor to determine the best future entrance and exit locations for the marina; the acquisition of off-site parking to provide room for future on-site improvements and the necessity to develop a phased approach to future targeted infrastructure improvements for subsequent grant submittals to the MDNR Waterways Commission. These investigative needs were met by the development of a M-22/Greilickville Commercial Corridor Traffic Study completed in 2016 (Progressive AE) and the Elmwood Township Marina Master Phasing and Implementation Plan completed in 2017 by (GFA/JJR). All planning efforts incorporate a holistic approach to future development of the Elmwood Marina which currently functions as the primary West Grand Traverse Bay public boat launch and provides three dual sided launch ramps available for use by local, regional and in and out of state residents alike.



**Park Type:** Public Marina, Boat Launch

**Size:** (6 acres)

**Most Likely Service Area:** Regional, State user-base

**Grant (Year) / Grant Project / Funds awarded and /total project budget):**

MDNR Waterways Commission (2012) / Marina Phasing Plan (2017): \$35,000/\$70,000

MDNR Waterways Commission (2007) / Marina Preliminary Engineering Feasibility Study (2007): \$19,000/\$38,000

MDNR Waterways Boating Access (2008) / C- Dock 55 slip floating pier: \$300,000/ \$750,000

USEPA/MDEQ Clean Vessels Act (CVA) (2011) / Marina Sanitary Pump Out System: \$47, 000/\$56,000

Great Lakes Fishery Trust (GLFT) (2012) / Public Fishing Pier Design: \$45,000/ \$51,750

MDNR Waterways Commission Phased Marina Infrastructural Improvements Engineering Analysis (2012): \$35,000/ \$70,000

MDNR (2017) / Phase I (new harbormaster building with public bath, reconfiguration of the North entrance, ramps, and North parking lot at the marina) / \$601,095 / \$601,095

MDNR (2018) / Phase II (revised work/ placement of the harbormaster building, reconfiguration of the South entrance, South parking area along with stormwater and landscaping in the areas disrupted during reconstruction) / \$348,711/ \$348,711

Great Lakes Fisheries Trust (2018) / fish cleaning station / \$99,660/ \$99,660

MDNR (2019) / design and engineering for the Boater’s Facility / \$118,500 / \$118,500

MDNR (2021) Phase 3a (removal of 3 existing buildings, the vertical extension of the existing seawall to keep site above the record high water levels, and additional seawall construction at the south end of the site to provide erosion protection to the proposed Boater’s Facility building) / \$378,000 / \$409,500

MDNR (2022) / Phase 3b (4,186 sq ft Boater’s Facility) / \$600,000 / \$2,000,000





### General Inventory: (Marina)

- New Harbor Master Building and Offices (35' x 80')
- New Fish Cleaning Station (25' x 30')
- Old Harbor Master Building (15'x15')
- Storage and Restroom Building (20'x50')
- Shower Building (25'x30')
- Picnic Shelter (20'x25') was salvaged / relocated / and refurbished as part of the GHP park re-development process including:
  - picnic tables
  - gas grills
- Paved car parking (75 Spaces)
- Paved car-trailer parking (70 Spaces)
- Boat launches (7)
  - (1) Personal Watercraft
  - (6) Boat
- Mooring buoys (32seasonal)
- Pump-out Station x2
- Piers (3)
  - C-Dock added in 2009 (55 slips)
  - (176) Slips; (150) (154) Seasonal; 21 transient)  
(Note – The township gains revenue from adjacent Center Pointe main pier leases which utilize Township-owned bottomlands).
- Dumpster with pad (1)
- 5' Concrete sidewalks for access to buildings
- Shade, Evergreen, and Ornamental trees
- Perennial and ornamental grass landscaping with irrigated lawn areas
- Elmwood marina offers winter storage and a unique opportunity to store mast-up sailing vessels and powerboats of all sizes with some exceeding 60'in length



The Marina recently scored “2” as some of its facilities meet accessibility guidelines. Whereas C-Dock is fully accessible, A Dock’s and B Dock’s gangways exceed barrier-free gradients. Most marina land-based facilities meet ADA, although some walkways and use areas are not barrier-free. Future land-based infrastructure improvements will increase accessible facilities and routes as this is an overarching goal for any future improvements of the facility.

Future upland improvements are sized to meet demands of the existing public boat launch and marina. The marina property is bordered on all sides, with finite space available. This plan is a multi-year phased plan, which resulted from nearly five years of marina committee meetings and dedicated public input meetings and workshops. While this plan is a guide, final sizing will be determined as each phase goes through final design. As with all proposed future improvements, sufficient input on facility sizing was gleaned from boat launch users, slipholders, facility managers, owner, design team and general public. Because this is an established marina, with a slip waiting list and a boat launch that is busy most of the season, the township is confident in

its knowledge of the marina’s needs. The slipholder parking area was maximized to meet slipholder needs while attempting to retain as much boat launch trailer-rig parking as possible on site. In the off-season, this lot could also be used for other events or alternate season recreation. Since this facility’s boat launch is very popular and site parking space is limited to property boundaries, overflow trailer-rig parking was determined necessary and the Township is examining using the Brewery Creek Parking Area as overflow parking ([See Appendix 1: Inventory Map](#)).

Additional future proposed improvements include a larger Boater’s Building (funded, not yet constructed) which would serve much of the needs of the boat launch users, slipholders and visiting public as well as providing options for off-season non-boating use. The new building would have modern amenities typically found at marina facilities needed to accommodate short and extended-stay boaters (restrooms, showers, laundry, salon, storage etc.). This public promenade was sized to allow plenty of space for events and provide opportunities to connect public to the waterfront while allowing typical marina operation to be completed without interference.

Dredging needs within the harbor and around the marina are minimal to non-existent as the facility is protected on the north and west by land mass and on the east by breakwater. This configuration eliminates the possibility of any littoral drift and subsequent sedimentation in the harbor. Dredging at the facility last occurred in 2001 with a quantity of 970 Cubic Yards being removed from around the boat launch area. Dredge spoils from this effort were disposed of at Glen’s Sanitary Landfill (ID# 418012, Location: 518 M-72 W., Empire, MI, Leelanau Co.) which is an active/accepting Type II MSW landfill. Beyond this, dredging may only be needed during abnormal extreme low water conditions. Standard marina maintenance applies throughout the season and is typical of a municipal marina of its size and user demand.

### **A3. Cherry Bend Community Park**

Originally improved with Michigan Natural Resource Trust Fund (MNRTF) monies, Cherry Bend Community Park has become a premiere recreation complex for Elmwood Township and the surrounding Leelanau County. Along with (4) baseball diamonds, one of which is Little League tournament-compliant, a soccer field, basketball courts, and updated landscaping, the park offers a picnic pavilion. Cherry Bend Park targets the active recreation user base within the Township. The Township offices and Fire Department are also located onsite (which spans across three parcels).



**Park Type:** Recreational Park, Picnic Park, Township Offices

**Size:** 14.5 acres

**Most Likely Service Area:** Township user base

**Grant Number:** BF95037

**Site Plan:** [See Appendix-4](#)

#### **Facility Inventory:**

- Picnic Shelter w/ restrooms (1)
  - 34’x54’
- Restroom Facility
  - 24’x45’ (including utility room)
- Paved car parking (131)
- Improved paved trail and/or sidewalk
- Soccer field (1) & programmable open space (a “over-kicked” net system was added in 2012)





- Deer Yard Habitat and Wildlife Corridor
- Wooded Uplands
- Actively managed Agricultural Land
- Fallow old Agricultural Land
- Northern Fen

DeYoung Natural Area is a more rustic facility with most paths being unpaved and natural. Several amenities do provide for barrier-free access such as the paved ADA parking spots and fishing pier with lowered railings. In an overall determination for the facility, the barrier-free compliance analysis scored “2” as only some of the facility and its amenities meet ADA guidelines.



**A5. Brewery Creek Parking & Natural Area**

In the summer of 2012, Elmwood Township acquired the remaining ten (10) of the original (13) site condominium units that were previously associated with the former Brewery Creek Center development that subsequently went through foreclosure. This site is located across M-22 from both the Elmwood Township Marina and Greilickville Harbor Park. As improvements of the marina reduced on-site parking facilities, the Township is looking at utilizing much of the area as overflow boat storage and trailer parking for the Marina. However, the western portion of the site also contains a Conservation Easement (Liber 533 Page 599). As this easement connects the Brewery Creek parcel to the TART Trail, the Township is eyeing creation of a built connection and has discussed parking and restroom facilities. However, as this site contains wetlands, any improvements will need to be thoroughly examined in order to reduce further impacts to the natural environment. Other considerations may include educational trails and signage throughout the naturalized area, walking trail connectors, pavilion, bike lockers and native pollinator gardens.

**OTHER PUBLIC/SEMI-PUBLIC FACILITIES WITHIN TOWNSHIP BOUNDARIES**

**A6. Portions of Leelanau Trail (part of TART - Traverse Area Recreational Trail)**

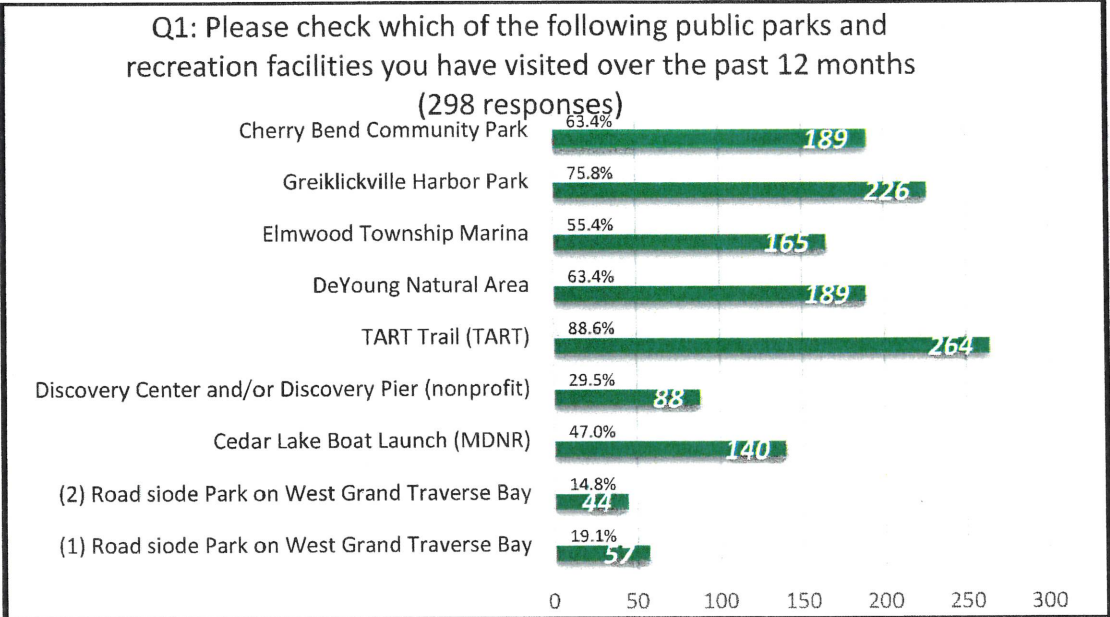
The non-motorized recreation and transportation trail known as the Leelanau Trail in Elmwood County and throughout Leelanau County is part of a greater system known as the



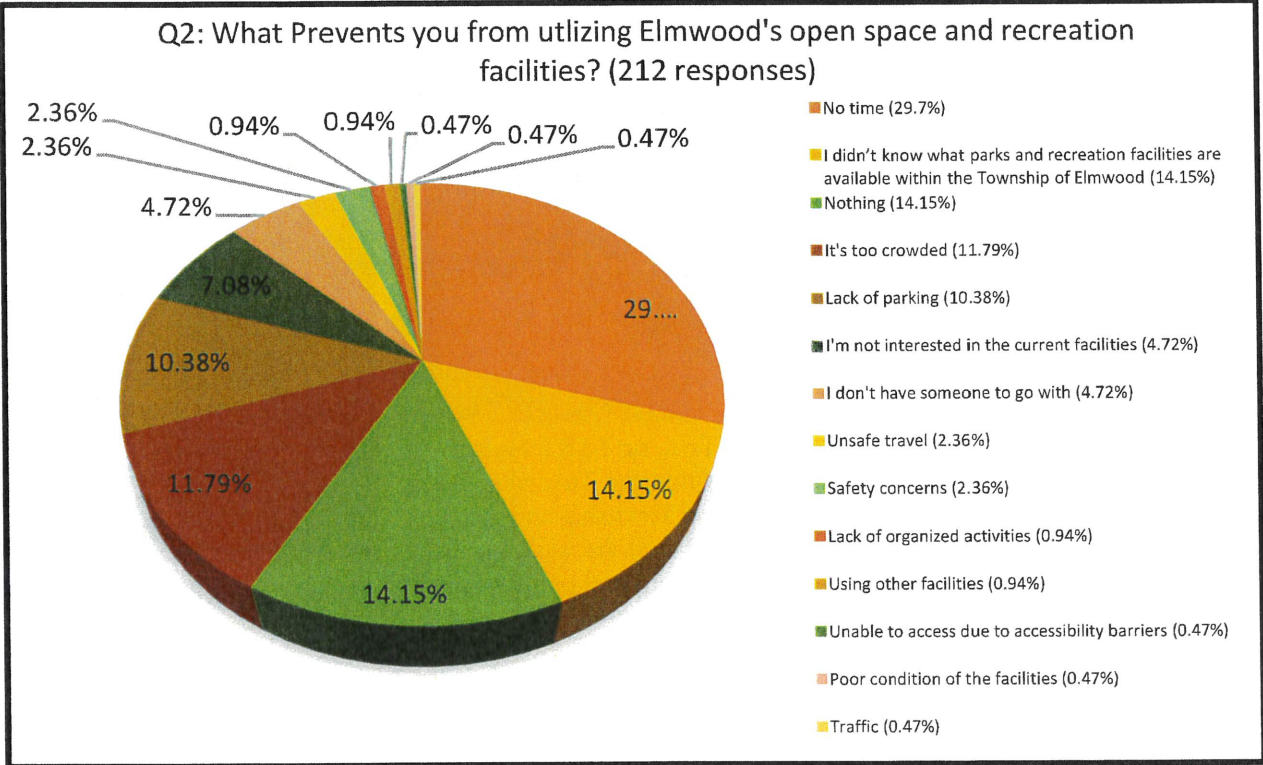
Traverse Area Recreation and Transportation Trail, or TART System. As indicated earlier in this plan, the TART Trail within the Township offers non-motorized connections throughout Elmwood Township and connects Suttons Bay to Traverse City. Fifteen miles of trail are available from Suttons Bay to Traverse City. The Cherry Bend Trail Head provides parking, signage, and a portable restroom facility is onsite during the warmer months.







Question 2 asked respondents to indicate what prevents them from utilizing Elmwood’s open space and recreation facilities. It was the first question that allowed respondents to fill in their answer if they did not find any of the provided answers applicable. The highest indicated reason for not utilizing the parks was that respondents had no time (29.7% of responses). This was followed by ‘I did not know what facilities were available’ (14.15%), and ‘Nothing’ (14.15%). 11.79% of respondents indicated that the crowdedness of parks impacted their use of the park and 10.38% indicated that parking was the issue behind their utilization of the parks. The rest of the responses indicated that other factors such as traffic, poor condition of facilities, not having someone to go with, etc. had a minimal impact on utilization of facilities.



## Section 5 – Goals and Objectives

The Goals and Objectives for recreation in Elmwood Township were developed together with the Parks and Recreation Committee utilizing public input, noting the existing condition of recreational facilities, conducting a resource inventory, and assessing forecasted demographics and population changes.

### **GOAL #1**

**Continue to improve Greilickville Harbor Park as a diverse, multi-generational, universally accessible, and sustainable recreation facility that serves the local population, the Grand Traverse region, and visitors.**

#### **Action Objectives:**

- a. *More safe and efficient parking nearby*
- b. *Enhance Physical and Cooperative Connections with Discovery Center and Discovery Pier*
- c. *Landscape plantings along M-22 (Streetscape / Corridor Beautification)*
- d. *New picnic tables or benches along Brewery Creek*
- e. *Beach enhancement / expansion where permitted*
- f. *Kayak/Canoe Launch/Scuba diving staging area*
- g. *Develop BATA bus stop, park & ride, and bike lockers at Brewery Creek Natural Area*
- h. *Refine staffing, maintenance, and budgeting process for Capital Improvement Plan input*
- i. *Boardwalk with interpretive / historical signage at Brewery Creek*
- j. *Safe access across M-22*
- k. *Consider allowing commercial activity, such as food trucks, in the park*
- l. *Plant additional edible vegetation*
- m. *Enhance existing signage around the facility*

### **GOAL #2**

**Create and enhance the system of corridors to improve connectivity between the parks, trails, and greenways system, which will provide universal access between existing and potential Township recreation facilities, including Greilickville Harbor Park, the DeYoung Natural Area, and the Cherry Bend Community Park.**

#### **Action Objectives:**

- a. *Provide a connection to the TART Trail from Cherry Bend Community Park; sidewalks along Cherry Bend from M-22 to Cherry Bend Community Park*
- b. *Strengthen the existing “access easement” through the Brewery Creek Natural Area property from the Leelanau Trail to Greilickville Harbor Park*
- c. *Connect Leelanau Trail through the Rotary Charities property (Discovery Center ~ Great Lakes complex) and Greilickville Harbor Park*
- d. *Conduct a feasibility study to someday connect TART Trail to the Timberlee Resort Area (partially completed in 2009 by the DCCGL and Gosling Czubak Engineering)*
- e. *Support efforts to determine possible future connections to the Hickory Hills Recreation and Ski area to Elmwood Township*
- f. *Support Township’s Greilickville Commercial Corridor Task Force’s efforts to work with the Discovery Center ~ Great Lakes Board of Directors, TART (Leelanau Trail), the Leelanau Conservancy, the Leelanau County Road Commission, and MDOT to develop and refine conceptual plans for targeted trail links and off-site parking*
- g. *Consider opportunity for bicycle “commuters” to utilize the M-22 corridor north-south from the broader county and township into Traverse City*
- h. *Implement barrier-free accessibility as a design standard for all new facilities and improvements to existing facilities*

### **GOAL #3**

**Make improvements to Cherry Bend Park in the same spirit that Greilickville Harbor Park has been redeveloped to provide a diverse, multi-generational, universally accessible and sustainable recreation facility and optimizes the available park land, links to nearby neighborhoods, Cedar Creek Commons and the Leelanau Trail, and provides desired 4-season active and passive recreation.**

#### **Action Objectives:**

- a. Better connectivity to Leelanau/TART Trail and neighborhoods and Cedar Creek*
- b. Design, fund and implement a walking pathway circuit in the park*
- c. Encourage Winter activities such as ice skating rink, etc.*
- d. Consider Wayfinding (I.e. Context Map) and Informational Signage (I.e. Park Rules)*
- e. Improve site lighting*
- f. Small pavilion for shade/picnicking near the ballfields*
- g. Trees under-planting, replacement, enhancement*
- h. Consider irrigation for use areas*
- i. Expand park to the west (Overflow grass parking for events)*
- j. Refine staffing, maintenance and budgeting process for Capital Improvement Plan input*
- k. Evaluate and Plan for Brewery Creek property enhancements.*
- l. Develop an overall Township Trail Plan*
- m. Consider additional park equipment for different age groups as well as abilities*
- n. Consider additional facilities to create multi-generational park, including pickleball courts.*
- o. Review park facilities and consider additional facilities to make the park more of a 4-season park*

### **GOAL #4**

**Investigate and study possible parcels, which may be considered for future recreation land acquisition through the Michigan Department of Natural Resources (MDNR) and/or partnerships with the Leelanau Conservancy or Leelanau Brownfield Redevelopment Authority (LCBRA) to establish public private cooperative projects and/or permanent conservation easements, recreational amenities, or facilities.**

With a quick look at the Township's Recreational Inventory ([Appendix 1](#)), it is evident that the southern portion of Elmwood Township contains many of the Township's recreational facilities. There has been documented public interest in identifying and studying opportunities to create and enhance possible future recreational opportunities in the western and northern portions of the Township, including seeking to purchase available and appropriate land. The principal purposes stated for such land acquisition include provision of additional non-motorized recreational trails for passive recreation, and/or natural resource and wildlife habitat conservation and protection.

#### **Action Objectives:**

- a. Investigate Timberlee Resort "hilltop" natural recreational easement*
- b. Investigate other west-Township natural parcels*
- c. Support efforts to investigate conservation/recreation areas near Lakeview Hills Road (n. Elmwood/S. Bingham Twp. Line)*
- d. Map undeveloped properties adjacent to existing facilities*
- e. Investigate additional properties to enhance wildlife corridors, including but not limited to properties along Brewery Creek*

### **GOAL #5**

**Work with the Township Marina Committee to develop and implement recommendations to improve the joint asset of the Elmwood Township Marina and support amenities that are to be**



available and accessible to the general “recreating” public, and not specifically associated with the leased seasonal or transient dockage function of the marina.

In 2007 and 2008, the Township conducted an extensive marina planning process based on a grant obtained from the Michigan Department of Natural Resources (MDNR) Waterways Program. In conjunction with a boating access grant project that resulted in the construction of C-Dock, the third floating pier at the Elmwood Township Marina, the Township was seeking to update land-based infrastructure on the marina side as well. Over the past decade, the Township has made significant progress in addressing action items detailed within the Marina Master Plan.

In early 2010, the reformed Marina Committee began re-evaluating the former conceptual plans and considering new proposals being brought forward for consideration, including a state-of-the-art fish cleaning station. Additional public input and engagement was sought which validated the general form and layout of the 2007-2008 preliminary engineering study concepts with placement and consideration of new elements. In November 2010, the Marina Committee recommended a series of 10 items, referenced as the “Wish-list,” to the Township Board. These 10 recommendations were approved by the Township Board and provided the basis for the Township to develop a request for proposals (RFP) process to hire a design firm to finalize an Elmwood Township Marina Master Plan. In late 2011, SmithGroupJJR of Ann Arbor was hired to develop the Marina Master Plan and the Elmwood Township Board approved the proposed design in January 2012.

Prior to the implementation of the approved Marina Master Plan, a M-22/Greilikville Commercial Corridor traffic study was conducted by Progressive AE and adopted by the Township in 2016. In addition, the Elmwood Township Master Phasing and Implementation plan was developed by Smithgroup JJR/Gordie Frasier and Associates to guide the future development of the marina site. This phasing and implementation plan was adopted in January 2017 and paves the way for future construction of the planned site infrastructure improvements.

The Marina Committee is principally charged with moving the resultant Marina Master Plan’s recommendations forward; therefore, this plan will reference that document. The Parks and Recreation Committee, with its principal charge being to oversee betterment of all Township recreational assets and facilities in the Township and to provide the Township Board with recommendation thereto, oftentimes identifies several key areas of overlap in coordination with the Marina Committee. The following goal encompasses those key areas identified.

**Action Objectives:**

- a. *Marina Committees “Wish List”*
- b. *Coordinate on-site parking and consider period, programmed “shared-parking” between the park and the marina parking facilities as directed by the board and as marina staff determines available*
- c. *Evolve more green space, and improved stormwater management*
- d. *Create improved, safe non-motorized access through and/or around the marina*
- e. *Identify and develop off-site parking facilities to support the waterfront*
- f. *Participate in the feasibility study, funding, and implementation of a proposed public fishing pier*
- g. *Support efforts to develop a public fish cleaning station on the marina side*
- h. *Pursue efforts to implement smart improved pedestrian crossings and full crosswalks at the Brewery Creek Entrance to GHP*
- i. *Support efforts to secure and develop other offsite parking facilities including land acquisition grants and/or purchase or lease arrangements as identified in strategic and master plans*
- j. *Continue to review fees to ensure feasible and consistency with neighboring marinas with similar facilities*
- k. *Consider feasibility of expanding existing docks to accommodate additional slips as well as larger boats*

*(See Appendix 3 – Elmwood Township Marina Master Plan, Marina Phasing Plan, Marina Winter Programming Plan and Waterfront District Framework Plan)*

## **GOAL #6**

**Inform, Educate, and Encourage.** Inform Township residents of ongoing recreation projects, educate them regarding all of the recreational benefits, and encourage broader input from our township residents.

### **Action Objectives:**

- a. *Research and consider alternative advertising schemes to promote more public involvement*
- b. *Encourage the Parks and Recreation Committee to work with the Township Clerk and staff to identify and fulfill user-based programming initiatives*
- c. *Prepare to accommodate enhanced recreational programming if user demand dictates*
- d. *Provide support for a wide range of user groups with greater community support for recreation and the growing aging population in the Township*
- e. *Work with non-profits such as the Discovery Center and its partners: Traverse Area Community Sailing (TACS), Maritime Heritage Alliance, the Watershed Center, Inland Seas Education Association and the Children's Museum to promote and encourage their activities wherever possible in order to broaden programming availability and diversity in the Township*
- f. *Implement strategies of the Elmwood Township Marina Marketing Plan and continue developing ways to promote public and private partnerships between the marina and surrounding community while highlighting special events*

## **GOAL #7**

**Expand, develop, and maintain a parks and recreation maintenance program to ensure quality recreational opportunities at Township facilities long-term.**

Currently, the Township staff maintains Cherry Bend Community Park, and assists marina staff with maintenance at the newly-refurbished Greilickville Harbor Park. The DeYoung Natural Area is overseen principally by The Leelanau Conservancy (TLC) under the approved management plan. The TLC orchestrates volunteer "worker bees" and initiatives annually. The Township Building and Grounds Department and Township Marina staff either provides services directly or supervises contracted vendors to perform landscape maintenance, building and picnic structure repairs, softball field and tennis court upkeep, public restroom maintenance, mowing and fertilizing of fields, and trash removal activities at all Township facilities. However, the Township needs to proactively strengthen its maintenance program for all recreational facilities and establish same as a high priority.

### **Action Objectives:**

- a. *Develop an annual operations and maintenance program with Township staff to adequately address immediate and long-term equipment, budgetary, and personnel needs for existing and proposed facilities*
- b. *Provide the Parks and Recreation Committee with oversight responsibility to assist staff with creation and management of an operations and maintenance program and to make recommendations to the Township Board for improvements*
- c. *Seek out additional in-kind or sub-contractual services where and when needed to supplement the annual operations and maintenance program and efforts of Township staff*
- d. *Participate in the development of an annual Capital Improvements Plan (CIP) and submit an annual budget to the Township Board to fund projected or anticipated recreational needs or proposed improvements*
- e. *Encourage native plantings that are pollinator friendly and/ or safe for human consumption.*

## Section 6 – Action Program

### RECREATIONAL CAPITAL IMPROVEMENTS SCHEDULE 2023-2027

The Goals and Objectives developed in Section 5 have been identified into a series of targeted actions to be considered over the next five years. The Parks and Recreation Committee has prioritized the projects based on public and stakeholder input during the recreation plan public input and in light of proposed and ongoing projects, timeframes, and activities. Each of the potential future projects and activities were prioritized on a scale of 1 to 5, with “1” given the highest priority and “5” given medium to low priority for any given year.

The following table organizes the specific projects over the next five years by date, the estimated cost, and possible funding sources. The table also provides a schedule for ongoing general maintenance including the recreational facility name, estimated annual cost, and funding source. 2022 projects or actions which impact or carry over into subsequent years are also represented. A project-specific description can be referenced using the associated goal and task numbers/letters found in Section 5.

<b><u>Recreation Objectives and Action Program 2023 - 2027</u></b>				
<b>2023</b>				
Goal/ Task	Project Name	Priority	Est. Cost	Potential Funding Source/Opportunity
	<u>Cherry Bend Playground Improvements</u> . More accessible equipment installations		\$15,000	Township General Fund / ARPA Funds
	Review parking facilities at Cherry Bend Park			Township General Fund
	Parks & Recreation Committee (PRC) CIP budgeting with staff		N/A	N/A
	Township PRC review status of recreational property acquisition potentials		N/A	N/A
<b>2024</b>				
	<u>Brewery Creek Parking Lot Improvements</u> . Since the condominium was dissolved and the Township became the owner, the Board has been discussing improvements. Due to high cost of paving, the design is pending and the Township is seeking grant funding to assist with the cost.		\$441,376	Marina Fund / Blight Elimination Program
	<u>Marina Phase 3</u> . Phase 3a: Removal of 3 existing buildings, vertical extension of existing seawall, additional seawall construction. Phase 3b: Boater’s Bath Facility. Phase 3c: parking, landscaping, and amenities (street features, patios).		\$4,000,000- \$5,000,000	Marina Fund / MDNR
	Overall Township Trail Plan		TBD	Township General Fund / ARPA Funds
	Parks & Recreation Committee (PRC) CIP budgeting with staff		N/A	N/A
	Township PRC review status of recreational property acquisition potentials		N/A	N/A







# Elmwood Township Master Plan

Public Hearing Date: March 20, 2018  
Adopted by Planning Commission: March 20, 2018



### Industrial Land Use

#### Goal:

Provide locations for limited, light industrial development which are harmonious with the existing land use pattern and the rural/residential character of the community.

#### Objectives:

- Ensure that the location, architecture, landscaping, and signage associated with industrial establishments is compatible with the established character of the community and environment.

#### Strategies:

- Encourage industrial development which is primarily research oriented, light, and environmentally clean.
- Light industrial uses that might be located near existing residences shall not negatively impact adjacent neighborhoods and shall be encouraged to provide landscaping and other elements to minimize any potential conflict between the uses.
- Discourage industrial development which will negatively impact environmentally sensitive areas or require substantial changes to natural systems.

### Recreation Land Use

#### Goal:

Continue to improve existing recreational facilities and expand recreational facilities for Township residents.

#### Objectives:

- Provide for public and semi-public use areas offering a variety of recreational opportunities that facilitate public use.

#### Strategies:

- Follow the action program set forth in the Township's adopted Park and Recreation Plan to the extent that local resources allow. Keep the Plan updated as required by state statute.
- Provide public facilities and encourage private community facilities in size, character, function, and location suitable to the population and needs of the community.



## **Appendix C- Other Documents**

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In addition to documents previously mentioned throughout this plan, the following documents, as amended from time to time, are incorporate by reference.

July 2016 M-22/Greilickville Commercial Corridor Traffic Study  
2013 Greilickville Sub Area Master Plan  
Community Park, Recreation, Open Space, & Greenways Plan  
2013 Community Perception Survey  
Waterfront District Master Plan



# Charter Township Of Elmwood

## Capital Improvement Plan 2023-2029

Public Hearing: November 15, 2022

Adopted by Township Board: December 12, 2022



**Future Projects**

**Anticipated to be completed in 2023**

<b><i>Project Name and brief description</i></b>	<b><i>Estimated Cost</i></b>	<b><i>Contributing Fund</i></b>	<b><i>In Approved Plan</i></b>	<b><i>Status</i></b>
<u>Marina Boat.</u> Needed for marina operations. Existing boat is in mediocre condition; replacement necessary.	\$15,000	Marina	No	
<u>Dump UTV.</u> For marina operations. This is new equipment.	\$10,000 - \$12,000	Marina	No	
<u>Tanker 1 (121).</u> Replacement of existing truck that has become obsolete and is older than recommended by NFPA. Included in Fire and EMS Assessment. Vehicle pricing has gone up significantly and long manufacturing times are delaying deliveries.	\$500,000	Fire	Consultant Report	Next apparatus to be replaced.
<u>Ambulance (192).</u> Add second ambulance to fleet. Ambulance would serve as back up and be rotated into the fleet.	\$450,000	Fire	No	Dealers have been engaged with pricing, availability, and delivery times being considered.
<u>Lincoln Park Security.</u> Security cameras/system for Township Hall, Fire Hall, and Cherry Bend Park.	\$12,000	Grounds	No	
<u>Cherry Bend Playground Improvements.</u> More accessible equipment installations	\$15,000	Grounds	No (will be in Parks Plan)	

**Anticipated to be completed in 2024**

<b><i>Project Name &amp; Description</i></b>	<b><i>Estimated Cost</i></b>	<b><i>Contributing Fund</i></b>	<b><i>In Approved Plan</i></b>	<b><i>Status</i></b>
<u>A-Dock Launch Replacement.</u> Dock will be 95' to match other two docks.	\$42,000	Marina		

Elmwood Township CIP - Approved 12/12/22

<u>B-Dock Rebuild Launch.</u> Existing dock is built on a coffer dam and will need replacement.	\$10,000	Marina			
<u>Marina Security System.</u> Currently insufficient security onsite. As the area becomes more populated, it is necessary to have an appropriate system in place.	\$16,500 - \$20,000	Marina			
<u>Marina Phase 3.</u> Phase 3a: Removal of 3 existing buildings, vertical extension of existing seawall, additional seawall construction. Phase 3b: Boater's Bath Facility. Phase 3c: parking, landscaping, and amenities (street features, patios).	\$4,000,000-\$5,000,000	Marina / Waterways Grants	Marina Master Plan and Parks and Recreation Plan		Phases 3a & 3b received funding from Waterways. Grant for phase 3c will be submitted in 2023.
<u>Marina Storage Garage.</u> Removal of existing storage garage is funded as part of Marina Phase 3, but will need a place to store equipment.	\$12,000 - \$20,000	Marina			
<u>Engine 2 (112).</u> Replacement of existing truck that has become obsolete and is older than recommended by NFPA. Included in Fire and EMS Assessment.	\$500,000	Fire		Consultant Report	
<u>Fire Station Carpet/Flooring.</u> Replacement all carpet in station. Repair/replace tile flooring.	\$15,000	Fire		No	
<u>Timberlee Ground/Elevated Storage</u>	\$1,800,000	Timberlee Water		Timberlee Reliability System	
<u>Brewery Creek Parking Lot Improvements.</u> Since the condominium was dissolved and the Township became the owner, the Board has been discussing improvements. Due to high cost of paving, the design is pending.	Pending	Marina			

Anticipated to be completed in 2025

<i><b>Project Name &amp; Description</b></i>	<i><b>Estimated Cost</b></i>	<i><b>Contributing Fund</b></i>	<i><b>In Approved Plan</b></i>	<i><b>Status</b></i>
<u>C-Dock Addition.</u> Conceptual idea that has been discussed before. Proposal would include extending	\$500,000	Marina		





implementation of the master plan.

**History:** 2008, Act 33, Eff. Sept. 1, 2008.

#### ARTICLE IV.

#### SPECIAL PROVISIONS, INCLUDING CAPITAL IMPROVEMENTS AND SUBDIVISION REVIEW

##### **125.3861 Construction of certain projects in area covered by municipal master plan; approval; initiation of work on project; requirements; report and advice.**

Sec. 61. (1) A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission. The planning commission shall submit its reasons for approval or disapproval to the body having jurisdiction. If the planning commission disapproves, the body having jurisdiction may overrule the planning commission by a vote of not less than 2/3 of its entire membership for a township that on the enactment date of this act had a planning commission created under former 1931 PA 285, or for a city or village, or by a vote of not less than a majority of its membership for any other township. If the planning commission fails to act within 35 days after submission of the proposal to the planning commission, the project shall be considered to be approved by the planning commission.

(2) Following adoption of the county plan or any part of a county plan and the certification by the county planning commission to the county board of commissioners of a copy of the plan, work shall not be initiated on any project involving the expenditure of money by a county board, department, or agency for the acquisition of land, the erection of structures, or the extension, construction, or improvement of any physical facility by any county board, department, or agency unless a full description of the project, including, but not limited to, its proposed location and extent, has been submitted to the county planning commission and the report and advice of the planning commission on the proposal have been received by the county board of commissioners and by the county board, department, or agency submitting the proposal. However, work on the project may proceed if the planning commission fails to provide in writing its report and advice upon the proposal within 35 days after the proposal is filed with the planning commission. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal.

**History:** 2008, Act 33, Eff. Sept. 1, 2008.

##### **125.3863 Approval of construction project before effective date of act; rescission of authorization; failure of planning commission to act within certain period of time.**

Sec. 63. If the opening, widening, or extension of a street, or the acquisition or enlargement of any square, park, playground, or other open space has been approved by a township planning commission that was created before the effective date of this act under former 1931 PA 285 or by a city or village planning commission and authorized by the legislative body as provided under section 61, the legislative body shall not rescind its authorization unless the matter has been resubmitted to the planning commission and the rescission has been approved by the planning commission. The planning commission shall hold a public hearing on the matter. The planning commission shall submit its reasons for approval or disapproval of the rescission to the legislative body. If the planning commission disapproves the rescission, the legislative body may overrule the planning commission by a vote of not less than 2/3 of its entire membership. If the planning commission fails to act within 63 days after submission of the proposed rescission to the planning commission, the proposed rescission shall be considered to be approved by the planning commission.

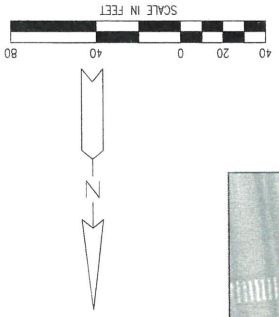
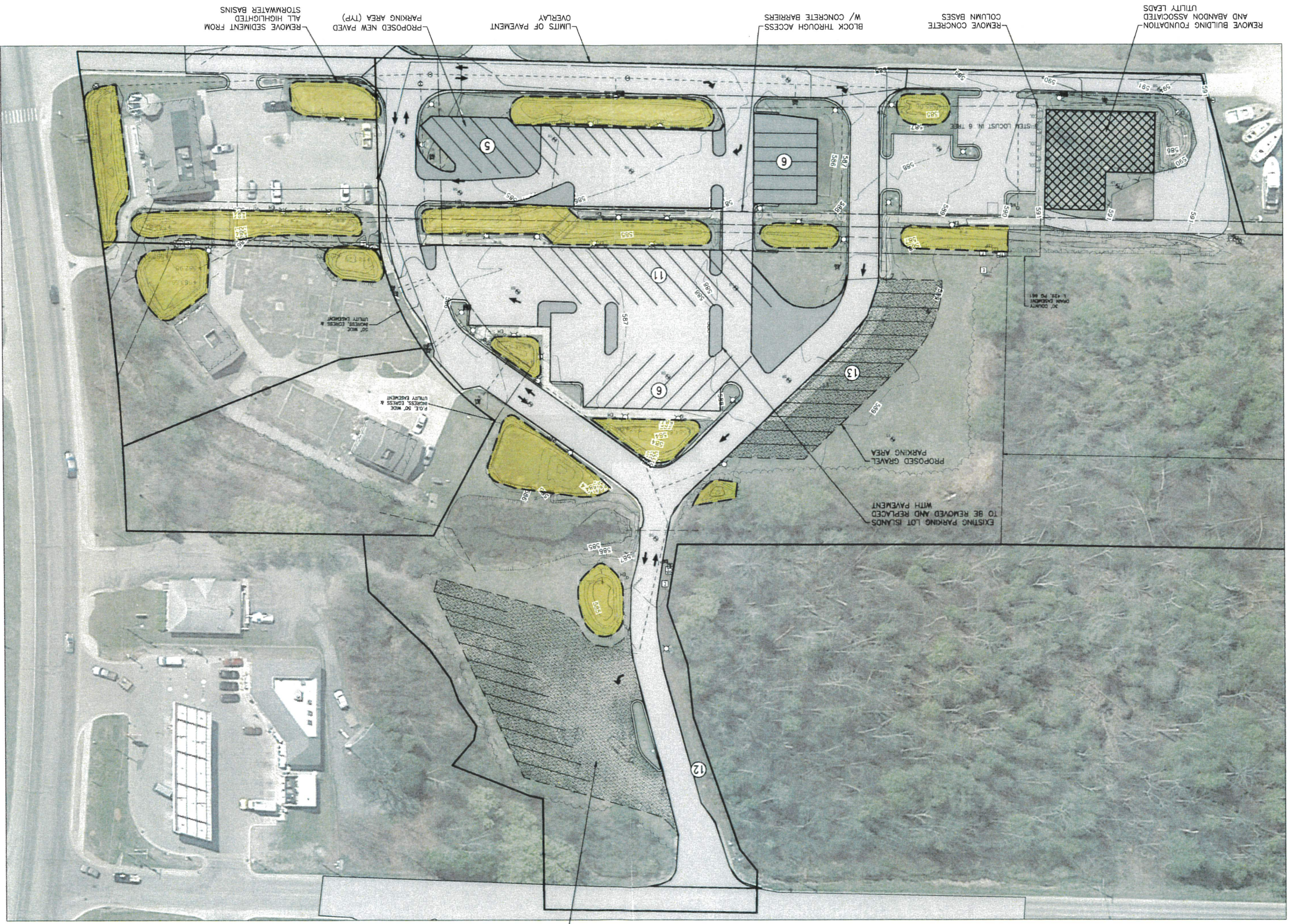
**History:** 2008, Act 33, Eff. Sept. 1, 2008.

##### **125.3865 Capital improvements program of public structures and improvements; preparation; basis.**

Sec. 65. (1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program







JOB NO. ELM2018.01C  
 SHEET C1.0

ISSUED FOR: DATE: BY:  
 ELMWOOD CHARTER TOWNSHIP - BREWERY CREEK PARKING AND DRAINAGE IMPROVEMENTS  
 10090 EAST LINCOLN ROAD  
 TRAVERSE CITY, MI 49684  
 BREWERY CREEK  
 PARKING AND DRAINAGE IMPROVEMENTS  
 REVISED LAYOUT NOV. 3, 2022



REV#	DATE	DESCRIPTION	BY