

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

The following Public Hearing is scheduled for Tuesday, August 15, 2023, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. 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 004-028-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles).

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 application will be received until 5:00 pm, August 15, 2023.

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

Posted: July 27, 2023  
3:00 PM  
Elmwood Township Hall  
Connie Preston, Clerk



**Public Notices**  
**For Leelanau County**  
 Notices  
 Past and Present may also be viewed at:  
**LeelanauNews.com**

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**YOUR RIGHT TO KNOW**  
 Notices printed in newspapers help fulfill the citizen's Constitutional right of due process by law by putting them on notice of matters that affect them or their property.

**Public Notice**  
 GLEN ARBOR TOWNSHIP  
 ORDINANCE NO. 3-2023  
 CONSUMERS ENERGY COMPANY ELECTRIC FRANCHISE ORDINANCE AN ORDINANCE, granting to CONSUMERS ENERGY COMPANY, its successors and assigns, the right and authority to construct, maintain and commercially use electric lines and related facilities including but not limited to towers, masts, poles, crossarms, guys, wires and transformers on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local electric business in the TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, for a period of thirty years.

THE TOWNSHIP OF GLEN ARBOR ORDAINS:  
 SECTION 1. GRANT AND TERM. The TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, hereby grants to Consumers Energy Company, its successors and assigns, hereinafter called "Consumers" the right and authority to construct, maintain and commercially use electric lines consisting of towers, masts, poles, crossarms, guys, wires and transformers on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local electric business in the TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, for a period of thirty years.

SECTION 2. CONDITIONS. No public place used by Consumers shall be obstructed longer than necessary during construction or repair, and shall be restored to the same order and condition as when work was commenced. All of Consumers' electric lines and related facilities shall be placed as to not unnecessarily interfere with the public's use of public places. Consumers shall have the right to trim or remove trees if necessary in the conducting of such business.

SECTION 3. HOLD HARMLESS. Consumers shall save the Township free and harmless from all loss, costs and expense to which it may be subjected by reason of the negligent construction and maintenance of the lines and related facilities hereby authorized. In case any action is commenced against the Township on account of the permission herein given, Consumers shall, upon notice, defend the Township and its representatives and hold them harmless from all loss, costs and damage arising out of such negligent construction and maintenance.

SECTION 4. EXTENSIONS. Consumers shall construct and extend its electric distribution system within said Township, and shall furnish electric service to applicants residing therein in accordance with applicable laws, rules and regulations.

SECTION 5. FRANCHISE NOT EXCLUSIVE. The rights, power and authority herein granted, are not exclusive.

SECTION 6. RATES AND CONDITIONS. Consumers shall be entitled to provide electric service to the inhabitants of the Township at the rates and pursuant to the conditions as approved by the Michigan Public Service Commission. Such rates and conditions shall be subject to review and change upon petition to the Michigan Public Service Commission.

SECTION 7. REVOCATION. The franchise granted by this ordinance is subject to revocation upon sixty (60) days written notice by either party. Upon revocation this ordinance shall be considered repealed and of no effect past, present or future.

SECTION 8. MICHIGAN PUBLIC SERVICE COMMISSION JURISDICTION. Consumers remains subject to the reasonable rules and regulations of the Michigan Public

Service Commission applicable to electric service in the Township and those rules and regulations preempt any term of any ordinance of the Township to the contrary.

SECTION 9. REPEALER. This ordinance, when enacted, shall repeal and supersede the provisions of any previous Consumers' electric franchise ordinance adopted by the Township including any amendments.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect on August 27, 2023.

**Public Notice**  
 Synopsis of the Bingham Township Regular Board meeting of July 17, 2023 Meeting called to order by Supervisor Werner at 7 p.m., at Bingham Township Hall  
 Werner, Stone, Morio, Layman and Grant present.  
 Agenda approved.  
 Approved 6/19/23 & 6/29/23 minutes. Public Comment.  
 Accepted offer of a donation for park.  
 Approved Planning Commission & Park Committee re-appointments.  
 Accepted assessor report.  
 Approved vendor & payroll balance.  
 Meeting adjourned at approximately 8:30 p.m.  
 A complete copy of the minutes may be reviewed at the township office or on the township website.  
 Kathy Morio, Bingham Township Clerk

**Public Notice**  
 Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, starting promptly at 1:00 PM, on September 20, 2023. The amount due on the mortgage may be greater on the day of the sale, Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgage(s): Nina T. Rathnaw, a single woman Original Mortgage: The Huntington National Bank successor by merger to TCF National Bank successor by merger to Chemical Bank Date of mortgage: November 12, 2016 Recorded on November 23, 2016, Liber 1279, on Page 937, and re-recorded via Loan Modification recorded in Liber 1330, on Page 569 Foreclosing Assignee (if any): None Amount claimed to be due at the date hereof: Fifty-Three Thousand Two Hundred Nine and 18/100 Dollars (\$53,209.18) Mortgaged premises: Situated in Leelanau County, and described as: PART OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 30 NORTH, RANGE 11 WEST, MORE FULLY DESCRIBED AS: UNIT NO. 14 OF THE POINTS, A CONDOMINIUM PROJECT, ACCORDING TO THE MASTER DEED THEREOF, RECORDED IN LIBER 338, PAGE 35, LEELANAU COUNTY RECORDS, AND DESIGNATED AS LEELANAU COUNTY SUBDIVISION PLAN NO. 39, WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED AND PURSUANT TO ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED Commonly known as 1905 Walden Ct, Suttons Bay, MI 49682 The redemption period will be 6 months from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. The Huntington National Bank successor by merger to TCF National Bank successor by merger to Chemical Bank Mortgagee/ Assignee: Schneiderman & Sherman P.C., 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 1504830 (07-27)(08-17)

**Public Notice**  
 SUTTONS BAY TOWNSHIP —  
 Synopsis of July 12, 2023 Board Meeting Minutes  
 The Suttons Bay Township Board held its regular meeting on July 12, 2023.  
 Present: Supervisor Nixon, Clerk Moe, Treasurer Petroskey, Trustee Stocombe & Trustee Periard  
 Reports received - Treasurer, Planning & Zoning, Fire Authority Park Supervisor,  
 Parks & Rec. Personnel Committee.  
 Previous meeting minutes were approved, and authorization was received to pay the bills.  
 Approved to pay Deputy Clerk and Office Assistant \$23,000.  
 Approved advising the Leelanau County Road Commission that the township received a request to do a Special Speed Study of Richter Road.  
 Adopted a Resolution of Support for Peninsula Housing Rural Readiness Grant.  
 A complete copy of the Minutes can be reviewed at the Township Offices, 95 W. Fourth St., Suttons Bay. Respectfully submitted Jean Moe, Clerk

**Public Notice**  
 Notice to Creditors  
 Decedent's Estate  
 GT Band Tribal Court  
 Case No.: 2023-3415-CV-SE  
 Judge: Judge Kenneth W.K. Akini  
 Estate of Julia Susan Hall  
 Date of birth: 10/29/1955  
 TO ALL CREDITORS: \*\*  
 NOTICE TO CREDITORS: The decedent, Julia Susan Hall, died 1/10/2019.  
 Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Sara L. Christensen, personal representative, or to both the GT Band Tribal Court at 2605 N. West Bay Shore Drive, Peshawbestown, MI 49882 and the personal representative within 4 months after the date of publication of the notice.  
 7/27/23  
 Sara L. Christensen  
 6048 S. 11 Rd.  
 Cadillac, MI 49601  
 231-942-0711  
 Peter H. Shumar P20411  
 325 S. Union St.  
 Traverse City, MI 49684  
 231-947-7160

**Public Notice**  
 Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, starting promptly at 1:00 PM, on September 20, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgage(s): Gary R. Hirs, Unmarried Original Mortgagee: The Huntington National Bank Date of mortgage: November 23, 2005 Recorded on December 6, 2005, Liber 883, on Page 697, Foreclosing Assignee (if any): None Amount claimed to be due at the date hereof: Sixty-Two Thousand Eight Hundred Thirteen and 74/100 Dollars (\$62,813.74) Mortgaged premises: Situated in Leelanau County, and described as: The Easterly 330 feet of the Northwest quarter of Section 27, Town 29 North, Range 13 West, Commonly known as 731 West Hlavka Road, Maple City, MI 49864 The redemption period will be 6 months from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if

your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. The Huntington National Bank Mortgagee/ Assignee: Schneiderman & Sherman P.C., 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 1504271 (07-20)(08-10)

**Public Notice**  
 Notice to Creditors  
 Irrevocable Trust  
 Brow Living Trust Dated October 26, 1995, As Amended  
 Date of Birth of October 1, 1933  
 TO ALL INTERESTED PERSONS:  
 Your Interest in the Trust may be barred or affected by the following:  
 The decedent, Bernard A. Brow, whose last known address was 12570 North Cathed Point Road, Northport, Michigan 49670, died on June 17, 2023.  
 By Trust Agreement dated October 26, 1995, and as amended, the decedent established the Brow Living Trust.  
 Creditors of the decedent are notified that all claims against the trust estate will be forever barred unless presented to the Trustees, Lynn M. Brow, at 711 N. Mill Street, Northport, Michigan 49670, and Wendy F. Dean, at 12118 E. Woolsey Lake Road, Northport, Michigan 49670, within four months of the date of publication of this notice.  
 Notice is further given that the trust estate will be thereafter assigned and distributed to the persons entitled to it. This notice is published on July 27, 2023.  
 Attorneys for the Trustee:  
 Andrew K. Sholwell (P63159)  
 Smith & Johnson, Attorneys, P.C., 534 E. Front Street, P.O. Box 705 Traverse City, MI 49685-705 (231)946-0700

**Public Notice**  
 Solon Township Parks  
 Visioning & Planning Sessions  
 Session 2  
 PUBLIC INVITED:  
 Second session August 3rd  
 & third session September 7th  
 7:00 p.m. – 8:30 p.m.  
 Solon Township Hall  
 9191 S. Kasson Street  
 Cedar, Michigan  
 SESSION GOAL:  
 Verify agreement about the Community Park as the priority for future improvement and development. Hold discussion about what current features should remain within the park and what new elements to develop.  
 STEPS ACHIEVED TO DATE:  
 Township survey 2021. Find results at leelanau.gov/solontwp.2064836.asp  
 Through donations, grants, and community support, new playground equipment was installed Summer of 2021.  
 5-year Parks & Recreation Plan 2022 – 2027. View at leelanau.gov/solontwp.asp  
 Parks Public Forum held on January 19, 2023.  
 Awarded a TC Rotary Grant for \$9,350.  
 First visioning and planning session held July 6, 2023.  
 Let your voice be heard!

**Public Notice**  
 Elmwood Township Planning Commission Notice of Public Hearing  
 The following Public Hearing is scheduled for Tuesday, August 15, 2023, at 7:00 p.m., before the Elmwood Charter Township Planning Commission to consider:  
 1. 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 004-028-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles).  
 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 p.m.  
 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 application will be received until 5:00 p.m., August 15, 2023.  
 Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

**Public Notice**  
 Synopsis of Suttons Bay Village Council Regular meeting held on July 17, 2023.  
 The meeting was called to order at 5:30 p.m., by President Lutke.  
 Present: Bahle, Case, Lutke, Smith, Suppes and Yoder. Quorum present. Absent: Christensen  
 Council approved the agenda as presented.  
 Council approved the Consent agenda as presented. The Village Council Special meeting minutes of June 12, 2023 and the Village Council Regular meeting minutes of June 20, 2023 are approved. The payment of invoices is approved.  
 Council authorized the Village Manager to finalize discussions and enter a partnership with Green Suttons Bay and ReLeaf Michigan.  
 Council accepted the Planning Commission's recommended amendments as presented and found in Report VSB-2023-41, Section 9-2 Accessory Dwelling.  
 Council adopted the Marina Slip Rental Policy of 2023 effectively replacing the current Transient Slip Rental Policy.  
 Council adopted Resolution 3 of 2023, supporting Peninsula Housing, with an affirmative unanimous roll call vote.  
 The meeting adjourned at 6:21 p.m.  
 A full copy of the minutes can be found on the Village website at www.suttonsbayvillage.org or a copy can be viewed at the Village Hall.  
 Submitted by Shar Fay, Village Clerk.

**Public Notice**  
 VILLAGE OF SUTTONS BAY  
 ORDINANCE NO. Z-2023-4 (AMENDMENT 10 OF ORDINANCE 2 OF 2018)  
 AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR THE VILLAGE OF SUTTONS BAY NOTICE OF ADOPTION  
 At a regular meeting of the Village Council for the Village of Suttons Bay, Leelanau County, Michigan, held on July 17, 2023, beginning at 5:30 p.m., the following Ordinance was offered for adoption by Council Member Bahle and was seconded by Council Member Smith:  
 THE VILLAGE OF SUTTONS BAY ORDAINS:  
 To amend Section 9-2 Accessory Dwellings to read as follows:  
 A. Size. Accessory shall not exceed 800 square feet.  
 B. Setbacks. Accessory dwellings are subject to the setback and height requirements for principal buildings within the applicable zoning district.  
 C. Owner-occupancy. The owner of the parcel where an accessory dwelling exists shall reside on the property.  
 D. Number. Only one (1) accessory dwelling unit shall be permitted per parcel.  
 Section 2. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after publication in the manner and as provided by law. A copy of the Zoning Ordinance is available at the Village Hall or on the Village website at www.suttonsbayvillage.org.  
 The vote regarding the adoption of this Ordinance was as follows:  
 YEAS: 6  
 NAYS: 0  
 ABSENT: 1 ABSTAIN: 0  
 Ordinance No. Z-2023-4 declared adopted.

**Help Wanted**  
**Volunteers Needed for Centerville Township Short-Term Rental Committee**  
 The Centerville Township Planning Commission is exploring and evaluating the current and future status of Short-Term Rentals (STRs) within our township. To advance our goal, we are forming a subcommittee of the Planning Commission. Members of the STR Committee will assess the current state of STRs within the township, solicit input from the community, and evaluate options for defining and managing the role of STRs in Centerville Township. The Planning Commission is inviting township residents and property owners to consider joining the STR Committee. We are seeking to form a subcommittee that represents the diverse interests of our community including residents, owners of STRs, property managers, real estate professionals, etc. If interested please reach out to Joe Mosher at joe.mosher@gmail.com before August 15 to be considered.







LARSON DEREK & TRACY  
10689 E PICO DR  
TRAVERSE CITY, MI, 49684

HOWSER ANN J  
10863 E GRANDVIEW RD  
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA  
12893 S BRIAR DR  
TRAVERSE CITY, MI, 49684

WEESE ANNA M  
12949 S SUNSET DR  
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA  
12893 S BRIAR DR  
TRAVERSE CITY, MI, 49684

TUREK RONALD W & SANDRA L...  
12945 S BRIAR DR  
TRAVERSE CITY, MI, 49684

BRYANT RONALD & NANCY  
10581 E GRANDVIEW RD  
TRAVERSE CITY, MI, 49684

WEST BAY PROPERTIES LLC  
12935 S WEST-BAY SHORE DR ...  
TRAVERSE CITY, MI, 49684

BROWN JAMES A  
18209 WINWOOD AVE  
RIVERVIEW, MI, 48193

MASOTTA THOMAS & ELIZABET...  
5144 PHEASANT TRL  
ANN ARBOR, MI, 48105

TOWNSHIP OF ELMWOOD  
10090 E LINCOLN RD  
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD  
10090 E LINCOLN RD  
TRAVERSE CITY, MI, 49684

BRYANT RONALD & NANCY  
10581 E GRANDVIEW RD  
TRAVERSE CITY, MI, 49684

YACHT HAVEN LLC  
12930 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

ELZINGA GREG  
12922 S BRIAR DR  
TRAVERSE CITY, MI, 49684

KOSTRZEWA JAMES & AMY E  
10857 E GRANDVIEW RD  
TRAVERSE CITY, MI, 49684

MERRITT TRUST  
10662 E PICO DR  
TRAVERSE CITY, MI, 49684

WARES ROGER A &  
246 E 11TH ST  
TRAVERSE CITY, MI, 49684

WATT MELODEE  
10669 E PICO DR  
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA  
12893 S BRIAR DR  
TRAVERSE CITY, MI, 49684

JOHNSON LEE K & KATHYE  
12945 S SUNSET DR  
TRAVERSE CITY, MI, 49684

TUREK RONALD W & SANDRA L...  
12945 S BRIAR DR  
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA  
12893 S BRIAR DR  
TRAVERSE CITY, MI, 49684

BOURGEOIS RICHARD & SARA...  
12969 S SUNSET DR  
TRAVERSE CITY, MI, 49684

STEWART RODNEY H & DEANN...  
12909 S BRIAR DR  
TRAVERSE CITY, MI, 49684

KLP INVESTMENTS LLC  
13056 S WEST-BAY SHORE DR  
TRAVERSE CITY, MI, 49684

TUREK RONALD W & SANDRA L...  
12945 S BRIAR DR  
TRAVERSE CITY, MI, 49684

GRANDVIEW PARTNERS LLC  
10869 E GRANDVIEW RD  
TRAVERSE CITY, MI, 49684

THELEN BRYCE J  
10670 E PICO DR  
TRAVERSE CITY, MI, 49684

ASLESON DANIEL & REBECCA ...  
51970 SAND POINTE RD  
GRANGER, IN, 46530

TUREK RONALD W & SANDRA L...  
12945 S BRIAR DR  
TRAVERSE CITY, MI, 49684

ELZINGA ALLEN & CLAUDETTE  
12910 S BRIAR DR  
TRAVERSE CITY, MI, 49684

WARES ROGER A  
10869 E GRANDVIEW RD  
TRAVERSE CITY, MI, 49684

LEMMEN THOMAS W & DEBRA ...  
608 MANDAN AVE  
MELBOURNE, FL, 32935

**Elmwood Township Fire and Rescue Department**  
10090 E. Lincoln Road, Traverse City, MI 49684  
Station: (231) 941-1647 / Fax: (231) 941-9927 / Email: [ktampa@elmwoodfire.org](mailto:ktampa@elmwoodfire.org)

**SITE PLAN REVIEW**

**To:** Planning Commission, Charter Township of Elmwood  
Sarah Clarren, Planning and Zoning Administrator, Charter Township of Elmwood

**REVIEW DATE:** June 13, 2023 (amended 6/16/2023)

**REVIEWED BY:** Keith Tampa, Fire Chief

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**PROJECT NAME:** Special Use Permit Application  
**LOCATION:** 10651 & 10785 E. Grandview Road, Traverse City, MI 49684  
**PROP. TAX ID:** 004-260-018-00, 004-280-019-00, and 004-028-122-00  
**APPLICANT:** James and Melissa Hill, 12893 Briar Drive, Traverse City, MI 49684

**SCOPE**

This review applies solely to features allowing for a safe and efficient emergency response in consideration of life safety, incident stabilization, and property conservation and does not necessarily include the requirements or recommendations of other authorities. This review is for consideration by the Elmwood Township Planning Commission (Planning Commission) during its plan review process. Requirements or recommendations presented in this review are subject to approval or alteration by the Planning Commission or ruling authority.

**ASSUMPTIONS**

- The applicant will comply with all applicable federal, state, and local laws and building codes.
- All structures within this project are subject to review by the Leelanau County Department of Building Safety for determining occupancy classification, occupancy load, and additional life safety and fire protection requirements.
- Any conflicts between fire department requirements and recommendations and any law, ordinance, or code will be brought to the attention of the Elmwood Township Fire Chief for further review.
- All assumptions and recommendations are based solely on the fire department's review and perspective to life safety and hazard mitigation and do not necessarily include the requirements or recommendations of other authorities.

**DEFINITIONS**

- **Exposure** Any structure greater than 100 sq./ft. located within 50 feet of another. Exposures may impact water supply needs for fire suppression.
- **Fire Department** The Elmwood Township Fire and Rescue Department
- **Township:** The Charter Township of Elmwood, Leelanau County, MI
- **Plan(s)** All documents found under the "Reviewed Documents" section at the end of this site plan review

**INTRODUCTION**

This site plan review is being provide for consideration of a Special Use Permit application. The use is already in existence and there are no anticipated changes to the structures on the property. The property has existed as an outdoor storage facility and the applicant is attempting to bring the use in compliance with existing zoning.

The project is located in the neighborhood commercial area of the Township, at the intersection E. Grandview Road and Briar Drive., approximately 1 mile from the Elmwood Township Fire Station and 2.3 miles from a mutual aid fire station (staffed).

## **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.~~ *(Amended 6/16/23 – building is an enclosed trailer and not considered a structure for purposes of this review.)*

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 Aroun

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

6/16/2023 (amended)  
Date

For other documents pertaining to the proposed 'Hill Boat Storage' project, see pages 1 and 73 - 125 of the Planning Commission's 7/18 epacket

([https://www.leelanau.gov/downloads/bp50c26\\_20230712\\_094139.pdf](https://www.leelanau.gov/downloads/bp50c26_20230712_094139.pdf))