

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

Tuesday, November 15, 2022 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**- See Rules on Agenda
- E. Agenda Modifications/Approval
- F. Minutes – October 6, 2022 ; October 18, 2022
- G. Consent Calendar: Approve/Receive and File
ZA Report
- H. Declaration of Conflict of Interest (*Items on the Agenda*)
- I. Old Business
- J. New Business
 - a. Public Hearing - Capital Improvement Plan
 - b. Introduction SPR/SUP 2022-06 Request by Wellevity LLC regarding property at 0 S Timberlee Dr, 10901 and 10800 S Cottonwood Dr, and 0 E Timberwoods Dr, parcels 113-014-26, 113-014-16, 113-014-29, 113-014-51 for a resort.
 - c. Introduction ZO 2017-04-18, a Zoning Ordinance Amendment to amend Section 5.7 Accessory Buildings; amend Section 2.2 Definitions; amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6, table of dimensional requirements and its footnotes; amend Section 6.5 Lighting
 - d. 2023 Meeting Schedule Review
- K. Discussion on Zoning Ordinance
- L. Comments from the Chair
- M. Comments from Planning Commissioners
- N. Comments from Staff
- O. Public Comment-Any Items- See Rules below
- P. Adjourn

Public Comment Rules:

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

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

**Charter Township of Elmwood
Planning Commission
Special Meeting/Workshop
October 6, 2022
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 APRILL TO APPROVE THE AGENDA AS PRINTED. MOTION PASSED 6-0.**
- E. Declaration of Conflict of Interest: None**
- F. Purpose of the Meeting**
 - 1. Review and Discussion on Current Master Plan**

Chairman Bechtold said it was important to note this is just the first step because they have about 1- ½ years before they have to have the plan done. Staff added that the Plan doesn't expire, but the Michigan Planning Enabling Act requires a Planning Commission to review their Master Plan every 5 years. As ours was adopted in March 2018, it is time to start reviewing the Plan. She included a copy of the Michigan Enabling Act for the Commissioners along with data from the census bureau regarding housing in Elmwood Township, fact sheets regarding Michigan as well as the Great Lakes Region regarding climate, and a map created to show land cover using a 2019 USGS land cover layer data.

The Commissioners discussed the Master Plan and the Chair started the conversation by asking what changes have they observed in the township in the past 5 years.

Commissioner Kuzma replied significant growth in documented STRs. Staff reminded everyone they have regulations in place to limit STRs, they are currently capped at 4% of their current housing stock.

Commissioner Roberts mentioned "climate refugees" who are people moving into the area as well as those who are moving as they can work remotely.

Commissioner Aprill thought the small vegetable farms had grown significantly.

Commissioner Mikowski noticed the use of Agricultural properties has changed quite a bit; more wineries, distilleries, event centers, and solar panels.

The Chair noticed when looking at a land map, close to 75% of the land is Ag.

Commissioner Luta talked about the cycle of changing water levels and being aware of and planning for that.

Chairman Bechtold noted the increase in traffic. He also said in reading their current Master Plan, it is informative but wondered if the Commissioners felt it was inviting enough to really help people who might want to move to the area to visualize what they have to offer.

Staff pointed out the survey is from 2013 so she thought it might be worth doing another one to see what the community thinks.

Commissioner Aprill noted, it's all about how surveys are worded. He thought to spend money on a survey wouldn't be worth it as realistically the information they are taking in on a daily or weekly basis of people's desires tells them the wants of the people in the area.

The Chair said another way he looked at it was to give the community as a whole the opportunity to have some input and if they didn't do a survey, he would like to have the Commission to consider having a series of charrettes or open houses or an opportunity for people to come in and look at some of the key areas in the Master Plan and comment one way or another.

Commissioner Luta liked the idea of a survey to make sure they reach as many people as possible and to make it easier for people who are unable to come in person.

Chairman Bechtold noted that part of the reason for tonight's discussion is that staff must put together a budget to go to the Township Board so if they are going to look at having a vendor come in to do the research, data gathering, formatting for the Master Plan, it would need to be budgeted appropriately.

The Commissioners discussed Elmwood's Agricultural legacy and the lot size conundrum, the popularity of the area, the need to preserve agricultural properties and forested properties, how to make farming as profitable as possible and the consideration of farmland preservation district/overlay, the Commercial district defaulting to M22, but having NC zoned parcels along Cherry Bend and Grandview roads, the need for complete streets with multi-modal transit, the need to align the Zoning Ordinance and Master Plan- (i.e. traffic study "requirements" which are detailed in MP), the potential of including a quick overview of abutting municipal zoning districts, and to make the MP more specific but not with the map (boundaries following parcels).

Staff said she understood the Master Plan is a big thing to look at and discussion can be abstract, which is where surveys getting public input on the community can be helpful. Master Plans are supposed to guide changes that are made in the Zoning Ordinance.

The Commissioners decided to carry the Master Plan discussion forward to an agenda item for the regular Planning Commission meeting.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER LUTA TO PUT THE MASTER PLAN DISCUSSION ON THE OCTOBER REGULAR MEETING SCHEDULE FOR FURTHER DISCUSSION. MOTION PASSED UNANIMOUSLY.

H. PUBLIC COMMENT-NONE

G. ADJOURNMENT: MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER LUTA TO ADJOURN MEETING AT 8:31 PM MOTION PASSED.

DRAFT

**Charter Township of Elmwood
Planning Commission
Regular Meeting
October 18, 2022
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, Nate McDonald
- D. Limited Public Comment:** Sue Jones 12684 S. Cedar Ln.
- E. Agenda Modifications/Approval: MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER APRILL TO APPROVE THE AGENDA AS PRINTED. MOTION PASSED UNANIMOUSLY.**
- F. Minutes- September 20, 2022: MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE THE MINUTES OF SEPTEMBER 20, 2022 AS PRESENTED. MOTION PASSED BY A UNANIMOUS VOTE.**
- G. Consent Calendar: MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO FILE THE CONSENT CALENDAR AS PRESENTED. MOTION PASSED 7-0.**
- H. Declaration of Conflict of Interest:** None
- I. Old Business:**
- a. Food Trucks-**Staff noted the text before them had not changed. At the last meeting they wanted the Fire Chief to look at it and submit comments. She indicated that the text includes a requirement that all food trucks must have approval by the Fire Department. She stated that she is hoping to get to a point to move forward. As the Commission expressed interest in pursuing a licensing ordinance which would be a police power ordinance, it would need to move to the Township Board. If the Commissioners feel comfortable with it, they can make a motion to recommend review by the Township Board or if they want to further discuss, just let her know the changes they'd like to see so she can prepare that and get them a new document to review. She did want to make a couple changes to what was in front of them. She suggested changing the use description to be Mobile Food Vending Area/Food Trucks. She also noted that one of the regulations indicates that parking shall conform to article 6 of the Zoning Ordinance, so they will need to consider what would be appropriate. She proposed setting a minimum required, such as 4, and suggested staying consistent with existing regulations for outdoor pavilion and picnic areas which consist of

1.5 spaces for every picnic table; if they wanted to have seating, they would have to have additional parking spaces.

The Commissioners discussed Food Trucks and how many to allow, where they might go, parking, how many would be allowed on a parcel, restaurants being allowed a Food Truck with their business

Chief Tampa said there would be a concern about their operation maintenance, so with the approval process, he wondered what the standard would be for them to approve them or provide feedback. They have concerns about the fuel that would be involved, not just for the cooking, but for the vehicle itself. They would want fire suppression in them, generators within a safe distance from trucks because of carbon monoxide, and proximity of everything going on in that area with the Food Truck itself. He would like to see the Township adopt a fire code to help them be consistent with how they evaluate Food Trucks.

The Chair stated the discussion on Food Trucks would be set aside until they get more information on a fire code.

b. Review and Discussion on Current Master Plan-The Chair noted that Staff had provided them with some documents with respect to the Master Plan and Commissioner Mikowski had put together a review. He also went through it, section by section, and wrote his thoughts down. Some of the things that popped up were the change in the demographic of Elmwood Township over the last few years since they went through the Master Plan.

Staff gave a brief overview of past discussion and where they're going with it. Master Plans are required under the Michigan Planning Enabling Act. Every five years, the Planning Commission must review their Master Plan and either re-adopt it, amend it, which can be a few minor updates or do an overhaul. She brought this to the Commission's attention a little early because the current Master Plan was adopted in 2018, so they're coming up on the five-year deadline. The plan does not expire; they are just required to review it every five years. She indicated that the budget will need to be finalized in the next couple of months, so she needs to understand what type of budget to propose regarding the Master Plan; whether or not they are going to be doing something in house, sending it out, and if they are sending it out, are they doing minor amendments or a major overhaul. She noted that is where she would like the discussion to focus on.

The Commissioners discussed updating maps, and locating wetlands and floodplains.

Staff noted the Master Plan is not to provide information on exact parcels. She also said she would be more concerned about major changes and to come up with a budget.

The Commissioners reviewed and further discussed the Master Plan. It was determined that new sections/topics will need to be added, but an overhaul may not be necessary and

Staff can seek a budget for bidding the project out. The majority thought a survey was necessary. The Commission said a budget should be prepared accordingly.

c. Capital Improvement Plan Update-Staff said she missed the deadline so it will be on next month's agenda.

J. New Business: None

K. Discussion on Zoning Ordinance:

a. Accessory Buildings-Staff noted in their packets and on the e- packet she proposed a few changes. The first proposed change regarding accessory buildings and her reasoning for the proposed change is that R1 and R2 Zoning Districts have the same minimum lot areas and therefore thought that should share the same limitations with the number of accessory buildings. She added that the Ordinance is clear in only allowing one dwelling per lot, but is proposing additional language within the accessory structure/building section on how such a structure cannot be converted into a dwelling without Township review/approval. The Commissioners agreed to move a) to introduction.

b. Definitions-Staff is proposing a definition of frontage and some changes to the definition of non-conforming parcels. Commissioners agreed to move b) to introduction.

c. Dwelling Clarification(s)-Staff referred to section 3.5 of the Ordinance, one dwelling per lot it says in a residential zoned district. She thought that could be cleared up to say any zoning district. Also add prior to the dwelling being occupied, applicant shall obtain a certificate of occupancy from the County. She also is suggesting clarifying changes to what a dwelling is and what cannot be used as a dwelling. Commissioners agreed to move c) to introduction.

d. Table of Dimensional Requirements-Staff addressed building projections-the text verbatim was in the previous Zoning Ordinance. It allows projections of eaves; those can extend into the setbacks without obtaining a variance. Commissioners agreed to move d) to introduction.

e. Seasonal Help Housing-Staff noted that currently seasonal help housing has no standards, only a definition. Commissioners agreed to revisit e at a later meeting.

f. Lighting-Staff said there were no exemptions for lighting and is proposing exemptions and clarifying changes. Commissioners agreed to revisit f.

g. Land Use Permits-Staff proposed some clarifying changes to the Land Use Permit Section of the Zoning Ordinance. She also proposes adding language to allow the Zoning Administrator to require an applicant to submit an affidavit when filing for a permit to. Commissioners agreed to revisit g.

MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER KUZMA TO CONCLUDE THE AGENDA. MOTION PASSED UNANIMOUSLY.

L. Comments from the Chair: The Chair thanked the Commissioners for being well prepared and for their good discussion with respect to the Master Plan and it is gratifying that they can have various opinions and be able to express them in a respectful, professional environment.

M. Comments from Planning Commissioners: Commissioner Luta thanked Sue Jones for public comment. It is good to hear from and see the public.

Commissioner McDonald said he likes having discussion on the Zoning Ordinance. He feels like it's a great way to communicate about the changes they need to make within the Ordinance.

Commissioner Aprill agreed and said Staff is very good with details and seeing problems and as the problems come in, they need to correct them.

N. Comments from Staff: Staff thanked the Commissioners and said she does have a couple applications that she's reviewing that will be coming their way.

O. Public Comment: Morgan Burke-Beyers, Jessica Young, George Bowers

P. Adjourn: MOTION BY COMMISSIONER LUTA, SECOND BY COMMISSIONER MCDONALD TO ADJOURN MEETING AT 9:09 PM. MOTION PASSED UNANIMOUSLY.

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: October 2022 Planning and Zoning Report

PERMITS:	10/2022	10/2021	YTD 2022	YTD 2021
Single Family Dwelling	0	1	23	19
Attached SFD	0	0	0	0
Accessory Building	1	0	13	7
AG Building	0	0	0	0
Residential Addition	0	0	4	7
Deck	1	1	8	1
Sign	0	2	5	2
Commercial	0	0	2	0
Misc.	0	1	10	5
Total Permits	2	5	63	55
Fees Collected	\$100.00	\$273.36	\$5,290.84	\$3,793.60

Zoning Board of Appeals:

Past Meetings – August 3, 2022 (referenced in previous report)

Future Meetings – December 7, 2022 – Case #2022-09 Request by John Dindia regarding property at 8230 E Lakeview Hills Rd, Parcel #45-004-006-012-00 for a 25-foot front yard setback variance (E Lakeview Hills Rd) and a 27.5-foot front yard setback variance (S Lake Leelanau Dr) for an Agricultural Commercial Enterprise.

Planning Commission:

Past Meetings – September 20, 2022

- October 6th – Special Workshop meeting to discuss Master Plan
- October 18th – 1) Food Truck Discussion with Fire Chief, 2) Review and Discuss Current Master Plan, 3) CIP Update, 4) Discuss Zoning Ordinance and Zoning Administrator suggested changes.

Future Meetings

- November 15th – 1) Public Hearing on Capital Improvement Plan; 2) Introduction on SPR/SUP for a Resort, 3) Introduction on a text amendment to clarify various sections of the Ordinance.

Office Updates:

- Continues with Parks & Rec on 5-year update to the Parks & Rec Plan – draft plan is before you on November 14th. We are on track to submit to the state by February 2023.
- Food Trucks. Discussion before the Planning Commission stalled as our Fire Chief would like to see the adoption of a uniform fire code prior to moving forward with food trucks. This is deemed necessary as food trucks should be reviewed by the Fire Department.
- STRs. The renewal period has ended. I am still updating my records, but the majority have applied for renewal (less than 5 did not). Four applications are on a waiting list. I have begun my review of the renewal applications. If someone did not submit their renewal application (stated on the license *and* two reminders were sent out) they will need to submit a new application and will be placed on the waiting list.
- ZA attended MI Association of Planning’s Annual Conference on 10/12-10/14.

To: Elmwood Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: November 8, 2022

RE: Capital Improvement Plan (CIP)

The Michigan Planning Enabling Act requires the Planning Commission to draft a Capital Improvement Plan (CIP) for the Township Board. Included in the CIP are any projects, structures, equipment, or expenditures that are over \$10,000 and will last for more than a year. Below is the process for approval.

1. Department Heads submit projects for the next 6-7 years
2. List of Projects is compiled
3. Planning Commission reviews the projects and determines compliance with the Master Plan or other appropriate plan. The Planning Commission may call upon officials to explain project as needed
4. **WE ARE HERE** – Planning Commission hold Public Hearing on draft CIP
5. **WE ARE HERE** – Planning Commission makes recommendation to the Township Board
6. Township Board reviews and adopted. Township Board may make changes as necessary

Attached is a list of the projects that have been proposed and the year that they are anticipated to be started. This list will be included in a complete draft CIP that includes more details on each project and funding potential. Also included is a document submitted by the Harbormaster that explains marina projects in more detail.

At this time, the Planning Commission should review the list of projects and determine if they are appropriate and comply with the Master Plan or other Plan of the Township. You can add projects or remove projects as you determine compliance. If you would like further explanation of a project, you can request that the appropriate person attend a meeting to explain.

IF you approve of the draft plan, or could approve with minor changes, please use recommended motion:

Motion to recommend to the Elmwood Township Board the adoption of the Charter Township of Elmwood Capital Improvement Plan 2023-2029.

Elmwood Charter Township
10090 E. Lincoln Rd.
Traverse City, MI 49684

NOTICE OF PUBLIC HEARING
ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION

The following Public Hearing is scheduled for Tuesday, November 15, 2022, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider the Elmwood Township Capital Improvement Plan.

A complete copy of the Capital Improvement Plan 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, November 15, 2022.

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

Posted: 10/28/2022
11:00 am
Elmwood Township Hall
Connie Preston, Clerk

Charter Township Of Elmwood

Capital Improvement Plan 2023-2029

Public Hearing: **PENDING** - November 15, 2022

Adopted by Township Board: **PENDING**

The Michigan Planning Enabling Act, Public Act 33 of 2008, requires that any township that owns or operates a water supply or sewage disposal system, prepare and update a capital improvement program each year. Even when not required, it is good practice for townships to have a capital improvement program to help foresee upcoming projects and assist in budgeting. This is an update to the Capital Improvement Plan that the township undertook in an effort to comply with the requirements of the Michigan Planning Enabling Act.

This plan is a working document. It is required to be reviewed every year and updated to add the next year to make it a 6 year plan. Projects that are included in the plan are not guaranteed to be completed or to receive financial allocation by the Township Board but more of a guide during the budgeting process to help see a more complete view of upcoming major projects. The Planning Commission does not endorse the projects or figures supplied. They are only approving a document that puts all the projects in one location for easy reference.

The Capital Improvement Plan contains projects/construction/equipment with a purchase price greater than \$10,000 that last for longer than a year. These items include purchase of property and vehicles, new buildings/structures, constructions of utilities and roads, and dredging as examples. This also included major repairs to existing structures, properties, and vehicles such as roofs and parking lots. Minor maintenance and projects that are estimated to cost less than \$10,000 were not included. Plans and studies are also not included in this Capital Improvement Plan.

Department heads were asked about projects that they anticipate will need to be completed in the next 6 years as well as projects that will need to be done in future years so that they are not forgotten when the plan is updated in future years. Those forms led to this document that includes future projects, anticipated dates of completion, and estimated costs. Also included in this document is a list of existing facilities, where they are located, when they were constructed and any other helpful information. This ensures that when updating the plan in the future, certain properties and buildings are not looked over.

Upon completion of the draft, the Planning Commission held a public hearing on **PENDING** to obtain additional public comment. Following the public hearing the Planning Commission made a recommendation on the plan and forwarded the completed plan to the Township Board for review and adoption.

Existing Facilities

Lincoln Road Campus

Township Hall

Located at 10090 E Lincoln Rd, the Township Hall was constructed in 1986. Contains offices and hall for meetings and available for rent.

Fire Hall

Located next to the Township Hall but not connected, was constructed in 2002. Contains offices, kitchen, meeting room, and apparatus bay.

Upper Pavilion

Located near the Township Hall and shares parking with the Hall. Picnic pavilions that contains restrooms. Available to rent to the public.

Lower Pavilion

Located near the corner of Cherry Bend and Avondale. Contains restrooms.

Soccer Fields

Located behind the Township Hall. Turf was re-done in 2015 and contains an irrigation system. Currently there is a contract with North Star Soccer to maintain and schedule the soccer fields.

Baseball Fields

Located near Cherry Bend Rd. Maintained by the Township and used by Little League. Available to the public for use when not in use by Little League.

Playground

Located near the corner of Cherry Bend and Avondale. Playground equipment has been installed throughout time.

Tennis Court

Located next to Avondale Ln. Surface sealed in Spring of 2016.

Cherry Bend Campus

Old Fire Hall

Located at 10750 E Cherry Bend Rd. Constructed in 1945. Contain garage bay and meeting room. Currently used for storage, elections, and maintenance equipment. Parking area contains recycling bins for use by County residents. Parking area constructed in 2014.

Greilickville Campus

Harbormaster Building

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Located at the Marina, the harbormaster building was constructed in 2020 and contains the public office and bathrooms for the marina. Also includes storage garage for marina equipment. Old harbormaster building still exists on site and is anticipated to be removed during phase 3 of the marina redevelopment.

Old Marina Public Bathroom

Located next to the harbormaster building and scheduled for demolition during phase 3 of the marina redevelopment. This building is obsolete with the construction of the new harbormaster building.

Picnic Pavilion

Located next to the old marina public bathroom. Contains tables and grills. The roof for this structure was from an old pavilion at the Greilickville Harbor Park. This structure is scheduled to be replaced during phase 3 construction of the marina redevelopment.

Boater's Bathroom

Located next to the old marina public bathroom and for use by marina users. Includes showers and restrooms for men and women. This building is scheduled to be demolished and replaced during phase 3 of the marina redevelopment.

Large Pavilion

The large pavilion is located in the Greilickville Harbor Park, near the parking lot. It contains restrooms and a picnic pavilion. The pavilion is available to rent.

Small Pavilion

The small pavilion is located in the Greilickville Harbor Park. It contains restrooms and a picnic pavilion. This pavilion is available on a first come, first serve basis.

Brewery Creek

Brewery Creek is a condo development on M22 across from the Greilickville Harbor Park and Marina that the Township purchased in 2012. A majority of the property has been used for overflow marina and park parking. The Township worked with the owners to dissolve the condominium and is currently working on developing overflow marina trailer parking.

Greilickville Water

The Greilickville water system runs along M22 from the City/Township line North to Cherry Bend Road. The water system also runs down Carter Rd and Grandview Rd to the TART trail.

Timberlee Water

The Timberlee water system started as a private system in the 1970s and was turned over to the Township in 1989.

Greilickville Sewer

The Greilickville sewer system is located along M22 from the City/Township line running North to Crain Hill Rd. It also includes some subdivisions off of M22. The sewer system runs West down Carter Rd, Grandview Rd, and Cherry Bend Rd.

Cedar Lake Dam

The Cedar Lake Dam is located between Cedar Lake and West Grand Traverse Bay. The dam is owned by the Township and controls the depth of Cedar Lake.

DeYoung Natural Area

The DeYoung Natural Area was purchased by the Township in 2010 in cooperation with the Leelanau Conservancy. The Natural Area is currently managed by the Leelanau Conservancy.

Future Projects

Anticipated to be completed in 2023

<i>Project Name and brief description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
<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

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

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<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- \$5,0000	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>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
<u>C-Dock Addition.</u> Conceptual idea that has been discussed before. Proposal would include extending	\$500,000	Marina		

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<p>dock by 10-15' which would allow for more slips and therefore additional revenue to help cover anticipated costs.</p>					
<p><u>SCBA</u>. Replacement of existing SCBA equipment that has become obsolete or no longer meets MIOSHA standards</p>	<p>\$650,000. Note: Costs may vary based on what equipment needs to be replace. At a minimum, air bottles will need replacement (\$30,000 est.)</p>	<p>Fire</p>	<p>Consultant Report</p>		
<p><u>Ambulance (191)</u>. Replacement of existing ambulance. Cost may include power lift and power cot.</p>	<p>\$450,000</p>	<p>Fire</p>			
<p><u>Cherry Bend Sidewalks</u>. Sidewalks from M22 to Cherry Bend Park. Preliminary cost estimates include 3 pricing options. Township has not yet determined which option to move forward with.</p>	<p>\$445,000 - \$2,089,000</p>	<p>TTCI</p>	<p>Parks and Recreation Plan</p>		

Anticipated to be completed in 2026

Project Name & Description	Estimated Cost	Contributing Fund	In Approved Plan	Status
<p><u>A-Dock Replacement</u>. Per Harbormaster Moon, this dock has outlived its expectancy life by 3 years. The dock <i>could</i> last another few years, or it could significantly degrade over a bad winter</p>	<p>\$1,250,000 - \$1,500,000</p>	<p>Marina</p>		

Anticipated to be completed in 2027

Project Name & Description	Estimated Cost	Contributing Fund	In Approved Plan	Status

Anticipated to be completed in 2028

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>

Anticipated to be completed in 2029

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>

Anticipated to be in future plan

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
Station/Quarter Improvements	\$10,000-50,000	Fire	Consultant Report	
Timberlee Water Main Extension	\$450,000	Timberlee Water	Reliability Study	
Greilickville Water Main Extension	\$2,800,000	Greilickville Water	Reliability Study	

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

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 3rd 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.

Charter Township of Elmwood
Application for Special Use Permit

Applicant

Welleivity, LLC

Name

330 W SPRING ST ST. 330

Street Address

COLUMBUS OH 43215

City

State

Zip

614-284-2728

Phone Number

grhflower@gmail.com

Email Address

Owner (if different)

Steven L Brock

Name

21440 19 Mile Rd

Street Address

Big Rapids MI 49307

City

State

Zip

Phone Number

Email Address

Engineer

Environment Architects

Name

10241 E Cherry Bend Rd

Street Address

Traverse City MI 49684

City

State

Zip

231-946-1234

Phone Number

Email Address

Surveyor

Gosling Czubak

Name

1280 Business Park Dr,

Street Address

Traverse City MI 49686

City

State

Zip

231-946-9191

Phone Number

Email Address

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

Property Information:

Property Address: 10800 S Cottonwood Dr

Parcel Number: 45-004-004 - 113 - 014-29 Current Master Plan Designation Timberlee (Resort)

Zoning District: Rural-Resort Current Use of Property: vacant- former ski resort

Adjacent Property Zoning AND Use(s): North: R-R and R 1
East: R-R and R 1
South: R 1 and R 3
West: n/a (Solon Twp)

Other Remarks: _____

*Other Pages
are not added
out - included
in narrative*

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.

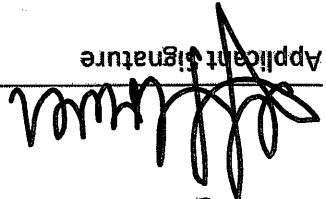
Affidavit:

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.



Owner Signature

Date



Applicant Signature

Date

8.18.22

OFFICE USE ONLY:

Case Number: _____

Fee: _____

Paid: _____

PC Decision: _____ Date: _____

2012 SEP 17 AM 9 17

Leelanau County STATE OF MICHIGAN
Sue C. Stoffel Register of Deeds

RECORDED

September 17, 2012 12:19:00

Liber 1136 Page 366-368
SP FEE: \$20.00

DMM Liber 1136 Page 366 #2012005969

QUIT CLAIM DEED

S & L Development Inc., a Michigan Corporation, with a registered office address of 21750 19 Mile Road, Big Rapids, MI 49307,

quit claims to Steven L. Brock, a single man, whose address is 21440 19 Mile Road, Big Rapids, MI 49307,

the following described premises situated in the Township of Elmwood, County of Leelanau and State of Michigan, to-wit:

Parcel 15: Part of Sections 13 and 24, Town 28 North, Range 12 West, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13; thence South 02° 02' 17" West 44.34 feet (recorded as South 00° 09' 30" East, 42.00 feet); thence South 89° 39' 14" East, 419.79 feet; thence South 13° 42' 06" East, 332.44 feet; thence South 12° 27' 20" East, 128.73 feet; thence South 63° 29' 20" East, 229.94 feet; thence South 18° 25' 30" East, 288.75 feet; thence South 02° 48' 30" West, 284.00 feet; thence South 27° 23' 30" West, 10.00 feet; thence parallel with the South line of said section North 88° 25' 50" East, 401.74 feet to the Point of Beginning; thence continuing North 88° 25' 50" East, 200.87 feet; thence South 71° 02' 47" East, 397.05 feet; South 40° 04' 35" East, 1006.23 feet to a point on the centerline of a 75.00 foot wide easement; thence along said centerline North 61° 21' 23" West, 71.05 feet (recorded as North 61° 04' 50", West, 70.83 feet) to the P.C. of a curve to the left; thence along said curve to the left a distance of 137.57 feet, having a radius of 273.03 feet, a central angle of 57° 32' 42" and a long chord which bears North 89° 54' 23" West, 262.84 feet (recorded as having a radius of 272.55 feet, a central angle of 57° 39' 15" and a long chord which bears North 89° 54' 20" West, 262.83 feet); thence South 61° 16' 00" West (recorded as South 61° 16' 10" West), 137.57 feet; thence North 40° 04' 36" West, 1208.92 feet to the Point of Beginning. P.P. #004-113-014-51.

Together with and subject to any covenants, easements and restrictions as stated in the following Liber and Pages as recorded in the office of the Leelanau County Register of Deeds: Liber 194 Page 264; Liber 195 Page 131; Liber 170 Page 628; Liber 198 Page 951; Liber 256 Page 252; Liber 261 Page 235; Liber 172 Page 624; Liber 195 Page 708 and 710; and in Liber 196 Page 297.

Together with and subject to a 75.00 foot wide easement.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.

Parcel 29: Part of Sections 13 and 24, Town 28 North, Range 12 West, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13 to the Point of Beginning; thence North 64° 03' 10" East, 680.54 feet; thence South 89° 10' 04" East, 390.49 feet; thence South 15° 47' 38" East, 184.78 feet; thence North 74° 12' 22" East, 198.25 feet to a point on the Southerly boundary line of the recorded plat of Leelanau Hills No. 1; thence South 42° 22' 30" East, 41.33 feet; thence North 81° 48' 50" East, 218.08 feet; thence North 32° 16' 27" East, 114.49 feet to a point on the Southerly boundary line of the recorded plat of Leelanau Hills No. 1; thence South 00° 00' 14" West, 258.38 feet; thence South 71° 09' 45" West, 561.02 feet; thence South 18° 50' 15" East, 500.97 feet; thence North 72° 10' 54" East, 387.78 feet; thence South 00° 00' 14" West, 500.24 feet; thence North 88° 25' 50" East, 888.03 feet, parallel with the South line of said Section 13; thence South 27° 09' 21" East, 134.12 feet (recorded as South 27° 09' 10" East, 134.19 feet); thence South 18° 50' 00" West, 549.24 feet; thence South 06° 25' 30" West, 405.07 feet; thence North 40° 04' 35" West, 1006.23 feet; thence North 71° 02' 47" West, 397.05 feet; thence parallel with the South line of said section South 88° 25' 50" West, 602.61 feet; thence North 27° 23' 30" East, 10.00 feet; thence North 02° 48' 30" East 284.00 feet; thence North 18° 25' 30" West, 288.75 feet; thence North 63° 29' 20" West, 229.94 feet; thence North 12° 27' 20" West, 128.73 feet; thence North 13° 42' 06" East, 332.44 feet; thence North 89° 39' 14" West, 419.79 feet; thence North 02° 02' 17" West, 44.34 feet (recorded as North 00° 09' 30" West, 42.00 feet) to the Point of Beginning. P.P. #004-113-014-29.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.


Steve Brock

August 8, 2022

To Whom It May Concern:

Wellelity, LLC and I entered into an Option Agreement to purchase parcels 004-113-14-16, 004-113-014-26, 004-113-014-29, and 004-113-014-51. In conjunction with the execution of said Option Agreement, I agreed to work collaboratively with Wellelity, LLC and Georgia Flower in the preparation of the necessary Elmwood Township plan and zoning approval applications. As such, Wellelity, LLC has my authority to submit the enclosed zoning application, as it pertains to the above parcels in Elmwood Township.

Sincerely,


8/17/22

Steve Brock

Notary Name: Lynsey S. Koch
acting in county: ~~Wayne & Jackson~~
Grand Traverse
My Commission
Expires: 8.5.28
dated: 8.17.22

Parcel 16: Part of Sections 13 and 24, Town 28 North, Range 12 West, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13; thence South 02° 02' 17" West, 44.34 feet (recorded as South 00° 09' 30" East, 42.00 feet); thence South 89° 39' 14" East, 419.79 feet; thence South 13° 42' 06" East, 332.44 feet; thence South 12° 27' 20" East, 128.73 feet; thence South 63° 29' 20" East, 229.94 feet; thence South 18° 25' 30" East, 288.75 feet; thence South 02° 48' 30" West, 284.00 feet; thence South 27° 23' 30" West, 10.00 feet to the Point of Beginning; thence parallel with the South line of said section North 88° 25' 50" East, 401.74 feet; thence South 40° 04' 36" East, 1208.92 feet to a point on the centerline of a 75.00 foot wide easement; thence along said easement South 61° 16' 00" West (recorded as South 61° 16' 10" West), 348.02 feet; thence North 36° 50' 13" West, 728.35 feet; thence North 41° 18' 49" West, 663.54 feet to the Point of Beginning. P.P. #004-113-014-16.

Together with and subject to any covenants, easements, and restrictions as stated in the following Liber and Pages as recorded in the office of the Leelanau County Register of Deeds: Liber 194 Page 264; Liber 195 Page 131; Liber 170 Page 628; Liber 198 Page 951; Liber 256 Page 252; Liber 261 Page 235; Liber 172 Page 624; Liber 195 Page 708 and 710; and in Liber 196 Page 297.

Together with and subject to a 75.00 foot wide easement.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.

Parcel 26: Part of Sections 13 and 24, Town 28 North, Range 12 West, Elmwood Township, Leelanau County, Michigan, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13; thence South 00° 02' 17" East, 44.34 feet (recorded as South 00° 09' 30" East, 42.00 feet) to the Point of Beginning; thence South 89° 39' 40" East, 419.79 feet; thence South 13° 42' 06" West, 332.44 feet; thence South 12° 27' 20" East, 128.73 feet; thence South 63° 29' 20" East, 229.94 feet; thence South 18° 25' 30" East, 288.75 feet; thence South 02° 48' 30" West 284.00 feet; thence South 27° 23' 30" West, 10.00 feet; thence South 41° 18' 49" East, 663.54 feet; thence South 55° 38' 34" East, 208.20 feet; thence South 14° 25' 11" West, 631.61 feet to a point on the Northeast corner of the exception from the South 40.00 acres of Parcel A; thence along the said exception the following two courses; thence South 47° 19' 07" West 300.00 feet; thence South 37° 13' 14" East, 185.69 feet to a point on the centerline of a 75.00 foot wide easement; thence along said centerline the following three courses; thence South 63° 29' 46" West (recorded as South 63° 27' 40" West), 408.45 feet to a P.C. of a curve to the right; thence 136.67 feet along said curve, having a radius of 58.59 feet, a central angle of 132° 58' 13", and a long chord which bears North 49° 15' 55" West, 108.00 feet (recorded as R = 58.79 feet; $\angle = 134^\circ 26' 20"$, chord = North 49° 19' 10", West, 108.42 feet); thence North 17° 54' 10" East, 291.17 feet recorded as North 17° 54' 00" East, 290.87 feet to a point on the exception from the South 40.00 acres of Parcel A; thence along said exception the following eight courses: thence South 89° 12' 10" East 50.18 feet (recorded as South 89° 11' 20" East, 50.00 feet); thence South 00° 32' 07" East (recorded as South 00° 30' 10" East), 89.40 feet; thence South 35° 00' 08" West (recorded as South 35° 00' 00" West), 90.00 feet; thence South 54° 59' 03" East, 84.96 feet (recorded as South 55° 00' 00" East, 85.00 feet); thence North 34° 55' 33" West, 210.06 feet (recorded as North 35° 00' 00" East, 210.00 feet); thence North 54° 59' 27" West, 147.65 feet (recorded as North 55° 00' 00" West, 148.00 feet); thence North 02° 59' 51" West, 48.01 feet (recorded as North 03° 00' 00" East, 48.00 feet); thence South 86° 59' 01" West, 128.94 feet (recorded as South 87° 00' 00" West, 129.00 feet) to a point on the Easterly line of the recorded condominium subdivision plan of Cottonwood; thence along the said condominium the following three courses: thence 364.11 feet along a curve to the left having a radius of 1246.78 feet, having a central angle of 16° 43' 52", and a long chord which bears North 06° 31' 20" West 362.78 feet (recorded as R = 1235.83 feet, $\angle = 16^\circ 53' 00"$, chord = North 06° 23' 30" West, 362.85 feet, ARC = 364.16 feet); thence North 14° 42' 43" West, 171.01 feet (recorded as North 14° 50' 00" West, 170.54 feet); thence South 30° 10' 07" West, 498.99 feet (recorded as South 30° 10' 00" West, 500.00 feet); thence South 66° 10' 00" West, 305.00 feet to a point on the West line of Section 24; thence along said section line North 00° 04' 40" East, 711.06 feet to the corner common to Sections 13, 14, 23, and 24; thence North 00° 09' 30" West, 1699.62 feet to the Point of Beginning. P.P. #004-113-014-26.

Together with and subject to a 75.00 foot wide easement.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.

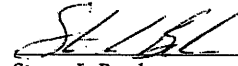
For the sum of consideration less than one hundred and 00/100 (\$100.00) Dollars, exempt from state and county transfer tax pursuant to MCL 207.526(6)(a), (l) and MCL 207.505(5)(a), (j). This deed is given in fulfillment of a judgment of divorce entered in 49th Circuit Court Case No. 11-20495-DM.

GRANTOR grants to the GRANTEE the right to make all divisions under Section 108 of the Land Division Act. Also this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

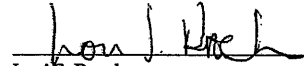
Dated this 6th day of September, 2012.

Signed and Sealed:

S & L Development Inc.



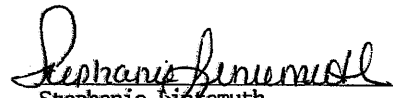
Steven L. Brock
President, S & L Development Inc.



Lori S. Brock
Secretary, S & L Development Inc.

STATE OF MICHIGAN)
)ss
COUNTY OF MECOSTA)

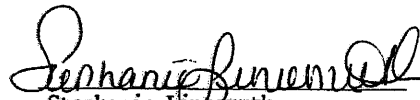
The foregoing instrument was acknowledged before me this 6th day of September, 2012, by Steven L. Brock, President of S & L Development, a Michigan Corporation, on behalf of S & L Development, Inc.



Stephanie Lintemuth
Notary Public
Mecosta County, MI
Acting in Mecosta County, MI
My commission expires: 03/08/2013

STATE OF MICHIGAN)
)ss
COUNTY OF MECOSTA)

The foregoing instrument was acknowledged before me this 6th day of September, 2012, by Lori S. Brock, Secretary of S & L Development, a Michigan Corporation, on behalf of S & L Development, Inc.



Stephanie Lintemuth
Notary Public
Mecosta County, MI
Acting in Mecosta County, MI
My commission expires: 03/08/2013

Drafted by:
Eric D. Williams P33359
Attorney At Law
524 North State Street
Big Rapids, MI 49307
(231) 796-8945

WELLEIVITY

Connection. Healing. Learning. Growing.

new
11/8/22

Written Impact Statements and Standards of Approval

Current Zoning: Rural-Resort
Proposed Zoning: Rural-Resort Special Use Permit
Parcel Id: 004-113-014-29, 014-15, 014-16, 014-26
Owner: Steven Brock
Applicant: Wellevity, LLC
Date of Text: August 18, 2022, rev. November 8, 2022

Introduction and Narrative

Wellevity is a full-service wellness resort¹ that will address the core components of health, wellness and thriving to create an environment of self-care and healing. Amenities will be owned and operated by one entity.

What makes Wellevity unique is that it provides all facets of holistic wellness in one place. You no longer need to go to a gym, a special grocery store, and a spa to achieve balance. It is a place of learning, support, relaxation, connection with nature, movement, and tranquility.

Our goal is to create a place where the community can gather with friends and family and make healthy decisions together. As many studies have shown, we are much more likely to succeed with our health goals if we are surrounded by a community that understands and supports those goals.

There is no one experience for people visiting Wellevity. We will celebrate the individuality of every client, allowing them to create their own journey.

¹ **Elmwood Township Ordinance (Page 2-17) Resort:** A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.

Project Recreational and accessory uses:

The Core Components of Wellevity²

Spa with science backed offerings

Access to sauna, steam, and pools

Fitness center with certified personal trainers

Studio Classes

Restaurant & Cafe

Cooking Classes

Retail Space

Meditation Dome

Multi-Use Space

Pavilion

Trails for hiking, biking, cross-country skiing, & snow shoeing

Outdoor contemplation spaces

Bird Watching

Star Gazing

Greenhouse

Outdoor gardens

Foraging

Kid's Club

Outdoor natural play area

On-site sleeping accommodations

The Lodge

- Guestrooms
- Reception
- Multi-use space
- Restaurant and bar
- Retail Market
- Recreational equipment rental
- Outdoor lawn
- Club room
- Greenhouse

² **Elmwood Township Master Plan** (Page 42) Timberlee - This area has historically been used as a resort area and should be planned for the continued use as such. To take advantage of the extremes in elevation, the area lends itself naturally to both outdoor recreation and residential land uses. Non-residential uses, including restaurants, shops and services geared toward the local market are recommended to support the primary uses.

CABINS & COTTAGES

- Nestled within the campus community, a variety of cabins and cottages are strategically placed to offer lodging to families and friends who come to Wellevity to focus on health and wellness.
- Each cabin and cottage are designed to be substantially net-zero.
- Cabins and cottages will be placed amongst the existing vegetation, reducing unnecessary clearing. These structures are shown on the plan but may vary by a few feet to preserve sensitive trees, shrubs, and plants.
- Cottages 3-4 bedrooms each
- Cabins 1-3 bedrooms each

FOOD & NUTRITION: RESTAURANT, CAFÉ, RETAIL SPACE, & COOKING CLASSES

Incorporated in the Wellevity program are places for:

- Restaurant
 - Cafe
 - Retail market
 - Cooking Kitchen
-
- The market will primarily support local farmers and community products and allows guests to acquire ingredients and products that align with health goals. Local goods will allow for optimal freshness, seasonality, and support of the local economy.
 - All areas that will provide beverage will be under a Michigan Liquor Control License

MEDITATION DOME

- The meditation space will be open for both overnight guests and for the community to come in whenever they would like for a quiet space, and there will be guided meditations to allow for building of that skill.

SPA AND MOVEMENT CENTER: FITNESS, STUDIO, & POOLS

- The spa will offer a sanctuary from everyday life. Medically and scientifically backed treatments offered include, but are not limited to, lymphatic massage, red light therapy, floatation therapy, sauna, steam, VO2 max testing, body composition scanning and cold pool.
- As we all age, maintaining movement becomes critical to living a mobile and healthy life. Movement doesn't have to mean going to the gym every day. By offering a plethora of movement and exercise options, the hope is that everyone will find something that appeals to them.
 - Mobility assessments for training

- Studio classes like yoga and HIIT
- Pools for low-impact cardio workouts
- Outdoor recreational spaces for workouts and various forms of exercise.

MULTI-USE SPACE, LAWN/GARDENS, GREENHOUSE & PAVILION

- These spaces will be a multi-dimensional used to bring people together for meetings, business, and events³. Uses include, but are not limited to, family reunions, business conventions, retreats, weddings, and classes.
- Temporary tents located in designated areas (on the Site Plans) may be used as part of the multi-use space.
 - The use of luxury style portable restrooms will be an option for tented events
- Musical options, such as a DJ, acoustic or amplified bands may be offered in these spaces. The ethos of our project is rejuvenation, restoration, and appreciation for nature. As such, we intend to maintain a peaceful and serene environment on campus. We will align our outdoor music hours with other venues in Elmwood Township.
- There will be no fireworks allowed on the property.
- Native vegetation will be planted (see Landscape Plans) to aid with noise attenuation.

KIDS CLUB

- Guests will be able to drop off their children for a day of adventure and connection at the Kid's Club. In line with the mission of Wellevity, there will be a strong outdoor orientation with programming that focuses on the tenets of wellness. Programs will include but won't be limited to physical activities, mindfulness and breathwork, yoga, arts and crafts, sustainability, culinary pursuits, and social experiences.

ENVIRONMENT, CONSERVATION DESIGN, HABITAT PRESERVATION

- One of the things that attracted the Wellevity team to Northern Michigan for this concept is its immense natural beauty. It is difficult to not immediately feel a sense of awe when experiencing the Leelanau County area. In line with the Elmwood Township Master Plan⁴, we have an environmental consultant to advise us in conservation design and habitat preservation/restoration. Every choice we make will be with the lens of sustainability and conservation⁵.

³ **Elmwood Township Ordinance (page 2-17) Resort:** A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.

⁴ **Elmwood Township Master Plan (Page 23) – Planning and Growth Management**

Goal: To guide future growth and development in a manner that respects both the natural environment and the Township's rural atmosphere, promotes an efficient and well-ordered land use pattern, and economized community facilities.

⁵ **Elmwood Township Master Plan (Pages 24 – 25) - Environmental Features and Agricultural Land**

COMMUNITY

- Although we are hoping to have guests come and stay at Wellevity for the reasons listed above, the campus will be open to guests on a shorter-term basis, as well. Opportunities to walk the trails, participate in a class, or have a spa treatment are open to all guests. We are excited by the idea of redefining the concept of a community center. This can be a space where the community can come to have a healing and transformative experience.
- When building our programming, we are looking at opportunities, with community support, to create a place that enhances the wellness environment of the area.
- The foundation of Wellevity is built on the belief that with the right support, education, resources, and facilities, we can all live happier and healthier lives, for the citizens of the township and surrounding community.

Goal: protect environmentally sensitive area such as agricultural and orchard lands, wetlands, bodies of water, steep slopes, and groundwater recharge areas.

Strategies: Encourage the retention of productive agricultural and forest lands through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as local zoning incentives. Discourage development on slopes greater than 18%. Encourage development to conserve scenic views.

HISTORICAL USE OF SUBJECT PARCEL (ZONED RURAL RESORT RR)

- The Timberlee area has played an important role in Northern Michigan recreational activities for almost 60 years and has created a well-established part in the Rural-Resort zoning district.
- In 1964, Timberlee Hill began operating as a ski hill. Over the years, the resort expanded to a year-round operation, offering memberships to Timberlee Hills Four Seasons Club.
- Some amenities and offerings included tennis, sailing, horseback riding trails, golf driving range. Snowmobile trails were open to the public.
- The resort included a Bar/Lounge with live music and night entertainment. A cafeteria, ski school, sports shop and hosted ski racing events.
- Weddings and receptions were hosted at the lodge, along with events and meetings. The site hosted farmers markets and luncheons.
- Financial struggles hit the resort and ultimately closed in 1976.

FUN!

farmers daughter

MONDAY
John Garlho
TUESDAY
Joe Taschetta
WEDNESDAY
Jam Session
THURSDAY
John Garlho
FRIDAY and SATURDAY
"Asylum"
SUNDAY
Michael Camp

FOOD!

GOLD BRICK SALOON

MONDAY
Singles Night
TUESDAY
2 for 1
(2 eat for price of 1)
WEDNESDAY
Italian Night
(all you can eat)
THURSDAY
Prime Rib Special
FRIDAY
Authentic Southern
Fish Fry
SUNDAY
Family Specials

TimberLee Hills Inc. 

DRINK!

the farmers daughter

is an intimate drinking spot located in the west end of TimberLee's banner room. Open every day at 8 p.m., the farmer's daughter features the finest in contemporary rock entertainment.

GOLD BRICK SALOON features a warm, friendly atmosphere, personal service, and the finest food at reasonable prices.

SLEEP!

Sno Perch Condominium

Sun Perch Condominium Motel — Excellent modern accommodations (catering and banquet facilities available).

Call 946-2680 for Reservations or further information.

**TIMBERLEE HILLS
TIMBERLEE VILLAGE
TRAVERSE CITY, MICHIGAN**

Article 8.5 - Standards for Site Plan Review

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

Yes, see Site Plans provided.

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

All local and state agency reviews will be provided and shall be a condition of approval.

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

Water Supply: The project will include a private, Type IIa potable well with storage and distribution of domestic, irrigation and fire water to meet the new special land uses demands.

Wastewater Disposal: The project will include an onsite advanced wastewater treatment system with a combination of low-pressure soils disposal and drip irrigation disbursal systems. This system will be permitted through the Michigan Department of Environment, Great Lakes and Energy (EGLE).

Access: Deeded access through Cottonwood and Timberwoods Drive to existing deeded entrance at the South side of the property, which will accommodate all emergency, site operational and guest vehicles.

Drainage: Grading will be conducted in a manner that maintains the existing drainage patterns where possible, incorporating a decentralized stormwater management strategy to maximize infiltration across the site, while allowing for adequate landscape-based detention and snow management measures.

Refuse: Will be managed carefully and discreetly, with refuse containment that is protected from the elements and from view of guests.

Police and Fire Protection: The property is located in the Leelanau County Sheriff's Department jurisdiction and Elmwood Township Fire and Rescue Department provides service to the area.

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.**

All local and state agency reviews will be provided and shall be a condition of approval.

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

None applicable

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.**

Each structure has been carefully placed within the natural topography and vegetation on the Timberlee property. The design and operation are integral to the wellness resort's methodology and will be harmonious to nature. The central placement and existing and proposed vegetative screening further expand the compatibility of this project with the community.

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.**

Screening is essential to the project. With the existence of heavy natural vegetation, the campus has been created to make that the advantage point to both the adjacent neighbors and Wellevity. Further vegetation is proposed (see Landscape plans) to provide further buffering from view and sound.

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

Yes. Plans have been submitted to the Elmwood Township Fire Chief.

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

Provided through a low-speed network of private drive and sidewalks, guests are able to safely navigate the campus. Carts are used to transport individuals within the resort, as well.

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

Yes, see Site Plans provided.

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

Site programming was developed with the natural environment as the top priority. Previously cleared areas from the days of Timberlee Resort are the same areas that will be used for Wellevity. Other small structures are nestled throughout the existing vegetation and terrain, with minimal impact to the environment. Preservation and restoration are key components that are found throughout the campus.

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

Plans have been prepared to meet the Leelanau County Soil Erosion, Sedimentation and Stormwater Runoff Control (SESSRC) Ordinance and are subject to review and permitting by Leelanau Conservation District.

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

Elmwood Township Master Plan (Page 23) – Planning and Growth Management Goal: To guide future growth and development in a manner that respects both the natural environment and the Township's rural atmosphere, promotes an efficient and well-ordered land use pattern, and economized community facilities.

Objective: Accommodate future growth within the Township while maintaining its existing rural/residential character Guide development in a manner that conserves natural features and environmentally sensitive areas and meets the long-term needs of the community."

The ethos of our project is rejuvenation, restoration, and appreciation for nature. Our landscape architect is highly experienced with adding natural vegetation to enhance the natural beauty of the land as well as promote native species to inhabit our land.

The architectural aesthetic of the buildings is designed to minimize the visual interruption from the beautiful natural setting.

Elmwood Township Master Plan (Pages 24 – 25) - Environmental Features and Agricultural Land

Goal: protect environmentally sensitive area such as agricultural and orchard lands, wetlands, bodies of water, steep slopes, and groundwater recharge areas.

Strategies: Encourage the retention of productive agricultural and forest lands through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as local zoning incentives. Discourage development on slopes greater than 18%. Encourage development to conserve scenic views.

Working with the forested topography, each structure has been placed primarily in areas where the land was already disrupted from past development uses. A large portion of the site will remain untouched.

Slopes greater than 18% are preserved and identified in the Site Plan packet.

Elmwood Township Master Plan (Page 42) Timberlee

This area has historically been used as a resort area and should be planned for the continued use as such. To take advantage of the extremes in elevation, the area lends itself naturally to both outdoor recreation and residential land uses. Non-residential uses, including restaurants, shops and services geared toward the local market are recommended to support the primary uses.

Welleivity is a full-service resort with outdoor recreation (outlined in the narrative), restaurants, and retail geared toward the local market and tourists.

When building our programming, we are looking at opportunities, with community support, to create a place that enhances the wellness environment of the area.

The foundation of Welleivity is built on the belief that with the right support, education, resources, and facilities, we can all live happier and healthier lives. That is what we want to provide for the citizens of Elmwood Township.

Article 9.3- Special Use Permit General Standard

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.

Wellevity, a proposed wellness resort, is to be located on a 100-acre parcel within the Rural Resort zoning district. This wellness focused campus has focused on protecting the area's atmosphere by keeping with the essential character of the area. The critical component of the master design plan of Wellevity is to have all the structures seamlessly blend with the existing environment and to focus on an ecologically sound balance between the activities within the Wellevity campus and the surrounding environment. The plan has been created to eliminate disturbance to neighboring properties, yet incorporating a mix of uses that complement the Elmwood Township character. We have carefully curated the services that Wellevity will offer to satisfy the needs of the community and guests to the area. Our programming focuses on improving modifiable lifestyle factors that affect our health, wellness, and happiness. We have identified those factors as: nutrition & hydration, movement & fitness, sleep & restoration, and connections & relationships. This project was created to maximize the ability to analyze and modify all of those factors. It is our strong belief that the only way to achieve optimal health is to connect with nature, therefore our resort will be primarily focused on outdoor activities. Please see the narrative for our complete program.

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.

The Wellevity campus has been developed in keeping with the essential character of the area. A critical component of our master design plan is to have the buildings blend into the environment around them, to focus on an ecologically sound balance between the activities within the Wellevity campus and the surrounding environment, and to reduce both the resident capacity and the disturbance to neighboring properties and the natural surroundings.

3) The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.

The proposed plan exceeds the minimum requirements for the R-R zoning district. The parcel(s) combined contain 100 acres. (5 acre is the minimum) The width exceeds 235 feet and all setbacks exceed the minimums and are noted on the submitted site plan. All buildings are less than 35' in height (accessory building limited to 25') as defined in Elmwood Township zoning ordinance (page 5-10 and 5-11). Wellevity will create approximately 50 full-time and part-time jobs for both seasonal and year-round employees for the entire operation.

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.

Water Supply: The project will include a private, Type IIa potable well with storage and distribution of domestic, irrigation and fire water to meet the new special land uses demands.

Wastewater Disposal: Due to the anticipated wastewater flows greater than 10,000 gallons/day, the project will include an onsite advanced wastewater treatment system to achieve EBNR (Effluent-Based Nitrogen Removal) treatment levels with a combination of low-pressure soils disposal and drip irrigation disbursal systems. This system will be permitted through the Michigan Department of Environment, Great Lakes and Energy (EGLE).

Access: Deeded access through Cottonwood and Timberwoods Drive to existing deeded entrance at the South side of the property, which will accommodate all emergency, site operational and guest vehicles.

Drainage: Grading will be conducted in a manner that maintains the existing drainage patterns where possible, incorporating a decentralized stormwater management strategy to maximize infiltration across the site, while allowing for adequate landscape-based detention and snow management measures.

Refuse: Will be managed carefully and discreetly, with refuse containment that is protected from the elements and from view of guests.

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.

The ethos of the Wellevity project is about rejuvenation, restoration, and appreciation for nature. As such, we intend to maintain a peaceful and serene environment on campus. The site has established vegetation throughout the 100 acres and each proposed structure is located carefully to preserve the natural environment. The overall distances to surrounding neighbors well exceed the zoning district minimums and each structure will be significantly screened from neighboring views. These distances and significant vegetation protect the area from adverse impacts. Sound emanating from the campus is minimal; screening of existing and proposed vegetation will assist in noise attenuation.

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.

Environment: - Conservation design, sustainability, and habitat preservation/restoration is the primary focus of Wellevity.

Building placement will be selected to minimize existing vegetation loss.

Native vegetation will be added to encourage wildlife.

An onsite advanced wastewater treatment system to achieve EBNR (Effluent-Based Nitrogen Removal) treatment levels with a combination of low-pressure soils disposal and drip irrigation disbursal systems will be implemented to limit any impact to ground-water.

Building materials: - Will be vetted to confirm they are ethically sourced and produced. Materials selected will have been audited to reduce impacts on human and environmental health. - Minimize VOCs - Less hazardous cleaning products will be used.

Waste Management: - A plan will be created and executed (during construction and operation) that optimizes the safe management and minimization of wastes associated with hazardous chemicals present in commonly used products.

7) The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.

The project will provide all of its own utilities (water and sewer) and the demand for energy will be supplemented through the design and construction as well as sustainable resources. The low impact nature of the project and its programming will not increase the demand for public 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.

All applicable ordinances and code requirements will be met and shall be a condition of approval.

9) The following specific requirements shall be met to the extent applicable to the proposed special land use:

- a) **Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:**
 - i. **Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;**
 - ii. **Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;**
 - 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.**

The intent of this wellness resort is to bring guests to the campus, to use the facilities, to stay overnight and/or hike the trails and attend a wellness class or two. Frequent ingress and egress are limited due to the length of time spent by visitors.

In addition, to reduce the traffic coming to and from the property, electrically powered courtesy vehicles will be provided to all guests of Wellevity.

On-demand shuttles running to Traverse City, the airport and surrounding communities are available and will be encouraged, greatly reducing ingress and egress to the property.

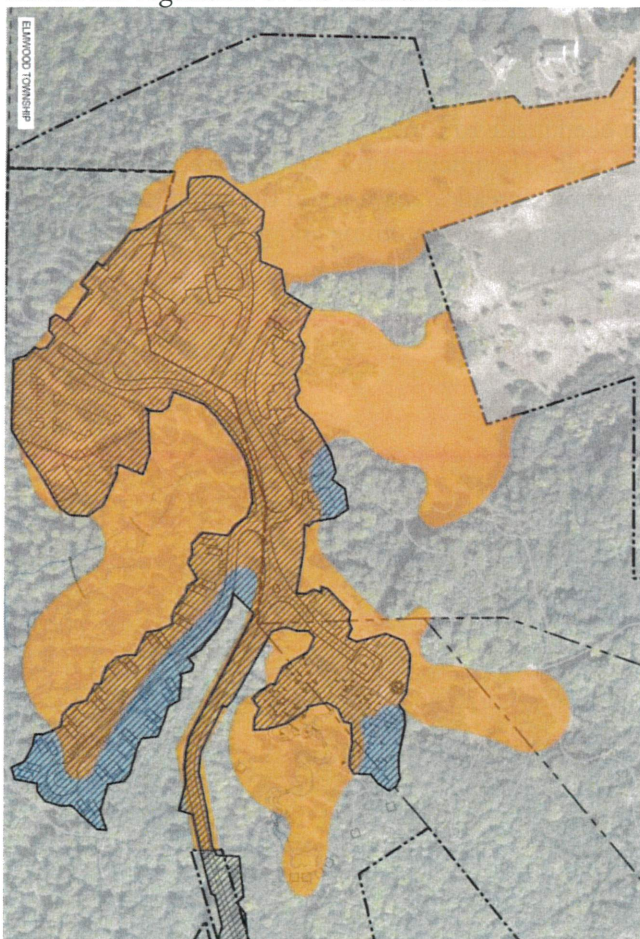
Access is centrally located to allow for overnight and day guests to a streamlined ingress and egress to the site.

Internal parking lots and spaces are located contiguous to the structures they service, with overflow parking available if needed. Bikes and electrical carts will also be provided on the property to reduce the amount of vehicular traffic.

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.

One of the best features about this 100-acre site is the well-established vegetation located throughout the property. In order to shelter and screen, the proposed structures are located internally, to benefit from the natural screening aesthetic of the property.

The proposed structures are situated on the areas that were originally cleared for other uses in the Timberlee Resort days, which has greatly diminished the need for clearing any additional vegetation of the natural buffer.



-  PROPOSED DEVELOPMENT AREA - 17.3% ACRES (17.3 ACRES)
-  PREVIOUSLY DISTURBED LAND - 31.6% (31.6 ACRES)
-  PROPOSED DEVELOPMENT ON UNDISTURBED LAND - 2.3% (2.3 ACRES)

Article 8.4 - Requirements for Site Plan Approval

1-7) See site plan packet

8) Statement of proposed use of land, project completion schedule, and any proposed development phasing.

Proposed use of land is rural resort. This project is to be constructed in one phase, anticipated to begin construction in Summer 2023 and completion estimated within two years.

9) Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environments on and adjacent to the site.

Infrastructure and Utilities: Existing utilities will not be impacted by this proposed development. A proposed wastewater sanitary system will be constructed on site. The use of the existing well will service the development. Stormwater management will handle all onsite runoff and be contained within a series of detention basins and retention systems.

Traffic: Considerable effort has been made to consolidate traffic to and from the site, along with minimizing onsite traffic, as well. The intent of the wellness resort is for overnight and day guests to come and relax, to enjoy recreation, nature and the amenities offered to support that. This reduces the number of guests coming and going. Shuttle vans are to be utilized to transport guests around the area.

10-37) See site plan packet



1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
517-702-0470
Fax 517-702-0477
www.triterra.us

October 3, 2022
(Triterra Project 22-3185)

Welleivity
Attn: Ms. Georgina Flower
1643 Doone Road
Columbus, Ohio 43221

SUBJECT: Project Update
Limited-scope Natural Resources Assessment

Dear Ms. Flower:

On September 20-21, 2022, Ms. Meredith Crane of Triterra completed a limited-scope site reconnaissance to observe and record current Property conditions. Observations included the identification of general land cover/forest types, identification of suspect wetland, investigation of waterways identified on the Property by the National Hydrology Dataset (NHD), and other notable features.

The Property is predominantly comprised of undeveloped Mesic Northern Forest habitat. The predominant trees species observed included *Acer saccharum* (Sugar Maple), *Fagus grandifolia* (American Beech), *Tilia americana* (American Basswood), *Pinus strobus* (white Pine), *Quercus rubra* (red oak), *Fraxinus americana* (White ash), *Ostrya virginiana* (ironwood), *Abies balsamea* (balsam fir), and *Tsuga canadensis* (Eastern Hemlock). A few scattered *Pinus resinosa* (red pine) WWII CCC or lumber production lots were observed, as well as intermittent prairie openings comprised predominantly of *Bromus inermis* (smooth brome grass), *Solidago sp.* (goldenrod), and *Athyrium filix-femina* (lady fern).

Three areas containing wetland habitat were observed on the Property. A cattail and scrub/shrub wetland was located in the southern portion of Parcel ID #004-113-014-29. Two Northern Conifer Swamps (Cedar Swamps) were identified in the southern portions of Parcel ID#s 004-113-014-16 and 004-113-014-51. An approximately 150-foot-long groundwater sourced stream was observed in the cedar swamp located on Parcel ID#004-113-014-51, the stream appeared to drain directly into the swamp. See Figure 2 for approximate Property wetland habitat locations.

Triterra investigated the suspect stream/intermittent stream that was identified within the NHD and on historical topographical maps. Triterra walked the area indicated by the NHD and took photographs intermittently to document current conditions. The NHD suspect stream location and Photo locations are identified on Figure 1. Triterra observed evidence of a path largely cleared of trees in the area identified by the NHD; however, did not observe evidence of pooled or flowing water, water marks, stream bed or banks, scouring, sediment, or wetlands in the general area.



Disclaimer

This status report was prepared exclusively for Wellevity for the purposes as expressly stated. This report may be unsuitable for other uses and reliance on its contents by anyone other than the client is done at the sole risk of the user. This report may not be reproduced, sold, or otherwise conveyed to another entity without prior written permission from Triterra.

Should you have any questions or comments regarding this information, please feel free to contact the undersigned at (517) 702-0470.

Sincerely,

The logo for Triterra, featuring the word "TRITERRA" in a bold, sans-serif font. The letter "I" is stylized with a yellow and green square graphic.A handwritten signature in blue ink, appearing to read "Meredith Crane".

Meredith Crane
Senior Project Scientist

FIGURES

- Figure 1: Property Orientation Diagram
- Figure 2: Property Approximate Wetland Locations

ATTACHMENTS

- Attachment 1: Photo log

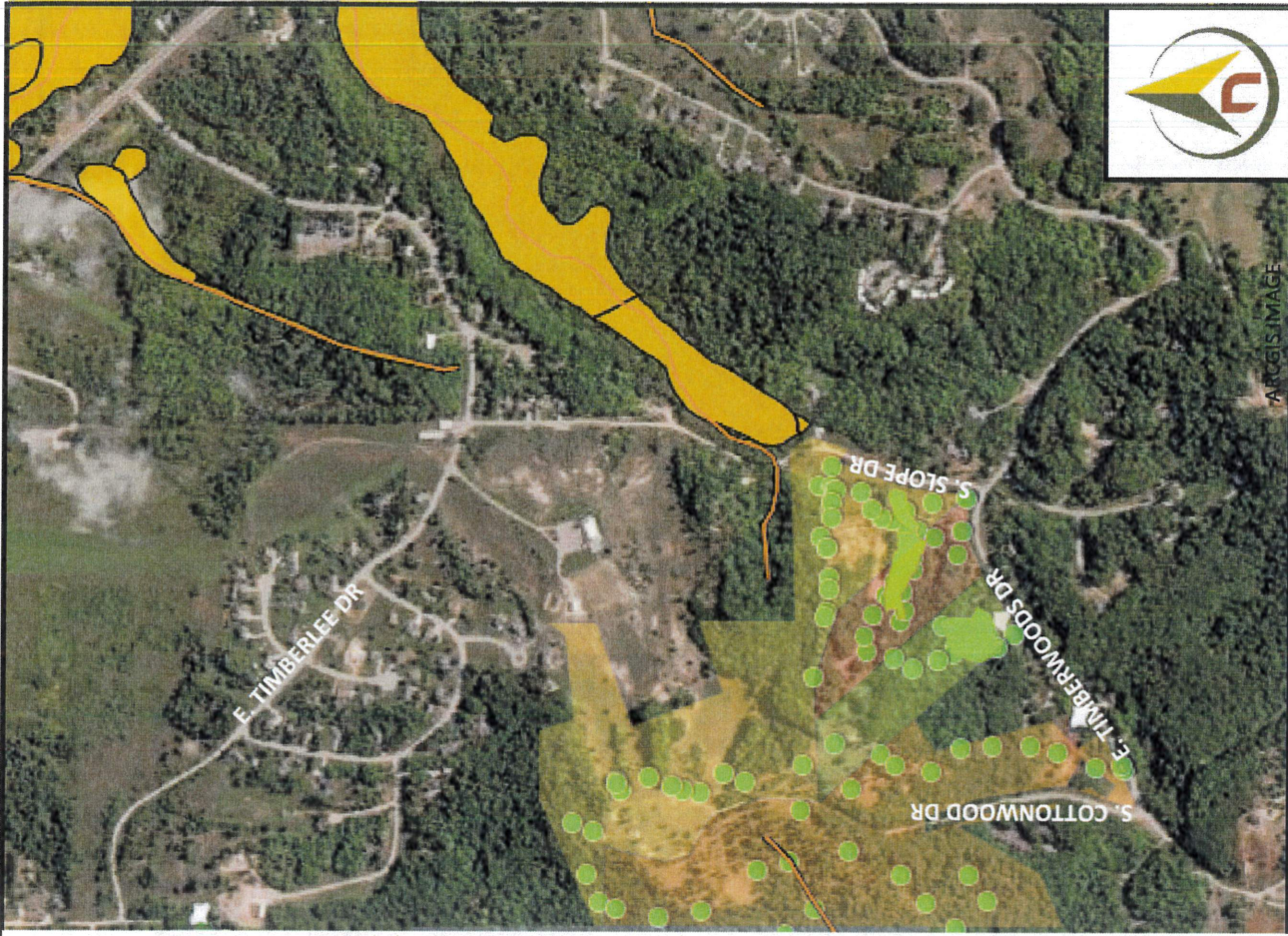


FIGURE 1

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 22-3185

**PROPOSED WELLEVITY PROPERTIES
TRAVERSE CITY, MICHIGAN 49684**

DIAGRAM CREATED BY: MC

DATE: 9/27/2022





PROPOSED WELLEIVITY PROPERTIES
TRAVERSE CITY, MICHIGAN 49684

FIGURE 2
PROPERTY APPROXIMATE WETLAND LOCATIONS

TRIOTERRA

DIAGRAM CREATED BY: MC DATE: 10/8/2022

PROJECT NUMBER: 22-3185



Photo 1: Photo of "suspect NHD intermittent stream"



Photo 2: Photo of "suspect NHD intermittent stream"



Photo 3: Photo of "suspect NHD intermittent stream"



Photo 4: Photo of "suspect NHD intermittent stream"



Photo 5: Photo of "suspect NHD intermittent stream"



Photo 6: Photo of "suspect NHD intermittent stream"

Project 22-3185 Photo Log
Solon & Greenwood Twp, MI
Photos by: MC Sept 20-21, 2022



Photo 7: Small roadside shrub/scrub wetland



Photo 8: Cedar Swamp



Photo 9: Start of the groundwater fed stream located within the cedar swamp.



Photo 10: View of cattail and shrub/scrub wetland in eastern portion of the Property.

new 11/8/22

REQUIRED PARKING SPACES

Description of Space	Approximate Square Footage * Subject to change	Keys	Ordinance Description	Number of required spaces	Effective Parking Factor Business/Commercial: Lodging (Factor 1.3)	Number of Non-Deferred Spaces	Reason for Deferring Parking
LODGE							
MOTEL: Guest Rooms/ Hotel Guest Only Spaces/ Administrative Offices/ Lobby/ Circulation/ BOH / Greenhouse and Employees (35)	57,850	20	1 space for each occupant unit plus 1 space per employee on largest shift	55	39	39	
RESTAURANT: Seating, kitchen, storage	8450		1 space for every 3 people allowed by occupancy permit (Equation: Seating square footage / 15 square feet) / 3) *Kitchen and storage area not included in required parking calculation, per Ordinance. * This includes any outdoor seating	58	41	35	Conservatively, 40% of the restaurant will be used by hotel guests. They will use the shuttle or walk to the restaurant.
RETAIL	1100		1 space for every 250 sq ft of floor area	4	3	3	
COMMUNITY RECREATION CENTER: Multi-use Space, Pavilion	3425		1 space per 200 sq ft of floor area * This includes any outdoor programming	18	13	13	
CHILD CARE CENTERS: Kids Club	2050		1 space for each employee and 1 space for every 3 children center is licensed for * Based on occupancy regulations in MI, the total occupancy is 53 kids *Employees are included in Motel category above	18	12	0	Only used by hotel guests so no additional spaces are needed.
SPA & FITNESS							
CLINICS: Spa	12,925		1 space for each 300 sq ft of waiting room plus 1 space per patient room, chair, or similar area (NOTE: 1500 square feet of lounge space, 16 Treatment Rooms)	21	15	11	Conservatively, 50% of the spa will be used by hotel guests. They will use the shuttle or walk to the spa.
COMMUNITY RECREATION CENTER: Fitness, Meditation Dome, Pool	7050		1 space per 200 sq ft of floor area	35	25	20	Based on the amount of room that gym equipment requires, we do not anticipate this parking requirement to be applicable. Also, hotel guest will use this some of this space.
RESTAURANT: Café, Kitchen	800		1 space for every 3 people allowed by occupancy permit (Equation: Café square footage / 15 square feet) / 3) *Kitchen area is not included in the square footage calculation, per Ordinance. * This includes any outdoor seating	11	8	6	We don't anticipate additional guests coming for this café. It will be used by fitness and spa guests.
MOTEL: Guest Rooms/ Hotel Guest Only Spaces/ Administrative Offices and Employees (15)	14,200	10	1 space for each occupant unit plus 1 space per employee on largest shift	25	18	18	

RETAIL	500	1 space for every 250 sq ft of floor area	2	1	1
LODGING					
MOTELS: Cabins	34	1 space for each occupant unit plus 1 space per employee on largest shift	34	34	34
SINGLE FAMILY HOMES: Cottages	6	2 spaces for every dwelling unit	12	12	12
OTHER					
NATURAL AREAS; paths, pavilions	5	1 space for every 4 acres	1	1	1
TOTAL REQUIRED PARKING SPACES				221	193

Note on deferred parking: Hotel guests will be encouraged to not use their car on campus. Shuttles & Valet will be provided.

PROVIDED PARKING SPACES 275 (including overflow lot)

Memo

new 11/8/22

TO: Georgina Flower – Wellevity, LLC

FROM: Timothy J. Likens, PE, PTOE

DATE: November 8, 2022

PROJECT NO.: 221602

RE: Wellevity Resort – Trip Generation Study
Elmwood Township, Michigan

Introduction

Wellevity, LLC is proposing to develop a wellness resort in Elmwood Township, Leelanau County, Michigan. The approximate 100-acre site occupies a portion of the former TimberLee ski resort property and is zoned Rural-Resort. Local access for the Wellevity resort will be provided via Cottonwood Drive and Timberwoods Drive, which are private. Connection to the collector/arterial network is provided by Mann Road, which connects Timberwoods Drive to Fouch Road. The public roadways are under jurisdiction of the Leelanau County Road Commission (LCRC), and site plan review falls under Township jurisdiction.

The proposed resort is intended to provide a variety of holistic wellness resources within one campus. Lodging options will be available for guests, and some amenities will be open to the community at-large. The purpose of this study is to establish an understanding of the trip generation potential of these uses, as well as to provide an investigation of the road network servicing the site.

Trip Generation

Fishbeck has completed a trip generation forecast for the Wellevity wellness resort based on the land uses that are proposed to comprise the development. This forecast was completed using the data and methodologies published in the latest version of the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition*. Trip forecasts were calculated for the typical weekday a.m. and p.m. peak periods of adjacent street traffic (7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.) as well as the peak hours of the generator (site).

Key land uses included in the proposed wellness resort plan include a variety of lodging options, restaurant space, outdoor recreation, and a spa/fitness center. Additional uses on the site will largely support the key land uses, including multi-purpose space, children's programming, and a café within the spa.

Due to the variety of land uses proposed for this development, an extensive comparison of the site with land use categories as defined by ITE was completed. For each space proposed for the resort, the most applicable ITE land use category was identified for trip generation forecast calculations. Key ITE land use definitions include #330 Resort Hotel, #411 Public Park, #492 Health/Fitness Club, and #932 Sit-Down Restaurant. Other supporting land uses are defined by ITE to be inherent to the operational and trip generating characteristics of the key land uses. Details for the proposed land uses, size, ITE classifications, and assumptions are outlined in the attached Table 1.

ITE publishes average peak hour trip generation rates which are referenced for each of the key land uses. The resultant trip generation forecasts for the a.m. and p.m. hours of adjacent street traffic, as well as the peak hours

of the site, are outlined in the attached Tables 2 and 3, respectively. The peak hour of the generator forecast conservatively assumes that all land uses on the site will peak simultaneously.

In addition to the trip generation potential for the proposed land uses, a trip generation forecast was estimated for the peak hours of the former ski resort. Research on the historical occupancy of the site was completed to identify the key land uses, which included review of web pages, news publications, and information provided by Wellevity regarding the history of the property. The former land uses are defined by ITE to include #496 Snow Ski Area, #492 Health/Fitness Club, #932 Sit-Down Restaurant, and #975 Drinking Place. The resultant trip generation forecast is shown in the attached Table 4.

Roadway Characteristics

Fishbeck reviewed the road network in the immediate vicinity of the site to gather information related to traffic volumes, lane configurations, and crash history. The roadways reviewed which service this site include the following, with national functional classifications listed:

Cottonwood Drive	Non-certified (local)
Timberwoods Drive	Non-certified (local)
Mann Road	Local road
Fouch Road	Major Collector
Bugai Road/Lake Leelanau Drive	Minor Arterial

Review of Google Earth aerial imagery indicates that each of these roadways are paved with two travel lanes (one in each direction) and variable shoulder width. The minor approaches at each intersection are stop-controlled, including the approaches of Fouch Road at Bugai Road/Lake Leelanau Drive. At this intersection, each approach also has dedicated left-turn lanes.

Traffic volume data for these roads was researched via the LCRC and Michigan Department of Transportation (MDOT) websites. Average daily traffic (ADT) volumes were found published by MDOT on the Transportation Data Management System (TDMS) and non-trunkline ADT maps. Data are published for Fouch Road and Bugai Road/Lake Leelanau Drive which indicate that these roads carry approximately 1,000 vehicles per day or less, which equates to approximately 100 vehicles during the peak hour (based on a published K-factor of 10%). A single travel lane has a typical capacity of 1,800 to 2,000 vehicles per hour.

Historical crash data were reviewed, as published on the Michigan Traffic Crash Facts (MTCF) website, which references the Michigan State Police database. Crash data were used for the most recent available 5-year period from 2017 to 2021, inclusive, for the roadway network surrounding the proposed site. A map of the reviewed area and the crash locations can be found attached. Crashes were filtered to remove animal (deer) crashes. Thirty-five non-animal crashes were reported on the area roadways for an average of seven non-animal crashes per year for the surrounding area. The majority (22; 63%) were single vehicle crashes, mostly occurring during snowy/icy/wet pavement conditions. The majority of crashes resulted in property damage only (28; 80%). Two A-level serious injury crashes occurred in the site vicinity, including one angle crash and one single vehicle crash. The angle crash involved a motorcycle being struck at the intersection of Fouch Road and Bugai Road/Lake Leelanau Drive. The single vehicle crash involved an intoxicated driver departing the roadway in wet pavement conditions.

Conclusions

The research and analyses completed for this study and outlined herein is summarized by the following key findings:

1. The proposed land uses will generate less than 50 directional trips during the a.m. and p.m. peak hours of the adjacent road network. If all proposed uses peak during the same hour, conservatively the site is forecast to generate a maximum of 69 directional trips.
2. The former ski resort is estimated to have generated over 100 directional trips during the peak hours of the site, with a maximum of 205 directional trips.
3. Comparison of the proposed site trip generation forecast versus the former resort and versus the available roadway capacity indicates that the wellness resort would not have any significant impact on traffic operations on the area road network and intersections.
4. Evaluation of historical crash data indicates no pattern of crashes on these roadways in the vicinity of the subject site. This condition is not expected to change based on the relatively low volume of traffic forecast to be generated by the site versus the available network capacity.
5. The order of magnitude for traffic volumes expected to be generated by the proposed resort use are consistent with the rural-resort zoning and environment of the subject site.

Based on these findings, no improvements to the study area road network nor intersections are expected to be necessary to facilitate the proposed wellness resort.

Attachments: Trip Generation Tables 1-4
ITE Trip Generation Land Use Information
MDOT TDMS Traffic Volume Data
MTCF Historical Crash Data

Copy: Kyle Reidsma, PE, PTOE – Fishbeck
Asa de Vries, EIT – Fishbeck

Table 1 – Proposed Land Uses and ITE Land Use Codes

Building	Use	Size	ITE Information	Assumptions
Lodge	Guestrooms	20 rooms	Resort Hotel: ITE #330 Sleeping, restaurant, lounges, retail shops, guest services, recreation; not convention center	Main building for resort, assume standard guestroom: ITE trip generation inherently includes many of the supporting services marked N/A on this table
	Multi-Use Room	2,400 sq. ft.	N/A	business/event space accounted for by overall resort calculations
	Restaurant	1,875 sq. ft. 75 seat capacity	Sit-Down Restaurant: ITE #932 60-minute or less seating time, moderately priced, casual dining. Better fit than fine dining restaurant	The restaurant will be open for guests and the public: conservatively assume 50 seats occupied by external guests
	Market	Not specified	N/A	Supportive service for resort guests/restaurant to source local products
	BOH/Offices	Not specified	N/A	Included in resort functions
Kid's Club	Children's programming	2,050 sq. ft.	N/A	Service provided for resort guests: assume employees would be on resort in some capacity regardless of this specific service
Cottages	Guestrooms	6 cottages 24 rooms	Resort Hotel: ITE #330	Cottages are 2,500 sq. ft.+ each, will host multiple guests (family, friends)
Cabins	Guestrooms	14 cabins 34 rooms	Resort Hotel: ITE #330	Cabins are 1,030 to 1,545 sq. ft., will host 1 family with some shared occupancy
Spa + Fitness	Guestrooms	10 rooms	Resort Hotel: ITE #330	standard guestroom
	Spa	24,975 sq. ft. (excluding guestrooms)	Health/Fitness Club: ITE #492 fitness, weights, spa, lockers, small restaurant/snack bar; may also include pool, sauna, retail, racquet sports	ITE trip generation inherently includes many of the supporting services. Assume open to guests and public; 60%/40% split = 10,000 sq. ft. external trips
	Fitness	3,750 sq. ft.	N/A	use included in health/fitness
	Pool	2,500 sq. ft.	N/A	use included in health/fitness
	Cafe	Not specified	N/A	use included in health/fitness
Pavilion	Outdoor	1,025 sq. ft.	N/A	Ancillary outdoor use
Service Hut	Outdoor	400 sq. ft.	N/A	housekeeping services
Park/Trail	Outdoor	5 acres	Public Park: ITE #411	conservatively assume 5 acres generating public demand

Table 2 - Weekday Trip Generation: Peak Hour of Adjacent Street Traffic

ITE Code	ITE Rate Description	Unit	Amount	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
330	Resort Hotel	Rooms	88	20	8	28	15	21	36
411	Public Park	Acres	5	0	0	0	0	1	1
492	Health/Fitness Club	sq. ft.	10,000	7	6	13	20	15	35
932	Sit-Down Restaurant	Seats	50	12	11	23	11	9	20
Total Trips				39	25	64	46	46	92

Table 3 - Weekday Trip Generation: Peak Hour of the Generator

ITE Code	ITE Rate Description	Unit	Amount	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
330	Resort Hotel	Rooms	88	23	13	36	22	22	44
411	Public Park	Acres	5	8	5	13	6	10	16
492	Health/Fitness Club	sq. ft.	10,000	6	8	14	20	19	39
932	Sit-Down Restaurant	Seats	50	18	12	30	20	18	38
Total Trips				55	38	93	68	69	137

Table 4 - Weekday Trip Generation: Former Ski Resort (Estimated): Peak Hour of the Generator

ITE Code	ITE Rate Description	Unit	Amount	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
466	Snow Ski Area	Lifts	4	96	3	99	16	119	135
492	Health/Fitness Club	sq. ft.	25,000	16	19	35	51	47	98
932	Sit-Down Restaurant	Seats	80	28	19	47	31	29	60
975	Cocktail Lounge	sq. ft.	2,000	0	0	0	21	10	31
Total Trips				140	41	181	119	205	324

Land Use: 330

Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

Land Use: 411

Public Park

Description

A public park is owned and operated by a municipal, county, state, or federal agency. The parks surveyed vary widely as to location, type, and number of facilities, including boating or swimming facilities, beaches, hiking trails, ball fields, soccer fields, campsites, and picnic facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions, such as weather. For example, some of the sites are used primarily for boating or swimming; others are used for softball games. Soccer complex (Land Use 488) is a related use.

Additional Data

The percentage of the park area that is used most intensively varies considerably within the studies contained in this land use. Therefore, caution should be used when using acres as an independent variable.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, New Jersey, New York, North Carolina, and Oregon.

Source Numbers

186, 392, 407, 709, 729, 852, 905

Land Use: 492

Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickle ball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493), and recreational community center (Land Use 495) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Connecticut, New Jersey, Pennsylvania, Vermont, and Wisconsin.

Source Numbers

253, 571, 588, 598, 728, 926, 959, 971

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal.

Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Fast casual restaurant (Land Use 930), fine dining restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 977, 1048

Land Use: 466

Snow Ski Area

Description

A snow ski area typically includes chair lifts, ski runs, and a lodge facility. A snow ski area may also contain equipment rental facilities, refreshment areas, locker rooms, and small commercial/office space.

Additional Data

Future data submissions are encouraged to provide information on lift capacity in terms of seats or persons per hour in order to account for singles, doubles, quads, gondolas, and high-speed lifts.

The sites were surveyed in the 2010s and 2020s in Maine and Montana.

Source Numbers

723, 1085

Land Use: 975

Drinking Place

Description

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

Additional Data

All data for this land use were collected on Mondays through Thursdays.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Colorado, Florida, Oregon, Pennsylvania, and South Dakota.

Source Numbers

291, 358, 583, 1020, 1053

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List View

All DIRs

Report Center

Record	1	of 1	Goto Record	go
Location ID	45-5013	MPO ID		
Type	SPOT	HPMS ID		
On NHS	No	On HPMS		
LRS ID	1150108	LRS Loc Pt.	4.859	
SF Group	Rural Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Rural Non State	Active	Yes	
Class Dist Grp	NTL_5	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(5) Major Collector	Milepost		
Located On	FOUCH RD			
Loc On Alias	County Road 614			
	E OF PARKER W OF TIMBERLEE			
More Detail	▶			
STATION DATA				

Directions:

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	651 ³				610 (94%)	41 (6%)	Grown from 2020
2020	589 ³				548 (93%)	41 (7%)	Grown from 2019
2019	675 ³				647 (96%)	28 (4%)	Grown from 2018
2018	674 ³				656 (97%)	18 (3%)	Grown from 2017
2017	669 ³				640 (96%)	29 (4%)	Grown from 2016

1-5 of 6

VOLUME COUNT			
Date	Int	Total	
No Data			

VOLUME TREND	
Year	Annual Growth
2021	11%
2020	-13%
2019	0%
2018	1%
2017	4%

CLASSIFICATION			
Date	Int	Total	
No Data			

NOTES/FILES			
Note	Date		



Transportation Data Management System

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List View All DIRs Report Center

Record	1	of 1	Goto Record	go
Location ID	45-5015	MPO ID		
Type	SPOT	HPMS ID		
On NHS	No	On HPMS		
LRS ID	3450058	LRS Loc Pt.	1.055	
SF Group	Rural Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Rural Non State	Active	Yes	
Class Dist Grp	NTL_5	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(5) Major Collector	Milepost		
Located On	CHERRY BEND RD			
Loc On Alias	County Road 633			
	BETWEEN STRANG AND BREITHAUPT (ELMWOOD TWP)			
More Detail				
STATION DATA				

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	1,009 ³				948 (94%)	61 (6%)	Grown from 2020
2020	913 ³				850 (93%)	63 (7%)	Grown from 2019
2019	1,047 ³				1,006 (96%)	41 (4%)	Grown from 2018
2018	1,045 ³				1,019 (98%)	26 (2%)	Grown from 2017
2017	1,038 ³				990 (95%)	48 (5%)	Grown from 2016

1-5 of 6

VOLUME COUNT		
Date	Int	Total
No Data		

VOLUME TREND	
Year	Annual Growth
2021	11%
2020	-13%
2019	0%
2018	1%
2017	4%

CLASSIFICATION



Transportation Data Management System

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. ... [more](#)

List View All DIRs Report Center

Record	1	of 1	Goto Record	go
Location ID	45-5018	MPO ID		
Type	SPOT	HPMS ID	12_2_89_003	
On NHS	No	On HPMS	Yes	
LRS ID	1148506	LRS Loc Pt.	5.717	
SF Group	Rural Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Rural Non State	Active	Yes	
Class Dist Grp	NTL_4	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(4) Minor Arterial	Milepost		
Located On	LAKE LEELANAU DR			
Loc On Alias	County Road 641			
	N OF LAKEVIEW HILLS			
More Detail	▶			
STATION DATA				

Directions: 2-WAY NB SB ?

outlier - likely due to construction/detour traffic

AADT ?

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2022	3,107				2,992 (96%)	114 (4%)	
2021	254 ³		10	55	243 (96%)	11 (4%)	Grown from 2020
2020	230 ³		10	55	219 (95%)	11 (5%)	Grown from 2019
2019	264 ³		10	55	254 (96%)	10 (4%)	Grown from 2018
2018	263 ³		10	55	256 (97%)	7 (3%)	Grown from 2017

1-5 of 7

Date	Int	Total
Wed 9/28/2022	15	3,115
Tue 9/27/2022	15	3,098

Year	Annual Growth
2022	1123%
2021	10%
2020	-13%
2019	0%
2018	1%
2017	4%

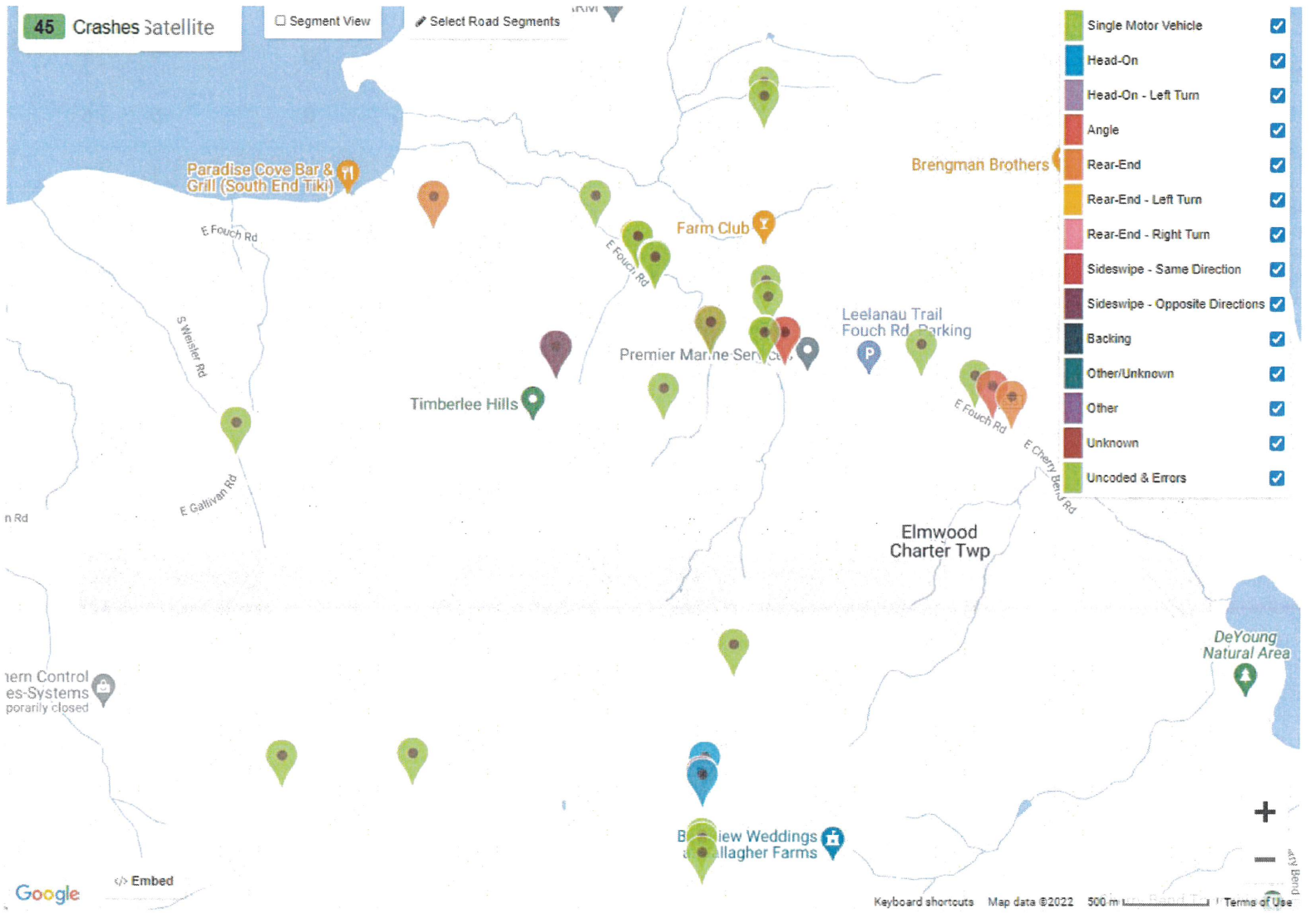
CLASSIFICATION

Crashes for the Years 2021 and 2020 and 2019 and 2018 and 2017 on 88 selected road segments filtered by Crash: Animal Type Involved/Associated (2016+) (Uncoded & Errors)

Crash Type	Road Conditions	Worst Injury in Crash: Suspected Serious Injury (A)	Worst Injury in Crash: Suspected Minor Injury (B)	Worst Injury in Crash: Possible Injury (C)	Worst Injury in Crash: No Injury (O)	Total
Single Motor Vehicle	Dry	0	0	1	2	3
Single Motor Vehicle	Wet	1	0	0	2	3
Single Motor Vehicle	Ice	0	0	0	9	9
Single Motor Vehicle	Snow	0	0	0	6	6
Single Motor Vehicle	Slush	0	0	0	1	1
Angle	Dry	2	0	1	2	5
Angle	Wet	0	1	0	0	1
Angle	Snow	0	0	0	2	2
Rear-End	Dry	0	0	1	1	2
Rear-End - Left Turn	Snow	0	0	0	1	1
Rear-End - Right Turn	Dry	0	0	0	1	1
Sideswipe - Opposite Directions	Snow	0	0	0	1	1
Total Crash Count		3	1	3	28	35

45 Crashes Satellite

Segment View Select Road Segments



- Single Motor Vehicle
- Head-On
- Head-On - Left Turn
- Angle
- Rear-End
- Rear-End - Left Turn
- Rear-End - Right Turn
- Sideswipe - Same Direction
- Sideswipe - Opposite Directions
- Backing
- Other/Unknown
- Other
- Unknown
- Uncoded & Errors

Google Embed

Authority: 1949 PA 300, Sec.257.622
Compliance: Required MSP UD-10E
Penalty: \$100 and/or 90 days (Rev 01/2016)

External # 0117615
Crash ID 1175944

Page 01 of 01
File Class 54002

STATE OF MICHIGAN TRAFFIC CRASH REPORT

Incident # 17 12198

ORI MI 4514500

Department Name Leelanau Co Sheriff's Office

Reviewer T. Cadieux

Crash Date 10/29/2017
Crash Time 01:00
No. of Units 01
Crash Type Single Motor Vehicle
Special Circumstances: None, Fleeing Police, Hit and Run, Unknown, School Bus, Animal
Special Checks: Fatal, Non-Traffic Area, ORV/Snowmobile

County 45 - Leelanau
Traffic Control None
Relation to Roadway Shoulder
Weather Cloudy
Area FRWY Curved Roadway

City/Twp 04 - Elmwood Twp
Contributing Circumstances: 1st None, 2nd
Light Dark-Unlighted
Road Surface Condition Wet
Total Lanes 02
Speed Limit 55
Posted Yes

Work Zone (if applicable)
Type Workers Present Activity Location

LOCATION
Prefix E Primary Road Name FOUCH Road Type RD Suffix Divided Roadway

Distance / Direction 528 Feet W Trafficway Not Physically Divided

Prefix S Intersecting Road Name TIMBERLEE Road Type DR Suffix Divided Roadway

Unit Number 01 Unit Known Yes State MI Driver License Number ##### Date of Birth (Age) ##### (51)
License Type: Operator, Chauffeur, Moped
Endorsements: Cycle, Farm, Recreation
Sex M Total Occupants 01 Hazardous Action Careless Driving

Unit Type MV Driver Information: #####
CEDAR, MI 49621 (###) ### ####
Driver is Owner Yes Injury A Position Front - Left Restraint No Belts Used

Driver Condition at Time of Crash 1st Appeared Normal 2nd
Driver Distracted By Not Distracted Ejected Trapped Airbag Deployed Deployed - Front

Hospital MUNSON MEDICAL CENTER Ambulance NORTH FLIGHT INC

Alcohol Suspected Yes Contributing Factor Yes Alcohol Test Type: Breath, Blood, Urine, Field, PBT, Refused, Not Offered
Alcohol Test Results: Pending Test Results: Interlock Device No

Drug Suspected No Contributing Factor No Drug Test Type: Blood, Urine, Field, Refused, Not Offered
Drug Test Results: Pending Test Results: Citation Issued: Hazardous, Other

Vehicle Registration CLZ6244 State MI Vehicle Description 2007 JEEP Model COMMANDER Color BLK

VIN 1J8HG582X7C648139 Vehicle Type Passenger Car, SUV, Van Special Vehicles Not Applicable Private Trailer Type Vehicle Defect

Insurance Company ##### Insurance Policy # ##### Towed By BINGHAM TOWING Towed To BINGHAM BODY

Location of Greatest Damage 10 10 Extent of Damage (Power Unit and/or Trailers) Disabling Damage Vehicle Direction W Vehicle Use Private Action Prior Going Straight Ahead

Sequence of Events: First 01 - Loss of Control Second 30 - Utility Pole/Lit. Support Third 04 - Ran Off Roadway-Right Fourth

PASSENGERS
Passenger Information: Date of Birth (Age) Sex Position Restraint
Injury Ejected Trapped Airbag Deployed

Hospital Ambulance

Passenger Information: Date of Birth (Age) Sex Position Restraint
Injury Ejected Trapped Airbag Deployed

Hospital Ambulance

Passenger Information: Date of Birth (Age) Sex Position Restraint
Injury Ejected Trapped Airbag Deployed

Hospital Ambulance

CARRIER/BUS
Carrier Information: USDOT MC MPSC
Driver's CDL Type Endorsements: H, P, T, N, S, X
CDL Exempt: Farm, Other

GVWR/GCWR: 10,000 lbs. or Less, 10,001 - 26,000 lbs., Greater than 26,000 lbs.
Vehicle Configuration Cargo Body Type Medical Card Hazardous Material: Placard, Cargo Spill ID # Class #

OWNERS
Owner Information

Owner Information

Damaged Property: UTILITY POWER POLE Public No Owner & Phone: ##### (###) ### ####

Unit Number	Unit Known	State	Driver License Number	Date of Birth (Age)	License Type <input type="checkbox"/> Operator <input type="checkbox"/> Chauffeur <input type="checkbox"/> Moped	Endorsements <input type="checkbox"/> Cycle <input type="checkbox"/> Farm <input type="checkbox"/> Recreation	Sex	Total Occupants	Hazardous Action
Unit Type	Driver Information			Driver Is Owner	Injury	Position	Restraint		
Driver Condition at Time of Crash 1st 2nd				Driver Distracted By			Ejected	Trapped	Airbag Deployed
Hospital					Ambulance				
Alcohol Suspected	Contributing Factor	Alcohol Test Type <input type="checkbox"/> Breath <input type="checkbox"/> Blood <input type="checkbox"/> Urine <input type="checkbox"/> Field <input type="checkbox"/> PBT <input type="checkbox"/> Refused <input type="checkbox"/> Not Offered			Alcohol Test Results <input type="checkbox"/> Pending Test Results:		Interlock Device		
Drug Suspected	Contributing Factor	Drug Test Type <input type="checkbox"/> Blood <input type="checkbox"/> Urine <input type="checkbox"/> Field <input type="checkbox"/> Refused <input type="checkbox"/> Not Offered			Drug Test Results <input type="checkbox"/> Pending Test Results:		Citation Issued <input type="checkbox"/> Hazardous <input type="checkbox"/> Other		
Vehicle Registration	State	Vehicle Description	Year	Make	Model		Color		
VIN	Vehicle Type		Special Vehicles		Private Trailer Type		Vehicle Defect		
Insurance Company			Insurance Policy #		Towed By		Towed To		
Location of Greatest Damage	First Impact	Extent of Damage (Power Unit and/or Trailers)		Vehicle Direction	Vehicle Use		Action Prior		
Sequence of Events First			Second		Third		Fourth		

(● Indicates MOST harmful event)

Passenger Information	Date of Birth (Age)	Sex	Position		Restraint
	Injury	Ejected	Trapped	Airbag Deployed	
Hospital			Ambulance		
Passenger Information	Date of Birth (Age)	Sex	Position		Restraint
	Injury	Ejected	Trapped	Airbag Deployed	
Hospital			Ambulance		
Passenger Information	Date of Birth (Age)	Sex	Position		Restraint
	Injury	Ejected	Trapped	Airbag Deployed	
Hospital			Ambulance		

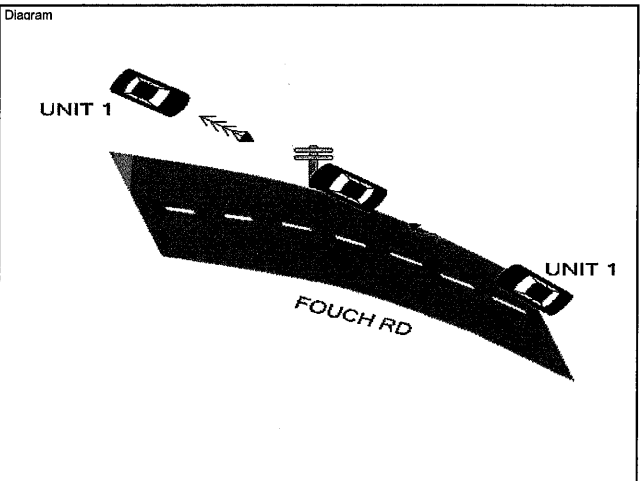
Carrier Information		USDOT	MC	MPSC
Driver's CDL Type		Endorsements <input type="checkbox"/> H <input type="checkbox"/> P <input type="checkbox"/> T <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> X	CDL Exempt <input type="checkbox"/> Farm <input type="checkbox"/> Other	
GVWR/GCWR <input type="checkbox"/> 10,000 lbs. or Less <input type="checkbox"/> 10,001 - 26,000 lbs. <input type="checkbox"/> Greater than 26,000 lbs.	Vehicle Configuration	Cargo Body Type	Medical Card	Hazardous Material <input type="checkbox"/> Placard <input type="checkbox"/> Cargo Spill
ID #		Class #		

Owner Information	Owner Information
-------------------	-------------------

Witness Information	Witness Information
---------------------	---------------------

Investigated at Scene	Reported Date (Time)	1st Investigator Name (Badge)	2nd Investigator Name (Badge)	Photos
Yes	10/29/2017 (01:25)	T GOODRICH (45-29)		Yes

Narrative
 UNIT 1 WAS TRAVELING WEST ON FOUCH RD WHEN THE DRIVER LOST CONTROL OF THE VEHICLE. THEN HIT A POWER POLE ON THE NORTH SIDE OF THE ROAD. THE VEHICLE THEN CONTINUED INTO THE THICK VEGETATION. UPON CONTACT WITH THE DRIVER, THERE WAS A STRONG ODOR OF INTOXICANT EMANATING FROM HIS PERSON AND THE ADMITTANCE OF CONSUMING ALCOHOL PRIOR TO DRIVING THE VEHICLE. THE DRIVER WAS TRANSPORTED TO MUNSON MEDICAL CENTER WHERE A SEARCH WARRANT FOR BLOOD WAS OBTAINED.



Authority: 1949 PA 300, Sec.267.622
Compliance: Required MSP UD-10E
Penalty: \$100 and/or 90 days (Rev 01/2016)

External # 0109403
Crash ID 2006374

Page 01 of 01
File Class 93001

STATE OF MICHIGAN TRAFFIC CRASH REPORT

Incident # 71211220

ORI MI 8307600 Department Name MSP Cadillac Reviewer PAUL STONE

Crash Date 05/22/2020 Crash Time 17:30 No. of Units 02 Crash Type Angle Special Circumstances: None, Fleeing Police, Hit and Run, Unknown, School Bus, Animal

County 45 - Leelanau Traffic Control Stop Sign Relation to Roadway On the Road Weather Clear Area INTR Within Intersection

City/Twsp 04 - Elmwood Twp Contributing Circumstances: 1st None, 2nd None Light Daylight Road Surface Condition Dry Total Lanes 02 Speed Limit 55 Posted No

Work Zone (if applicable) Type Workers Present Activity Location

LOCATION Prefix S Primary Road Name LAKE LEELANAU Road Type DR Suffix Divided Roadway

Distance / Direction AT Trafficway Not Physically Divided

Prefix Intersecting Road Name FOUCH Road Type RD Suffix Divided Roadway

UNIT/DRIVER Unit Number 01 Unit Known Yes State MI Driver License Number ##### Date of Birth (Age) ##### (69) License Type: Operator, Chauffeur, Moped; Endorsements: Cycle, Farm, Recreation; Sex M Total Occupants 01 Hazardous Action Failed to Yield

Unit Type MV Driver Information: TRVERSE CITY, MI 49684 (###) ### ##### Driver is Owner No Injury O Position Front - Left Restraint Shoulder and Lap Belt

Driver Condition at Time of Crash: 1st Appeared Normal, 2nd Not Distracted Driver Distracted By Not Distracted Ejected Trapped Airbag Deployed Not Deployed

Hospital NONE Ambulance NONE

Alcohol Suspected No Contributing Factor No Alcohol Test Type: Breath, Blood, Urine, Field, PBT, Refused, Not Offered; Alcohol Test Results: Pending; Test Results: Interlock Device No

Drug Suspected No Contributing Factor No Drug Test Type: Blood, Urine, Field, Refused, Not Offered; Drug Test Results: Pending; Test Results: Citation Issued: Hazardous X3684986, Other

Vehicle Registration EC13S State MI Vehicle Description 2017 Make SUBARU Model OUTBACK Color SIL

VIN 4S4BSACC0H3322433 Vehicle Type Passenger Car, SUV, Van Special Vehicles Not Applicable Private Trailer Type Vehicle Defect

Automation System(s) in Vehicle No Automation System Level in Vehicle No Automation Automation System Level Engaged at Time of Crash No Automation

Insurance Company Insurance Policy # Towed By DRIVEN Towed To DRIVEN

Location of Greatest Damage 06 First Impact 06 Extent of Damage (Power Unit and/or Trailers) Minor Damage Vehicle Direction E Vehicle Use Private Action Prior Turning Left

Sequence of Events: First 17 - Motor Veh in Transport; Second; Third; Fourth

PASSENGERS Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed

Hospital Ambulance

Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed

Hospital Ambulance

TRUCK/BUS Carrier Information: USDOT, MC, MPSC; Driver's CDL Type, Endorsements (H, P, O, T, N, S, O, X), CDL Exempt (Farm, Other)

GVWR/GCWR: 10,000 lbs. or Less, 10,001 - 26,000 lbs., Greater than 26,000 lbs.; Vehicle Configuration, Cargo Body Type, Medical Card, Hazardous Material (Placard, Cargo Spill), ID #, Class #

OWNERS Owner Information

Damaged Property, Public, Owner & Phone

Unit Number 02	Unit Known Yes	State MI	Driver License Number #####	Date of Birth (Age) ##### (50)	License Type <input type="radio"/> Operator <input type="radio"/> Chauffeur <input type="radio"/> Moped	Endorsements <input checked="" type="radio"/> Cycle <input type="radio"/> Farm <input type="radio"/> Recreation	Sex M	Total Occupants 01	Hazardous Action None
Unit Type MV	Driver Information ##### ##### TRaverse City, MI 49684 (###) ###-####				Driver is Owner No	Injury A	Position Front - Left	Restraint Helmet Not Worn	
Driver Condition at Time of Crash 1st Appeared Normal			2nd		Driver Distracted By Not Distracted		Ejected	Trapped	Airbag Deployed Not Equipped
Hospital NONE					Ambulance NONE				
Alcohol Suspected No	Contributing Factor No	Alcohol Test Type <input type="radio"/> Breath <input type="radio"/> Blood <input type="radio"/> Urine <input type="radio"/> Field <input type="radio"/> PBT <input type="radio"/> Refused <input checked="" type="radio"/> Not Offered			Alcohol Test Results <input type="radio"/> Pending		Test Results:	Interlock Device No	
Drug Suspected No	Contributing Factor No	Drug Test Type <input type="radio"/> Blood <input type="radio"/> Urine <input type="radio"/> Field <input type="radio"/> Refused <input checked="" type="radio"/> Not Offered			Drug Test Results <input type="radio"/> Pending		Test Results:	Citation Issued <input type="radio"/> Hazardous <input type="radio"/> Other	
Vehicle Registration ED982	State MI	Vehicle Description	Year 2014	Make VICTORY	Model			Color BLK	
VIN 5VPDB36NXE3031957	Vehicle Type Motorcycle	Special Vehicles Not Applicable			Private Trailer Type	Vehicle Defect			
Automation System(s) in Vehicle No	Automation System Level in Vehicle No Automation				Automation System Level Engaged at Time of Crash No Automation				
Insurance Company #####		Insurance Policy # #####			Towed By BINGHAM TOWING			Towed To LOT	
Location of Greatest Damage 07	First Impact 07	Extent of Damage (Power Unit and/or Trailers) Disabling Damage		Vehicle Direction S	Vehicle Use Private			Action Prior Going Straight Ahead	
Sequence of Events First ● 17 - Motor Veh in Transport Second Third Fourth (● indicates MOST harmful event)									

PASSENGERS	Passenger Information				Date of Birth (Age)	Sex	Position	Restraint	
					Injury	Ejected	Trapped	Airbag Deployed	
Hospital					Ambulance				
PASSENGERS	Passenger Information				Date of Birth (Age)	Sex	Position	Restraint	
					Injury	Ejected	Trapped	Airbag Deployed	
Hospital					Ambulance				

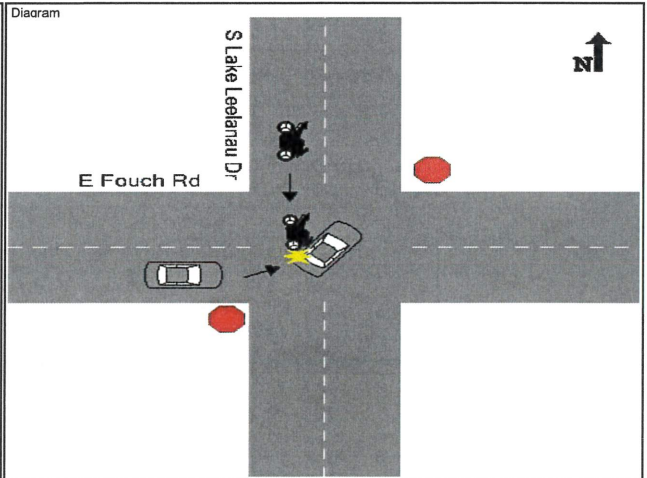
TRUCK/BUS	Carrier Information				USDOT	MC	MPSC	
	Driver's CDL Type		Endorsements <input type="radio"/> H <input type="radio"/> P <input type="radio"/> O T <input type="radio"/> N <input type="radio"/> S <input type="radio"/> O X		CDL Exempt <input type="radio"/> Farm <input type="radio"/> Other			
GVWR/GCWR <input type="radio"/> 10,000 lbs. or Less <input type="radio"/> 10,001 - 26,000 lbs. <input type="radio"/> Greater than 26,000 lbs.			Vehicle Configuration	Cargo Body Type	Medical Card	Hazardous Material <input type="radio"/> Placard <input type="radio"/> Cargo Spill	ID #	Class #

OWNERS	Owner Information				Owner Information			

WITNESS	Witness Information				Witness Information			

Investigated at Scene Yes	Reported Date (Time) 05/22/2020 (18:02)	1st Investigator Name (Badge) JASON TROPF (1046)	2nd Investigator Name (Badge)	Photos Yes
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Narrative
 Driver of vehicle #1 stated he attempted to make a left hand turn (north bound) onto S Lake Leelanau Dr from E Fouch Rd, after stopping at the stop sign. Driver of vehicle #1 stated he did not see vehicle #2, which was south bound on S Lake Leelanau Dr, and pulled out in front of vehicle #2 causing the accident.



To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: November 8, 2022
RE: SU/SPR 2022-07, Wellevity Resort

As indicated by the Zoning Ordinance: “Planning Commission Initial Review. Upon receiving an application and site plan that the Zoning Administrator has determined to be complete, if the Planning Commission agrees it shall schedule a public hearing. If additional information is needed, the Planning Commission shall notify the application of information requested in writing. Until the Planning Commission determines that the application is complete, a public hearing will not be scheduled.”

Should the Planning Commission find the application complete:

Recommended Motion: Motion to schedule a public hearing on SU/SPR 2022-07, Wellevity Resort

Property Owner:	Steven L. Brock 21440 19 Mile Road Big Rapids, MI 49307	Applicant:	Wellevity, LLC 330 W Spring Street St 330 Columbus OH, 43215
Engineer:	Environment Architects 10241 E Cherry Bend Road Traverse City, MI 49684	Surveyor:	Gosling Czubak 1280 Business Park Drive Traverse City, MI 49684
Hearing Date:	TBD		

PROPERTY DESCRIPTION

Parcel ID # 004-113-014-26 (0 S Timberlee Dr, 40.05acres)
 004-113-014-16 (10901 S Cottonwood Dr, 9.40acres)
 004-113-014-29 (10800 S Cottonwood Dr, 41.75acres)
 004-113-014-51 (0 E Timberwoods Dr, 8.98acres)

APPLICATION

Wellevity, LLC is requesting a Special Use Permit (SUP)/Site Plan Review (SPR) for a Resort on multiple properties owned by Steven Brock. According to the application, Wellevity, LLC and Brock entered into an Option Agreement to purchase parcels 113-14-16-16, 113-014-26, 113-014-29, and 113-014-15. Within the application there is a signed document from Brock stating that Wellevity has Brock’s authority to file the application.

All four parcels are zoned Rural Resort (RR). Resorts are a permitted use through SPR/SUP within said district. As defined by Elmwood’s Zoning Ordinance, a Resort is “Resort. A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.” The proposed resort includes a variety of amenities including a spa, restaurant, fitness center, etc.

HOW TO READ THE FOLLOWING SECTIONS:

Text that is in regular font is standards/requirements from the Zoning Ordinance.

Bolded text is from the Zoning Administrator (ZA).

NOTE THE FOLLOWING: on 11/8/22 at 4:47PM, the applicant electronically submitted 37 pages of new information consisting of 1) parking calculations, 2) revised Sheet A1.0, 3) revised introduction/narrative, and 4) Trip Generation Study. This information was not able to be reviewed in order to be incorporated in the below staff report.

Regardless, as indicated below, information regarding the basic requirements of Site Plan Review / Special Use Permit have been submitted and therefore the project is being moved forward for introduction. That said and as indicated below, the ZA has not made any findings/determinations on if the required standards of approval for both Site Plan Review / Special Use Permit have been met.

SECTION 8.3 SITE PLAN REVIEW APPLICATION PROCEDURES

3. The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration. **No letters at this time, but applicant has indicated they have submitted plans for comment. Can be conditioned.**

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

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

1. Applicant's name, address, and telephone number. **Provided**
2. Property owner's name, address, telephone number, and signature. **Provided.**
3. Proof of property ownership, and whether there are any options or liens on the property. **Provided.**
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. **Provided.**
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. **Provided.**
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. **Seal not yet provided; can be conditioned.**
7. Project title or name of the proposed development. **Provided.**

8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Per application: "Proposed use of land is recreational wellness. This project is to be constructed in one phase, anticipated to begin construction in Summer 2023 and completion estimated within two years."* **Verbally relayed that construction of all buildings would be simultaneously; provided. Could condition a schedule when submitting for a Land Use Permit.**
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **Statements provided in application, but questions remain on traffic; given the location and size of project, more detail on impacts on traffic would be helpful and would likely be necessary to determine if standards have been met.**
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. **Sheet A1.0 notes 50 employees; provided.**
11. A vicinity map showing the area and road network surrounding the property. **Provided (Sheet G1.1).**
12. The gross and net acreage of the parcel. **Provided (Sheet G1.1).**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided (Sheet G1.1; G1.2; G1.3)**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided (Sheet G1.1 and Timberlee ALTA/NSPS Survey)**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. **Provided on various sheets, including but not limited to Sheet G1.2.**
16. The location and type of existing soils on the site, and any certifications of borings. **Provided (Sheet L4.0).**
17. Location and type of significant existing vegetation. **Provided (Sheet L4.0).**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided (Shown on multiple sheets, including Sheet L1.0 and L3.0; see 10/3/22 TriTerra Report for further information).**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided (Sheet A1.0).**

20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided (Sheet A1.0).**
21. Elevation drawings of typical proposed structures and accessory structures. **See sheets A2.1-A2.5.**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided (Sheets G1.1, G1.2).**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **Provided (Sheet C1.0)**
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof. **Provided (Sheet L6.0 and A1.1 (lighting); Sheet A1.0 (parking; note that ZA has not been able to confirm if parking meets Section 6 of the Zoning Ordinance, but continues to work with applicant on that matter); Sheet L1.2.**
25. Location, size, and characteristics of all loading and unloading areas. **Provided (Sheet L1.2)**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Provided (Sheet L1.2)**
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided (Sheet C1.0, C2.1-C2.4)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (Sheet C2.3 and C2.4)**
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. **Provided, but note that narrative is vague on what portion(s) are available to the public.**
30. Location, size, and specifications of all signs and advertising features, including cross- sections. **Provided (Sheet L1.0), but note that Ordinance prohibits signs placed or painted on trees, rocks, or natural features. Compliance can be conditioned.**
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. **Provided (Sheets L6.0 and A1.1)**
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. **Provided (Sheet L1.0 (landscaping) and A2.1)**

33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. **Provided (Sheet L1.0, L5.0-L5.3).**
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **Provided (Sheet A2.1)**
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. **Not provided, may be needed for pool.**
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. **Note that ZA had questioned if two creeks extend onto property as indicated on EGLE map; applicants had Triterra conduct a site investigation and “found no evidence of any water feature. One stream of approximately 150 feet long was observed in a wetland area. See...report for details about the site features observed.” ; Provided.**
37. North arrow, scale, and date of original submittal and last revision. **Provided (most sheets)**

SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

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 (*Special Use Requirements*)

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, but note that uses only stated by building program; may need further information on square footage of each amenity. ZA has been working with applicant on this.**
2. Height and footprint of all structures and improvements; **provided.**
3. Adjacent land uses and their corresponding zoning districts; **provided.**
4. Need for the proposed special land use in the specific area of the Township. **Not provided, but permitted use in RR district**
5. Compatibility with the listed permitted uses in the zoning district where the proposed special land use is requested to be located; **Permitted use**
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. **Planning Commission will determine this.**

SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS (for Special Use Approval)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

A. General Standards.

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

- i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
- ii. Proximity and relation of driveway to intersections;
- iii. Minimization of pedestrian and vehicular traffic conflicts;
- iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
- v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
- vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
- vii. Adequate maneuverability and circulation for emergency vehicles.

MATCHLINE 1/15.0
MATCHLINE 2/15.0



PAVILLION
Bldg Area: 1,025 sq. ft.
Bldg Height: not to exceed 35'-0"

LODGE
Bldg Area: 69,600 sq. ft.
Bldg Height: not to exceed 35'-0"
Program: 200 Rooms, Mail/Info Room, Restaurant, Party Center, Conference Room, Material, Back of House Services, and Administrative Offices

KID'S CLUB
Bldg Area: 2,050 sq. ft.
Bldg Height: not to exceed 35'-0"

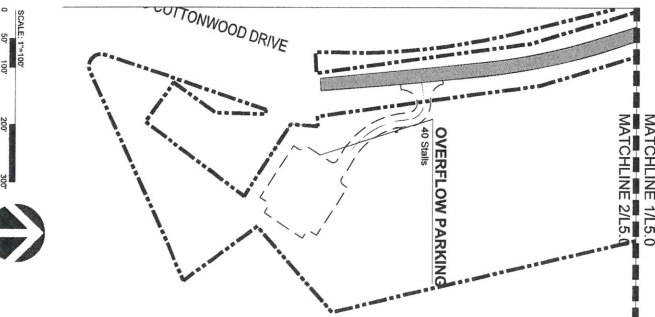
SERVICE HUT
Bldg Area: 400 sq. ft.
Bldg Height: not to exceed 25'-0"

COTTAGES
Bldg Area: 14 Cottages @ 2,500 - 3,125 sq. ft. ea.
Total Area: 18,800 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 6 Keys
Bldg dimensions typical for all cottages

CABINS
Cabin A: (9) @ 1,000 sq. ft. ea.
Total Area: 9,000 sq. ft.
Cabin B: (6) @ 1,545 sq. ft. ea.
Total Area: 9,270 sq. ft.
Cabin C: (9) @ 1,545 sq. ft. ea.
Total Area: 13,905 sq. ft.
Total Bldg Area: 20,085 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 34 Keys

SPA + FITNESS
Bldg Area: 35,475 SQ. FT.
Bldg Height: not to exceed 35'-0"
Key Count: 10 Keys
Program: 10 Guestrooms, Spa Treatment Rooms, Cafe, Fitness Rooms, and Lap Pool
Note: Pool deck(s) to be sited in secure closest within close proximity to pool.

MATCHLINE 1/15.0
MATCHLINE 2/15.0



environmental architects

ARCHITECTURAL SITE PLAN - OVERALL
A1.0

WELLEIVITY SPECIAL USE PERMIT APPLICATION

AREA SUMMARY

Category	Count	Area (sq. ft.)
Program Building	1	69,600
Pool	1	4,000
Spa	1	35,475
Guestroom	200	20,000
Office	10	10,000
Storage	10	10,000
Other	10	10,000
TOTAL	241	162,000

KEY MAP



1" = 10,000'

ELMWOOD TOWNSHIP
SITE INFO
PARCELS: 004-113-014-28, 004-113-014-29, 004-113-014-51, 004-113-014-16
ZONES: RR
OVERALL ACRES: 99.99 ACRES

ISSUES:
DATE: 11/18/22
SCALE: Special Use Permit
PROJECT: 004-113-014-28

new 11/18/22

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
8/19/22	SUP
9/30/22	SUP REVISION 1

NOT FOR CONSTRUCTION

EXISTING SITE DATA AND SOURCES:

- TOWNSHIP OF ELMWOOD, COUNTY OF LEELANAU, STATE OF MICHIGAN
- ASSESSORS' PARCEL NUMBERS: 004-113-014-26, 004-113-014-29, 004-113-014-51, 004-113-014-16
- ZONING DISTRICTS: RR (RURAL RESORT)
- OVERALL GROSS ACREAGE: 99.99 ACRES
NET ACREAGE = GROSS (99.99) - EASEMENTS (4.82) = 95.17 ACRES
* WETLAND AREAS ARE APPROXIMATE AND SHALL BE FURTHER CONFIRMED IN THE NEXT PHASE OF THE PROJECT. SEE SHEET L4.00 FOR DEPICTION OF APPROXIMATE WETLAND AREAS.
- BOUNDARY AND NON-TOPOGRAPHICAL SITE INFORMATION INCLUDED IN THIS PLAN SET IS EXTRACTED FROM THE ALTA SURVEY DATED FEBRUARY 6, 2022, PREPARED BY GOSLING CZUBAK ENGINEERING SCIENCES, FOR CUNNINGHAM-LIMP
- THE FOLLOWING INFORMATION HAS BEEN COMPILED BY SHERWOOD DESIGN ENGINEERS FOR CONCEPTUAL PLANNING AND VISUALIZATION ONLY, AND IS NOT INTENDED TO REPLACE GROUND-ACQUIRED TOPOGRAPHIC SURVEY, AND THEREFORE CANNOT BE USED FOR CONSTRUCTION PURPOSES. SOURCES INCLUDE:
 - TOPOGRAPHIC DIGITAL ELEVATION MODEL DATA IS SOURCED FROM "2015 FEMA Ldar: Michigan Part 2 (Alger, Benzie, Delta, Grand Traverse, Leelanau, Mackinac, Manistee Counties)"
 - ORTHO PHOTO IMAGERY SOURCED FROM "2018 Michigan NAIP Digital Ortho Photo Imagery"

LEGAL DESCRIPTION: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT# STS-5535:

LAND IN ELMWOOD TOWNSHIP, COUNTY OF LEELANAU, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 15: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET, ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°02'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 88°28'14" EAST, 419.79 FEET; THENCE SOUTH 12°42'09" WEST, 332.44 FEET; THENCE SOUTH 12°27'20" EAST, 128.73 FEET; THENCE SOUTH 63°29'20" EAST, 229.94 FEET; THENCE SOUTH 18°25'30" WEST, 288.75 FEET; THENCE SOUTH 02°48'30" WEST, 288.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID SECTION 13; THENCE SOUTH 89°25'50" EAST, 401.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°25'50" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 397.05 FEET; THENCE SOUTH 40°04'36" EAST, 1008.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 81°18'10" WEST, 71.06 FEET (RECORDED AS NORTH 81°18'10" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 57°32'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'23" WEST, 262.84 FEET (RECORDED AS HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 57°32'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'23" WEST, 262.84 FEET); THENCE SOUTH 61°18'10" WEST (RECORDED AS SOUTH 81°18'10" WEST), 137.57 FEET; THENCE NORTH 40°04'36" WEST, 1208.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

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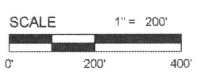
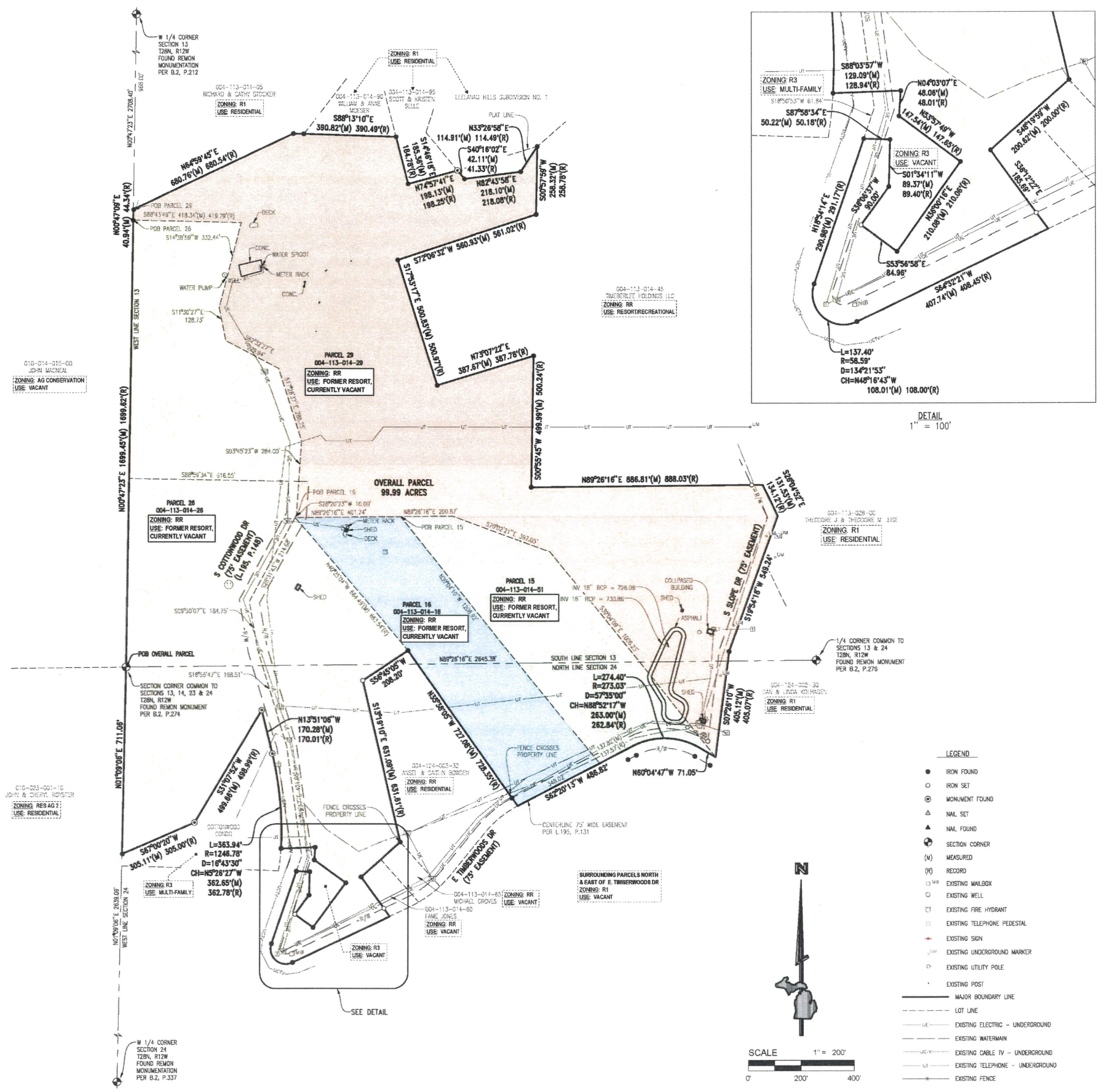
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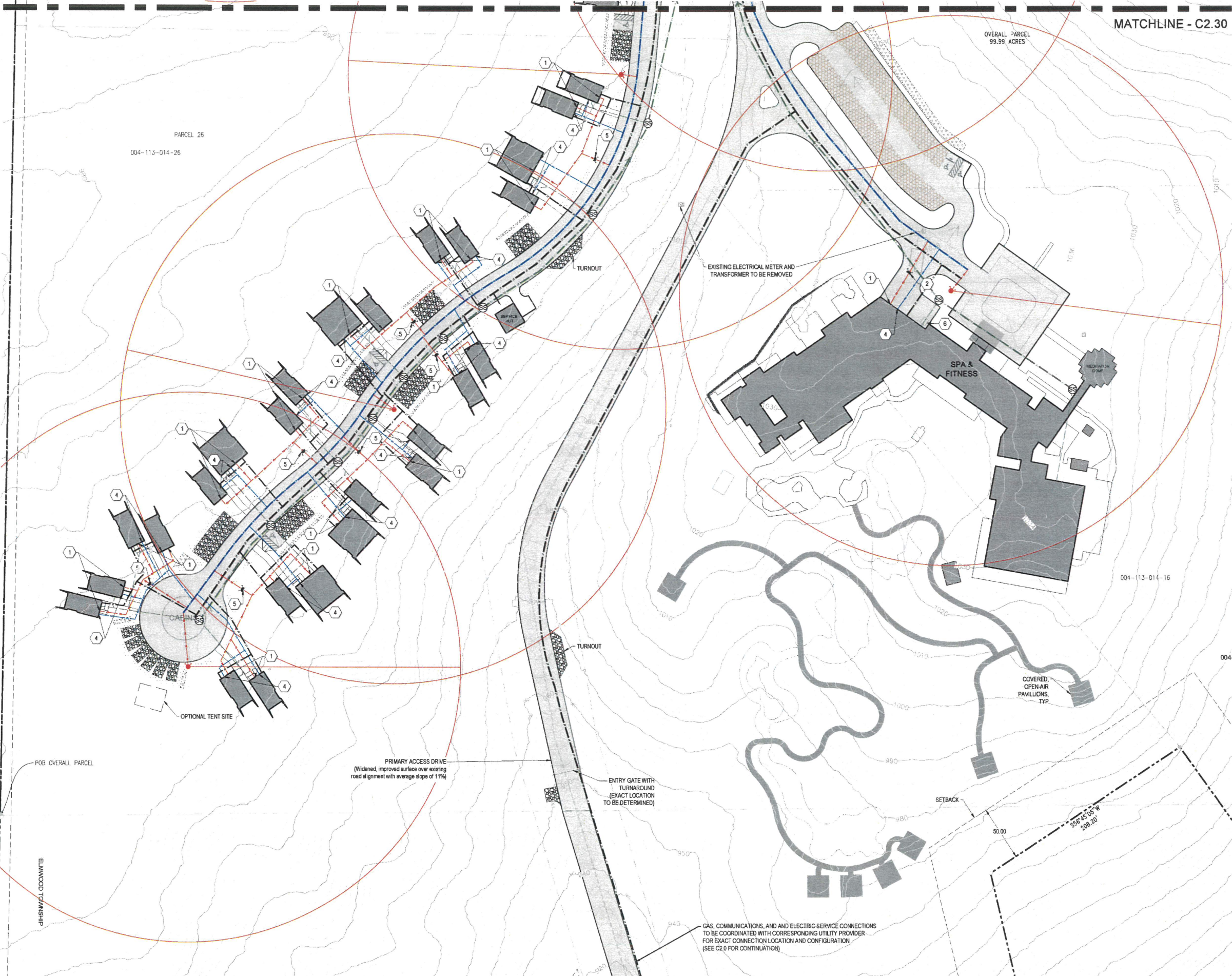
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EXISTING PARCEL OVERALL

G1.1



PROJECT: 2022-112, Millinery, C:\Users\jch\OneDrive\Documents\Projects\2022-112 Millinery\1.dwg, 8/16/2022 10:00:00 AM, User: jch, Plot: G1.1.dwg, 8/16/2022 10:00:00 AM



SITE INFO

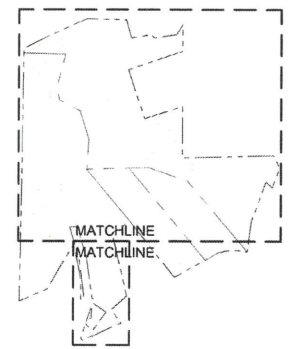
ELMWOOD TOWNSHIP

PARCELS: 004-113-014-26, 004-113-014-29,
 004-113-014-51, 004-113-014-16
 ZONE: RR
 OVERALL ACREAGE: 99.99 ACRES

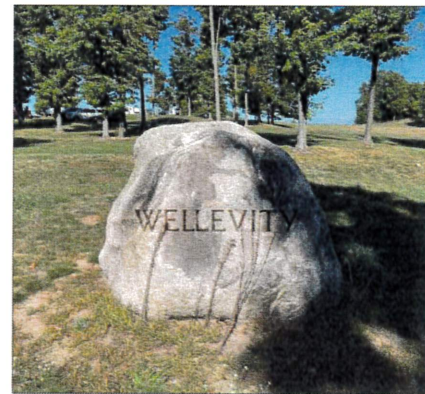
LEGEND

- PROPERTY LINE
- PROPOSED DEVELOPMENT AREA
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)

NOT FOR CONSTRUCTION



KEY MAP 1" = 10,000'



CONCEPTUAL MONUMENT SIGN
 NOT TO EXCEED 42 SF

SCALE: 1"=100'
 0 50' 100' 200' 300'



2 OVERALL SITE PLAN PLAN

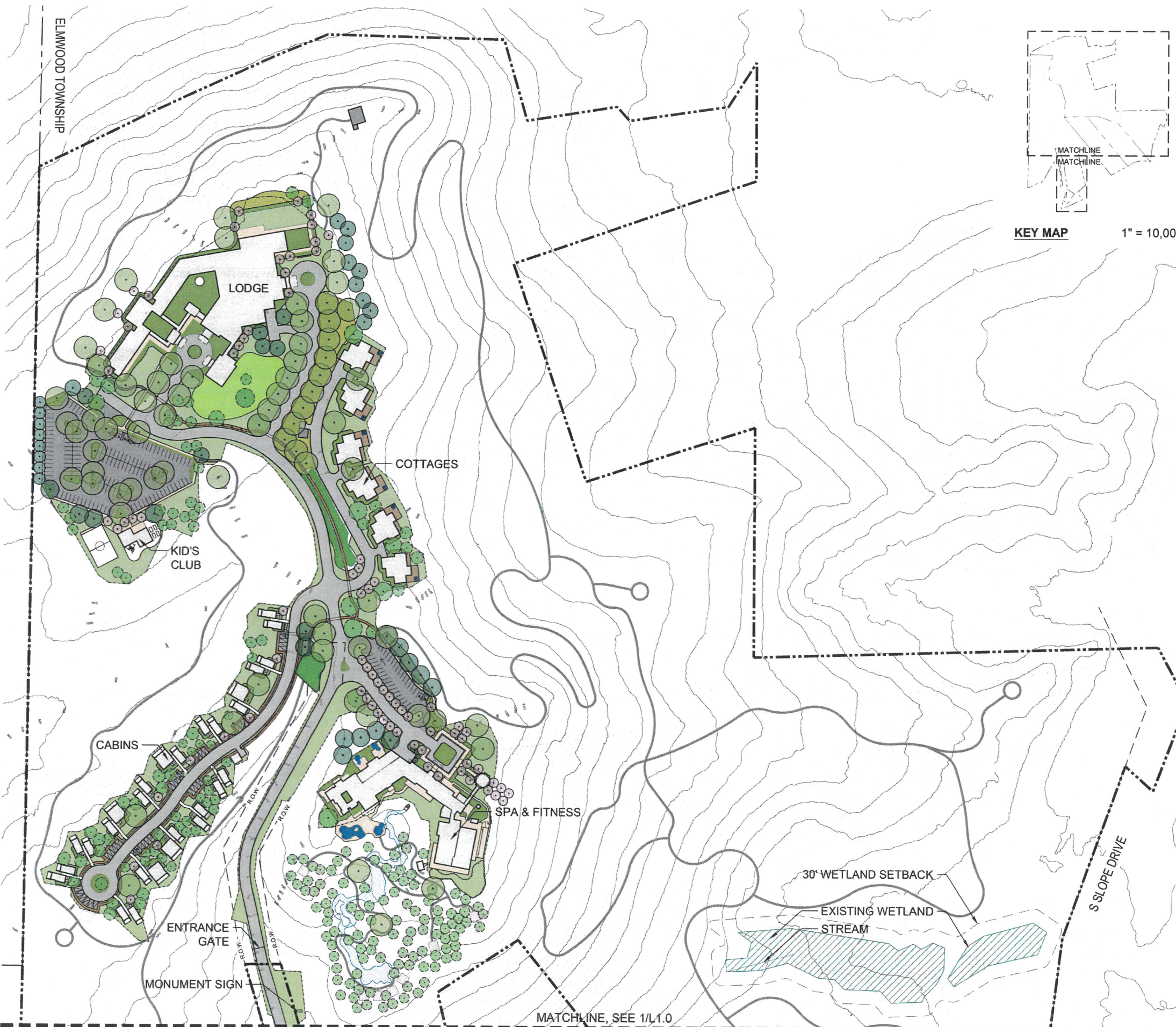
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LANDSCAPE PLAN OVERALL

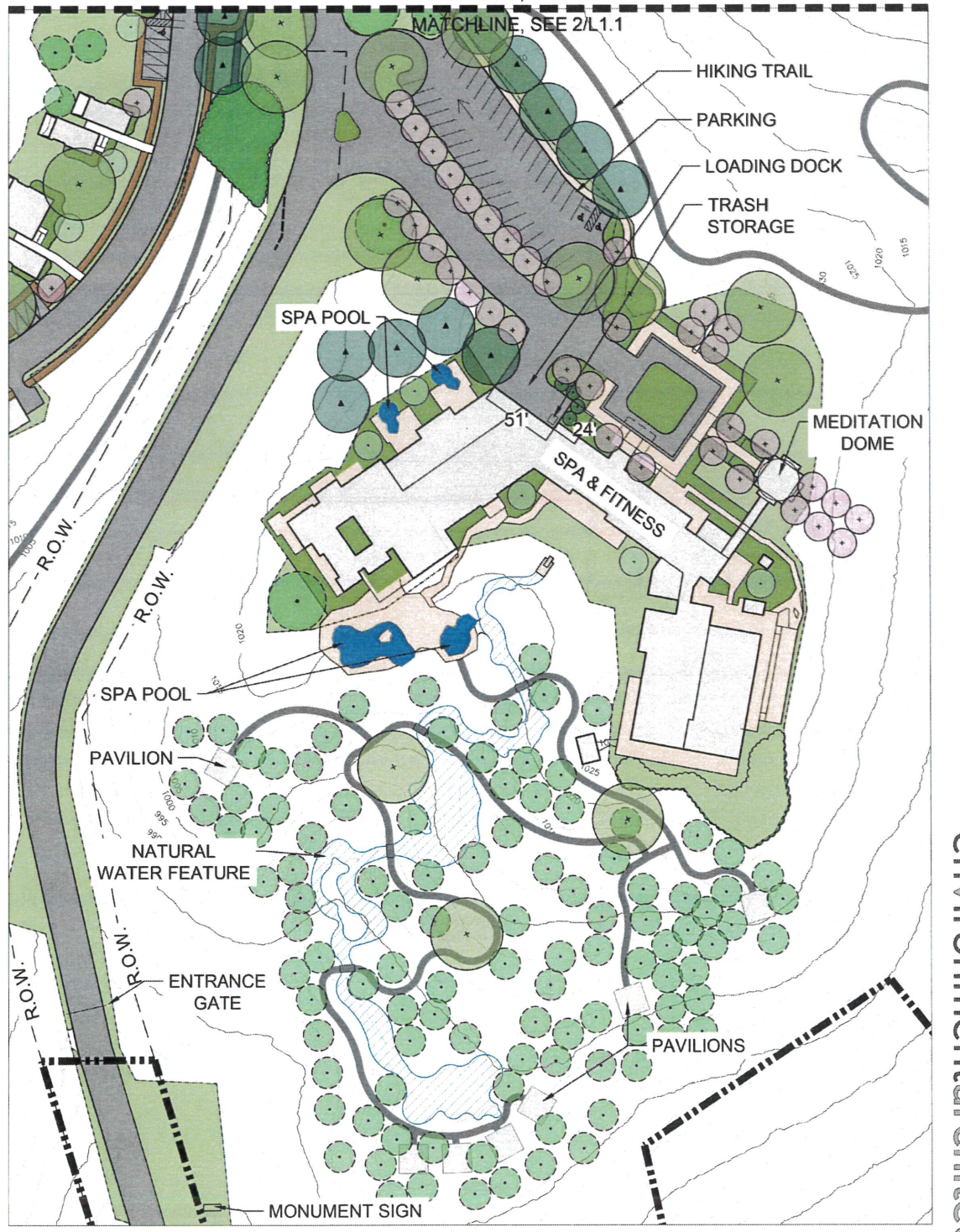
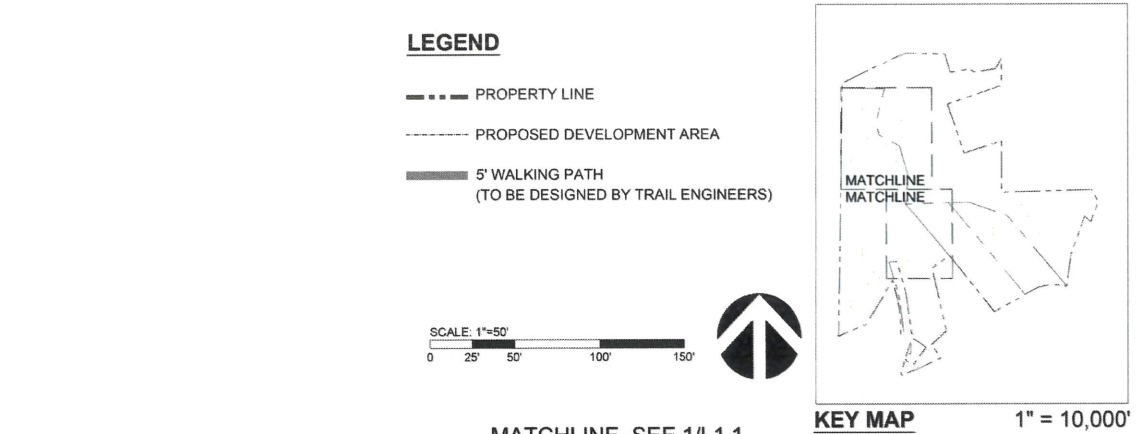
10/10/2022 L1.0 LANDSCAPE PLAN OVERALL.dwg

L1.0



1 OVERALL SITE PLAN PLAN

MATCHLINE, SEE 1/L1.0
 MATCHLINE, SEE 2/L1.0



1 ENLARGEMENT SITE PLAN PLAN
 10/5/2022 L1.1 LANDSCAPE PLAN ENLARGEMENT.dwg

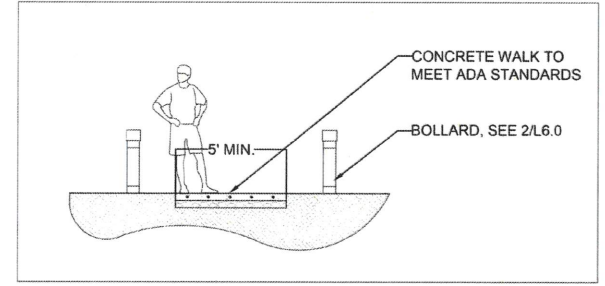
2 ENLARGEMENT SITE PLAN PLAN

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 LANDSCAPE PLAN ENLARGEMENT
 L1.1

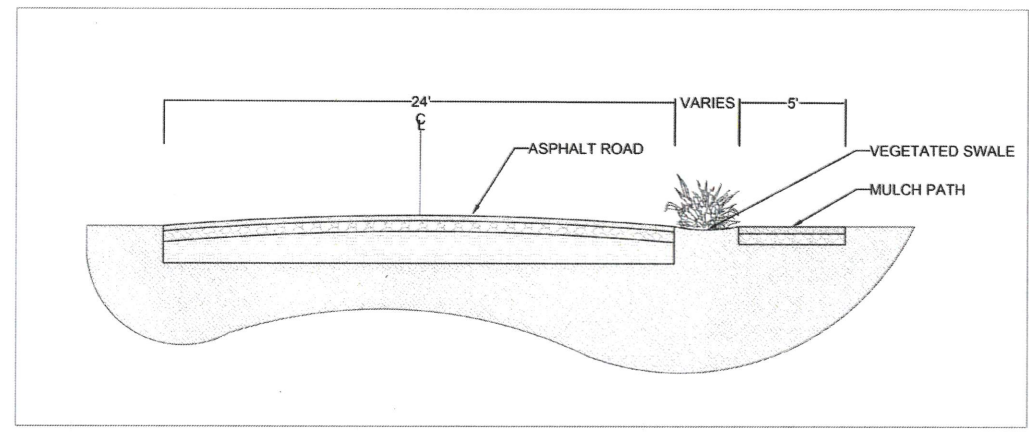
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CIRCULATION TYPES

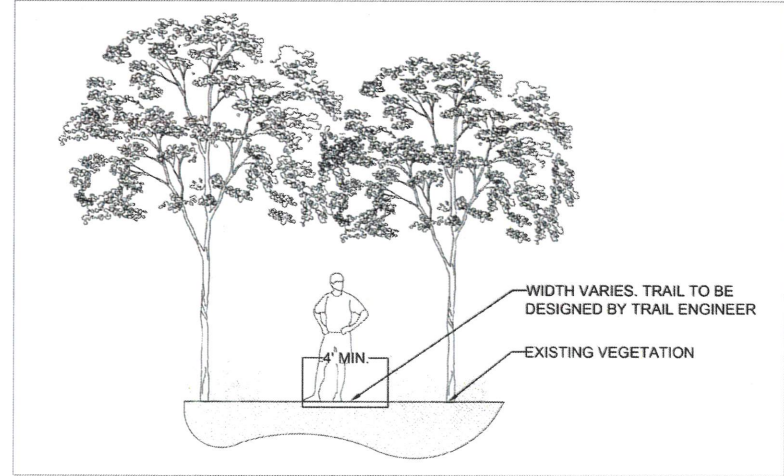
-  ADA ACCESSIBLE ROUTES
-  ROADWAY
-  MULCH PATH
-  TRAIL
-  SNOWSHOE TRAIL



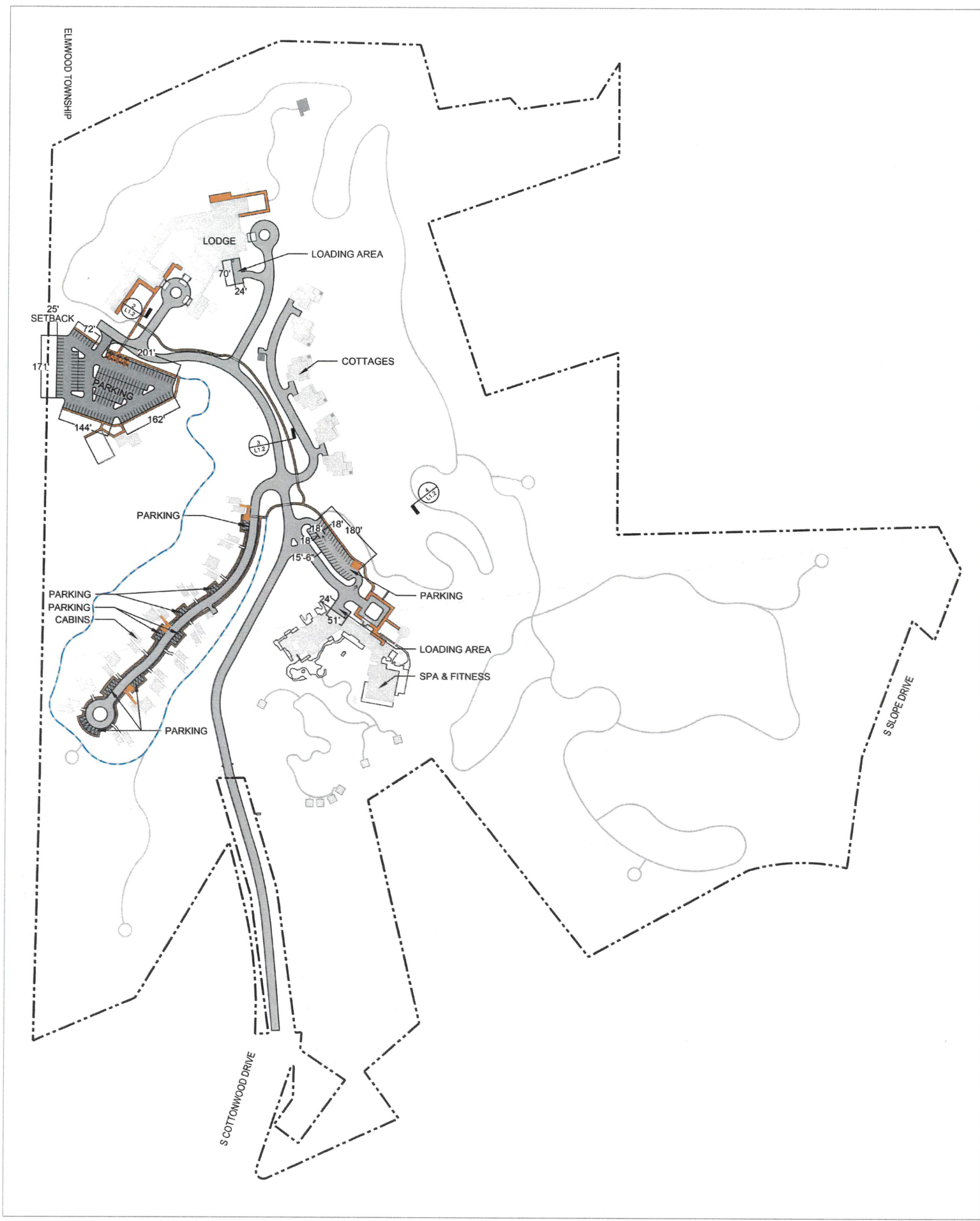
2 ADA PATHWAY SECTION
 1/4" = 1'-0"



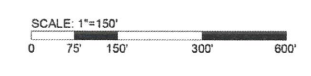
3 ROADWAY AND PATH SECTION
 1/4" = 1'-0"



4 TRAIL SECTION
 1/4" = 1'-0"



1 LANDSCAPE PLAN CIRCULATION PLAN
 10/5/2022 L1.2 LANDSCAPE PLAN CIRCULATION.dwg






WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

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SITE INFO

OVERALL ACREAGE: 99.99 ACRES

-  PROPOSED DEVELOPMENT AREA - 18.1 ACRES
-  PREVIOUSLY DISTURBED LAND - 43.3 ACRES
-  PROPOSED DEVELOPMENT ON UNDISTURBED LAND - 2.4 ACRES

ISSUES:	
DATE	DESCRIPTION:
8/19/22	Special Use Permit
9/30/22	SUP Revision 1

NOT FOR CONSTRUCTION

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SPECIAL USE PERMIT APPLICATION

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DISTURBED LAND DIAGRAM

10/5/2022 L2.0 DISTURBED LAND DIAGRAM.dwg



L2.0



LEGEND

- PROPERTY LINE
- PROPOSED DEVELOPMENT AREA
- 5' WALKING PATH
(TO BE DESIGNED BY TRAIL ENGINEERS)
- ▨ EXISTING WETLANDS

SITE INFO

OVERALL ACREAGE: 99.99 ACRES

■ TOTAL PROVIDED OPEN SPACE: 15.2 ACRES

RECREATIONAL SPACE THAT IS LANDSCAPED
AND MAINTAINED UNDER 12% GRADE

■ PROVIDED: 5.5 ACRES

ISSUES:
DATE: 8/19/22 DESCRIPTION: Special Use Permit
9/30/22 SUP Revision 1

NOT FOR
CONSTRUCTION

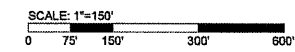
WELLEIVITY
SPECIAL USE PERMIT APPLICATION

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OPEN SPACE DIAGRAM

1 OPEN SPACE DIAGRAM
PLAN

9/28/2022 L3.0 OPEN SPACE DIAGRAM.dwg

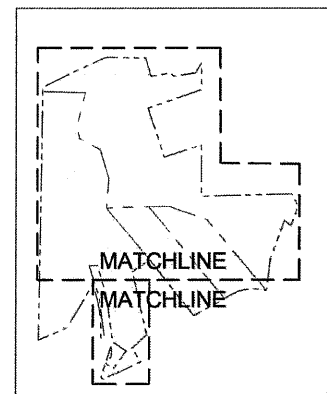


call 221.945.5224
fax 331.421.5773
2624 E. Gentry Road, Suite 100
Bozeman, MT 59708
www.earth.com

L3.0



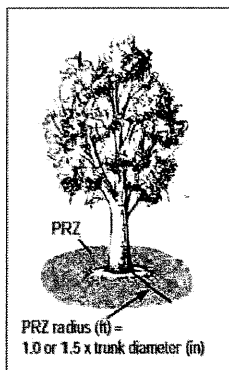
1 LANDSCAPE RESTORATION PLAN PLAN MATCHLINE 2/L4.0



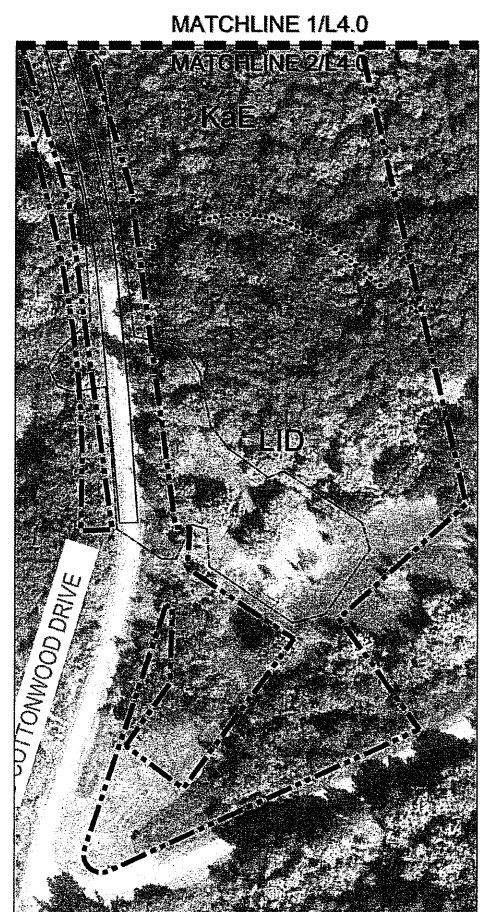
KEY MAP 1" = 10,000'

PROTECTED ROOT ZONE (PRZ)

1. MEASURE THE DIAMETER OF THE TRUNK AT CHEST HEIGHT, TO THE NEAREST INCH. EITHER WRAP A TAPE MEASURE AROUND THE TRUNK AND DIVIDE THAT NUMBER BY 3 OR HOLD A YARD STICK UP TO THE TRUNK AND APPROXIMATE THE DISTANCE.
2. MULTIPLY THE NUMBER BY 1.5 FOR MATURE OR STRESSED TREES OR BY 1.0 FOR YOUNG, HEALTHY TREES. EXPRESS THE RESULT IN FEET.
3. MEASURE THAT DISTANCE FROM THE TRUNK OF THE TREE. THE AREA WITHIN THIS RADIUS IS THE PROTECTED ROOT ZONE (PRZ).



3 PROTECTED ROOT ZONE



2 LANDSCAPE RESTORATION PLAN PLAN

RESTORATION NOTES

1. CONTRACTOR TO PROTECT ALL TREES ADJACENT AND NOTED TREES WITHIN THE LIMIT OF DISTURBANCE BOUNDARY ON L4.0. TREE PROTECTION MEASURES SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR TO INSTALL, INSPECT, AND MAINTAIN EROSION CONTROL BEST PRACTICES OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARY THROUGHOUT CONSTRUCTION.
3. EXPOSED SOIL TO BE PROTECTED WITH MULCH OR MULCH BLANKETS DURING CONSTRUCTION PRIOR TO FINAL PLANTING AS SEEN ON L5.0 AND L5.1

LANDSCAPE RESTORATION KEY

- INDIVIDUAL TREE PROTECTION, SEE 3/L4.0
- ⊖ GROUP TREE PROTECTION
- - - - - LIMIT OF DISTURBANCE
- ⋯⋯⋯ SOIL TYPE AREA
- ▨ EXISTING WETLAND AREAS

EXISTING VEGETATION

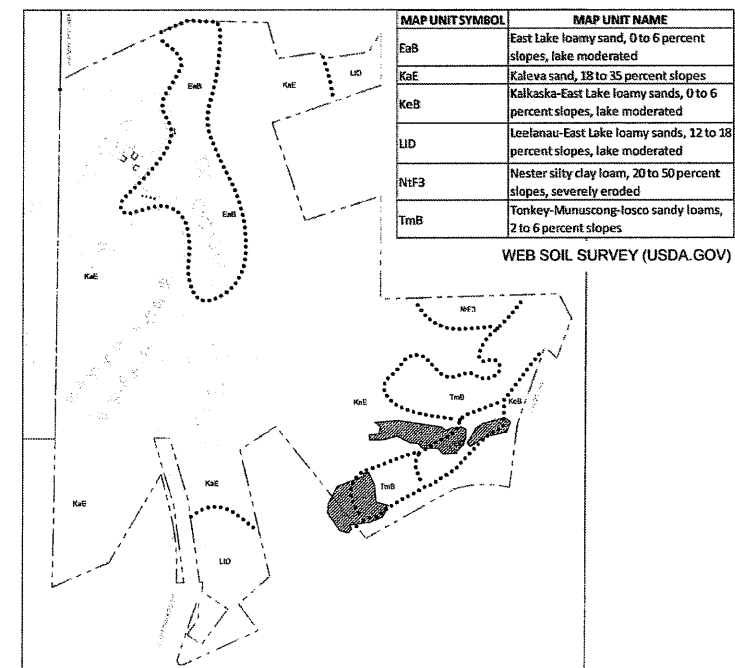
THE MAJORITY OF EXISTING VEGETATION ON SITE IS NORTHERN MESIC FOREST WITH SMALL AREAS PART OF THE RICH CONIFER SWAMP COMMUNITY. THE NORTHERN MESIC FOREST IS ON MOIST TO DRY-MESIC SITES LYING MOSTLY NORTH OF THE CLIMATIC TENSION ZONE. CHARACTERIZED BY THE DOMINANCE OF NORTHERN HARDWOODS. THE RICH CONIFER SWAMP OCCURS IN SWALES PART OF A WOODED DUNE AND SWALE COMPLEX, TYPICALLY ON COARSE- TO MEDIUM-TEXTURED GROUND MORAINES.

THE FOLLOWING NORTHERN MESIC FOREST TREES EXIST ON SITE:

- ACER SACCHARUM (SUGAR MAPLE)
- TSUGA CANADENSIS (EASTERN HEMLOCK)
- FAGUS GRANDIFOLIA (AMERICAN BEECH)
- BETULA ALLEGHANIENSIS (YELLOW BIRCH)
- TILIA AMERICANA (AMERICAN BASSWOOD)
- PINUS STROBUS (WHITE PINE)
- QUERCUS RUBRA (RED OAK)
- THUJA OCCIDENTALIS (WHITE CEDAR)
- FRAXINUS AMERICANA (WHITE ASH)
- OSTRYA VIRGINIANA (IRONWOOD OR HOP-HORNBEAM)
- ULMUS AMERICANA (AMERICAN ELM)
- ABIES BALSAMEA (BALSAM FIR)

THE FOLLOWING PLANTS EXIST IN RICH CONIFER SWAMP AREAS:

- THUJA OCCIDENTALIS (WHITE CEDAR)
- TSUGA CANADENSIS (EASTERN HEMLOCK)
- PINUS STROBUS (WHITE PINE)
- BETULA ALLEGHANIENSIS (YELLOW BIRCH)
- ULMUS AMERICANA (AMERICAN ELM)
- POPULUS TREMULOIDES (QUAKING ASPEN)
- R. TRISTLE (RED CURRENT)
- ADIANTUM PEDATUM (MAIDENHAIR FERN)
- ATHYRIUM FILIX-FEMINA (LADY FERN)
- ONOCLEA SENSIBILIS (SENSITIVE FERN)
- ARISAEMA TRIPHYLLUM (JACK-IN-THE-PULPIT)
- CALTHA PALUSTRIS (MARSH MARIGOLD)
- GEUM RIVALE (PURPLE AVENS)



4 SOIL TYPES MAP PLAN

ISSUES:
 DATE: 8/19/22 DESCRIPTION: Special Use Permit
 9/30/22 SUP Revision 1

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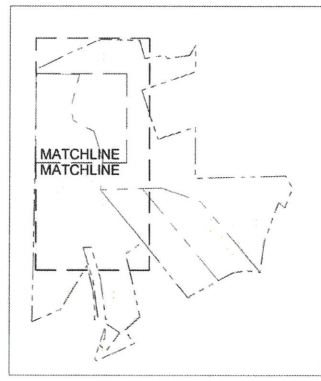
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LANDSCAPE RESTORATION PLAN

LANDSCAPE RESTORATION PLAN

L4.0

NOT FOR CONSTRUCTION



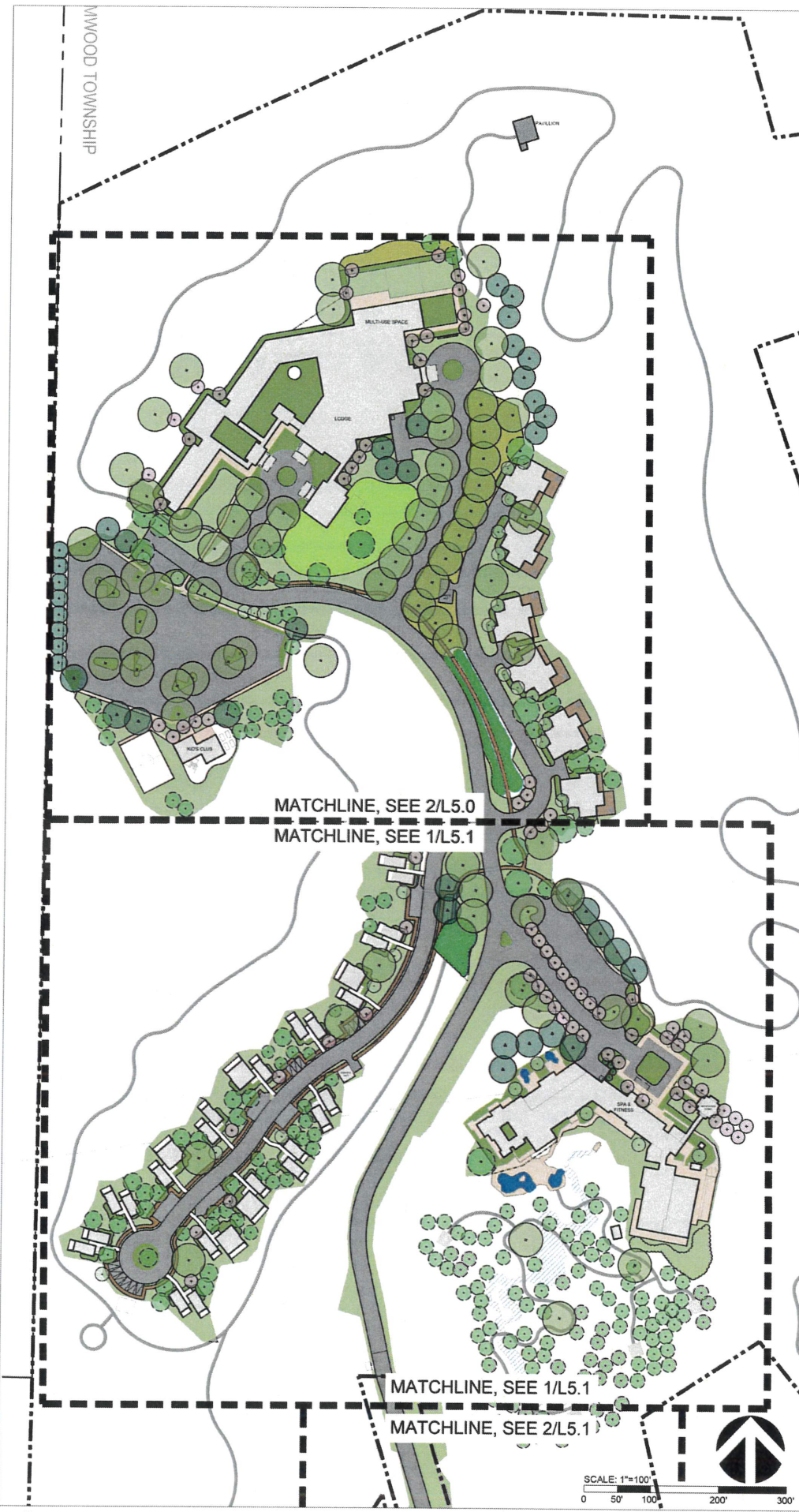
KEY MAP 1" = 10,000'

LEGEND

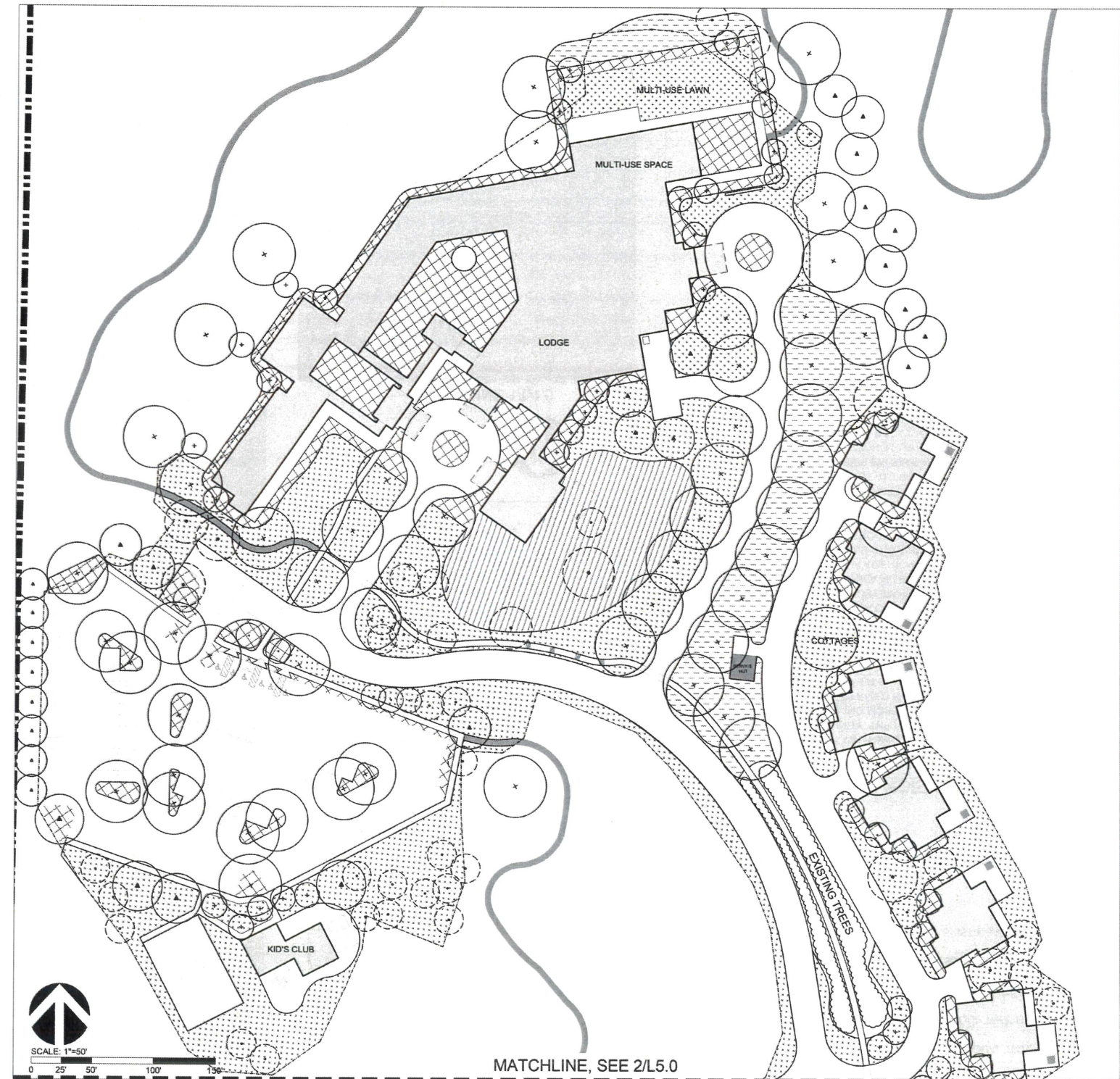
- PROPERTY LINE
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)
- - - PROPOSED DEVELOPMENT AREA

PLANTING LEGEND

- EXISTING GROUP OF TREES IN DEVELOPMENT AREA
- EXISTING TREE IN DEVELOPMENT AREA
- CANOPY TREE - 2.5" CAL. MIN.
- EVERGREEN - 6' HT.
- UNDERSTORY - 2" CAL. MIN - 6' HT. (CLUMP FORM)
- ACCENT TREE - 2" CAL. MIN - 6' HT. (CLUMP FORM)
- LAWN
- SHRUBS
- PRODUCTION GARDEN
- NATIVE WILDFLOWER MIX



1 CONCEPTUAL PLANTING PLAN PLAN
 10/5/2022 L5.0 CONCEPTUAL PLANTING PLAN OVERALL.dwg



2 CONCEPTUAL PLANTING PLAN PLAN
 MATCHLINE, SEE 2/L5.0
 MATCHLINE, SEE 1/L5.1

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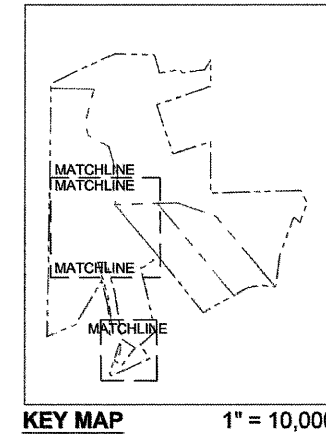
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LEGEND

- PROPERTY LINE
- 5' WALKING PATH
(TO BE DESIGNED BY TRAIL ENGINEERS)
- PROPOSED DEVELOPMENT AREA

PLANTING LEGEND

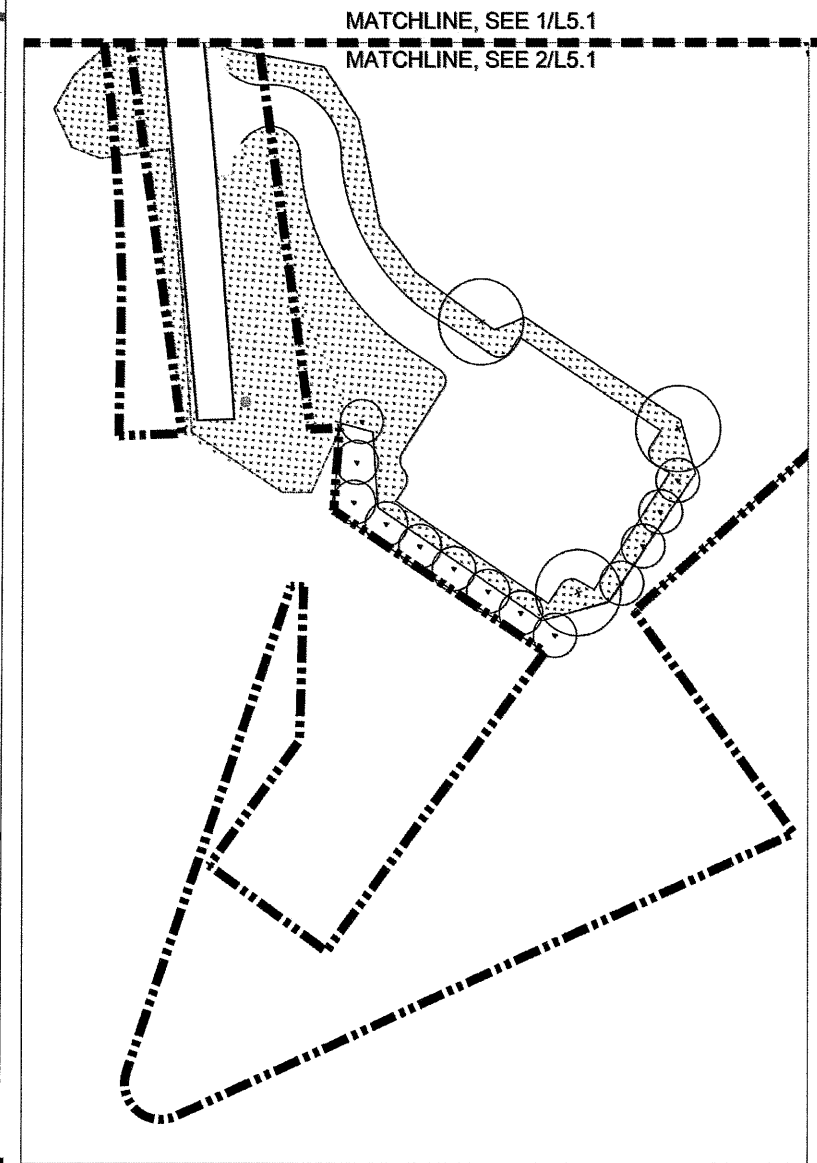
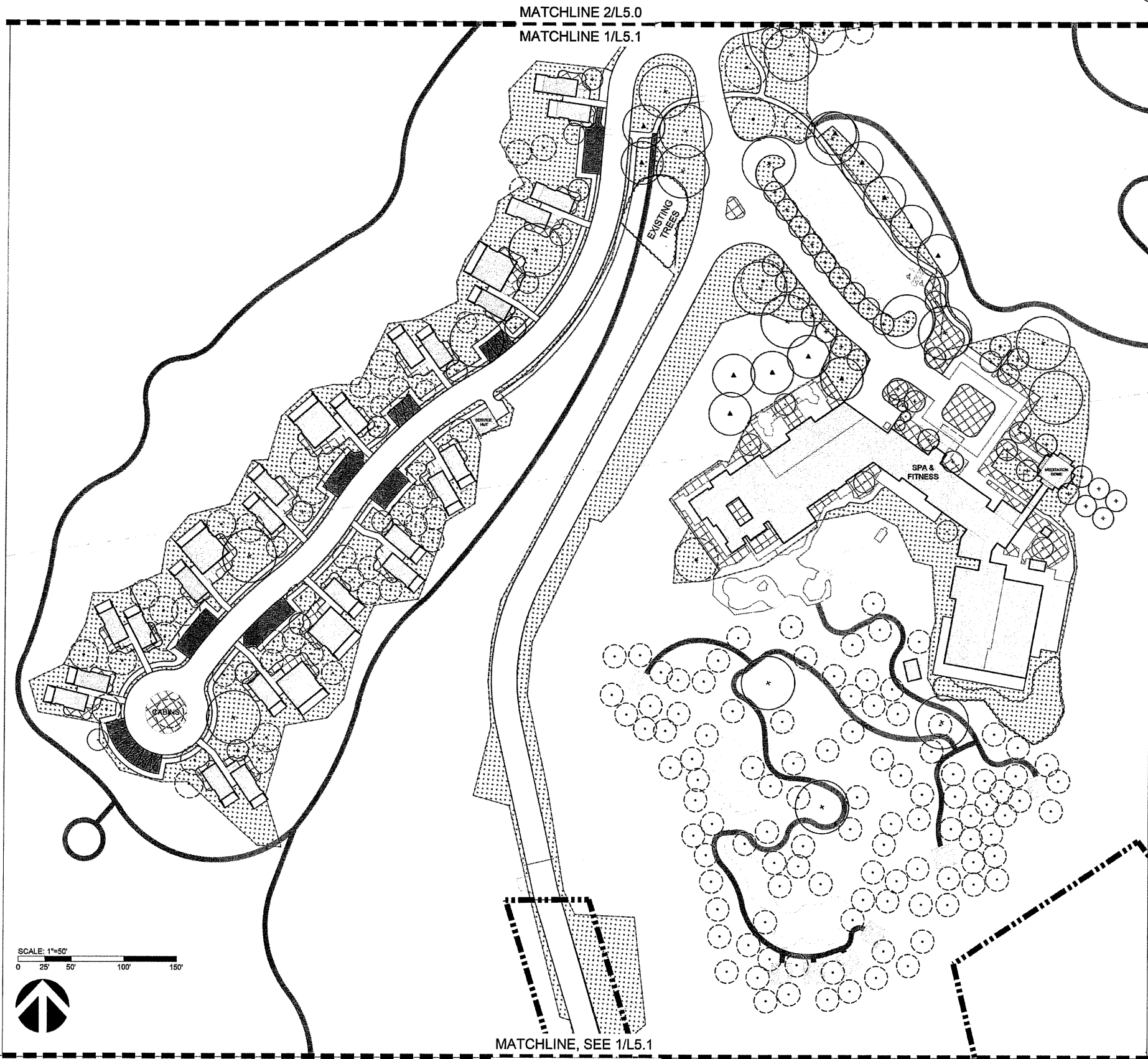
- EXISTING GROUP OF TREES IN DEVELOPMENT AREA
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- ACCENT TREE - 2" CAL. MIN
- 6' HT. (CLUMP FORM)
- LAWN
- SHRUBS
- PRODUCTION GARDEN
- NATIVE WILDFLOWER MIX



ISSUES:

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8/19/22	Special Use Permit
9/30/22	SUP Revision 1

NOT FOR CONSTRUCTION



SCALE: 1"=50'
0 25' 50' 100' 150'



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CANOPY TREES



AS ACER SACCHARUM
Sugar Maple SCALE: NTS



BP BETULA Papyrifera
Paper Birch SCALE: NTS



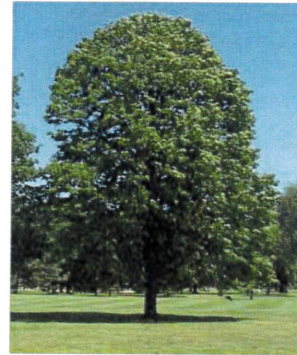
FG FAGUS GRANDIFOLIA
American Beech SCALE: NTS



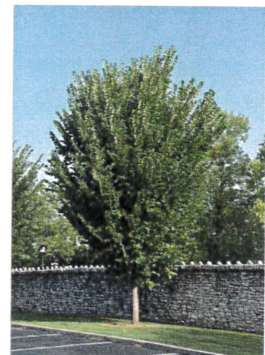
PT POPULUS TREMULOIDES
Quaking Aspen SCALE: NTS



QR QUERCUS RUBRA
Red Oak SCALE: NTS



TA TILIA AMERICANA
American Linden SCALE: NTS



UA ULMUS AMERICANA 'PRINCETON'
American Elm SCALE: NTS

EVERGREEN



AB ABIES BALSAMEA
Balsam Fir SCALE: NTS



PM PICEA MARIANA
Black Spruce SCALE: NTS



PS PINUS STROBUS
White Pine SCALE: NTS



TC TSUGA CANADENSIS
Canadian Hemlock SCALE: NTS



TO THUJA OCCIDENTALIS
Arborvitae SCALE: NTS

UNDERSTORY TREES



CC CARPINUS CAROLINIANA
American Hornbeam SCALE: NTS



OV OSTRYA VIRGINIANA
American Hophornbeam SCALE: NTS

ISSUES:
DATE DESCRIPTION
8/19/22 Special Use Permit
9/30/22 SUP Revision 1

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PLANTING PALETTE

cell 273 946 5234
fax 251 425 5773
2024 E. Cherry Street, Suite 100
Tomball, TX 77368
www.welleivity.com

L5.2

ACCENT TREES



AA AMELANCHIER ARBOREA
Shadblow Serviceberry SCALE: NTS



AL AMELANCHIER LAEVIS
Allegheny Serviceberry SCALE: NTS



CC CERCIS CANADENSIS
Eastern Redbud SCALE: NTS



SR SYRINGA RETICULATA
Japanese Lilac Tree SCALE: NTS

ISSUES:
 DATE: 8/19/22 DESCRIPTION: Special Use Permit
 9/30/22 SUP Revision 1

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ACCENT SHRUBS



AC AMORPHA CANESCENS
Leadplant SCALE: NTS



AP ARONIA PRUNIFOLIA
Black Chokecherry SCALE: NTS



CA CORNUS ALTERNIFOLIA
Alternate-leaf Dogwood SCALE: NTS



CS CORNUS SERICEA
Red-osier Dogwood SCALE: NTS



DL DIERVILLA LONICERA
Honeysuckle Bush SCALE: NTS



HV HAMAMELIS VIRGINIANA
Witch Hazel SCALE: NTS



IV ILEX VERTICILLATA
Michigan Holly SCALE: NTS



PO PHYSOCARPUS OPULIFOLIUS
Ninebark SCALE: NTS

PERENNIAL FLOWERS

- MWF - Tried & True Mix
60% Forbs, 40% Grasses
michiganwildflowerfarm.com
- | Scientific Name | Common Name |
|-------------------------------|----------------------------|
| Achillea millefolium | Yarrow |
| Asclepias syriaca | Common Milkweed |
| Coreopsis lanceolata | Sand Tickseed |
| Echinacea purpurea | Purple Coneflower |
| Helianthus scaberrimus | False Sunflower |
| Morarda fistulosa | Wild Bergamot |
| Ratibida pinnata | Yellow Coneflower |
| Rudbeckia hirta | Black-eyed Susan |
| Rudbeckia triloba | Three-lobed Coneflower |
| Solidago rigida | Stiff Goldenrod |
| Symphoricarpos laevis | Smooth Aster |
| Symphoricarpos oolentangensis | Prairie Heart-leaved Aster |
| Elymus canadensis | Canada Wild-Rye |
| Schizachyrium scoparium | Little Bluestem |



WM WILDFLOWER MIX SCALE: NTS

- RMF - Rain Garden Mix
40% Forbs, 60% Grasses/Sedge/Rush
michiganwildflowerfarm.com
- | Scientific Name | Common Name |
|-------------------------|------------------------|
| Achillea millefolium | Yarrow |
| Anemone canadensis | Canada Anemone |
| Angelica atropurpurea | Angelica |
| Asclepias incarnata | Swamp Milkweed |
| Eupatorium maculatum | Joe-Pye Weed |
| Eupatorium perfoliatum | Boneset |
| Helianthus autumnale | Sneezeweed |
| Iris virginica | Wild Blue Flag |
| Lobelia siphilitica | Great Blue Lobelia |
| Rudbeckia fulgida | Sweet Black-eyed Susan |
| Solidago graminifolia | Grass-leaved Goldenrod |
| Solidago patula | Swamp Goldenrod |
| Symphoricarpos puniceum | Swamp Aster |
| Verbena hastata | Blue Vervain |
| Vernonia missurica | Ironweed |
| Carex spp. | Carex species |
| Elymus virginicus | Virginia Wild Rye |
| Scirpus spp. | Scirpus species |
| Sparganium eurycarpum | Common Bur Reed |



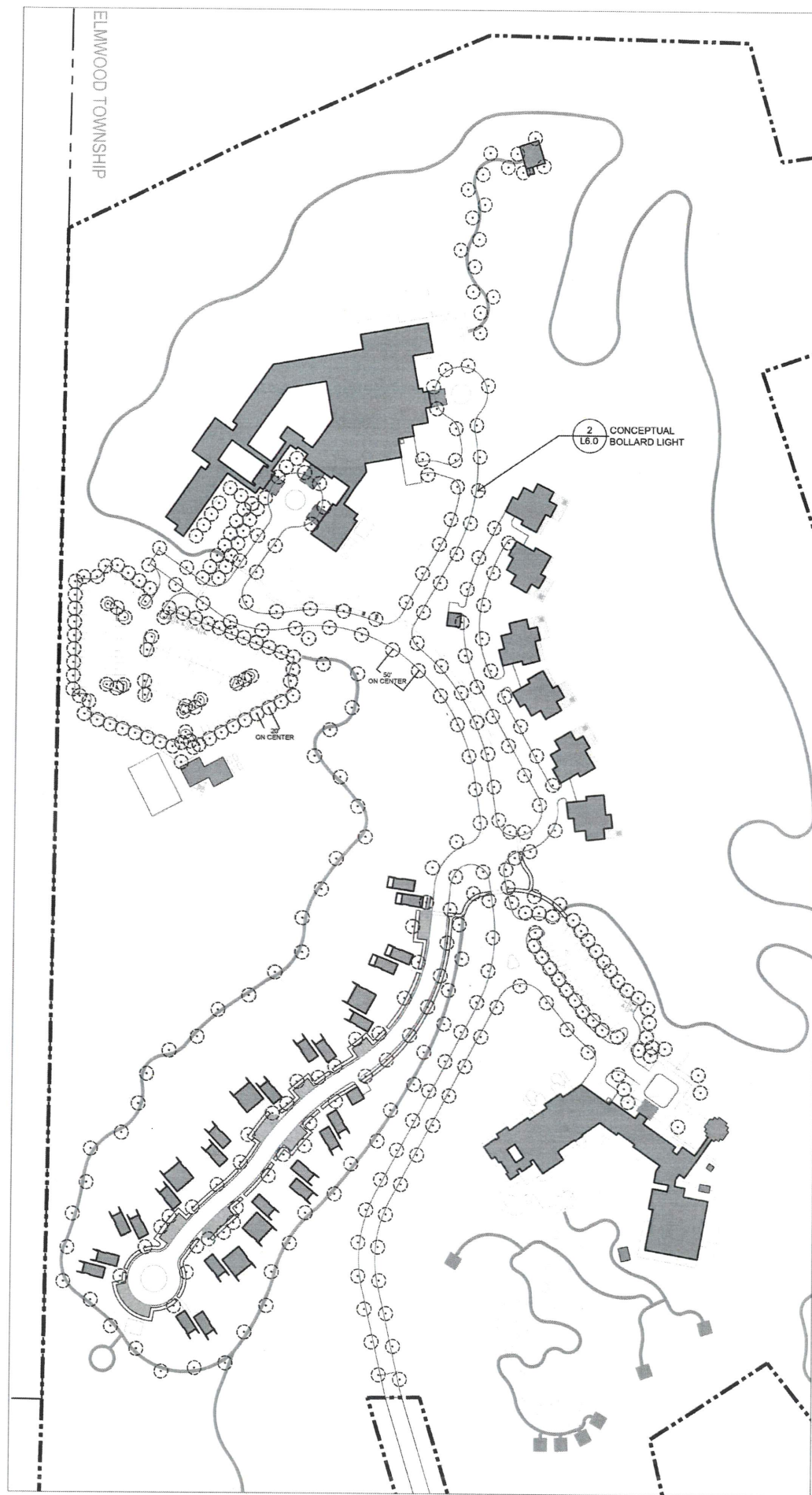
RM RAINGARDEN MIX SCALE: NTS

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PLANTING PALETTE

Call 231-946-2324
 Fax 231-946-1792
 30241 e Cherry Street West
 Grand Haven, MI 49434
 www.wvch.com



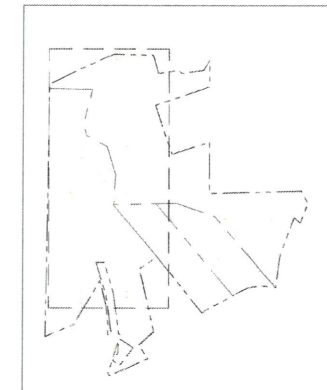
1 CONCEPT LIGHTING PLAN
10/5/2022 L6.0 CONCEPT LIGHTING.dwg

SCALE: 1"=100'
0 50' 100' 200' 300'



LEGEND

- PROPERTY LINE
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)
- LIGHT (360)



KEY MAP 1" = 10,000'

ISSUES:
DATE: 8/19/22 DESCRIPTION: Special Use Permit
9/30/22 SUP Revision 1

NOT FOR CONSTRUCTION

Ata Solar Powered Wood Body LED Bollard
STRUCTURA

FIXTURE TYPE:
PROJECT NAME:

FEATURES:

- Uses enclosed coil, no tinkering, cutting or wiring.
- No electric bills, no lamp replacement.
- Provides a visible green statement with no ongoing carbon emissions.
- Automatically manages performance based on environmental conditions.
- Concealed anchor bolts in screw-in foundation.

SPECIFICATIONS:

HOUSING: Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2599 glulam construction specifications for extreme exposed weather conditions and is waterproof and tested for wet or dry use exposure.

SOLAR MODULE: Module integrated into top cap encased in a high impact UV resistant polycarbonate. Automatically adapts to optimize lighting performance based on environmental conditions and lighting requirements.

BATTERY: High-performance lithium battery. Exceptional 5 to 10 year life cycle. High temperature tolerance with a 4°F winter rating. Contained within the bollard and designed for easy changes when required.

OPTICAL SYSTEM: Uses high output LEDs with a 100,000 hour L70 life. Typical lumen output is 90-140 lumens with warm white (3000K), neutral white (4000K), or amber (2200K) color temperature.

FINISHES AND MATERIALS: Woods are finished with a low VOC water-borne multi-surface finish containing UV and mildew inhibitors. All exterior aluminum parts are polyester powder coat painted to AAMA-2604 standards. Care and Maintenance.

HARDWARE: Fasteners are stainless steel. Concealed anchor bolts are hot-dip galvanized.

72 ©2022 STRUCTURA INC

2 CONCEPT BOLLARD LIGHT NTS

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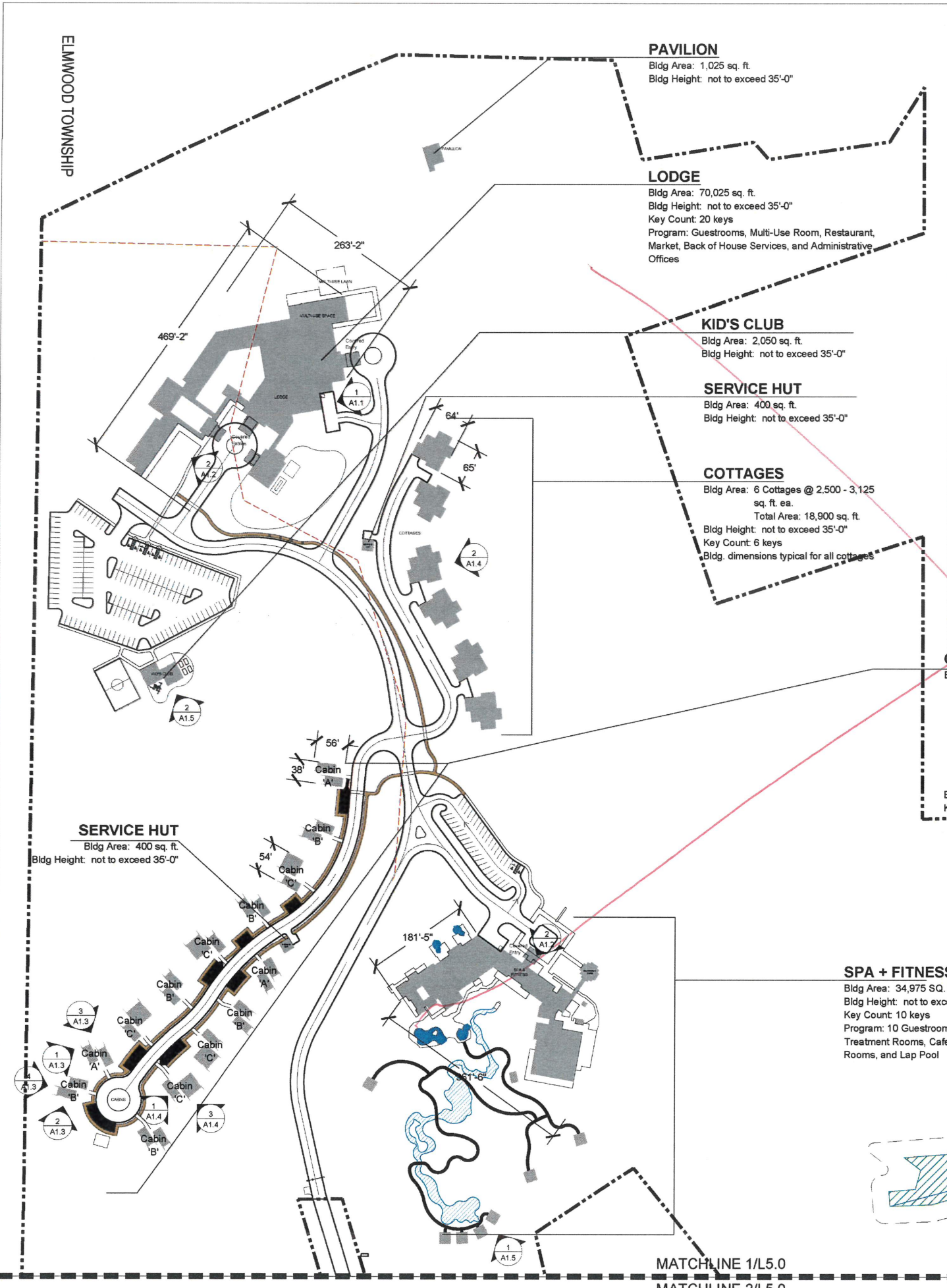
CONCEPT LIGHTING

CONCEPT LIGHTING L6.0

superseded

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

NOT FOR CONSTRUCTION



PAVILION
 Bldg Area: 1,025 sq. ft.
 Bldg Height: not to exceed 35'-0"

LODGE
 Bldg Area: 70,025 sq. ft.
 Bldg Height: not to exceed 35'-0"
 Key Count: 20 keys
 Program: Guestrooms, Multi-Use Room, Restaurant, Market, Back of House Services, and Administrative Offices

KID'S CLUB
 Bldg Area: 2,050 sq. ft.
 Bldg Height: not to exceed 35'-0"

SERVICE HUT
 Bldg Area: 400 sq. ft.
 Bldg Height: not to exceed 35'-0"

COTTAGES
 Bldg Area: 6 Cottages @ 2,500 - 3,125 sq. ft. ea.
 Total Area: 18,900 sq. ft.
 Bldg Height: not to exceed 35'-0"
 Key Count: 6 keys
 Bldg. dimensions typical for all cottages

CABINS
 Bldg Area: Cabin 'A' (3) @ 1,030 sq. ft. ea.
 Total Area: 3,090 sq. ft.
 Dims: 38'-0" x 56'-0" (typical)
 Cabin 'B' (8) @ 1,545 sq. ft. ea.
 Total Area: 9,270 sq. ft.
 Dims: 38'-0" x 56'-0" (typical)
 Cabin 'C' (5) @ 1,545 sq. ft. ea.
 Total Area: 7,725 sq. ft.
 Dim: 54'-0" x 56'-0" (typical)
 Bldg Height: not to exceed 35'-0"
 Key Count: 40 keys

SPA + FITNESS
 Bldg Area: 34,975 SQ. FT.
 Bldg Height: not to exceed 35'-0"
 Key Count: 10 keys
 Program: 10 Guestrooms, Spa Treatment Rooms, Cafe, Fitness Rooms, and Lap Pool

Program Summary:	Conditioned Area (sf)	Covered Unconditioned Area (sf)
Lodge (70 keys*)	69,800	6,800
Spa & Fitness (10 keys*)	35,475	4,950
Cabins (40 keys*)	23,325	9,000
Cottages (6 keys*)	18,900	2,700
Kid's Club	2,050	1,000
Totals	149,550	24,250

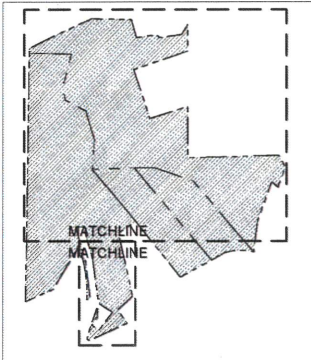
* Key = 1 guest unit

Wellleivity Use	Elmwood Township Zoning Ordinance	Gross Floor Area (sf)	Keys	Employees	Required Stalls
Lodging/guestrooms (lodge, cabins, cottages, spa rooms)	Motel 1 space for each occupant unit plus 1 space per employee on largest shift		70	50	120
Multi-Purpose Room	Community Recreation Center 1 space per 200 sq ft of floor area	2400			12
Restaurant	Restaurants including outdoor seating and tasting room 1 space for every 3 people allowed by occupancy permit) Occupancy: 1 person / 15 sf.	1875			42
Spa + Pool + Fitness	Medical Clinics, Veterinary clinics (spa only) 1 space for each 300 sq. ft. of waiting room plus 1 space per patient room, chair, or similar area)	1040 (lounge area)			20
	Public or Private Clubs (pool only) 1 space per every family or individual memberships; 1 space for each 100 sq. ft. of water surface plus accessory uses IBC Exercise Room Occupancy (50%/person). Local precedent suggests 1 stall per 6 people based on IBC occupancy.	2500			25
Guest Shuttle Service	Fitness Area 3 guest shuttles provided for ease of transportation within and around the property.	3750			13
Handicap Stalls (incl. in count)					11
Total Car Stalls					234

Actual Parking Division:	Count
Lodges	150
Cabins	34
Cottages	12
Wellness	39
Public parking allowance	40
Total Car Stalls	275

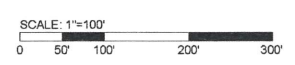
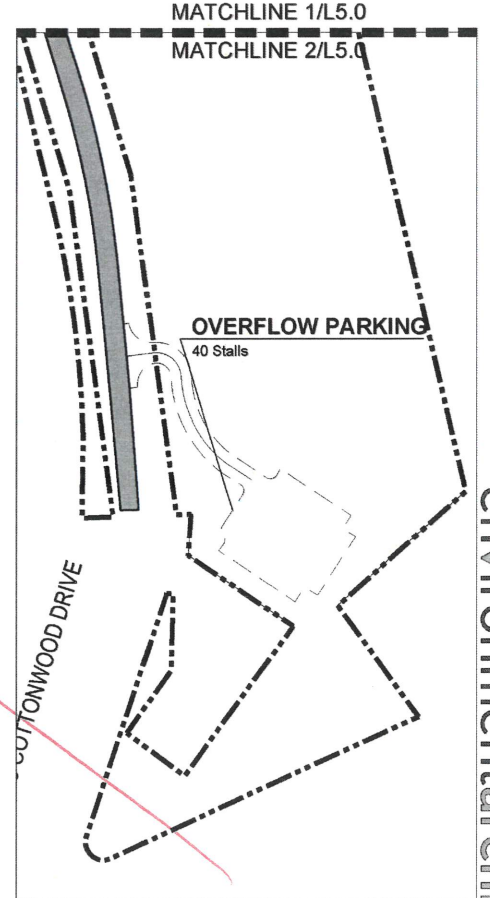
SITE INFO

ELMWOOD TOWNSHIP
 PARCELS: 004-113-014-26, 004-113-014-29, 004-113-014-51, 004-113-014-16
 ZONES: RR
 OVERALL ACREAGE: 99.99 ACRES



KEY MAP

1" = 10,000'



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ARCHITECTURAL SITE PLAN - OVERALL

10/5/2022 A1.0 Arch Programming.dwg

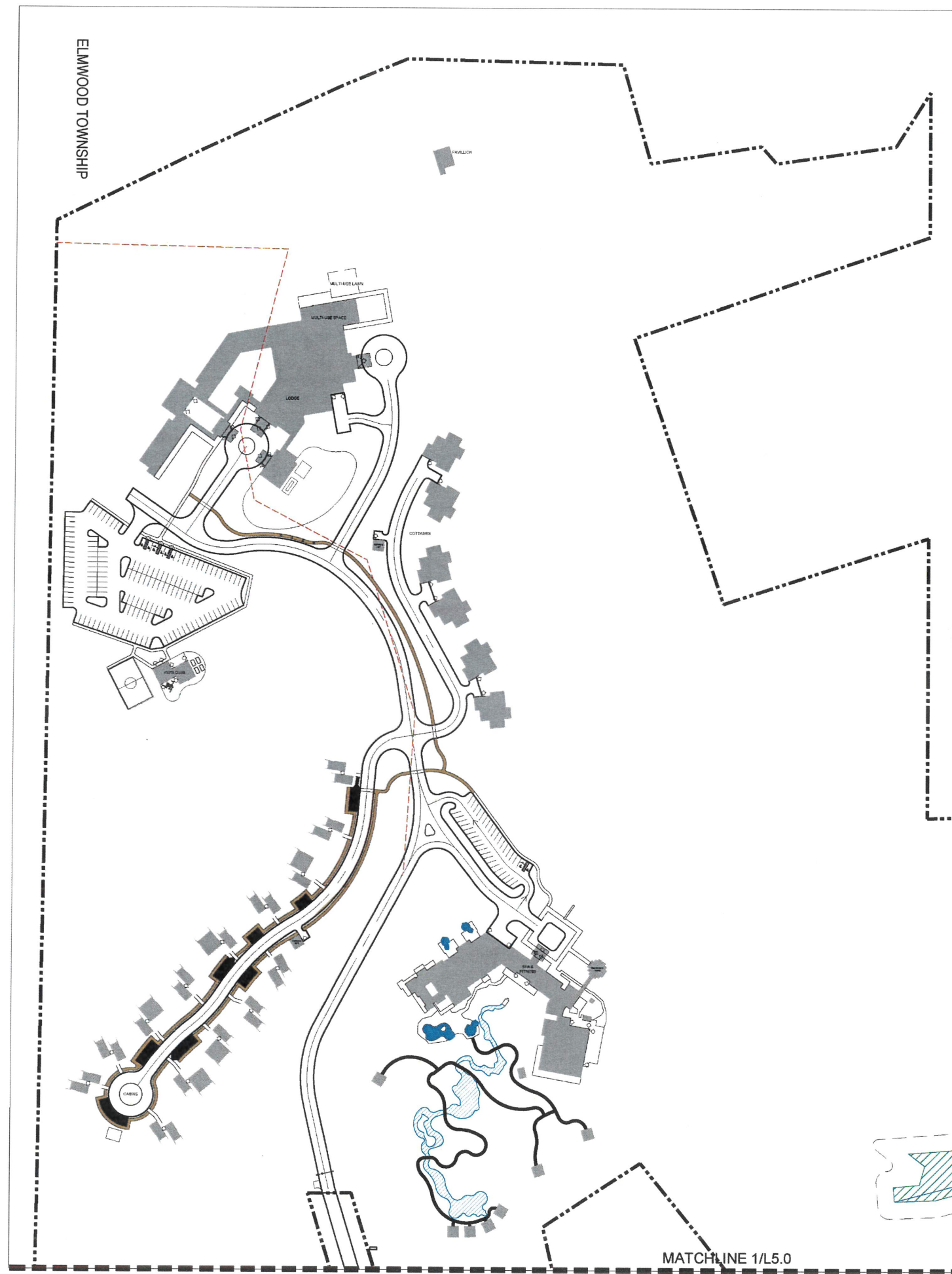
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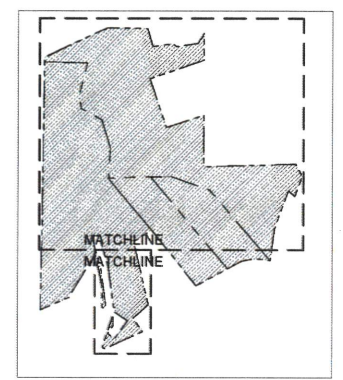
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ARCHITECTURAL LIGHTING SITE PLAN - OVERALL
 A1.1



CONCEPTUAL EXTERIOR WALL SCNCE
 Aria 2304KZ-LED

CONCEPTUAL EXTERIOR DOWN LIGHT
 P5774-20/30K



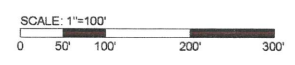
CONCEPTUAL EXTERIOR WALL SCNCE 02

CONCEPTUAL EXTERIOR DOWN LIGHT 01

KEY MAP 1" = 10,000'

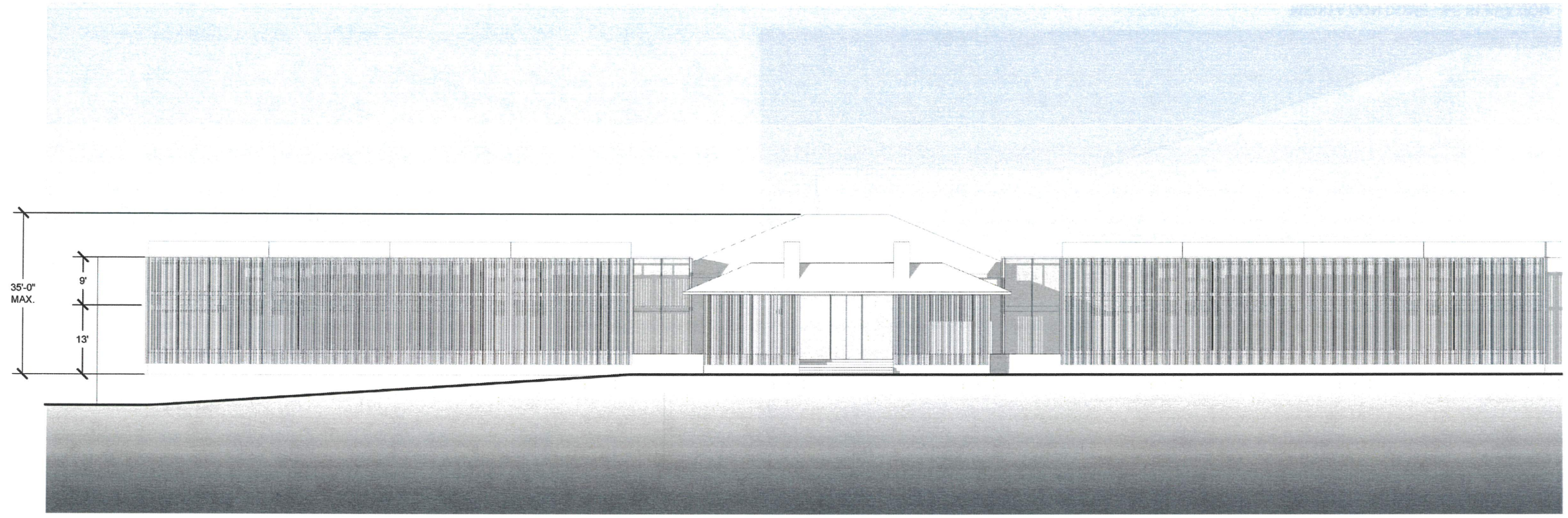
MATCHLINE 1/L5.0
MATCHLINE 2/L5.0

SPA PAVILIONS - VIEW ELEVATION 01
 3/16" = 1'-0"

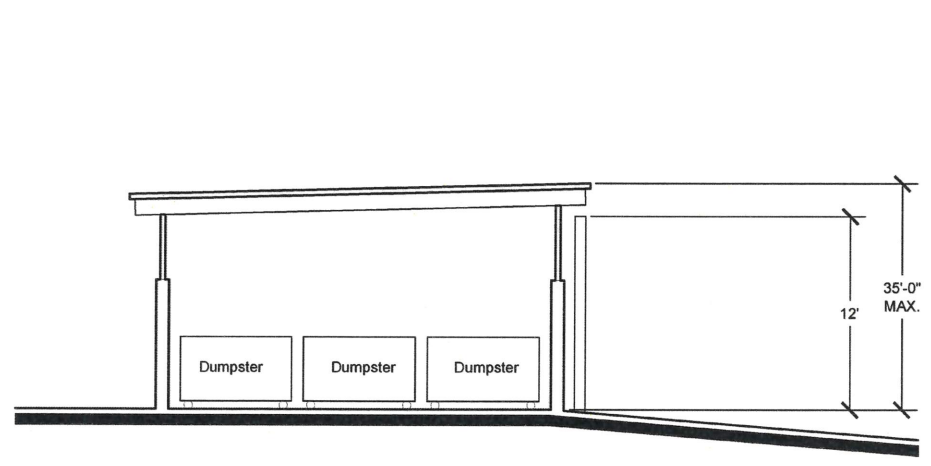


ISSUES:	
DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

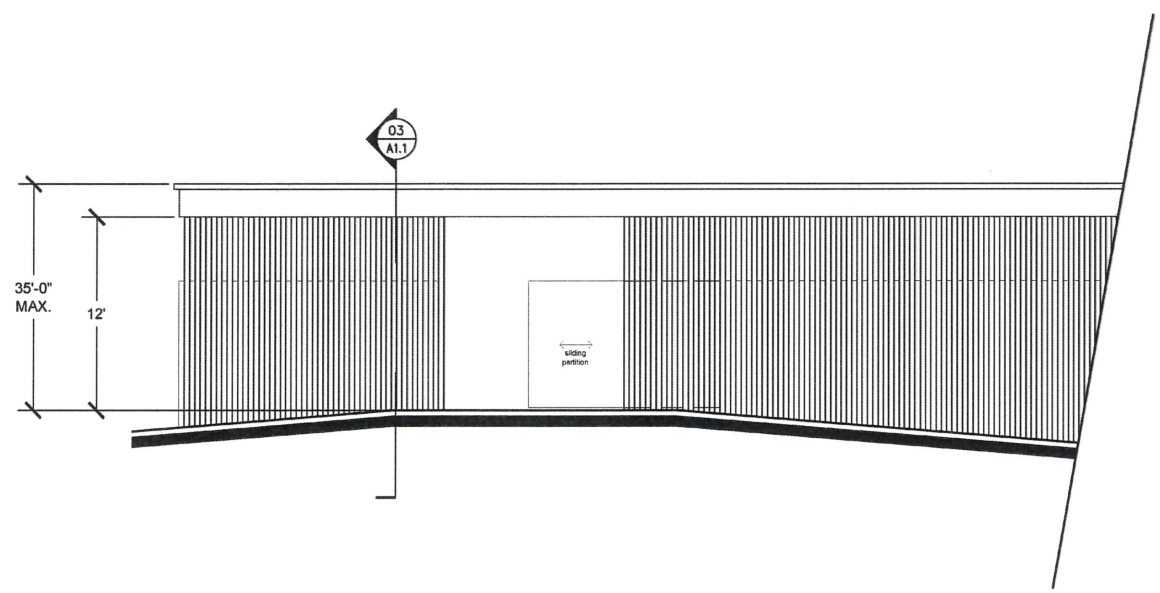
NOT FOR CONSTRUCTION



LODGE - GUESTROOM WING ENTRY ELEVATION 02
 $\frac{3}{32}'' = 1'-0''$



SERVICE DOCK - ENLARGED SECTION 03
 $\frac{3}{16}'' = 1'-0''$



SERVICE DOCK - ENLARGED ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

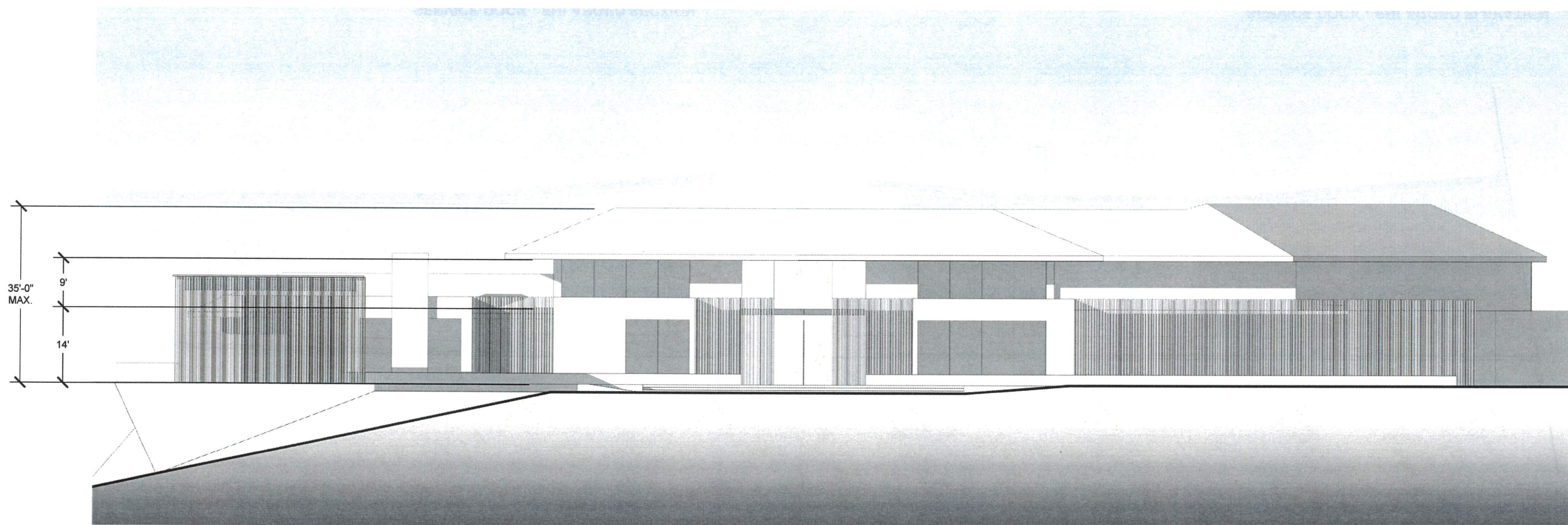
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CONCEPTUAL BUILDING ELEVATIONS	
call 520 848 1554 fax 520 451 5775 15214 e cherry land road brownsville tx 77804 env-arch.com	A2.1

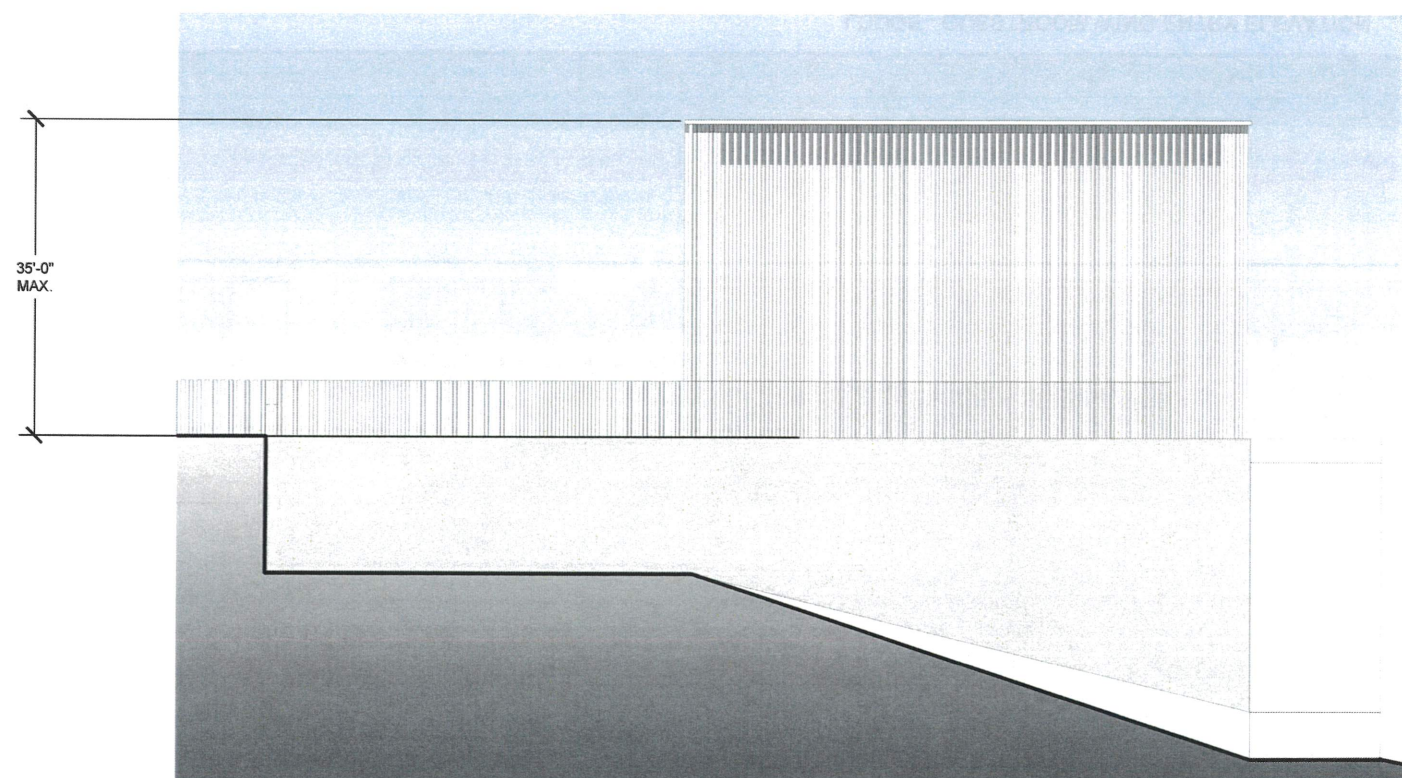
ISSUES:

DATE	DESCRIPTION
8/19/22	Special Use Permit
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NOT FOR CONSTRUCTION



SPA - ENTRY ELEVATION 02
 $\frac{3}{32}'' = 1'-0''$



MEDITATION DOME - SE ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
SPECIAL USE PERMIT APPLICATION

environmentarchitects

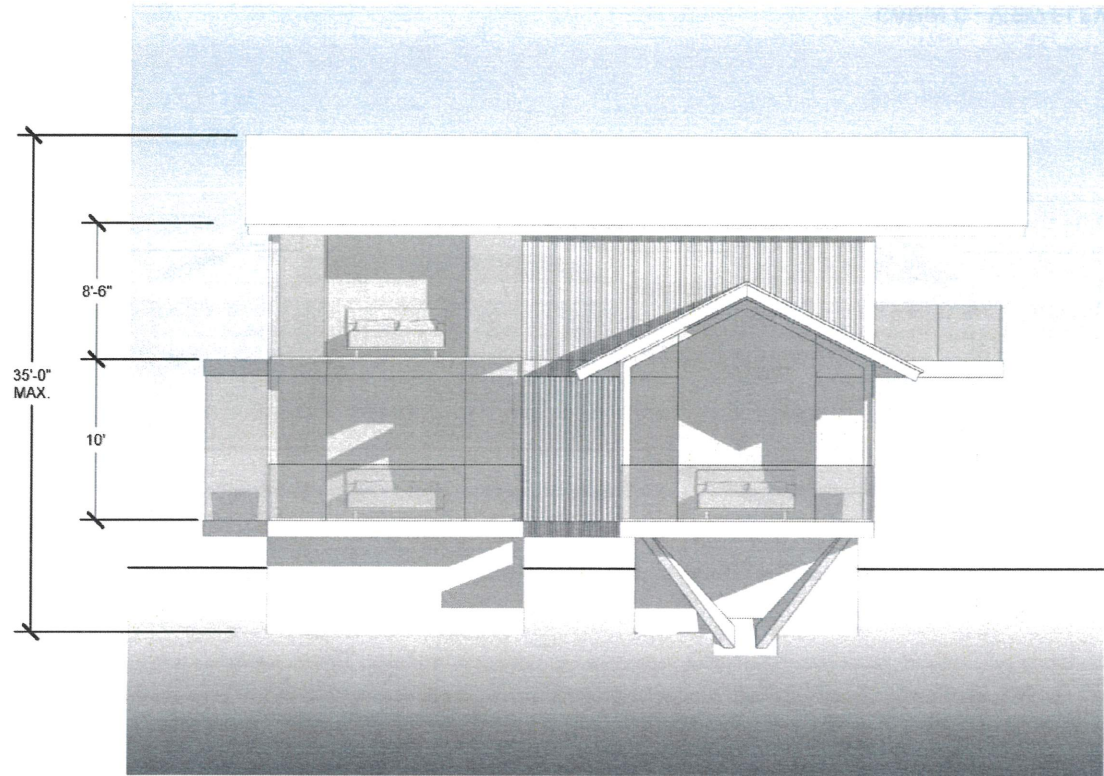
CONCEPTUAL BUILDING ELEVATIONS

cell 231 945 1254
fax 231 431 5772
10241 w. cherryland road
troy mich 48068
www-wvrb.com

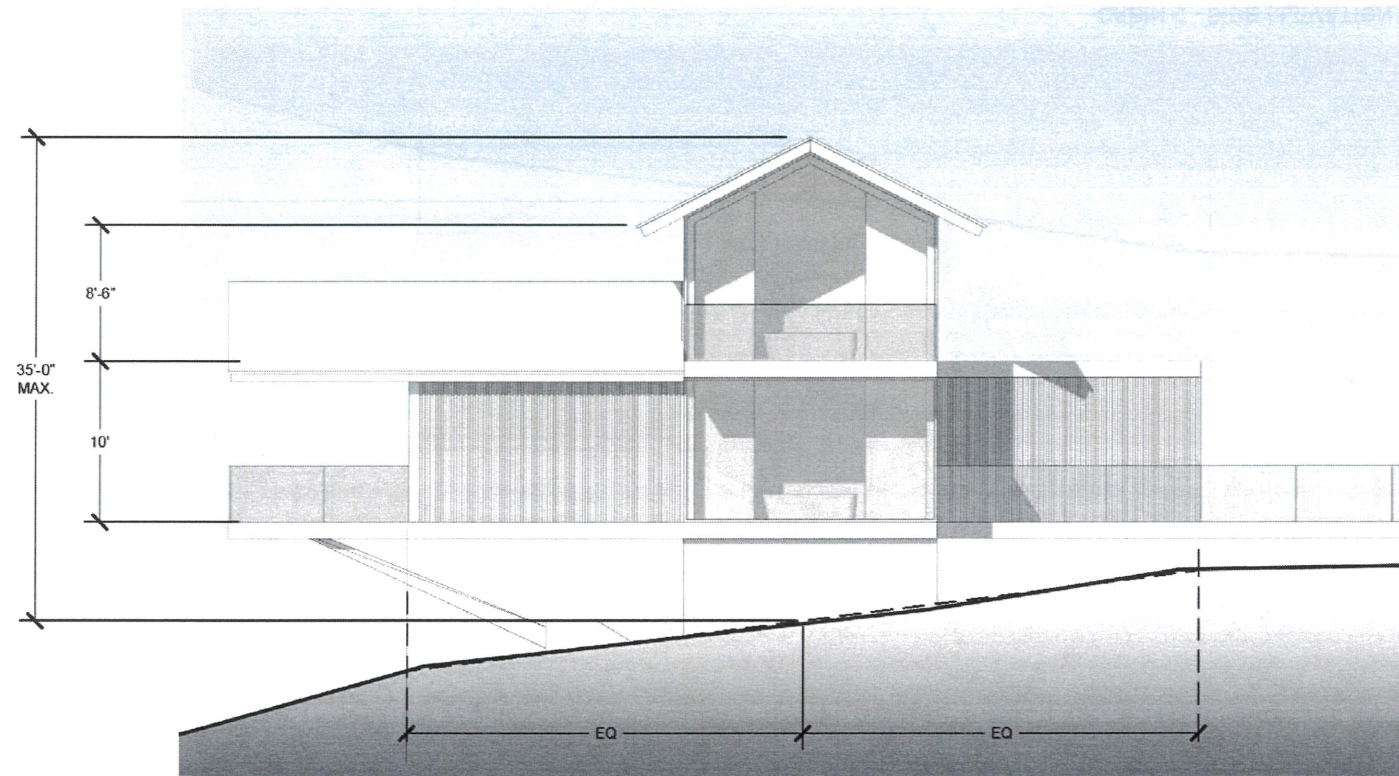
A2.2

ISSUES:	DATE:	DESCRIPTION:
	8/19/22	Special Use Permit
	9/30/22	SUP Rev. 01

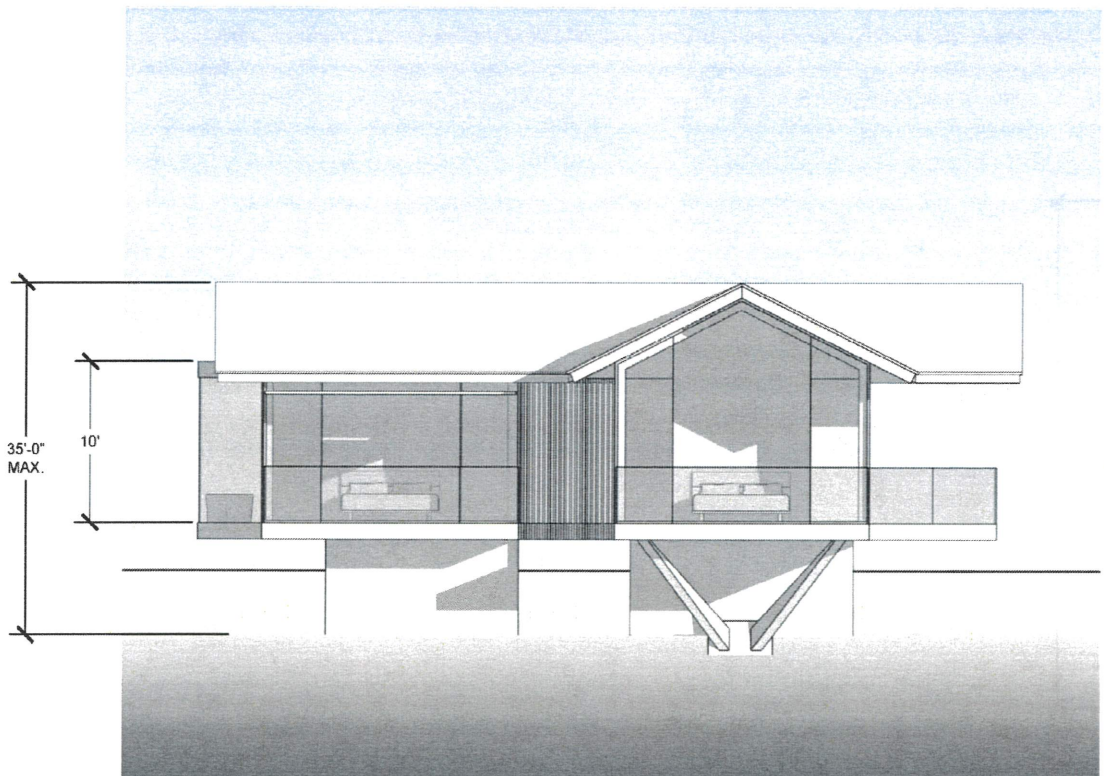
NOT FOR CONSTRUCTION



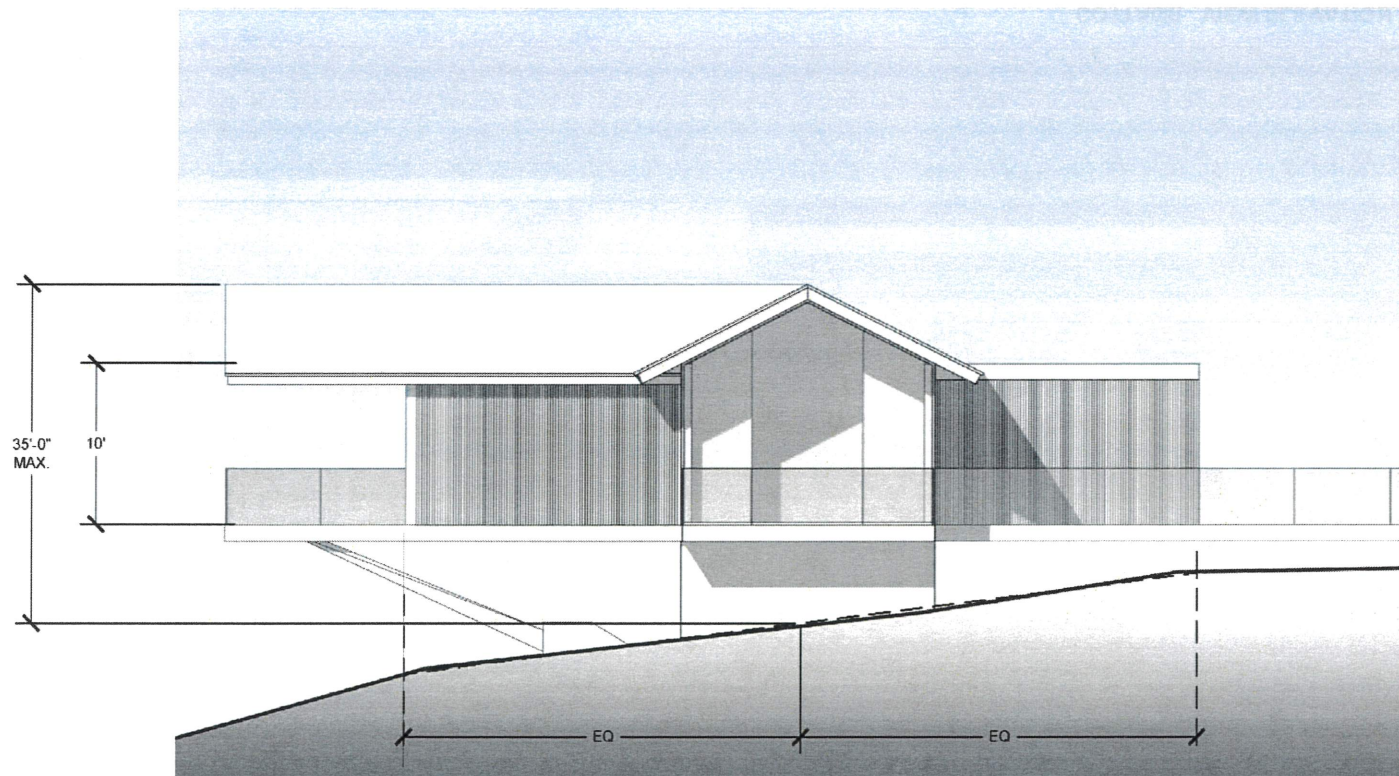
CABIN B - VIEW ELEVATION 04
 $\frac{3}{16}'' = 1'-0''$



CABIN B - SIDE ELEVATION 02
 $\frac{3}{16}'' = 1'-0''$



CABIN A - VIEW ELEVATION 03
 $\frac{3}{16}'' = 1'-0''$



CABIN A - SIDE ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

environmentarchitects

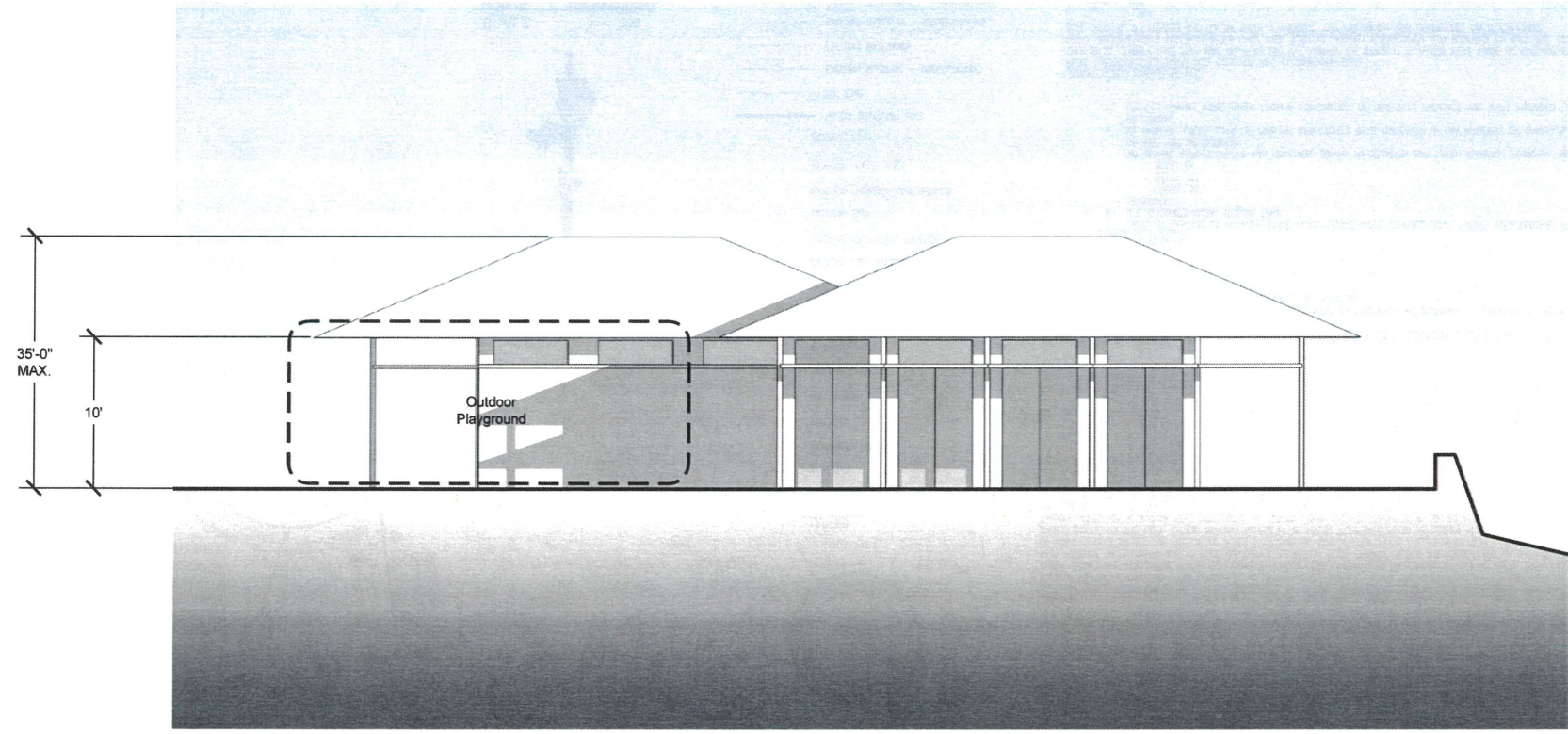
CONCEPTUAL BUILDING ELEVATIONS

cell 827 944 1654
 fax 827 421 8779
 1000 n cherry street
 troy, mississippi 38684
 env-arch.com

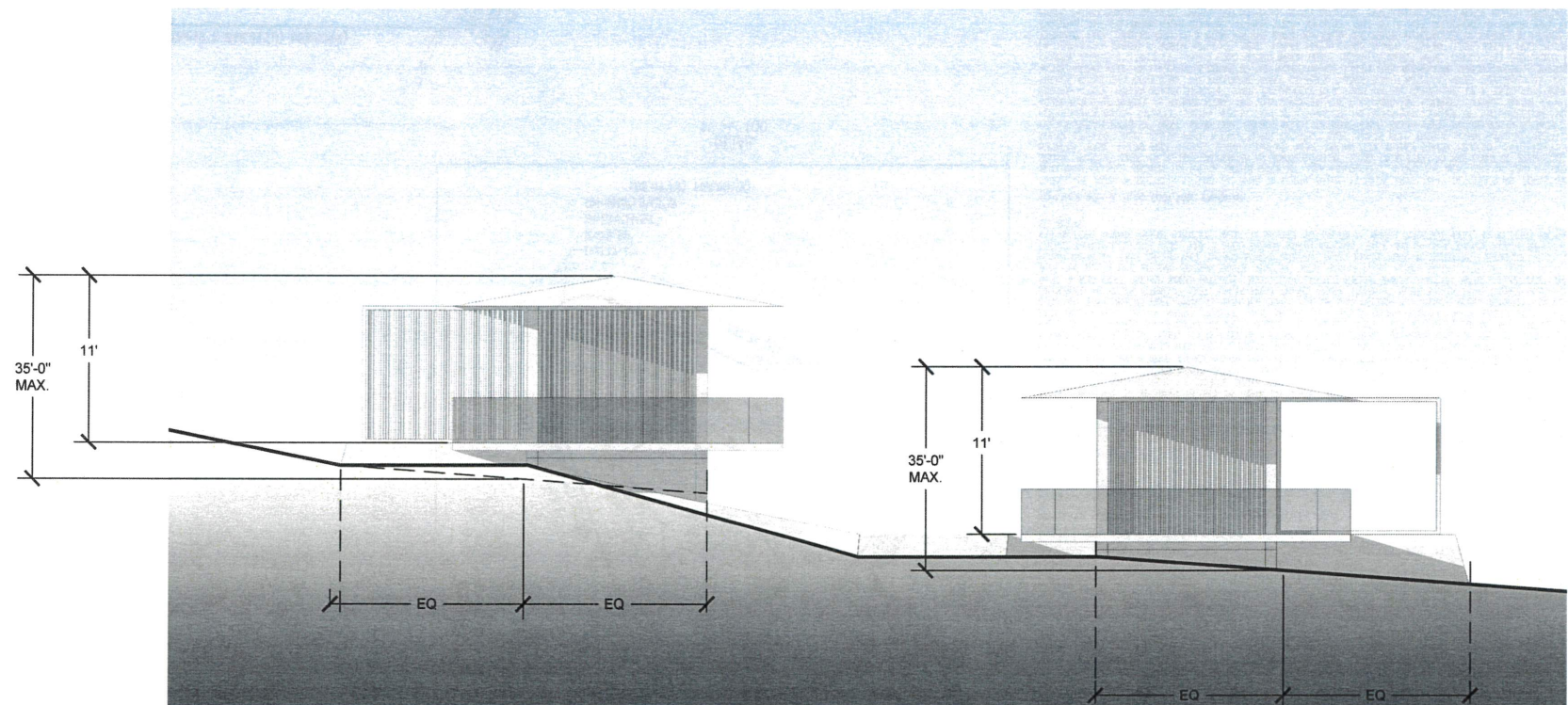
A2.3

ISSUES	
DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

NOT FOR CONSTRUCTION



KID'S CLUB - SOUTH ELEVATION 02
 $\frac{3}{16}'' = 1'-0''$



SPA PAVILIONS - VIEW ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

environmentalarchitects

CONCEPTUAL BUILDING ELEVATIONS	A2.5
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new 11/8/22

ISSUES:

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

SITE INFO

ELMWOOD TOWNSHIP

PARCELS: 004-113-014-26, 004-113-014-29,
004-113-014-51, 004-113-014-16
ZONES: RR
OVERALL ACREAGE: 99.99 ACRES



KEY MAP 1" = 10,000'

AREA SUMMARY

Program Summary:	Conditioned Area (sq. ft.)	Covered Unconditioned Area (sq. ft.)
Lodging (20 keys)	69,800	2,000
Spa & Fitness (10 keys)	35,475	4,920
Cottages (6 keys)	18,900	9,000
Kid's Club	2,050	1,000
Totals	124,225	16,920

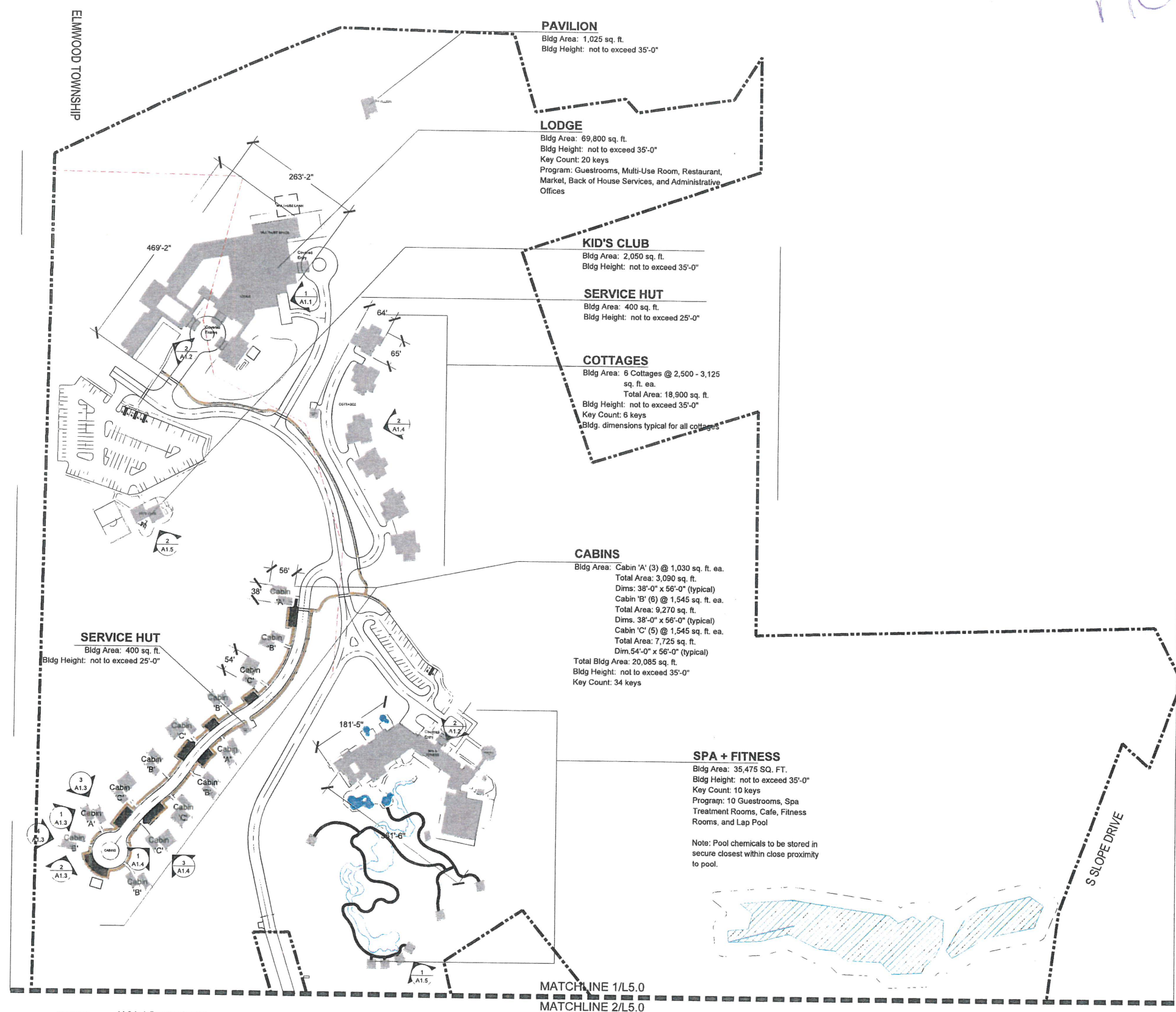
* Key = 1,000 sq. ft.

WELLEIVITY
SPECIAL USE PERMIT APPLICATION

environmentalarchitects

ARCHITECTURAL SITE PLAN - OVERALL

A1.0



PAVILION
Bldg Area: 1,025 sq. ft.
Bldg Height: not to exceed 35'-0"

LODGE
Bldg Area: 69,800 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 20 keys
Program: Guestrooms, Multi-Use Room, Restaurant, Market, Back of House Services, and Administrative Offices

KID'S CLUB
Bldg Area: 2,050 sq. ft.
Bldg Height: not to exceed 35'-0"

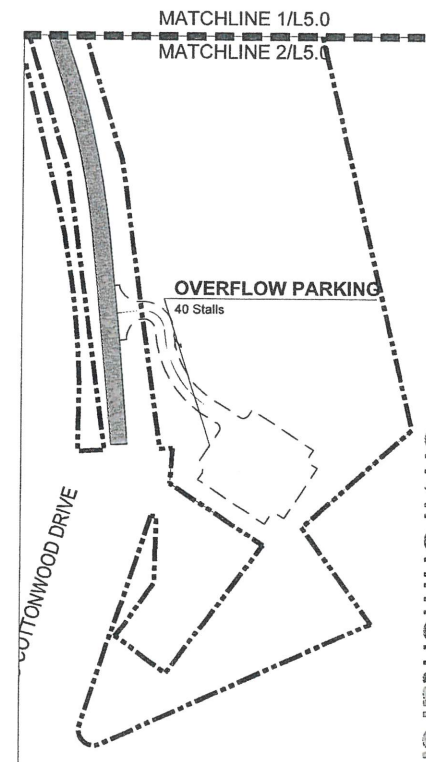
SERVICE HUT
Bldg Area: 400 sq. ft.
Bldg Height: not to exceed 25'-0"

COTTAGES
Bldg Area: 6 Cottages @ 2,500 - 3,125 sq. ft. ea.
Total Area: 18,900 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 6 keys
Bldg. dimensions typical for all cottages

CABINS
Bldg Area: Cabin 'A' (3) @ 1,030 sq. ft. ea.
Total Area: 3,090 sq. ft.
Dims: 38'-0" x 56'-0" (typical)
Cabin 'B' (6) @ 1,545 sq. ft. ea.
Total Area: 9,270 sq. ft.
Dims: 38'-0" x 56'-0" (typical)
Cabin 'C' (5) @ 1,545 sq. ft. ea.
Total Area: 7,725 sq. ft.
Dim: 54'-0" x 56'-0" (typical)
Total Bldg Area: 20,085 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 34 keys

SPA + FITNESS
Bldg Area: 35,475 SQ. FT.
Bldg Height: not to exceed 35'-0"
Key Count: 10 keys
Program: 10 Guestrooms, Spa Treatment Rooms, Cafe, Fitness Rooms, and Lap Pool

Note: Pool chemicals to be stored in secure closet within close proximity to pool.



SCALE: 1"=100'



To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: November 8, 2022
RE: SU/SPR 2022-07, Wellevity Resort

As indicated by the Zoning Ordinance: "Planning Commission Initial Review. Upon receiving an application and site plan that the Zoning Administrator has determined to be complete, if the Planning Commission agrees it shall schedule a public hearing. If additional information is needed, the Planning Commission shall notify the application of information requested in writing. Until the Planning Commission determines that the application is complete, a public hearing will not be scheduled."

Should the Planning Commission find the application complete:

Recommended Motion: Motion to schedule a public hearing on SU/SPR 2022-07, Wellevity Resort

Property Owner:	Steven L. Brock 21440 19 Mile Road Big Rapids, MI 49307	Applicant:	Wellevity, LLC 330 W Spring Street St 330 Columbus OH, 43215
Engineer:	Environment Architects 10241 E Cherry Bend Road Traverse City, MI 49684	Surveyor:	Gosling Czubak 1280 Business Park Drive Traverse City, MI 49684
Hearing Date:	TBD		

PROPERTY DESCRIPTION

Parcel ID # 004-113-014-26 (0 S Timberlee Dr, 40.05acres)
 004-113-014-16 (10901 S Cottonwood Dr, 9.40acres)
 004-113-014-29 (10800 S Cottonwood Dr, 41.75acres)
 004-113-014-51 (0 E Timberwoods Dr, 8.98acres)

APPLICATION

Wellevity, LLC is requesting a Special Use Permit (SUP)/Site Plan Review (SPR) for a Resort on multiple properties owned by Steven Brock. According to the application, Wellevity, LLC and Brock entered into an Option Agreement to purchase parcels 113-14-16-16, 113-014-26, 113-014-29, and 113-014-15. Within the application there is a signed document from Brock stating that Wellevity has Brock's authority to file the application.

All four parcels are zoned Rural Resort (RR). Resorts are a permitted use through SPR/SUP within said district. As defined by Elmwood's Zoning Ordinance, a Resort is "Resort. A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events." The proposed resort includes a variety of amenities including a spa, restaurant, fitness center, etc.

HOW TO READ THE FOLLOWING SECTIONS:

Text that is in regular font is standards/requirements from the Zoning Ordinance.

Bolded text is from the Zoning Administrator (ZA).

NOTE THE FOLLOWING: on 11/8/22 at 4:47PM, the applicant electronically submitted 37 pages of new information consisting of 1) parking calculations, 2) revised Sheet A1.0, 3) revised introduction/narrative, and 4) Trip Generation Study. This information was not able to be reviewed in order to be incorporated in the below staff report.

Regardless, as indicated below, information regarding the basic requirements of Site Plan Review / Special Use Permit have been submitted and therefore the project is being moved forward for introduction. That said and as indicated below, the ZA has not made any findings/determinations on if the required standards of approval for both Site Plan Review / Special Use Permit have been met.

SECTION 8.3 SITE PLAN REVIEW APPLICATION PROCEDURES

3. The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration. **No letters at this time, but applicant has indicated they have submitted plans for comment. Can be conditioned.**

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

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

1. Applicant's name, address, and telephone number. **Provided**
2. Property owner's name, address, telephone number, and signature. **Provided.**
3. Proof of property ownership, and whether there are any options or liens on the property. **Provided.**
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. **Provided.**
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. **Provided.**
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. **Seal not yet provided; can be conditioned.**
7. Project title or name of the proposed development. **Provided.**

8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Per application: "Proposed use of land is recreational wellness. This project is to be constructed in one phase, anticipated to begin construction in Summer 2023 and completion estimated within two years."* **Verbally relayed that construction of all buildings would be simultaneously; provided. Could condition a schedule when submitting for a Land Use Permit.**
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **Statements provided in application, but questions remain on traffic; given the location and size of project, more detail on impacts on traffic would be helpful and would likely be necessary to determine if standards have been met.**
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. **Sheet A1.0 notes 50 employees; provided.**
11. A vicinity map showing the area and road network surrounding the property. **Provided (Sheet G1.1).**
12. The gross and net acreage of the parcel. **Provided (Sheet G1.1).**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided (Sheet G1.1; G1.2; G1.3)**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided (Sheet G1.1 and Timberlee ALTA/NSPS Survey)**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. **Provided on various sheets, including but not limited to Sheet G1.2.**
16. The location and type of existing soils on the site, and any certifications of borings. **Provided (Sheet L4.0).**
17. Location and type of significant existing vegetation. **Provided (Sheet L4.0).**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided (Shown on multiple sheets, including Sheet L1.0 and L3.0; see 10/3/22 TriTerra Report for further information).**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided (Sheet A1.0).**

20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided (Sheet A1.0).**
21. Elevation drawings of typical proposed structures and accessory structures. **See sheets A2.1-A2.5.**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided (Sheets G1.1, G1.2).**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **Provided (Sheet C1.0)**
24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof. **Provided (Sheet L6.0 and A1.1 (lighting); Sheet A1.0 (parking; note that ZA has not been able to confirm if parking meets Section 6 of the Zoning Ordinance, but continues to work with applicant on that matter); Sheet L1.2.**
25. Location, size, and characteristics of all loading and unloading areas. **Provided (Sheet L1.2)**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Provided (Sheet L1.2)**
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided (Sheet C1.0, C2.1-C2.4)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (Sheet C2.3 and C2.4)**
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. **Provided, but note that narrative is vague on what portion(s) are available to the public.**
30. Location, size, and specifications of all signs and advertising features, including cross- sections. **Provided (Sheet L1.0), but note that Ordinance prohibits signs placed or painted on trees, rocks, or natural features. Compliance can be conditioned.**
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. **Provided (Sheets L6.0 and A1.1)**
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. **Provided (Sheet L1.0 (landscaping) and A2.1)**

33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. **Provided (Sheet L1.0, L5.0-L5.3).**
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **Provided (Sheet A2.1)**
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. **Not provided, may be needed for pool.**
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. **Note that ZA had questioned if two creeks extend onto property as indicated on EGLE map; applicants had Triterra conduct a site investigation and “found no evidence of any water feature. One stream of approximately 150 feet long was observed in a wetland area. See...report for details about the site features observed.” ; Provided.**
37. North arrow, scale, and date of original submittal and last revision. **Provided (most sheets)**

SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

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 (*Special Use Requirements*)

- 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, but note that uses only stated by building program; may need further information on square footage of each amenity. ZA has been working with applicant on this.**
 2. Height and footprint of all structures and improvements; **provided.**
 3. Adjacent land uses and their corresponding zoning districts; **provided.**
 4. Need for the proposed special land use in the specific area of the Township. **Not provided, but permitted use in RR district**
 5. Compatibility with the listed permitted uses in the zoning district where the proposed special land use is requested to be located; **Permitted use**
 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. **Planning Commission will determine this.**

SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS (for Special Use Approval)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

A. General Standards.

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

- i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
- ii. Proximity and relation of driveway to intersections;
- iii. Minimization of pedestrian and vehicular traffic conflicts;
- iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
- v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
- vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
- vii. Adequate maneuverability and circulation for emergency vehicles.

To: Elmwood Township Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: November 7, 2022

RE: Introduction ZO 2017-04-18, a Zoning Ordinance Amendment to amend Section 2.2 Definitions, amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6, table of dimensional requirements and its footnotes; amend Section 5.7 Accessory Buildings; amend Section 6.5 Lighting.

At the last meeting, we discussed various portions of the Ordinance. Based on discussion, please see below for changes coming before you for an introduction. All are being proposed under one text amendment request.

The red text includes changes from our existing Zoning Ordinance. Since the last meeting, I made a few minor changes which are noted in red italicized text. Please review each and note that per Section 11.12.D, the following guidelines shall be used by the Planning Commission in consideration of amendments to the Zoning Ordinance.

1. Text Amendment.

- a. The proposed text amendment would clarify the intent of the Ordinance.
- b. The proposed text amendment would correct an error in the Ordinance.
- c. The proposed text amendment would address changes to State legislation, recent case law or opinions from the Attorney General of the State of Michigan.
- d. The proposed text amendment would promote compliance with changes in other county, state or federal regulations.
- e. The proposed text amendment would be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan, or if conditions have changed significantly since the Master Plan was adopted, consistent with recent development trends in the area.
- f. In the event the amendment will add a use to a district, that use shall be consistent with the character of the range of uses provided within the district.
- g. The amendment shall not create incompatible land uses within a zoning district, or between adjacent districts.
- h. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements, and similar technical items.
- i. As applicable, the proposed text amendment shall be consistent with the Township's ability to provide adequate public facilities and services.
- j. The proposed text amendment shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.

If the Commission would like to move forward with the text, please make the following motion:

Motion to schedule a Public Hearing on ZO 2017-04-18 at the next regularly scheduled meeting (December 13th).

Proposed changes to Ordinance

- **Amend Section 2.2 Definitions**

Reasoning for proposed changes goes as follows: some definitions are unclear and/or contrary to other definitions or portions in the Ordinance.

SECTION 2.2 DEFINITIONS

Frontage. With regards to a lot, the length of a lot line directly abutting a street or right-of-way providing legal access to a lot; typically, the front lot line.

Nonconforming Parcel. A parcel lawfully existing at the effective date of this Ordinance or amendments thereto which does not conform after the passage of this Ordinance or amendment thereto with the area, width, or other applicable provisions of the district in which it is situated. Evidence of legal access to any nonconforming parcel shall be provided prior to issuance of any Land Use Permit for development.

- **Amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings.**

Reasoning for proposed changes goes as follows: ZA would like to clarify wording within the Ordinance.

SECTION 3.5 ONE DWELLING PER LOT

In ~~a residential zoned~~ any zoning district no more than one (1) dwelling shall be permitted per residential lot or parcel, unless two family or multiple-family dwellings are specifically permitted under this Ordinance in a given zoning district.

SECTION 3.12 SINGLE FAMILY DWELLING REQUIREMENTS

All single-family dwellings (outside of manufactured home parks) shall meet the following requirements:

B. All construction shall be commenced only after a County building permit has been obtained in accordance with the applicable provisions and requirements. Prior to the dwelling being occupied, the applicant shall obtain a Certificate of Occupancy from the County.

SECTION 3.13 DWELLINGS

Unless allowed under any other applicable provisions of this Ordinance, a tent, camper, Recreational Vehicle, or similar shall not be used as a dwelling and doing so shall be deemed a violation of this Ordinance.

- **Amend Section 5.6, table of dimensional requirements and its footnotes**

Reason for proposed change(s): seeking to clarify Ordinance as well as incorporate past practices into the Ordinance. Further, Note G was in the pre2017 Ordinance (Section 10.1(1)).

FOOTNOTES TO THE TABLE OF DIMENSIONAL REQUIREMENTS

Note G: Building Projections. Every part of a required yard shall be open to the sky, unobstructed by a building, except for accessory buildings in a rear yard, and except for ordinary projections of sills, belt courses, cornices, and ornamental features not to exceed twelve (12) inches. Eaves may project into a required side yard not more than eighteen (18) inches.

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	<u>Minimum Width, Road Frontage</u> (ft.)	Wetlands	Water's Edge	Front	Sides	Rear	

- **Amend Section 5.7 Accessory Buildings.**

Reasoning for proposed changes goes as follows: R-1 and R-2 Zoning Districts have the same minimum lot areas. They therefore should share the same limitations on number of accessory buildings. Also, per Section 3.5 of the Ordinance, only one dwelling is allowed per lot. However, in order to clarify Section 5.7, it would be helpful to reiterate that accessory structures cannot be converted into dwellings without approval from the Township, which is not permissible at this time.

SECTION 5.7 ACCESSORY BUILDINGS AND DECKS

B. Accessory Buildings

1. In the R-1, R-2 and R-3 zoning districts, and for residential uses in the NC zoning district, a maximum of three (3) accessory buildings are permitted on a single parcel. Furthermore, within these zoning districts the square footage of the combined area of all accessory structures on a single parcel shall not exceed three (3) times the area of the footprint of the principal building.
5. Accessory buildings or any portion thereof shall not be converted into and/or used as a dwelling, sleeping room(s), or a similar use, unless or until the owner requests and obtains the appropriate permit from the Township. Any such permit shall not be issued until the Zoning Administrator has determined that the change complies with applicable provisions of this Ordinance and issues a land use permit.

- **Amend Section 6.5 Lighting**

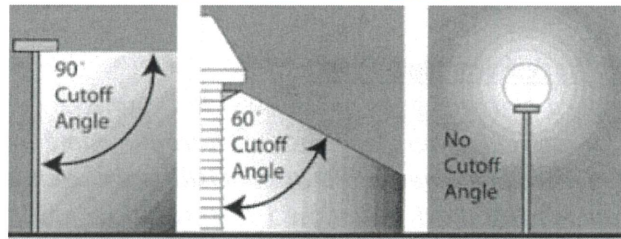
Reason for proposed change(s): further definition of the requirements and also need for exemptions.

SECTION 6.5 LIGHTING

SECTION 6.5.2 Requirements

- A. All light sources and light lenses shall be shielded and face towards the ground down-facing. Lighting from exposed, bare light bulbs or from bare luminous tubes shall not be permitted.
- B. Lighting shall not be oriented to shine directly off directed-off of one's property.
- C. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness, or color. Beacon lights, searchlights, or lasers are not permitted.

- D. No lights shall be used in any location or in any manner so as to be confused with or construed as a traffic control device.
- E. Unless specifically exempted, all exterior lighting, including motion sensitive lighting, will be provided by full cutoff fixtures that by design have a cutoff angle of less than ninety degrees (90°), properly installed to maintain the full cutoff angle less than ninety degrees (90°). Fixtures which are shielded by a structural element to meet the intent of a full cutoff fixture shall be considered to be in compliance.



Cut-off Angles & Allowed Fixture Height

SECTION 6.5.3 Exceptions

- A. Safety lighting required by law, such as obstruction lights on tall structures and construction projects.
- B. Farm related lighting for Agricultural Commercial Enterprises as defined in Article 2 of this Ordinance.
- C. Exceeding the height and/or intensity of lighting fixtures as stated in this Section may only be approved by a variance approved by the Zoning Board of Appeals under Article 12.
- D. Residential decorative lights such as low-wattage incandescent porch lights, low level lawn lights, or holiday decorative lights (any light less than 70 watts).
- E. Commercial and institutional holiday decorative lights, provided they do not include search lights, strobe lights, or flood lights.
- F. Neon lights.
- G. Fossil fuel lights such as kerosene lanterns and gas lights.
- H. Illumination of the U.S. flag or State of Michigan flag provided that the light is directed vertically at the flag and does not illuminate other structures.
- I. Use of lights during agricultural activities. Floodlights or spotlights used in these instances are not exempt from the requirements of Section 3.18.2.C and 3.18.2.D above.

Elmwood Charter Township Planning Commission

NOTICE TO THE PUBLIC
YEAR OF 2023
Regular Meeting Schedule

Regular meetings of the Elmwood Charter Township Planning Commission are held at the Elmwood Township Hall located at 10090 E. Lincoln Rd., Traverse City, MI on the third Tuesday of each month at 7:00 PM, with no new business being considered after 9:00 PM without approval of a majority of the Planning Commissioners.

January 17, 2023

February 21, 2023

March 21, 2023

April 18, 2023

May 16, 2023

June 20, 2023

July 18, 2023

August 15, 2023

September 19, 2023

October 17, 2023

November 21, 2023 *recommend moving to November 14th*

December 19, 2023 *recommend moving to December 12th*

The public is advised that any one of these meetings is subject to cancellation or postponement due to the lack of agenda items or business. In such an event, an 18-hour notice will be posted at the Township Hall. Individuals who are planning to attend and require reasonable auxiliary aids should contact Connie Preston, Elmwood Charter Township Clerk at 231-946-0921.

Date adopted: _____

Elmwood Charter Township
Planning Commission Chair

