

NOTICE OF PUBLIC HEARING ELMWOOD CHARTER TOWNSHIP PLANNING COMMISSION

The following Public Hearings are scheduled for Tuesday, October 24, 2023, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. SPR/SUP 2023-10. Request by Field La Femme Properties, LLC, regarding property at 10051 S Lake Leelanau Dr (Parcel 45-004-018-004-25) for Farm Club Expansion (Uses: Agricultural Commercial Enterprise (Farm Market), Microbrewery).
2. 2024-2030 Capital Improvement Plan.

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

Written comments submitted prior to the public hearing regarding the application will be received until 5:00 pm, October 24, 2023.

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

Posted: 10/3/23
3:00 PM
Elmwood Township Hall
Connie Preston, Clerk

JONAS GARY & ALLISON
10103 S LAKE LEELANAU DR
TRAVERSE CITY, MI, 49684

Mansfield LandUse Consultants
PO BOX 4015
Traverse City MI 49685

ELLIOTT JAMES M & DIANA LYN...
8489 BURPEE RD
GRAND BLANC, MI, 48439

MCADAMS MICHAEL J & SHER...
7640 E BIRCH POINT RD
TRAVERSE CITY, MI, 49684

FIELD LA FEMME PROPERTIES ...
448 E FRONT ST
TRAVERSE CITY, MI, 49686

LEELANAU TRAILS ASSOCIATIO...
PO BOX 252
TRAVERSE CITY, MI, 49685

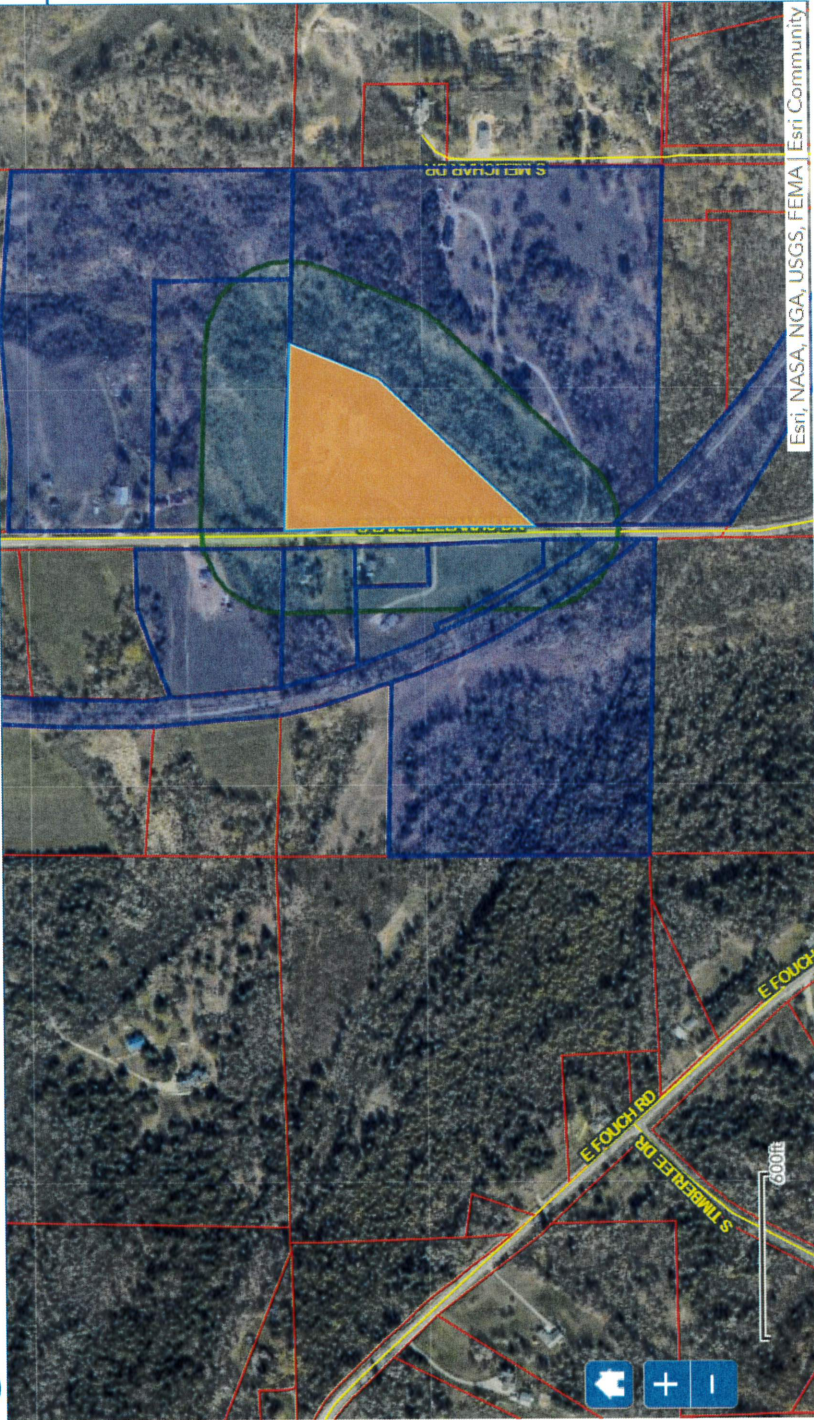
HARTL JULIE A
10044 S LAKE LEELANAU DR
TRAVERSE CITY, MI, 49684

ELLIOTT DEBRA S & ELLIOTT G...
9673 S LAKE LEELANAU DR
TRAVERSE CITY, MI, 49684

PLAMONDON GARY J
PO BOX 7128
TRAVERSE CITY, MI, 49686

ELLIOTT JUSTIN & KRAUSE ME...
9995 S LAKE LEELANAU DR
TRAVERSE CITY, MI, 49684

~~ELLIOTT DEBRA S~~
~~9995 S LAKE LEELANAU DR~~
~~TRAVERSE CITY, MI, 49684~~



Esri, NASA, NGA, USGS, FEMA Esri Community

Mailing Label Creator

Select or search for a feature in the map

004-018-004-25

Select Clear

Apply a search distance

300 Feet

Addressee Layer

Tax Parcels - Mailing Address

Format

PDF label 1 x 2-5/8 inches; 30 per page

10 addressees found; do you want to continue?

Download

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

SITE PLAN REVIEW

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

REVIEW DATE: September 21, 2023

REVIEWED BY: Keith Tampa, Fire Chief

PROJECT NAME: Farm Club – Farm Market and Bakery Expansion
LOCATION: 10051 S. Lake Leelanau Drive, Traverse City, MI 49684
PROP. TAX ID: 004-018-004-25
APPLICANT: Field La Femme Properties, LLC., 448 E. Front St., Traverse City, MI 49684

SCOPE

This review applies to features allowing for safe and efficient emergency response by the Elmwood Township Fire and Rescue Department when facing issues related to life safety, incident stabilization, and property conservation. The information provided in this review is for consideration by the Elmwood Township Planning Commission (Planning Commission) during its plan review process and does not necessarily include the requirements or recommendations of other authorities. Any requirements or recommendations presented in this review are subject to approval or alteration by the Planning Commission or other authority having jurisdiction.

ASSUMPTIONS

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

DEFINITIONS

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

INTRODUCTION

The presented project proposes additions to the Farm Club property, including "...a new, separate farm market and bakery building, expanded parking lot, and satellite beverage service station." The project adds at least two (2) additional structures and expands designated occupied areas and parking to the previously approved Field La Femme ("Farm Club") site. The facility remains accessed by a shared drive from S. Lake Leelanau Drive.

The project is zoned Agricultural-Rural and is located approximately 3.7 miles from the Elmwood Township Fire Station and 7.8 miles from a staffed mutual aid fire station.

STRUCTURES AND EXPOSURES

The plans indicate the construction of two buildings: the farm market/bakery, and a beverage service station. The farm market building is a single-story building approximately 1900 sq. ft. in size with an eave height of just over 10 feet. The peak height is just under 15 feet. The floor plan indicates areas for the bakery, farm market, counter service, cooler, mixing room, and bathroom facility. The farm market building has pedestrian access on three (3) sides. Sidewalks lead from the north parking area into the bakery production room and from the north and west

parking lots to double doors on both sides of the farm market area. The bakery and farm market areas are separated by a single wall with double swing doors. Access to the exterior doors appears unrestricted.

The second structure shown on the plans is a "beverage service station". The plans provide length and width dimensions but no height. The estimated size of the structure is approximately 220 sq. ft. and is located approximately 225 feet from the nearest emergency vehicle access lane. This structure appears to service a proposed "lawn seating area". No estimate was found on the proposed occupant limitation of this area. Nor was any fencing or gates found on the plans that would limit access or egress from the area.

Neither building appears to have a basement or crawl space.

No other structures are shown on the plans that would constitute an exposure risk (fire).

FIRE APPARATUS ACCESS AND MOVEMENT

The project is accessed by a shared driveway from S. Lake Leelanau Drive. The drive provides access to two (2) parking lots, one to the north (existing) and the other (proposed) to the west of the new farm market building. An addition is proposed to the north parking lot that leads to the west but dead ends. This addition has a 24-ft. wide travel lane and is under 150 feet long. It does not appear to serve as additional access to on-site structures but would reasonably assist with positioning emergency vehicles during a response. The north parking lot provides access within 35 feet of the farm market building.

The proposed west parking lot is accessed directly from the entrance drive and provides access within approximately 65 feet of the farm market building. The west parking lot also dead ends and has a 24 ft. wide travel lane. This parking lot is less than 150 feet long as measured from the intersecting drive.

No changes appear proposed to the shared drive other than access to the west side parking lot.

A note on the plans indicates the existing north parking area will be reworked and include concrete curbs. The travel lanes are noted as 22 feet wide with a center drive at 28 feet wide.

The shared access drive, the travel lane of the proposed west side parking area, and the travel lanes through the existing parking areas are being considered the Fire Apparatus Access Lane (FAAL).

Access – Buildings / Facilities

The shared drive and parking areas allow access within 150 feet of all portions of the farm market building and the exterior walls of its first story.

The beverage service station is being excluded from general access requirements due to the size of the structure (*NFPA 1 Fire Code – Section 18.2.3.1.3 (6)*). Please note that the assembly of patrons and employees remote from a recognized FAAL is of concern. Any medical, rescue, or fire incident would require responders to carry equipment an excessive distance and/or operate remotely from their apparatus.

Turn Radius

Radii appear acceptable and should not impede access.

Gates and Fences

No gates or fences are shown on the plans that would interfere with a fire department response.

Dead Ends and Turn Arouns

No dead ends exist that are greater than 150 feet long and the "looped" drive created by connected travel lanes in the north parking area negate a requirement for a turn-around.

Grades

Grades are acceptable along all drives and the parking area that create the FAAL.

Aerial Fire Apparatus Access

Not needed.

Bridges

No bridges are indicated on the plans.

LIFE SAFETY AND HAZARD CONSIDERATIONS

Life safety and hazards are expected to be those typical of a small bakery and farm market. Per the application narrative, "There is no proposed storage of hazardous materials or chemicals on the site."

As mentioned above, no occupant limitation related to the outdoor "lawn seating area" was found. This area is large and remote from the fire department's access lanes. Any large gathering related to normal operations or a special event should consider the maintenance of access to this area by smaller response vehicles (ambulance, brush fire truck, etc.). In addition, Farm Club should be prepared to provide guidance to employees and patrons for weather-related emergencies.

FIRE SUPPRESSION AND WATER SUPPLY

The project is not served by a municipal water system capable of meeting fire suppression and rescue needs. This required consideration of an alternative water supply. As a result, the National Fire Protection Association's (NFPA) Standard 1142, *Standard on Water Supplies for Suburban and Rural Fire Fighting* was used to determine the minimum water supply needed for fire suppression. NFPA 1142 uses a formula that considers the structure's volume, construction classification, occupancy hazard classification, and exposure risk to determine how much water should be available for fire suppression and at what rate the fire department should be able to deliver it.

The calculation indicates a supply need well below that required for the existing building on site. As there is an existing water supply on site for response to the main building, no additional water supply is needed for fire suppression.

EXCERPTS FROM THE INTERNATIONAL FIRE CODE (IFC, 2012)

- **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 750 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the building or facility.
 - Exception:** The *fire code official* is authorized to increase the dimension of 150 feet (45 750 mm) where:
 1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
 3. There are not more than two Group R-3 or Group U occupancies. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*
- **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.
- **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

- **503.2.7 Grade.** The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department’s apparatus. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*
- **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.
- **503.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

(Note: Maintenance of the FAALs will require management of snow removal and storage.)

- **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 05 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. IFC (2012) – Chapter 5 Fire Service Features – Section 505: *Premise Identification*.
- **507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. IFC (2012) – Chapter 5 Fire Service Features – Section 507: *Fire Protection Water Supplies*.
- **B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International Wildland Interface Code*. IFC (2012) – Appendix B Fire-Flow Requirements For Buildings – Section B103: *Modifications*.
- **D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.
Exception: Grades steeper than 10 percent as *approved* by the fire chief. IFC (2012) – Appendix D Fire Apparatus Access Roads – Section D103: *Minimum Specifications*.
- **D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent “NO PARKING - FIRE LANE” signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides

of the fire apparatus road as required by Section D103.6.1 or D103.6.2. IFC (2012) – Appendix D Fire Apparatus Access Roads – Section D103: *Minimum Specifications*.

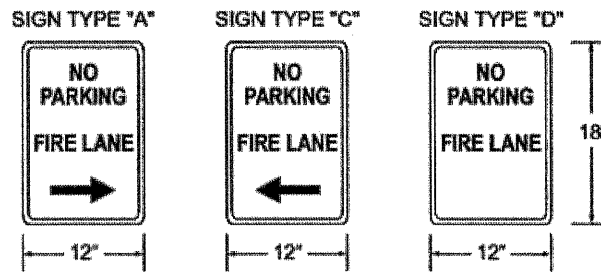


FIGURE D103.6 FIRE LANE SIGNS

- **D103.6.1 Roads 20 to 26 feet in width.** Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads more than 26 feet wide (6096 to 7925 mm). IFC (2012) – Appendix D Fire Apparatus Access Roads – Section D103: *Minimum Specifications*.
- **D103.6.2 Roads more than 26 feet in width.** Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads that are 20 to 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm). IFC (2012) – Appendix D Fire Apparatus Access Roads – Section D103: *Minimum Specifications*.

RECOMMENDATIONS OF CONDITIONS

1. Applicant shall comply with IFC standards for clear widths and the maintenance of all fire apparatus access lanes. Reference: IFC 503.2.1 & 503.4.
2. Applicant shall provide address identification visible from the public right-of-way and at other approved locations to facilitate emergency response. Address identification and approved locations will comply, at a minimum, with IFC standards. Reference: IFC 505.1.
3. Applicant shall maintain clear access to the existing on-site fire suppression water tank and dry hydrant located along the southern edge of the existing north parking lot (next to the existing main building). Reference: IFC 507.5.4.
4. Applicant shall place and maintain signage designating “NO PARKING – FIRE LANE” along the main driveway up to the entrance of the furthest parking area and in front of the water tank’s dry hydrant. Signs shall be conspicuously spaced to discourage parking in these areas. Signage should substantially meet the IFC Appendix D Fire Apparatus Access Roads – Section D103.6: Signs. Any proposed alternatives to the standard shall be approved by the Fire Chief. Reference: IFC 503.3 & D103.6.
5. Applicant should create and maintain a drivable surface leading to within a minimum of 150 feet of the lawn seating area. The surface may be dirt, gravel, or grass but capable of sustaining the weight of smaller response vehicles (up to 20,000 lbs.) The drivable surface should include enough reasonable area to affect a turn-around and its location reported to the Fire Chief.

SUMMARY

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

REVIEWED DOCUMENTS

- Farm Club, Mansfield & Land Use Consultants (MLUC), Job #: 17113, Created: 6/12/2017, Revised: 8/16/2023.
 - C1.0, Cover Sheet
 - C1.1, Notes & Details Sheet
 - C2.0, Existing Conditions & Demolition Plan
 - C3.0, S.E.S.C. Plan
 - C4.0, Overall Site Plan
 - C4.1, Site and Dimension Plan
 - C5.0, Grading and Storm Plan
 - L1.0, Landscape Plan
- New Farm Market & Bakery for Farm Club, Traverse Architecture Group (TAG), Job#: 22256, Created: 8/2/2023.
 - A1.0, General Notes, Design Criteria
 - A2.1, First Level Floor Plan
 - A5.1, First Level Floor Plan (includes elevations)
- Leelanau County Web Site, Tax Parcel Viewer.
- Farm Club – Proposed Expansion as Microbrewery and Agricultural Commercial Enterprise Uses (Narrative - Elmwood Township Application for Site Plan Review and Special Use Permit), Mansfield & Land Use Consultants (MLUC), Created: 5/25/2023, Updated: 8/16/2023.

REFERENCE DOCUMENTS

- International Fire Code (IFC)
- National Fire Protection Association (NFPA) Standard 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting
- National Fire Protection Association (NFPA) Standard 1, Fire Code

Reviewed By:

Keith Tampa / Fire Chief
Signature / Title

9/21/2023
Date

For other documents pertaining to the proposed 'Farm Club' expansion project, see pages 1 and 83 -187 of the Planning Commission's 9/26 epacket (https://www.leelanau.gov/downloads/202309_2.pdf)