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 Back of Agenda

E. Agenda Modifications/Approval

F. Minutes – September 17, 2019

G. Consent Calendar: Approve/Receive and File
   1. Leelanau County Public Hearing Notice
   2. September Zoning Report

H. Declaration of Conflict of Interest (Items on the Agenda)

I. Old Business
   1. ZO 2017-04-08 Shore Term Rental Zoning Ordinance Amendment
   2. Commercial Grade Fireworks
   3. Commercial Districts Building Design

J. New Business
   1. SPR 2019-09 Brewery Creek Apartments, Multi Family Development off Grandview and Carter Rds. 004-033-004-00, 004-033-055-00, 044-033-022-30
   2. SU/SPR 2018-07 A- Centerpointe Seasonal Boat Storage Major Site Plan Amendment, 12935 S West Bay Shore 004-028-094-10
3. Discussion Zoning Ordinance Amendments (As Time Allows)
   - Keeping of Animals Setbacks
   - Parking Space Size
   - Accessory Dwellings
   - Minimum Dwelling Dimensions and Size
   - Residential in NC district
   - Wineries- Minimum acreage

K. Comments from the Chair

L. Comments from Planning Commissioners

M. Comments from Staff

N. Public Comment-Any Items- See Rules below

O. Adjourn

Public Comment Rules:

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

- Speakers are asked, but not required, to identify themselves by name and address
- Limit comments to 3 minutes for limited public comment and 2 minutes for public comment at the end of the agenda
- Comments shall be addressed to the chair, not individual board members or others in the audience
Charter Township of Elmwood
Planning Commission
Regular Meeting
September 17, 2019
7:00 PM

A. CALL TO ORDER: Chairman Bechtold called the meeting to order at 7:00 PM.

B. PLEDGE OF ALLEGIANCE: Chairman Bechtold led the Pledge of Allegiance.

C. ROLL CALL: DOUG ROBERTS, KYLE TREVAS, RICK BECHTOLD, JEFF APRILL, GEORGE PREWITT
Absent: Reid Johnston
Excused: Amanda Elliott

D. LIMITED PUBLIC COMMENT: Sue Jones 12684 S. Cedar Ln., Todd Space 11100 S. West-Bay Shore Dr., Nancy Schwalm 12719 S. Cedar Ln., Rod Jones 12684 S. Cedar Ln., Emmett Mulligan, Ann Marie Wigton 10825 S. Orchard Way, Tammy Space 11100 S. West-Bay Shore Dr., Levi Meeuwenberg 9106 E. Hoxie Rd., Karyl Moore (read comment on behalf of Del Moore), Megan Luce 9203 S. West-Bay Shore Dr., Brenda Meeuwenberg 9106 E. Hoxie Rd., Jenna Elmwood Twp.

E. AGENDA MODIFICATIONS/APPROVAL: MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER PREWITT TO MOVE ITEM J BEFORE ITEM I. MOTION PASSED 4-1 WITH COMMISSIONER TREVAS VOTING NO.

MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER PREWITT TO APPROVE AGENDA WITH MODIFICATION. MOTION APPROVED UNANIMOUSLY.

F. MINUTES-August 20, 2019: MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER TREVAS TO APPROVE MINUTES OF AUGUST 20, 2019. MOTION APPROVED UNANIMOUSLY.

G. CONSENT CALENDAR: APPROVE/RECEIVE AND FILE
1. Leelanau County Letter RE: General Plan
MOTION BY COMMISSIONER APRILL, SECOND BY COMMISSIONER ROBERTS TO ACCEPT CONSENT CALENDAR AS PRINTED. MOTION APPROVED UNANIMOUSLY.

H. DECLARATION OF CONFLICT OF INTEREST: None

J. NEW BUSINESS:

1. SU/SPR 2018-08 PUBLIC HEARING-West Shore Marina 13384 S. West Bay Shore Dr. Parcel #004-033-090-01 & 004-033-088-00

Chairman Bechtold read the opening statement for the public hearings. Public Hearing opened at 7:38 p.m.

Dave Lewis of GFA spoke on behalf of West Shore Partners. They are asking approval for the site plan proposal for West Shore Marina. The project was previously approved by the Planning Commission in May of 2018 however they have made changes. They have received preliminary comments and approvals from Soil Erosion, MDOT, and the Fire Department. Past comments on the 2018 plans from agencies were implemented in the current plans. The most important change is the removal of the earthen pier. The proposed plan includes 62 slips, sizes ranging from 40' to 70' in length. All proposed piers and docks will be of the floating type and the two piers will terminate at sheet pile break walls. All slips will be served by electric, water, and sewer services and piers and docks are covered by fire protection meeting ETFD requested standards. The existing cottage on the site will be remodeled to provide bathrooms, showers, and laundry facilities for slip users however the buildings footprint will not change. Marina parking will be located on the west side of M22 as shown on the plans and will provide more spaces than just the 31 required for the marina. The parking area will be connected to the marina by sidewalks and will cross M22 at a proposed pedestrian island. The final design of the pedestrian island including signage will be as required by MDOT. Part of the trash collection for the marina across the road will be deposited in a screened dumpster enclosure that would be located in the southwest corner of the proposed initial parking area. That enclosure will be moved later on with further development of the West Shore Hotel. Non hardscaped areas on the east side of M22, outside of the M22 right of way will be landscaped according to county and township soil erosion control requirements and previous comments received. Commissioners asked questions and discussed the project with the applicant.

Public comment opened at 8:08 p.m.
Public comment closed at 8:08 p.m.
Commissioners went through conditions for site plan approval.

MOTION BY COMMISSIONER TREVAS SECOND BY COMMISSIONER ROBERTS TO APPROVE THE WEST SHORE MARINA WITH CONDITIONS AS IT MEETS THE STANDARDS AND CONDITIONS IN THE ORDINANCE. MOTION APPROVED 5-0 BY A VOICE VOTE.

CONDITIONS:
-outside agency permits
-access and maintenance agreement for parking and garbage
-screened dumpster area removed from floor plan with a revised plan submitted prior to a land use permit
-non grouted pavers for the patio
-maximum of 2 charter boats
-public sidewalk in road right of way
-must complete and maintain MDOT crossing

2. ZO 2017-04-06 PUBLIC HEARING- Special Events zoning Ordinance Amendment

Staff noted the Zoning Ordinance Amendment removes Special Events and Special Event Facilities from the ordinance. The intent is to remove that use from the Zoning Ordinance. It would not be a use allowed in the township. This came to them as a recommendation from the township attorney.

Public comment opened at 8:31 p.m.

Chairman Bechtold noted the prior statement he read to open a public hearing applies to this one also.

Public comment closed at 8:33 p.m.

MOTION BY COMMISSIONER PREWITT, SECOND BY COMMISSIONER TREVAS TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD FOR THE REMOVAL IN SECTION 2.2 DEFINITION OF SPECIAL EVENTS AND SPECIAL EVENT FACILITIES, SECTION 5.4 LAND USE AND ZONING DISTRICT TABLE LINE 73 SPECIAL EVENT FACILITIES, AND SECTION 9.8 PARAGRAPH H SPECIAL EVENT FACILITIES. MOTION PASSED UNANIMOUSLY.
3. Schedule Special Meeting?
   Commercial Grade Fireworks
   Commercial Districts Building Design

4. Discussion Zoning Ordinance Amendments
   - Keeping of Animals Setbacks
   - Parking Space Size
   - Accessory Dwellings
   - Minimum Dwelling Dimensions and Size
   - Residential in NC district
   - Wineries-Minimum acreage

   Special meeting scheduled for Tuesday October 8th @ 7:00 p.m. to talk about zoning ordinance amendments.

I. OLD BUSINESS:
   1. ZO 2017-04-08 Short Term Rental Zoning Ordinance Amendment

   Staff included in the packets a memo from last month’s meeting with different definitions that were briefly talked about but didn’t settle on one definition everybody liked. She also included the results of the short term rental survey that was sent out to all registered voters and Non-PRE property owners, 4,625 were sent out with 1,753 returned with a return rate of 38%. The township board saw it at their meeting last week. When the township board reviewed the information, they discussed how to move forward and they set up a work group to talk about short term rentals and a licensing ordinance. Kathy Egan from Networks Northwest has agreed to facilitate the meeting. Also included in the packets was a handout on residential rentals- the housing market regulations and property rights. She noted their goal that evening was to move forward and hopefully come up with a definition for short term rentals.

   The commissioners discussed short term rentals and decided to have staff ask the attorney about a list of restrictions that have been upheld and restrictions that have been knocked down to give them parameters of what they know is good and what they know is bad.

K. COMMENTS FROM THE CHAIR: Chairman Bechtold thanked everybody for their hard work on the issues, they’re very involved and he appreciates them taking the time to be well informed and well prepared for discussions.
L. COMMENTS FROM PLANNING COMMISSIONERS: Commissioner Roberts thanked everyone for the information they gave them on the issue. Commissioner Trevas thanked everyone for being there. Commissioner Aprill commented it was well presented, people were well spoken and had well written comments and thanked them for being there. Commissioner Prewitt thanked everyone for their patience.

M. COMMENTS FROM STAFF: Staff reported Commissioner Prewitt submitted a letter of resignation from the Planning Commission so October will be his last meeting. The position has been posted in the paper as well as a position for the marina committee. There is an application on the township website and applications in the township office.

N. PUBLIC COMMENT: Sue Jones, Rod Jones, Todd Space, Ann Marie Wigton, Del Moore

O. ELECTION OF OFFICERS: Nomination by Commissioner Aprill to elect Rick Bechtold as Chair, second by Commissioner Roberts. Rick Bechtold was elected as Chair by a unanimous vote.

Commissioner Trevas nominated Jeff Aprill as Vice-Chair, second by Commissioner Roberts. Jeff Aprill was elected Vice-Chair by a unanimous vote.

Commissioner Aprill nominated Kyle Trevas as Secretary, second by Commissioner Roberts. Kyle Trevas was elected Secretary by a unanimous vote.

Chairman Bechtold thanked Commissioner Prewitt for his hard work on the commission.

P. ADJOURN: Meeting adjourned at 9:17 p.m.
LEELANAU COUNTY PLANNING COMMISSION
GENERAL PLAN

**PUBLIC HEARING NOTICE**

October 29, 2019, 5:45 P.M.

Leelanau County Government Center 8527 E. Government Center Dr., Suttons Bay MI 49682

The Leelanau County Planning Commission will hold a Public Hearing on amendments to the Leelanau County General Plan on Tuesday, October 29, 2019 beginning at 5:45 pm.

Location: Commissioners meeting room in the Leelanau County Government Center.

All interested parties are invited to attend the hearing and are encouraged to comment on the proposed amendments to the General Plan. A complete copy of the proposed General Plan may be viewed at the Leelanau County Planning & Community Development office, 8527 E. Government Center Dr., Suite 108, M-F 9am-5:00pm. Comments may be given at the public hearing or written to the attention of the Leelanau County Planning Commission, 8527 E. Government Center Dr., Suite 108, Suttons Bay MI 49682 or emailed: planning@co.leelanau.mi.us Persons with questions or individuals with disabilities requiring auxiliary aids or services to effectively participate in the meeting should contact Planning Director Trudy Galla at least 48 hours prior to the meeting at 231-256-9812 or email: tgalla@co.leelanau.mi.us.

*******************************************************************************

LEELANAU COUNTY PLANNING COMMISSION

REPEAL OF COUNTY ZONING ORDINANCE

**PUBLIC HEARING NOTICE**

October 29, 2019, 6:00 P.M.

Leelanau County Government Center 8527 E. Government Center Dr., Suttons Bay MI 49682

The Leelanau County Planning Commission will hold a Public Hearing on repeal of the Leelanau County Zoning Ordinance, and any amendments to the Zoning Ordinance, on Tuesday, October 29, 2019 at 6:00 pm or immediately following the Public Hearing on the Leelanau County General Plan, whichever is later.

Location: Commissioners meeting room in the Leelanau County Government Center.

The Planning Commission regular meeting will immediately follow this Public Hearing.

All interested parties are invited to attend the hearing and are encouraged to comment. A complete copy of the proposed Repeal Ordinance, and a complete copy of the Zoning Ordinance may be viewed at the Leelanau County Planning & Community Development office, 8527 E. Government Center Dr., Suite 108, M-F 9am-5:00pm. Comments may be given at the public hearing or written to the attention of the Leelanau County Planning Commission, 8527 E. Government Center Dr., Suite 108, Suttons Bay MI 49682 or emailed: planning@co.leelanau.mi.us Persons with questions or individuals with disabilities requiring auxiliary aids or services to effectively participate in the meeting should contact Planning Director Trudy Galla at least 48 hours prior to the meeting at 231-256-9812 or email: tgalla@co.leelanau.mi.us.

Leelanau County Planning Commission
8527 E. Government Center Dr., Suite 108
Suttons Bay MI 49682
231-256-9812
To: Elmwood Township Board

From: Sara Kopriva AICP, Planner/Zoning Administrator

RE: September 2019 Planning and Zoning Report

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Fees Collected $188.20 $338.08 $3,540.75 $3,828.06

Zoning Board of Appeals:

Past Meeting
- October 2, 2019- Front Yard Setback Variance

Future Meeting
- None scheduled at this time

Planning Commission:

Past Meeting
- September 17, 2019- West Shore Marina, Special Events Amendment

Future Meeting
- October 8, 2019- Special Meeting- Zoning Ordinance Amendments
- October 15, 2019- Brewery Creek Apartments, Amendment for Outdoor Storage at Centerpointe

Short Term Rentals:
The 1st work group meeting is scheduled for October 9, 2019 at 6 PM.
To: Elmwood Township Board

From: Sara Kopriva AICP, Planner/Zoning Administrator

Date: October 8, 2019

RE: SPR 2019-09 Brewery Creek Apartments

The applicant has submitted an application for a 610-unit multi-family housing development. This property is zoned R-3 which allows for multiple family dwellings with a site plan review by the Planning Commission. No public hearing is required.

The applicant has proposed to develop this project in 4 phases with each phase taking approximately 5 years to complete. Additional approvals will be required for each phase or as approvals have expired. Since this project will be developed in phases, it is important to make sure each phase can stand on its own should another phase not be developed or be delayed.

At this time, no outside agency letters have been received.

SECTION 5.5 SPECIAL REQUIREMENTS FOR SPECIFIC USES
G. Multiple/Attached Family Housing.

1. The applicant shall submit a preliminary report by the Health Department stating that the parcel can accommodate on-site sewage disposal, if necessary, sufficient for the number of residents proposed. Not required. Public water and sewer proposed.

2. To assure that all common areas and utilities will be maintained, the development shall be under single ownership or organized with a condominium association, or maintenance shall be ensured by other means satisfactory to the Planning Commission. Common ownership proposed.

3. In the R-3 zoning district, the total number of units shall not exceed the net density permitted in the zoning district. The maximum units allowed is 606.

4. Pedestrian access shall be provided throughout the site, including to all common areas, between all units, and to all off street parking areas. If practical, the Planning Commission may require current/future pedestrian and/or vehicular access to all abutting uses. Walking trails provided.

5. Units shall face and shall be relatively parallel to the primary road and interior roads serving the attached housing development. Provided.
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. 

2. Property owner's name, address, telephone number, and signature.

3. Proof of property ownership, and whether there are any options or liens on the property.

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.

5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.

6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.

7. Project title or name of the proposed development.

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

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

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.

11. A vicinity map showing the area and road network surrounding the property.

12. The gross and net acreage of the parcel.

13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.

14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.

15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. 

16. The location and type of existing soils on the site, and any certifications of borings.

Statement provided.
17. Location and type of significant existing vegetation. Provided

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

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

20. Proposed location of all proposed structures, buildings, equipment, and uses. Provided

21. Elevation drawings of typical proposed structures and accessory structures. Provided

22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. Provided

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

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

25. Location, size, and characteristics of all loading and unloading areas. Provided

26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. Provided

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

28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. Provided

29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. Provided

30. Location, size, and specifications of all signs and advertising features, including cross-sections. Details needed.

31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. Provided

32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. Provided
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**

34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **Dumpster screening details needed.**

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. **Provided**

36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. **Provided**

37. North arrow, scale, and date of original submittal and last revision. **Provided**

**SECTION 8.5 REVIEW AND APPROVAL**

**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.
Charter Township of Elmwood
SITE PLAN REVIEW APPLICATION

Property Address: 10460 E. Grandview Rd; E. Grandview Rd. & East Carter Road

Parcel Number: 45-004-004-033-001-00; 004-033-005-00; 004-033-005-00; 004-033-022-30

Project Title or Name of Project: Brewery Creek Apartments

Owner Name: George Googasian  Owner Phone: (248) 540-3333

Owner Address: 6895 Telegraph Road, Bloomfield Hills, MI 48301

Applicant Name: Brewery Creek Apartments LLC – Laureto  Phone: (231) 715-1773
(If different than Owner)

Applicant Address: 340 E. State Street, Suite 6C Traverse City, MI 49684

Engineer/Surveyor Name: Dave Hendershott- Paradigm Design

Company Name: Paradigm Design  Phone: (616) 706-7192

Engineer/Surveyor Address: 340 E. State Street Suite 1C; Traverse City, MI 49684

Contact Person (All communications from the Township will be sent to this individual)

Owner X Applicant  Engineer/Surveyor
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

[Signature]
9-16-19

Applicant Signature Date

OFFICE USE ONLY:
Case Number: _______________________ Fee: _______ Paid: _________
Board Decision: _____________________ Date: _______________________
Date Permit Issued: _________________ Issued By: ____________________
AGENT AUTHORIZATION

Property: Elmwood Township Property between Grandview Rd and Carter Road.

Parcel Number: 004-033-001-00
004-033-005-00
004-033-005-00
004-033-022-30

Owner NAME: George Googasian
Dennis Dahlmann
6895 Telegraph Road
Bloomfield Hills, MI 48301
(248) 540-3333

This is to authorize: Maggie & Jon Laureto
REI Construction it's agents or employees
7224 S. Shugart Shores
Traverse City, MI 49684

To act on our behalf as our agent in site plan approval matters to the above listed properties which are owned, possessed, or controlled by the undersigned. This agent has a fully executed Buy Sell Agreement on the above mentioned property. This authorization is to be effective until the expiration of the Buy Sell Agreement.

SIGNED BY: ____________________________
Signature

STATE OF Michigan
NOTARY PUBLIC - MICHIGAN
CHARLEVOIX COUNTY
MY COMMISSION EXPIRES 12-25-2025
ACTING IN COUNTY

COUNTY

The foregoing was acknowledged before me, a Notary Public, on this 21st day of August, 2019, by George Googasian who acknowledged the same on behalf of the company.

My Commission Expires: 12-25-2025

Print Name: Heather Barry

Laureto - Agent Authorization
SECTION 13C.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.
   Brewery Creek Apartments LLC
   340 E. State Street, Suite 6C
   Traverse City, MI 49684
   (231)715-1773
   jon@REI.construction

2. Property owner's name, address, telephone number, and signature.
   George Googasian
   Dennis Dahlmann
   6895 Telegraph Road
   Bloomfield Hills, MI 48301
   (248) 540-3333

3. Proof of property ownership, and whether there are any options or liens on the property.
   Current Owner Deed Attached.
   Applicant has fully executed Buy Sell Agreement on the Property

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.
   See Attached Authorized Agent Letter

5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.
   See Attached Site Plans

6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.
   See Attached Site Plan

7. Project title or name of the proposed development.
   Brewery Creek Apartments. Brewery Creek Apartments & Brewery Creek Apartments, LLC are registered with LARA.

8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.
   Brewery Creek Apartments will be a market rate apartment rental community which is designed to accommodate multi-generational and workforce housing. A mix of 1- and 2-bedroom apartments as well as 2- and 3-Bedroom Townhouses will be
provided. The project is proposed to begin construction in the spring of 2020 starting with 2-3 buildings and additional buildings constructed as the market demands. Since we intend to construct this project in many small phases over 10 to 20 years, we understand that we will be required to resubmit to Elmwood for extensions and resubmittals of the project per township requirements.

9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. Per the goals of Elmwood’s Master Plan to maximize existing public utilities and decrease sprawl, this property has been zoned R-3 for many years. As encouraged by the Master Plan, the design is clustered to help keep as much of the natural environment as possible. Sewer, Gas, Electrical, and communication services are currently available on both Carter and Grandview Roads to service the property. The development will also provide a community benefit with the ability to have the water system “loop” from Grandview to Carter a desirable benefit by the DPW and township engineers. TCAPs schools will benefit by adding new residents & students to combat the enrollment decline in recent years. The proximity to the city center and the Tart trail will help lessen workers commutes and therefore traffic.

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.
   - 606 Units with a mix of One, Two, and Three Bedroom units. Unit mix may change as the market demands.
   - 12-20 Employees with offices in the community building.
   - The project intends to embrace the beautiful existing terrain with the hills and woods being one of the top amenities. Trails and connectivity to the TART trail will be a top amenity as well as a clubhouse and pool.

11. A vicinity map showing the area and road network surrounding the property.
    See Site Location Map on attached drawings.

12. The gross and net acreage of the parcel.
    See Site Data table on attached drawings.

13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.
    The Site is zoned R-3, High Density Residential and is currently vacant. Adjoining parcels are zoned R-3 & R-1.

14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.
    Boundary Adjustments & parcel splits – Boundary adjustments of the existing 4 parcels will occur per the attached plans prior to construction beginning. A boundary adjustment is shown as requested by a neighbor which will improve their parcel and provide a direct connection to the TART trail. Future parcel splits, if
required to accommodate financing, can be approved by staff. A detailed request will be submitted to the township assessor as required.

15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.
   See attached plans.

16. The location and type of existing soils on the site, and any certifications of borings.
   Sand per multiple test pits excavated and reviewed in multiple locations.

17. Location and type of significant existing vegetation.
   Site is heavily wooded and contains regulated wetland areas as delineated by GEI Consultants staking and documented on the attached plans.

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.
   Brewery Creek runs through the property and contains wetlands are indicated on the attached Site plan. An initial wetland delineation was flagged by GEI Consultants in May of 2019 at locations noted on the attached plans. GEI Consultants recommends avoiding the wetlands for as many phases as possible to avoid DEQ/EGLE permits. GEI also recommends waiting to apply for permits required on future phases since the DEQ/EGLE permits expire after 1 to 5 years.

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.
   See Site Plans. All building will be less than the 35ft height allowed as calculated by the zoning ordinance.

20. Proposed location of all proposed structures, buildings, equipment, and uses.
   See Site Plans.

21. Elevation drawings of typical proposed structures and accessory structures.
   See Attached Preliminary Building Design Elevations

22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.
   See Site Plans.

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.
   See Site Plans.

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.
   See Site Plans.
25. Location, size, and characteristics of all loading and unloading areas
   This is a residential complex with minimal loading and unloading requirements such as move-in days which will occur in the parking lots of each building.

26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use.
   N/A – Not designed for public use.

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).
   See Site Plans. Location of proposed fire hydrants, water, sewer, and storm detention ponds are shown per Legend.

28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.
   See Site Plans. All proposed utilities to be located underground as noted on the plans.

29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable.
   See Site Plans for proposed community room & pool. Notes for dog parks and walking trails are tentative and the locations may be altered.

30. Location, size, and specifications of all signs and advertising features, including cross-sections.
   Signage will be in compliance with Section 6.6.4 and a permit will be obtained by staff as required.

31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.
   See Site Plans. Light poles are noted per the symbol shown on the Legend in addition to the building code required lighting at each buildings, garage, and car ports.

32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.
   The site is heavily wooded and existing trees will remain in much of the site to act as screening.

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.
Existing vegetation will be retained in a large portion of the site due to buildings being clustered. See Site Plan Sheets.

34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.
   Dumpster enclosures are indicated on the plans.

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.
   N/A

36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.
   Site is designed to intentionally preserve as much of the natural environmental features as possible by clustering and avoiding building in the lower lands.

37. North arrow, scale, and date of original submittal and last revision.
   Refer to the plans

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. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration.
September 18, 2019

Steve Christensen
Drain Commissioner
8527 E. Government Center Dr.
Suite 205
Suttons Bay, MI 49682

Re: Brewery Creek Apartments
   Site Plan Approval Drawings
   Section 33, Elmwood Township, T28N-11W

In accordance with Elmwood Township Site Plan Approval requirements, I am hereby transmitting to you one copy of the drawings that have been submitted to the Township for review. The Township requires that we provide these drawings to local reviewing agencies for any preliminary review and comments. Please keep in mind that these drawings show the overall development plan and are general in nature. Prior to construction, we will submit detailed drawings for permitting and any require applications as necessary.

Any comments can be addressed to me and I will forward them onto the Township for their review. Contact information:
   David Hendershott, PE
   Paradigm Design
   340 State Street, Suite 1C
   Traverse City, MI 49684
   Phone: (616) 706 – 7192
   Email: dhendershott@paradigmae.com

If you have any questions, please feel free to contact me at (616) 706 – 7192.

Sincerely,

PARADIGM DESIGN

David E. Hendershott, PE
Principal Civil Engineer

CC: Elmwood Township – Sara Kopriva
    REI Construction – Jon Laureto
September 18, 2019

Mr. Justin Kelenske
Manager
Leelanau County Road Commission
10550 E. Eckerle Road
Suttons Bay MI 49682
jkelenske@leelanauroads.org

Re: Brewery Creek Apartments
Site Plan Approval Drawings
Section 33, Elmwood Township, T28N-11W

Dear Justin:

In accordance with Elmwood Township Site Plan Approval requirements, I am hereby transmitting to you one copy of the drawings that have been submitted to the Township for review. The Township requires that we provide these drawings to local reviewing agencies for any preliminary review and comments. Please keep in mind that these drawings show the overall development plan and are general in nature. Prior to construction, we will submit detailed drawings for permitting and any require applications as necessary.

Any comments can be addressed to me and I will forward them onto the Township for their review. Contact information:
David Hendershott, PE
Paradigm Design
340 State Street, Suite 1C
Traverse City, MI 49684
Phone: (616) 706 – 7192
Email: dhendershott@paradigmae.com

If you have any questions, please feel free to contact me at (616) 706 – 7192.

Sincerely,

PARADIGM DESIGN

David E. Hendershott, PE
Principal Civil Engineer

CC: Elmwood Township – Sara Kopriva
REI Construction – Jon Laureto
September 18, 2019

Sanitarian for Elmwood Township  
Benzie-Leelanau District Health Department  
Environmental Health  
7401 E. Duck Lake Road, Suite 100  
Lake Leelanau, MI 49653

Re: Brewery Creek Apartments  
Site Plan Approval Drawings  
Section 33, Elmwood Township, T28N-11W

In accordance with Elmwood Township Site Plan Approval requirements, I am hereby transmitting to you one copy of the drawings that have been submitted to the Township for review. The Township requires that we provide these drawings to local reviewing agencies for any preliminary review and comments. Please keep in mind that these drawings show the overall development plan and are general in nature. Prior to construction, we will submit detailed drawings for permitting and any require applications as necessary, however, you should be aware that this development will be served by public sewer and water.

Any comments can be addressed to me and I will forward them onto the Township for their review. Contact information:  
David Hendershott, PE  
Paradigm Design  
340 State Street, Suite 1C  
Traverse City, MI 49684  
Phone: (616) 706 – 7192  
Email: dhendershott@paradigmae.com

If you have any questions, please feel free to contact me at (616) 706 – 7192.

Sincerely,

PARADIGM DESIGN

David E. Hendershott, PE  
Principal Civil Engineer

CC: Elmwood Township – Sara Kopriva  
REI Construction – Jon Laureto
September 18, 2019

Mr. John Divozzo
Director
Grand Traverse County
Public Works Department
2650 LaFranier road
Traverse City, MI 49686
JDivozzo@grandtraverse.org

Re: Brewery Creek Apartments
Site Plan Approval Drawings
Section 33, Elmwood Township, T28N-11W

Dear Mr. Divozzo:

In accordance with Elmwood Township Site Plan Approval requirements, I am hereby transmitting to you one copy of the drawings that have been submitted to the Township for review. The Township requires that we provide these drawings to local reviewing agencies for any preliminary review and comments. Please keep in mind that these drawings show the overall development plan and are general in nature. Prior to construction, we will submit detailed drawings for permitting and any require applications as necessary. We have already begun working with the townships engineer, Wade-Trim on requirements for the public water and sewer systems.

Any comments can be addressed to me and I will forward them onto the Township for their review. Contact information:
David Hendershott, PE
Paradigm Design
340 State Street, Suite 1C
Traverse City, MI 49684
Phone: (616) 706 – 7192
Email: dhendershott@paradigmiae.com

If you have any questions, please feel free to contact me at (616) 706 – 7192.

Sincerely,

PARADIGM DESIGN

David E. Hendershott, PE
Principal Civil Engineer

CC: Elmwood Township – Sara Kopriva
    REI Construction – Jon Laureto
KNOW ALL MEN BY THESE PRESENTS: That the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under the laws of the United States of America, in liquidation of NATIONAL BANK AND TRUST COMPANY OF TRAVERSE CITY, Traverse City, Michigan, whose address is 900 Oakmont Lane, Westmont, Illinois 60559, hereby quit claims to:

GEORGE A. GOOGASIAN, a married man and DENNIS DAHLHANN, a single man, 300 E. Long Lake Rd., Suite 300, Bloomfield Hills, MI 48013 ***
the following described premises situated in the Township of Leelanau, County of Leelanau, State of Michigan, to-wit:
***and 300 S. Thayer, Ann Arbor, MI 48104, respectively

The Legal Description more fully described in Exhibit attached hereto and made a part of.

For the sum of Ten Dollars, and other good and valuable consideration.

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO MCLA S207.505(c); MSA S7.456(5)(c); 12 U.S.C. S1825.

IN WITNESS WHEREOF, this instrument is dated June 18, 1987.

WITNESSES:

[Signature]

By: [Signature]

Richard F. Reiff
Its: Bank Liquidation Specialist-In-Charge

STATE OF ILLINOIS }
) ss.
County of DUPAGE)

On this 18th day of June, 1987, before me personally appeared
Richard F. Reiff to me personally known who is the Bank Liquidation
Specialist-In-Charge of the Federal Deposit Insurance Corporation, and who
being duly sworn did execute the within instrument on behalf of the Federal
Deposit Insurance Corporation by authority of its Board of Directors and
Richard F. Reiff acknowledged said instrument to be the free act and deed of
the Federal Deposit Insurance Corporation.

[Signature]

Mary C. Gouillet
Notary Public
DuPage County, Illinois
My Commission Expires: April 19, 1988

Drafted By:

FEDERAL DEPOSIT INSURANCE CORPORATION

900 Oakmont Lane
Westmont, Illinois 60559

0652R/MJs/bc
Schedule A – (Continued)

Parcel I:
That part of the Southwest 1/4 of the Northwest 1/4 of Section 33, Town 28, North, Range 11 West, more fully described as: Commencing at the West 1/4 corner of said Section 33; thence North 0 degrees 06 minutes 35 seconds West, along the West section line, 391.99 feet to the point of beginning; thence North 0 degrees 06 minutes 35 seconds West, along said Section line, 939.39 feet; thence North 89 degrees 52 minutes 35 seconds East, along the North eighth line, 1330.47 feet; thence South 0 degrees 03 minutes 50 seconds West, along the West eighth line, 1325.15 feet; thence South 89 degrees 37 minutes 0 seconds West, along the East and West 1/4 line, 165.90 feet; thence North 0 degrees 22 minutes 50 seconds West, 527.64 feet; thence South 89 degrees 36 minutes 25 seconds West, 275.00 feet; thence South 0 degrees 24 minutes 15 seconds East, 522.90 feet; thence Northeastly, along the centerline of Carter Road on the arc of a 317.82 foot radius curve to the right, a distance of 156.00 feet (the chord of said arc being North 63 degrees 16 minutes 51 seconds West, 154.51 feet); thence North 40 degrees 47 minutes 15 seconds East, 33.00 feet; thence Northwesterly along the arc of a 30.00 foot radius curve to the left, a distance of 68.69 feet (the chord of said arc being North 65 degrees 11 minutes 30 seconds East, 54.64 feet); thence North 0 degrees 24 minutes 15 seconds West, 140.76 feet; thence South 89 degrees 35 minutes 45 seconds West, 16.85 feet; thence North 39 degrees 38 minutes 50 seconds West, 100.00 feet; thence North 0 degrees 23 minutes 0 seconds West, 436.85 feet; thence South 89 degrees 51 minutes 30 seconds West, 173.00 feet; thence South 33 degrees 41 minutes 50 seconds West, 158.57 feet; thence South 19 degrees 31 minutes 40 seconds West, 209.46 feet; thence Westerly, along the centerline of Carter Road on the arc of a 200.00 foot radius curve to the left, a distance of 175.84 feet (the chord of said arc being North 83 degrees 34 minutes 11 seconds West, 170.24 feet); thence South 71 degrees 13 minutes 30 seconds West, along said centerline, 717.73 feet to the point of beginning.

Parcel II:
A part of the N 1/2 of the NW 1/4 of Sec. 33, T28N, R11W, more fully described as beginning on the North line of said Sec. 33 at a point 482.0 ft West of the North 1/4 corner of said Sec. 33; thence West on the Section line 1657.9 feet to a point in the centerline of a public road; thence E 54 degrees 21 minutes W, along the centerline of said public road 651.0 feet to the West Line of said Sec. 33; thence S 0 degrees 03 minutes W, along the West line of Sec. 33, 938.6 feet to the South line of the N 1/2 of said NW 1/4; thence N 69 degrees 54 minutes E, along said South line of the N 1/2 of said NW 1/4, 1335.0 feet to the East line of the NW 1/4, thence N 0 degrees 03 minutes E, along said East line of the NW 1/4 of the said NW 1/4, 132.67 feet; thence N 53 degrees 01 minute E 1087.3 feet; thence E 1 degree 45 minutes W, 529.2 feet to the point of beginning; excepting therefrom six parcels of land more fully described as:

Exception I: Commencing at a point on the North line of Sec. 33, T28N, R11W, 732.00 feet West of the North 1/4 corner (being the Northeast corner
of the parcel first described in Liber 82 of Deeds, Page 278; thence South 348.00 feet to the Southeast corner of the parcel first described in Liber 82 of Deeds, Page 278; thence West 1125.00 feet to the Southwest corner of the parcel described in Liber 85 of Deeds, Page 167; thence North 348.00 feet to the North line of said Sec. 33 (being the Northwest corner of the parcel described in Liber 85 of Deeds, Page 167); thence East along the North line of said Sec. 33 to the point of beginning.

Exception #2: Beginning at a point 1857.0 feet west and 127.7 feet south of the North 1/4 corner of Sec. 33, T28N, R11W: thence South 300.0 feet; thence 64 degrees 39 minutes W, 40.0 feet; thence N 29 degrees 03 minutes W, 271.6 feet; thence W 64 degrees 39 minutes E, 186.0 feet to the point of beginning.

Exception #3: Beginning at a point on the North line of Sec. 33, T28N, R11W, 1850.0 feet west of the North 1/4 corner: thence South 106.75 feet; thence W 64 degrees 39 minutes W, 172.65 feet; thence N 22 degrees 41 minutes W, 195.82 feet to the North line of said Sec. 33; thence East 231.60 feet to the point of beginning.

Exception #4: Commencing at the Northwest corner of Sec. 33, T28N, R11W: thence S 0 degrees 03 minutes W, 379.00 feet; thence N 54 degrees 21 minutes E, 496.84 feet as the point of beginning; thence continuing N 54 degrees 21 minutes E, 150.45 feet to the North line of said Sec. 33; thence East on said North line, 22.12 feet; thence S 22 degrees 41 minutes E, 195.82 feet; thence S 37 degrees 45 minutes W, 368.85 feet; thence N 0 degrees 03 minutes E, 460.87 feet to the point of beginning.

Exception #5: Beginning at a point 1232.0 feet west of and 348 feet South of the North 1/4 corner of Sec. 33, T28N, R11W: thence S 51 degrees 43 minutes W, 299.7 feet; thence S 58 degrees 58 minutes West 218 feet; thence North 45° 0° feet; thence East parallel to the North line of Sec. 33, 422 feet to the Point of Beginning.

Exception #6: The East 184 feet of the West 250 feet of the East 732 feet of the North 348 feet of the North 1/2 of the Northwest 1/4 of said Section 33, the aforesaid 184 feet being measured along the North section line and Westerly boundary of said exception to run due South from the North section line.

Parcel III:
A part of the Northeast 1/4 of the Northwest 1/4 of Section 33, Town 26 North, Range 11 West, more fully described as: Beginning at a point 10 rods South of the Northeast corner of the Northwest 1/4 of said Section 33; thence West 16 rods; thence South 40 rods; thence East 16 rods; thence North 40 rods to place of beginning, AND, commencing at a point on the North-South 1/4 line 12.50 chains South of the North 1/4 post of said Section 33; thence South on said 1/4 line 7.50 chains, more or less, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said
ALTA/NSPS LAND TITLE SURVEY

REI CONSTRUCTION

DATE: AUGUST 15, 2019
DRAWN BY: IRA

SHEMEY LAND SURVEYING, LLC
404 W. Manistee Ave. • Manistee, MI 49660
Cell: (231) 429-6974
kimmer@simmerlandsurvey.com
WWW.SIMMERLANDSURVEY.COM

Kelly M. Simon, P.E.
Professional Land Surveyor

PART OF THE NSPS LAND SURVEY
PART OF THE NSPS LAND SURVEY
LEE LAMBERT COUNTY, MICHIGAN

WORK PERFORMED BY:
SIMMER LAND SURVEYING, LLC
WITTM, MI 49660
231-429-6914
kimmer@simmerlandsurvey.com
WWW.SIMMERLANDSURVEY.COM
To: Elmwood Township Board

From: Sara Kopriva AICP, Planner/Zoning Administrator

Date: October 8, 2019

RE: SU/SPR 2018-07A Centerpointe Outdoor Seasonal Boat Storage Amendment

The applicant is requesting that the screening that was previously proposed, arborvitae, be allowed to be replaced by a fence for their outdoor boat storage. Section 9.8.F.2 requires landscaping or fencing that shall be reviewed by the Planning Commission therefore this amendment is required to be review by the PC instead of staff.

SECTION 9.8 ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL LAND USES

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

2. The storage area is screened from the adjacent residential property lines (if any) by enclosing it with a solid wood fence not less than six (6) feet high or plant materials such as evergreen trees not less than five (5) feet in height and spaced not further than eight (8) feet apart around that part of the storage yard which shares a lot line with a residential use or a residential zoning district. The location of said fence shall be shown on the final site plan. The design of the fence or landscape plan for the plantings shall be reviewed during the site plan review process and shall meet the approval of the Planning Commission. The fence or plantings shall be maintained in a neat and attractive manner and shall maintain their density and screening effect throughout the calendar year.

SECTION 8.5 REVIEW AND APPROVAL

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 entry way 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.
Subject: change in screening for storage lot at West Bay Properties, LLC, parcel #45-004-028-094-10.

In regards to the screening required for the storage of boats in the parking lot to the west side of M22 from the CenterPointe building, we originally proposed that we would use arborvitaes for the screening and that it would encompass the west and north sides of the storage lots. We would like to change the screening to a 6’ fence along the north side and part of the west side of the area as shown in the attached drawing.

This change in the type of screening fits the definition of screening in the township zoning.

After much consideration, we do not feel it is necessary to install screening along the remainder of the west side of the property. The remaining portion of the west side of the property already has a 6’ fence that was installed by the neighbors (and encroaches on CenterPointe property) and is more than adequate to provide the screening required by zoning. In addition, there is thick growth of bushes and trees on the CenterPointe side of the neighbor’s west side fence which provides additional screening as required by code. We are requesting that the township does not require CenterPointe to install an additional fence here as it would pose these problems:

1. Installing screening along the west side would create a 10’ – 15’ wide area between the two fences that would be very difficult to monitor. We’ve already had vandalism in just the short time since we’ve had the fence up on the north side as it has provided good cover for someone with not-so-good intentions.
2. Installing screening along the west side would require that we clear out the bushes and trees (which are considered screening by code) only to then install bushes or trees or fencing. This seems like a lot of work to get right back to where we started.
3. The neighbors have expressed that they don’t want us to put up a fence or any screening. The neighbors routinely cut through to the CenterPointe property to access the tunnel to get across M22. They said they would rather see the stored boats instead of the screening.

And it’s important to mention that boats have been stored there for over 30 years without any complaints from the neighbors.

Thanks for your consideration. I’m available at 231-360-9819 or dave@greatlakessailingco.com for questions or comments.

Cordially,

Dave Conrad
West Bay Properties, LLC
231-360-9819
dave@greatlakessailingco.com
Charter Township of Elmwood
SITE PLAN REVIEW APPLICATION

Property Address: 12935 S. West Bay Shore Dr (West Lot Across)

Parcel Number: 45-004-028-094-10

Project Title or Name of Project: West Parking Lot Screwing

Owner Name: West Bay Properties, LLC
Owner Phone: 231.922.1515

Owner Address: 12935 West Bay Shore Dr #100 TC, 49684

Applicant Name: David Conley
Phone: 231.360.9819

Applicant Address: 12935 West Bay Shore Dr #100 TC, 49684

Engineer/Surveyor Name: N/A

Company Name: ____________________________________ Phone: ____________________

Engineer/Surveyor Address: _____________________________________________________

Contact Person (All communications from the Township will be sent to this individual)

_____ Owner  ____ Applicant  _____ Engineer/Surveyor

Page 3 of 7

Elmwood Township 03/2016
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.

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 if 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: [Signature]  Date: 8/25/15

Applicant Signature: [Signature]  Date: 8/25/19

OFFICE USE ONLY:

Case Number:  Fee: _________  Paid: _________

Board Decision:  Date:  

Date Permit Issued:  Issued By:  
SINGLE FAMILY DWELLING

PROPOSED

BOAT
AND

RECREATIONAL VEHICLE
SEASONAL STORAGE

ON PROPERTY LINE

SCALE: 1" = 30 FEET

WEST BAY PROPERTIES LLC
SITE PLAN REVISED 8/21/18

TUSCAN BISTRO RESTAURANT

SATELLITE DISH 0.3'
SOUTH OF PROPERTY LINE

G-C

RETRIMMITED 2/21/18
Current View:
6' fence along the north side and northwest corner

View of property west border
(same northwest corner with fencing, different boats in photo)
This is the fence that runs along the west property line on the neighbors property and cuts across onto CenterPointe property towards the north.

Fence is hard to see in this picture because it's behind the trees and bushes.
Another view of the fence along the west side. The neighbors frequently use this opening in the fence to cut through to the CenterPointe property and use the tunnel to cross the street. Installing screening on the CenterPointe property would prohibit this passage.
This shows the thick growth between the neighbors fence and the CenterPointe parking lot. We would have to remove a significant amount of bushes and trees to install screening which pretty much is the same thing. A lot of effort and expense to accomplish what is already existing.

Putting a fence or screening along the parking lot would create a 10-15’ area between the neighbors fence and our screening which we would not be able to monitor. We’ve already had some vandalism behind the fence that we just put up. We don’t want to exacerbate this problem with more screening.