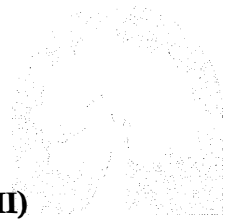


**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION REGULAR MEETING**

Tuesday, April 16, 2024 at 6:30 PM

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



A. Call to order – 6:30 PM

B. Pledge of Allegiance

C. Roll Call

D. Limited Public Comment-**Only on Agenda Items with no Public Hearing**- See Rules on Agenda

E. Agenda Modifications/Approval

F. Minutes – March 19, 2024

G. Consent Calendar: Approve/Receive and File

ZA Report

Garfield Twp Master Plan Update Request for Comments

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

I. Old Business

J. New Business

1. Public Hearing and Deliberations, SPR/SUP 2024-02 – Request by John Gallagher III regarding property at 8525 E Lincoln Rd (Parcel 004-030-001-00) for Bay View Distillery Tasting Room (Use: Tasting Room).
2. SPR 2024-04 (no public hearing required), Request by TART Trails Inc. regarding property at 0 S Lake Leelanau Dr (004-140-001-00) for TART Trailhead Parking Improvements.
3. Comprehensive Plan Selection Committee

K. Discussion on Zoning Ordinance

1. Article 10 – Nonconformities
2. Section 5.4 – permitted-uses with no requirements specific to use

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

**Commission
Members:**

Rick Bechtold, Chair

Jeff April, Vice-
Chair

Jonah Kuzma,
Secretary

Doug Roberts

Kendra Luta

Nathan McDonald

Chris Mikowski

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: March 2024 Planning and Zoning Report

PERMITS:	3/2024	3/2023	YTD 2024	YTD 2023
Single Family Dwelling	5	0	7	0
Attached SFD	0	0	0	0
Accessory Building	1	1	1	1
AG Building	1	1	1	1
Residential Addition	0	0	0	1
Deck	3	2	4	4
Sign	0	0	0	0
Commercial	1	1	3	1
B&B	3	0	0	0
Misc.	1	0	1	0
Total Permits	15	5	20	8
Fees Collected	\$2,770.24	\$350	\$3,280	\$550.00

Zoning Board of Appeals:

January 3, 2024, Special Meeting. Included in previous report. Due to no complete applications, next meeting TBD.

Planning Commission:

March 19, Regular Meeting. 1) SPR 2024-03 (no public hearing required). Request by Discovery Center and Pier regarding property at 0, 13223, 13240, 13272, 13271, and 13170 S West-Bay Shore Dr (Parcels 004-033-074-00, 004-033-078, 004-033-077-00, 004-033-080-00, 004-033-079-00 and 004-033-073) for Discovery Pier Phase II and III (Elements from previously approved Planned Development; parking lot landward of M22) – *approved with conditions*, 2) Public Hearing on ZO 2017-04-22 a Zoning Ordinance Amendment to amend Section 2.2 to add a definition for Dwelling, Multi and Lot Area, Gross and to modify the existing definitions for Parcel, Lot Area and Net Lot Area; create Section 3.14 to include development requirements for Multi-Dwelling developments; add Note ‘I’ to Section 5.6 to reference residential density requirements to Section 3.14; modify Section 7.1.2 so residential base density is determined using net acreage; modify Section 7.2.2 so residential density is based off of net lot area; modify Section 8.4.12 to have Site Plan Review applicants submit the gross lot area and net lot area – *recommended approval to Township Board and to forward to County*, 3) Public Hearing on ZO 2017-04-23 – a Zoning Ordinance Amendment to amend Section 2.2 to add definitions for Alcohol, Beer, Brewer, Brewery, Distiller, Micro Brewer, Small Distiller, Small Wine Maker, Spirits, Tasting Room, Wine Maker, revise definitions for Distillery, Wine, Winery, and eliminate definitions for Distillery Tasting Room, Wine, Brandy, Wine Drink, Mixed, Wine Related Beverages, and Wine Tasting Room; amend Section 5.4 to eliminate Distillery Tasting Rooms, Microbreweries/Distilleries, and Wine Tasting Room, Add ‘Distillery and/or Brewery’ and ‘Tasting Room’ as permitted uses under Site Plan Review or Special Use Permit in certain zoning districts, allow Winery as a use within the General Commercial and Light Industrial districts under Site Plan Review, renumber uses; amend Section 5.5.K to eliminate two requirements for Temporary Produce Stands and renumber subsequent requirements; add Section 5.5.N to contain requirements for Wineries, Distilleries, and Breweries; amend Section 6.1.3 to list parking requirements for Wineries, Distilleries, and Breweries; amend Section 9.8.J to contain requirements for Tasting Rooms for Wineries, Distilleries, and Breweries; eliminate Section 9.8.L Distillery Tasting Room and its requirements and reserve Section 9.8.L for future use – *recommended approval to Township Board and to forward to County*.

April 19, Regular Meeting. Agenda not yet finalized, but will include: 1) Public Hearing and Deliberations on SPR/SUP 2024-02 – Request by John Gallagher III regarding property at 8525 E Lincoln Rd (Parcel 004-030-001-00) for Bay View Distillery Tasting Room (Use: Tasting Room), 2) Comprehensive Plan Selection Committee.

Office Updates:

STRs. 93 licenses for 2024 have been issued. 11 applications are on waitlist.

Conference. Clarren will be attending the MTA Conference April 22-24.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

April 1, 2024

Garfield Township Master Plan Update – Request for Comments

The Charter Township of Garfield has prepared an update to its Master Plan, which was approved for distribution by the Township Board on March 27, 2024. In accordance with Section 41 of the Michigan Planning Enabling Act, Public Act 33 of 2008 (MCL 125.3841), the proposed Master Plan is required to be sent to you, or you requested to receive it.

The proposed Master Plan is available for viewing on the Charter Township of Garfield website at the following link: <https://www.garfield-twp.com/masterplan.asp>.

All local governments and other entities have up to 63 days to submit comments on the proposed new Master Plan to the Garfield Township Planning Commission. Any comments you have may be submitted in digital format via email to jsych@garfield-twp.com, and such comments will be forwarded to the Planning Commission.

Following the 63-day review period, the Planning Commission will hold a public hearing on the proposed Master Plan update at their regular meeting on Wednesday, June 12, 2024 at 7:00 PM at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684. Comments may be directed to the Planning Commission or made in person at that meeting.

Please do not hesitate to contact the Township with any questions or comments about the Master Plan update process.

Sincerely,

Joseph Robertson, Secretary
Charter Township of Garfield Planning Commission

**Charter Township of Elmwood
Planning Commission Regular Meeting
Elmwood Township Hall (10090 E. Lincoln Rd)
March 19, 2024 at 6:30 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 6:30 PM.

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

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

D. Limited Public Comment: None

E. Agenda Modifications/Approval: *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE AGENDA AS PRINTED. MOTION PASSED 4-0.*

F. Minutes-February 20, 2024: *MOTION BY COMMISSIONER KUZMA SECONDED BY COMMISSIONER APRILL TO APPROVE THE MINUTES OF FEBRUARY 20, 2024. MOTION PASSED BY A UNANIMOUS VOTE.*

Minutes-March 5, 2024: *MOTION BY COMMISSIONER MIKOWSKI, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE MINUTES OF MARCH 5, 2024. MOTION APPROVED UNANIMOUSLY.*

G. Consent Calendar: *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO FILE THE CONSENT CALENDAR AS PRESENTED. MOTION APPROVED UNANIMOUSLY.*

H. Declaration of Conflict of Interest: None

I. Old Business: None

J. New Business:

a. Site Plan Review SPR 2024-03-Request by Discovery Center and Pier regarding property a 0, 13223, 13240, 13272, 13271, and 13170 S. West-Bay Shore Dr., for Discovery Pier Phase II and III (Elements from previously approved Planned Development; parking lot landward of M22)

Matt McDonough with Discovery Center said a lot of what was on the site plan has been approved, but the features that have not been approved are: 1) the completion of the parking lot which they thought was approved in a previous site plan 2) to be able to put a 20x30 temporary tent out on the pavilion to serve as a catering tent that would be taken down once the building is up 3) the jib crane, there's actually 2. He thinks the first one was already approved when they had it proposed to be on the N/E corner of the pier, that's

been moved to the N/W corner of the basin; there's a smaller crane that is going to be located on the S/W corner of the pier itself which is for launching smaller remote operated vehicles, that way the classroom within that building will be able to operate from their desks. 4) the fixed access platforms-one is in the N/W portion of the marina basin 5) the landing platform to provide more space for people to use the kayak launch. All of these changes have been approved by EGLE, but they're waiting on the Army Corps permit who told them it's all good, they're just waiting on the permit.

Staff noted one of the additional pieces of information from the Chief was his review and he has a couple recommended conditions. This is an SPR so there's no public hearing and she has draft Findings, but those do not include the Fire Chief's recommended conditions.

The Commissioners went through Standards for Approval and found that all standards were met based on the Findings of Fact. The Commission agreed with the Findings of Fact as presented, with adding the email from the Fire Chief within 8.5.B.2, 8.5.B.7 and the conditions. The Planning Commission set the conditions on the project as follows:

- 1) Prior to issuance of a Land Use Permit, a sealed and signed set of plans shall be provided to the Township.
- 2) Prior to issuance of a Land Use Permit, permits from all applicable outside agencies shall be provided.
- 3) Temporary tents used during special events (permitted under a different decision) shall be tightly secured during their use and taken down at the end of each event.
- 4) Pursuant to Section 6.1.3.B of the Zoning Ordinance, "All parking areas shall conform to the requirements of the Americans with Disabilities Act and any other accessibility requirements in effect at the time. These spaces shall be included in the calculations for meeting the parking requirements of this Article." Prior to issuance of a Land Use Permit, compliance with this requirement shall be provided.
- 5) Prior to issuance of a Land Use Permit for the parking lot, the parcels must be combined.
- 6) Recommendations proposed by the Fire Chief in his 3/19/24 email will be made a condition of approval. These recommendations include:
 1. The installation of the Jib Crane in the northwest corner of the harbor may obstruct the Fire Apparatus Access Lane (FAAL) to the causeway. Any boom, feature or vehicle that may impinge on or obstruct the FAAL clear width requirement of 20 feet wide by 13.5 feet in height shall be temporary with time limited to that necessary for the safe operation, loading and unloading of the crane. The crane operator shall also be in attendance of the controls during the time the crane may obstruct the FAAL.
 2. The Fire Department Connection (FDC) for the south dock standpipe system is shown located on the south dock at the end of the gangway ramp and kayak chute. The FDC shall be located on land and within a maximum of 100 feet of the shoulder of S. West-Bay Shore Drive (SWBS).
 - a. *NOTE: Approved locations have been discussed with Matt McDonough and includes areas near the Ticket Booth and parking lot turn-around.*
 3. The parking lot on the west side of SWBS appears to have dimensions acceptable for fire department access.
 - a. The north access to the parking lot must maintain with a clear width of 20 feet wide by 13.5 feet tall from SWBS.
 - b. Emergency or alternative access is recommended from the drive located on SWBS. This access may be secured by chain or other means agreed upon with the fire department.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER MIKOWSKI TO ADOPT FINDINGS OF FACT AS MODIFIED. MOTION APPROVED UNANIMOUSLY.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE SPR 2024-03 REQUEST BY DISCOVERY CENTER AND PIER FOR DISCOVERY PIER PHASE II AND III. MOTION PASSED BY A UNANIMOUS VOTE.

b. Introduction SPR/SUP 2024-02-Request by John Gallagher III regarding property at 8525 E. Lincoln Rd. (Parcel 004-030-001-00) for Bay View Distillery Tasting Room

John Gallagher III 8855 E. Strang Rd. on behalf of the application, there were some notes made by the Planner regarding the narrative on both the maximum size of the tasting room and the size of the parcel. For clarity, he thinks the notes from the Planner do address the concerns of the Commissioners. He wanted to make the notation to make them aware that there is an intended split they're looking to do, he just filed the paperwork with the Assessor to have that 80 split into 2-20's and a 40, so, moving forward as an item of transparency. The size of the tasting room with regards to the current and proposed, he knows he can't speak to the proposed text amendment until that session is open, but he's looking for the opportunity to speak at that time.

Staff added, that this is an introduction, this is Site Plan Review and a Special Use Permit so the Planning Commission would be reviewing the application and determine if they agree it is a complete application. If so, a motion should be made to schedule a public hearing for the next regularly scheduled PC meeting.

Commissioner Aprill asked how this would affect their other business that evening. Staff explained the proposed text amendment is not what's currently in their Ordinance, so it has no weight on the application. If the applicant wanted the PC to hold off on a decision until the text amendment has been discussed, it could be a few months and they don't want to do that, they want to proceed under the current regulations. If the proposed text amendment is adopted at a later date, the applicant would have every ability to apply for an amendment to come back before the Commission. Commissioner Aprill asked, so they are looking at this under their current Ordinance. Staff responded, exactly. That's part of the reason why the Staff report is a little more detailed; just to be clear. She asked if there were any questions regarding the application or whether or not the requirements for section 8.4 have been met or if it's a complete application.

Commissioner Kuzma questioned section 9.8.L.4 regarding the use of the patio for a tasting room. Staff said the text was drafted the way it was as the PC needs to be clear, the applicant is clear, on what can be approved. Commissioner Kuzma asked about 9.8.L.6 and the 2500 sq. ft. tasting room. Staff responded the Commission cannot approve that at this time. Commissioner Kuzma asked if that was a typo because the two numbers are the same. Staff said what the applicant essentially wants to do could be allowed under the proposed text, however that proposed text is not their current regulation. The Commission cannot render a decision on proposed regulations. Commissioner Kuzma asked about 9.8.L.12 and the additional 2 parking spaces; can that be conditioned? Staff said the Commission can grant the additional 2 parking spaces.

The Chair questioned 8.4.17 as the staff report indicates the plan doesn't contain an accurate treeline. Staff said that the Commission has received a new sheet showing an aerial, with the site plan layered on top; she will revise the report for the next meeting.

The Commissioners went the rest of the report and determined that the required elements have been provided.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MIKOWSKI TO SCHEDULE A PUBLIC HEARING FOR SPR/SUP 2024-02 AT THE NEXT REGULARLY SCHEDULED MEETING. MOTION APPROVED UNANIMOUSLY.

c. Public Hearing and Deliberations-Planning Commission Discussion on ZO 2017-04-22- a Zoning Ordinance Amendment to amend Section 2.2, to add a definition for Dwelling, Multi and Lot Area, Gross and to modify the existing definitions for Parcel, Lot Area and Net Lot Area; create Section 3.14 to include development requirements for Multi-Dwelling developments; add Note "I" to Section 5.6 to reference residential density requirements for Section 3.14; modify Section 7.1.2 so residential base density is determined using net acreage; modify Section 7.2.2 so residential density is based off of net lot area; modify Section 8.4.12 to have Sit Plan Review applicants submit the gross lot area and net lot area.

The Chair read the statement to open the public hearings for items Jc & Jd.

The public hearing opened at 7:17 p.m.

Public comment opened at 7:19 p.m. No comment given. Public comment closed at 7:19 p.m.

The Commissioners reviewed the text amendment.

Staff handed out draft findings. She said as the Commission knows, section 11.12 of the Ordinance which talks about how the PC renders their decision on whether or not to recommend approval or recommend to not approve text amendment to the Township Board, the Commission has to review it on guidelines. She that moving forward with all text amendments, it would be good to have formal findings drafted and prepared as they do for SPR/SUP.

Staff noted it might be helpful if the Commission went through the guidelines one by one. The Commission did, unanimously agreeing that all guidelines have been met. During discussion, the Chair suggested that findings for guideline d are also relevant for guideline h; the Commission agree to add the following sentence to the draft findings for guideline h: "The Commission finds that statements made under findings for guideline d are also applicable to this standard."

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO ACCEPT THE FINDINGS OF FACT AS MODIFIED. MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MIKOWSKI TO RECOMMEND APPROVAL OF ZO 2017-04-22 TO THE TOWNSHIP BOARD AND TO FORWARD

ON TO THE COUNTY AS IT MEETS SECTION 11.12 OF THE ZONING ORDINANCE. MOTION APPROVED UNANIMOUSLY.

d. Public Hearing and Deliberations-Planning Commission Discussion on ZO 2017-04-23-a Zoning Ordinance Amendment to amend Section 2.2 to add definitions for Alcohol, Beer, Brewer, Brewery, Distiller, Micro Brewer, Small Distiller, Small Wine Maker, Spirits, Tasting Room, Wine Maker, revise definitions for Distillery, Wine, Winery, and eliminate definitions for Distillery Tasting Room Wine, Brandy, Wine Drin, Mixed, Wine Related Beverages, and Tasting Room. Add “Distillery and/or Brewery” and “Tasting Room” as permitted uses under Site Plan Review or special Use Permit in certain zoning districts, allow Winery as a use within the General Commercial and Light Industrial districts under Site Plan Review, renumber uses; amend Section 5.5 K to eliminate two requirements for Temporary Produce Stands and renumber subsequent requirements; add Section 5.5 K to eliminate two requirements for Temporary Produce Stands and renumber subsequent requirements; add Section 5.5 N to contain requirements for Wineries, Distilleries, and Breweries; amend Section 6.1.3 to list parking requirements for Wineries, Distilleries, and Breweries; amend Section 9.8 J to contain requirements for Tasting Rooms for Wineries, Distilleries, and Breweries; eliminate Section 9.8 L Distillery Tasting Room and its requirements and reserve Section 9.8L for future use.

Public comment opened at 7:33 p.m. No comment given. Public comment closed at 7:33 p.m.

Staff noted the Commission has seen this text a few times before; the only modification since their last meeting was the addition of one word, it reads “monthly” sale of food for one of the proposed requirements.

The Commissioners went through draft Findings of Fact.

The Chair asked about if the proposed language was specific about harvestable crops being in the AG district [not others]. Staff said that the way the text amendment was drafted, is it stated in the intent, and then one of the conditions for production facilities calls out conditions that would be specific to facilities within the AR zoning district. She noted that the text also shifts use requirements to the production facility versus the tasting room.

Under guideline “g”, options 1 or 2, Commissioner Mikowski asked for clarification. Staff stated she wanted to give options for all members of the Commission. The Commission as a whole will need to make a Finding on whether or not they believe the amendment creates incompatible uses or does not create incompatible uses. In other words, with the proposed text, are those uses compatible with other uses in the zoning districts. Commissioner Mikowski said yes.

The Chair said with the proposed changes for breweries, wineries, distilleries in AG, they’ve increased the area of land they have to have and they’ve also put in the stipulation they have to have producible, harvestable crops they’ll be putting into their product.

Staff added that the text also sets requirements for microbreweries as under the current Ordinance, as long as it meets the state's definition, it's approved under site plan review. Commissioner Kuzma said they put in the most restrictive, palatable wording and conditions for those sites.

The Chair asked what if somebody has either a crop failure or through really poor agricultural practices, the subsequent crops they have growing, don't grow. Staff replied, if they were to destroy their entire crop, she would say that's clear cut, they have no intention of complying with that requirement of the use and they would be in violation and would not be able to, if conditioned appropriately, be able to continue to operate their production facility.

The Chair asked what if there was a late season frost and a lot of orchard was lost, if it's effecting other agricultural production, would that be singled out for not having fruit growing on their parcel. Staff answered, she would look at it as the text says, 5 planted acres of mature crops, 10 acres for wholesale, at the time of permitting for purposes of this section, mature crops shall mean crops that are of an age where they can be harvested and used in the production of alcohol. If there was a failed crop and they were replanted within a certain time frame, she would imagine that would be in compliance. Before enforcement, she'd get the attorney involved. They are imposing reasonable conditions to ensure people continue to comply with what the PC is approving. The Chair clarified with Commissioner Mikowski that she was saying yes to the first option. She replied with confirmation. All Commissioners agreed with option 1 for guideline g, making no other modifications to the draft findings.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE FINDINGS OF FACT AS MODIFIED. MOTION APPROVED BY A UNANIMOUS VOTE.

MOTION BY COMMISSIONER MIKOWSKI, SECONDED BY COMMISSIONER KUZMA TO RECOMMEND APPROVAL OF ZO 2017-04-23 TO THE TOWNSHIP BOARD AND TO FORWARD ON TO THE COUNTY AS IT MEETS SECTION 11.12 OF THE ZONING ORDINANCE. MOTION PASSED UNANIMOUSLY.

K. Discussion on Zoning Ordinance: Staff said at their next meeting, if they don't have a lot going on, she'll print out a table of all the uses that are allowed in the Ordinance but have no requirements other than it obtains a land use permit or Article 8 or Article 9 to see if the Commission wants to create standards for any of those uses.

L. Comments from the Chair: Commissioner Bechtold noted in the Ticker there was a mention of a meeting on Agri-tourism and he found it interesting that they're featuring Jacob's Corn Maze, 9 Bean Rows, Farm Club, Leelanau Cheese, and Tandem Cider, so a couple in Elmwood Township and he's sensing this is another focus on potential value-added activities that occur on AG land. He doesn't know what that means for their future, but it's going to be interesting to see what the off shoot will be. He thanked the Commissioners for their diligence in reviewing the materials and the good discussion.

M. Comments from Planning Commissioners: None

N. Comments from Staff: Staff relayed that the Agri-tourism summit will be May 8 and provided a print out of the agenda. She likely will be going and if anybody else wants to attend let her know, if there is a fee, the Township does have some funds available to send the Commissioners. She also let the Commissioners know there will be a training called Connecting Entrepreneurial Communities in Cadillac, and then a webinar on understanding approvals with conditions, basics and best practices, which will be tomorrow. Also, the RFP for the Comprehensive Plan was approved by the Township Board with a couple modifications. At a future meeting she'll be looking for one of the Commissioners to serve on a sub-committee for that.

O. Public Comment: None

O. Adjourn: *MOTION BY COMMISSIONER KUZMA, SECOND BY COMMISSIONER MIKOWSKI TO ADJOURN THE MEETING AT 8:00 PM. MOTION PASSED UNANIMOUSLY.*

DRAFT

Planning/ Zoning Department
planner@elmwoodmi.gov

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

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

NOTICE OF PUBLIC HEARING ELMWOOD CHARTER TOWNSHIP PLANNING COMMISSION

The following Public Hearing is scheduled for Tuesday, April 16, 2024, at 6:30 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. SPR/SUP 2024-02 – Request by John Gallagher III regarding property at 8525 E Lincoln Rd (Parcel 004-030-001-00) for Bay View Distillery Tasting Room (Use: Distillery Tasting Room).

A complete copy of the application is available at the Township Hall or online at www.elmwoodmi.gov. Regular Township business hours are Monday thru Friday, 9 am to 5 pm.

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

Written comments submitted prior to the public hearing regarding the applications will be received until 5:00 pm, April 16, 2024.

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

Posted: 3/27/24 at 3:15pm
Elmwood Township Hall
Connie Preston, Clerk

Public Notice

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, starting promptly at 1:00 PM on MAY 1, 2024. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a mortgage made by Bradley M. Denoyer and Tracy L. Denoyer, husband and wife, to Wells Fargo Bank, N.A., Mortgagee, dated November 1, 2021 and recorded November 16, 2021 in Instrument Number 2021008923 Leelanau County Records, Michigan. There is claimed to be due at the date hereof the sum of Two Hundred Seventy-Five Thousand Six Hundred Thirty-Four and 20/100 Dollars (\$275,634.20).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction at the place of holding the circuit court within Leelanau County, Michigan at 1:00 PM on MAY 1, 2024.

Said premises are located in the Township of Centerville, Leelanau County Michigan, and are described as: That part of the Northeast 1/4 of Section 15, Township 29 North, Range 12 West; Commencing at the Northeast corner of said Section 15; thence North 89 degrees 27 minutes 20 seconds West along the North line of said Section, 1318.30 feet to the East 1/8 line of said Section; thence South 00 degrees 02 minutes 54 seconds East along said 1/8 line, 1463.85 feet to the Point of Beginning; thence continuing South 00 degrees 02 minutes 54 seconds East along said 1/8 line, 266.15 feet; thence South 89 degrees 27 minutes 20 seconds East, parallel with said North line, 491.00 feet; thence North 00 degrees 02 minutes 54 seconds West, parallel with said 1/8 line, 266.15 feet; thence North 89 degrees 27 minutes 20 seconds West parallel with said North line, 491.00 feet to the Point of Beginning.

4355 S. Whitehill Rd., Cedar, Michigan 49821

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: March 21, 2024
File No. 24-002957

Firm Name: Orians PC
Firm Address: 1650 West Big Beaver Road, Troy MI 48064
Firm Phone Number: (248) 502.1400 (03-21)(04-11)

Public Notice

FORECLOSURE NOTICE (Leelanau County) NOTICE OF FORECLOSURE BY ADVERTISEMENT. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County (at the Leelanau County Courthouse, 8527 E. Government Center Drive, Suttons Bay, Michigan), starting promptly at 1:00 o'clock P.M. on Wednesday, May 1, 2024. Default has been made in the terms and conditions of the mortgage made by Gary H. Aschim a/k/a Gary Aschim and Barbara A. Aschim, husband and wife, as original mortgagors, to The Huntington National Bank, a national banking association, as original mortgagee, dated September 14, 2009, and recorded on September 28, 2009, at the Leelanau County, Michigan Register of Deeds, in Liber 1028, commencing on Page 191. The amount claimed to be due on this mortgage, on the date of this notice, was \$128,230.23. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The description of the mortgaged premises is all that certain place or parcel of land situated in the Township of Centerville, in the County of Leelanau and State of Michigan further described as follows: Lot 18, SKI VIEW FARMS, as recorded in Liber 7, Pages 29, 30, and 31, of Plats, Leelanau County Records. Commonly known as: 4634 S. Sid View Circle, Cedar, MI The redemption period shall be Six (6) months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale or when the time to provide the notice required by MCLA 600.3241a(c) expires, whichever is later or unless the redemption period is shortened in accordance with MCLA 600.3238. If the property is sold at a foreclosure sale, under MCLA 600.3278, the borrower and mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention Homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Attention Purchasers: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest. Shaheen, Jacobs & Ross, P.C. is a debt collector attempting to collect this debt and any information obtained will be used for that purpose. Dated: March 11, 2024 The Huntington National Bank, a national banking association Mortgagee SHAHEEN, JACOBS & ROSS, P.C. By: Michael J. Thomas, Esq. Attorneys for

Mortgagee 615 Griswold Street, Suite 1425 Detroit, Michigan 48226-3993 (313) 863-1301 (03-21)(04-11)

Public Notice

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County; starting promptly at 1:00 PM, on April 24, 2024. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Name(s) of the mortgagor(s): Howard W. Troost, a married man and Marlan F. Troost, non-vested spouse
Original Mortgagee: JPMorgan Chase Bank, National Association
Foreclosing Assignee (if any): None
Date of Mortgage: September 14, 2016
Date of Mortgage Recording: September 23, 2016
Amount claimed due on date of notice: \$68,007.93

Description of the mortgaged premises: Situated in Township of Solon, Leelanau County, Michigan, and described as: A part of the South 1/2 of the Southeast 1/4 of Section 29, Twp 28 North, Range 12 West, described as: Beginning at the Southeast corner of said section; thence West, on the South line of the section, 748.60 feet to the centerline of the road to the North; thence North 20 degrees 23 minutes 00 seconds West, along the centerline, 1421.95 feet to the North line of said South 1/2 of the Southeast 1/4; thence East, along said North line, 1234.18 feet to the East line of Section 29; thence South 00 degrees 25 minutes 00 seconds East, along said East line, 1333.00 feet to the point of beginning. Excepting therefrom a parcel described as beginning at the Northwest corner of above described description; thence South 300.00 feet along the centerline of highway; thence

East 200 feet; thence North 10 degrees 2 minutes 11 seconds East 287.27 thence West, along North line of the South 1/2 of the Southeast 1/4 of said 350 feet to the point of beginning.

Common street address (if any): 12659 S. Cedar Rd., Cedar, MI 49621-9422
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

This notice is from a debt collector. Date of notice: March 21, 2024
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1525430 (03-21)(04-11)

National Park Service

Notice of Realty Action - Proposed land exchange between Consumers Energy and Sleeping Bear Dunes National Lakeshore, located in Glen Arbor and Empire, Michigan.

The National Park Service (NPS) has determined that a land exchange is necessary for Consumers Energy to facilitate a substation expansion and upgrade project to improve system delivery, and in exchange will release easement interests encumbering NPS owned property. P.L. 91-479, 84 Stat. 1075, authorizes the Secretary of the Interior to make this land exchange. This notice is to provide a 45-calendar day public comment period.

NPS would convey fee simple title to Consumers Energy on a 50-foot-wide buffer surrounding their existing substation while reserving a scenic easement, containing approximately 0.52 acres, which is identified by the NPS as Tract No. 40-183A, located in Glen Arbor, MI. In exchange Consumers Energy would release easement interests in all or a portion of an 18.77 acre parcel which is identified by the NPS as Tract No. 15-107, and all or a portion of an 37.75 acre parcel which is identified by the NPS as tract 18-142, located in Empire, MI. For further details contact: Aaron Sandina, Realty Specialist, National Park Service, Interior Regions 3, 4, 5, Land Resources Division, 601 Riverfront Drive, Omaha, NE 68102. Phone Number: (402) 681-1966

Sleeping Bear Dunes National Lakeshore land status maps titled Segments 15, 16, and 40 depict the above referenced Tract Nos. 15-107, 16-142, and 40-183A, which are the land exchange parcels. The maps are on file and available for inspection at the headquarters of Sleeping Bear Dunes National Lakeshore, 9922 Front Street, Empire, MI 49630 and at the National Park Service, Midwest Regional Office, Land Resources Program Center, 601 Riverfront Drive, Omaha, NE 68102.

Comments will be accepted from the public at park headquarters until April 28, 2024. Adverse comments will be evaluated, and this action may be modified or vacated accordingly. In the absence of any action to modify or vacate, this realty action will become the final determination of the Department of Interior.

Glen Arbor Township Notice to the Public

Synopsis of the Glen Arbor Township Regular Board meeting of March 19, 2024.

The meeting was held in the Glen Arbor Township meeting room and called to order at 7:30 PM.

Members present: P. Lauroto, T. Lauroto, D. Lewis, and B. Hawley. J. DePuy, absent. Chief Ferguson and Cpt. Dykgraaf were also present.

The agenda was approved as amended.

All board members stated they had no conflict of interest with any items on the agenda.

Public Comment: none
Brendan Mullana, LCRC Manager, made a presentation.
Minutes of the 2/20/24 Regular Board Meeting were approved as amended.
Old Business discussed: 1) A request from the Glen Lake Association.
New Business discussed: 1) The FY 24 annual report to the community; 2) The disrepair of tennis courts 1 and 2; 3) Use of the Township Hall for pickleball and basketball; 4) Circumstances around the discontinuation of public WiFi in town.

Actions approved by motion: 1) Payment of General Fund expenses and payroll; 2) Payment of Emergency Services expenses and payroll; 3) Approved a \$15,335 proposal for LED lighting in the Township Hall; 4) Approved the GLFD FY 24 budget amendments; 5) Authorized the Fire Chief to send out RFPs for a new ambulance; 6) Adopted and approved use of a Volunteer Waiver from; 7) Approved sunsetting the Park and Recreation Board effective April 1, 2024; 8) Approved a new contract with the Fire Chief.

Public Comments: none
Meeting adjourned at 9:44 p.m.
A complete copy of the minutes can be reviewed at the township office or on the township website.

Pam Lauroto
Township Clerk

Elmwood Township Planning Commission Notice Of Public Hearing

The following Public Hearing is scheduled for Tuesday, April 16, 2024, at 6:30 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. SPR/SUP 2024-02 - Request by John Gallagher III regarding property at 8525 E Lincoln Rd. (Parcel 04-030-001-00) for Bay View Distillery Tasting Room (Use: Distillery Tasting Room).

A complete copy of the application is available at the Township Hall or online at www.elmwoodmi.gov. Regular Township business hours are Monday thru Friday, 9 am to 5 p.m.

The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City, Michigan. 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 p.m., April 16, 2024.

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



LELAND TOWNSHIP NOTICE TO THE PUBLIC ANNUAL MEETING & BUDGET HEARING CHANGE OF LOCATION

The Leland Township Annual Meeting, Saturday, March 30, 2024 will begin at 10:00 AM
Followed by the budget hearing. These meetings will be held at the LELAND TOWNSHIP LIBRARY, MUNNECKE ROOM 203 CEDAR ST, LELAND

As required by the Truth in Budgeting Act, the property tax millage rate proposed to be levied to support the proposed budget will be subject of this hearing.

Copies of the proposed budget will be available for public inspection at the office of the Township Clerk beginning Monday, March 18, 2024

Lisa Brookfield
Leland Township Clerk
231-256-7546, Ext. 201

LVR
LEELANAU VACATION REALTY
(231) 218-2714 • 6546 S. State St. Glen Arbor, MI 49666
www.lvrrealty.com

Empire Pole Barns For Sale
Starting at \$75,000 and up. Please Call 231.218.2714 For More Info

Ranae Ihme
Broker
ranae@lvrrealty.com • www.lvrrealty.com

019-008-00
Rhoads Ronald & Rebecca Trust
8447 E Lincoln Road
Traverse City, MI 49684

030-004-11
~~Rhoads Ronald & Rebecca Trust
8447 E Lincoln Road
Traverse City, MI 49684~~

030-002-10
Gallagher John Jr
9340 E Breithaupt Rd
Traverse City, MI 49684

030-004-20
Clark James & Elizabeth
5330 Goodwin Ave
Dallas, TX 75206

019-011-00
Gallagher Farms LLC
9300 E Breithaupt Road
Traverse City, MI 49684

030-001-00
Gallagher Farms LLC
9340 E Breithaupt Road
Traverse City, MI 49684

030-005-10
Lammers Maria & Iseri Debra
Sheren Jeanne
7237 E Traverse Highway
Traverse City, MI 49684

019-011-10
~~Gallagher Farms LLC
9340 E Breithaupt Road
Traverse City, MI 49684~~

020-032-00
Gallagher John III & Rose
Gallagher John Jr
8855 E Strang Road
Traverse City, MI 49684

029-004-00
~~Gallagher John Jr
9340 E Breithaupt Rd
Traverse City, MI 49684~~

030-005-00
Clark James & Elizabeth
5330 Goodwin Ave
Dallas, TX 75206

030-004-00
Pfefferle Ryan & Heather
8450 E Lincoln Road
Cedar, MI 49621

For other documents pertaining to the proposed 'Bay View Distillery Tasting Room' project, see pages 1 and 99 – 169 of the Planning Commission's 3/19 epacket (https://www.leelanau.gov/downloads/202403_1.pdf)

To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: March 14, 2024
RE: SPR 2024-04, TART Trailhead Parking – Staff Report

Should the Planning Commission find the application complete and the project meets the standards and requirements for Site Plan Approval:

Recommended Motion: Motion to approve Site Plan Review SPR 2024-04, TART Trailhead Parking

Property Owner/Applicant:	TART Trails Inc. PO Box 252 Traverse City, MI 49685	Engineer:	Chris DeGood PE 148 E Front Street Traverse City, MI 49684
Hearing Date:	N/A – Site Plan Review		

PROPERTY DESCRIPTION

Parcel ID # 004-140-001-00 (0 S Lake Leelanau Dr, 74.48 acres)

APPLICATION

TART has applied for Site Plan Review which will include the “Renovation and expansion of existing parking infrastructure and amenities.” The proposed plan includes formalizing parking at an existing Trailhead off Fouch Road. There is currently a gravel parking area that does not contain delineated spaces. The plans call for an expanded asphalt parking area with trailside amenities. These amenities include a bottle fill station, benches, signage, bike racks, as well as a precast concrete vault toilet. The project area is approximately 0.55 acres.

25 parking spaces and 1 accessible parking space are proposed. The parcel itself is 74.48 acres. Calculating the number of required parking spaces is difficult as it does not quite fit into any use listed within Section 6.1.3 of the Zoning Ordinance. The closest two would be either a Community Park and Playground (1.5 spaces for each 20,000 sq ft of park area plus 3 spaces for each playground equipment set) or ‘Natural Areas’ (1 space for every 4 acres); it is unique as 1) the TART trail expands beyond Township boundaries, 2) many users do not need to park a car to use the trail, 3) much of the parcel boundary is not used—it is a trail and not a typical park. The subject parcel runs from Grandview Rd up to the Elmwood/Bingham Township line. Utilizing the Natural Areas calculation would require 19 parking spaces. Given the documented use of the trail, the Commission can grant the additional 7 parking spaces.

It is worth noting that a wetland line and ‘Edge of Water’ line is shown on the plan. I have been working with the applicant to ensure that required setbacks are met; there will be recommended conditions to this.

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).

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 (application and Cover Sheet)***
2. Property owner's name, address, telephone number, and signature. ***Provided (application and Cover Sheet)***
3. Proof of property ownership, and whether there are any options or liens on the property. ***(Provided, staff confirmed via deed)***
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. ***N/A***
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. ***Provided (application; document with Leelanau Tax Parcel Viewer Information)***
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. ***Not yet provided, typically conditioned.***
7. Project title or name of the proposed development. ***Provided (Application "Leelanau Trail Fouch Road Trailhead Parking Lot Renovation")***
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. ***Provided (Application "No change of land use. Anticipated construction between August 1 and October 31, 2024")***
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. ***Provided (Application "Renovation and expansion of existing parking infrastructure and amenities. No significant impacts to traffic, schools, existing utilities, or natural environment.")***
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. ***Provided (Application "25 parking spaces with 1 accessible space proposed. Trail will remain but with small realignment to accommodate parking area drainage.")***
11. A vicinity map showing the area and road network surrounding the property. ***Provided (Cover Sheet)***
12. The gross and net acreage of the parcel. ***Provided (Application "Total Leelanau Trail property is 74.5 acres; project area is approx. .55 acres")***.
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. ***Provided ("The subject property has an existing recreational and transportation land use. Zoning is A-R & R-2.")***
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. ***Provided (various sheets, 'Leelanau Tax Parcel Viewer Information')***
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. ***Provided (Sheet C1.0)***
16. The location and type of existing soils on the site, and any certifications of borings. ***Provided (Web Soil Survey; no borings).***

17. Location and type of significant existing vegetation. ***Location provided (aerial, C1.0), type noted in 'Fouch Road Trailhead Existing Conditions.'***
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 (Sheet C4.0)***
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 (various sheets)***
20. Proposed location of all proposed structures, buildings, equipment, and uses. ***Provided (various sheets)***
21. Elevation drawings of typical proposed structures and accessory structures. ***Provided (C6.1)***
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. ***Provided (various sheets)***
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 (multiple sheets)***
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, multiple sheets; no lighting proposed.***
25. Location, size, and characteristics of all loading and unloading areas. ***Provided, multiple sheets.***
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. ***Provided many sheets.***
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 (C1.0)***
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. ***Provided (C1.0)***
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. ***N/A***
30. Location, size, and specifications of all signs and advertising features, including cross-sections. ***No new signs are proposed, per application.***
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. ***No exterior lighting is proposed, per application***
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. ***Provided ('Fouch Road Trailhead Existing Conditions')***
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 ('Fouch Road Trailhead Existing Conditions')***

34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. ***No trash receptacles or solid waste disposal is proposed, per application.***
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. ***No above or below ground storage of any hazardous material is proposed, per application.***
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. ***Provided (C4.0)***
37. North arrow, scale, and date of original submittal and last revision. ***Provided (various sheets)***

SECTION 8.5 REVIEW AND APPROVAL

- A. All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.
- B. **Standards for Site Plan Approval.** The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:
 1. All required site plan and application information has been provided as specified in this Article.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.1:
 - A.
 - B.*The Commission finds that Standard 8.5.B.1 has / has not been met.*
 2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval. Further, 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 or can be made a condition of site plan approval.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.2:
 - A.
 - B.*The Commission finds that Standard 8.5.B.2 has / has not been met.*
 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.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.3:
 - A.
 - B.*The Commission finds that Standard 8.5.B.3 has / has not been met.*
 4. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.4:
 - A.
 - B.*The Commission finds that Standard 8.5.B.4 has / has not been met.*

5. 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.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.5:
 - A.
 - B.*The Commission finds that Standard 8.5.B.5 has / has not been met.*
6. 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.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.6:
 - A.
 - B.*The Commission finds that Standard 8.5.B.6 has / has not been met.*
7. All buildings and structures are accessible to emergency vehicles.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.7:
 - A.
 - B.*The Commission finds that Standard 8.5.B.7 has / has not been met.*
8. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.8:
 - A.
 - B.*The Commission finds that Standard 8.5.B.8 has / has not been met.*
9. The percentage of impervious surface has been limited on the site to the extent practicable.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.9:
 - A.
 - B.*The Commission finds that Standard 8.5.B.9 has / has not been met.*
10. Efforts have been made to protect the natural environment to the greatest extent possible.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.10:
 - A.
 - B.
 - C.*The Commission finds that Standard 8.5.B.10 has / has not been met.*
11. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.11:
 - A.
 - B.*The Commission finds that Standard 8.5.B.11 has / has not been met.*
12. The proposal furthers the goals and objectives of the Master Plan.
The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.12:
 - A.
 - B.*The Commission finds that Standard 8.5.B.12 has / has not been met.*

Leelanau Trail Fouch Road Trailhead Parking Lot Renovation

Date Issued: April 8, 2024

Elmwood Township, Michigan 49684

For Construction

Owner

TART Trails, Inc.
148 East Front, Suite 201
P.O. Box 252
Traverse City, MI 49685



(231) 941-4300

info@traversetrails.org

Surveyor

Leelanau Land Surveying
P.O. Box 701
Leland, MI 49654
(231) 256-7352

SHEET INDEX

	Cover Sheet
C1.0	Existing Conditions Plan
C2.0	Soil Erosion & Sedimentation Control Plan and Details
C3.0	Demolition Plan
C4.0	Construction Plan
C5.0	Grading Plan
C6.0	Details
C6.1	Details

Contact

Chris Kushman Office: 231.941.4300 ext. 202 Cell: 906.440.0046
e-mail: ckushman@traversetrails.org

Submittals

01.14.2024	90% Owner Review
02.29.2024	100% Owner Review
03.18.2024	Bids & Construction

Permits Required

SESC Permit - TART & Contractor
Leelanau County Road Commission Commercial Driveway

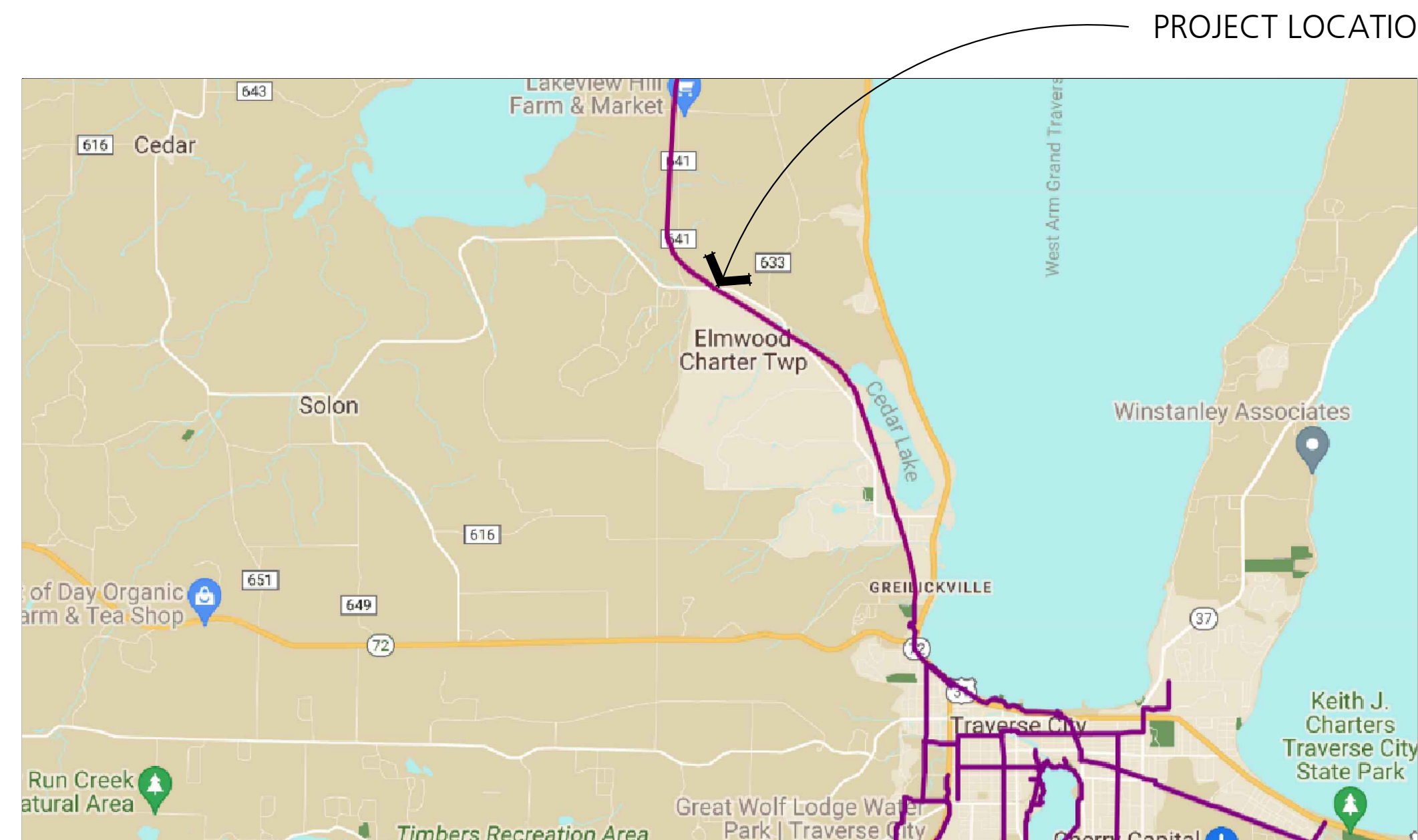
Specifications

Trail construction work shall also conform to the MDOT Standard Specifications for Construction (Latest Edition) except as otherwise specified.

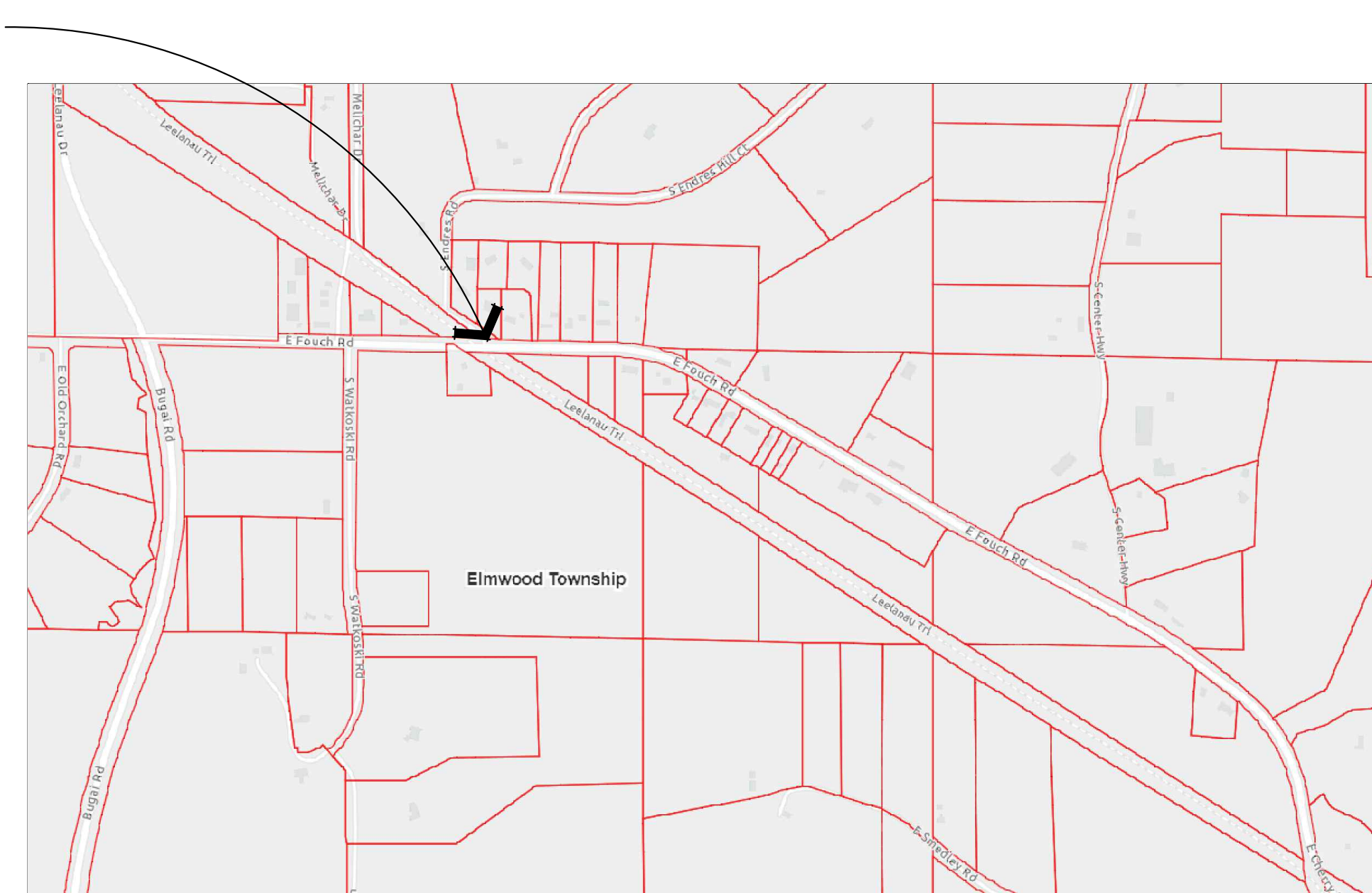
Work in the Leelanau County Road right-of-way shall conform to the Leelanau County Road Commission Standard Specifications for Construction.

Project Site Location

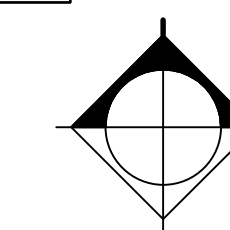
Intersection of East Fouch Road and Leelanau Trail (at Melichar Drive)
Traverse City, MI 49684



Site Location Map

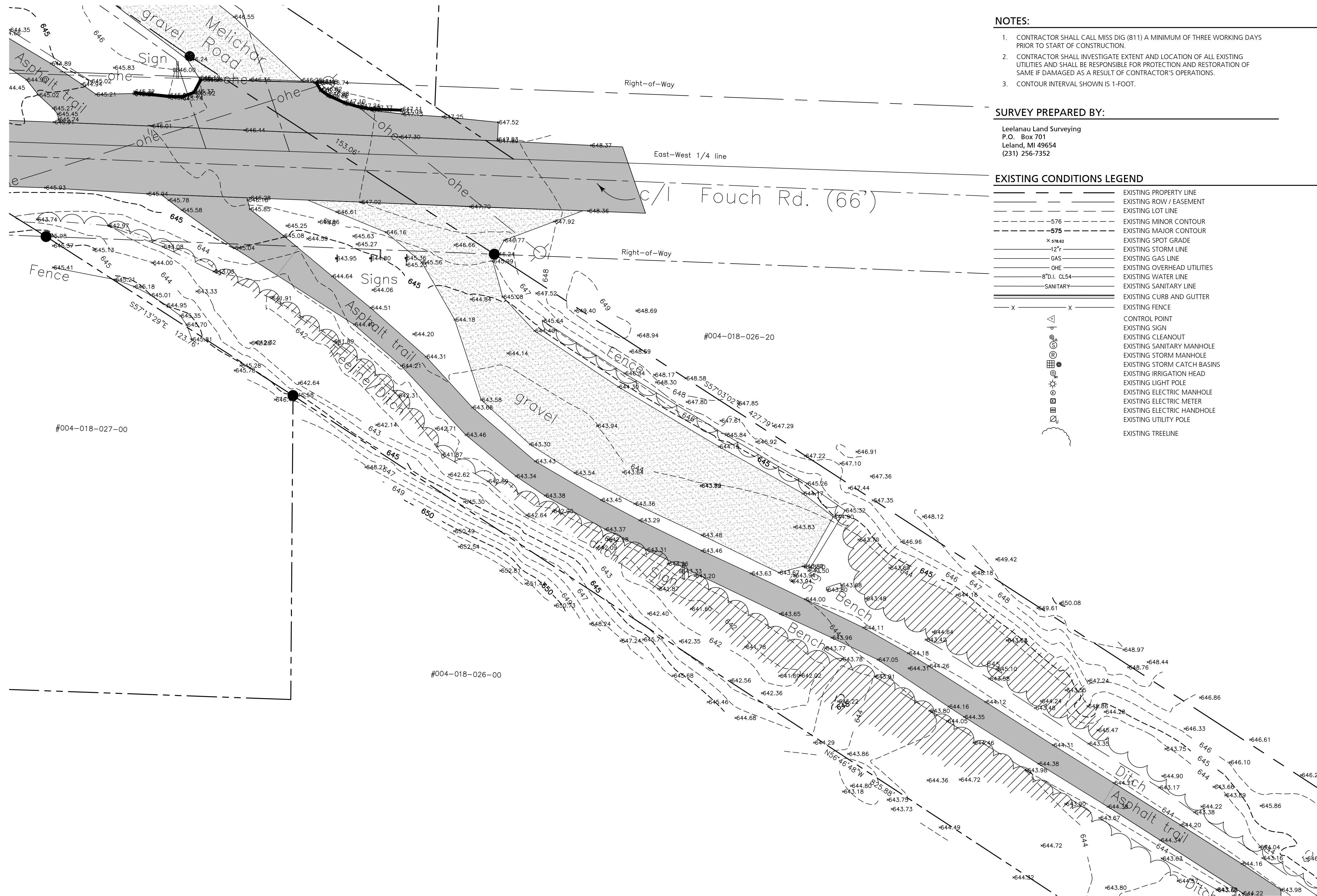


Site Plan Vicinity Map



Location Maps

NTS



NOTES:

1. CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
3. CONTOUR INTERVAL SHOWN IS 1-FOOT.

SURVEY PREPARED BY:

Leelanau Land Surveying
 P.O. Box 701
 Leland, MI 49654
 (231) 256-7352

EXISTING CONDITIONS LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING ROW / EASEMENT
- - - -	EXISTING LOT LINE
- - - -	EXISTING MINOR CONTOUR
- - - -	EXISTING MAJOR CONTOUR
- - - -	EXISTING SPOT GRADE
- - - -	EXISTING STORM LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING OVERHEAD UTILITIES
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING CURB AND GUTTER
- - - -	EXISTING FENCE
- - - -	CONTROL POINT
- - - -	EXISTING SIGN
- - - -	EXISTING CLEANOUT
- - - -	EXISTING SANITARY MANHOLE
- - - -	EXISTING STORM MANHOLE
- - - -	EXISTING STORM CATCH BASINS
- - - -	EXISTING IRRIGATION HEAD
- - - -	EXISTING LIGHT POLE
- - - -	EXISTING ELECTRIC MANHOLE
- - - -	EXISTING ELECTRIC METER
- - - -	EXISTING ELECTRIC HANDHOLE
- - - -	EXISTING UTILITY POLE
- - - -	EXISTING TREELINE



TART Trails, Inc.
 148 East Front, Suite 201
 P.O. Box 252
 Traverse City, MI 49685
 (231) 941-4300

Project Title
 TRAVERSE AREA RECREATION
 AND TRANSPORTATION TRAILS
 Leelanau Trail

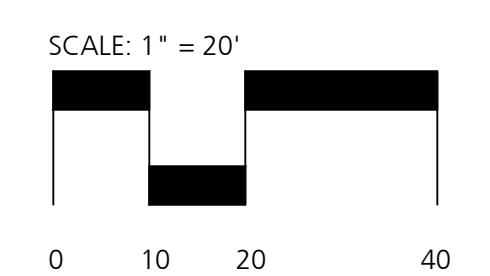
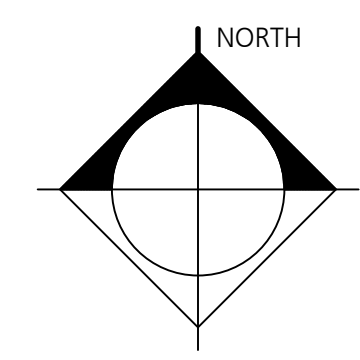
**Fouch Road Trailhead
 Parking Lot Renovation**
 Elmwood Township, Michigan

Sheet Title
 Existing Conditions Plan

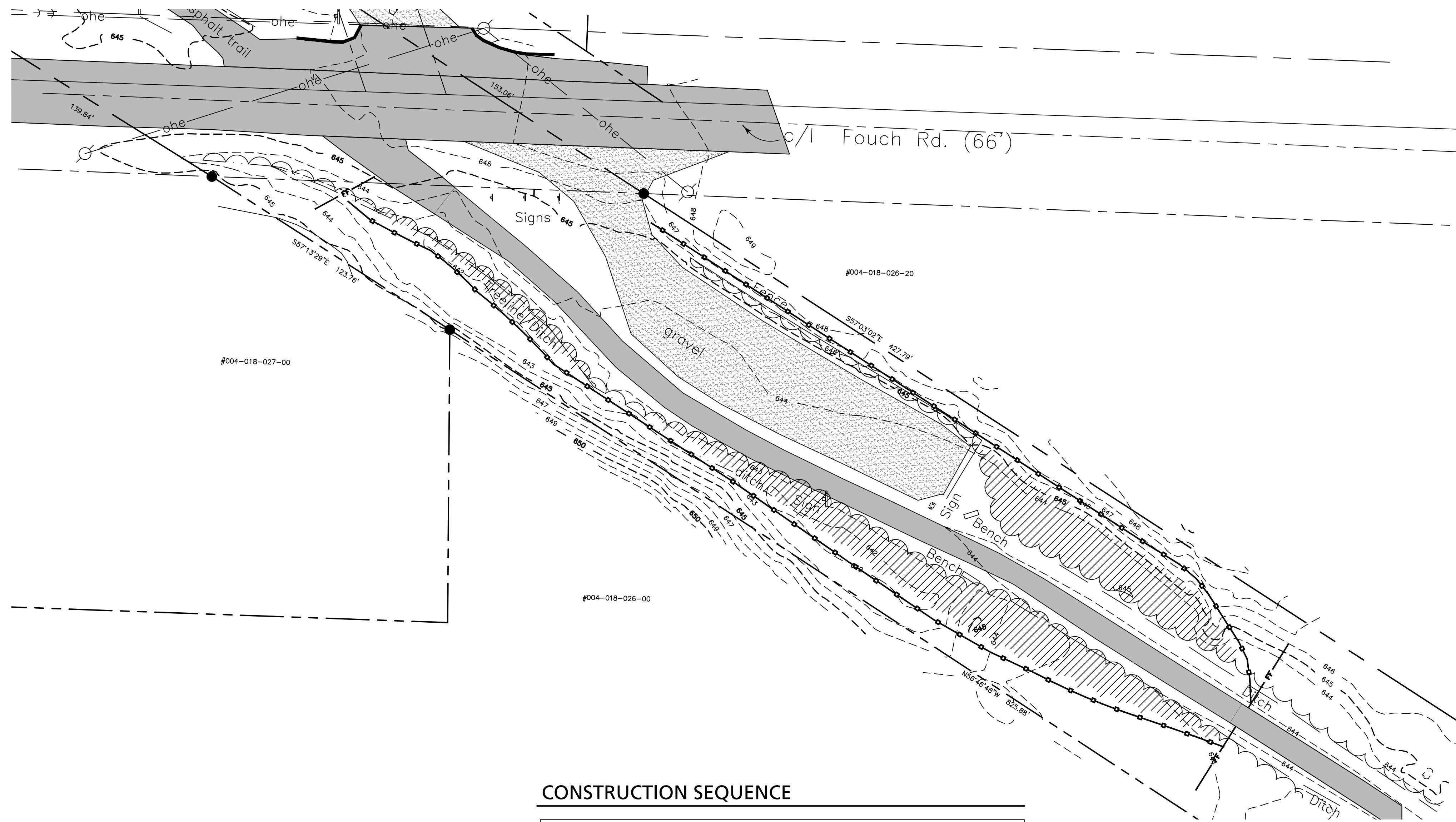
Dates

Dates	Issued for
01.15.24	95% Owner Review
03.18.24	For Bids and Construction
04.08.24	Revisions Per Elmwood Twp

Scale
 1" = 20'



Sheet Number
 C1.0



SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- ALL WORK SHALL COMPLY WITH THE APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL (SESC) RULES AND REGULATIONS (SOIL EROSION AND SEDIMENTATION CONTROL - 1994 PA 451, PART 91, AS AMENDED, MCL 324.9101 ET. SEQ.).
- ALL EARTH CHANGES OF ONE ACRE OR MORE OR WITHIN 500 FEET OF WATERS OF THE STATE REQUIRE A SESC PERMIT.
- THE CONTRACTOR SHALL REVIEW THE SESC PLAN IN ORDER TO PREPARE AND ISSUE FOR APPROVAL AN "SESC IMPLEMENTATION PLAN", WHICH INDICATES THE CONTRACTOR'S INTENDED IMPLEMENTATION OF THE SESC PLAN FOR THE PROJECT, INCLUDING A SCHEDULE.
- THE SESC PROGRAM, UPON APPROVAL OF THE IMPLEMENTATION PLAN, WILL ISSUE THE CONTRACTOR AN "AUTHORIZATION TO PROCEED WITH EARTH CHANGE", WHICH IS TO BE POSTED AT THE JOB SITE. THIS DOCUMENT IS ISSUED IN LIEU OF A PERMIT FROM THE COUNTY OR OTHER LOCAL ENFORCING AGENCY.
- THE CONTRACTOR SHALL IMPLEMENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY THE PROJECT'S SESC IMPLEMENTATION PLAN, AND AS DIRECTED BY THE OWNER OR SESC INSPECTOR.
- THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO OR UPON COMMENCEMENT TO EARTHWORK ACTIVITIES.
- THE CONTRACTOR WILL PERFORM SWEEPING AS NEEDED TO REMOVE ANY SEDIMENT TRACKED OFF SITE. FREQUENCY OF SWEEPING WILL BE BASED ON SITE CONDITIONS.
- THE CONTRACTOR WILL PERFORM DUST CONTROL AS NEEDED BASED ON SITE CONDITIONS. DUST CONTROL SHOULD OCCUR ALONG THE TRAIL AND PARKING AREA AS WELL AS ACCESS INTO THE SITE.
- DISTURBED AREAS THAT WILL REMAIN IDLE DURING CONSTRUCTION MUST BE TEMPORARILY STABILIZED, INCLUDING SOIL STOCKPILES, USING DTMB SESC BEST MANAGEMENT PRACTICES.
- IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN AND INSPECT SESC MEASURES ON A DAILY BASIS. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT AND MAINTAIN SESC MEASURES ONCE A WEEK AND AFTER RAIN EVENTS.
- THE CONTRACTOR SHALL CORRECT NON-CONFORMING SESC MEASURES WITHIN 24 HOURS, IF WATERS OF THE STATE ARE BEING IMPACTED OR WITHIN 48 HOURS FOR ROUTINE MAINTENANCE ITEMS. OTHER SESC MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NEVER MORE THAN FIVE (5) DAYS AFTER DETECTION.
- THE CONTRACTOR SHALL COMPLETE PERMANENT SOIL EROSION CONTROL MEASURES FOR ANY DISTURBED LAND AREA WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. THE CONTRACTOR SHALL MAINTAIN TEMPORARY CONTROL MEASURES UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IN PLACE AND THE AREA IS STABILIZED.
- THE CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT SOIL EROSION MEASURES ARE IN PLACE AND THE AREA IS STABILIZED. CARE SHALL BE TAKEN DURING REMOVAL TO PREVENT SOIL EROSION AND SEDIMENTATION.
- AFTER THE COMPLETION OF THE PROJECT, PERMANENT SESC MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL WORK UNDER THIS CONTRACT MUST MEET THE STORM WATER MANAGEMENT REQUIREMENTS OF THE PROJECT AND COMPLY WITH THE APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL (SESC) RULES AND REGULATIONS (SOIL EROSION AND SEDIMENTATION CONTROL - 1994 PA 451, PART 91, AS AMENDED, MCL 324.9101 ET SEQ.) AND SPECIFIC PROVISIONS AND REGULATIONS FOR SAME WITHIN THE CONTRACT DOCUMENTS. T
- PERIMETER EROSION CONTROL MEASURES SHOWN, SUCH AS SILT FENCE ARE SCHEMATIC. CONTRACTOR SHALL MAKE ANY ADJUSTMENTS REQUIRED TO ENSURE PROPER SOIL EROSION AND SEDIMENTATION CONTROL OR AS DIRECTED BY THE ENFORCING AGENCY.
- THE TOTAL AREA OF DISTURBANCE IS 0.60 ACRES.

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE (2023-2024)												
	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB			
TEMPORARY CONTROL MEASURES													
TREE REMOVAL & STUMP GRINDING													
TOPSOIL / SEDIMENT CONTROL													
SITE UTILITIES													
SITE CONSTRUCTION													
FINISH GRADING													
SEEDING AND EROSION BLANKETS													

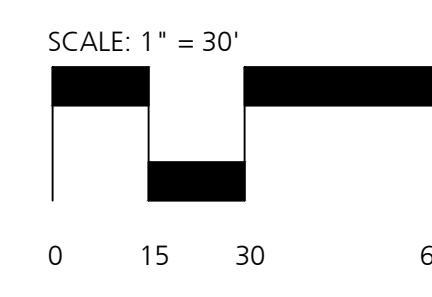
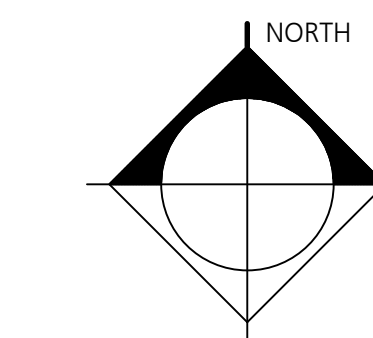
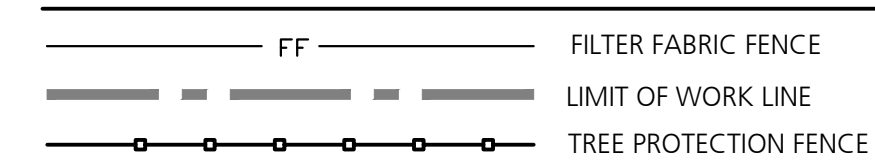
MAINTENANCE SCHEDULE (DURING CONST. BY GC)

TASK	COMPONENT			SCHEDULE
	STORM SEWER & CULVERTS	SWALES	SEDIMENTATION BASINS	
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	AS NEEDED AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	QUARTERLY
REMOVAL OF FLOATABLES AND DEBRIS	X	X	X	QUARTERLY AND AT TURNOVER
INSPECT FOR EROSION	X	X	X	WEEKLY
RE-ESTABLISH VEGETATION ON ERODED	X	X	X	AS NEEDED AND PRIOR TO TURNOVER
REPAIRMENT OF STONE	X	X	X	AS NEEDED*
MOWING	X	X	X	0 TO 2 TIMES PER YEAR
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER)	X	X	X	ANNUALLY AND PRIOR TO TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY PRE-TURNOVER INSPECTION	X	X	X	AS NEEDED

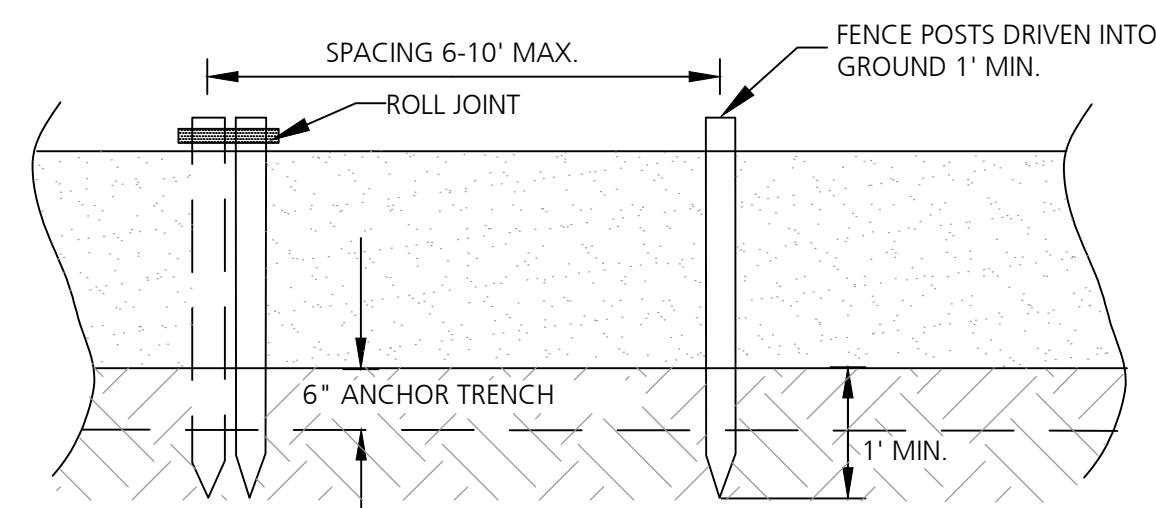
MAINTENANCE SCHEDULE (POST CONST. BY OWNER)

TASK	COMPONENT			SCHEDULE
	STORM SEWER & CULVERTS	SWALES	SEDIMENTATION BASINS	
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	ANNUALLY AS NEEDED
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	ANNUALLY
REMOVAL OF FLOATABLES AND DEBRIS	X	X	X	ANNUALLY AS NEEDED
INSPECT FOR EROSION	X	X	X	ANNUALLY
RE-ESTABLISH VEGETATION ON ERODED	X	X	X	AS NEEDED
REPAIRMENT OF STONE	X	X	X	EVERY 3-5 YEARS AS NEEDED
MOWING	X	X	X	0 TO 2 TIMES PER YEAR
CLEAN STREETS, DRIVES AND PARKING AREAS	X	X	X	0 TO 2 TIMES PER YEAR
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER)	X	X	X	ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY INSPECTION	X	X	X	AS NEEDED

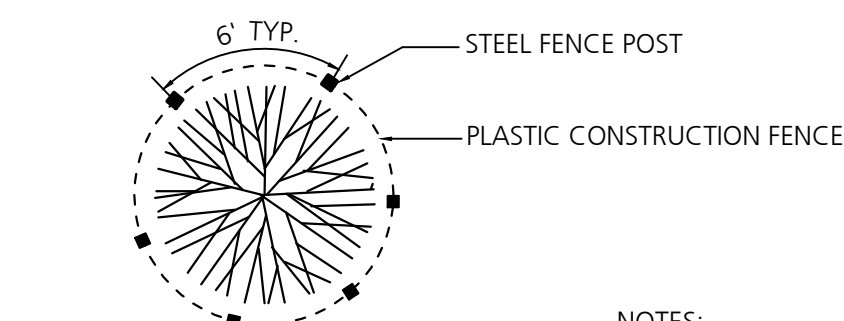
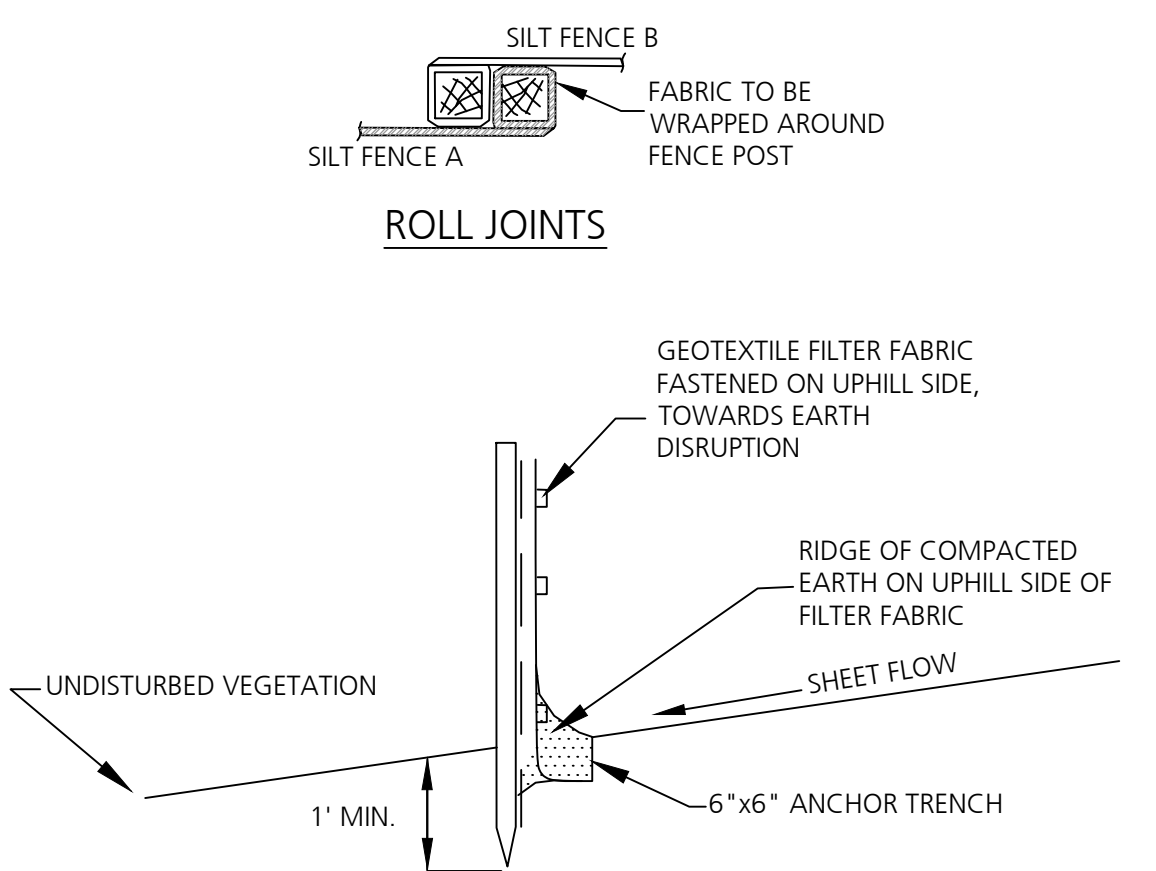
SESC LEGEND



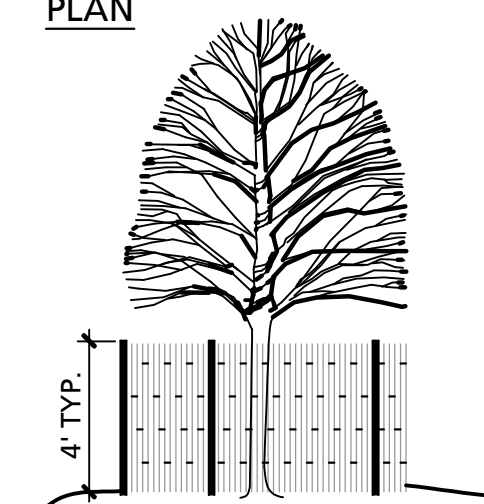
Know what's below.
Call before you dig.



ROLL JOINTS



PLAN



ELEVATION

NOTES:

- TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES OR CLOSER ONLY AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL DEBRIS, FILL, EQUIPMENT AND MATERIAL SHALL BE KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE. NO CLEANING, STORAGE, OR DISPOSAL OF ANY MATERIAL ALLOWED WITHIN THE DRIP LINE OF TREES TO BE SAVED.
- TREE PROTECTION FENCING SHALL BE INSTALLED WHERE DIRECTED BY LANDSCAPE ARCHITECT AND SHALL BE PAID ON A UNIT PRICE BASIS.

1 Filter Fabric Fence
NO SCALE

2 Tree Protection Fence
NO SCALE



TART Trails, Inc.
148 East Front, Suite 201
P.O. Box 252
Traverse City, MI 49685
(231) 941-4300

Project Title
TRAVERSE AREA RECREATION AND TRANSPORTATION TRAILS
Leelanau Trail

Fouch Road Trailhead Parking Lot Renovation
Elmwood Township, Michigan

Sheet Title
Soil Erosion & Sedimentation Control Plan

Dates	
Dates	Issued for
01.15.24	95% Owner Review
03.18.24	For Bids and Construction
04.08.24	Revisions Per Elmwood Twp

Scale
1" = 10'

Sheet Number
C2.0



TART Trails, Inc.
 148 East Front, Suite 201
 P.O. Box 522
 Traverse City, MI 49685
 (231) 941-4300

Project Title
TRAVERSE AREA RECREATION AND TRANSPORTATION TRAILS
 Leelanau Trail

Location
Fouch Road Trailhead
 Parking Lot Renovation
 Elmwood Township, Michigan

Sheet Title
Demolition Plan

Dates	
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03.18.24	For Bids and Construction
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Scale
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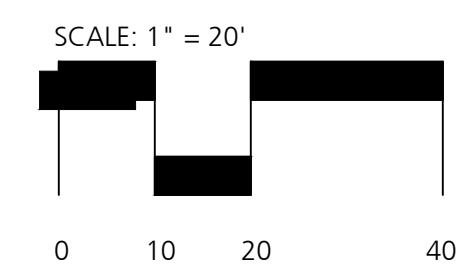
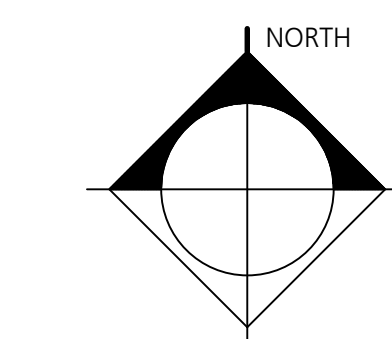
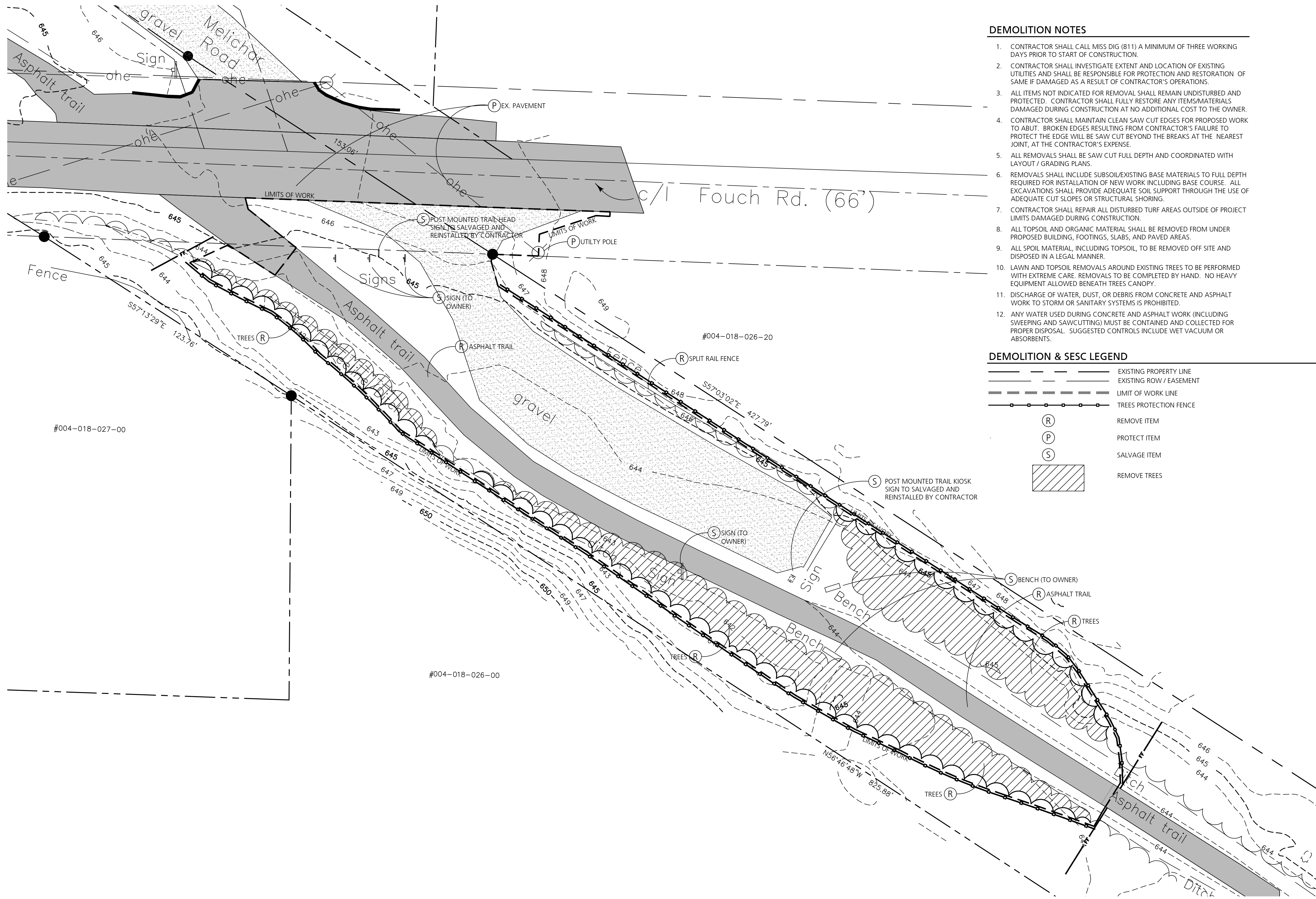
Sheet Number
C3.0

DEMOLITION NOTES

1. CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
3. ALL ITEMS NOT INDICATED FOR REMOVAL SHALL REMAIN UNDISTURBED AND PROTECTED. CONTRACTOR SHALL FULLY RESTORE ANY ITEMS/MATERIALS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL MAINTAIN CLEAN SAW CUT EDGES FOR PROPOSED WORK TO ABUT. BROKEN EDGES RESULTING FROM CONTRACTOR'S FAILURE TO PROTECT THE EDGE WILL BE SAW CUT BEYOND THE BREAKS AT THE NEAREST JOINT, AT THE CONTRACTOR'S EXPENSE.
5. ALL REMOVALS SHALL BE SAW CUT FULL DEPTH AND COORDINATED WITH LAYOUT / GRADING PLANS.
6. REMOVALS SHALL INCLUDE SUBSOIL/EXISTING BASE MATERIALS TO FULL DEPTH REQUIRED FOR INSTALLATION OF NEW WORK INCLUDING BASE COURSE. ALL EXCAVATIONS SHALL PROVIDE ADEQUATE SOIL SUPPORT THROUGH THE USE OF ADEQUATE CUT SLOPES OR STRUCTURAL SHORING.
7. CONTRACTOR SHALL REPAIR ALL DISTURBED TURF AREAS OUTSIDE OF PROJECT LIMITS DAMAGED DURING CONSTRUCTION.
8. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE REMOVED FROM UNDER PROPOSED BUILDING, FOOTINGS, SLABS, AND PAVED AREAS.
9. ALL SPOIL MATERIAL, INCLUDING TOPSOIL, TO BE REMOVED OFF SITE AND DISPOSED IN A LEGAL MANNER.
10. LAWN AND TOPSOIL REMOVALS AROUND EXISTING TREES TO BE PERFORMED WITH EXTREME CARE. REMOVALS TO BE COMPLETED BY HAND. NO HEAVY EQUIPMENT ALLOWED BENEATH TREES CANOPY.
11. DISCHARGE OF WATER, DUST, OR DEBRIS FROM CONCRETE AND ASPHALT WORK TO STORM OR SANITARY SYSTEMS IS PROHIBITED.
12. ANY WATER USED DURING CONCRETE AND ASPHALT WORK (INCLUDING SWEEPING AND SAWCUTTING) MUST BE CONTAINED AND COLLECTED FOR PROPER DISPOSAL. SUGGESTED CONTROLS INCLUDE WET VACUUM OR ABSORBENTS.

DEMOLITION & SESC LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW / EASEMENT
- LIMIT OF WORK LINE
- TREES PROTECTION FENCE
- REMOVE ITEM
- PROTECT ITEM
- SALVAGE ITEM
- REMOVE TREES





TART Trails, Inc.
 148 East Front, Suite 201
 P.O. Box 252
 Traverse City, MI 49685
 (231) 941-4300

Project Title
TRAVERSE AREA RECREATION AND TRANSPORTATION TRAILS
 Leelanau Trail

Fourch Road Trailhead
 Parking Lot Renovation
 Elmwood Township, Michigan

Sheet Title
Construction Plan

Dates	
Dates	Issued for
01.15.24	95% Owner Review
03.18.24	For Bids and Construction
04.08.24	Revisions Per Elmwood Twp

Scale
 1" = 20'

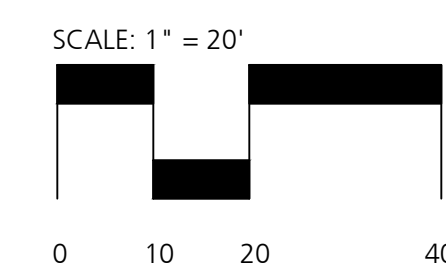
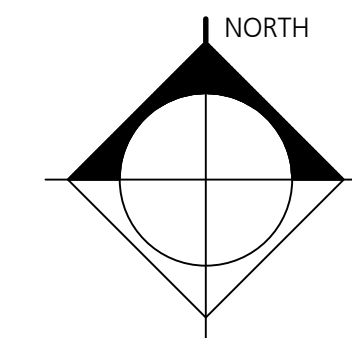
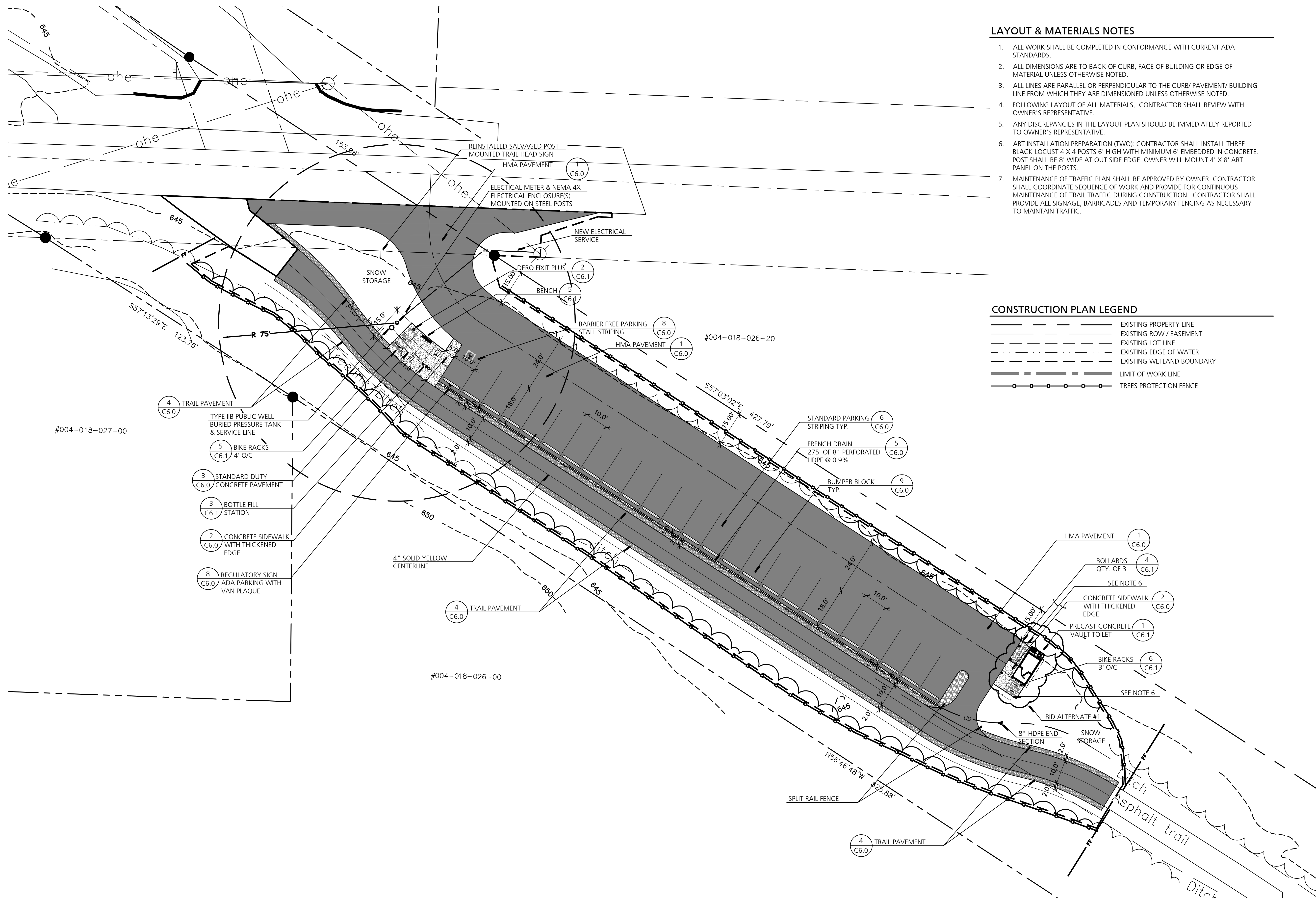
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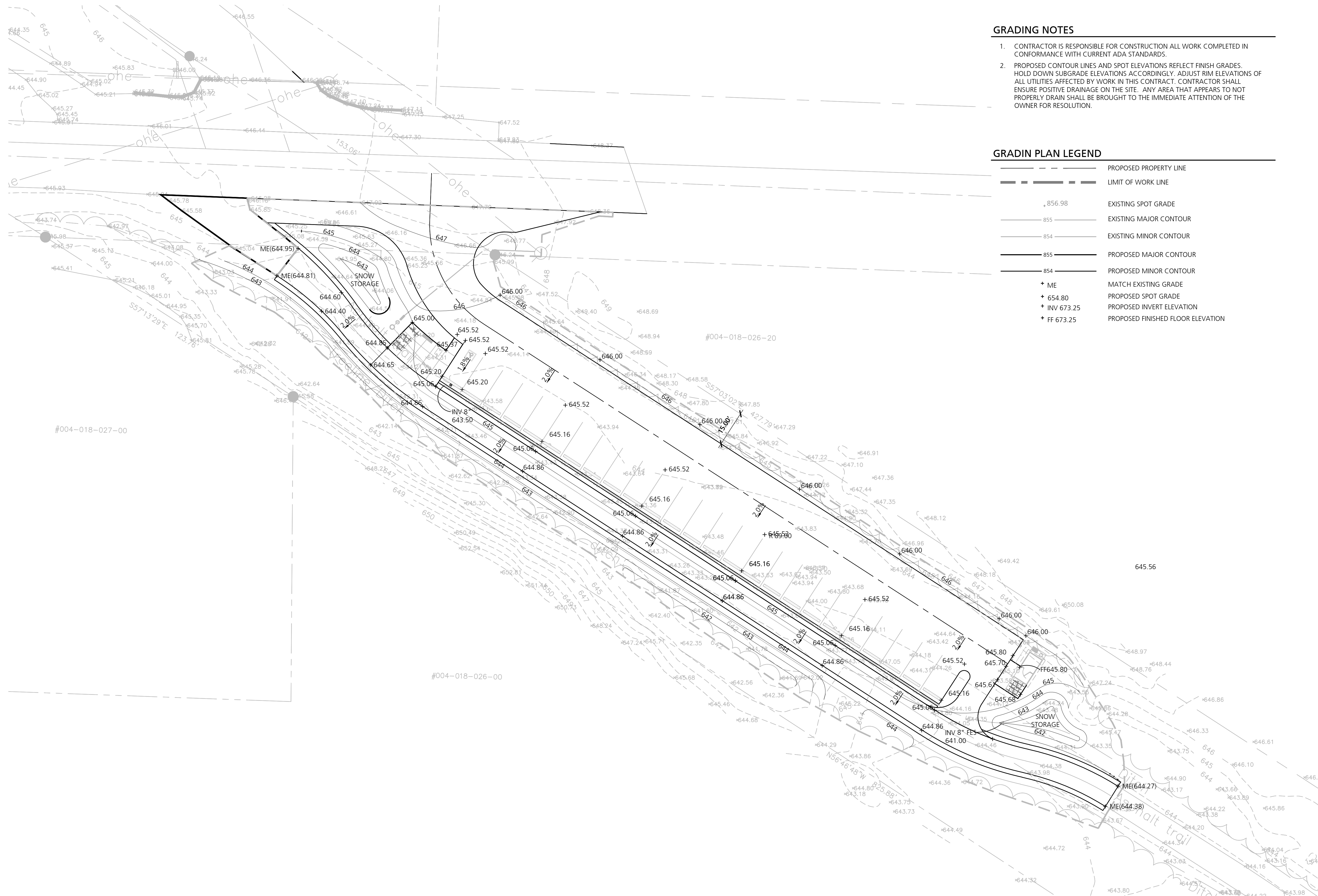
LAYOUT & MATERIALS NOTES

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH CURRENT ADA STANDARDS.
2. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF MATERIAL UNLESS OTHERWISE NOTED.
3. ALL LINES ARE PARALLEL OR PERPENDICULAR TO THE CURB/ PAVEMENT/ BUILDING LINE FROM WHICH THEY ARE DIMENSIONED UNLESS OTHERWISE NOTED.
4. FOLLOWING LAYOUT OF ALL MATERIALS, CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE.
5. ANY DISCREPANCIES IN THE LAYOUT PLAN SHOULD BE IMMEDIATELY REPORTED TO OWNER'S REPRESENTATIVE.
6. ART INSTALLATION PREPARATION (TWO): CONTRACTOR SHALL INSTALL THREE BLACK LOCUST 4 X 4 POSTS 6' HIGH WITH MINIMUM 6" EMBEDDED IN CONCRETE. POST SHALL BE 8" WIDE AT OUT SIDE EDGE. OWNER WILL MOUNT 4' X 8' ART PANEL ON THE POSTS.
7. MAINTENANCE OF TRAFFIC PLAN SHALL BE APPROVED BY OWNER. CONTRACTOR SHALL COORDINATE SEQUENCE OF WORK AND PROVIDE FOR CONTINUOUS MAINTENANCE OF TRAIL TRAFFIC DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL SIGNAGE, BARRICADES AND TEMPORARY FENCING AS NECESSARY TO MAINTAIN TRAFFIC.

CONSTRUCTION PLAN LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW / EASEMENT
- EXISTING LOT LINE
- EXISTING EDGE OF WATER
- EXISTING WETLAND BOUNDARY
- LIMIT OF WORK LINE
- TREES PROTECTION FENCE





GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION ALL WORK COMPLETED IN CONFORMANCE WITH CURRENT ADA STANDARDS.
2. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS REFLECT FINISH GRADES. HOLD DOWN SUBGRADE ELEVATIONS ACCORDINGLY. ADJUST RIM ELEVATIONS OF ALL UTILITIES AFFECTED BY WORK IN THIS CONTRACT. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON THE SITE. ANY AREA THAT APPEARS TO NOT PROPERLY DRAIN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER FOR RESOLUTION.

GRADING PLAN LEGEND

	PROPOSED PROPERTY LINE
	LIMIT OF WORK LINE
	EXISTING SPOT GRADE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	MATCH EXISTING GRADE
	PROPOSED SPOT GRADE
	PROPOSED INVERT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION



TART Trails, Inc.
 148 East Front, Suite 201
 P.O. Box 252
 Traverse City, MI 49685
 (231) 941-4300

Project Title
 TRAVERSE AREA RECREATION
 AND TRANSPORTATION TRAILS
 Leelanau Trail

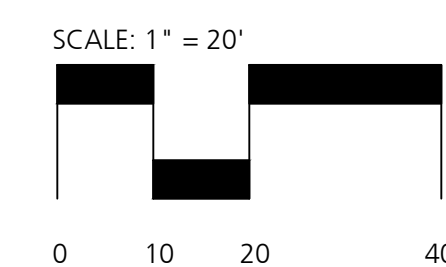
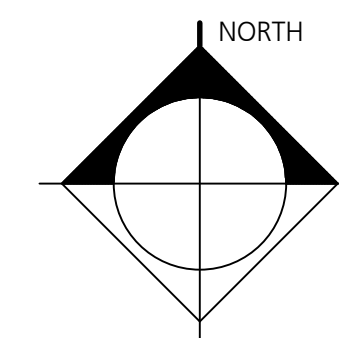
**Fourch Road Trailhead
 Parking Lot Renovation**
 Elmwood Township, Michigan

Sheet Title
 Grading Plan

Dates	
Dates	Issued for
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03.18.24	For Bids and Construction
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Scale
 1" = 20'

Sheet Number
 C5.0





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 148 East Front, Suite 201
 P.O. Box 252
 Traverse City, MI 49685
 (231) 941-4300

Project Title

TRAVERSE AREA RECREATION
 AND TRANSPORTATION TRAILS

Leelanau Trail

Fouch Road Trailhead
 Parking Lot Renovation
 Elmwood Township, Michigan

Sheet Title

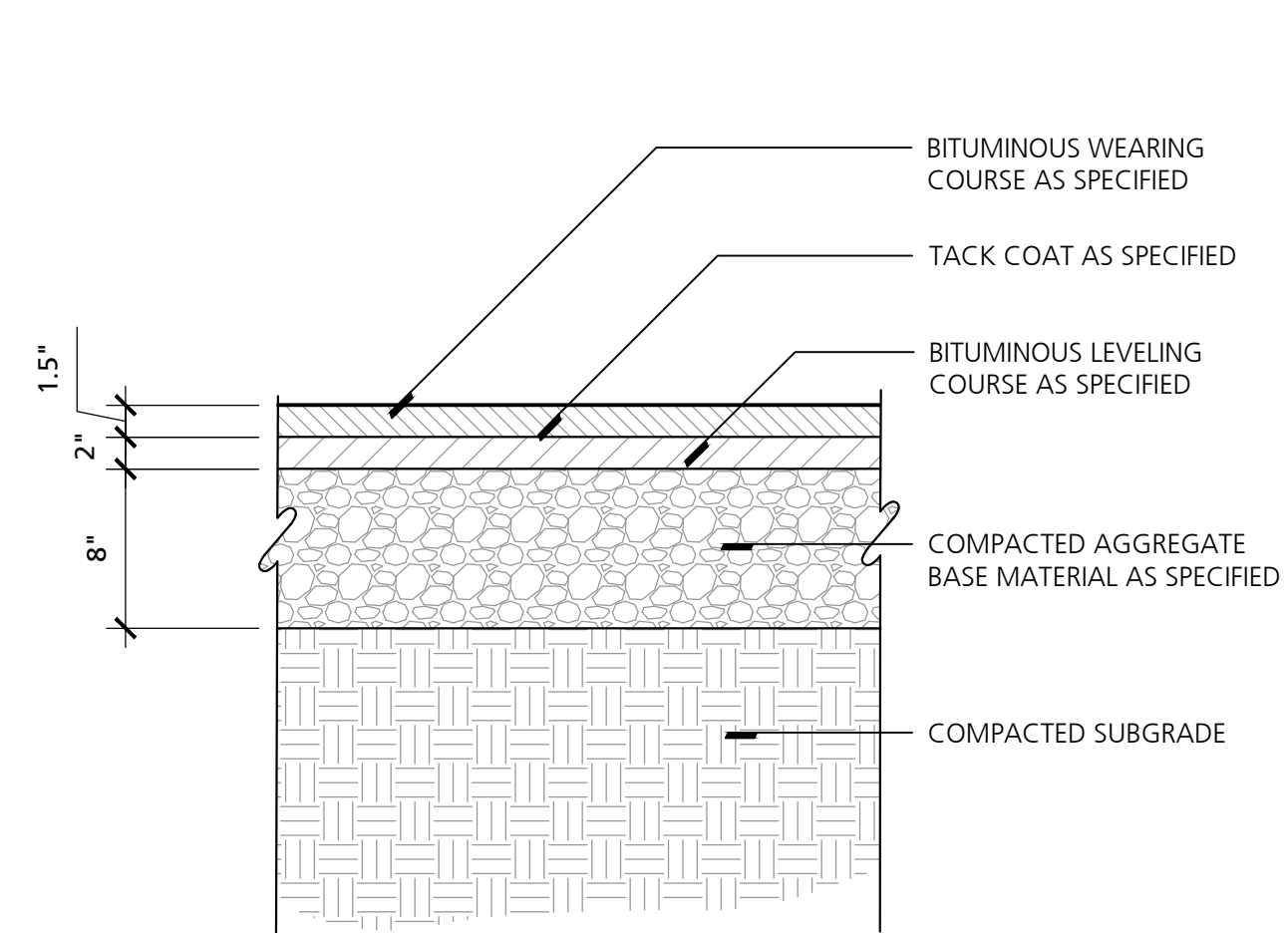
Dates

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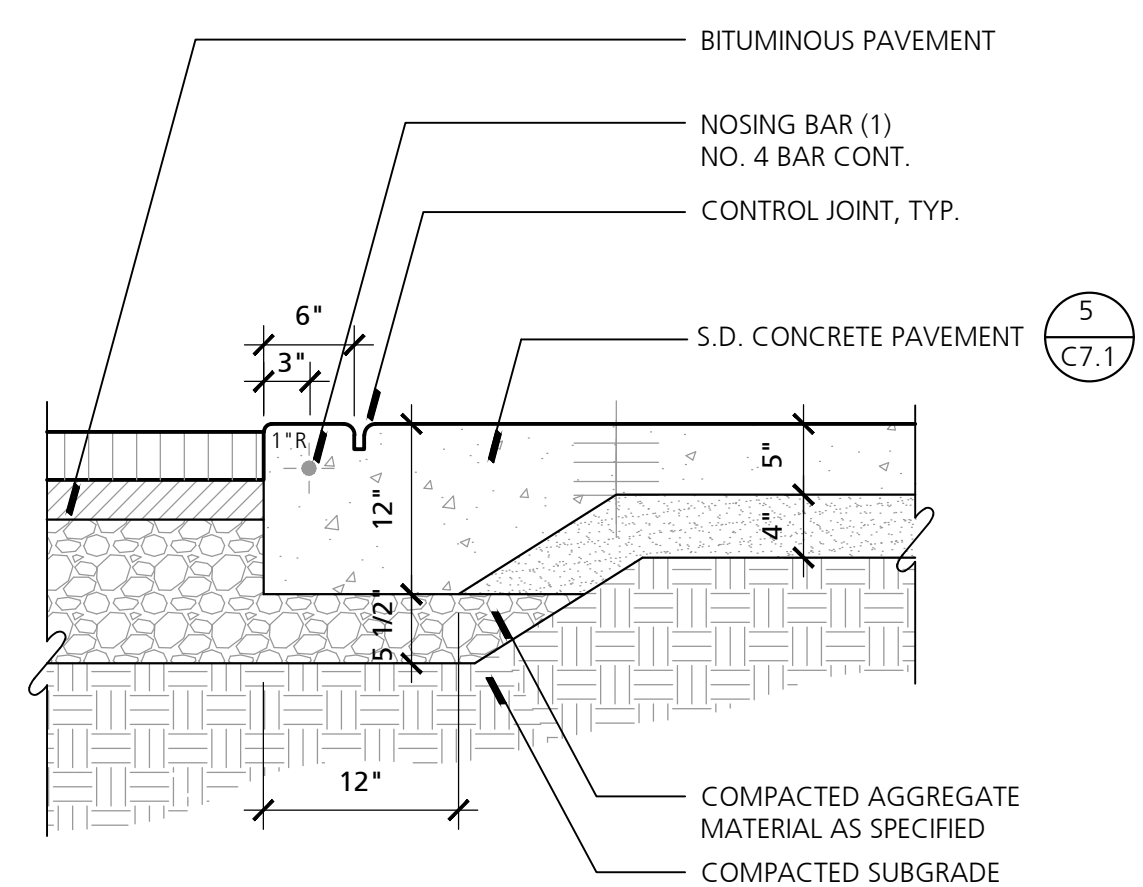
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Sheet Number

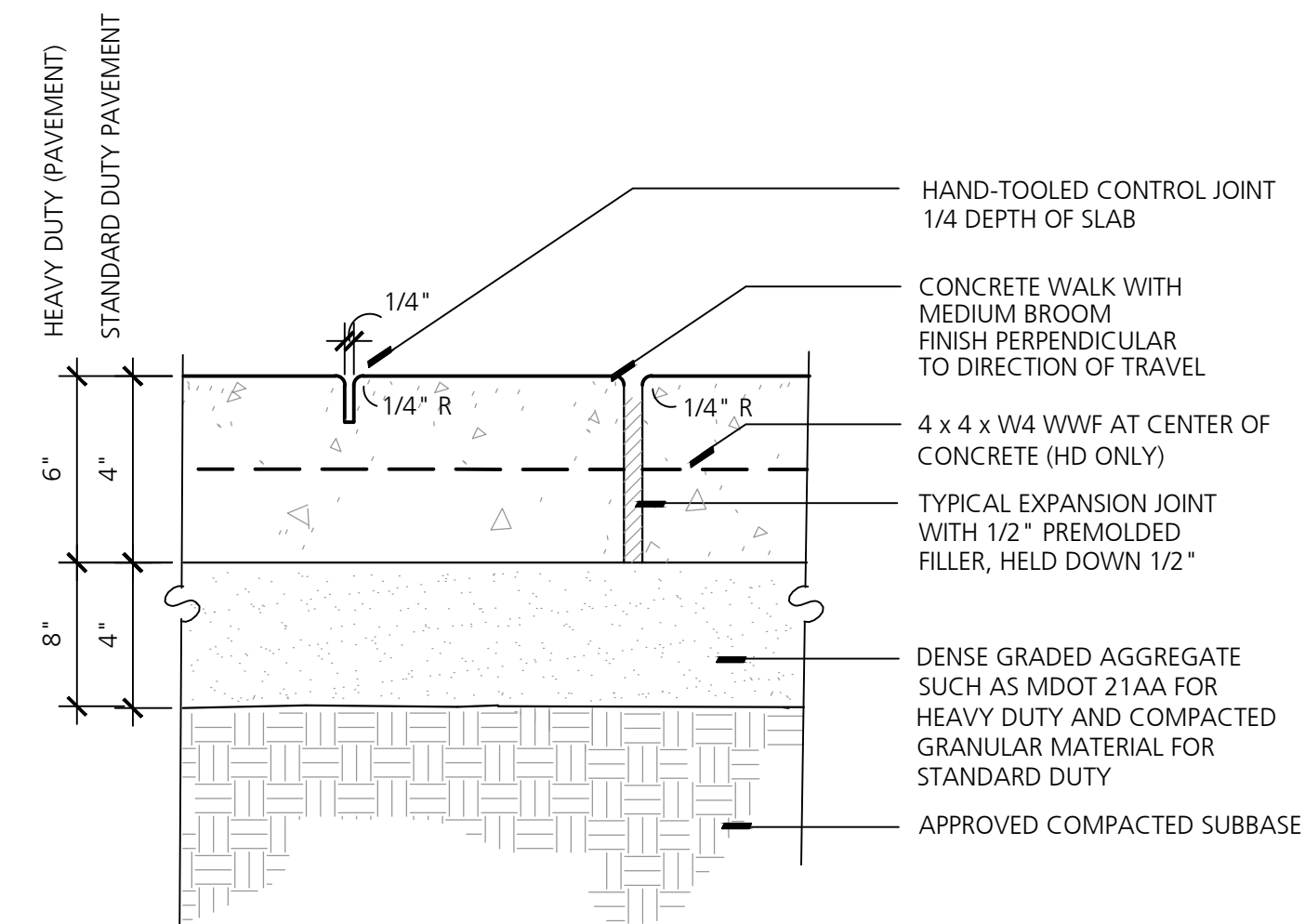
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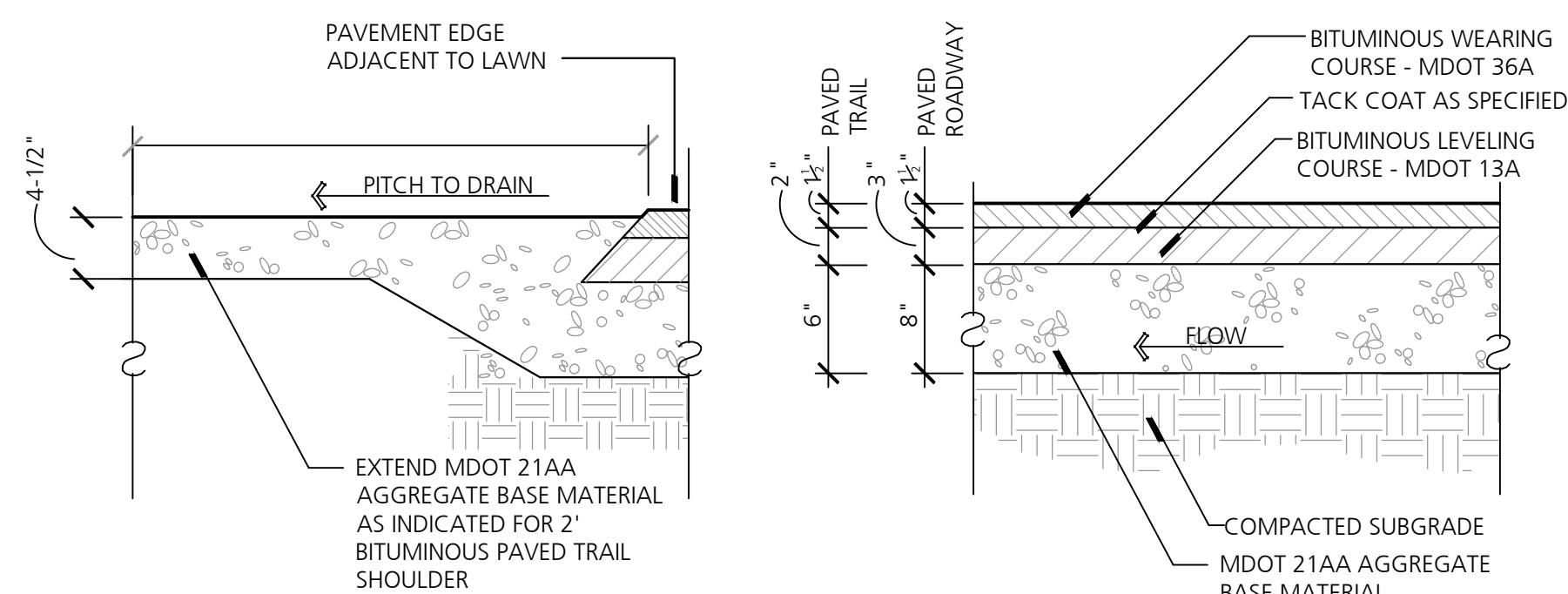
1 HMA Pavement
 NO SCALE



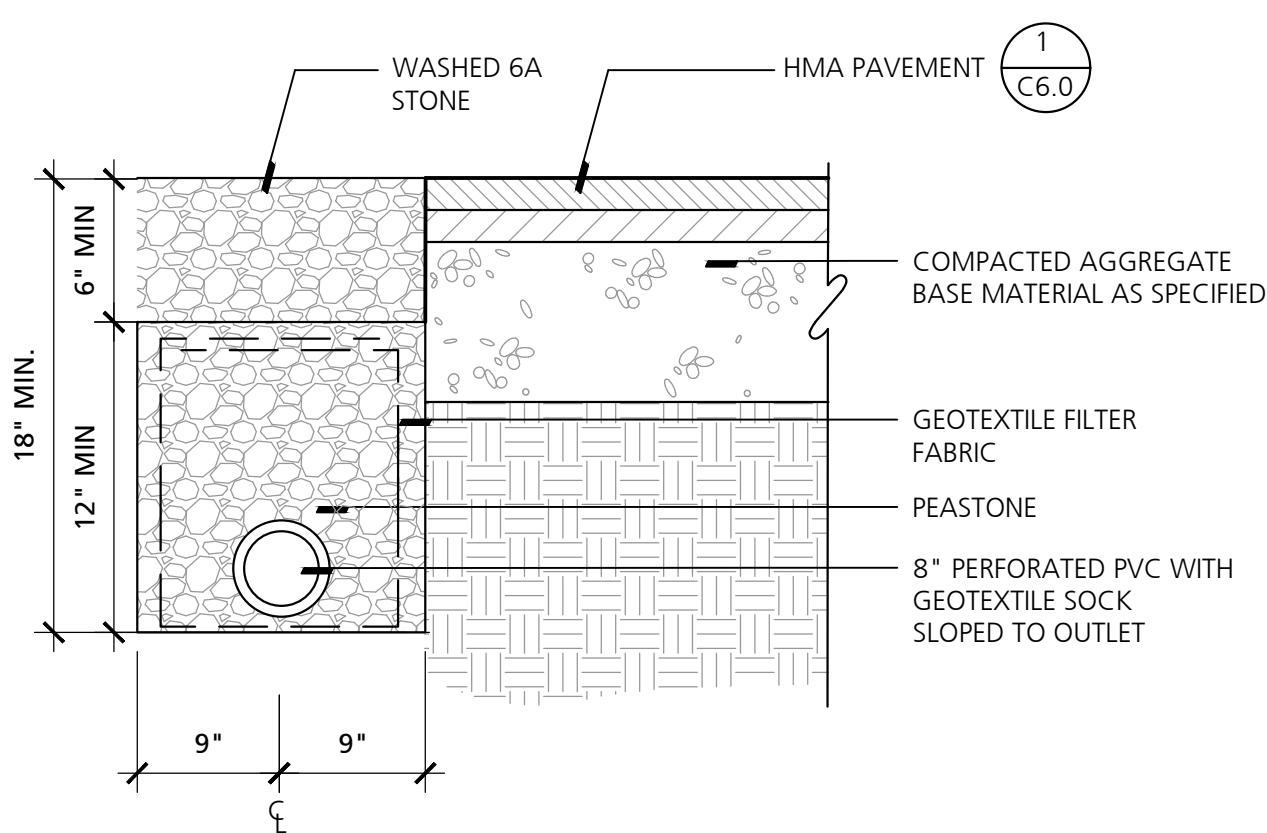
2 Concrete Sidewalk with Thickened Edge
 NO SCALE



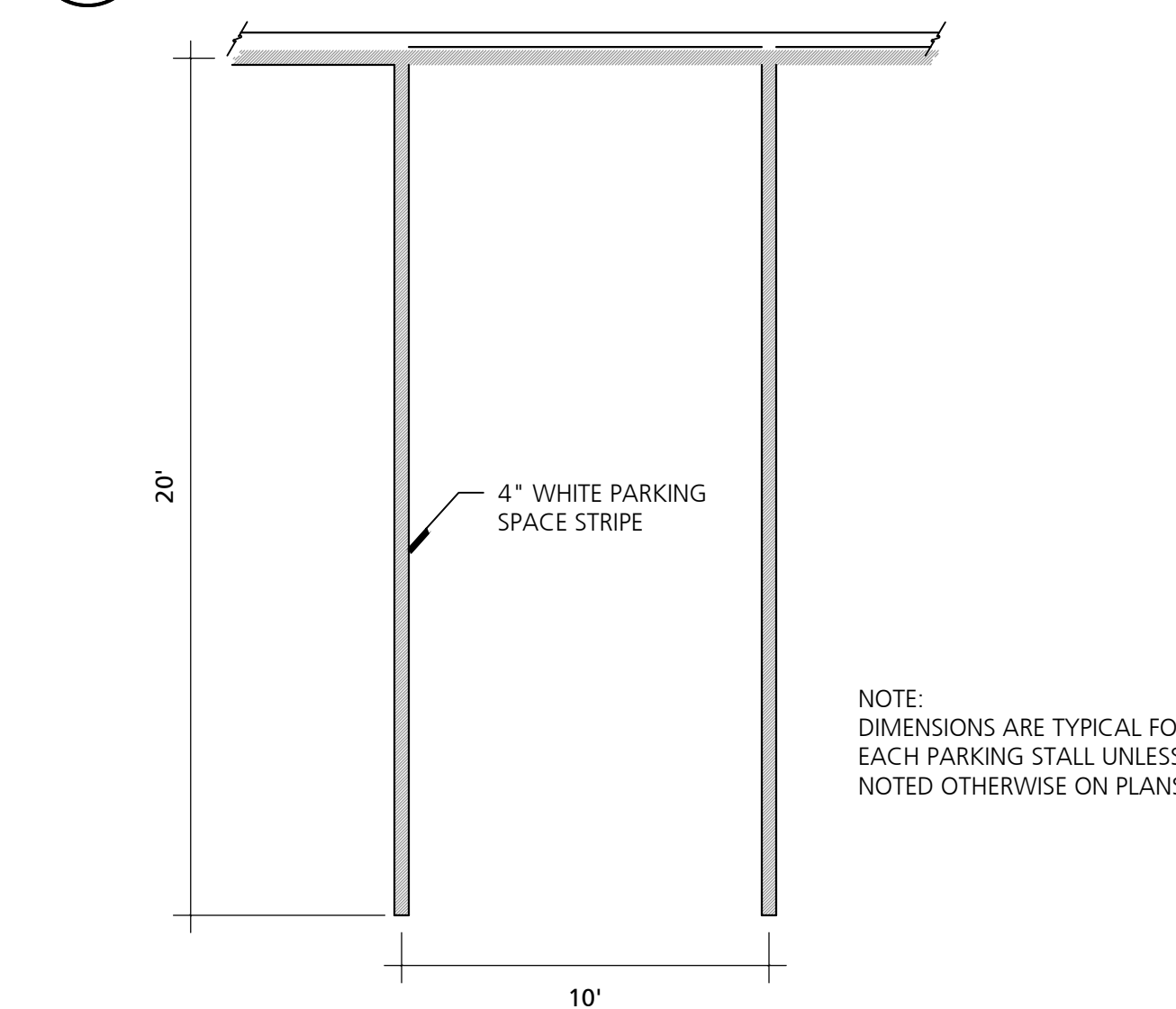
3 Concrete Pavement
 NO SCALE



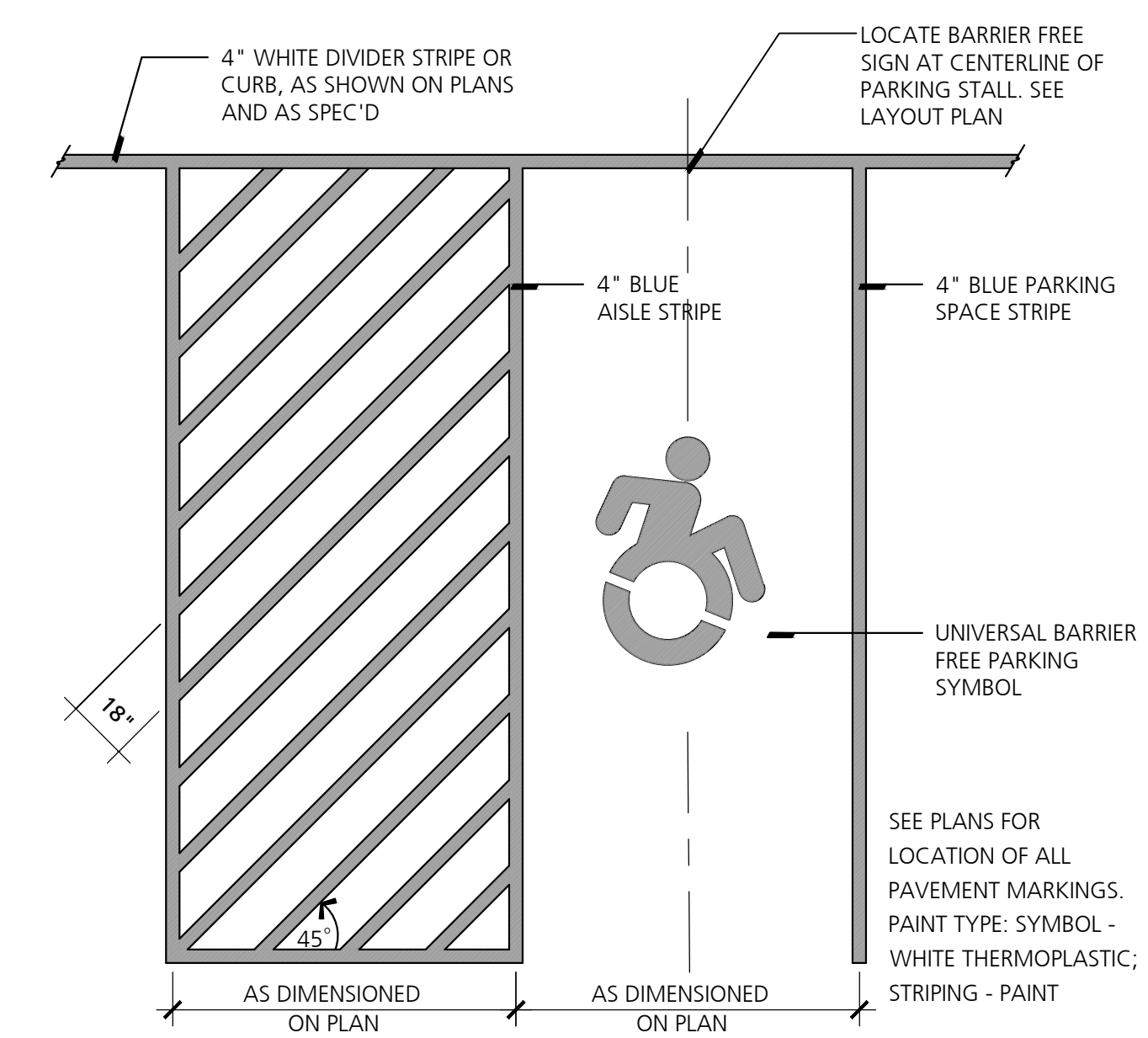
4 Trail Pavement
 NO SCALE



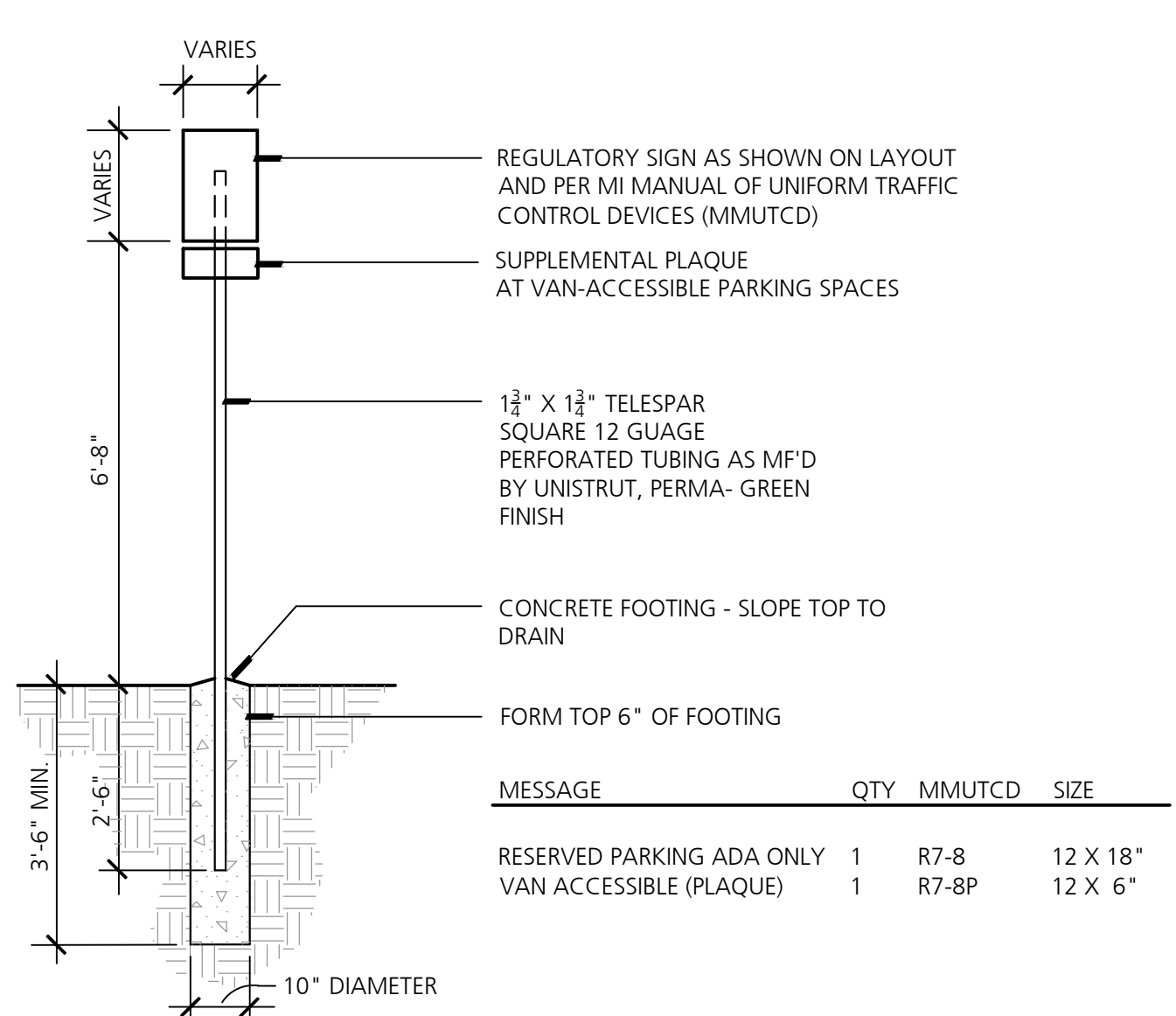
5 FRENCH DRAIN
 SCALE: 3/4" = 1'-0"



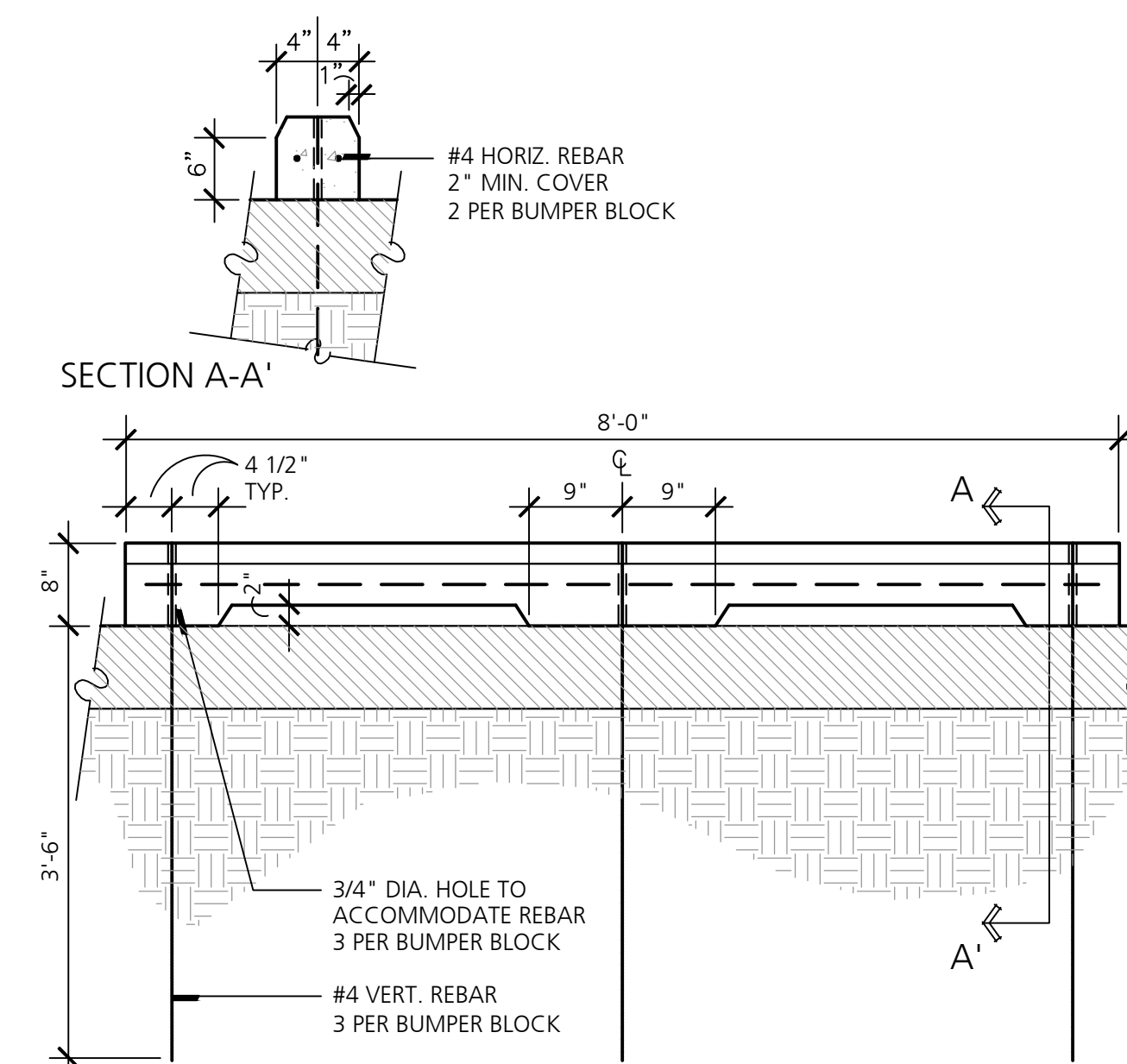
6 Standard Parking Striping
 SCALE 1/4" = 1'-0"



7 Barrier Free Parking Stall Striping
 SCALE 1/4" = 1'-0"

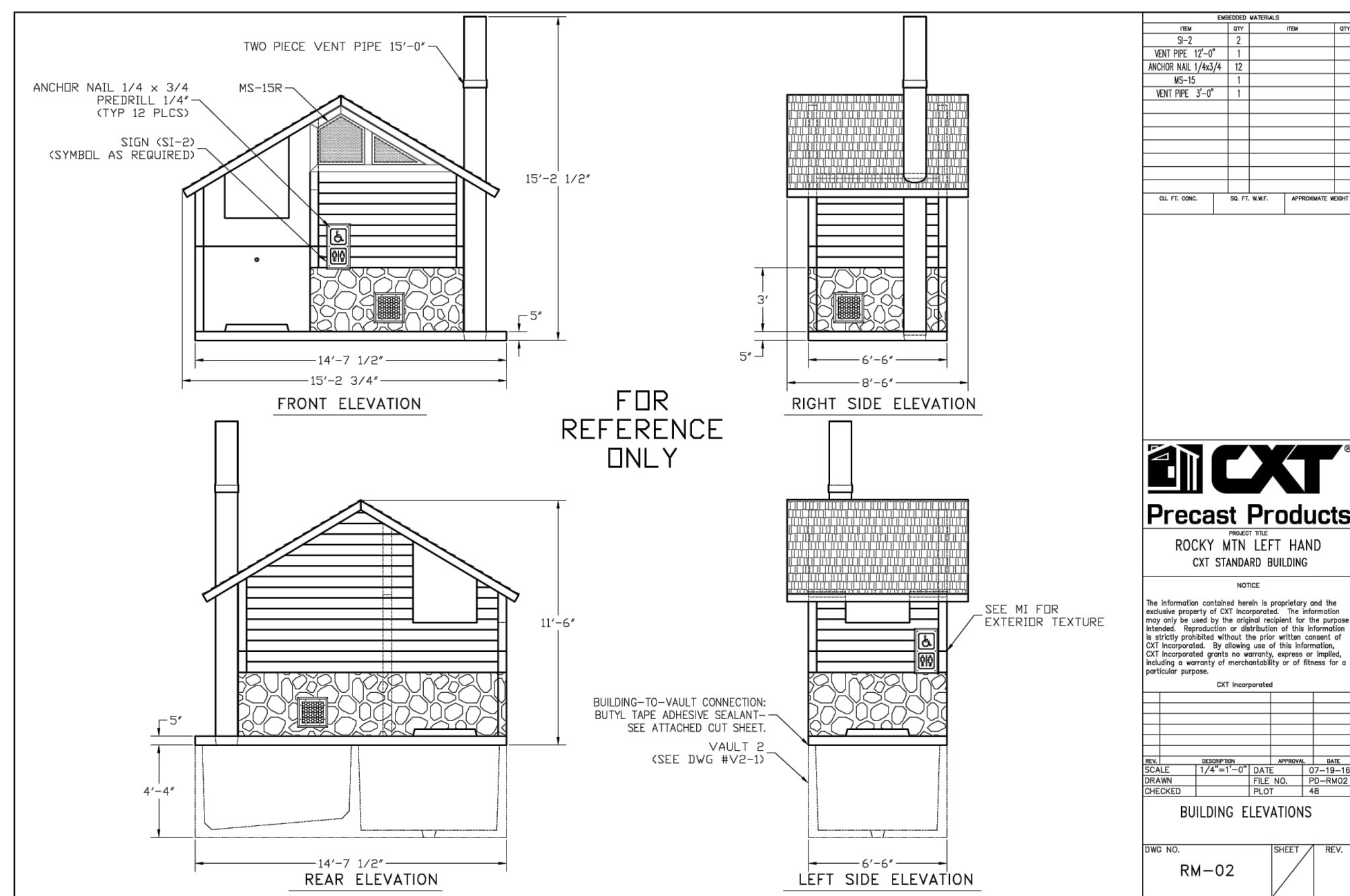


8 Regulatory Signage
 NO SCALE

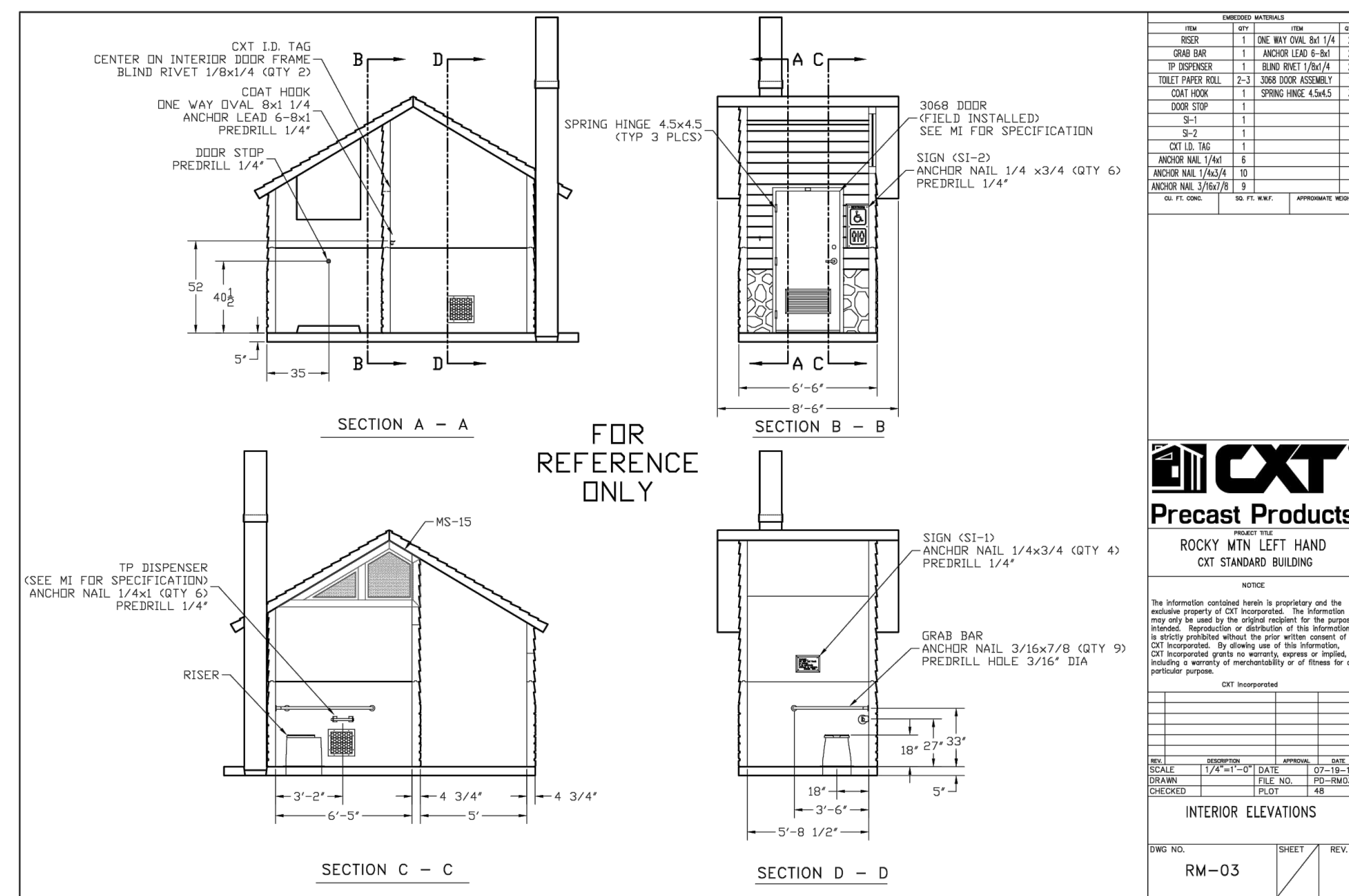


9 Bumper Block
 SCALE: 3/4" = 1'-0"

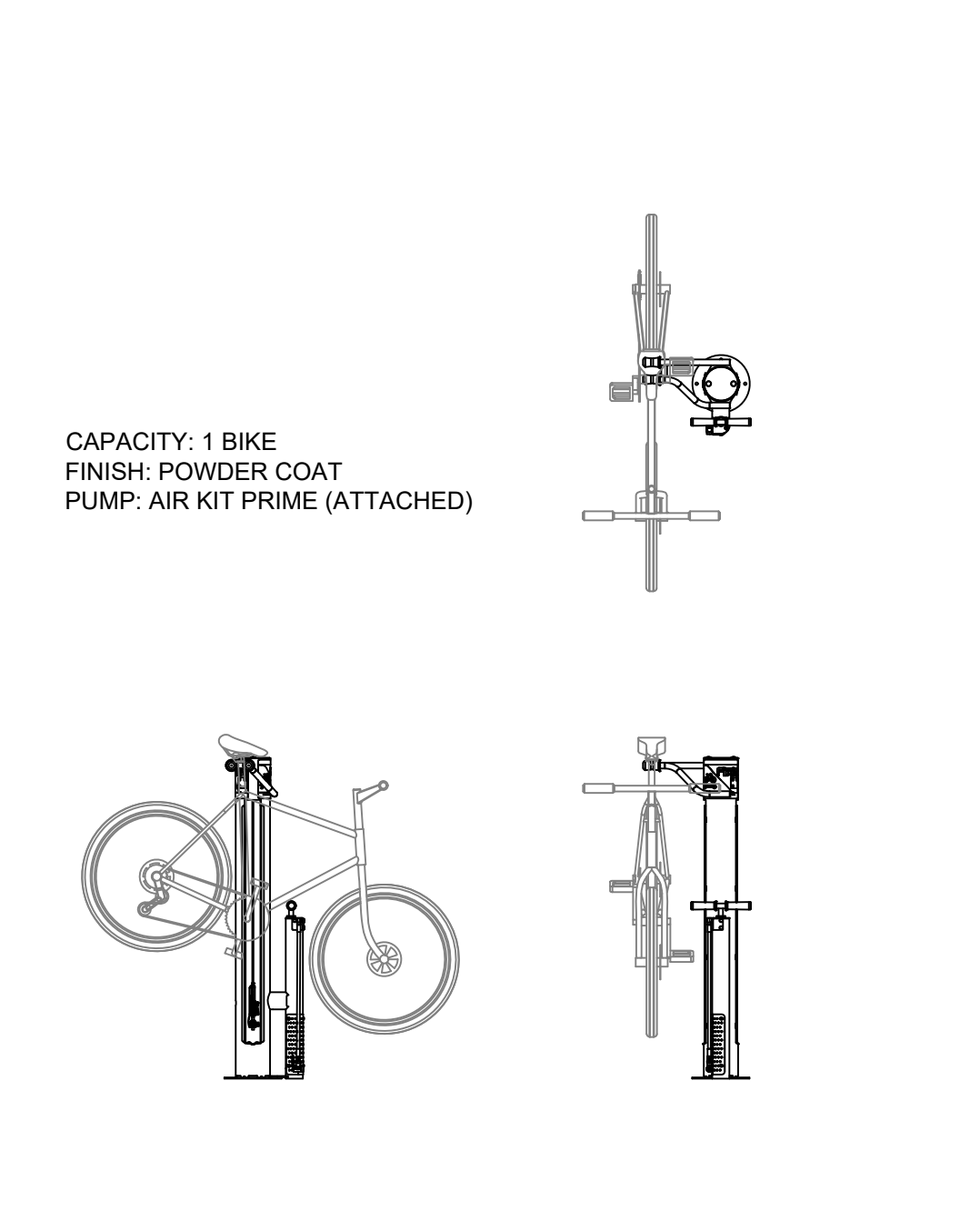
MESSAGE	QTY	MMUTCD	SIZE
RESERVED PARKING ADA ONLY	1	R7-8	12 X 18"
VAN ACCESSIBLE (PLAQUE)	1	R7-8P	12 X 6"



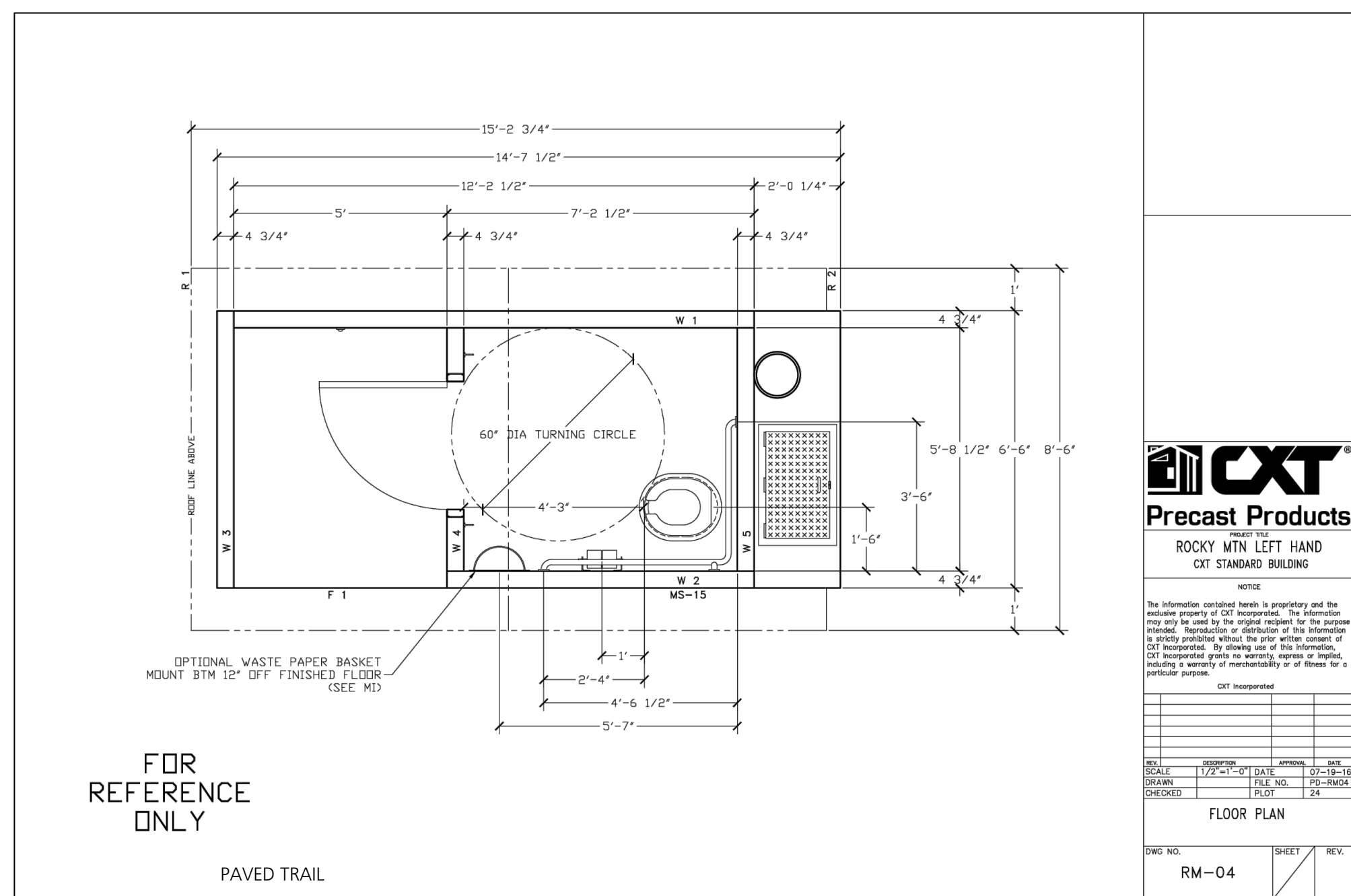
1A PRECAST CONCRETE VAULT TOILET
NO SCALE



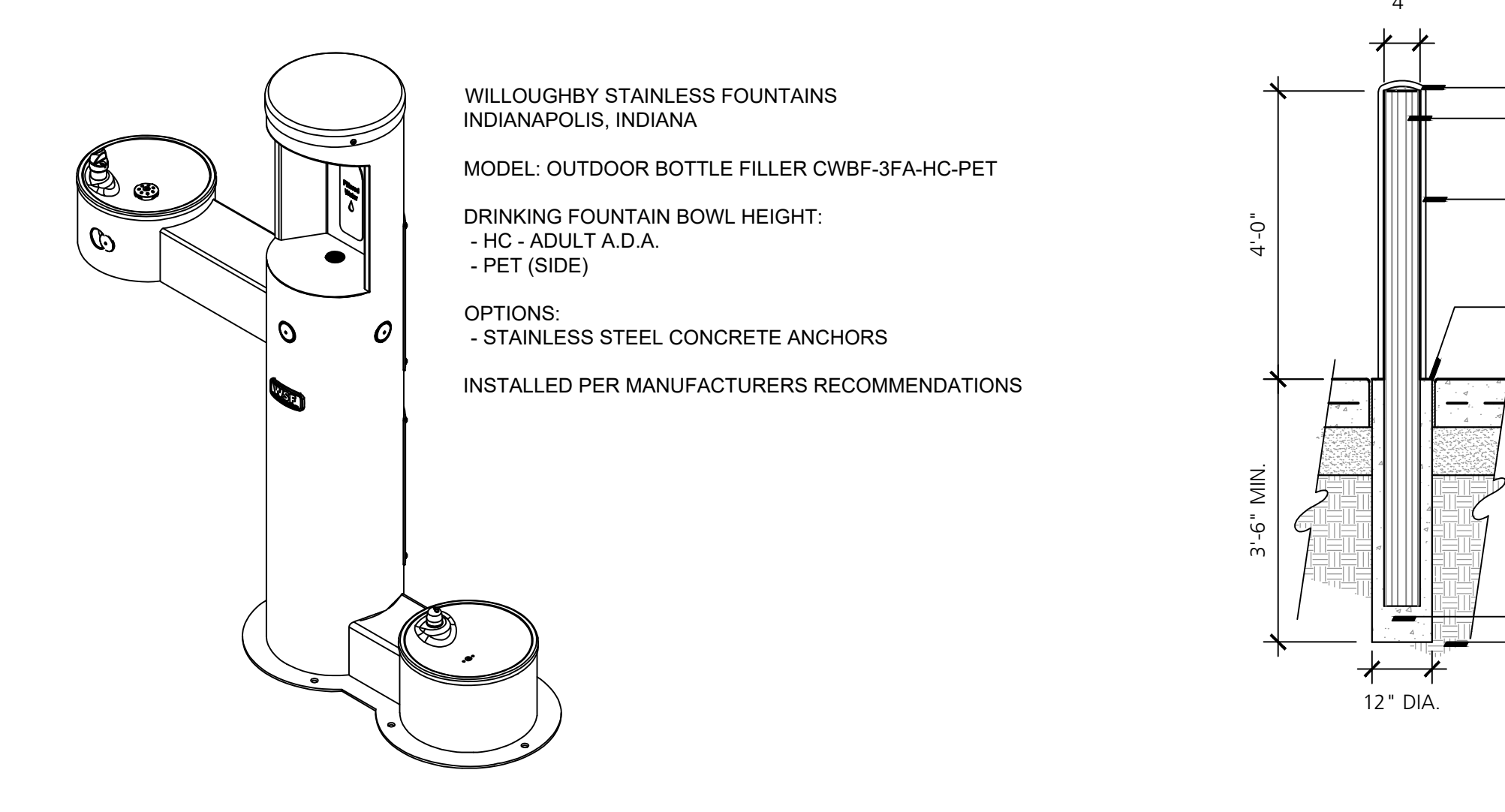
1B PRECAST CONCRETE VAULT TOILET
NO SCALE



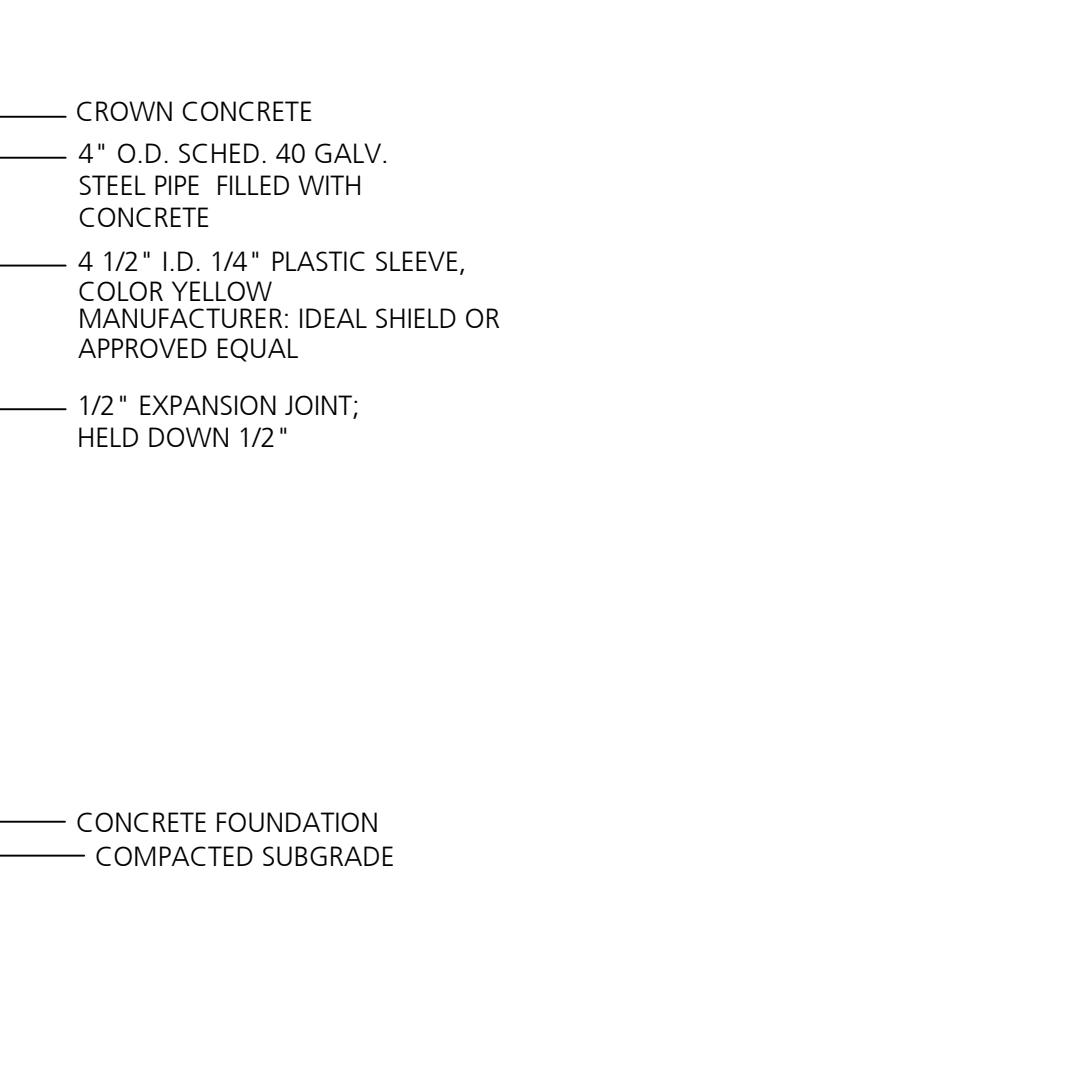
2 DERO FIXIT PLUS
SCALE: 1" = 1'-0"



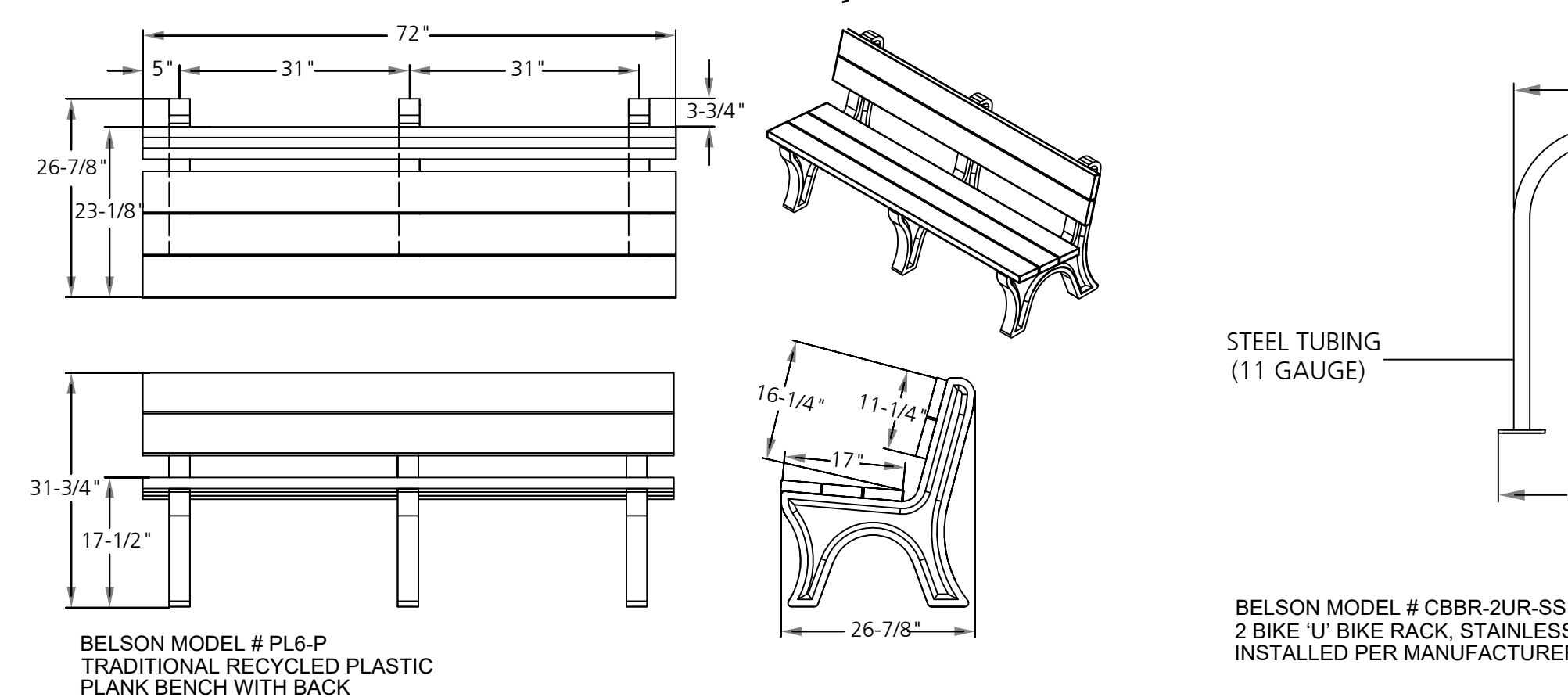
1C PRECAST CONCRETE VAULT TOILET
NO SCALE



3 BOTTLE FILL STATION
NO SCALE



4 Steel Pipe Bollard
SCALE: 1" = 1'-0"



5 BENCH
NO SCALE

6 BIKE RACK
NO SCALE



TART Trails, Inc.
148 East Front, Suite 201
P.O. Box 252
Traverse City, MI 49685
(231) 941-4300

Project Title
TRAVERSE AREA RECREATION AND TRANSPORTATION TRAILS
Leelanau Trail

Fouch Road Trailhead
Parking Lot Renovation
Elmwood Township, Michigan

Sheet Title	
Details	
Dates	
Dates	Issued for
01.15.24	95% Owner Review
03.18.24	For Bids and Construction
04.08.24	Revisions Per Elmwood Twp

Scale

Sheet Number
C6.1



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

Site Plan Review

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 (\$775)

Applications are to be submitted 30 days prior to the Planning Commission meeting. Regular meetings are the 3rd Tuesday of each month.

Charter Township of Elmwood
Application for Site Plan Review

Applicant

TART Trails, Inc.
Name

P.O. Box 252

Street Address
Traverse City MI 49685

City State Zip

231-941-4300 ext. 202

Phone Number
ckushman@traversetrails.org

Email Address

Owner (if different)

TART Trails, Inc.
Name

Street Address

City State Zip

Phone Number

Email Address

Engineer

Chris DeGood PE
Name

148 E Front Street

Street Address
Traverse City MI 49684

City State Zip

231-420-5601

Phone Number
cdegood@bria2.com

Email Address

Surveyor

Leelanau Surveying
Name

P.O. Box 701

Street Address
Leland MI 49654

City State Zip

(231) 256-7352

Phone Number
vickie@leelanaulandsurveying.com

Email Address

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

Property Information:

Property Address: No address - Leelanau Trail trailhead at Fouch Road

Parcel Number: 45-004- 140 - 001 - 00 Current Master Plan Designation Medium density residential

Zoning District: A-R & R-2 Current Use of Property: Non-motorized trail and trailhead

Adjacent Property Zoning AND Use(s): North: R2; Non-motorized trail and residential

East: R2; Residential
South: AR; Undeveloped - wooded
West: AR; Residential

Other Remarks: _____

As required by Section 8.5 of the Zoning Ordinance, all applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.

The Planning Commission must make a finding that specific standards are met prior to approving a site plan. To aid their determination, please detail (with additional pages as necessary) how the proposed project meets the following standards:

Site Plan Review Standard	Applicant Review	Office Use Only
1. All required site plan and application information has been provided as specified in this Article.	Section 8.5 and Sections A,B, and C have been reviewed and are incorporated into this site plan.	
2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.	Elmwood Township Fire Chief review was requested on 3/22/24; a Leelanau County Road Commission driveway permit application was submitted on 3/22/24; a Soil Erosion and Sedimentation Control permit application was submitted on 3/25/24. Status of permits will be know by Planning Commission review date. Awarded well contractor will assist in submitting permit for well and bottle fill station.	
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.	Adequate drainage, water, sewage, and road access are incorporated into this plan.	
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.	Elmwood Township Fire Chief review was requested on 3/22/24; a Leelanau County Road Commission driveway permit application was submitted on 3/22/24; a Soil Erosion and Sedimentation Control permit application was submitted on 3/25/24. Status of permits will be know by Planning Commission review date.	
5. Compliance with all non-zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.	This proposed project and site plan comply with Elmwood Township's non-zoning ordinances.	
6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious,	Structures are designed/selected to be compatible with the proposed project's vicinity.	

<p>compatible, and appropriate in appearance with the existing or intended character of the general vicinity.</p>	
<p>7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.</p>	<p>Structures are situated to minimize adverse effects on adjacent properties to the extent possible. See proposed project layout on Page 4 of project plan.</p>
<p>8. All buildings and structures are accessible to emergency vehicles.</p>	<p>All structures are accessible from driveway/parking area located immediately south of Fouch Road. See proposed project layout on Page 4 of project plan.</p>
<p>9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.</p>	<p>Safe non-motorized circulation is provided via the immediately adjacent trail to the parking area. See proposed project layout on Page 4 of project plan.</p>
<p>10. The percentage of impervious surface has been limited on the site to the extent practicable.</p>	<p>Impervious surface and where stormwater runoff is directed is captured within the design of the proposed project. See proposed project layout on Page 4 of project plan.</p>
<p>11. Efforts have been made to protect the natural environment to the greatest extent possible.</p>	<p>Tree removal on the south end of the proposed project is necessary, but reduced to the extent possible. See demolition/removal on Page 3 of project plan.</p>
<p>12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.</p>	<p>Steve Christensen was consulted before starting design. Storm water runoff is accommodated through grading, ditches, French drains, and natural low areas. See proposed project layout on Page 4 of project plan.</p>
<p>13. The proposal furthers the goals and objectives of the Master Plan.</p>	<p>This project aligns with the Township's Master Plan by: Continue to improve existing recreational facilities and expand recreational facilities for Township residents and Continue</p>

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The Ordinance requires specific information be included in each application for Site Plan Approval. Please use the following table to ensure that you have included the required information either on your plan (which must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less) or included elsewhere in your application. Please use additional pages, as necessary.

<u>Site Plan Review Requirement</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. Applicant's name, address, and telephone number.	TART Trails (formerly Leelanau Trail Association), P.O. Box 252 Traverse City, MI 49685, 231-941-4300	
2. Property owner's name, address, telephone number, and signature.	See above.	
3. Proof of property ownership, and whether there are any options or liens on the property.	TART Trails/Leelanau Trail Association is the legal owner of the property with deed recorded at Liber 413 Page 529	
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.	TART Trails is the applicant and owner.	
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.	Parcel 004-140-001-00; ALL OLD LEELANAU TRANSIT CO RAILROAD ROW RUNNING THROUGH ELMWOOD TWP TO A POINT KNOWN AS RENNIES POINT AT THE C/L OF N 1/2 OF NE 1/4 SEC 33 SECS T28N R11W 74.48 A M/L	
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.	Chris DeGood PE, 148 E. Front Street, Traverse City, MI 49684	
7. Project title or name of the proposed development.	Leelanau Trail Fouch Road Trailhead Parking Lot Renovation	
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.	No change of land use. Anticipated construction between August 1 and October 31, 2024	
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.	Renovation and expansion of existing parking infrastructure and amenities. No significant impacts to traffic, schools, existing utilities, or natural environment.	
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or	25 parking spaces with 1 accessible space proposed. Trail will remain but with small realignment to accommodate parking area drainage.	

<p>open space proposed, and similar information required to evaluate compliance with the Ordinance.</p>	
<p>11. A vicinity map showing the area and road network surrounding the property.</p>	<p>See project plan cover page.</p>
<p>12. The gross and net acreage of the parcel.</p>	<p>Total Leelanau Trail property is 74.5 acres; project area is approx. .55 acres</p>
<p>13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.</p>	<p>The subject property has an existing recreational and transportation land use. Zoning is A-R & R-2.</p>
<p>14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.</p>	<p>See land survey on Page 1 of project plan.</p>
<p>15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.</p>	<p>See land survey on Page 1 of project plan.</p>
<p>16. The location and type of existing soils on the site, and any certifications of borings.</p>	<p>See land survey on Page 1 of project plan.</p>
<p>17. Location and type of significant existing vegetation.</p>	<p>See land survey on Page 1 of project plan.</p>
<p>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.</p>	<p>See land survey on Page 1 of project plan.</p>
<p>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.</p>	<p>See proposed project layout on Page 4 of project plan.</p>
<p>20. Proposed location of all proposed structures, buildings, equipment, and uses.</p>	<p>See proposed project layout on Page 4 of project plan.</p>
<p>21. Elevation drawings of typical proposed structures and accessory structures.</p>	<p>See proposed project elevations on Page 5 of project plan.</p>
<p>22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.</p>	<p>See land survey on Page 1 of project plan.</p>
<p>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.</p>	<p>See proposed project layout on Page 4 of project plan.</p>

<p>24. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carpools, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof.</p>	<p>See proposed project layout on Page 4 of project plan.</p>	
<p>25. Location, size, and characteristics of all loading and unloading areas.</p>	<p>NA</p>	
<p>26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use.</p>	<p>See proposed project layout on Page 4 of project plan.</p>	
<p>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).</p>	<p>See proposed project layout on Page 4 of project plan.</p>	
<p>28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.</p>	<p>No existing utilities within project area.</p>	
<p>29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable.</p>	<p>See proposed project layout on Page 4 of project plan.</p>	
<p>30. Location, size, and specifications of all signs and advertising features, including cross-sections.</p>	<p>No new signs are proposed.</p>	
<p>31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.</p>	<p>No exterior lighting is proposed.</p>	
<p>32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.</p>	<p>Split rail fence is proposed on Page 4 of project plan.</p>	
<p>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</p>	<p>Open and disturbed areas will be seeded for permanent stabilization per Page 2 item 12.</p>	

<p>site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate.</p>	
<p>34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.</p>	<p>No trash receptacles or solid waste disposal is proposed.</p>
<p>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.</p>	<p>No above or below ground storage of any hazardous material is proposed.</p>
<p>36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.</p>	<p>See proposed demolition on Page 3 of project plan.</p>
<p>37. North arrow, scale, and date of original submittal and last revision.</p>	<p>See north arrow and scale on each project plan page.</p>



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. 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 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.

Chris E. Kushman

Digitally signed by Chris E. Kushman
DN: cn=Chris E. Kushman, o=Traverse Area Recreation and
Transportation Trails, Inc, ou, email=ckushman@traversetrails.org, c=US
Date: 2024.03.26 10:51:25 -04'00'

3/26/2024

Owner Signature

Date

Applicant Signature

Date

OFFICE USE ONLY:

Case Number: _____ Fee: _____ Paid: _____

PC Decision: _____ Date: _____

Charter Township of Elmwood Escrow Policy

Accordingly, the procedure for the handling and processing of escrow deposits henceforth shall be as follows:

- A. In connection with any application for a special land use, site plan approval, zoning amendment, cluster residential development review, site condominium review, planned unit development review, appeal, interpretation, variance, or other application as required by this Ordinance, the Township may require the applicant to pay in advance into an escrow fund established to cover the reasonable costs of reviewing the application. These costs may include staff costs or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No application shall be reviewed further or considered complete, and no permit shall be issued, until all costs have been paid and/or the escrow fund has been replenished as outlined below. The Township shall account for the expenditure of all escrow funds, and the Township Clerk shall refund any unexpended funds within sixty (60) days of final action.

- B. Should the escrow fund ever dip below fifty (50%) of the original fund amount, the applicant shall be advised and required to replenish said escrow fund to the full original amount within five (5) business days of having been so notified by the Township Clerk.

- C. The applicant may seek an accounting from the Township Clerk of expenditures from the escrow fund when a request is made by the Township to replenish the fund and/or after a final decision on the application has been made. However, the applicant has no authority to approve or deny expenditures.

Amount of Escrow Deposit Required: _____

Amount of Escrow Deposit Received: _____

Date: _____

Signature: _____

Name: _____ Phone Number: _____

Address: _____

Map View Search Tools Share

Search Quick Zoom Details Buffer

Measure Select

Measure

Select Your Type of Measurement

Straight Line

Select Your Unit of Measurement

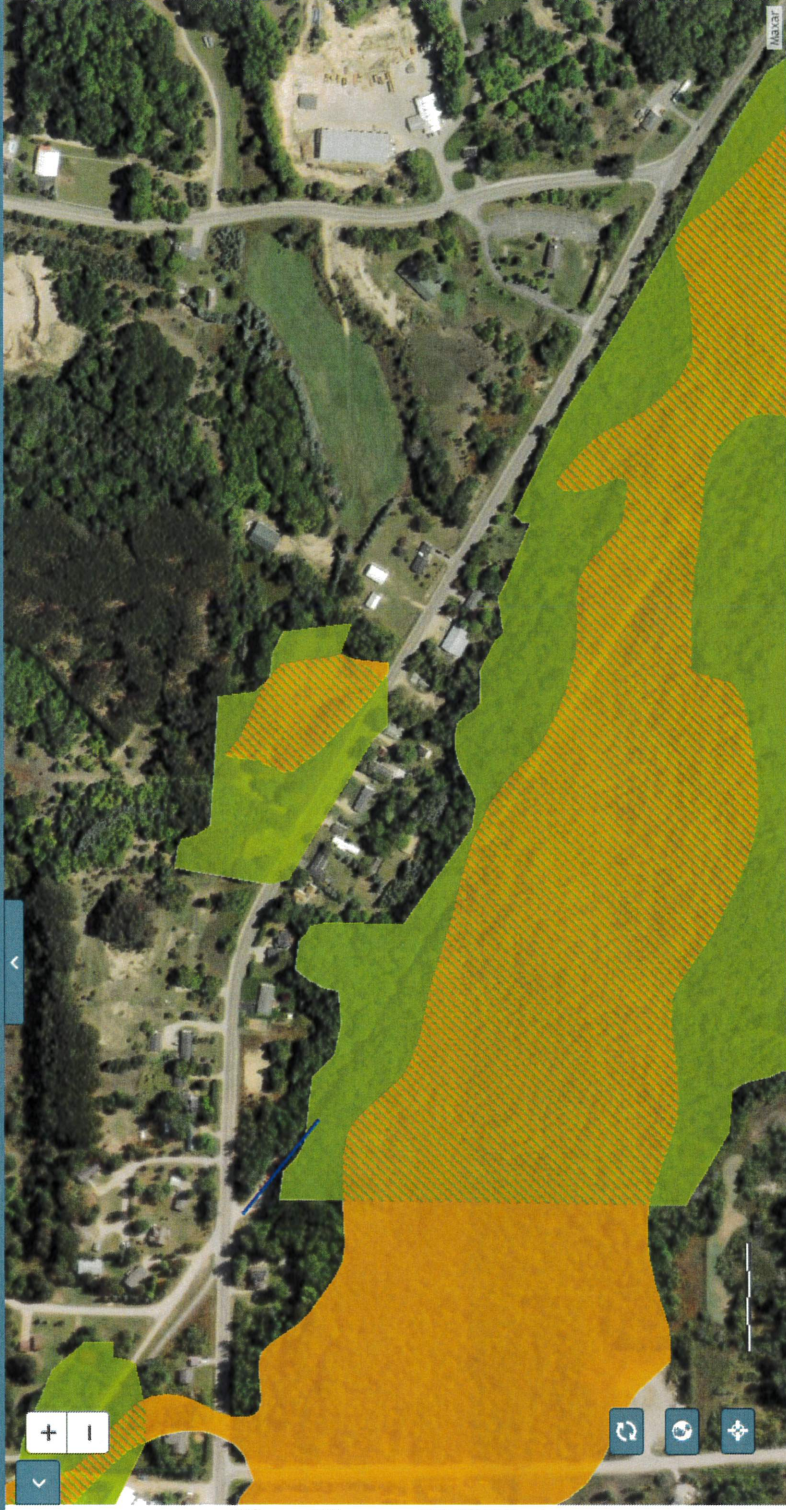
Feet

Stop Measure Tool

Measurement Results:

333.890 Feet

101.76954507243757 Meters (Raw Data)



Part 303 Final Wetlands Inventory

Wetlands as identified on NWI and MIRIS maps

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps

and soil areas which include wetland soils

EGLE Wetlands Map Viewer
 Department of Environment, Great Lakes, and Energy

Map View Search Tools Share
 Search Quick Zoom Details Buffer Measure Select

Measure

select Your Type of Measurement
 Straight Line

select Your Unit of Measurement
 Feet

Stop Measure Tool

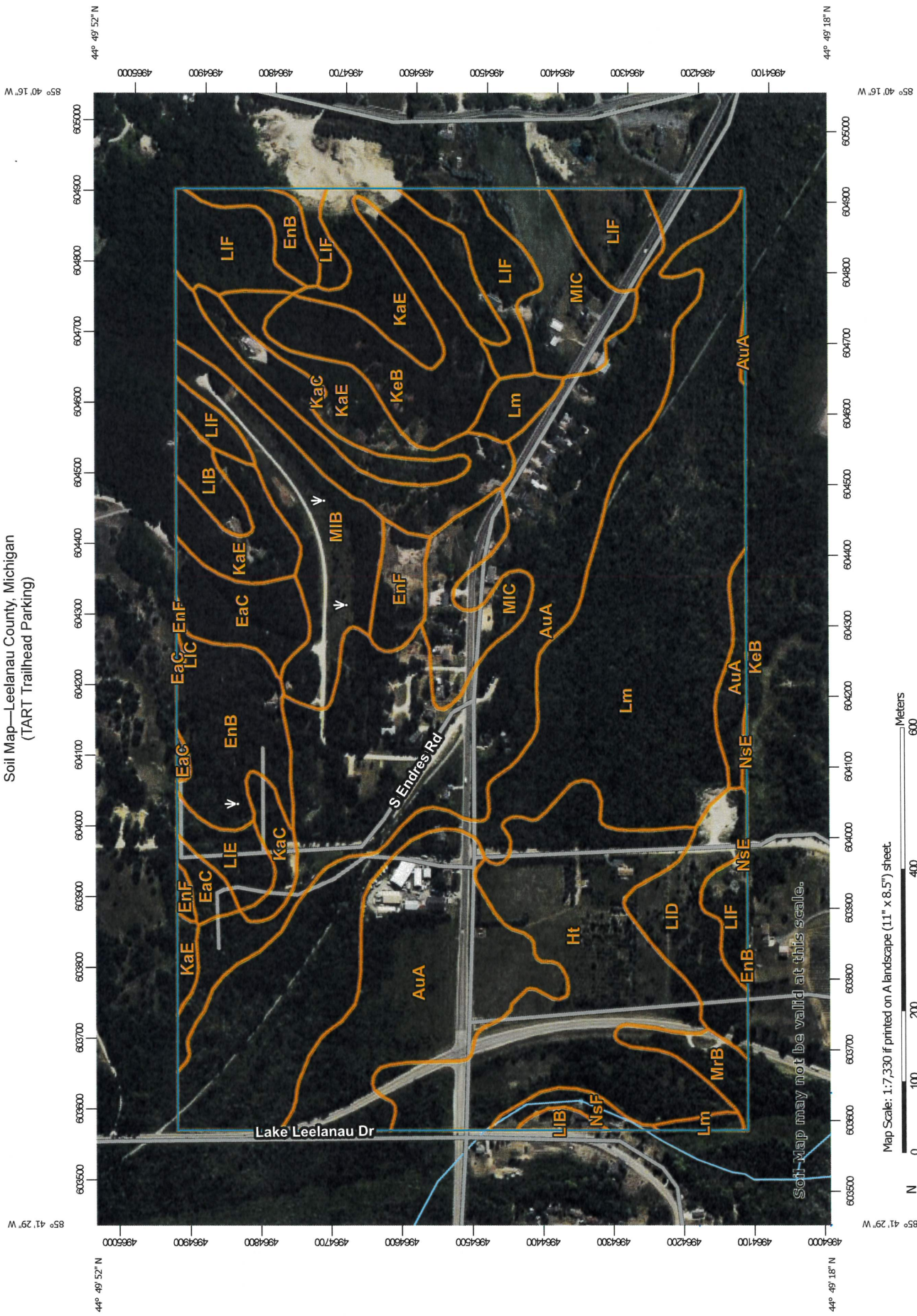
Measurement Results:
83.333 Feet
25.399881936217326 Meters (Raw Data)

Press down to start and let go to finish

Part 303 Final Wetlands Inventory ✓

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Soil Map—Leelanau County, Michigan
(TART Trailhead Parking)



Soil Map may not be valid at this scale.

Map Scale: 1:7,330 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

MAP INFORMATION

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leelanau County, Michigan
Survey Area Data: Version 17, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2020—Nov 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

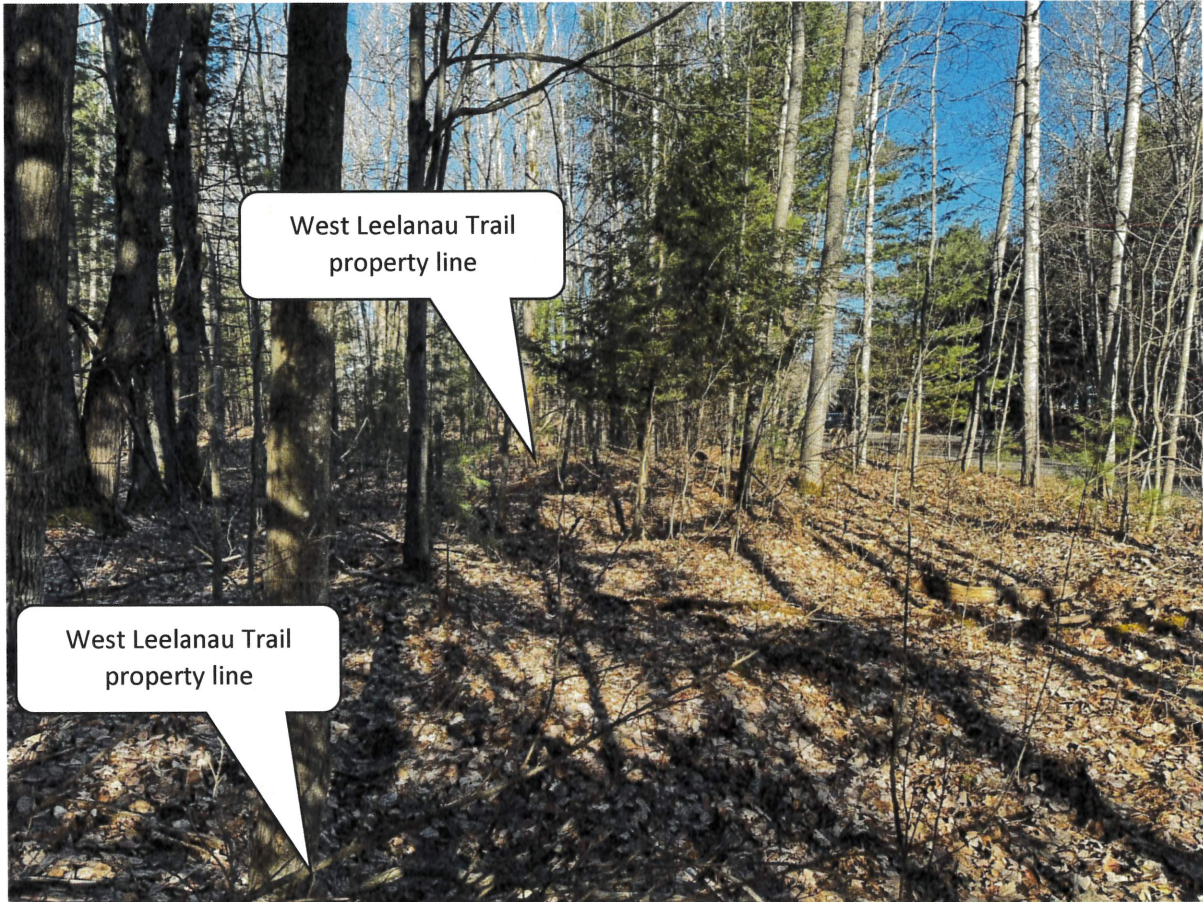
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AuA	Au Gres-Kalkaska sands, 0 to 4 percent slopes	62.9	23.5%
EaC	East Lake loamy sand, 6 to 12 percent slopes	6.2	2.3%
EnB	Emmet-Leelanau complex, 2 to 6 percent slopes	10.8	4.0%
EnF	Emmet-Leelanau complex, 25 to 50 percent slopes	3.2	1.2%
Ht	Hettinger-Tonkey loams	28.2	10.5%
KaC	Kaleva sand, 6 to 12 percent slopes	6.0	2.2%
KaE	Kaleva sand, 18 to 35 percent slopes	24.7	9.2%
KeB	Kalkaska-East Lake loamy sands, 0 to 6 percent slopes, lake moderated	9.8	3.7%
LIB	Leelanau-East Lake loamy sands, 0 to 6 percent slopes	2.8	1.0%
LIC	Leelanau-East Lake loamy sands, 6 to 12 percent slopes	0.1	0.0%
LID	Leelanau-East Lake loamy sands, 12 to 18 percent slopes, lake moderated	7.0	2.6%
LIE	Leelanau-East Lake loamy sands, 18 to 25 percent slopes, lake moderated	2.6	1.0%
LIF	Leelanau-East Lake loamy sands, 25 to 45 percent slopes	17.2	6.4%
Lm	Lupton-Markey mucks	57.8	21.6%
MIB	Mancelona-East Lake loamy sands, 0 to 6 percent slopes, lake moderated	10.9	4.1%
MIC	Mancelona-East Lake loamy sands, 6 to 12 percent slopes	13.4	5.0%
MrB	Mancelona-Richter gravelly sandy loams, 0 to 6 percent slopes	2.4	0.9%
NsE	Nester silt loam, 18 to 25 percent slopes	0.2	0.1%
NsF	Nester silt loam, 25 to 50 percent slopes	1.5	0.6%
Totals for Area of Interest		267.6	100.0%

Fouch Road Trailhead Existing Conditions
Trees & Vegetation Separating Adjacent Properties

Northwest corner of proposed project area looking south (white pine, big tooth aspen, northern red oak, hemlock; understory: buckthorn, red osier-dogwood and young white pine and red maple). Trees and understory within 15' required property line setback to remain.



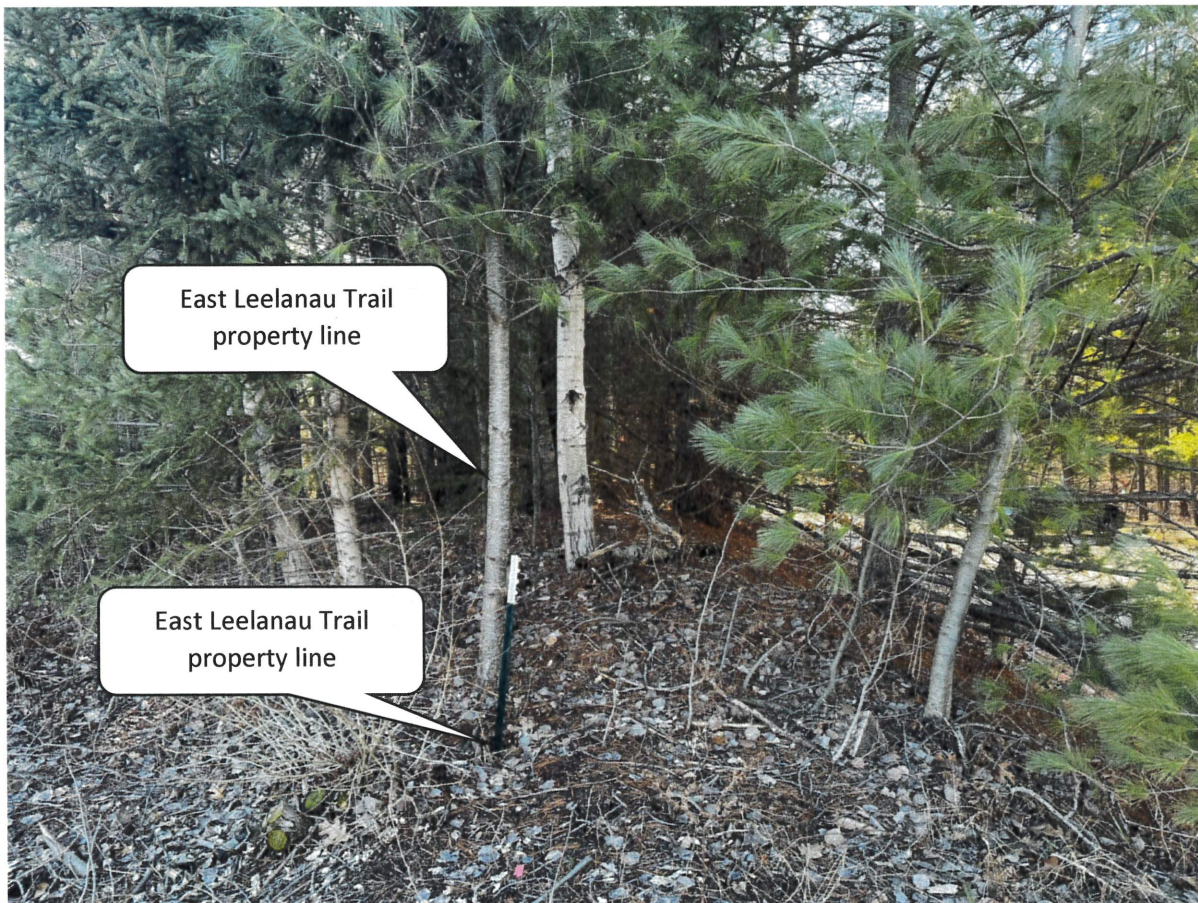
Southwest corner of proposed project area looking north (white pine, big tooth aspen, northern red oak, hemlock; understory: buckthorn, red osier-dogwood and young white pine and red maple). Trees and understory within 15' required property line setback to remain.



Southeast corner of proposed project area looking north (white pine, big tooth aspen, northern red oak, hemlock; understory: buckthorn, red osier-dogwood and young white pine and red maple). Trees and understory within 15' required property line setback to remain.



Northeast corner of proposed project area looking south (white pine, big tooth aspen, northern red oak, hemlock; understory: young white pine and red maple). Trees and understory within 15' required property line setback to remain.



Email sent to: Keith Tampa, Elmwood Township Fire Chief
Leelanau Trail Fouch Road Trailhead Improvement
Project



Chris Kushman <ckushman@traversetrails.org>

Fri, Mar 22, 11:57 AM
(5 days ago)

to Keith

Good afternoon Chief Tampa,

At your earliest convenience, can you advise me on the process to submit a project plan for your review and potential approval? I'm attaching the construction plan set we just completed, but it's my understanding that your review and approval are first steps before proceeding before the Site Plan Review.

Thank you in advance for your help and direction.

Best,

[Chris Kushman](#)

Email sent to: Leelanau County Road Commission Permitting Agent
Driveway Permit Application



Chris Kushman <ckushman@traversetrails.org>

Fri, Mar 22, 12:54 PM
(5 days ago)

to Permits

Good afternoon,

Please find the driveway permit application and related project plan set attached below. The application fee has been paid via PayPal on 3/22/24. If there are any questions, additional items, or information I can provide, please do not hesitate to contact me.

Thank you,

[Chris Kushman](#)

Email to: Karen Long, Leelanau County Conservation District SESC
Permitting
Soil Erosion Permit Application for Leelanau Trail Project



Chris Kushman <ckushman@traversetrails.org>

Mon, Mar 25, 1:31 PM
(2 days ago)

to Karen

Good afternoon,

Please find the attached Soil Erosion & Sedimentation Permit Application for a proposed trailhead improvement project on the Leelanau Trail property south of Fouch Road in Elmwood Township.

Don't hesitate to call or email me for payment or if you have any questions or need additional information.

Thank you,

Chris Kushman

Email to: Steve Christensen, Leelanau County Drain Commissioner
On-Site Review for Proposed Leelanau Trail Trailhead
Improvements



Chris Kushman <ckushman@traversetrails.org>

Wed, Jan 18,
2023, 1:57 PM

to schristensen

Good afternoon Steve,

Thank you for returning my phone call today. If you are available to meet me on-site for a preliminary review of some planned improvements to the Fouch Road (0.3 miles east of Bugai) trailhead/parking area, I'd really appreciate your time and feedback. I'm free to meet next Monday, Tuesday, or Thursday.

At your earliest convenience, let me know when/if you're able to meet me.

Thank you as always,

Chris Kushman

Planning & Management Director

Office: 231-941-4300 Ext. 202 Mobile: 906-440-0046

Website: traversetrails.org

Address: (mailing) PO Box 252, Traverse City, MI 49685 (physical)
148 E Front St, Traverse City, MI 49686

TART Trails staff can be found working at the office, from home or out on the trails. Are you interested in supporting happy, healthy, connected communities? Send us an email or give us a call and let's connect.



Chris Kushman <ckushman@traversetrails.org>

1:38 PM (45
minutes ago)

to schristensen, schristensen

Good afternoon Steve,

I hope this email finds you well. Last winter we met on-site at the Leelanau Trail Fouch Road Trailhead to have a preliminary discussion about drainage relating to proposed improvements. The takeaway from our meeting was to direct the parking lot and trail runoff to the low area immediately west of the Trail. At your earliest opportunity, can you please see the attached plan set that we recently completed and provide your feedback and/or approval as it relates to stormwater management?

I will include your reply with an upcoming Elmwood Township Site Plan review.

Thank you as always,

Chris Kushman

Email to: Eric Johnston, Environmental Director of Health -
Benzie/Leelanau District Health Department

Health Department Review



Chris Kushman <ckushman@traversetrails.org>

2:13 PM (23
minutes ago)

to Eric

Good afternoon Eric,

I'm applying to the Elmwood Township Planning Commission for a Site Plan Review and one of the prerequisites is to reach out to various agencies including the Health Department for comments. We will not have well details until the project is bid and awarded, but at your earliest opportunity, can you please provide any comments about the proposed plan at this time? We will seek a permit once we have Planning Commission approval.

Please call my cell or email me with any questions or to discuss any item.

Thank you

Sarah Clarren

From: Chris Kushman <ckushman@traversetrails.org>
Sent: Monday, April 1, 2024 11:30 AM
To: Steve Christensen
Cc: Sarah Clarren
Subject: Re: On-Site Review for Proposed Leelanau Trail Trailhead Improvements

Thank you very much Steve for your time and review. I do have an SESC permit application submitted, I will be sure this is secured before any ground-disturbing activities occur.

Thank you again,



Chris Kushman

Trail Planning & Management Director

Office: 231-941-4300 Ext. 202 **Mobile:** 906-440-0046

traversetrails.org

PO Box 252, Traverse City, MI 49685

148 E. Front St, Suite 201, Traverse City, MI 49684



Our Mission: Provide and promote a trail network that enriches people and communities throughout the greater Traverse region.

On Mon, Apr 1, 2024 at 11:14 AM Steve Christensen <schristensen@leelanau.gov> wrote:

Hi Chris,

I have the plans for the fouch rd trailhead parking.

I have no problems with these plans.

Be advised a soil erosion control permit with be needed before the project starts.

Steve

From: Chris Kushman <ckushman@traversetrails.org>

Sent: Wednesday, March 27, 2024 1:39 PM

To: Steve Christensen <schristensen@leelanau.gov>; Steve Christensen <schristensen@leelanau.gov>

Subject: Re: On-Site Review for Proposed Leelanau Trail Trailhead Improvements

Good afternoon Steve,

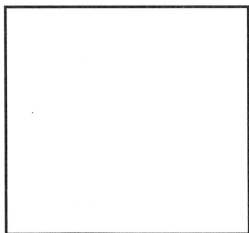
I hope this email finds you well. Last winter we met on-site at the Leelanau Trail Fouch Road Trailhead to have a preliminary discussion about drainage relating to proposed improvements. The takeaway from our meeting was to direct the parking lot and trail runoff to the low area immediately west of the Trail. At your earliest opportunity, can you please see the attached plan set that we recently completed and provide your feedback and/or approval as it relates to stormwater management?

I will include your reply with an upcoming Elmwood Township Site Plan review.

Thank you as always,

Chris Kushman
Trail Planning & Management Director

Office: 231-941-4300 Ext. 202 **Mobile:** 906-440-0046



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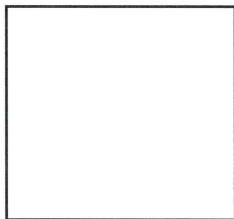
On Wed, Jan 18, 2023 at 1:57 PM Chris Kushman <ckushman@traversetrails.org> wrote:

Good afternoon Steve,

Thank you for returning my phone call today. If you are available to meet me on-site for a preliminary review of some planned improvements to the Fouch Road (0.3 miles east of Bugai) trailhead/parking area, I'd really appreciate your time and feedback. I'm free to meet next Monday, Tuesday, or Thursday.

At your earliest convenience, let me know when/if you're able to meet me.

Thank you as always,



Chris Kushman

Planning & Management Director

Office: 231-941-4300 Ext. 202 **Mobile:** 906-440-0046

Website: traversetrails.org

Address: (mailing) PO Box 252, Traverse City, MI 49685 (physical)
148 E Front St, Traverse City, MI 49686



TART Trails staff can be found working at the office, from home or out on the trails. Are you interested in supporting happy, healthy, connected communities? Send us an email or give us a call and let's connect.

To: Elmwood Township Board

From: Sarah Clarren, Planner/Zoning Administrator

Date: April 9, 2024

RE: Comprehensive Plan Selection Committee

The RFP that the Township Board approved on March 11, 2024 contains the following section:

“Evaluation and Consultant Selection

- A. **A selection committee consisting of Township Staff, a member of the Planning Commission and a member of the Township Board will review the submitted proposals.** The proposals will be evaluated on the overall qualifications, experience, and competence of the consultant and staff, prior experience in similar projects, experience in handling public relations and public participation, a check of references, understanding of the project, proposed project approach, proposed budget, and interview.
- B. A short list of consultants will be selected for interviews and virtual interviews will be entertained.
- C. After the interviews, the committee will present a recommendation to the Township Board for final approval.
- D. Once a consultant has been selected contract negotiations will commence. E. The Township has the right to reject any and all submittals, waive any irregularities, reissue all or part of this RFP and not award any contract, all at its discretion and without penalty” (emphasis added).

Proposals are due on April 18th. That said, I would like to request that the Planning Commission nominate a member to serve on the selection committee. This will not be a large time commitment; the sole role of said committee is to review the proposals, interview a short list of consultants, and to provide a recommendation to the Township Board. After this is done, the selection committee would be disbanded.

To: Elmwood Township Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: April 9, 2024

RE: Zoning Ordinance Discussion

Nonconformities (Article 10).

Please review the enclosed copy of Article 10. Please come ready to discuss this article as a whole, but specifically Section 10.3. I have also enclosed Article XIV (Nonconforming Uses) from our old Zoning Ordinance (1969, as amended through 9/2/16).

Uses and their requirements / Zoning Districts

Current Regulations Zoning Ordinance available online [here](#); For guidance, the Master Plan available online [here](#).

Discussion Prompts

- Is there a use or uses that are not currently allowed within Elmwood Township that the Commission should look into adding?
- Are there any allowed uses within Elmwood Township that don't currently have additional standards that should? Below is a list of allowed uses that do not currently have standards/requirements (other than what's in their definition, parking requirements, or basic requirements of a Land Use Permit and/or SPR/SUP).

- | | | |
|---|--|--|
| 7. Farms and agricultural operations | 40. Bed and breakfast inns | 64. Resorts |
| 8. Fruit and vegetable processing plants** | 41. Bed and breakfast | 65. Restaurants |
| 9. Livestock and poultry on 4 or more acres in a fenced enclosure | 42. Business and professional offices | 66. Retail sales |
| 10. Riding stables | 43. Business Centers | 67. Retail outlets with outdoor storage (building supplies, equipment rentals, etc) |
| 12. AFC Family Home | 44. Campgrounds and seasonal trailer parks | 68. Retail outlets without outdoor storage (building supplies, equipment rentals, etc) |
| 15. Family Child Care Home | 45. Car Wash | 69. Seasonal indoor vehicle storage, including boats** |
| 16. Foster Family Care | 47. Conference centers and banquet facilities | 72. Showrooms, offices, and workshops of building tradesmen |
| 17. Foster Family Group Home | 48. Country Clubs | 73. Small engine equipment sales, rentals, and service |
| 18. Group Child Care Home | 50. Drive-In/Drive Thru Business | 74. Two or more principal buildings or uses on a single property |
| 19. Housing, Seasonal Help | 51. Docks and Piers | 75. Vehicle service** |
| 20. Manufactured home parks | 52. Fraternal Organizations and Lodges | 76. Veterinary clinics |
| 21. Mixed Use (Residential above first floor) | 53. Gasoline Service Station | 79. Winery (<i>pending</i>) |
| 27. Cemeteries | 54. Golf courses and complementary uses | 80. Yacht Clubs |
| 28. Community Recreation Centers | 58. Marine related sales, service and storage | 81. Light Fabrication |
| 29. Conservation uses | 59. Marina, mooring facilities, and complimentary uses | 82. Light industrial |
| 32. Municipal and Commercial Parking Lots | 60. Microbreweries/Distilleries regulated by Michigan Liquor Control Commission (<i>pending</i>) | 84. Tank for storage of liquid petroleum |
| 34. Nonprofit educational and recreational facilities | 62. Nurseries and greenhouses | 85. Warehousing |
| 37. Parks open to the public & neighborhood parks | 63. Personal Service Establishment | |
| 38. Athletic clubs | | |
| 39. Banks and Lending Institutions | | |

Current ZO

**Article 10
Nonconformities**

SECTION 10.1 INTENT

Nonconforming uses or structures shall not be extended, added to, or altered except in conformity with the provisions of this Ordinance.

SECTION 10.2 CONTINUANCE OF NONCONFORMING USE OR STRUCTURE

The lawful use of any premises existing at the time of the adoption or amendment of the Elmwood Township Zoning Ordinance may be continued. If such nonconforming use is discontinued (see Section 10.9 below), the future use of said premises shall be in conformity with the provisions of the current Elmwood Township Zoning Ordinance.

- A. If a structure is nonconforming because of height or floor area of the structure, or due to the associated parking or loading requirements, the structure may be altered if it is in compliance with the provisions of this Article.
- B. Neither a nonconforming use of land nor a structure associated with the nonconforming use shall be enlarged or increased nor extended, horizontal or vertically, to occupy a greater area of land than was occupied at the effective date of this Ordinance.
- C. A nonconforming use shall not be expanded.
- D. Any nonconforming use changed to a conforming use shall not thereafter revert to any nonconforming use.

SECTION 10.3 RESTORATION, REPAIR, MAINTENANCE OR REMODEL

- A. If any nonconforming structure is damaged by accidental fire, wind, an act of God, or a criminal act not of the owner's action, it may be rebuilt or restored. Rebuilt or restored facilities shall conform to current county building codes and other local and state agency regulations. Any such rebuilding or restoration shall be completed within one (1) year following the date of the damage. Unless an extension for an additional one (1) year is approved by the Zoning Administrator, the failure to complete rebuilding or restoration within one (1) years shall create a rebuttable presumption that the nonconforming structure has been abandoned. Such rebuilding or restoration shall comply with one of the following two provisions:
 - 1. The rebuilding or reconstruction is restricted to no greater than the original size, as defined by the location of the original building footprint and spatial building envelope; or
 - 2. The proposed replacement structure must meet the current zoning ordinance requirements.
- B. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official, provided there is no increase in the nonconformity of the structure.

- C. An existing nonconforming structure may be remodeled within its current building footprint and spatial building envelope.
- D. A nonconforming structure may be expanded or altered, provided the expansion or alteration does not increase the nonconformity subject to the following provision:
 - 1. A nonconforming structure, which predates the original Elmwood Township Zoning Ordinance (May 25, 1969), or a nonconforming structure for which documentation regarding the date when it was substantially completed cannot be provided shall require Zoning Board of Appeals (ZBA) approval for any expansion or alteration. The ZBA approval shall be based on a determination of whether the nonconforming structure is legally-existing and that the proposed expansion will not increase the nonconformity.
- E. A nonconforming structure which is voluntarily or intentionally demolished shall not be replaced unless in full compliance with the provisions of the current Elmwood Township Zoning Ordinance.

SECTION 10.4 NONCONFORMING LAWFUL LOTS OF RECORD

- A. Lawful lots of record that do not comply with the lot area and width requirements of this Ordinance are considered buildable provided that:
 - 1. All setback and other dimensional requirements are met.
 - 2. The use is permitted in the zoning district.
 - 3. All outside agency requirements are met, including but not limited to the Health Department, the Leelanau County Road Commission, Michigan Department of Environmental Quality, and the Michigan Department of Transportation.
 - 4. The nonconforming parcel complied with the zoning ordinance in effect at the time of its creation.
 - 5. In cases where setback requirements cannot be met, variances may be granted by the ZBA provided that potable water supply and safe sewage disposal facilities can be provided.
- B. If any nonconforming undeveloped lot or lots are contiguous with other such nonconforming or conforming lots under the same controlling ownership, the owner(s) shall be required to reconfigure or combine such lots to provide parcel(s) which shall meet the minimum requirements for the district in which they are located. In those instances where it is not possible to meet the minimum ordinance requirements, the parcels shall be joined to ensure less nonconformity.

SECTION 10.5 COMPLETION OF PREVIOUSLY PERMITTED CONSTRUCTION

Nothing in this Ordinance shall require any change in the construction or intended use of a building or structure, the construction of which has been fully permitted and substantial construction of

which has been completed prior to the effective date of this Ordinance or any applicable amendment of this Ordinance. If a structure complies with the foregoing requirement and this Ordinance or an amendment to this Ordinance makes the structure or intended use nonconforming, then the structure or intended use may continue as a nonconforming structure or nonconforming use.

SECTION 10.6 PRE-EXISTING SPECIAL LAND USES

Where such uses that were permitted as conditional uses under the previous Elmwood Township Zoning Ordinance of 1969, as amended, and are now considered special land uses in this Ordinance; such special land uses shall not be considered nonconforming and shall not be subject to the provisions of this Article.

SECTION 10.7 CHANGE OF TENANCY OR OWNERSHIP

Nothing contained in this Ordinance shall be construed to prevent a change of tenancy, ownership, or management of an existing nonconforming use or structure. Any such nonconforming use or structure shall be subject to the requirements of this Ordinance.

SECTION 10.8 CHANGE OF NONCONFORMING USE

- A. Whenever a zoning district shall be changed, any legally existing nonconforming use or structure may be continued, provided all other regulations governing the use are met. Whenever a nonconforming use has been changed to a conforming use, such use shall not thereafter be changed to a nonconforming use.
- B. No nonconforming use in a structure or upon land, or in combination thereof, shall be changed to any other nonconforming use.

SECTION 10.9 ABANDONMENT OF NONCONFORMING USE OR STRUCTURE

If a property owner intends to abandon a nonconforming use or structure and in fact abandons this nonconforming use or structure for a period of one (1) year, then any subsequent use of the property or structure shall conform to the requirements of this Ordinance. When determining the intent of the property owners to abandon a nonconforming use or structure, the Zoning Administrator shall consider the following factors:

- A. Whether utilities, such as water, gas, and electricity to the property have been disconnected.
- B. Whether signs or other indications of the existence of the nonconforming use have been removed.
- C. Whether equipment or fixtures necessary for the operation of the nonconforming use have been removed.
- D. Other information or actions that evidence an intention on the part of the property owner to abandon the nonconforming use or structure.

2016 ZO

**ARTICLE XIV
NONCONFORMING USES**

SECTION 14.0 INTENT

It shall be the policy of the Township to phase out nonconforming structures whenever and as it is possible to do so without substantial loss to the owner of such a property. The following regulations shall control lawful nonconforming uses in existence at the time of passage of this Ordinance:

1. Lawful nonconforming uses or structures in existence at the time of passage of this Ordinance may be continued, but shall not be extended, added to, or altered unless such extension, alterations, or additions are in conformity with the provisions of this Ordinance.
2. If the cost of repair or replacement of a nonconforming use or structure which has been destroyed by reason of windstorm, fire, explosion or any act of God, or the public enemy, exceeds fifty (50%) percent of the total replacement cost of the use or structure, the owner shall have a period of one (1) year in which to rebuild the structure or structures the way they were prior to their destruction except for setbacks which must conform to requirements of the district. If not rebuilt in a period of one (1) year, the use of the structure shall lose status as nonconforming.

SECTION 14.1

If the nonconforming use of any lot or structure shall terminate for a continuous period of time exceeding one (1) year, such use shall not be re-established and any future use of lot and structure shall be in conformity with the Ordinance.

SECTION 14.2

If a nonconforming use is changed to a permitted use in the district in which it is located, it shall not revert or be changed back to a nonconforming use.

SECTION 14.3

Lawful, nonconforming uses, involving temporary movable, or unsubstantial improvements or structures shall be discontinued within five (5) years from the effective date of this Ordinance and the lot and premises thereafter made to conform with such Ordinance, or amendment thereto.

SECTION 14.4

Nothing in this Ordinance shall prevent such repairs, improvements or reinforcement of a nonconforming building or structure existing on the date of enactment of this Ordinance as may be necessary to secure and insure continued advantageous use of such building or structure during its natural life provided such repair, improvement, or reinforcement includes NO enlargement of change of use thereof.

2016 ZO

SECTION 14.5

Nothing in this Ordinance shall require any change in the erection or intended legal use of a building, the construction of which shall have been diligently prosecuted within thirty (30) days preceding the passage of this Ordinance and which is complete within three (3) months following passage, provided a written declaration of such use is filed with the Clerk within thirty (30) days of the effective date of this Ordinance, or amendment thereto.