NOTICE OF PUBLIC HEARING
BINGHAM TOWNSHIP

Please take notice that the Bingham Township Planning Commission will conduct a Public Hearing and consider the following request on Thursday, March 6, 2020, at 6:30 p.m. at the Bingham Township Hall, 7171 S. Center Highway, Traverse City, MI 49684:

Application submitted by K & K Farms Group, LLC, P.O. Box 2230, Southfield, MI 48037, for an Amendment to the 2K Cidery Special Land Use Permit to conduct Special Events and Activities at 3872 S. West Bayshore Drive, Suttons Bay, MI 49682. Property Nos. 45-001-010-001-00, 45-001-010-002-10, & 45-001-010-002-20.

The Application and Site Plans may be examined at the Suttons Bay / Bingham Office of Planning and Zoning at the Suttons Bay Township Office, 95 W. Fourth St., Suttons Bay, MI 49682 during regular business hours and on-line at www.leelanau.cc/binghamtwp.asp

Comments will be received at the Public Hearing in person or in writing.
In addition, written comments will be received until 3 pm the day of the hearing by mail to Bingham Township, 7171 S. Center Highway, Traverse City, MI 49684, by fax to (231) 922-0228, or by email to zoningadmin@suttonsbaytwp.com.

If you are planning to attend this meeting and are handicapped and require special assistance, please notify Kathy Morio, Township Clerk, at 231-922-6767.

BINGHAM TOWNSHIP

Leelanau County, Michigan

APPLICATION FOR SPECIAL LAND USE PERMIT

Fee $200.00 Date of application _____

Site plan and other information required by Article ~~XX~~ XI. of the Zoning Ordinance, Special Land Use Permits and Site Plan Review, must be included as part of the application.

Owner(s) of property, and their addresses: K & K FARMS GROUP LLC
P.O. BOX 2230
SOUTHFIELD, MI 48037

DBA - 2K CIDERY
3872 S. WEST BAYSHORE

Architects and others in a supervisory position, and their addresses:

N/A

Legal description of property: ON-FILE

General location: 3872 - 3890 S. WEST BAYSHORE DR.
PROPERTY NO! 45-001-010-001-00, 45-001-010-002-10 & 45-001-010-002-20

Title of project and description of proposed development:

AMENDMENT TO SPECIAL USE PERMIT - SPECIAL EVENTS
2K CIDERY

List of persons within 300 feet:

BY TOWNSHIP

Eight copies of this application, with accompanying site plan and other information, must be submitted to the Planning Commission through the Zoning Administrator.

Signature of applicant:

Production
Cold Storage
Wedding Site
Tasting Room
Additional Parking Lot
Green Boxes Indicate Future Orchard and Vineyard Dinner Sites.
Earthstar Geographics | Esri, HERE, Garmin
POWERED BY esri

Two K Farms Special Events Permit Plan 2020

Two K Farms has been growing fruit on the property at 3890 SW Bay Shore Drive for 7 seasons. Our one-year anniversary of the tasting room being open to the public was celebrated on September 21, 2019. Two K Farms is now requesting a special event permit for the calendar year of 2020 from Bingham Township in Leelanau County, MI.

Number and Size of Events:

1. Events 1-25 guests: 30
2. Events 25-50 guests: 30
3. Events 50-100 guests: 30
4. Events 100 or more: 20
    a. 100 – 150 guests: 10
    b. 150 -250 guest: 10

Sound Management:

To address concerns about sound level and ensure that the impact in regards to our neighbors and the surrounding Two K Farms community is minimal, we have developed a sound management plan that we believe will provide more than adequate control over the level and intensity of music played at an event in the tasting room or on the adjacent spaces (orchard, mound in front of tasting room). Two K Farms will direct noise amplification devices away from Woodland Lane and York Condominiums. All outside music will cease at 8:00PM. Inside music and event facilities will cease music at 10:00PM.

- Normal Conversational Level is between 60-70 dB (at 3-Sft)
- Hear.net establishes conversational intensity as a range between 60-70dB
  (Sourced from Marshall Chasin, M.Sc., Aud (CJ, FAAA, Centre for Human Performance & Health, Ontario, Canada).
- American Speech and language Association marks conversational levels at 60 dB.
- Engineeringtoolbox.com sets the conversational level at 70dB.
- Caltrans - California Department of Transportation (south Redding project) sets conversational level at 70dB.

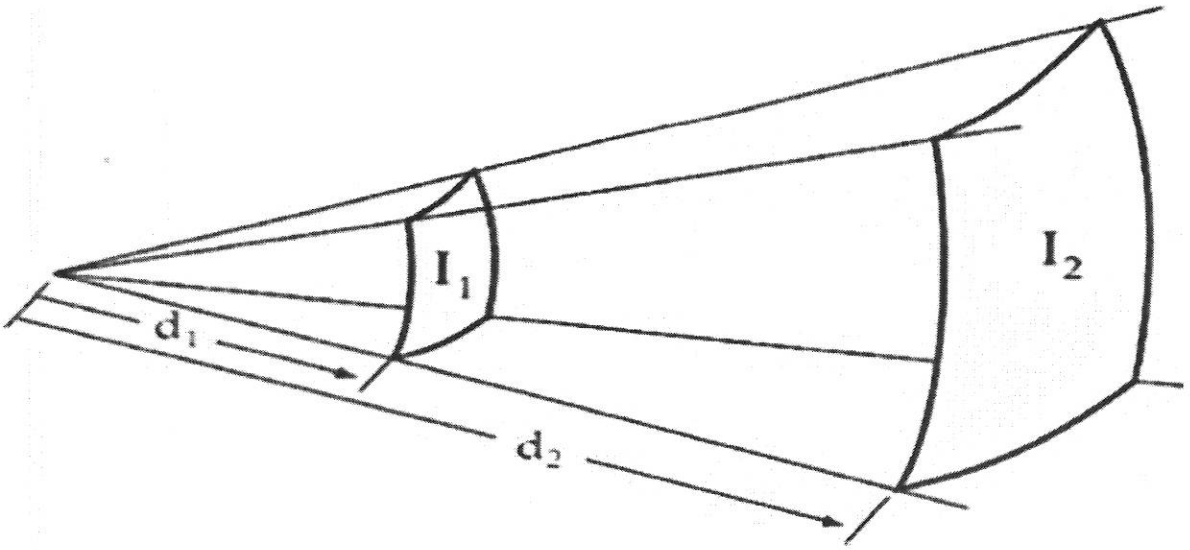
Estimating Sound Levels with the Inverse Square Law

In the real world, the inverse square law is always an idealization because it assumes exactly equal sound propagation in all directions. If there are reflective surfaces in the sound field, then reflected sounds will add to the directed sound and you will get more sound at a field location than the inverse square law predicts. If there are barriers between the source and the point of measurement, you may get less than the inverse square law predicts. Nevertheless, the inverse

square law is the logical first estimate of the sound you would get at a distant point in a reasonably open area.

Parameters:

- Sound level maximum set at 90 dB as measured by Two K Farms.
- Two K, contractually, will retain exclusive control of sound volume.
- This will be written into all event contracts.



The Inverse Square Law gives us a logical first estimate for the intensity of sound as it travels over a distance. If we know the Intensity 1 (i1) at a given Distance 1 (d1) then we can calculate the Intensity 2 (i2) at a given Distance 2 (d2).

- i2/ i1= [d1/d2] ^ 2

Farm Diagram shows that the distance between the designated location of the band/DJ and the nearest possible point of the property perimeter is 386 feet and the distance between that same origin point and the center of SW Bay Shore Drive (M22) is 414 feet. The nearest neighbor to the north of the venue is 502 feet and directly north is 527.5 feet. These are all the minimum possible distances sound would travel and represent a small section of the area surrounding Two K encompassing the absolute nearest points of interest.

Referencing D-1, D-2, D-3 we can see that calculation of sound intensity of those distances, all beginning with a level of 90dB at 1 meter (3.28 feet).

- Property line = 48.58 dB
- Center line of SW Bay Shore Drive = 47.97 dB
- Nearest Residence = 46.30 dB & 45.87 dB

D1 calculations - Property Line

d1 = 3.28 feet
d2 = 386 feet
i1 = 90 dB
i2 = 48.58 dB

D2 calculations - M22 Center Line

d1 = 3.28 feet
d2 = 414 feet
i1 = 90 dB
i2 = 47.97 dB

D3 calculations - Nearest Neighbor(s)

d1 = 3.28 feet	d1 = 3.28 feet
d2 = 502 feet	d2 = 527.5 feet
i1 = 90 dB	i1 = 90 dB
i2 = 46.30 dB	i2 = 45.87 dB

Grounds and Space Rental:

Two K Farms expects to hold events mainly in the tasting room and the surrounding or adjacent land visible from the building. If an event is deemed outside of the winery's normal operations, the winery will require a signed contract, proof of liability insurance, and proof of licensing when needed. During normal business hours, the winery will remain open to the public.

Bathrooms:

There are currently a men's and women's bathroom in the tasting room that can accommodate up to 75 guests. Two K Farms depending on events size and scale, would bring in bathroom facilities to accommodate the appropriate crowd(s). Events where there are more than 52 guests would prompt additional toilets being rented on-site from a licensed facilities company. There are additional fixed bathroom sites outside of the tasting room. One location is the production building, and the other the field office building at the entrance.

Renting the Tasting Room:

The tasting room can be rented to any potential group for work engagements, social club gatherings, family reunions, corporate functions, weddings, etc. Rental fee(s) will be negotiated based on number of guests and scope of event.

Weddings:

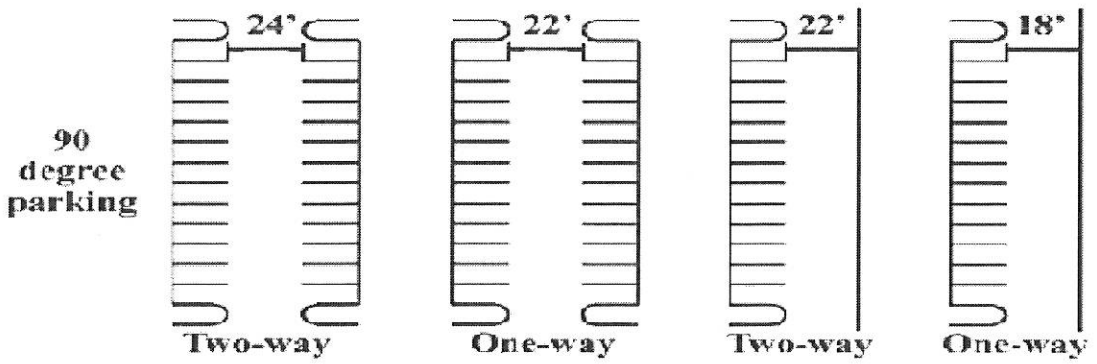
Wedding gathering of 52 people or less can easily be accommodated within the tasting room and its surrounding patio and lawn areas. Larger events of 52 or more people will require the rental of a tent or structure to accommodate the influx of patrons. All weddings and patrons must be finished by 10pm of the event day. There will be an event manager from Two K Farms at events like weddings. Catering will also be provided by regional caterers in good standing with the community and Two K Farms. Two K Farms always asks guest to consume alcohol responsibly, and we encourage ride service or shuttle services to and from the events.

New Wedding Site:

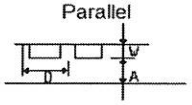
Weddings and other events will be held in the tasting room and/or on the earth mound directly in front of the tasting room. The area is over an acre, so plenty of space to put a tent, live music, bathroom facilities (if needed). The site is also far enough distance from major road ways and neighbor as to noise.

New Parking Lot:

The new parking lot will be approximately 73,000 sq. feet, and will be set up in a 90 degree – Two-way access layout. With the design that we feel works best for safety and efficiency of our site – the new parking lot should be able to accommodate an additional 210 parking spaces.



https://www.uh.edu/facilities-services/departments/fpc/design-guidelines/09_parking.pdf

PARKING ANGLE	STALL WIDTH		STALL DEPTH		AISLE WIDTH
	STANDARD	COMPACT	STANDARD	COMPACT	
90	9'	8 1/2'	18'	16'	25'
60	9'	8 1/2'	20'	18'	18'
45	9'	8 1/2'	19'	17'	12'
30	9'	8 1/2'	17'	15'	12'
Parallel 	W=8'	W=8'	D=22'	D=20'	A=12'

http://www.cityofredbluff.org/citydepartments/planning/reg_parkingdrivewaystandards.php

Children:

Children are always welcome and have the same access to winery grounds as adults. Small children must be supervised at all times and not allowed to wander off the property or into secure areas.

Damage:

The person or organization making the reservation assumes full responsibility for the conduct of persons in attendance on the contact's behalf or by their invitation, and also assumes full responsibility for any damages or loss as a result of actions by said persons during their reserved event. Willful and malicious damage will be fully prosecuted by Two K Farms.

Smoking:

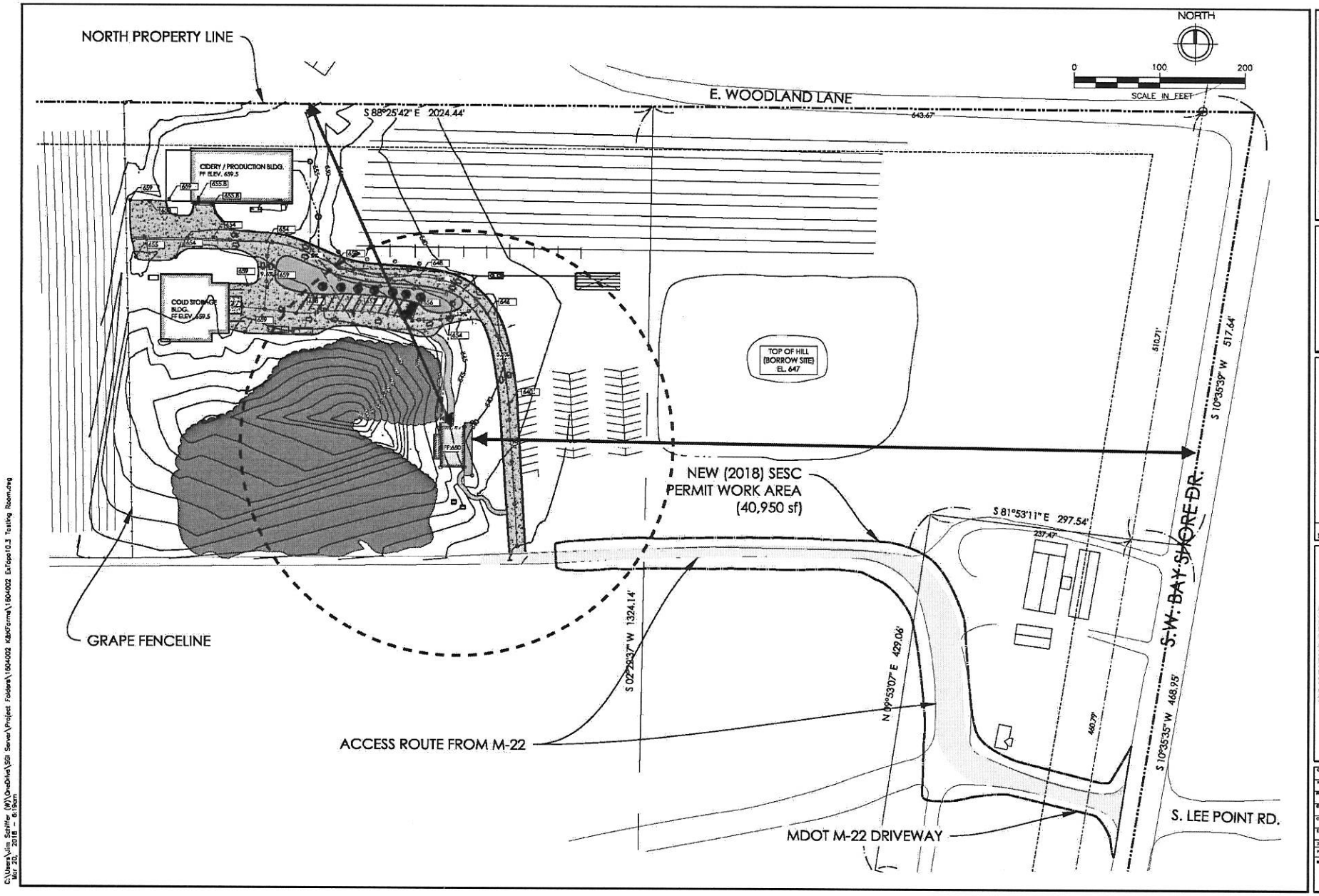
No smoking is allowed within 8 feet of any structure. Please use the receptacles provided for cigarette butts. Excessive littering may be considered damage.

Alcohol Use:

All alcohol consumption is by person(s) 21 years of age or older. Adult guests should be mindful and supportive of preventing underage drinking. Two K Farms has the right to ask the entire party to leave if a minor is seen consuming alcohol or shows signs of intoxication. All guests should bear in mind it is illegal to be publicly intoxicated. A designated driver or chauffeured service provides a measure of traveling safely, but does not excuse public intoxication of passengers.

Authority:

The winery seeks to respect the privacy of groups using the facility, but retains the authority to intervene at ANY time, especially if an unlawful or unsafe situation is suspected. Winery staff (or any concerned individual) may call for emergency medical help on behalf of a guest and such intervention in no way constitutes an admission of fault neither is it an agreement to pay for medical services. The winery has a right to refuse alcohol service to anyone. The winery may request the help of local law enforcement in asserting the winery's authority.



THE SCHIFFER GROUP, INC.
ENGINEERING
THE WOLVERINE BLDG., 1011 E. EIGHTH
TRAVERSE CITY, MI 49686
231.360.6990

NO.	REVISION	DATE
5	REVISED 5 - SOUTH SESC POINTS	05/21/2018
6	REVISED 6 - REVISED SESC POINTS	06/04/2018
7	REVISED 7 - REVISED SLOPE GRADING	06/26/2018
8	REVISED 8 - PER SLOPE STAKING APPVL	11/26/2018
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORD	

K & K FARMS GROUP
3872 S.W. BAYSHORE DR., SUTTONS BAY, MICHIGAN
2017 IMPROVEMENTS

OVERALL SITE LAYOUT

CLIENT	K&KFARMS
PROJECT	1804002-001
PROJECT LEAD	JBS
DRAWN	CPW
CAD FILE	SITEPLAN 10.3
DATE	JBS11282017
DRAWING SCALE	1:100
PLOT SCALE	1:1, 11X17
SHEET NO.	C2.0

C:\Users\Chris Schiffer (W)\OneDrive\Sbi Server\Project Folders\1804002 K&KFarms\1804002 ExTopo10.3 Tasting Room.dwg
Nov 28, 2018 - 6:19pm

Leelanau County Construction Code Authority
8527 Government Center Dr. Suite 109
Suttons Bay, MI 49682
Phone: (231) 256-9806 FAX: (231) 256-8333

Certificate of Occupancy

001-010-001-00

Applicants name and address:

Larry D. Shugart
PO Box 400
Suttons Bay MI 49682

Owners name and address:

K&K FARMS GROUP LLC
3870 S WEST-BAY SHORE DR
SUTTONS BAY, MI 49682

This is to certify that this building or structure has been inspected and constructed in accordance with the building permit and found to be in compliance with the permit, the code, and other applicable laws and ordinances.

Issued for:	Commercial, New Building
Site address:	3870 S WEST-BAY SHORE DR
Building code in effect:	2015 MI BUILDING
Building permit number:	PB18-0045
Construction Type:	VB
Use and occupancy classification:	M
Occupant Load:	52
Automatic sprinkler system:	N

Special stipulations and conditions:

Paul Hunter
Building Official

10/15/2018
Date

Certificate Number: OC18-0370

Begin forwarded message:

From: James Schiffer <jschiffer@schiffergroup.com>
Subject: RE: Septic System Capacity at Two K Farms
Date: January 27, 2020 at 4:25:21 PM EST
To: George Koskela <gkoskela@twokfarm.com>
Cc: "Larry Koskela (LKoskela@maxitrol.com)" <LKoskela@maxitrol.com>, "Max Koskela (mkoskela@twokfarm.com)" <mkoskela@twokfarm.com>

George –

Here's the info you are looking for:

"The existing on-site tank (1,600 gal, double chamber) and drainfield (1,000 sft) have been designed to accommodate the Cidery and Tasting Room loads. The current (conservative) capacity of the system is 500 gpd. Outdoor events exceeding these permanent wastewater loads will be accommodated with temporary facilities placed as needed."

Let me know if this works for you.

Thanks,

- Jim

James B. Schiffer, P.E.