

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, March 12, 2025 – 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – February 26, 2025 – Joint Meeting with Township Board

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. PD-2025-19 – Planning Department Monthly Report – March 2025

6. Unfinished Business

- a. PD-2025-20 – Tower North Wireless Communication Facility SUP – Findings of Fact
- b. PD-2025-21 – Ollie’s Bargain Outlet – C-P District Site Plan Review – Follow-Up

7. New Business

- a. PD-2025-22 – Gauthier Site Multi-Family Development Special Use Permit – Introduction

8. Public Comment

9. Other Business

- a. Vice Chair Election

10. Items for Next Agenda – March 26, 2025

- a. Zoning Ordinance Amendments on “Substantial Construction” Definition, Signs, and Lighting – Discussion
- b. 2025 Planning Commission Priorities / Master Plan Implementation Matrix

11. Adjournment

**Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
JOINT TOWNSHIP BOARD AND PLANNING COMMISSION MEETING
February 26, 2025**

Call Meeting to Order: Supervisor McManus called the February 26, 2025 Joint Town Board and Planning Commission meeting to order at 6:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Board Members: Molly Agostinelli, Laurie Lapp, Chloe Macomber, Joe McManus, Lanie McManus and Denise Schmuckal

Roll Call of Commission Members:

Present: Molly Agostinelli, Pat Cline, Chris DeGood, Cara Eule, Robert Fudge, Joe Robertson and John Racine

Absent and Excused: Board Member Chuck Korn

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon, and Township Manager Chris Barsheff

1. Public Comment (6:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (6:01)

Agostinelli moved and Racine seconded to approve the agenda as presented.

Yeas: Agostinelli, Racine, Cline, Fudge, DeGood, Eule, Robertson, J. McManus, L. McManus, Macomber, Schmuckal, Lapp

Nays: None

3. Minutes (6:02)

a. Planning Commission February 12, 2025 Regular Meeting

Planner Sych noted on item 6b that the second motion needs to be specific to include the new proposed uses of Retail, Low Volume; Retail, Medium Volume; and, Dwelling, Multiple Family, including short term stays.

Fudge moved and Robertson seconded to approve the February 12, 2025 Planning Commission Regular Meeting minutes as revised.

Yeas: Fudge, Robertson, Cline, Racine, Agostinelli, Eule, DeGood

Nays: None

4. Business**a. Brownfield Housing Tax Increment Financing – Presentation (Anne Jamieson- Urena Grand Traverse County Brownfield Redevelopment Authority) and Discussion (6:03)**

Anne Jamieson-Urena gave Commissioners and Board members an update on the recent new legislation pertaining to the Brownfield program in the state and county. She defined what constitutes a qualified property under the new legislation. Jamieson-Urena also reviewed what could be covered by the Brownfield financing which included housing and municipality infrastructure improvements. She discussed and defined qualified rehabs and tax increment revenues, area medium incomes and explained how all of those worked within a Brownfield funded development. Commissioners and Trustees asked questions and discussed the Brownfield financing.

b. Planning Department Annual Report Update (6:32)

Planner Sych talked about drafting a township policy for proposed Brownfield developments to be so that the township could be prepared when a Brownfield development was proposed. Housing priorities could be determined and then included in a policy along with public infrastructure needs and AMI determination. Sych proposes staff draft a policy first and then possibly form a committee to review such a policy. Trustees and commissioners asked questions about a proposed policy and the tax increment financing.

c. Discussion of Potential Development and Redevelopment Sites (6:51)

Sych reviewed the highlights of 2024 in the Planning Department which included adopting the new Master Plan. The Planning Department kept better track of fees and all planning activity in 2024. Sych proposed that the next step for the Planning Department is to review the zoning ordinance and create mixed use districts. He touched on the redevelopment of the Cherryland Center and talked about the Oleson property zoning. Sych talked about changes in malls and shopping centers throughout the state which could spur on new and interesting development ideas for those outdated plans. Board members and Commissioners asked questions about the Grand Traverse Mall and its future and asked about the potential Lowes connection to the mall property.

5. Public Comment (7:19)

None

6. **Adjournment**

J. McManus adjourned the meeting at 7:20pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684



February 25, 2025

To Whom it May Concern,

Please be advised that this notice is to inform you that the East Bay Charter Township Planning Commission is preparing to amend the 2023 Master Plan to add a subplan for the East Bay Beach District – the U.S. 31 N corridor that runs through the Township. Over the past nine (9) months, the Township has undertaken a comprehensive community engagement process aimed at establishing a unified vision for this unique corridor.


Pursuant to the requirements of the Michigan Planning Enabling Act (PA 33 of 2008, as amended), this notification is to inform you of the East Bay Charter Township's intent to amend the Township's Master Plan (adopted January 3, 2023). As required, a copy of the draft plan will be provided to you for your review and comment in advance of the Township's public hearing on amended plan. We encourage you to follow the progress of the plan update on the Township's Website: www.eastbaytwp.org.

If you would like to receive any future notices regarding the Township's Master Plan electronically, please e-mail your request along with your e-mail address to Claire Karner at ckarner@eastbaytwp.org. In the meantime, please feel free to contact the East Bay Township Planning Commission if you have any questions.

East Bay Charter Township Planning Commission
1965 N. Three Mile Road
Traverse City, MI 49696

Sincerely,

Claire Karner, AICP
Director of Planning & Zoning

		Charter Township of Garfield	
		Planning Department Report No. 2025-19	
Prepared:	March 4, 2025	Pages:	2
Meeting:	March 11, 2025 – Township Board	Attachments:	<input type="checkbox"/>
Subject:	Planning Department Monthly Report – March 2025		

PURPOSE:

This monthly report is offered by the Staff to the Township Board on activities of the Planning Department and the Planning Commission. The presentation of this report also provides a venue for the Township Board to have a dialog with staff about any of the activities or planning-related issues facing the Township.

DEVELOPMENTS:

The Planning Commission is currently conducting the following development review activity:

TowerNorth Wireless Communication Facility – Special Use Permit Review

- *Location:* 2767 Zimmerman Road, west side of Zimmerman Road, north of Silver Lake Road intersection
- *Development Description:* Proposed monopole wireless communication facility (cell tower)
- *Status:* The Planning Commission tabled the application at their 6/12/2024 meeting and requested more information on the application. Commissioners tabled the application at their 7/10/2024 meeting so that the applicant can propose a different location on the site for the proposed tower which meets setback standards for wireless communication facilities and again tabled the application at subsequent meetings on 8/14/2024, 9/11/2024, and 10/9/2024. The applicants proposed a new tower location which was provided to the Planning Commission at their 11/6/2024 meeting. Commissioners reviewed an updated site plan and materials at the 12/11/2024 meeting. The public hearing was held during their 1/8/2025 meeting. During the public hearing, several members of the public expressed concern about the potential negative impacts of the proposed tower, and Commissioners tabled the application and referred questions to the Township Attorney. At the 2/12/2025 meeting, Commissioners reviewed the information from the Township Attorney and directed Staff to prepare draft Findings of Fact. Commissioners will review the draft Findings of Fact at their 3/12/2025 meeting.

Copper Ridge PUD – Major Amendment

- *Location:* Multiple parcels and addresses; north side of Silver Lake Road near Barnes Road
- *Development Description:* Proposed addition of residential uses to existing development
- *Status:* The Planning Commission held an introduction for the application at their meeting on 11/6/2024. The public hearing was held at their 12/11/2024 meeting. Commissioners motioned for Staff to prepare the draft Findings of Fact for consideration at their 1/8/2025 meeting. There were several outstanding concerns from Commissioners and members of the public and the application was tabled to allow the applicants to address these concerns. At their 2/12/2025 meeting, Commissioners reviewed an updated list of proposed uses which addressed the concerns and forwarded the application to the Township Board. The applicants voluntarily made an additional change to the proposed list of uses in response to further public comments. The Township Board introduced the application on 2/25/2025 and set the public hearing for their 3/25/2025 meeting.

Ollie’s Bargain Outlet – Site Plan Review

- *Location:* 3350 W South Airport Road, part of Grand Traverse Mall, northeast of South Airport and US 31
- *Development Description:* Proposed retailer in former TJ Maxx; proposed outdoor entrance/exit only
- *Status:* The Planning Commission reviewed the application at their 2/12/2025 meeting. Commissioners had some concerns and tabled the application to allow the applicants to respond to their comments.

BATA / Traverse City Housing Commission (TCHC) PUD – Minor Amendment

- *Location:* East side of LaFranier Road, north of Hammond Road
- *Development Description:* The applicants request a Minor Amendment to adjust the phasing for installation of the playground and propose locations for internal directional signs
- *Status:* The Planning Commission approved this application with conditions at their 2/12/2025 meeting.

Gauthier Site Multi-Family Development – Special Use Permit Review

- *Location:* 2105 N US 31 South, west side of US 31 at corner of US 31 and McRae Hill Road
- *Development Description:* Proposed 149-unit multi-family apartment complex development
- *Status:* The Planning Commission will introduce the application at their 3/12/2025 meeting.

The Planning Department is also currently conducting the following administrative development review activity:

Golden Swan Management

- *Location:* 2470 Diamond Drive, east side of Cass Road south of West South Airport Road
- *Development Description:* Proposed commercial laundry facility
- *Status:* Approved with conditions

CRM – Facility Expansion

- *Location:* 486 W Welch Court, south of W South Airport Road west of Townline Road
- *Development Description:* Proposed warehouse facility expansion
- *Status:* Approved with conditions

721 West Blue Star LLC

- *Location:* 721 W Blue Star Drive, east side of US 31
- *Development Description:* Proposed RV vehicle dealership
- *Status:* Under review; additional information requested from applicants

PLANNING:


Other Planning Department activities include the following items:

- The Planning Commission and Township Board held a joint meeting at 6:00 PM on Wednesday, February 26, 2025. Topics of discussion at this joint meeting included potential policies for Housing Tax Increment Financing (HTIF) proposals, an overview of the 2024 Planning Commission Annual Report, and discussion on potential development / redevelopment sites in the Township.
- The next Planning Commission study session is scheduled for Wednesday March 26, 2025. Topics for this study session will include follow-up on potential Zoning Ordinance changes including lighting regulations (Section 517), a potential definition for “substantial construction”, and sign regulations (Section 630).
- The Planning Department is gathering data to build a GIS database of the streetlights in Garfield Township. Three entities provide streetlights in the Township: Cherryland Electric Cooperative, Consumers Energy, and Traverse City Light & Power. Initial analysis shows 828 streetlights in the Township in this database, with 222 for Cherryland Electric, 357 for Consumers, and 249 for TC Light & Power. The next steps will include cataloguing funding sources for each of the streetlights (e.g., Township, special assessment districts, etc.).

STAFF:

John Sych, AICP, Planning Director
 Email: jsych@garfield-twp.com
 Direct Line: (231) 225-3155

Stephen Hannon, AICP, Deputy Planning Director
 Email: shannon@garfield-twp.com
 Direct Line: (231) 225-3156

 Charter Township of Garfield Planning Department Report No. 2025-20			
Prepared:	March 5, 2025	Pages:	13
Meeting:	March 12, 2025 – Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	TowerNorth Wireless Communication Facility Special Use Permit – Findings of Fact		
File No.	SUP-2024-02	Parcel No.	05-019-001-00 (part)
Applicant:	TowerNorth Development, LLC		
Agent:	Jaime Mathew w/Kimley-Horn and Associates, Inc.		
Owner:	Frank A Bare		

BRIEF OVERVIEW:

- 2767 Zimmerman Road – west side of Zimmerman Road north of Silver Lake Road
- Approximately 42.25 acres (entire parcel); approximately 0.23 acres (lease parcel area)
- Portion of one of the parcels containing the existing Alpers gravel mining operation
- A-Agricultural zoning district

PURPOSE OF APPLICATION:

This application requests a Special Use Permit (SUP) for a wireless communication facility (cell tower) at 2767 Zimmerman Road. The applicants propose a 155-foot-tall monopole tower with associated antenna equipment within a fenced-in compound. Wireless communication facilities are permitted via SUP in the A-Agricultural zoning district.

Zoomed-in aerial image of the subject property (property lines highlighted in blue):



Zoomed-out aerial image of the subject property (property lines highlighted in blue):



APPLICATION HISTORY:

The application has been reviewed at the following Planning Commission meetings:

- June 12, 2024 – Application tabled, more information was requested
- July 10, 2024 – Update, application was tabled, applicant was requested to move the proposed location of the tower to meet all setback requirements
- August 14, 2024 – Update #2
- September 11, 2024 – Update #3
- October 7, 2024 – Update #4
- November 6, 2024 – Update #5
- December 11, 2024 – Updated Site Plan
- January 8, 2025 – Public Hearing
- February 12, 2025 – Follow-Up to the Public Hearing
- March 12, 2025 – Findings of Fact

BACKGROUND:

At their regular meeting on July 10, 2024, the Planning Commission tabled the application and requested the applicant move the location of the tower, to meet all setback requirements for wireless communication facilities. On October 29, 2024, Staff received a sketch illustrating an updated tower location, which was presented to Planning Commissioners at their meeting on November 6, 2024. The applicants provided the updated drawings including a site survey, site plan detail, and aerial vicinity plan, which were presented to Planning Commissioners at their meeting on December 11, 2024.

These updated drawings show that the proposed tower will be at least 244 feet away from the existing house on the site and at least 160 feet away from the nearest property line to the south. The proposed tower will be 155 feet tall. The tower would be placed in a 60' x 60' fenced-in area with a 6'-high chain link fence. When the application was tabled, one of the main issues was that the previously proposed tower location was within 155 feet (the tower height) of both the existing house and the nearest property line to the south.

At the public hearing on January 8, 2025, Commissioners heard from several members of the public, both in person and through written correspondence, who voiced concerns about the proposed tower especially the potential effects of radiation from the tower on nearby residential areas. Staff researched the issue prior to the public hearing and found information indicating the Township is likely limited in its ability to regulate wireless communication facilities based on environmental factors if they meet the regulations of the Federal Communications Commission (FCC), according to Title 47, Chapter 5, Subchapter III, Section 332 (c) (7) (B) (iv) of the United States Code.

The Planning Commission motioned for the Township Attorney to review if the Township has any authority to regulate the proposed tower location based on environmental concerns, including the language from the United States code and any case law addressing the issue. The Township Attorney provided a memorandum indicating that they believe the law explicitly prohibits any regulation based on environmental concerns.

STAFF COMMENT:

Based on the information provided by the Township Attorney, Staff are of the opinion that the Township cannot use the environmental effects of radio frequency emissions to regulate the location of the proposed tower and thus the Planning Commission cannot consider this when evaluating the application. Planning Commissioners can evaluate how this application meets the Approval Criteria for special use permits in Section 423.E as well as the requirements for wireless communication facilities of Section 792. These two sections form the basis for the Findings of Fact which Staff have prepared for this meeting.

At the meeting on February 12, 2025, there was public comment made regarding concerns with traffic and the location of the proposed access for the tower. Initial comments from the Grand Traverse County Road Commission are attached to this report.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing
- b) Availability of adequate public facilities or services
- c) Dedication of land
- d) Reservation of land
- e) Creation of special assessment districts
- f) Creation of restrictive covenants or easements
- g) Special setbacks
- h) Yard requirements
- i) Increased screening or landscaping requirements
- j) Area requirements
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

FINDINGS OF FACT:

At their meeting on February 12, 2025, the Planning Commission unanimously passed a motion directing Staff to prepare Findings of Fact for the application, which are provided below for your consideration. The Findings of Fact encompass two sections within the Zoning Ordinance: the supplemental use standards for wireless communication facilities in Section 792 and Approval Criteria for special use permits in Section 423.E. Wireless communication facilities are permitted via special use permit in the A-Agricultural zoning district.

Wireless Communication Facility Requirements

Section 792.F of the Zoning Ordinance describes the following supplemental standards applicable to all wireless communication facilities and antennae.

(1) Number of Facilities to be Minimized

- (a) Generally:** Antenna supporting structures must be located in a manner that is consistent with township's interest in land-use compatibility. No antenna supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing antenna supporting structure.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- There is an existing water tower about 3/4-mile away from this site within the Heritage Estates subdivision with wireless communication equipment on it. At their meeting on July 10, 2024, Commissioners discussed information submitted by the applicant about why the Heritage Estates location is not feasible, including the following:
 - The water tower is about 68 feet tall which offers a shorter area for providing cell coverage.
 - The water tower could be decommissioned in the future and not be available for collocation of wireless communications equipment.
 - The water tower site is zoned as R-1 One-Family Residential, which does not permit wireless communication facilities; thus, permitting a new tower at the water tower site is not feasible.
 - The water tower is not designed structurally to support an extension for a cell tower.
 - The water tower site is located within a residential neighborhood, which may not be a compatible location for a new tower.
- Staff also corresponded with the Township Engineer regarding the water tower. While the water tower is anticipated to be in place for at least the next few years, there is a possibility that the water tower could be decommissioned in the future.
- Therefore, based on the information provided, it appears the proposed antenna cannot be accommodated on an existing antenna supporting structure.

- (b) Letters of coordination:** The applicant must provide documentation that a notice was mailed, via certified mail, to all providers or, where applicable, to owners of existing antenna supporting structures, and that the applicant was unable to secure a lease agreement with a provider to allow the placement of the proposed antennae on an existing structure or building within the geographic search area.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- In their response letter from July 2, 2024, the applicant provided additional information on the search process for this location and said, “no existing towers are located within the 0.5-mile search area or within 1.0 mile of the proposed tower location.”
 - The response letter provides additional information on why the water tower in Heritage Estates is not feasible for this project. The water tower is approximately 3/4-mile from the proposed tower; the next nearest tower is approximately 1.5 miles away.
- (c) **Additional evidence:** As appropriate, the following evidence may also be submitted to demonstrate compliance with this section:
- (i) That no existing wireless communications facility within the geographic search area meets the applicant’s radio frequency engineering or height requirements;
 - (ii) That no building or structure within the geographic search area has sufficient structural strength to support the applicant’s proposed antennae; or
 - (iii) That there are other limiting factors that render collocated, surface-mounted, or roof-mounted facilities unsuitable or unreasonable.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- As indicated above, the response letter provides additional information regarding why the water tower in Heritage Estates is not feasible for this project. The water tower is about 3/4-mile from the proposed tower; the next nearest tower is about 1.5 miles away.

(2) Construction

Antenna supporting structures shall be constructed utilizing monopole or freestanding lattice type construction only, unless the applicant is able to demonstrate that such a structure cannot accommodate the proposed or future antennae.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed tower will be a monopole structure.

(3) Setbacks

- (a) Antenna supporting structures, equipment enclosures, and ancillary appurtenances must meet the minimum setback requirements for the zoning district in which they are proposed.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed leased area site is on a parcel zoned as A-Agricultural. The setbacks in the Agricultural zoning district are 30 feet (front), 20 feet (each side), and 35 feet (rear). The proposed tower is approximately 160 feet from the nearest lot line to the south and the leased area is approximately 110 feet from the nearest lot line to the south.
 - Based on the information provided, the proposed tower and leased area appear to meet the minimum setback requirements for the A-Agricultural district.
- (b) In addition to complying with (a) above, antenna supporting structures must also be set back a distance equal to their overall height from the lot line of any lot that contains a residential use, that is vacant but may be used for residential purposes, or that is within a residential zoning district; however, guy-wire anchors need only comply with the provisions of subsection (a), above.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed wireless tower is on the same parcel as an existing house shown on the site plan, and the parcel is zoned A-Agricultural. The height of the proposed tower is 155 feet. The proposed tower is approximately 160 feet from the nearest lot line to the south and at least 244 feet away from the existing house on the site.
- (c) The setback requirements specified in (a) and (b) above are minimums. Any proposed wireless communication facility or antenna proposed and requiring SUP application and approval may have a greater setback requirement imposed by the Planning Commission if substantiated by a need to minimize the visual, aesthetic, and public safety impacts of the facility or antenna.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Based on the information provided by the Township Attorney, it appears the Township is not allowed to use the environmental effects of radio frequency emissions to regulate the location of the proposed tower, including by requiring a greater setback.
- No other information has been presented which would necessitate the imposition of a greater setback requirement.

(4) Accommodation of Future Collocations

- (a) Antenna supporting structures must be designed to accommodate future collocations by at least two (2) additional service providers. A notarized statement by the applicant to this effect shall be provided by the applicant. The exact amount of additional equipment to be accommodated will be agreed upon during the application review and approval process.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The cover letter indicates that the facility will be able to accommodate two additional collocations.
- (b) The proposed location of a wireless communication facility shall be adequately sized and configured to allow the placement of at least two (2) additional communication equipment shelters.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The updated site plan shows 2 20'x12' spaces being reserved for lease areas for others.
- (c) Wireless communication towers shall reserve space on the tower for at least one (1) public safety antenna, and shelter or ground space to accommodate one (1) equipment shelter if deemed necessary.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The cover letter indicates that the applicants will work with the Township on installing a public safety antenna and ground equipment if deemed necessary.

- (d) As a condition of approval under this article, the applicant must submit a shared use plan that commits the owner of the proposed antenna supporting structure to accommodate future collocations where reasonable and feasible in light of the criteria set forth in this section.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The applicants note this requirement and that allowing for collocation is required by the Federal Telecommunication Act of 1996.

- (e) The provisions of (a) through (d) above shall not apply to Residential Facilities.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed monopole cell tower is not a Residential Facility.

(5) Equipment Shelter Design and Height

The design and materials used in the construction of the equipment shelter shall, to the extent possible, blend the structure with the surrounding built or natural environment. The equipment shelter shall not exceed fifteen (15) feet in height.

*The Planning Commission may find this standard **CAN BE MET** for the following reasons:*

- The cover letter notes the ground equipment will be less than 15 feet in height.
- Updated site plans shall be provided with an elevation sketch of the ground equipment and shelter.

(6) Lighting

- (a) No lights, signals, or other illumination will be permitted on any antenna supporting structure or ancillary appurtenances unless the applicant demonstrates that lighting is required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the Michigan Department of Transportation Bureau of Aeronautics (MDOT-BOA). No existing facility or antenna shall be modified in any way which would cause the structure to require lighting unless a SUP is first approved permitting such modification and lighting.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The applicant states the FAA Determination of No Hazard to Air Navigation indicates that no lighting is needed for aviation safety.
- All reviews from agencies with jurisdiction shall be complete and deemed compliant prior to the issuance of any land use permits.

- (b) Site lighting shall comply with the lighting standards of this Ordinance.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- If any lighting is determined in the future to be necessary, such lighting shall meet the standards of Section 517 in the Zoning Ordinance.

(7) Color

Antenna supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized grey finish or other contextual or compatible color as determined by the township, except as otherwise required by the FAA, the FCC, or the MDOT-BOA.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The cover letter states the tower will be designed with galvanized steel and the proposed antennas will be off-white to grey in color. The proposed cables will be routed within the monopole tower but would be grey to black in color.

(8) Fencing

A fence of at least six (6) feet in height from finished grade must be installed in order to enclose the base of the antenna supporting structure and associated equipment enclosures. Access to the antenna supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with §515 Fences and Walls, of this ordinance, except that barbed wire construction may be allowed at the discretion of the applicant.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The updated site plan shows a 60' x 60' fenced-in area with a 6'-high chain link fence and indicates that there will be a 12-foot-wide double leaf gate and a 4-foot-wide swing gate for the fenced area.
- There is also a proposed entrance gate for the drive leading up to the leased area, details of which are shown on the site plan.

(9) Landscaping

Wireless communication facilities and antenna shall be effectively screened to obscure views of the tower base, equipment shelter, security fencing, and/or guy wire anchors from adjacent uses and public rights-of-way. In locations where the visual impact of the tower will be minimal or where existing vegetation or topography provide an effective natural screening, the Planning Commission may modify or waive this requirement.

*The Planning Commission may find this standard **CAN BE MET** for the following reasons:*

- The cover letter indicates that the existing parcel has pine trees and landscaping along the property lines which provide natural screening.
- The updated proposed location is set further back from Zimmerman Road which helps to limit the visual impact of the tower on the road right-of-way and to the east.
- The site plan shows an extensive existing landscape buffer on the south lot line.
- Given that the updated proposed tower location is beyond the existing landscape buffer to the south, additional plantings are needed to screen the tower from the south. An updated site plan shall be submitted with additional landscaping to provide screening along the south lot line, in accordance with the landscaping requirements of the Zoning Ordinance.

(10) Signs

- (a) Except as provided for in (b) and (c) below, no signs may be placed on antenna supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall required by this section.

- (b) If high voltage is necessary for the operation of proposed wireless communications facilities, “High Voltage—Danger” and “No Trespass” warning signs not greater than one (1) square foot in area must be permanently attached to the fence or wall at intervals of at least forty (40) feet and upon the access gate.
- (c) A sign not greater than one (1) square foot in area must be attached to the access gate that indicates the following information:
- (i) Federal registration number, if applicable;
 - (ii) Name of owner or contact person; and
 - (iii) Emergency contact number.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The cover letter states that no signs are proposed for this project except for a sign with the emergency contact information placed on the equipment cabinet door.
- Also, a sign with the FCC registration number will be located on the fence gate.

Approval Criteria

A special use is permitted only if the applicant demonstrates that:

- (1) The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- As described within its Preface, “The Charter Township of Garfield (Garfield) Master Plan is a planning document outlining goals, policies, and strategies for the purpose of enabling officials and citizens to anticipate and constructively respond to growth and change, to provide for the protection of the natural environment, and to encourage development of a safe community.”
- The Future Land Use Map in the Master Plan identifies this site as “Low Density Residential (1-3 units/acre).” However, the current zoning of the site is the A-Agricultural district.
- In Michigan, a Master Plan is a policy document whereas a Zoning Ordinance is a law with enforceable standards. Staff is of the opinion that the Township cannot use the Master Plan to deny an application that meets the standards of the Zoning Ordinance.
- An analysis of the adherence of this application to the standards of the Zoning Ordinance and the A-Agricultural zoning district is included within these Findings of Fact.

- (2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

*The Planning Commission may find this standard **CAN BE MET** for the following reasons:*

- The current zoning of the site is the A-Agricultural district. Properties across Zimmerman Road to the east are zoned as R-1 One-Family Residential. Properties on the west side of Zimmerman Road adjacent to the subject site are also zoned as A-Agricultural. The Crown PUD is also located to the southwest of the subject site. The proposed cell tower is on the same parcel as part of a gravel mining operation.

- The proposed cell tower will be located to meet the required setbacks of Section 792 of the Zoning Ordinance as described above.
 - The site plan shows an extensive existing landscape buffer on the south lot line.
 - Given that the updated proposed tower location is beyond the existing landscape buffer to the south, additional plantings are needed to screen the tower from the south. An updated site plan shall be submitted with additional landscaping to provide screening along the south lot line, in accordance with the landscaping requirements of the Zoning Ordinance.
- (3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Based on the information provided by the Township Attorney, Staff are of the opinion that the Township cannot use the environmental effects of radio frequency emissions to regulate the location of the proposed tower and thus the Planning Commission cannot consider this when evaluating the application.
 - No other nuisances or hazards are expected to be generated.
- (4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

*The Planning Commission may find this standard **CAN BE MET** for the following reasons:*

- The proposed cell tower is not anticipated to generate a large demand for parking.
 - No buildings or structures are proposed other than the cell tower and equipment cabinets.
 - The proposed cell tower will be located to meet the required setbacks of Section 792 of the Zoning Ordinance as described above.
 - The site plan shows an extensive existing landscape buffer on the south lot line.
 - Given that the updated proposed tower location is beyond the existing landscape buffer to the south, additional plantings are needed to screen the tower from the south. An updated site plan shall be submitted with additional landscaping to provide screening along the south lot line, in accordance with the landscaping requirements of the Zoning Ordinance.
- (5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The Wetlands Map Viewer of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) does not show any wetlands or wetland soils around the project area.
- There is an extensive natural landscape buffer along the south lot line of the site which will be preserved.
- There are no known environmentally sensitive natural features on the site.

- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- This application is subject to review and approval by other agencies, which will analyze the impacts of the application on infrastructure as part of their reviews.
 - No significant additional demand for utilities, schools, police, or fire protection is anticipated.
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Based on the information provided by the Township Attorney, Staff are of the opinion that the Township cannot use the environmental effects of radio frequency emissions to regulate the location of the proposed tower and thus the Planning Commission cannot consider this when evaluating the application.
 - No other concerns relating to public health, safety, morals, comfort, or general welfare are anticipated with this application.
- (8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed use provides a utility for public use and is allowed via the special use permit process in the A-Agricultural zoning district.
 - A public hearing on the application was held on January 8, 2025. Follow-up to items raised at the public hearing were provided at the February 12, 2025 Planning Commission meeting.
- (9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- There will be one access drive to the cell tower area which will include a gate. The access drive shall only be available for use by authorized personnel.
 - The Grand Traverse County Road Commission will review the access drive as part of their permitting process and will review the design for impacts on traffic.
- (10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- There will be one access drive to the cell tower area which will include a gate. The access drive shall only be available for use by authorized personnel.

- Since the application is only for a cell tower, the application is not anticipated to generate a large demand for vehicle or pedestrian traffic.
- No sidewalks are anticipated along this portion of Zimmerman Road within the Township's Non-Motorized Plan.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed use is allowed via the special use permit process in the A-Agricultural district. Nothing about the proposed project would impede the orderly development and improvement of surrounding sites.

ACTION REQUESTED:

The purpose of this agenda item is to consider Findings of Fact for the application. Upon consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Findings of Fact for application SUP-2024-02, as presented in Planning Department Report 2025-20 and being made a part of this motion, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:

MOTION THAT application SUP-2024-02, submitted by TowerNorth Development, LLC for a Special Use Permit for a wireless communication facility at 2767 Zimmerman Road, on a portion of Parcel #05-019-001-00, BE APPROVED, subject to the following conditions (1-5 as indicated in Planning Department Report 2025-20):

1. The access drive shall only be available for use by authorized personnel.
2. An updated site plan shall be submitted with additional landscaping to provide screening along the south lot line, in accordance with the landscaping requirements of the Zoning Ordinance.
3. All final reviews from agencies with jurisdiction shall be provided prior to a Land Use Permit being issued.
4. All proposed site improvements shall be installed prior to the issuance of a Certificate of Occupancy.
5. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.

Any additional information the Planning Commission deems necessary should be added to this motion.

Attachments:

1. Email from Steve Barry, Grand Traverse County Road Commission, dated February 13, 2025
2. Memorandum from Abbie Hawley, Olson and Howard, dated February 3, 2025
3. Site Survey with most recent revision November 19, 2024
4. Site Survey General Information with most recent revision November 19, 2024
5. Site Plan Detail with most recent revision July 5, 2024
6. Aerial Vicinity Plan with most recent revision November 19, 2024
7. Comment Response Letter from Applicant dated July 2, 2024
8. Application Cover Letter dated May 9, 2024
9. Signed Special Use Permit Application dated May 7, 2024
10. FAA Determination of No Hazard to Air Navigation dated March 4, 2024

* Additionally, the full original application submittal is on file with the Planning Department and was included in the Planning Commission packet for the introduction of this application. The full original application submittal included the following exhibits:

- Application Cover Letter
- Exhibit A - Signed SUP Application
- Exhibit B - Site Survey
- Exhibit C - Site Plans
- Exhibit D - Half-Mile Verizon Wireless Search Ring Map
- Exhibit E - RF Coverage Maps
- Exhibit F - RF Statement of Network Need
- Exhibit G - Certified Fall Zone Letter
- Exhibit H - Structural Design Report
- Exhibit I - FCC Licenses
- Exhibit J - Affidavit of Intent to Collocate
- Exhibit K - Zoning Map
- Exhibit L - FAA Determination of No Hazard to Air Navigation
- Exhibit M - Approval Criteria and Impact Assessment Review

Steve Hannon

From: Steve Barry <sbarry@gtcrc.org>
Sent: Thursday, February 13, 2025 2:03 PM
To: Steve Hannon
Subject: RE: Proposed Cell Tower - Zimmerman Road

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Steve,

GTCRC would not have a problem with it as long as it meets are standards of site distance and setbacks from property line. From looking at the print it looks like you are meeting that. But there will need to be a permit pulled for this with more detail on the entrance it self ie. Width of drive type and location from property line.

Thank you,

Steve Barry
GTCRC Permit and Violations Agent
231-922-4849 EXT 205

From: Steve Hannon <shannon@garfieldmi.gov>
Sent: Thursday, February 13, 2025 1:53 PM
To: Steve Barry <sbarry@gtcrc.org>
Subject: Proposed Cell Tower - Zimmerman Road

Hello Steve,

We are currently reviewing an application for special use permit for a wireless communication facility at 2767 Zimmerman Road, part of the Alpers gravel mining site. At the Planning Commission meeting yesterday evening, a question arose regarding the proposed access to this facility. There were concerns about how close this access is to the driveway to the south, and blind spots on Zimmerman based on the location of the proposed access (see attached site plan drawing).

Do you foresee any issues with the proposed location of the access to the facility?

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

MEMORANDUM

To: Garfield Township Planning Commission
From: Abbie Hawley
Date: February 3, 2025
Re: Regulation of Wireless Communications Facilities Placement

I have been asked to provide a legal review of the Planning Commission's ability to regulate the placement of Wireless Communication Facilities (i.e., wireless towers) based on concerns regarding the health impacts of radio frequency emissions. While Section 792 of the Township's Zoning Ordinance grants the Planning Commission discretion to determine the setback for these facilities in terms of aesthetics and public safety, I believe that the law explicitly prohibits any regulation based on environmental concerns related to radio frequency.

According to federal law, while local zoning authorities retain general rights to regulate the placement, construction, and modification of wireless service facilities, they may not do so "on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [FCC's] regulations concerning such emissions." 47 USC § 332(c)(7)(B)(iv).

The Zoning Ordinance does not appear to be preempted by federal law, as there may be other legitimate reasons to regulate a tower's placement due to safety concerns, such as ensuring adequate space and access for emergency services providers. However, regulating placement based on health concerns regarding radio frequency is not allowed.

LEGEND

- 921 EXIST. CONTOUR
- x921.2 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- SS EXIST. SANITARY SEWER
- END SECTION
- HEAD WALL
- CULVERT
- MAILBOX
- SIGN
- TELEPHONE RISER
- FIBER OPTIC MARKER
- WELL
- POST
- FENCE
- SINGLE TREE
- TREE OR BRUSH LIMIT
- SECTION CORNER
- FOUND MONUMENT
- CONTROL PT.

TREE LEGEND

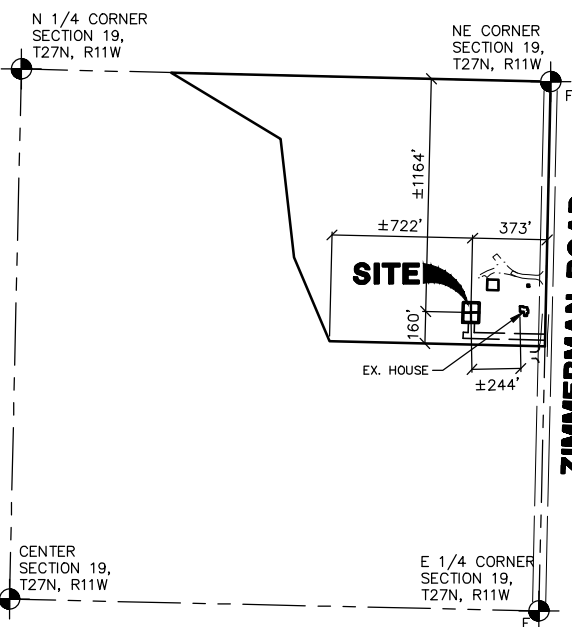
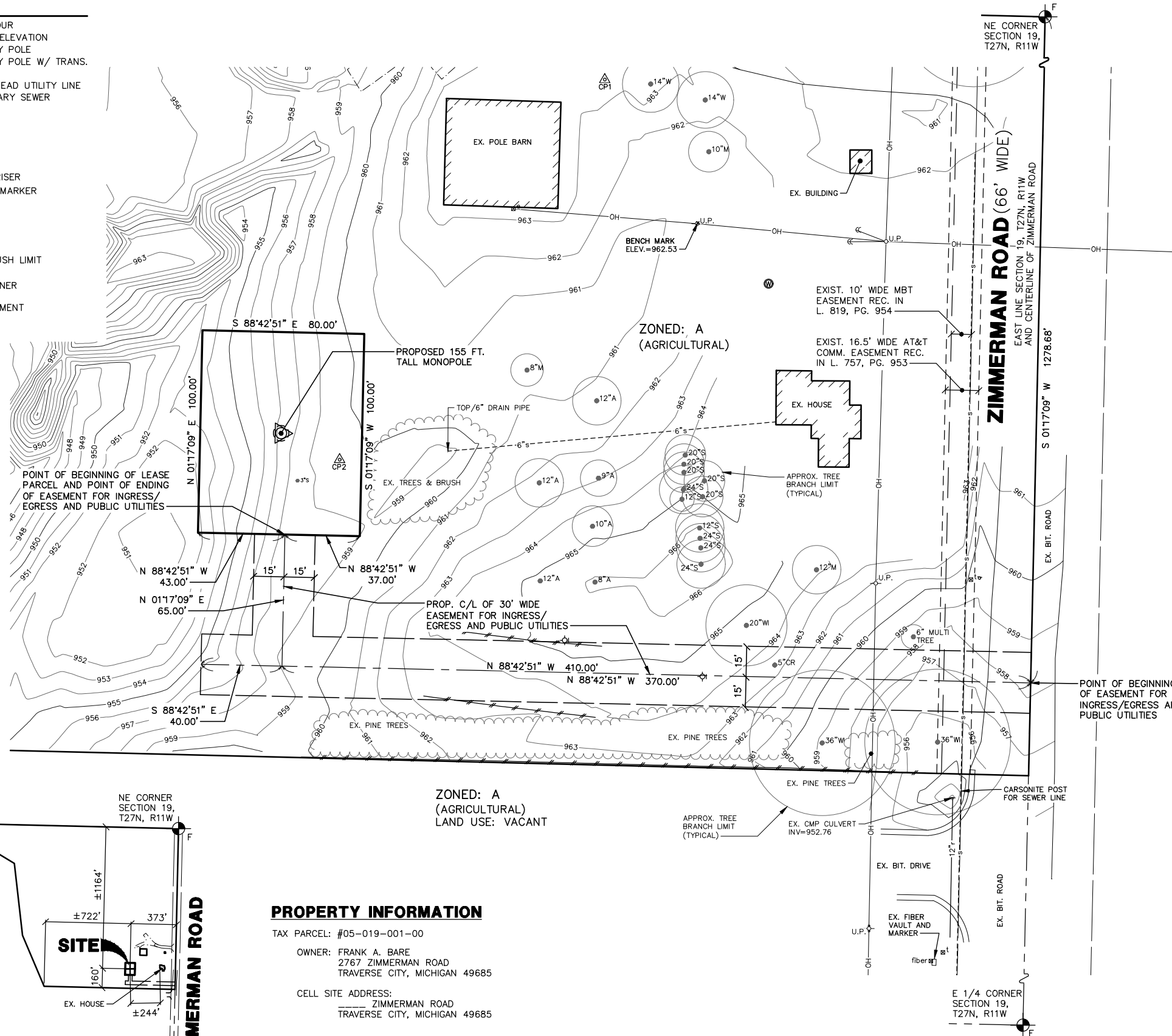
- A APPLE
- CR CRABAPPLE
- M MAPLE
- S SPRUCE
- W WILLOW



SCALE: 1" = 60'



Know what's below.
Call before you dig.



OVERALL PARCEL SKETCH

SCALE: 1" = 1000'

PROPERTY INFORMATION

TAX PARCEL: #05-019-001-00
 OWNER: FRANK A. BARE
 2767 ZIMMERMAN ROAD
 TRAVERSE CITY, MICHIGAN 49685
 CELL SITE ADDRESS:
 ZIMMERMAN ROAD
 TRAVERSE CITY, MICHIGAN 49685

NOTES CORRESPONDING TO SCHEDULE B-II

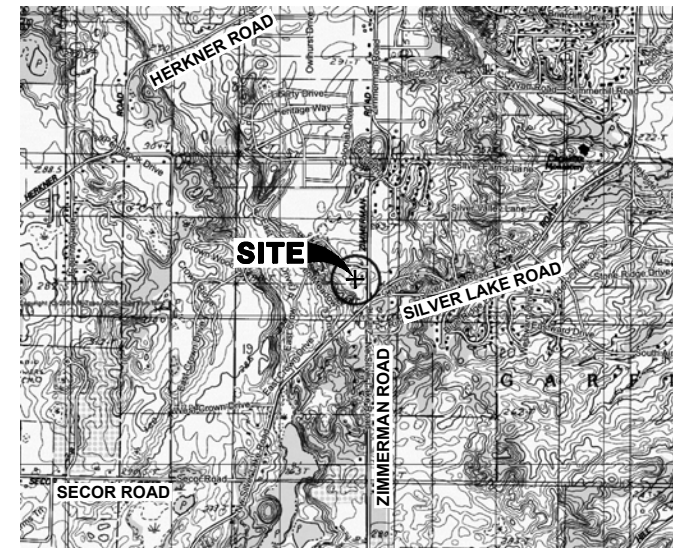
MIDWESTERN CONSULTING, LLC HAS REVIEWED THE TITLE REPORT ISSUED BY SEARCHLIGHT TITLE SERVICES, TITLE NO. STS-10725 WITH A PREPARED DATE OF JULY 18, 2023, WHICH CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

1. EASEMENT AGREEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 819, PAGE 954. **SHOWN HEREON, DOES NOT AFFECT LEASE PARCEL.**
2. GRANT OF EASEMENT IN FAVOR OF AT&T COMMUNICATIONS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 757, PAGE 953. **SHOWN HEREON, DOES NOT AFFECT LEASE PARCEL.**

CERTIFICATION

CERTIFIED TO: TOWNORTH DEVELOPMENT, LLC:

I, MARK VANDER VEEN, A MICHIGAN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE MICHIGAN STANDARDS OF PRACTICE; AND THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A RURAL PARTIAL BOUNDARY SURVEY AS DEFINED UNDER ALTA/NSPS 2021 STANDARDS.



VICINITY SKETCH

SCALE: 1" = 2000'

LOCATION

LATITUDE 44° 43' 37.6"
 LONGITUDE 85° 40' 40.7"
 GROUND ELEV. @ TOWER BASE = 957.60

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1278.68 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide); thence N 88°42'51" W 370.00 feet; thence N 01°17'09" E 65.00 feet to the POINT OF BEGINNING.

thence N 88°42'51" W 43.00 feet;
 thence N 01°17'09" E 100.00 feet;
 thence S 88°42'51" E 80.00 feet;
 thence S 01°17'09" W 100.00 feet;
 thence N 88°42'51" W 37.00 feet to the POINT OF BEGINNING; being part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; containing 8,000 square feet, or 0.184 acres of land, more or less, subject to easements and restrictions of record, if any;

Together with a 30 foot easement for ingress, egress and public utilities, the centerline of said easement is described as follows.

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1278.68 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide) to the POINT OF BEGINNING:

thence N 88°42'51" W 410.00 feet;
 thence S 88°42'51" E 40.00 feet;
 thence N 01°17'09" E 65.00 feet to the POINT OF ENDING; being part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Report)

Part of the North 1/2 of the Northeast 1/4 of Section 19, T27N, R11W. Commencing at the Southeast corner; thence N 89°37' W 1077.08 feet; thence N 23°59' W 455.36 feet; thence N 07°34' W 595.51 feet; thence N 59°45' W 640.68 feet; thence East on the North section line to the Northeast corner of Section 19; thence South to the Point of Beginning. Except road right of way.

NOTES

1. Rotate all bearings 00°55'31" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).
2. This site is not located in a flood area per Flood Insurance Rate Map number 26065C0225C, effective date August 28, 2018
3. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-30-2023.

BENCH MARK

Spike in a utility pole located ±70 feet east of the southeast corner of the existing pole barn and ±198 feet northeast of the proposed monopole.
 Elevation: 962.53 (NAVD 83 Datum)

PREPARED BY:
 MIDWESTERN CONSULTING, L.L.C.

MARK VANDER VEEN P.S. #4001056788



TOWNORTH DEVELOPMENT
 750 WEST CENTER STREET, SUITE 301
 WEST BRIDGEWATER, MA 02379
 (888) 315-0220



SITE: M10004-A
'SILVER LAKE ROAD'
 GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY
 MICHIGAN

REV. DATE	REV. DESCRIPTION
11/19/24	

REVISIONS:	DATE	BY	DESCRIPTION
1. MOVE LEASE PARCEL			

JOB No.	23194-M10004
DATE:	01/30/24
CADD:	BLF
ENG:	SGF
PM:	SGF
TECH:	KMW
FILE:	23194_M10004-SV1
FB#:	552M9

SITE SURVEY
1
 SHEET 1 OF 2

R:\23194\MI0004-A (VZM 4090)\CAD\23194-MI0004-SPT.dwg, 11/19/2024 11:31 AM, Scott G. Fisher, SPT, NCLC PDF, p.3
 Copyright © 2024, Midwestern Consulting, LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, LLC.



SCALE: 1" = 30'

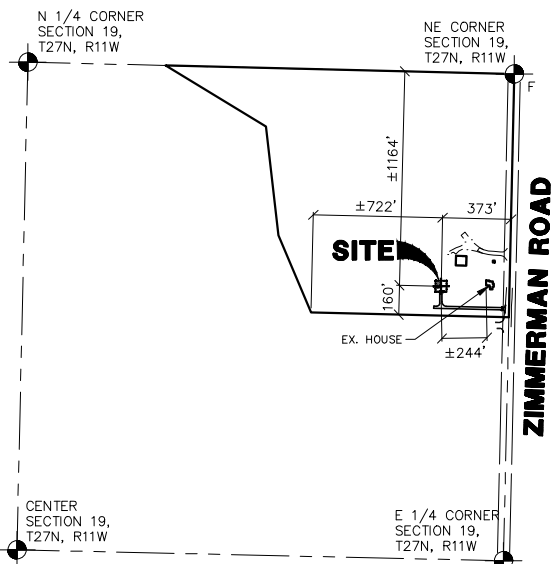


LEGEND

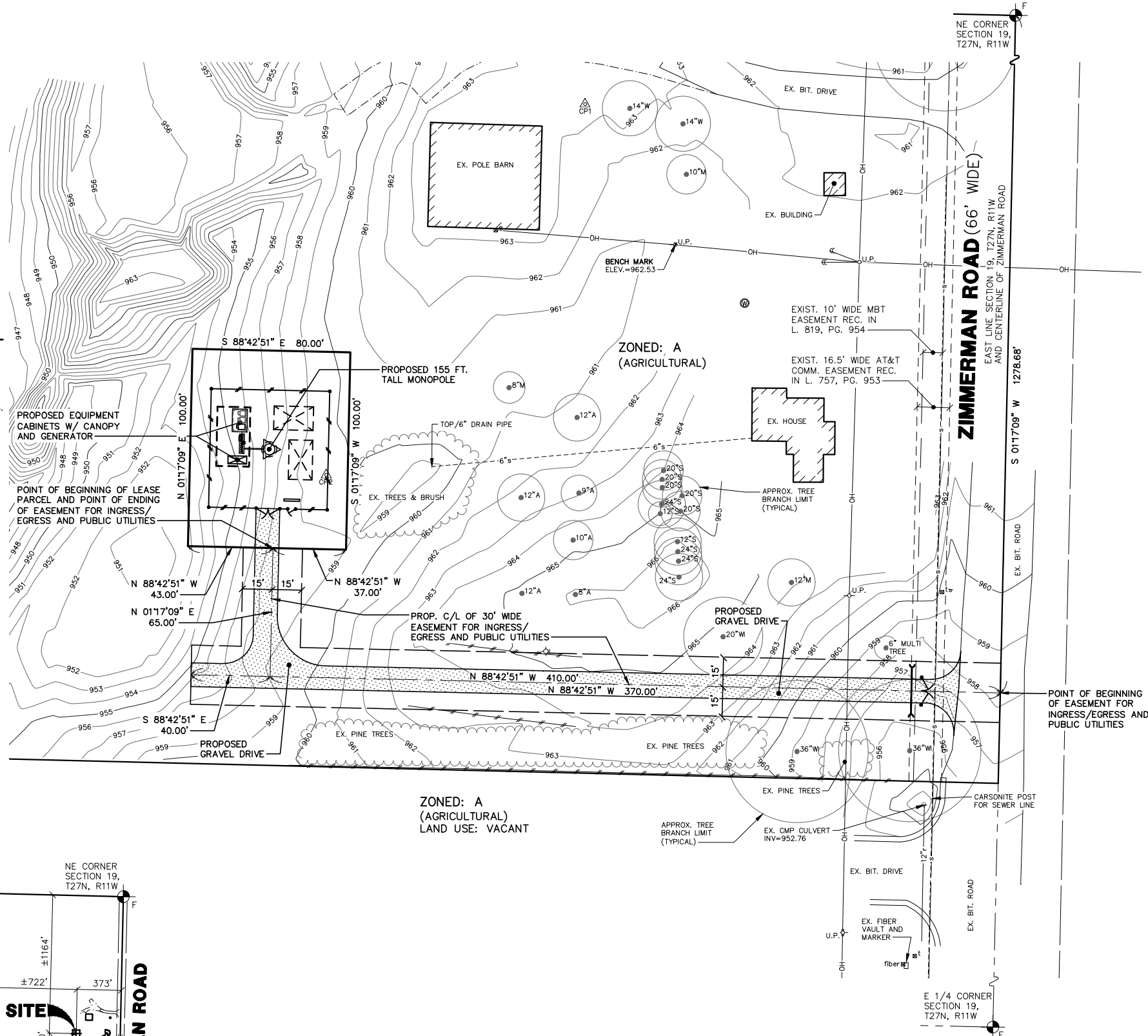
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- 921 PROP. CONTOUR
- x921.2 EXIST. SPOT ELEVATION
- 921.60x PROP. SPOT ELEVATION
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TREE LEGEND

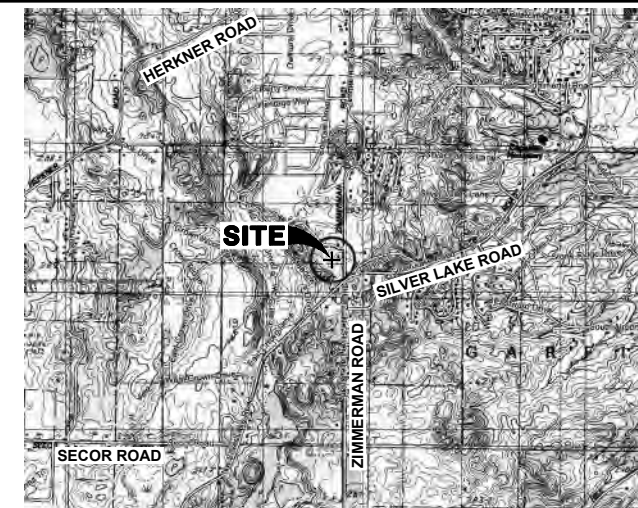
- A APPLE
- CR CRABAPPLE
- M MAPLE
- S SPRUCE
- W WILLOW



OVERALL PARCEL SKETCH
 SCALE: 1"=500'



ZONED: A
 (AGRICULTURAL)
 LAND USE: VACANT



VICINITY SKETCH
 SCALE: 1"=2000'

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 thence S 01°17'09" W 100.00 feet;
 thence N 88°42'51" W 37.00 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; containing 8,000 square feet, or 0.184 acres of land, more or less; subject to easements and restrictions of record, if any;

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3. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-30-2023.

BENCH MARK

Spike in a utility pole located ±70 feet east of the southeast corner of the existing pole barn and ±198 feet northeast of the proposed monopole.
 Elevation: 962.53 (NAVD 88 Datum)

PROPERTY INFORMATION

TAX PARCEL: #05-019-001-00
 OWNER: FRANK A. BARE
 2767 ZIMMERMAN ROAD
 TRAVERSE CITY, MICHIGAN 49685
 CELL SITE ADDRESS:
 ZIMMERMAN ROAD
 TRAVERSE CITY, MICHIGAN 49685

PREPARED BY:
 MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

APPLICANTS:
 TOWN NORTH DEVELOPMENT
 2000 CENTER STREET
 SUITE 301
 W. BRIDGEWATER, MA 02379
 (800) 821-5825 x2

TowerNorth

verizon

CELLCO PARTNERSHIP
 24242 NORTHWESTERN HWY.
 SOUTHFIELD, MI 48075
 (248) 915-3000

'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZV SITE #4090

GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY
 MICHIGAN

REV. DATE	DESCRIPTION
02/22/24	1. DRAWING UPDATES
07/26/24	2. DRAWING UPDATES
07/26/24	3. REV. PER TOWNSHIP REVIEW
11/19/24	4. MOVE LEASE PARCEL

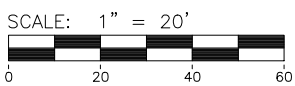
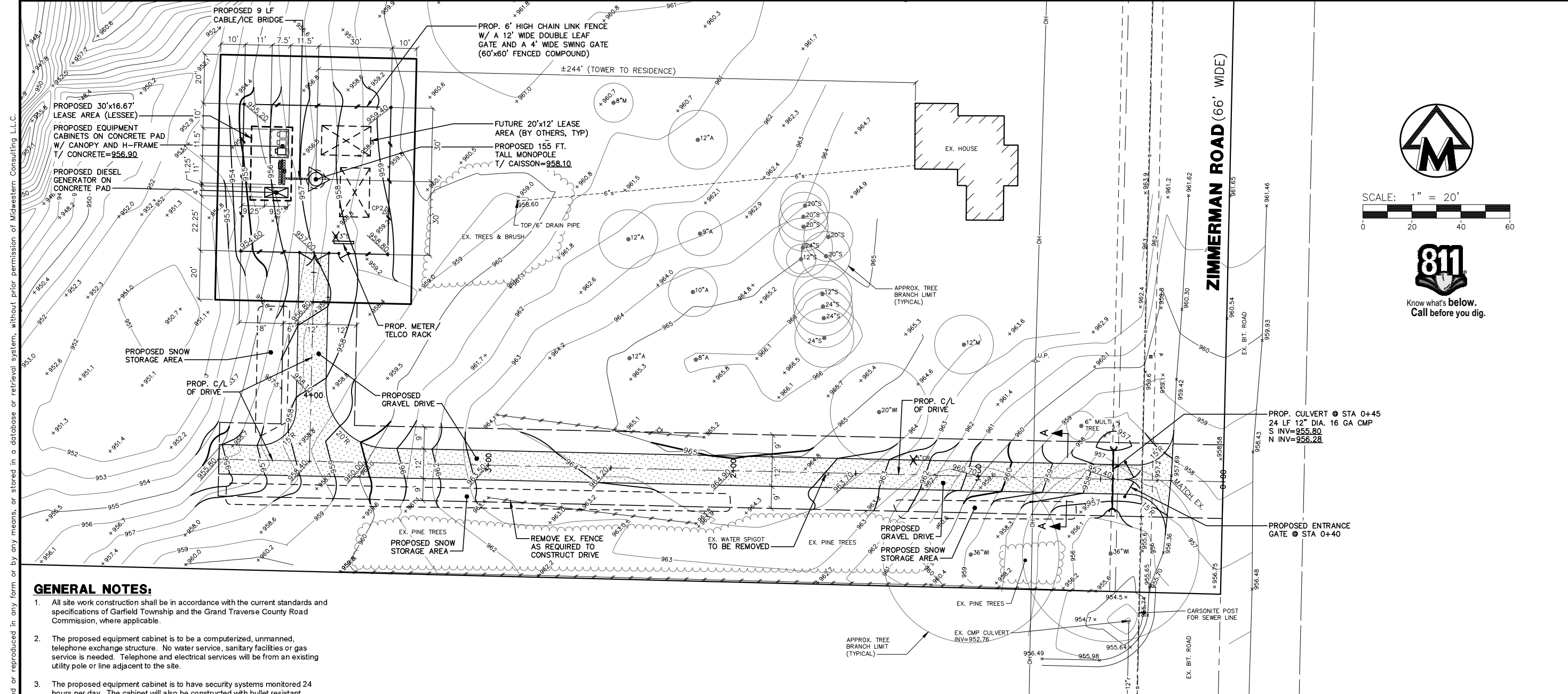
M I D W E S T E R N
C O N S U L T I N G

3825 Plaza Drive
 Ann Arbor, Michigan 48108
 www.midwesternconsulting.com
 (734) 995-0200

Land Development • Land Survey
 Institutional • Municipal
 Wireless Communications
 Transportation • Landfill Services

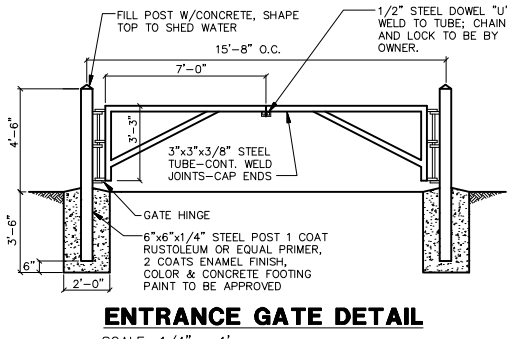
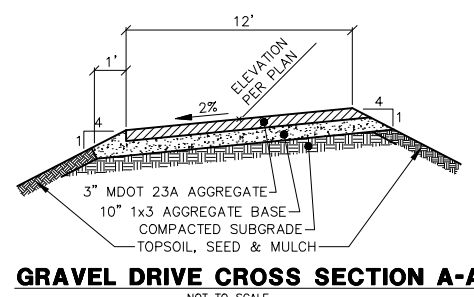
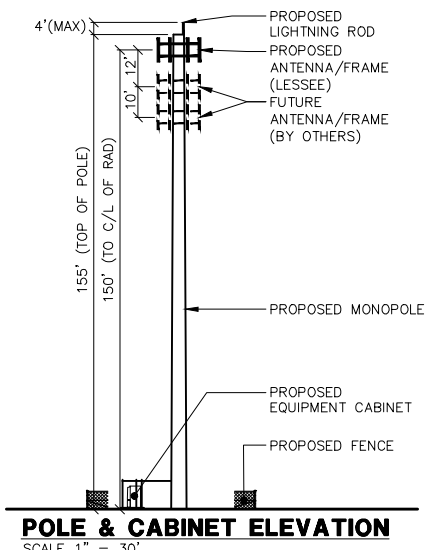
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DATE:	01/30/24
CADD:	BLF
ENG:	SGF
PM:	SGF
TECH:	KMW
FILE:	23194_MI0004-SPT
FB#:	552M9

SITE SURVEY
GENERAL
INFORMATION



GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of Garfield Township and the Grand Traverse County Road Commission, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are two, low wattage (21W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy opposite from the equipment cabinet. Lights shall be connected to a technician operated on/off switch with a timer with a one-hour maximum lit duration.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Tower shall be equipped with an anti-climbing device.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typa" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from Zimmerman Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.



LEGEND

- 921 ——— EXIST. CONTOUR
- 921 ——— PROP. CONTOUR
- x921.2 ——— EXIST. SPOT ELEVATION
- 921.60x ——— PROP. SPOT ELEVATION
- o— U.P. ——— EXIST. UTILITY POLE
- o— U.P. ——— EXIST. UTILITY POLE W/ TRANS.
- o— GUY WIRE
- OH— ——— EXIST. OVERHEAD UTILITY LINE
- s— ——— EXIST. SANITARY SEWER
-) ——— END SECTION
-) ——— HEAD WALL
-) ——— CULVERT
-) ——— MAILBOX
-) ——— SIGN
-) ——— TELEPHONE RISER
-) ——— FIBER OPTIC MARKER
-) ——— WELL
-) ——— POST
-) ——— FENCE
-) ——— SINGLE TREE
-) ——— TREE TO BE REMOVED
-) ——— TREE OR BRUSH LIMIT
-) ——— SECTION CORNER
-) ——— FOUND MONUMENT
-) ——— CONTROL PT.

TREE LEGEND

- A ——— APPLE
- CR ——— CRABAPPLE
- M ——— MAPLE
- S ——— SPRUCE
- W ——— WILLOW

APPLICANTS:
 TOWN NORTH DEVELOPMENT
 24242 NORTHWESTERN HWY.
 W. BRIDGEWATER, MA 02379
 (603) 821-5825 x2

TowerNorth

verizon

CELL CO. PARTNERSHIP
 24242 NORTHWESTERN HWY.
 SOUTHFIELD, MI 48075
 (248) 915-3000

**'SILVER LAKE ROAD'
 TN SITE #M10004-A
 VZW SITE #4090**

GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY
 MICHIGAN

REV. DATE	REVISIONS
02/27/24	1. DRAWING UPDATES
02/26/24	2. DRAWING UPDATES
07/05/24	3. REV. PER TOWNSHIP REVIEW

MIDWESTERN CONSULTING

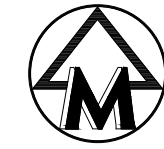
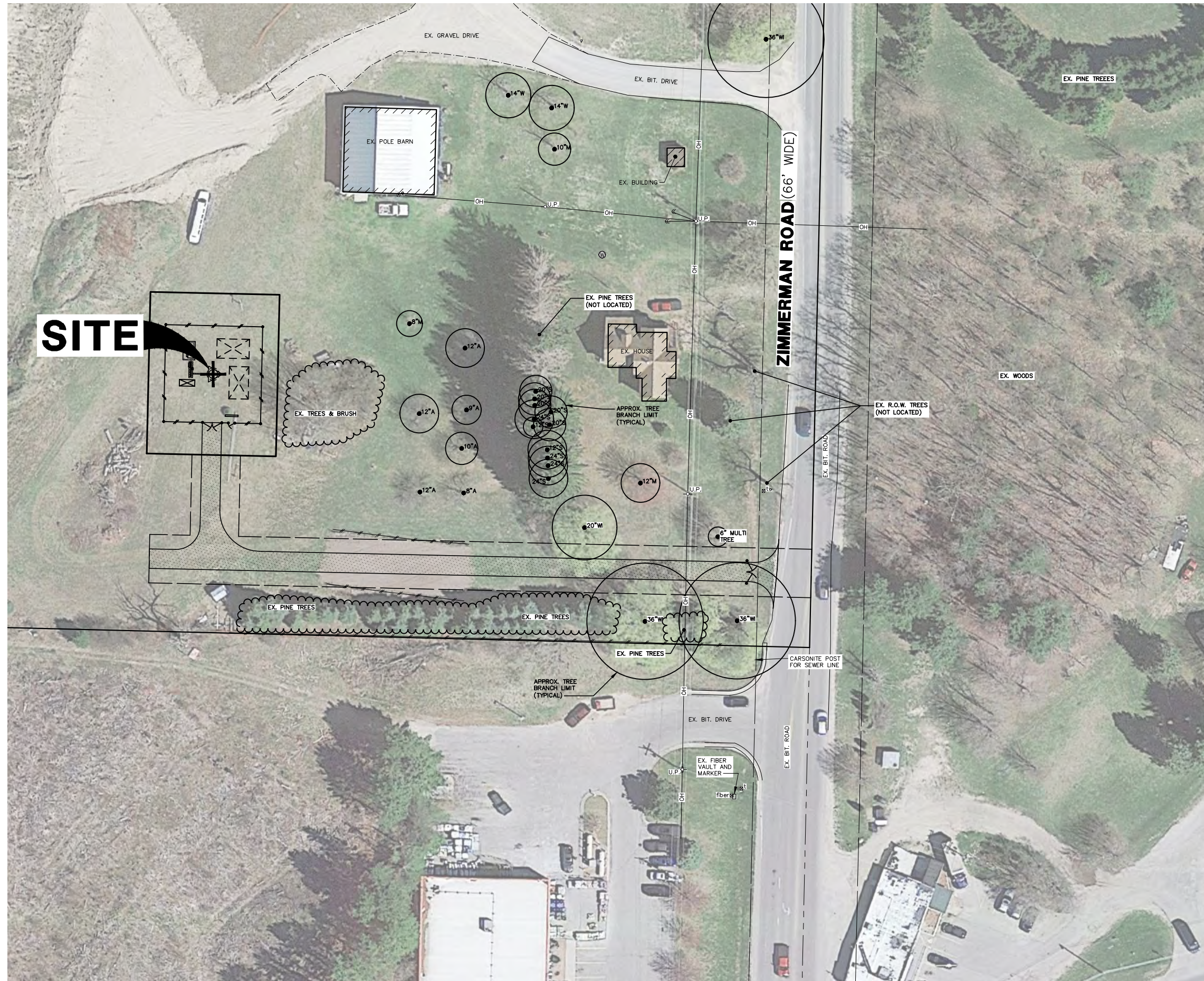
3855 Plaza Drive
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 (734) 995-0200
 www.midwesternconsulting.com

Land Development • Land Survey
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JOB No. 23194-M10004

DATE: 01/30/24
 CADD: BLF
 ENG: SGF
 PW: SGF
 TECH: KMW
 FILE: 23194_M10004-SP1
 FB#: 552M9

**SITE PLAN
 DETAIL**



SCALE: 1" = 30'
 0 30 60 90



Know what's below.
 Call before you dig.

LEGEND

- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS. GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- MAILBOX
- SIGN
- TELEPHONE RISER
- FIBER OPTIC MARKER
- WELL
- POST
- FENCE
- SINGLE TREE
- TREE OR BRUSH LIMIT

TREE LEGEND

- A APPLE
- CR CRABAPPLE
- M MAPLE
- S SPRUCE
- W WILLOW

APPLICANTS:
 TOWER NORTH DEVELOPMENT
 TOWER NORTH STREET
 SUITE 301
 W. BRIDGEWATER, MA 02379
 (800) 821-5825 x2

CELLCO PARTNERSHIP
 CELLCO PARTNERSHIP
 24242 NORTHWESTERN HWY.
 SOUTHFIELD, MI 48075
 (248) 915-3000

TowerNorth

verizon

'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZV SITE #4090

GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY
 MICHIGAN

REV.	DATE	DESCRIPTION
1	07/05/24	ADD SHEET
2	11/19/24	MOVE LEASE PARCEL

MIDWESTERN CONSULTING

3815 Plaza Drive
 Ann Arbor, Michigan 48108
 (734) 995-0200
 www.midwesternconsulting.com

Land Development • Land Survey
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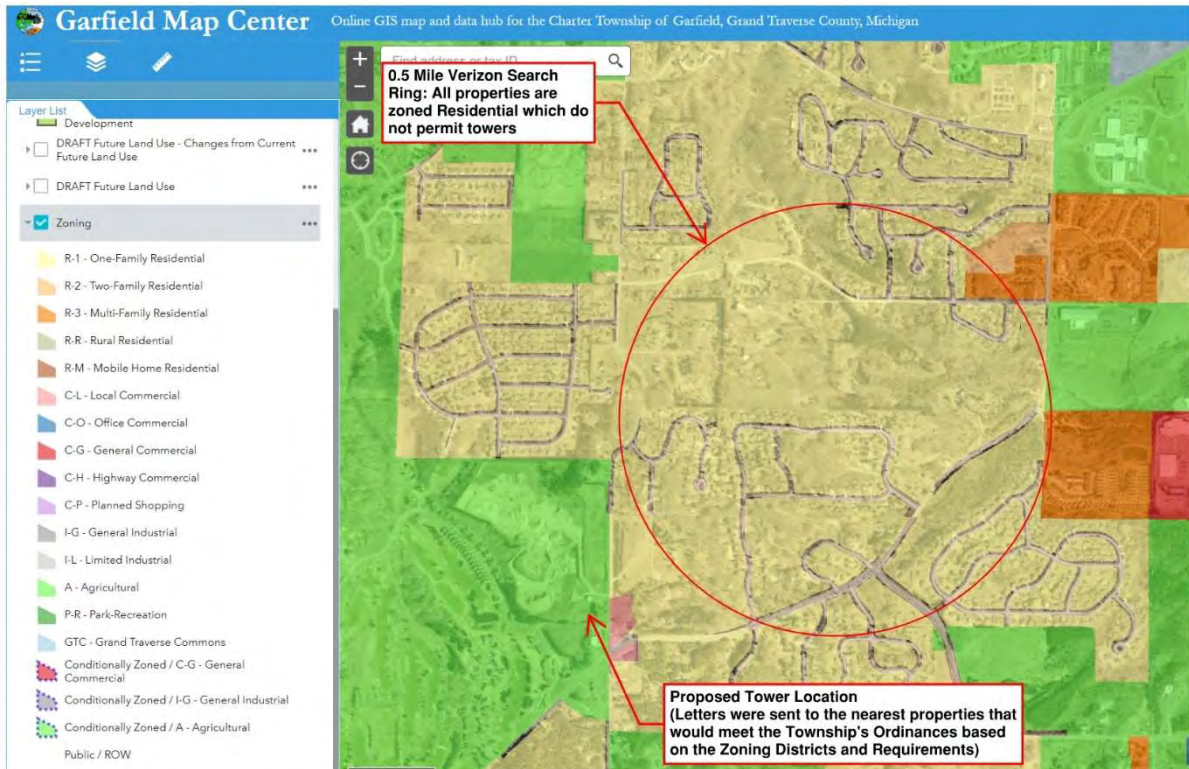
JOB No. 23194-MI0004
DATE: 07/05/24
CADD: BIF
ENG: SGF
PW: SGF
TECH: KMW
FILE: 23194_MI0004-SPT
FB#: 552M9

AERIAL VICINITY PLAN

height of the support structure by more than 20ft or 10% of its original approved height, whichever is greater...". Since the property is zoned residential, which does not permit a new cell tower, we would be required to request a Use Variance since we would not be meeting the township's ordinance. Whereas the location we are proposing in our application does meet the township's ordinances.

- From a construction standpoint, the water tower is not designed to structurally support a 50ft+ steel extension and would require extensive modifications and reinforcements. This would require the existing carrier to remove their equipment on the tower and construct a temporary structure to limit the loss in coverage. Depending on the lease agreement with the existing carrier, they likely also have the first right of refusal any may deny Verizon's request for removing/relocating their equipment in order to construct the extension.
 - The existing water tower is also located in a residential community surrounded by houses (and a few recently constructed new homes), so the addition of a 50ft-87ft extension for the antenna equipment would likely not be welcomed by the existing property owners.
3. The Planning Commission stated their concerns with the distance between the proposed tower and the existing residence on the parcel.
- Response:** TowerNorth is working with both the existing property owner (Frank Bare) and the future property owner (Hexagon Investments, LLC) for this project. The proposed tower location was originally selected by Hexagon Investments and all parties are mutually agreeing to the tower location. If the Planning Commission requires the tower to be setback 155ft from the residence, then we would like to request a waiver/relief of the setback requirement, in order to reduce the setback requirement to 137ft (the current proposed separation from the existing residence). The proposed tower location does meet the setback requirement from all neighboring residential properties and residential zoning districts, which are located along the East and West property lines. The tower will also be designed by a licensed Structural Engineer and is designed to withstand extreme wind loadings. In the event of an extreme weather scenario that would exceed the capacity of the tower, the tower is designed to buckle at certain points along the top half of the tower such that the tower would collapse onto itself within an 80ft fall zone radius.
4. The Planning Commission inquired about how the proposed tower location was selected.
- Response:** When Verizon identifies the need for additional coverage, they will provide us with a search area to either find an existing structure for a colocation or a location for a new tower that would meet their coverage needs. Verizon initially provided the 0.5-mile search radius below, but the area is located entirely within the Residential Zoning District which does not permit cell towers. As a result, we reached out to the nearest property owners in the area that would permit a cell tower based on the zoning ordinances. Based on the interest we received from the property owners, our team selected the proposed location based on Verizon's need and the Township's

ordinances. The proposed location was reviewed by Verizon and was determined to fill in their coverage gaps in this area.



In addition to the comments that were discussed during the Planning Commission meeting, please see our previous responses below addressing the comments from the initial Completeness Review from May 21, 2024 that were not addressed above. Updates to the previous comments are in red.

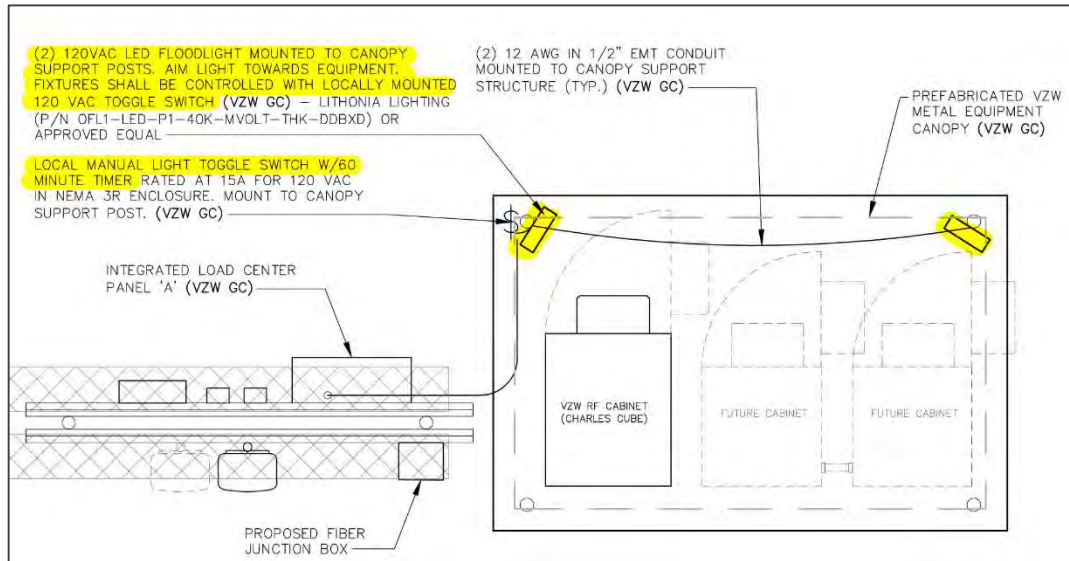
5. Zoning Ordinance Standards – The purpose statement for Section 423 Special Use Permits indicates that every “special use permit application or amendment shall, at a minimum, be required to comply with every requirement contained in each article of this ordinance.” Staff offers comments on the following sections of the Zoning Ordinance:

a. Lighting – The site plan notes there “are two, low wattage (21W), LED lights proposed as part of this project.” Please provide details on the proposed lighting including cut sheets for the proposed fixtures and a photometric plan to determine if the lighting standards of Section 517 are met.

Response: The proposed lights will be located on the equipment canopy/shelter as shown in the example sketch below. The lights are aimed downwards towards the equipment in order to illuminate the area for maintenance personal that may be on site at night. The lights are operated with a toggle switch with a maximum

60-minute timer and would only be on while someone is on site for safety and security purposes. No lighting is proposed on the tower itself.

07/02/2024 Response: Please see the attached cut sheet for the light fixture. The proposed lights provide 0.5-foot candles at approximately 30ft from the light location based on the mounting height of 8ft above grade with shielding provided by the proposed canopy.



- b. Stormwater Management – Stormwater shall be detained on site and the stormwater system is subject to review by the Township Engineer. Please provide an escrow application for stormwater review.

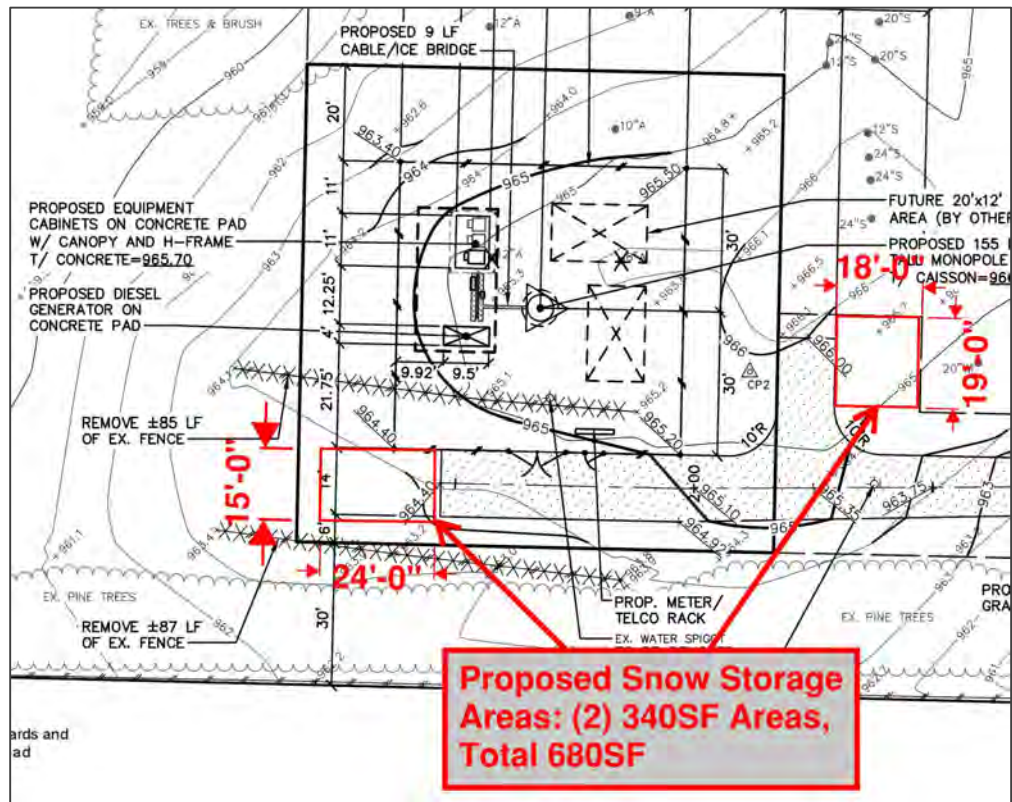
Response: We are reviewing the submittal requirements for the stormwater review and escrow application (stormwater calculations, drainage arrows, and soil information) for our proposed site and we will work directly with the Township Engineer to submit a formal application and/or determine if any additional stormwater management is required.

07/02/2024 Response: We have reached out to the Drain Commissioner on the Stormwater review and permit to ensure that we are meeting the township’s requirement in our stormwater management plans. We will provide the final permit approval prior to submitting any building permit applications.

- c. Snow Storage – The application indicates that a parking space and turnaround area will be installed to provide adequate parking. Snow storage is required for any parking areas with 2,700 square feet or more as described in Section 551.E(6). This is understood to include maneuvering lanes and drives. The site plan shows a proposed gravel drive which appears to take up at least 2,700 square feet. Please indicate on the site plan an area for the snow storage which meets the standards of Section 551.E(6).

Response: The proposed gravel drive, parking space and turnaround area is approximately +/-3,400 square feet. Per the standards of 551.E(6), a ratio of 10 square feet per 100 square feet shall be used to determine the on-site storage area, which is approximately 340 square feet. Please see the two (2) proposed snow storage areas below located within the lease area and access easement of the wireless facility. Each area is approximately 340 square feet for a total of 680 square feet.

07/02/2024 Response: Please see the attached plans showing the proposed snow storage areas outlined in red.



We trust these responses adequately address your comments. If you have any questions or require any additional information, please reach out to me directly.

Sincerely,

Jaime Mathew

Ph: (630) 487-3489

Email: Jaime.mathew@kimley-horn.com

Kimley»»Horn

Expect More. Experience Better.

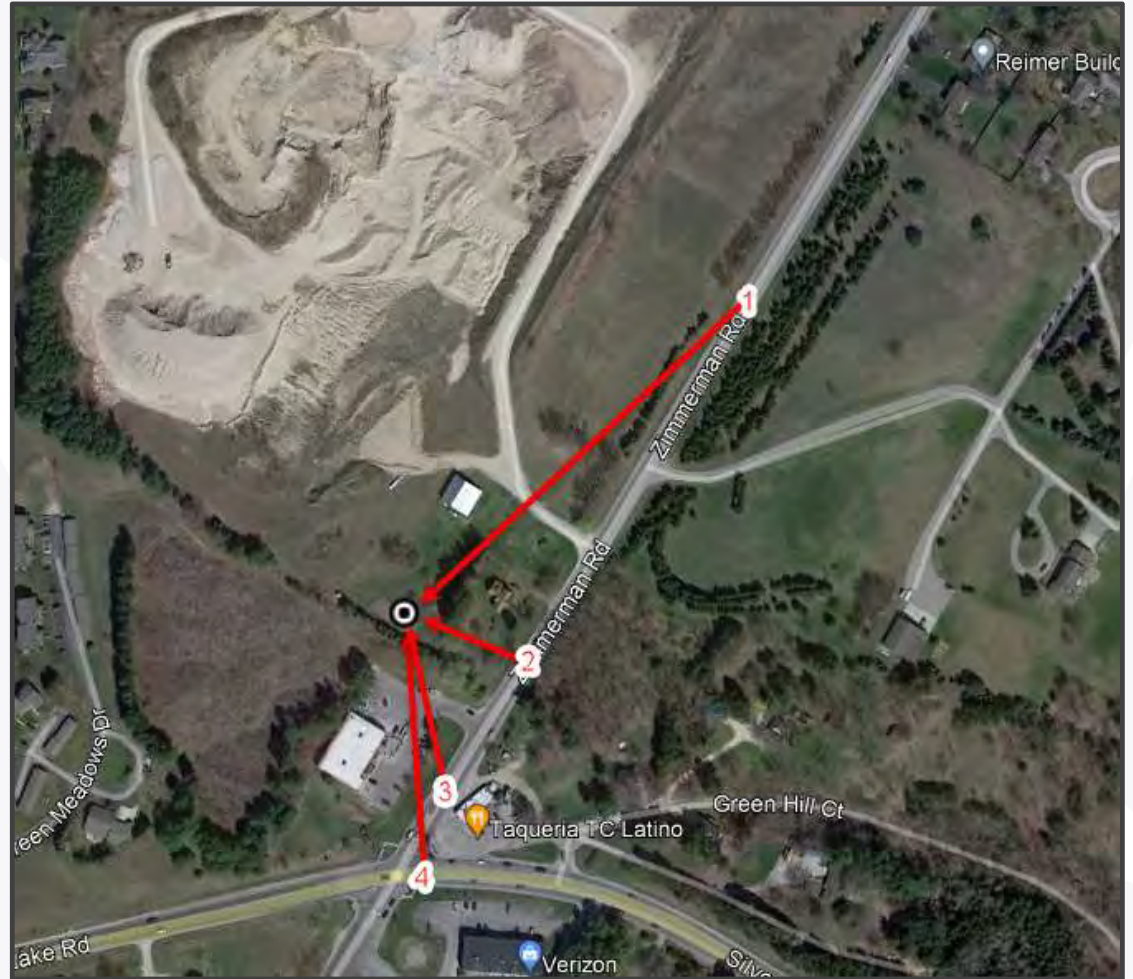
- SITE NAME: TN-MI0004-A SILVER LAKE ROAD
- PROPOSED 155' GUYED TOWER
(+4' LIGHTNING ROD) 159' OVERALL
- SITE ADDRESS:(Near) 2767 Zimmerman Road, MI 49685
- TOWER LOCATION: 44.726889, -85.677444
(44.727067, -85.677493)

VISUAL IMPACT ANALYSIS

verizon^v

AERIAL MAP

- VIEW 1 – LOOKING SW FROM ZIMMERMAN RD
(Approx 900' from tower)
- VIEW 2 – LOOKING NW AT CENTERLINE OF
ZIMMERMAN RD
(Approx 250' from tower)
- VIEW 3 – LOOKING NW FROM ZIMMERMAN RD
(Approx 350' from tower)
- VIEW 4 – LOOKING NW AT INTERSECTION OF
ZIMMERMAN RD AND SILVER LAKE ROAD
(Approx 500' from tower)



EXISTING VIEW 1

- VIEW 1 – LOOKING SW FROM ZIMMERMAN RD
(Approx 900' from tower)



PROPOSED VIEW 1

- VIEW 1 – LOOKING SW FROM ZIMMERMAN RD
(Approx 900' from tower)



EXISTING VIEW 2

- VIEW 2 – LOOKING NW AT CENTERLINE OF ZIMMERMAN RD
(Approx 250' from tower)



PROPOSED VIEW 2

- VIEW 2 – LOOKING NW AT CENTERLINE OF ZIMMERMAN RD
(Approx 250' from tower)



EXISTING VIEW 3

- VIEW 3 – LOOKING NW FROM ZIMMERMAN RD
(Approx 350' from tower)



PROPOSED VIEW 3

- VIEW 3 – LOOKING NW FROM ZIMMERMAN RD
(Approx 350' from tower)



EXISTING VIEW 4

- VIEW 4 – LOOKING NW AT INTERSECTION OF ZIMMERMAN RD AND SILVER LAKE RD (Approx 500' from tower)



PROPOSED VIEW 4

- VIEW 4 – LOOKING NW AT INTERSECTION OF ZIMMERMAN RD AND SILVER LAKE RD (Approx 500' from tower)





OFL Size 1 LED Flood Luminaire



Catalog
Number

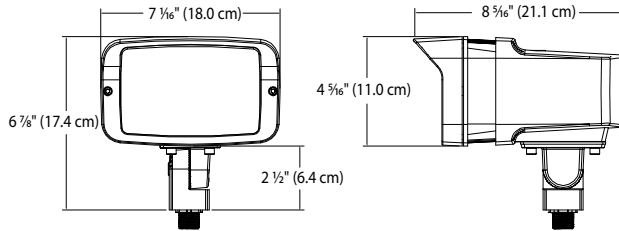
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.6 ft ² (.06 m ²)
Depth:	8.3" (21.1 cm)
Width:	7" (18 cm)
Height:	6.9" (17.4 cm)
Weight:	5 lbs (2.27 kg)



Introduction

The OFL Size 1 Floodlight delivers up to 4,400 lumens, with a robust design and several mounting options making it perfect for light commercial applications. It's the ideal long-life replacement for 70-150W metal halide floods, with typical energy savings up to 84% and expected service life of over 50,000 hours.

Ordering Information

EXAMPLE: OFL1 LED P1 40K MVOLT YK DDBXD

OFL1 LED	Series	Performance Package	Color Temperature	Voltage	Mounting	Finish (required)
OFL1 LED	P1 ¹		40K ¹ 4000K	MVOLT ²	YK Yoke	DDBXD Dark bronze

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish) ²
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)

NOTES

- P1 40K not available with THK.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).

FEATURES & SPECIFICATIONS

INTENDED USE

The traditional and robust design of the OFL1 LED floodlight with energy efficient LEDs, is suitable for replacing up to 150W Metal Halide. It is ideal for landscape, signage, and accent lighting in heavy commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.6 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (50,000 hrs).

INSTALLATION

Integral adjustable knuckle with 1/2-14NPS threaded pipe, yoke, or slipfitter attachment, facilitates quick and easy installation to a variety of mounting accessories.

LISTINGS

UL certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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OFL1 LED
Rev. 1/23/20

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		40K		50K	
			°H	°V	°H	°V	Lumens	LPW	Lumens	LPW
P1	21W	WFL	106	106	71	72	2,295	109	2,333	111
P2	45W	WFL	106	106	71	72	4,451	99	4,466	99

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.06
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **OFL Flood Size 1** platform based on 9000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000
Lumen Maintenance Factor	1	0.88	0.78

Electrical Load

Power Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	21W	0.21	0.12	0.11	0.1	-
P2	45W	0.41	0.24	0.2	0.19	-

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's OFL Series Flood Size 1 homepage](#).

Mounting, Options and Accessories



R:\3194\MI0004-A (VZ# 4090)\CAD\3194-MI0004-SP1.dwg, 2/27/2024 3:38 PM, Scott G. Fisher, SP1, MCLLC PDF, p.3
 Copyright © 2024, Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



SCALE: 1" = 30'
 0 30 60 90



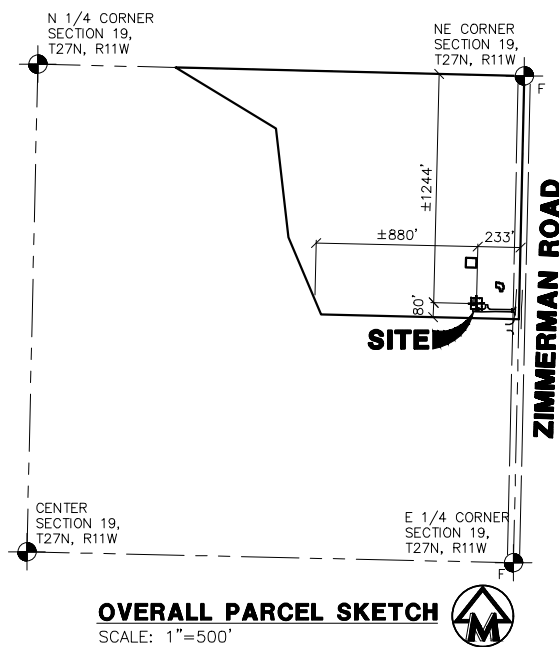
Know what's below.
 Call before you dig.

LEGEND

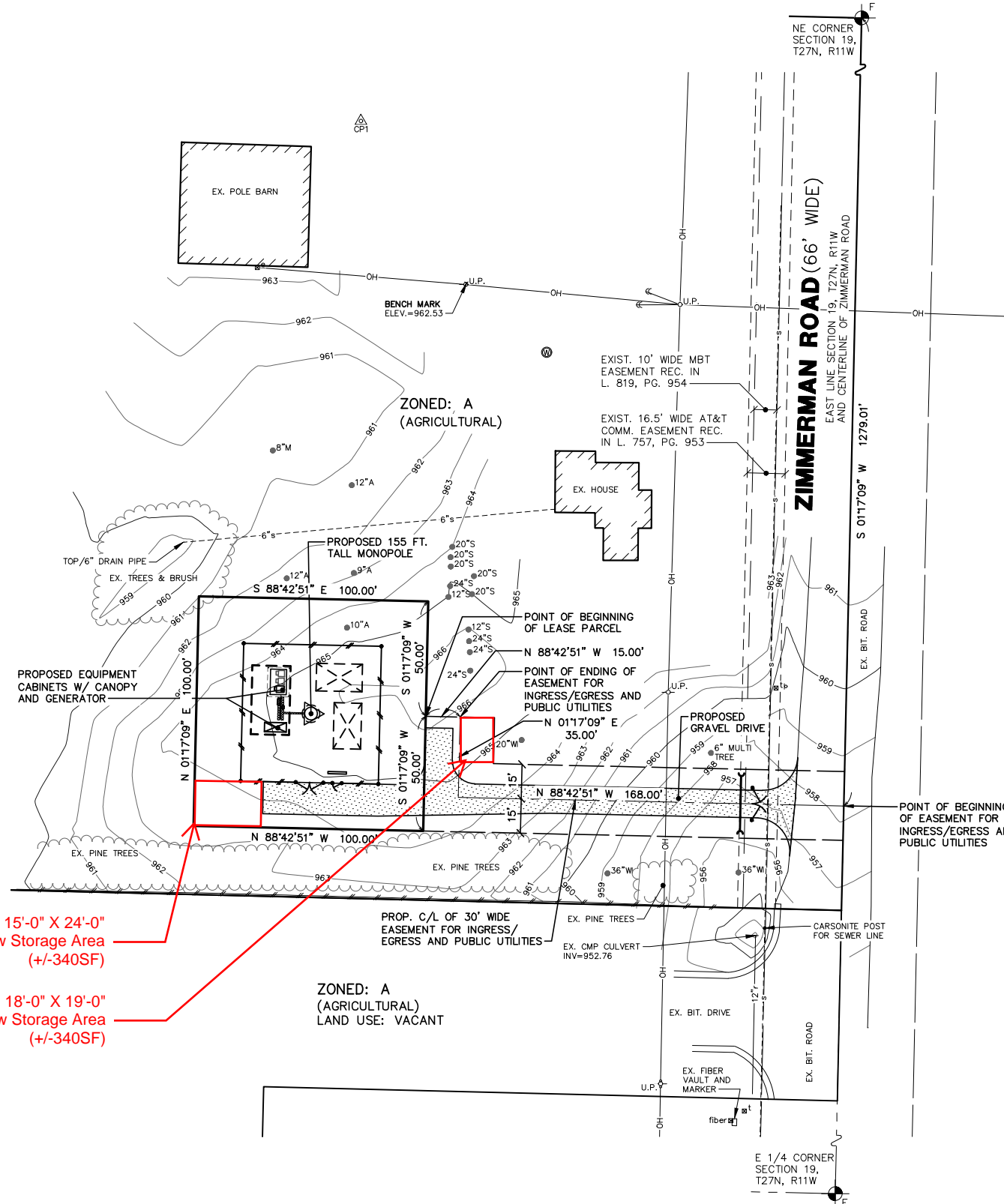
- 921 EXIST. CONTOUR
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TREE LEGEND

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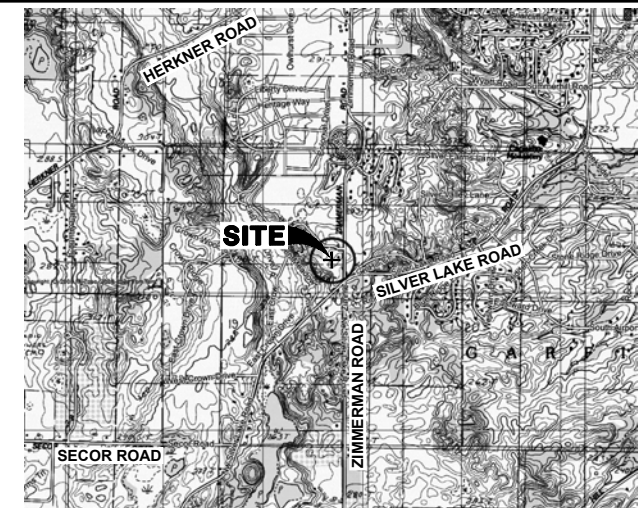


OVERALL PARCEL SKETCH
 SCALE: 1"=500'



Proposed 15'-0" X 24'-0" Snow Storage Area (+/-340SF)

Proposed 18'-0" X 19'-0" Snow Storage Area (+/-340SF)



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LATITUDE 44° 43' 36.8"
 LONGITUDE 85° 40' 38.8"
 GROUND ELEV. @ TOWER BASE = 965.90

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1279.01 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide); thence N 88°42'51" W 168.00 feet; thence N 01°17'09" E 35.00 feet; thence N 88°42'51" W 15.00 feet to the POINT OF BEGINNING

thence S 01°17'09" W 50.00 feet;
 thence N 88°42'51" W 100.00 feet;
 thence N 01°17'09" E 100.00 feet;
 thence S 88°42'51" E 100.00 feet;
 thence S 01°17'09" W 50.00 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; containing 10,000 square feet, or 0.230 acres of land, more or less; subject to easements and restrictions of record, if any;

Together with a 30 foot easement for ingress, egress and public utilities, the centerline of said easement is described as follows

Commencing at the Northeast corner of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, thence S 01°17'09" W 1279.01 feet along the east line of said Section 19 (also being the centerline of Zimmerman Road, 66 feet wide) to the POINT OF BEGINNING

thence N 88°42'51" W 168.00 feet;
 thence N 01°17'09" E 35.00 feet to the POINT OF ENDING; being part of the Northeast 1/4 of Section 19, T27N, R11W, Garfield Township, Grand Traverse County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Report)

Part of the North 1/2 of the Northeast 1/4 of Section 19, T27N, R11W, Commencing at the Southeast corner; thence N 89°37' W 1077.08 feet; thence N 23°59' W 455.36 feet; thence N 07°34' W 595.51 feet; thence N 59°45' W 640.68 feet; thence East on the North section line to the Northeast corner of Section 19; thence South to the Point of Beginning. Except road right of way.

NOTES

1. Rotate all bearings 00°55'31" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).
2. This site is not located in a flood area per Flood Insurance Rate Map number 26055C0225C, effective date August 28, 2018.
3. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-30-2023.

BENCH MARK

Spike in a utility pole located ±70 feet east of the southeast corner of the existing pole barn and ±198 feet northeast of the proposed monopole
 Elevation: 962.53 (NAVD 88 Datum)

PROPERTY INFORMATION

TAX PARCEL: #05-019-001-00
 OWNER: FRANK A. BARE
 2767 ZIMMERMAN ROAD
 TRAVERSE CITY, MICHIGAN 49685

CELL SITE ADDRESS:
 ZIMMERMAN ROAD
 TRAVERSE CITY, MICHIGAN 49685

PREPARED BY:
 MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

APPLICANTS:
 TOWER NORTH DEVELOPMENT
 50 NORTH CENTER STREET
 SUITE 301
 W. BRIDGEWATER, MA 02379
 (800) 821-5825 x2

CELL CO. PARTNERSHIP:
 VERIZON WIRELESS
 24242 NORTHWESTERN HWY.
 SOUTHFIELD, MI 48075
 (248) 915-3000

TowerNorth

verizon

'SILVER LAKE ROAD'
TN SITE #MI0004-A
VZW SITE #4090

GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY
 MICHIGAN

REV.	DATE	DESCRIPTION
1	02/27/24	DRAWING UPDATES
2	02/26/24	DRAWING UPDATES

MIDWESTERN CONSULTING

385 Plaza Drive
 Ann Arbor, Michigan 48108
 (734) 995-0200
 www.midwesternconsulting.com

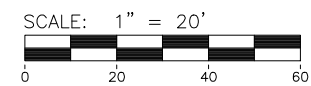
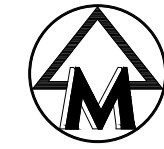
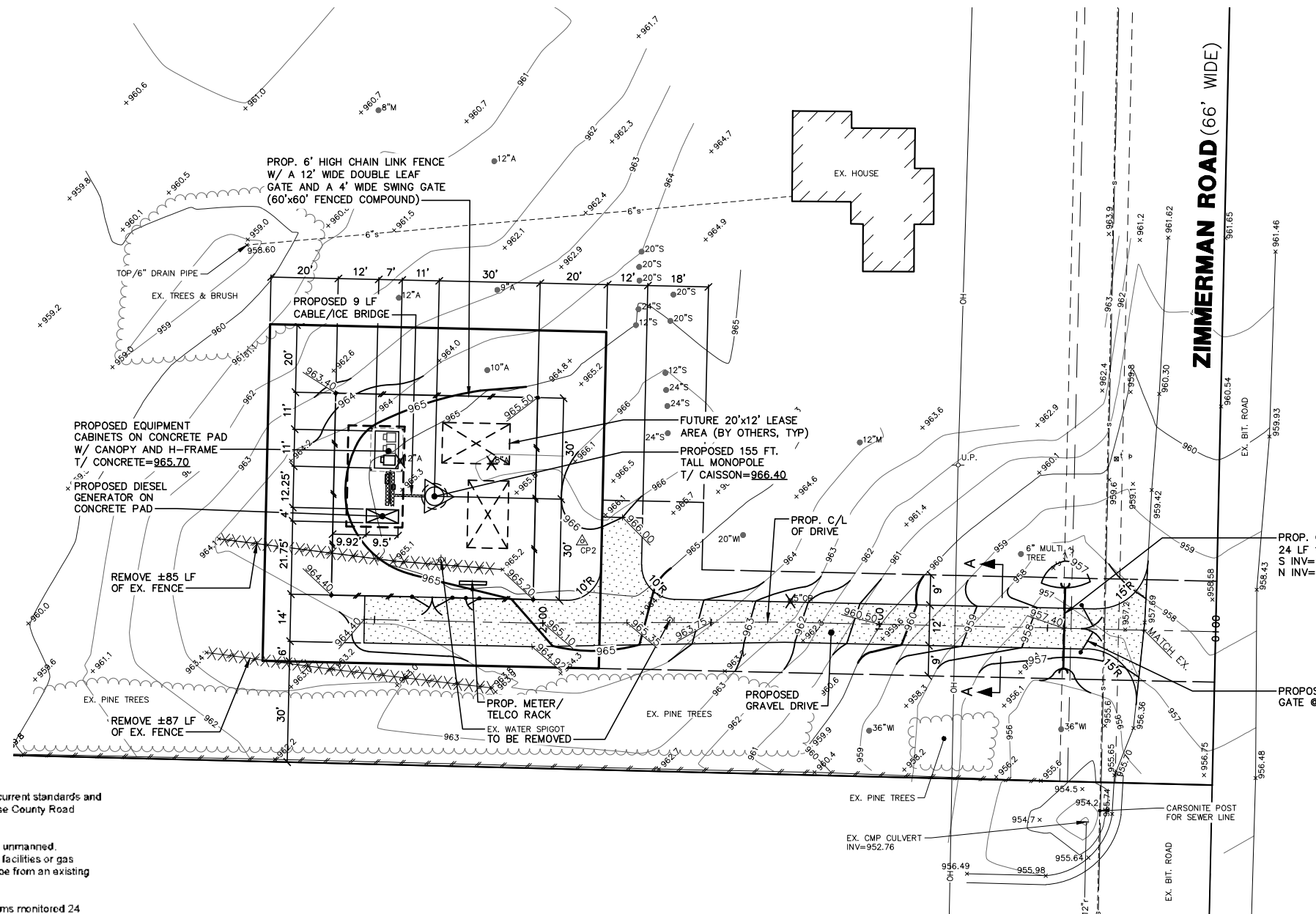
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 Institutional • Municipal
 Wireless Communications
 Transportation • Landfill Services

JOB No. 23194-MI0004

DATE:	01/30/24
CADD:	BLF
ENG:	SGF
PW:	SGF
TECH:	KMW
FILE:	23194_MI0004-SP1
FB#:	552M9

SITE SURVEY GENERAL INFORMATION

R:\31194\MI0004-A (17th 4090)\ACD\31194-MI0004-SPT.dwg, 2/27/2024 3:38 PM, Scott G. Fisher, SP2, MCLLC PDF, pc3
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LEGEND

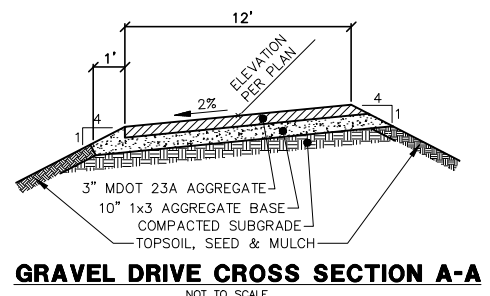
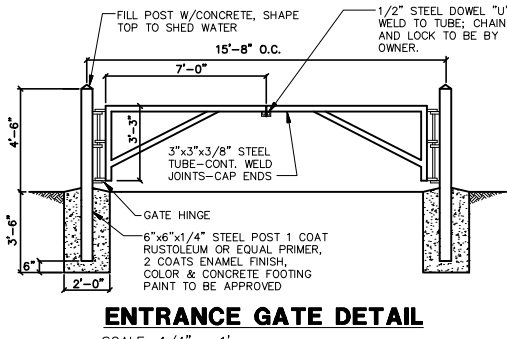
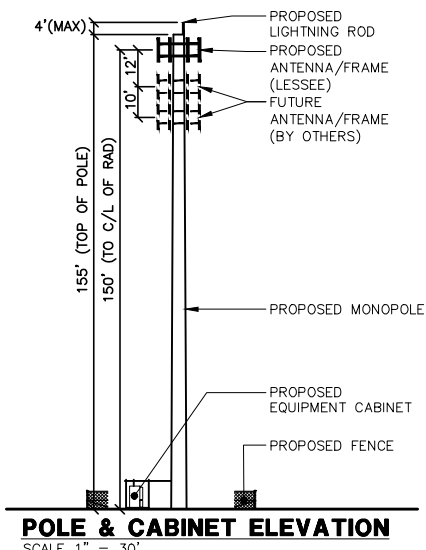
- 921 — EXIST. CONTOUR
- 921 — PROP. CONTOUR
- × 921.2 — EXIST. SPOT ELEVATION
- × 921.60 — PROP. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- U.P. — EXIST. UTILITY POLE W/ TRANS.
- OH — EXIST. OVERHEAD UTILITY LINE
- S — EXIST. SANITARY SEWER
- END SECTION — END SECTION
- HEAD WALL — HEAD WALL
- CULVERT — CULVERT
- MAILBOX — MAILBOX
- SIGN — SIGN
- TELEPHONE RISER — TELEPHONE RISER
- FIBER — FIBER OPTIC MARKER
- WELL — WELL
- POST — POST
- FENCE — FENCE
- TREE — SINGLE TREE
- X — TREE TO BE REMOVED
- TREE OR BRUSH LIMIT — TREE OR BRUSH LIMIT
- SECTION CORNER — SECTION CORNER
- FOUND MONUMENT — FOUND MONUMENT
- CONTROL PT. — CONTROL PT.

TREE LEGEND

- A — APPLE
- CR — CRABAPPLE
- M — MAPLE
- S — SPRUCE
- W — WILLOW

GENERAL NOTES:

1. All site work construction shall be in accordance with the current standards and specifications of Garfield Township and the Grand Traverse County Road Commission, where applicable.
2. The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
3. The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
4. There are two, low voltage (21W), LED lights proposed as part of this project. The lights are mounted to the canopy support posts, under the canopy opposite from the equipment cabinet. Lights shall be connected to a technician operated on/off switch with a timer with a one-hour maximum lit duration.
5. There are no signs proposed for this project except for:
 - a. Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
 - b. FCC registration number located on fence gate
6. The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
7. There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
8. Tower shall be equipped with an anti-climbing device.
9. Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
10. All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction
11. All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typa" landscape fabric.
12. Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from Zimmerman Road.
13. The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Miraf 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.



APPLICANTS:
 TOWNORTH DEVELOPMENT
 300 CENTER STREET
 SUITE 301
 W. BRIDGEWATER, MA 02379
 (800) 821-5825 x2

TowerNorth

verizon

GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY
 MICHIGAN

**'SILVER LAKE ROAD'
 TN SITE #MI0004-A
 VZW SITE #4090**

REV. DATE	DESCRIPTION
02/27/24	1. DRAWING UPDATES
02/26/24	2. DRAWING UPDATES

**M I D W E S T E R N
 CONSULTING**

3855 Plaza Drive
 Ann Arbor, Michigan 48108
 www.midwesternconsulting.com
 (734) 995-0200

Land Development • Land Survey
 Institutional • Municipal
 Wireless Communications
 Transportation • Landfill Services

JOB No. 23194-MI0004	DATE: 01/30/24
CADD: BLF	ENG: SGF
PW: SGF	TECH: KMW
FILE: 23194_MI0004-SPT	FB#: 552M9

**SITE PLAN
 DETAIL**

2

SHEET 2 OF 2

May 9, 2024

The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Request for Special Use Permit Approval to locate a Wireless Communication Facility (WCF) at Property Address: 2767 Zimmerman Road, Traverse City, MI 49685

Dear Members of the Planning Commission:

Please accept this letter, along with the attached documents, as part of our formal application for a Special Use Permit approval from **TowerNorth Development, LLC (TowerNorth)** in conjunction with **Verizon Wireless** to install a 155ft monopole tower and associated antenna equipment within a 60ft x 60ft fenced compound located near 2767 Zimmerman Road, Traverse City, MI 49685 (Parcel ID: 05-019-001-00).

Verizon Wireless is looking to enhance their network and to provide improved cellular data and coverage in the Charter Township of Garfield through the installation of a new wireless communication tower in partnership with TowerNorth. The proposed location will provide high-speed wireless broadband access and enhanced E-911 services to the communities in the area between Long Lake and US-31. The proposed infrastructure provides the opportunity for additional cell carriers to improve and expand their coverage while eliminating the need for additional towers within the surrounding area. The proposed service will also improve the emergency services available to the community.

TowerNorth and Verizon Wireless are seeking a Special Use Permit for the wireless communication facility based on the criteria outlined in **Section 792 of the Charter Township of Garfield Zoning Ordinance (Wireless Communications Facilities and Antennae)**. The property of the proposed wireless communication facility is currently Zoned A (Agricultural) which permits wireless communication facilities as a Special Use in accordance with Table 3-4 of the Zoning Ordinance.

TowerNorth and Verizon Wireless are hopeful that the proposed wireless communication facility will assist the Township with their current and future plans of development: in which we believe are to (1) encourage technology access throughout the Township and (2) ensure that adequate infrastructure including emergency services are available for the healthy economic growth of the area.

To limit the visual impact, the tower will be constructed out of galvanized steel and will be designed for a minimum of two (2) additional collocations. In addition, the tower will conform to and be designed under the Federal guidelines and ANSI standards/specifications of wind & ice loadings. Current traffic will not be affected as the proposed facility is unmanned and unstaffed and may be visited by maintenance personnel approximately 2-4 times per month or as needed for servicing. A proposed access road will be installed off Zimmerman Rd.

The proposed wireless communication facility complies with the Special Use standards stated in **Section 792 Part F: Standards Applicable to All Wireless Communication Facilities and Antennae** of the Zoning Ordinance. The proposed tower and associated equipment will operate in a clean and quiet manner. The facility is completely automated and will not create smoke, fumes, odors, dust, glare, noise pollution, unsanitary conditions, surface drainage problems, environmental

nuisances, traffic congestion, threats to morality or public safety, or any other objectional characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communication capabilities and an emergency communications infrastructure. No water services, sanitary facilities, gas services, or garbage disposal/pick-up services are needed. The existing landscaping will be preserved to the greatest extent possible, and all disturbed areas will be restored in kind. Soil erosion control measures will comply with the terms of the County Soil Erosion and Sedimentation Control Standards.

Please review this letter along with all documentation provided in which TowerNorth intends to comply with the Charter Township of Garfield Zoning Ordinance along with the attached documents as requested in **Section 792 Part D: Submission Requirements** and **Table 7-15: Telecommunications Facility – Submittal Requirements** of the Zoning Ordinance.

SECTION 792 WIRELESS COMMUNICATIONS FACILITIES AND ANTENNAE

Section 792.D – Submission Requirements:

1. The requirements as indicated in Table 7-15 (see page 7-21) must be provided with an application for any wireless communications facility or antennae. The application must be signed by the property owner, the applicant, and a provider who will be placing antennae on the proposed wireless communications facility.
Response: Please find the signed application by the property owner, the applicant, and agent in Exhibit A. Please see Exhibit J for the Affidavit of Intent to Collocate provided by Verizon Wireless who will be placing their antenna equipment on the proposed wireless communications facility. Please see our response to the submittal requirements outlined in Table 7-15 below and where each referenced document can be found in our submittal.
2. The Zoning Administrator in the case of an administrative approval, or the Planning Commission in the case of a SUP application, may modify the submission requirements where it is determined that certain information is not required or useful in determining compliance with the provisions of this ordinance. A decision to modify certain submission requirements must be in writing and made a part of the application file.
Response: Noted.
3. If the property owner is not a provider, the application must include a copy of an executed lease agreement between the applicant or property owner and a provider, or, where no lease agreement has been executed, an affidavit signed by a carrier attesting to an intent to place antennae on the wireless communications facility if the application is approved.
Response: A lease agreement between the property owner and TowerNorth is currently being developed. Please see Exhibit J for the Affidavit of Intent to Collocate signed by Verizon Wireless attesting to their intent to install their antenna equipment if the proposed facility is approved.

Table 7-15: Telecommunications Facility – Submittal Requirements

Antenna	Required Submissions	Reference(s)
✓	A complete application on a form provided by the department	Exhibit A – Signed SUP Application
✓	The name, address, and telephone contact information for the owner of any proposed or existing antenna supporting structure, and a statement that such information will be updated annually or upon a change of ownership after the application is approved	Letter of Intent, Exhibit A – Signed SUP Application
✓	A survey of the lot completed by a registered land surveyor that shows all existing uses, structures, and improvements	Exhibit B – Site Survey
✓	A site plan of the property showing all proposed uses, structures and improvements	Exhibit C – Site Plans
✓	Antenna heights and power levels of the proposed facility and all other facilities on the subject property, including a statement of the height above sea level of the highest point of the proposed facility	Exhibit C – Site Plans
✓	A graphical representation, and an accompanying statement, of the search area used to locate the proposed facility	Exhibit D – 1/2-Mile Verizon Wireless Search Ring Map
✓	A graphical representation, and an accompanying statement, of the coverage area planned for the cell to be served by the proposed facility along with a service map showing all existing towers and coverage area for those towers in adjacent sections	Exhibit E – RF Coverage Maps, Exhibit F – RF Statement of Network Need
✓	A radio frequency plot indicating the coverage of existing wireless communications sites, and that of the proposed site sufficient to demonstrate geographic search area, coverage prediction, and design radius	Exhibit E – RF Coverage Maps
✓	A statement by a qualified professional engineer specifying the design structural failure modes of the proposed facility, including proof that the proposed antenna supporting structure has been designed so that, in the event of structural failure, the facility will collapse within the boundaries of the lot on which it is located	Exhibit G – Certified Fall Zone Letter
✓	A stamped or sealed structural analysis of the proposed wireless communications facility prepared by a professional engineer, indicating the proposed and future loading capacity of the facility	Exhibit H – Structural Design Report
✓	Proof of a license (and for broadcast structures, a construction development approval) issued by the FCC to transmit radio signals in the township	Exhibit I – FCC Licenses
✓	A shared use plan, including a statement, which indicates the applicant's intent to allow the co-location of other antenna, provided that the cost of modifying the existing tower is borne by the collocating entity and reasonable compensation, is paid by the co-locating entity. In support of this statement, the applicant will make this information reasonably known to service providers.	Letter of Intent, Exhibit C – Site Plans

Section F. Standards Applicable to All Wireless Communication Facilities and Antennae

1. Number of Facilities to be Minimized

- a. Generally: Antenna supporting structures must be located in a manner that is consistent with township's interest in land-use compatibility. No antenna supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing antenna supporting structure.

Response: Please see Exhibit E for Verizon's RF coverage maps and Exhibit F for an RF Statement of Network need. Verizon first considers whether an existing tower in the area would resolve the service gap, however, there are no existing towers within a mile of the proposed tower location.

- b. Letters of coordination: The applicant must provide documentation that a notice was mailed, via certified mail, to all providers or, where applicable, to owners of existing antenna supporting structures, and that the applicant was unable to secure a lease agreement with a provider to allow the placement of the proposed antennae on an existing structure or building within the geographic search area.

Response: Please see Exhibit D for a map of Verizon's 0.5-mile search area that was used to identify any existing towers or potential locations for a new tower. No existing towers are located within the 0.5-mile search area or within 1.0 mile of the proposed tower location.

- c. Additional evidence: As appropriate, the following evidence may also be submitted to demonstrate compliance with this section:

- i. That no existing wireless communications facility within the geographic search area meets the applicant's radio frequency engineering or height requirements;
- ii. That no building or structure within the geographic search area has sufficient structural strength to support the applicant's proposed antennae; or
- iii. That there are other limiting factors that render collocated, surface-mounted, or roof mounted facilities unsuitable or unreasonable.

Response: There are no existing towers within a 1.0-mile radius of the proposed tower location or suitable structures that would meet the required antenna centerline to service the coverage gap. The existing towers outside of this area either already have Verizon collocated on the existing tower or are too close to Verizon's existing sites and would cause issues with overlapping coverage and would not effectively fill the coverage gap in service. The proposed tower location is centrally located between the existing Verizon sites as shown in the RF coverage maps in Exhibit E.

2. Construction

Antenna supporting structures shall be constructed utilizing monopole or freestanding lattice type construction only, unless the applicant is able to demonstrate that such a structure cannot accommodate the proposed or future antennae.

Response: In compliance with this section, the tower will be designed as a monopole tower type.

3. Setbacks

- a. Antenna supporting structures, equipment enclosures, and ancillary appurtenances must meet the minimum setback requirements for the zoning district in which they are proposed.

Response: The proposed tower and fenced compound are meeting all setback requirements for the Agricultural (A) district (Front: 30ftt, Side: 20ft, Back: 35ft). The proposed fenced compound, which contains the tower and all equipment enclosures, has the following approximate setbacks: 149ft Front, 30ft Side, and approximately 860ft Back.

- b. In addition to complying with (a) above, antenna supporting structures must also be set back a distance equal to their overall height from the lot line of any lot that contains a residential use, that is vacant but may be used for residential purposes, or that is within a residential zoning district; however, guy-wire anchors need only comply with the provisions of subsection (a), above.

Response: The surrounding properties are currently zoned Agricultural (A) with no existing residential uses as shown on the Zoning Map in Exhibit K. In addition, please refer to the tower fall zone letter in Exhibit G that states that the tower is designed to fall within an 80ft radius, which will contain the tower within the proposed property boundaries.

- c. The setback requirements specified in (a) and (b) above are minimums. Any proposed wireless communication facility or antenna proposed and requiring SUP application and approval may have a greater setback requirement imposed by the Planning Commission if substantiated by a need to minimize the visual, aesthetic, and public safety impacts of the facility or antenna.

Response: Noted.

4. Accommodation of Future Collocations

- a. Antenna supporting structures must be designed to accommodate future collocations by at least two (2) additional service providers. A notarized statement by the applicant to this effect shall be provided by the applicant. The exact amount of additional equipment to be accommodated will be agreed upon during the application review and approval process.

Response: The tower is designed to accommodate a minimum of two additional collocations as shown on page 2 of the Site Plans in Exhibit C.

- b. The proposed location of a wireless communication facility shall be adequately sized and configured to allow the placement of at least two (2) additional communication equipment shelters.

Response: The facility is designed to accommodate a minimum of two additional collocations as shown on page 2 of the Site Plans in Exhibit C.

- c. Wireless communication towers shall reserve space on the tower for at least one (1) public safety antenna, and shelter or ground space to accommodate one (1) equipment shelter if deemed necessary.

Response: TowerNorth will work with the Township to install at least one (1) public safety antenna and ground equipment if deemed necessary.

- d. As a condition of approval under this article, the applicant must submit a shared use plan that commits the owner of the proposed antenna supporting structure to

accommodate future collocations where reasonable and feasible in light of the criteria set forth in this section.

Response: TowerNorth, who will be the owner of the tower, has a business plan that aligns with the requirement mentioned. Their goal is to maximize the number of collocators on this structure. Additionally, the Federal Telecommunication Act of 1996 mandates that structures must allow for collocation.

- e. The provisions of (a) through (d) above shall not apply to Residential Facilities.

Response: Noted.

5. **Equipment Shelter Design and Height**

The design and materials used in the construction of the equipment shelter shall, to the extent possible, blend the structure with the surrounding built or natural environment. The equipment shelter shall not exceed fifteen (15) feet in height.

Response: In compliance with this section, the ground equipment will be under 15ft in height. No buildings or equipment shelters are proposed. Existing pine trees to the south of the tower will provide natural screening from the neighboring parcel.

6. **Lighting**

- a. No lights, signals, or other illumination will be permitted on any antenna supporting structure or ancillary appurtenances unless the applicant demonstrates that lighting is required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the Michigan Department of Transportation Bureau of Aeronautics (MDOT-BOA). No existing facility or antenna shall be modified in any way which would cause the structure to require lighting unless a SUP is first approved permitting such modification and lighting.

Response: Please see Exhibit L for the FAA Determination of No Hazard to Air Navigation. As part of this evaluation, marking and lighting of the tower is not necessary for aviation safety. However, if the FAA determines at any time that the facility needs to be lit, then we will be required to comply with all federal regulations. In addition, we will provide the Township notice of any requirements.

- b. Site lighting shall comply with the lighting standards of this Ordinance.

Response: The proposed site will comply with the lighting standards of this ordinance.

7. **Color**

Antenna supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized grey finish or other contextual or compatible color as determined by the township, except as otherwise required by the FAA, the FCC, or the MDOT-BOA.

Response: In compliance with this section, the tower will be designed with galvanized steel and the proposed antennas will be off-white to grey in color. The proposed cables will be routed within the monopole tower but would be grey to black in color.

8. **Fencing**

A fence of at least six (6) feet in height from finished grade must be installed in order to enclose the base of the antenna supporting structure and associated equipment enclosures. Access to

the antenna supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with §515 Fences and Walls, of this ordinance, except that barbed wire construction may be allowed at the discretion of the applicant.

Response: Please see the Site Plans in Exhibit C for the location and design of the proposed fence enclosing the tower and associated ground equipment. A 6ft chain-link fence with barbed wire at the top of the fence is proposed. The existing trees lining the south property line and road frontage will provide natural screening for the proposed ground equipment.

9. **Landscaping**

Wireless communication facilities and antenna shall be effectively screened to obscure views of the tower base, equipment shelter, security fencing, and/or guy wire anchors from adjacent uses and public rights-of-way. In locations where the visual impact of the tower will be minimal or where existing vegetation or topography provide an effective natural screening, the Planning Commission may modify or waive this requirement.

Response: The existing parcel has pine trees and landscaping along the property lines near the proposed tower location which will provide natural screening of the tower and ground equipment from the surrounding properties and public right-of-way.

10. **Signs**

- a. Except as provided for in (b) and (c) below, no signs may be placed on antenna supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall required by this section.
- b. If high voltage is necessary for the operation of proposed wireless communications facilities, "High Voltage—Danger" and "No Trespass" warning signs not greater than one (1) square foot in area must be permanently attached to the fence or wall at intervals of at least forty (40) feet and upon the access gate.
- c. A sign not greater than one (1) square foot in area must be attached to the access gate that indicates the following information:
 - i. Federal registration number, if applicable;
 - ii. Name of owner or contact person; and
 - iii. Emergency contact number.

Response: There are no signs proposed for this project except for a sign with the emergency contact information placed on the equipment cabinet door. A sign with the FCC registration number will be located on the fence gate. If the federal, state, or local agency requires any additional signage, the proposed wireless facility will comply with their requirements.

Section J. Abandonment

1. **Notice of abandonment:** In the event that all legally approved use of an antenna supporting structure or antenna has been discontinued for a period of six (6) months, the Zoning Administrator may make a preliminary determination of abandonment. In making such a determination, the Zoning Administrator may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for

- the owner of the antenna supporting structure for four consecutive years will be presumptive evidence of abandonment. At such time as the Zoning Administrator reasonably determines that an antenna supporting structure or antenna has been abandoned, the Zoning Administrator will provide the property owner with a written notice of abandonment by certified mail.
2. **Declaration of abandonment:** Failure on the part of the property owner to respond to the notice of abandonment within ninety (90) days, or to adequately demonstrate that the structure is not abandoned, will be evidence of abandonment. Based on the foregoing, or on any other relevant evidence before the Zoning Administrator, the Zoning Administrator may make a final determination of abandonment, whereupon a declaration of abandonment will be issued to the property owner by certified mail.
 3. **Removal of facility:** Within one hundred and twenty (120) days of a declaration of abandonment, the property owner must either:
 - a. Reactivate the use of the structure as a wireless communications facility or transfer ownership of the structure to another owner who will make such use of the facility; or
 - b. Dismantle and remove the facility. If the facility remains abandoned upon the expiration of one hundred and twenty (120) days, the township may enter upon the property and remove the facility, with all costs to be borne by the property owner.

Response: TowerNorth will comply with the ordinance above and will work with the township if any of these issues present themselves. If the owner of the wireless communication facility changes, the new tower owner will provide the updated contact information to the Township for their records.

In summary, we believe that the proposed wireless communication facility meets the intent of the Charter Township of Garfield Zoning Ordinance for Wireless Communication Facilities found in Section 792 and have provided the necessary information and documents to the Planning Department. We appreciate your review and consideration for a Special Land Use approval.

If you have any questions or require any additional information, please reach out to me directly.

Sincerely,



Jaime Mathew, P.E. (IL)
Kimley-Horn and Associates, Inc.
Ph: (630) 487-3489
Email: jaime.mathew@kimley-horn.com



Charter Township of Garfield

Grand Traverse County

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

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- New Special Use Permit
- Major Amendment
- Minor Amendment
- Administrative Amendment

PROJECT / DEVELOPMENT NAME

MI0004-A Silver Lake Road

APPLICANT INFORMATION

Name: TowerNorth Development, LLC
Address: 750 West Center Street, Suite 301, West Bridgewater, Massachusetts 02379
Phone Number: 888-315-0220
Email: jfrancisco@towernorth.com

AGENT INFORMATION

Name: Jaime Mathew w/ Kimley-Horn and Associates, Inc.
Address: 4201 Winfield Road, Suite 600, Warrenville, IL 60555
Phone Number: 630-487-3489
Email: jaime.mathew@kimley-horn.com

OWNER INFORMATION

Name: Frank A Bare
Address: 2767 Zimmerman Road, Traverse City, MI 49685
Phone Number: 231-590-7827
Email: N/A

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

<i>Applicant:</i>	James Francisco (jfrancisco@townorth.com)
<i>Agent:</i>	Jaime Mathew (jaime.mathew@kimley-horn.com)
<i>Owner:</i>	Mathew Alpers (231-218-0739) / Frank Bare (231-590-7827)

PROPERTY INFORMATION

<i>Property Address:</i>	2767 Zimmerman Road, Traverse City, MI 49685
<i>Property Identification Number:</i>	05-019-001-00
<i>Legal Description:</i>	See attached.
<i>Zoning District:</i>	Agricultural (A)
<i>Master Plan Future Land Use Designation:</i>	Low Density Residential
<i>Area of Property (acres or square feet):</i>	42.25 acres
<i>Existing Use(s):</i>	Commercial - Excavating Business, Residential
<i>Proposed Use(s):</i>	Wireless Communication Facility

PROJECT TIMELINE

<i>Estimated Start Date:</i>	October 2024
<i>Estimated Completion Date:</i>	December 2024

REQUIRED SUBMITTAL ITEMS

A complete application for a Special Use Permit consists of the following:

Application Form:

- One original signed application
- One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Development Plan:

- Ten complete stapled 11"x17" paper sets (Administrative Amendments require one copy)
- Two complete bound 24"x36" paper sets
- One digital set (PDF only)

Written Information:

- Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)
- One digital copy of the Approval Criteria (PDF only)
- Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)
- One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Director of Planning, a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate, on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that: special use is permitted only if the applicant demonstrates that:

- The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

- The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
- Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
- Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

A written impact statement to include the following information:

- A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.
- Types of uses and other man-made facilities.
- The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.
- Phasing of the project including ultimate development proposals.
- Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.
- The method to be used to serve the development with water and sanitary sewer facilities.
- The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.
- If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

- The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes vibration, smoke or lights.
- An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.
- The proposed density in units per acre for residential developments.
- Name(s) and address(es) of person(s) responsible for preparation of statement.
- Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Erosion and Sedimentation office.
- Type, direction, and intensity of outside lighting.
- General description of deed restrictions, if any.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

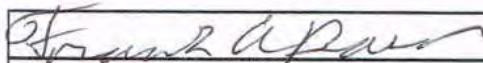
REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
- Upon holding a public hearing, the Planning Commission may approve, approve with conditions, or deny the proposed special use.
- If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:



Applicant Signature:

Agent Signature:

Jaime Mathew Digitally signed by Jaime Mathew
DN: cn=Jaime Mathew, email=jaime.mathew@township-garfield.com, o=Garfield Township, ou=Garfield Township, c=US

Date:

5/7/2024

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Frank Bare authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Frank G Bare

Date:

5/7/2024

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Frank G Bare

Date:

Applicant Signature:

Date:

5/7/2024

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)	SD	ASP/ SDP
A. Basic Information		
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property	<input type="checkbox"/>	<input type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	<input type="checkbox"/>	<input type="checkbox"/>
B. Site Plan Information		
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>
2. Boundary dimensions of natural features	<input type="checkbox"/>	<input type="checkbox"/>
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed alterations to topography and other natural features	<input type="checkbox"/>	<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	<input type="checkbox"/>	<input type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	<input type="checkbox"/>	<input type="checkbox"/>
8. 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	<input type="checkbox"/>	<input type="checkbox"/>
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks	<input type="checkbox"/>	<input type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes	<input type="checkbox"/>	<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	<input type="checkbox"/>	<input type="checkbox"/>
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency	<input type="checkbox"/>	<input type="checkbox"/>
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems	<input type="checkbox"/>	<input type="checkbox"/>
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	<input type="checkbox"/>	<input type="checkbox"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	<input type="checkbox"/>	<input type="checkbox"/>
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used	<input type="checkbox"/>	<input type="checkbox"/>
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown	<input type="checkbox"/>	<input type="checkbox"/>
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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	<input type="checkbox"/>	<input type="checkbox"/>
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	<input type="checkbox"/>	<input type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals	<input type="checkbox"/>	<input type="checkbox"/>



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-1817-OE

Issued Date: 03/04/2024

Leslie Lindeman
Palm-Tech Consulting, LLC
11365 Little Bear Way
Boca Raton, FL 33428

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower MI0004-A "Silver Lake Road"
Location: Garfield Township, MI
Latitude: 44-43-36.80N NAD 83
Longitude: 85-40-38.80W
Heights: 966 feet site elevation (SE)
159 feet above ground level (AGL)
1125 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 09/04/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Robert Kiser, at (404) 305-6616, or Robert.K-CTR.Kiser@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-1817-OE.

Signature Control No: 612237024-614602149

(DNE)

David Maddox

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Frequency Data

Map(s)

cc: FCC

Additional information for ASN 2024-AGL-1817-OE

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2024-AGL-1817-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W



SITE DEVELOPMENT REQUIREMENTS:***(1) General***

Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. The following criteria as listed in Section 424.F(1)(a)-(j) of the Zoning Ordinance are offered for consideration by the Planning Commission:

(a) Required Information. *All required information shall be provided.*

- The scale of the proposal involves altering an existing development. All the necessary information for review has been provided. Any outstanding items may potentially be made a condition of site plan approval.

(b) Outside Agencies. *All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.*

- The applicant is required to comply with all agencies with jurisdiction. Agency approvals may be a condition of site plan approval.

(c) Essential Facilities and Services. *Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.*

- As this application is for a use at an existing commercial site, essential facilities and services are in place.
- The site is accessed from major roads and is serviced by existing public sewer and water.
- The site has been used as commercial without overburdening area municipal services.

(d) Natural Features. *Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.*

- The proposed use only impacts a small portion of the existing building on the site.
- Any existing natural buffer as required in the C-P District will remain intact.
- There are no known sensitive natural features on the site.

(e) Site Design. *All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.*

- The site is a well-established planned shopping center and has been in operation for more than 30 years.
- The proposed use does include altering the existing building by creating a new customer entrance to the Grand Traverse Mall. However, the existing interior connection between the inner walkway of the mall and this tenant space will be sealed off. The application states: “All Ollie's locations typically have one entrance and exit, requiring the removal of the mall concourse entrance. The purpose of this store design is two-fold: (1) Diversity of products sold require all space provided to be utilized. (2) Security - loss prevention. Multiple large exits combined with the previous notation of products make layout difficult.”

- The mall owner, Grand Traverse Mall LLC/Brookfield Properties, has provided a letter stating that is proposed change only affects the subject tenant space and is not part of any other plan to alter the mall. Furthermore, Brookfield has demonstrated options to repurpose the interior mall space at the closed entrance to the former TJ Maxx store for further retail space.
 - Unless there is an overall plan to alter the entire site, then the review of this application is limited to the exterior improvements.
- (f) **Orientation.** *Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*
- A new customer entrance is proposed to be constructed at the rear entrance to the former TJ Maxx store. In addition, to the new customer entrance, an additional new door for employee use is proposed. All existing external doors will remain in place.
 - The existing interior connection between the inner walkway of the mall and this tenant space will be sealed off.
 - The C-P District envisions a planned shopping center that may have several entrances with some that would not face a street.
- (g) **Vehicle and Pedestrian Systems.** *The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.*
- The proposed use will rely on existing entrances to the Grand Traverse Mall, including access from South Airport Road and US 31.
 - The proposed use will rely on existing sidewalks on the property. The new exterior customer entrance will provide steps and a ramp to the doorway.
 - As proposed, the sidewalks will not have connection to any other mall entrances.
- (h) **Shared Drives.** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*
- As described above, the development site will use the existing entrance drives on South Airport Road and US 31 which serve the entire Grand Traverse Mall site.
- (i) **Impervious Surfaces.** *The amount of impervious surface has been limited on the site to the extent practical.*
- The site is in an existing development. The proposed site plan will not reduce nor increase the impervious surface.
- (j) **Master Plan.** *The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.*
- The proposed use fits with the Future Land Use Map in the Master Plan, as the parcel and surrounding vicinity are envisioned as Mixed Use Center (Garfield Center) which states “Garfield Center is the primary commercial area of Garfield centered along South Airport Road and primarily east of the intersection with US 31. Grand Traverse Mall and Grand

Traverse Crossing are the two major developments comprising this longstanding commercial district that serves local and regional needs.” The Master Plan further supports, “Mixed-use development that supplements existing commercial uses and provides diversity of uses, including high density residential, entertainment, offices, and vibrant public spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.”

(2) External Access

The proposed use will have direct access from the existing Grand Traverse Mall entrance drives on South Airport Road and US 31.

(3) Internal Pedestrian Circulation

Section 522 requires pathways and interior sidewalks. The exterior entrances have some internal sidewalks, but there are no sidewalks connecting to the Mall Trail along US 31 or connections to existing sidewalks along South Airport Road.

(4) Non-Motorized Pathways

Sidewalks have been installed along road frontages and internally within the site. Previous and future improvements may trigger the requirement for additional sidewalks in accordance with the Non-Motorized Plan of the Master Plan and Section 522 of the Zoning Ordinance.

(5) Building Placement

The building placement is existing development with no proposed expansion of the building footprint.

(6) Vegetative Transition Strip

A fifty-foot-wide vegetative transition strip is required if the site abuts a residential or agricultural zone. An existing transition strip is in place with no proposed changes.

(7) Service Drives

Access to the site, including the parking lots, is from existing service drives to major thoroughfares.

(8) Prohibited Outdoor Storage

The applicant does not propose any outdoor storage on this site.

RECOMMENDATION:

Following the applicant presentation and Planning Commission discussion, if Commissioners are prepared to decide on the application, then the following motion in support of approval is offered:

MOTION THAT application SPR-2025-01, submitted by Frank Meyers for a retail outlet and new entrance to the Grand Traverse Mall on parcel 05-021-015-00 located at 3350 W. South Airport Road, BE APPROVED, subject to the condition that all agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit and all signs are subject to sign permit application and review.

Any additional information deemed necessary by the Planning Commission should be added to the motion.

Attachments:

1. Site Plan Review Application with Attachments – dated January 6, 2025
2. Brookfield Properties Non-Redevelopment Letter – dated January 13, 2025
3. Ollie's at Grand Traverse – Brookfield Properties – received March 3, 2025



Charter Township of Garfield

Grand Traverse County

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

SITE PLAN REVIEW (SPR) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- Site Diagram Review
 Administrative Site Plan Review
 Site Development Plan Review

PROJECT / DEVELOPMENT NAME

Adaptive Re-use of Former TJ Max tenant space into **Ollie's Bargain Outlet**

APPLICANT INFORMATION

Name: Ollie's Bargain Outlet
Address: 6295 Allentown Blvd., Suite 1, Harrisburg PA
Phone Number: 248-255-8984
Email:

AGENT INFORMATION

Name: Frank Meyers (GFM Architecture, LLC)
Address: 1201 S Purpera Ave, STE 301, Gonzales, LA
Phone Number: 225-754-4345
Email: office@gfmarch.com

OWNER INFORMATION

Name: Eddie Bowles (GRAND TRAVERSE MALL LLC/BROOKFIELD)
Address: 350 N. Orleans St, STE 300, Chicago, IL
Phone Number: 312-960-2822
Email: edward.bowles@bpretail.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

Frank Meyers

PROPERTY INFORMATION

Property Address:

3350 W South Airport Rd, Traverse City, MI 49684

Property Identification Number:

05-021-015-00

Legal Description:

Zoning District:

Planned Shopping

Master Plan Future Land Use Designation:

Mixed Use Center

Area of Property (acres or square feet):

4,701,669.77

Existing Use(s):

Mercantile Tenant

Proposed Use(s):

Mercantile Tenant

PROJECT TIMELINE

Estimated Start Date:

Estimated Completion Date:

REQUIRED SUBMITTAL ITEMS

A complete application for a Site Plan Review consists of the following:

Application Form:

- One original signed application
- One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Diagram Review:

- Two complete stapled 11"x17" paper sets
- One digital set (PDF only)

Administrative Site Plan:

- Two complete stapled 11"x17" paper sets
- Two complete bound 24"x36" paper sets
- One digital set (PDF only)

Site Development Plan:

- Two complete bound 24"x36" paper sets
- One digital set (PDF only)

Note: Ten complete stapled 11"x17" paper sets will be required for submittal after completeness review.

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

DATA WAIVER

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Diagram (SD), Administrative Site Plan (ASP), or Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

An administrative site plan or site development plan shall conform to all provisions of the Zoning Ordinance and to the following site development standards which shall be reflected on the plan:

1. Required Information. All required information shall be provided.
2. Outside Agencies. All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.
3. Essential Facilities and Services. Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.
4. Natural Features. Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.

APPROVAL CRITERIA (continued)

- 5. Site Design. All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.
- 6. Orientation. Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
- 7. Vehicle and Pedestrian Systems. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
- 8. Shared Drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.
- 9. Impervious Surfaces. The amount of impervious surface has been limited on the site to the extent practical.
- 10. Master Plan. The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, show on plan.			

D. Stormwater Review/Soil Erosion

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Soil Erosion Plans approved by Soil Erosion Office? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Stormwater Plans approved by Township Engineer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, attach approved permit. | | | |

OTHER INFORMATION




If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review.
- The Planning Commission may approve, approve with conditions, or deny the application.

PERMISSION TO ENTER SUBJECT PROPERTY


Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:	 Edward Bowles, Sr Director Tenant Coordination, Brookfield Properties
Applicant Signature:	 Keith A. Thompson, Ollie's Burgin at Let
Agent Signature:	 Galen F. Meyers, AIA, Architect
Date:	

OWNER'S AUTHORIZATION


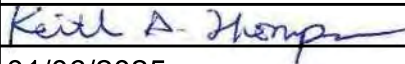
If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Edward Bowles authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:	
Date:	1/6/2025

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:	
Date:	1/6/2025
Applicant Signature:	
Date:	01/06/2025

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)	SD	ASP/ SDP
A. Basic Information		
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
2. Property owner's name, address, telephone number and signature	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>
B. Site Plan Information		
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>
2. Boundary dimensions of natural features		<input type="checkbox"/>
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>
8. 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		<input type="checkbox"/>
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		<input type="checkbox"/>
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>

Ollie's Bargain Outlet Proposed Use of Former TJ Maxx Tenant Space.

Ollie's Bargain Outlet plans include adaptive re-use of existing mercantile tenant space. Alterations for this space are minimal, with most utilities, partitions, and sales floor to be used as-is with new finishes.

Occupancy is to be same as previous, type M mercantile.

Sales floor is to remain as is in terms of size and location.

For your consideration:

Ollie's will be a new mercantile tenant located in the former anchor location. Due to Ollie's store layout and process by which patrons are welcomed, and purchase products the following adaptations are proposed:

1.) Provide new exterior entrance to anchor location as typical in Mall locations so as to facilitate direct access from parking area provided.

2.) Ollie's utilizes a queue system at checkout which requires all patrons to proceed in an organized manner to the next available register located at the main entrance / access.

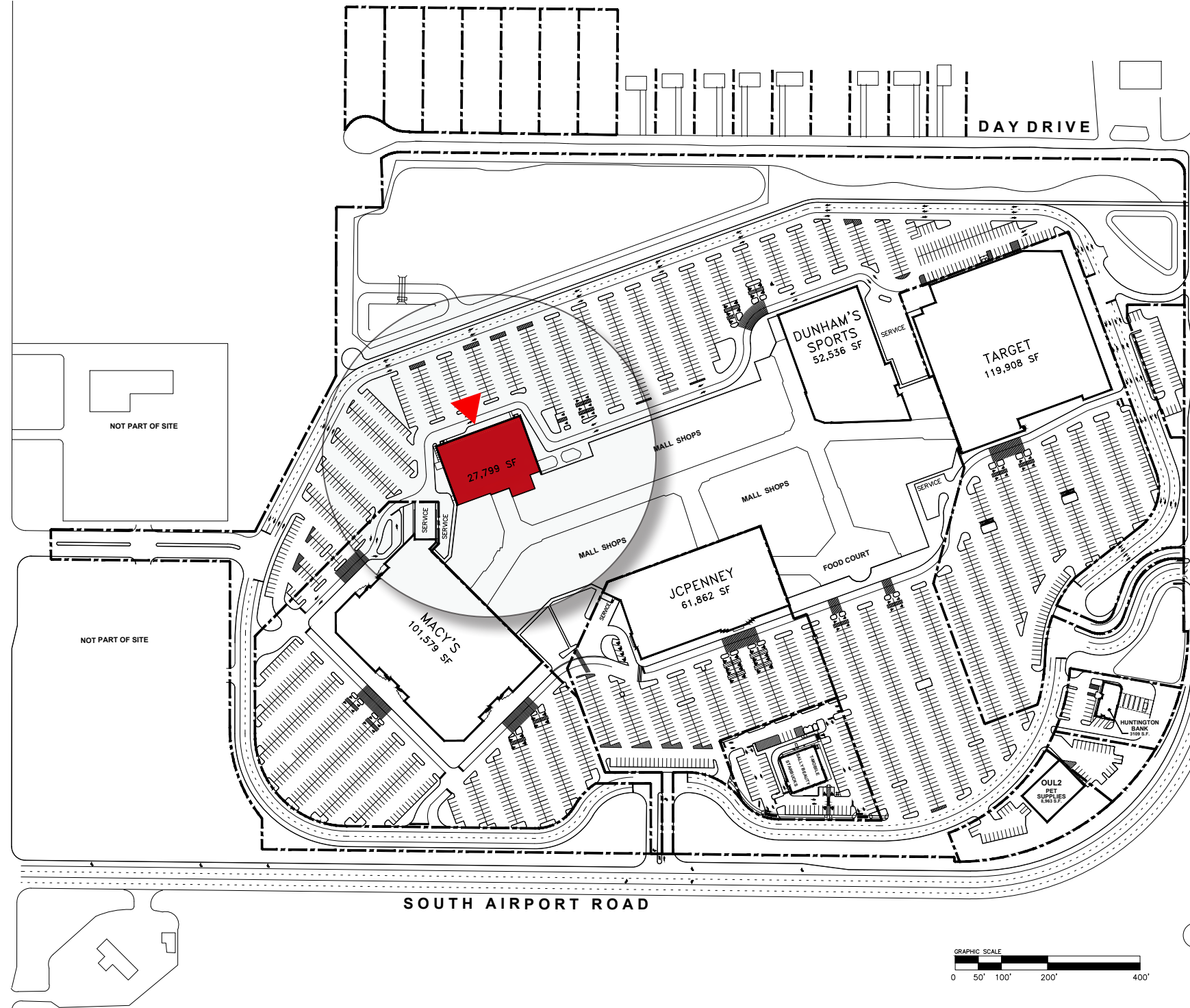
a.) The main access for the store will be the direct access to the exterior parking.

b.) All Ollie's locations typically have one entrance and exit, requiring the removal of the mall concourse entrance. The purpose of this store design is two-fold:

1. Diversity of products sold require all space provided to be utilized.

2. Security - loss prevention. Multiple large exits combined with the previous notation of products make layout difficult.

US 31 & MS 37 HIGHWAYS



Benefit of Proposed Layout

The decline of shopping malls nationally presents a significant challenge, but innovative strategies like integrating outdoor shopping areas with existing interior spaces offer a promising solution. This approach enhances accessibility for customers and creates opportunities to attract new tenants, ultimately extending the lifespan of malls.

For instance, a mall we worked on in Valdosta, Georgia, experienced a significant increase in traffic after incorporating an outdoor shopping component. Customers appreciate the convenience of accessing anchor stores directly from the exterior, while the outdoor space also draws them into the interior food court and other shops. This revitalization strategy has generated renewed interest and extended the viability of the mall.

While the provided example from our site documentation, showing customer activity on a Wednesday morning in a less populated area, offers a snapshot of the mall's success, further data and analysis would strengthen the argument.

All stores shown in the image do not have direct access to the mall concourse.



Revolutionizing
the retail industry
brookfieldproperties.com

Brookfield
Properties

GRAND TRAVERSE
MALL

Box Store Concept

Grand Traverse Mall, Traverse City, MI

Concepts designs are the property of Brookfield Properties. Fabrication and/or reproduction of this concept without the express written consent of Brookfield Properties is prohibited. © 2023 Brookfield Properties

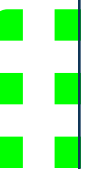
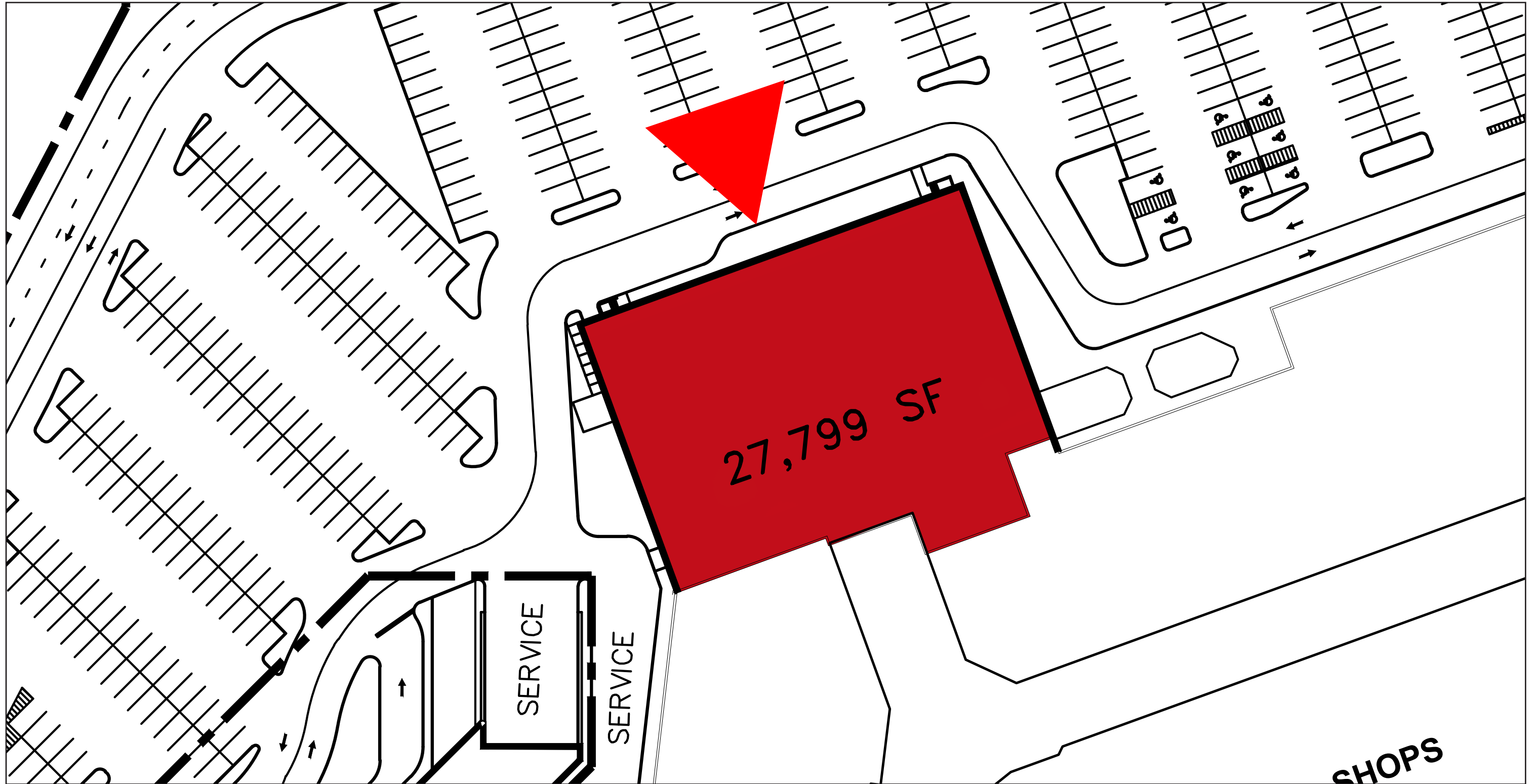
Retail Design and Development

Sr Dir, Leasing - Big Box: Brian Tader

Retail Design: Austin Wyeth

Submittal Date: 10.24.2023





**GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH
SOIL EROSION AND SEDIMENTATION CONTROL
SITE DETERMINATION FORM**

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,
AS AMENDED & GTCHD SOIL EROSION SEDIIMENTATION CONTROL ORDINANCE

Office Use Only	Amount: \$ 25.00
	Receipt #: 10/24/2024
	Received By: CMB

NOV 20 2024

Environmental Health

Project Type: Residential Commercial

Project Address: 3350 3200 W SOUTH AIRPORT RD City, Zip: TRAVERSE CITY, MI 49684

Tax #: 05-021-015-00 Twp: GARFIELD TOWNSHIP Section: 21

Subdivision: _____ Lot: _____

Size of Earth Change: 260 sq. ft Start Date: 1/2/25 Completion Date: 3/26/25

Name & Distance to Nearest Surface Water, Wetland or Drain: _____

Describe Project: TENANT IMPROVEMENT PROJECT FOR NEW TENANT IN EXISTING BUILDING.

***** DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED WORK*****

Owner's Name: GRAND TRAVERSE MALL LLC/BROOKFIELD PROPERTY PARTNERS LP

Owner's Mailing Address: PO BOX 101042 City, State, Zip: CHICAGO, IL 60610

Owner's Phone: 312.960.5007 Owner's email: Brian.Tader@bpretail.com

Applicant (if other than owner): GALEN FRANK MEYERS

Address: 1201 S PURPERA AVE STE 301 City, State, Zip: GONZALES, LA 70737

Phone: 225.754.4345 Email: OFFICE@GFMARCH.COM

-----DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN-----

THE FOLLOWING CRITERIA APPLY:

SOM PA 451, PART 91 REQUIREMENTS

- Within 500' of Lake or Stream
- Disturb 1 acre or more

GTCHD SESC REQUIREMENTS

- Within 500' of Regulated Wetland
- Within 500' of a County Drain
- Slopes of 20% or greater
- Group D Hydrologic Soils

Comments: Miller Creek 1900'S, wetland 800' N, 0-2% slope, less than one acre

OFFICE REVIEW FIELD REVIEW

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

NOT REQUIRED REQUIRED

Sanitarian Reviewer: *[Signature]*

Date: 11/20/24

January 13, 2025

TO: JOHN SYCH
CHARTER TOWNSHIP OF GARFIELD, MI
via email: jpsych@garfield-twp.com

RE: NOTICE OF NON-REDEVELOPMENT / GRAND TRAVERSE MALL, MICHIGAN
OLLIE'S BARGAIN OUTLET / Space N° 0250

Dear John:

This letter shall serve as notice that at this time, Brookfield Properties has no plans to redevelop the shopping center from its current configuration, operation and use. The project known as Ollie's Bargain Outlet set to backfill the prior TJ Maxx space, who subsequently left the center at lease expiration, to move to another location, has submitted initial plans to close off the interior entry into the space and create an exterior entry facing the parking lot. The reason for closing off the interior entry is for theft, primary, and shopping carts. The single exterior entry helps to mitigate "grab and run" thefts, and prevents shopping carts from littering the interior of the center. There is an existing loading dock on the exterior wall that will remain, and a new exterior entry created next to that loading dock with an ADA path of travel to the parking lot. There will be no changes to the traffic patterns, however new ADA parking areas will be added. Ollie's Bargain Outlet will submit a full set of CD and site plans for review via the standard plan review process.

If you have any questions, please don't hesitate to reach out via my contact info below.

Sincerely,




Eddie Bowles | Senior Director Tenant Coordination | Brookfield Properties
edward.bowles@bpretail.com | 818.858.4922

Cc:
Mall Management
Leasing Team

THE EUGENE, NY



Real estate,
reimagined. 

Brookfield
Properties

Ollie's at Grand Traverse



Proposed New Exterior Entry into the former TJ Maxx box

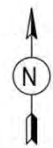
US 31 & MS 37 HIGHWAYS



LEGEND:

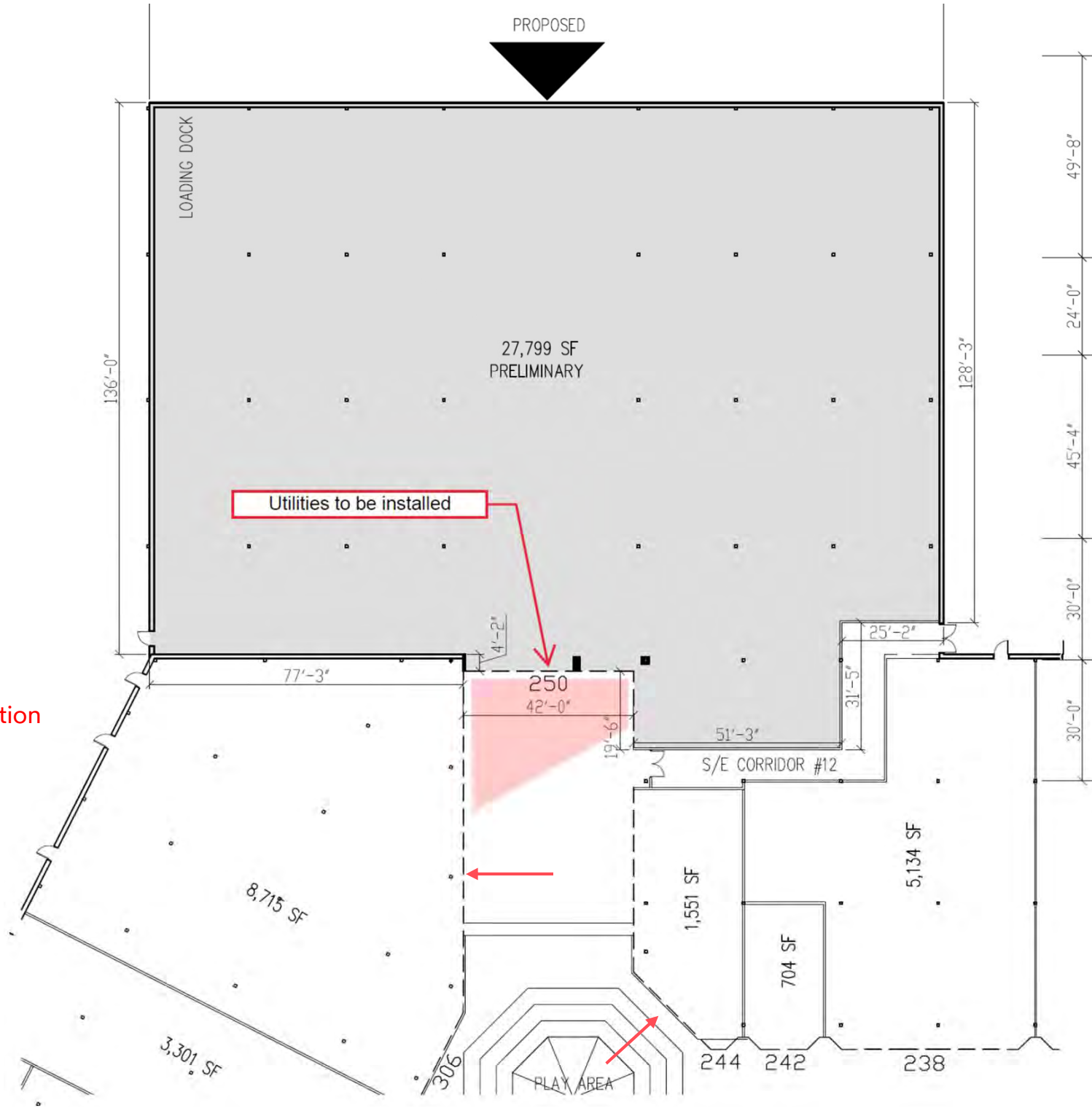
 OWNED BY BROOKFIELD PROPERTIES	 LEASED BY BROOKFIELD PROPERTIES IN A SEPARATE ENTITY FROM THE MAIN MALL
 GROUND LEASED BY BROOKFIELD PROPERTIES AS TENANT	 OWNED AS A JOINT VENTURE
 OWNED BY BROOKFIELD PROPERTIES IN A SEPARATE ENTITY FROM THE MAIN MALL	 OWNED BY THIRD PARTY

THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. NO REPRESENTATIONS OF THE ACCURACY OF INFORMATION CONTAINED HEREIN ARE MADE.

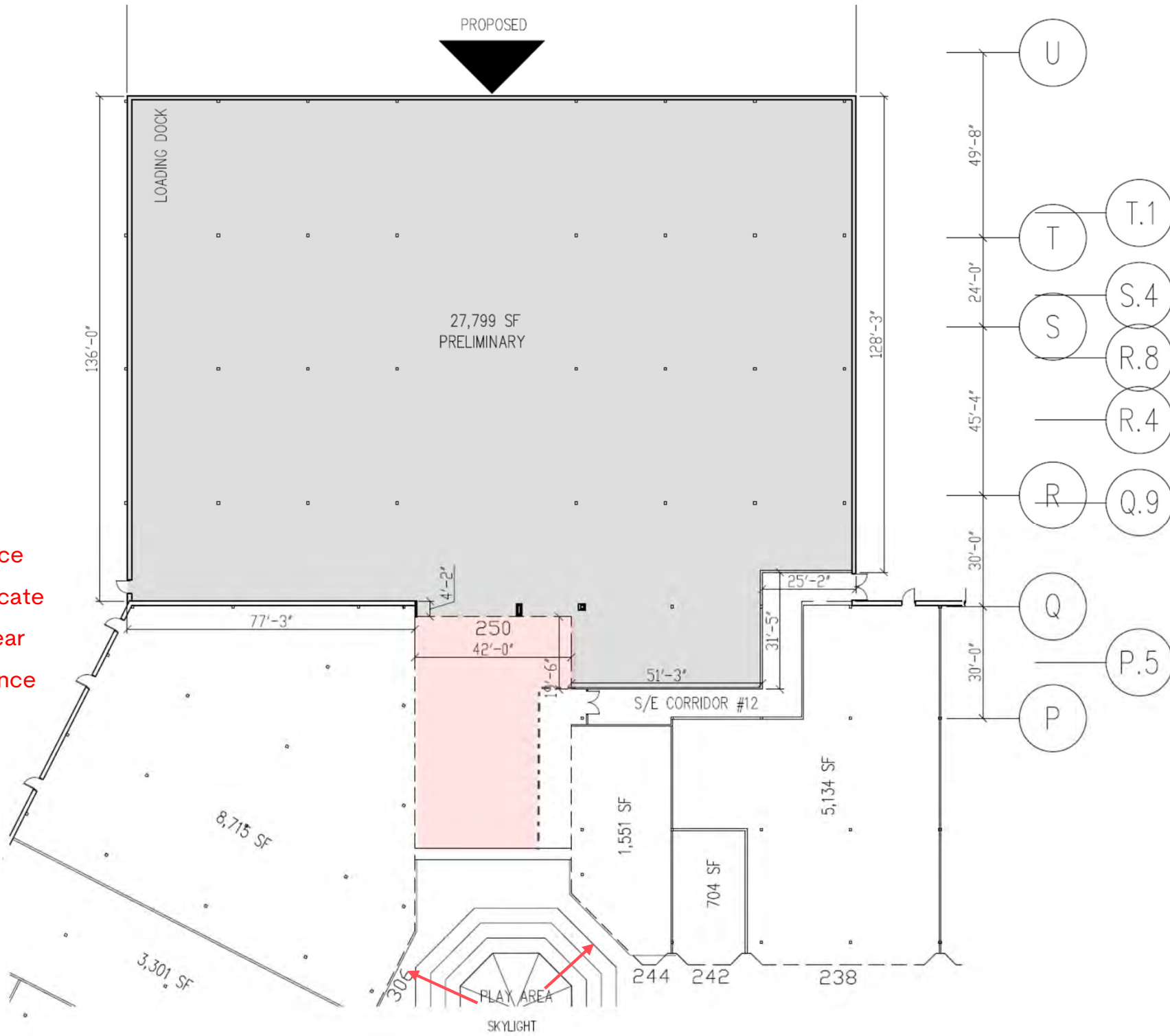


OUT1
OR FCPT HOLDINGS LLC (HUNTINGTON BANK)

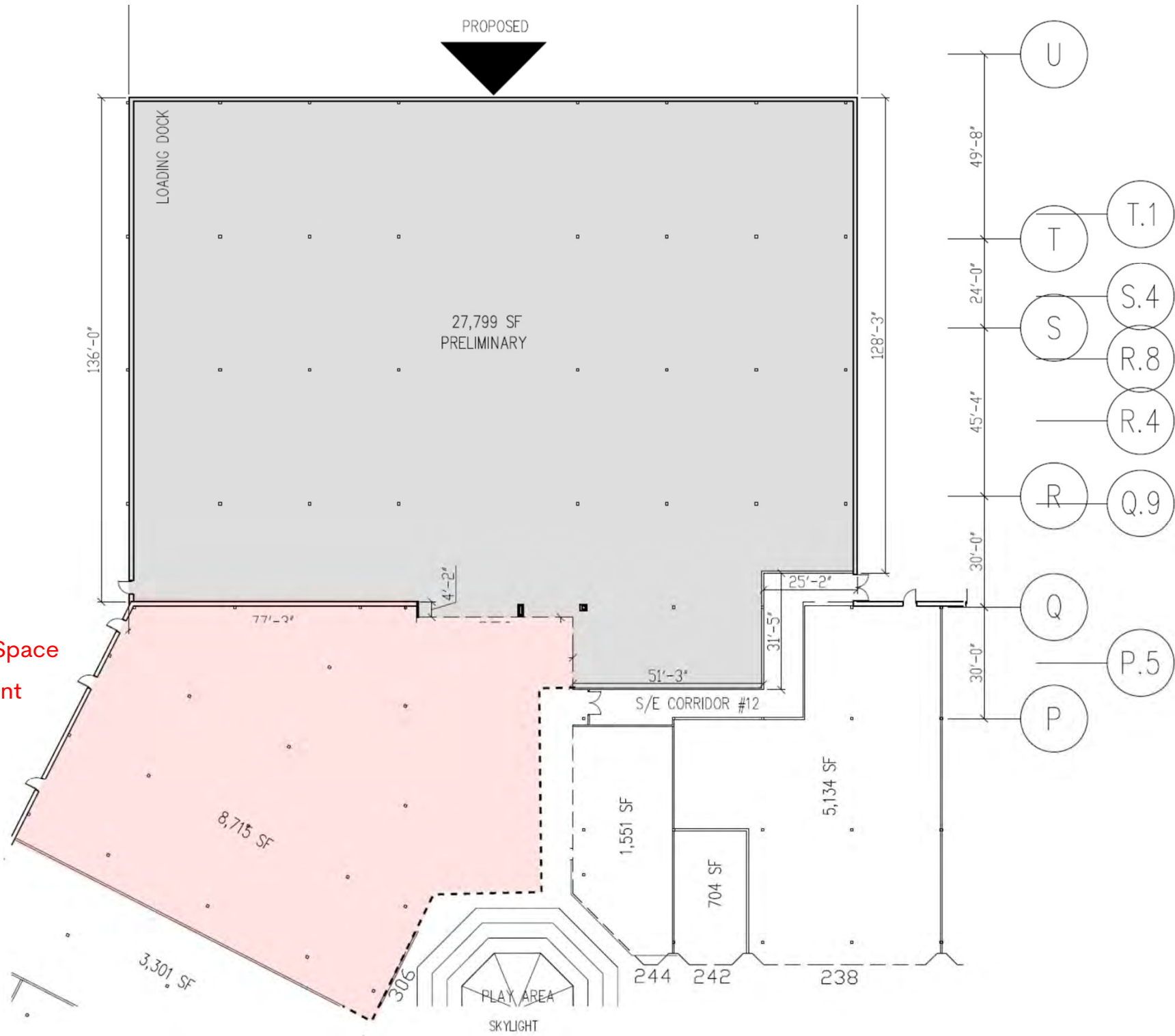
Kiosk Activation

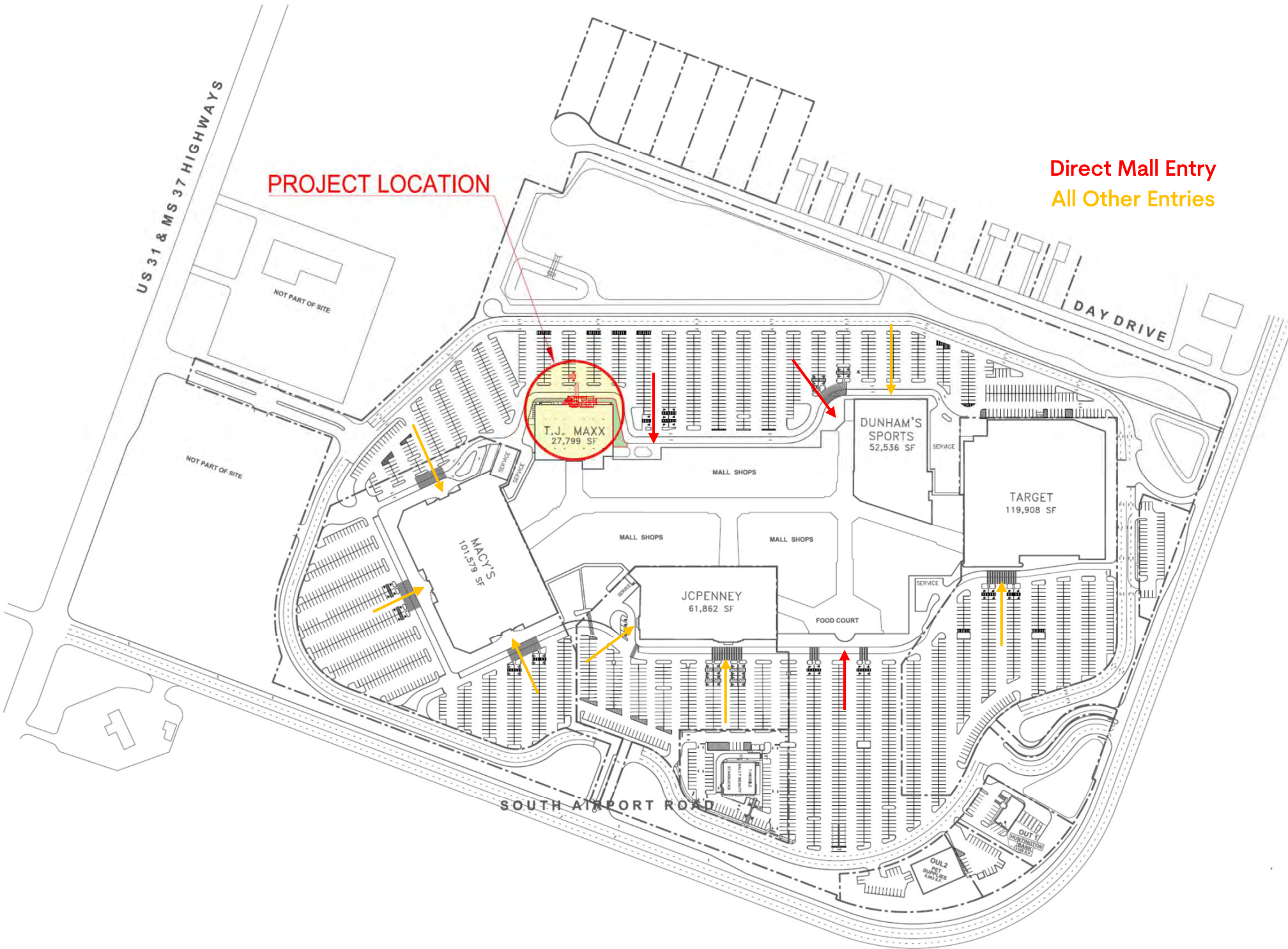


New Inline Space
Activation – Relocate
Famous Footwear
Storefront Entrance



Amalgamate Space
For 1 Tenant





PROJECT LOCATION

Direct Mall Entry
All Other Entries

US 31 & MS 37 HIGHWAYS

DAY DRIVE

SOUTH AIRPORT ROAD

NOT PART OF SITE

NOT PART OF SITE

T.J. MAXX
27,799 SF

DUNHAM'S
SPORTS
52,536 SF

TARGET
119,908 SF

JCPENNEY
61,862 SF

MACY'S
101,579 SF

MALL SHOPS

MALL SHOPS

FOOD COURT

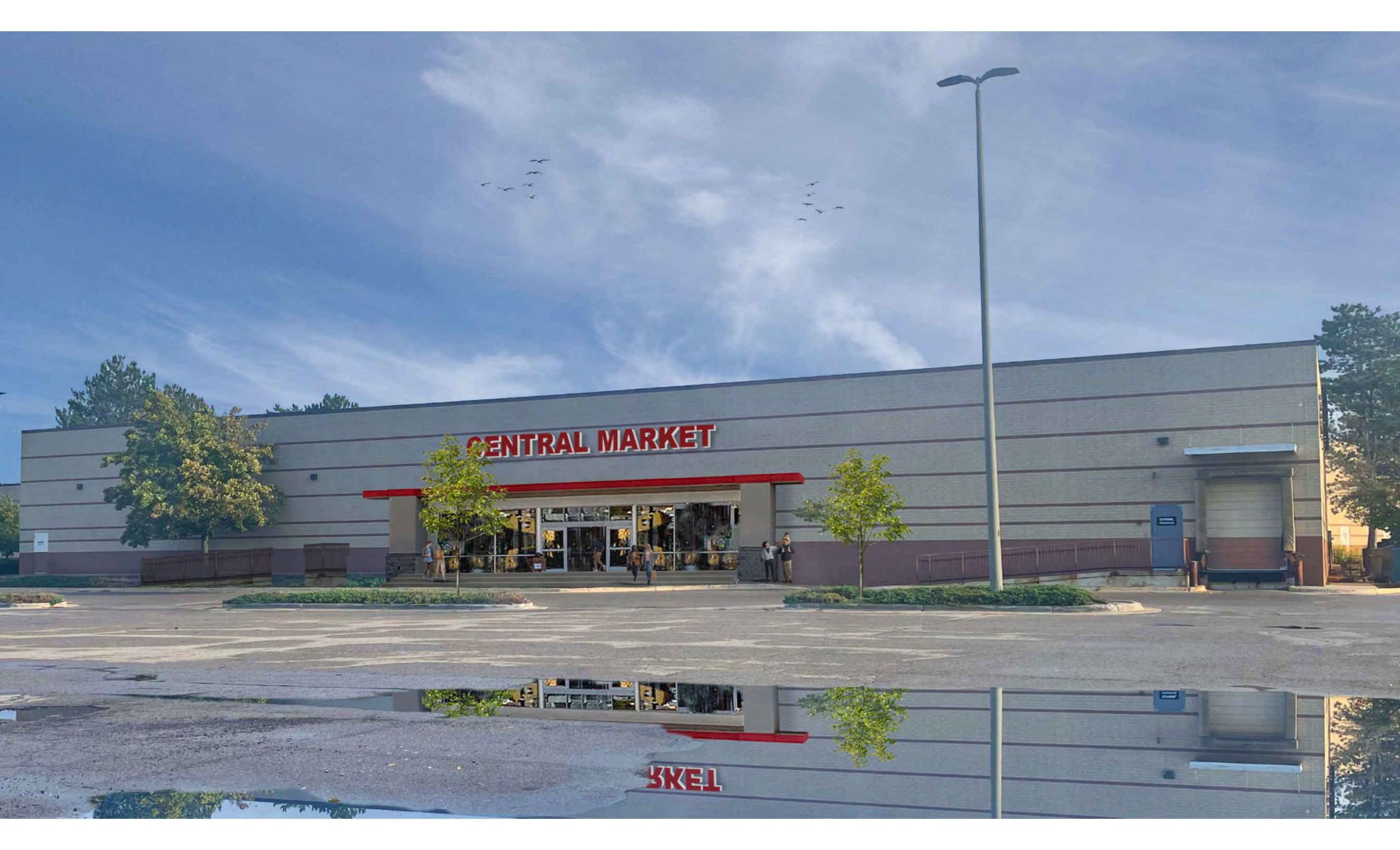
SERVICE

SERVICE

OUL2
PET SUPPLIES
BASKETS

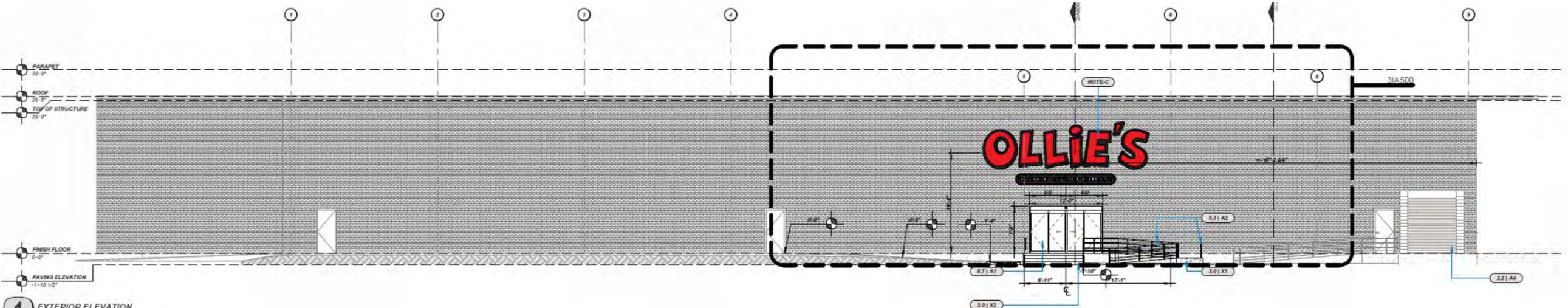
OUT 1
BANK OF AMERICA





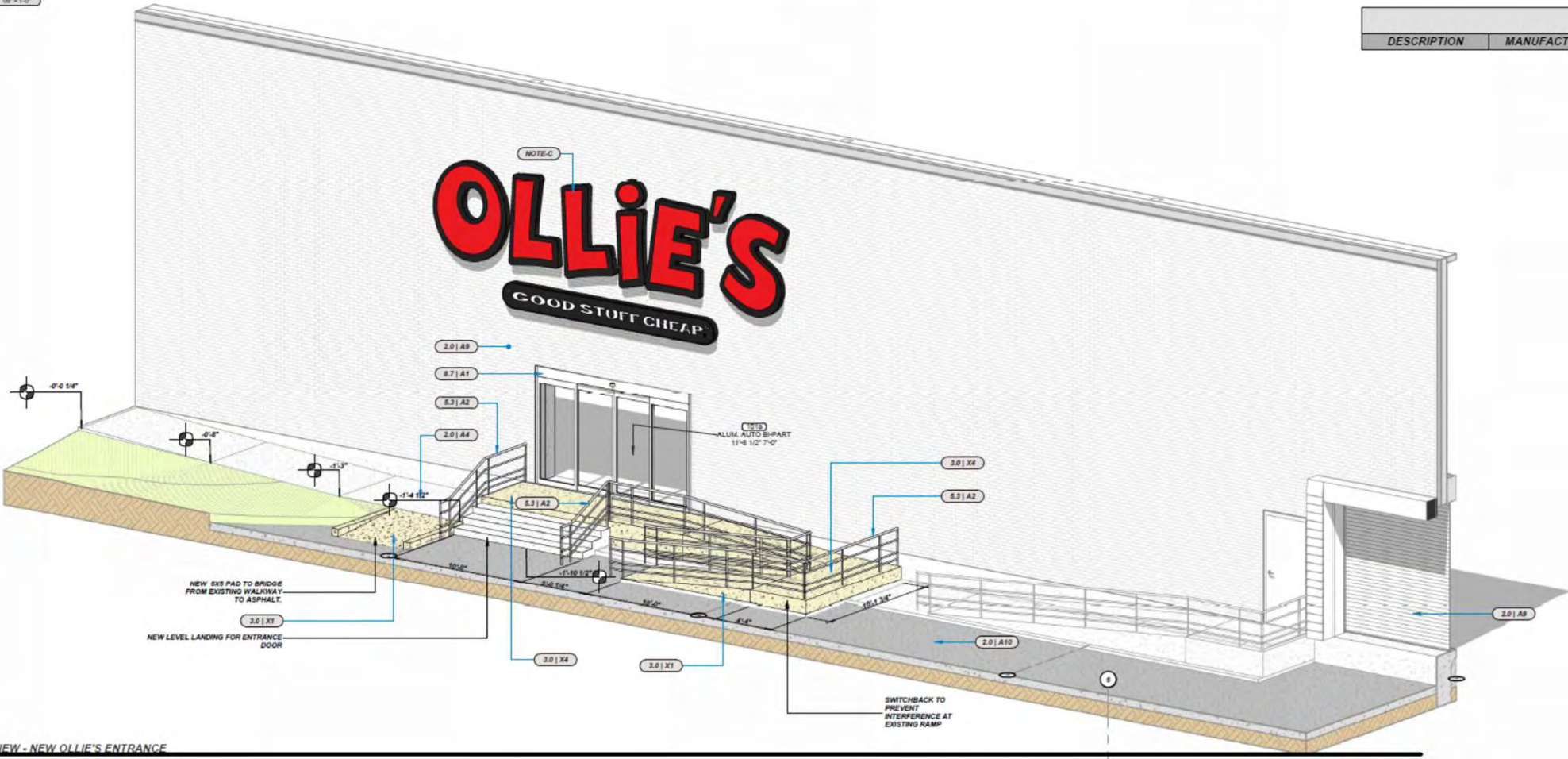
CENTRAL MARKET

MARKET

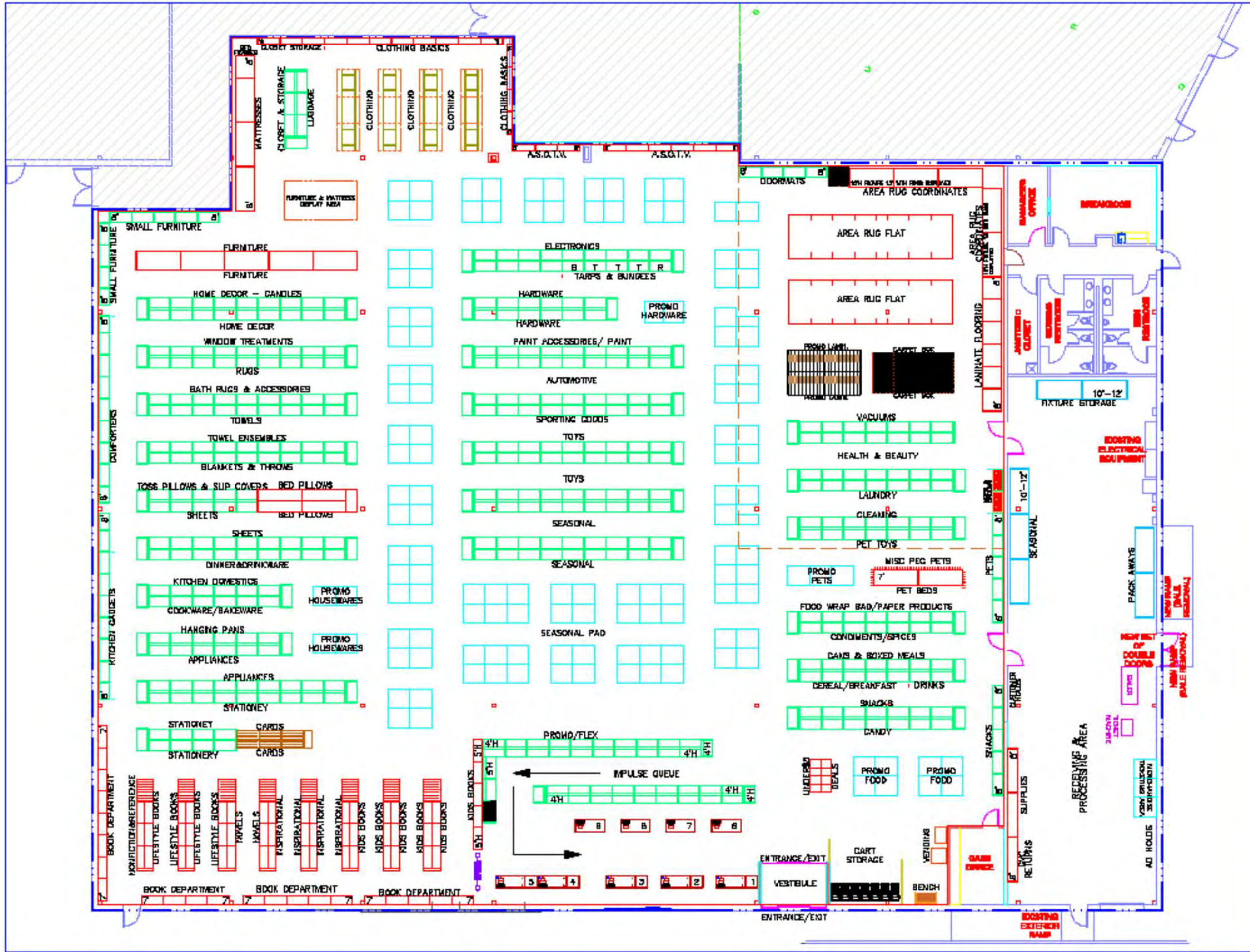


1 EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

FINISH LEGEND				
DESCRIPTION	MANUFACTURER	MODEL No.	DIMENSIONS	FINISH NOTES



2 3D VIEW - NEW OLLIE'S ENTRANCE



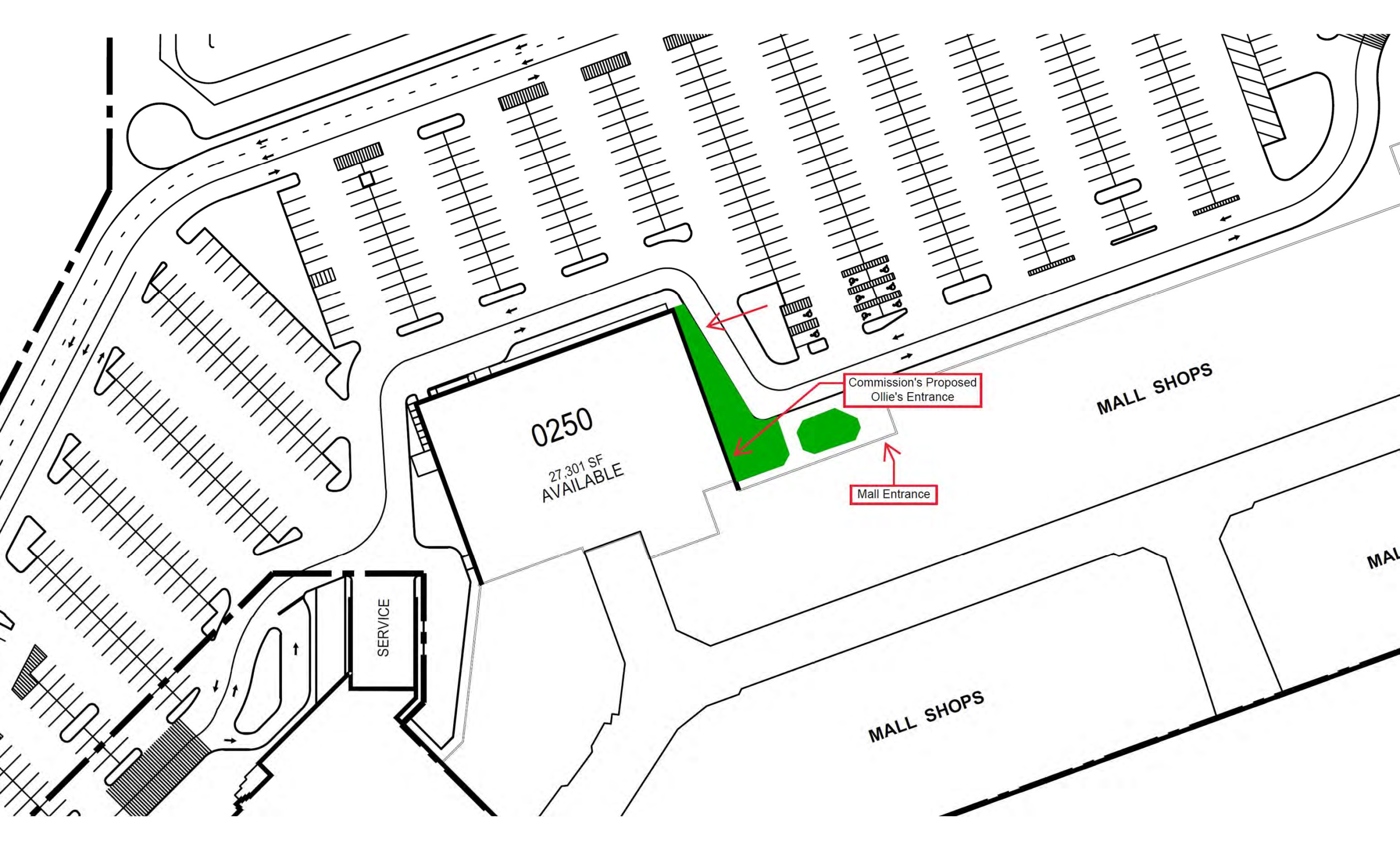
NO.	REVISION/ISSUE	DATE
1	FIRST DRAFT	06.31.2024

COMPANY NAME AND ADDRESS
 Ollie's Bargain Outlet
 6295 Allentown Blvd.,
 Suite 1, Harrisburg,
 PA 17112

PROJECT LOCATION
 Ollie's Bargain Outlet
 TRAVERSE, MI

LAYOUT TYPE
 GRAND OPENING

DESIGN BY
 ANGELA GARCIA



0250
27,301 SF
AVAILABLE

SERVICE

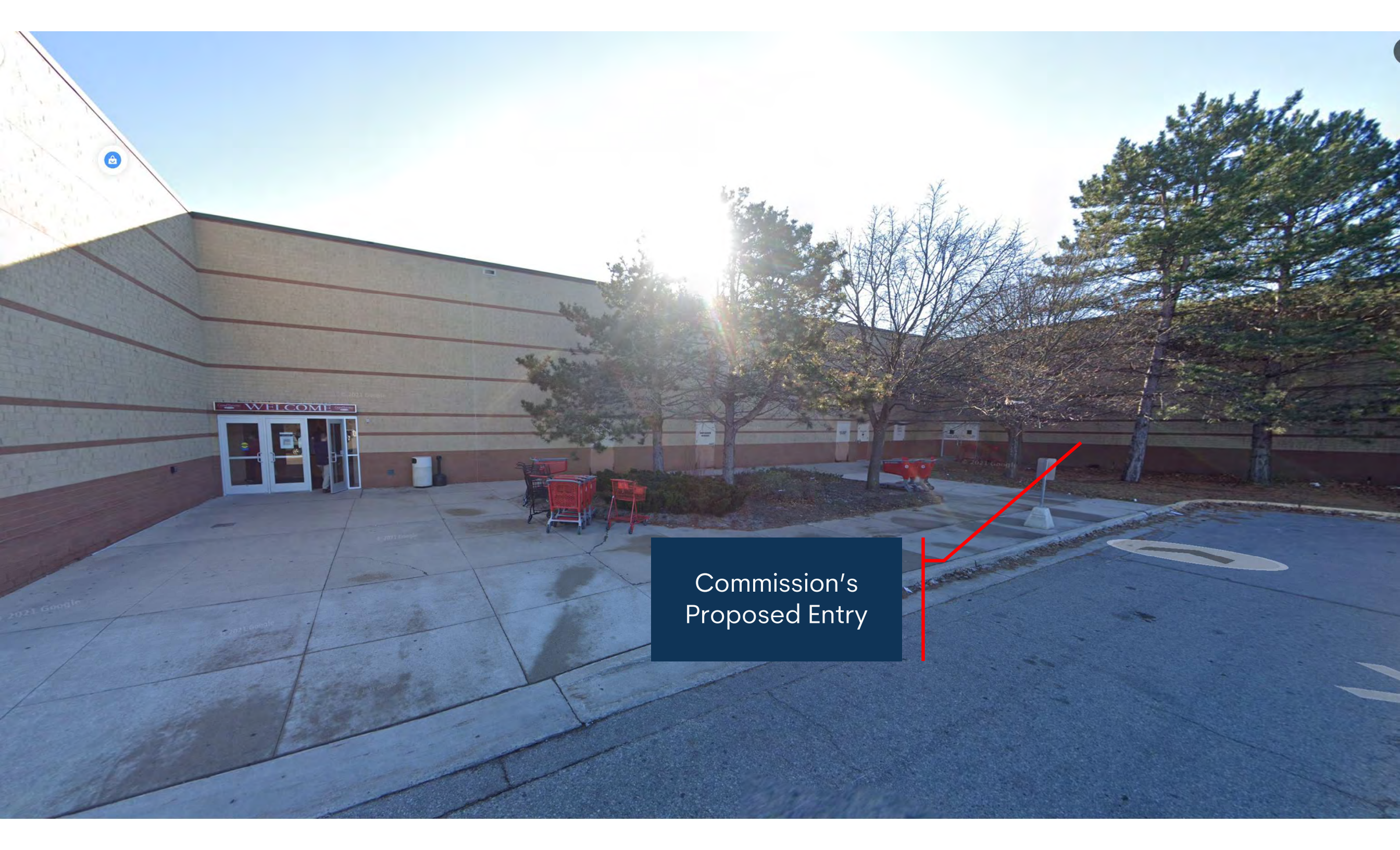
Commission's Proposed
Ollie's Entrance

Mall Entrance

MALL SHOPS

MALL SHOPS

MALL SHOPS



Commission's
Proposed Entry





Old Navy Outlet
Clothing store

H&R Block

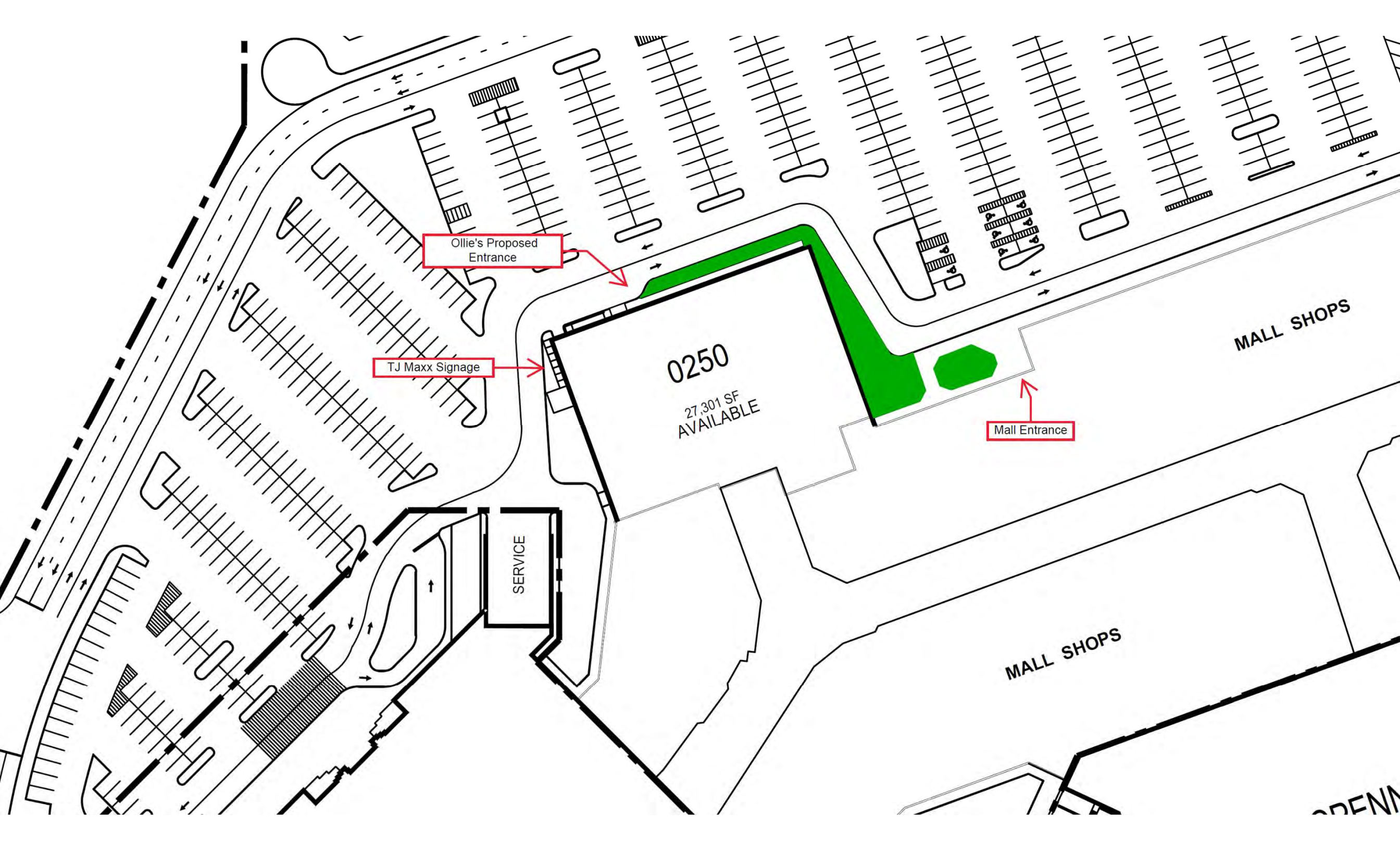
Famous Footwear
Shoe store

Torrid
TORRID Plus
Size clothing

GNC
Vitamin & supplements store

Carter's
Children's clothing store

Rivian Adventure
Network



Ollie's Proposed Entrance

TJ Maxx Signage

Mall Entrance

0250

27,301 SF AVAILABLE

SERVICE

MALL SHOPS

MALL SHOPS

OPEN



Williams Honda
Honda dealer

Chevrolet
Charging Station

Williams Autogroup
Car dealer

Williams Chevrolet
Chevrolet dealer

Jude's Barbershop
Traverse City

Buffalo Wild Wings
\$10.99 Boneless Meal

Buffalo Wild Wings
Chicken Wings

Burlington
Clothing store

Q Oil Change Center

W South Airport Rd

620

W South Airport Rd

620

Google

W South Airport Rd

620

W South Airport Rd

620

Williams Honda
Honda dealer

Chevrolet
Charging Station

Williams Autogroup
Car dealer

Williams Chevrolet
Chevrolet dealer

Jude's Barbershop
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Buffalo Wild Wings
\$10.99 Boneless Meal

Buffalo Wild Wings
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W South Airport Rd

620

W South Airport Rd

620

Google

W South Airport Rd

620

W South Airport Rd

620

Rivian Adventure
Network

Finish Line
Shoe store

Sbarro
Pizza

KAY Jewelers
Jewelry store

Great Lakes
Children's Museum
Interactive education
for families

Carter's
Children's clothing store

Famous Footwear
Shoe store

H&R Block

Torrid
TORRID Plus
Size Clothing

Old Navy Outlet
Clothing store

JCPenney
Department store

JCPenney Salon

Macy's
Jewelry At Macy's
Macy's Official Site

Dunham's Sports
Sporting goods store

Target
Department store

It's Just Wings
Chicken Wings

US 131 Smoke
Shop and Boutique

US Marine
Corps Recruiting

Starbucks
The Perfect
Sip is Ready

Bath & Body Works
Beauty supply store

FYE
Variety store

Dairy Queen (Treat)
Ice Cream

Taste of India
Indian

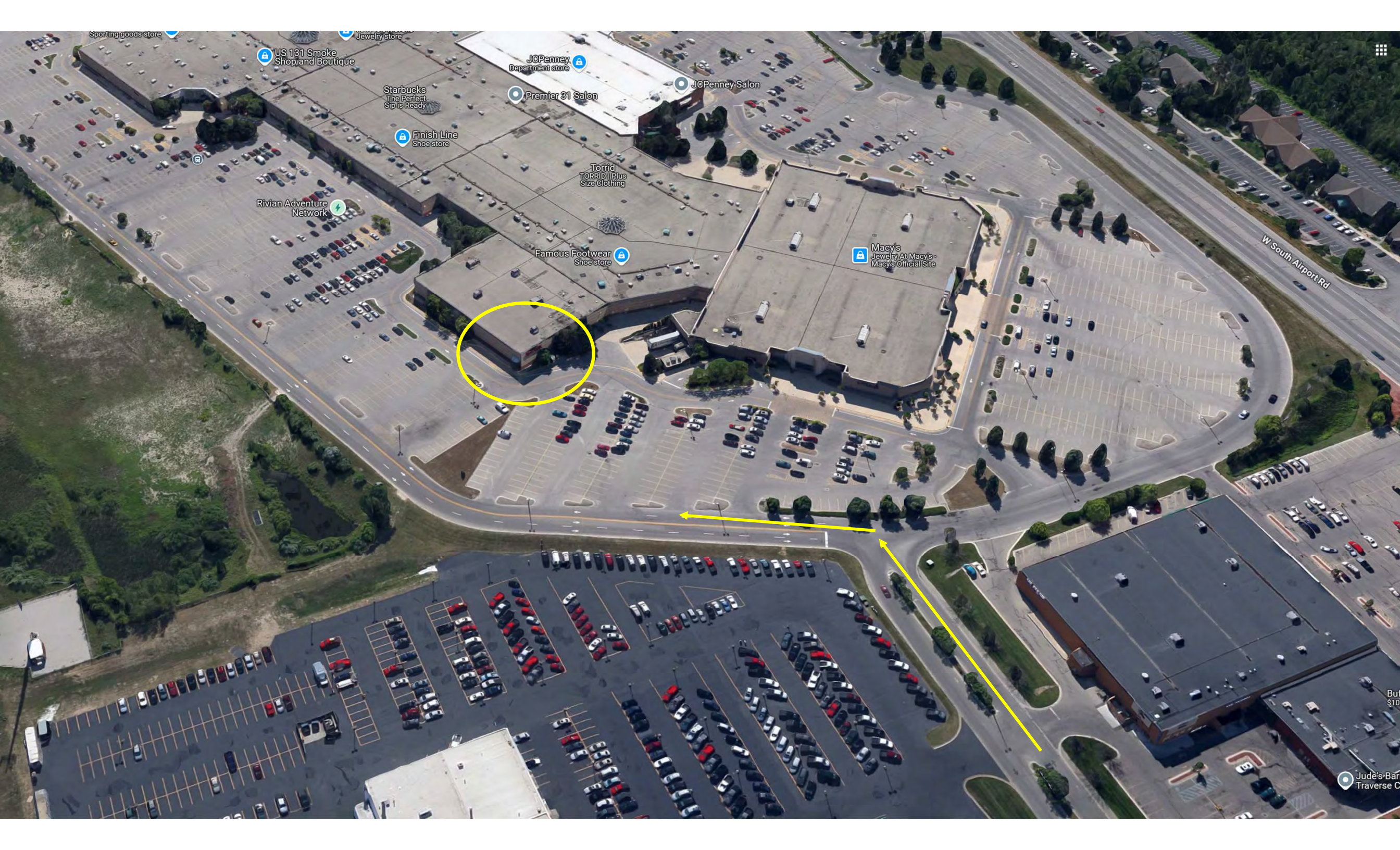
Frida's Mexican grill
Mexican

Grand Traverse Crossing
Shopping mall

TARGET
PARKING LOT

Huntington Bank

Pet Supplies Plus
Traverse City
Pet store



Sporting goods store

Jewelry store

US 131 Smoke Shop and Boutique

JC Penney Department store

JC Penney Salon

Starbucks The Perfect Sip is Ready

Premier 31 Salon

Finish Line Shoe store

Torrid TORRID II Plus Size clothing

Rivian Adventure Network

Famous Footwear Shoe store

Macy's Jewelry At Macy's - Macy's Official Site

W South Airport Rd

Jude's Bar Traverse C



Chick-fil-A
Fast Food

Williams Honda
Honda dealer

Williams Autogroup
Car dealer

Williams Chevrolet
Chevrolet dealer

Famous Footwear
Shoe store

Terrid
TORRID Plus
Size Clothing

JCPenney
Department store

JCPenney Salon

Macy's
Jewelry At Macy's -
Macy's Official Site

Buffalo Wild Wings
\$10.99 Boneless Meal

Buffalo Wild Wings
Chicken Wings

Google



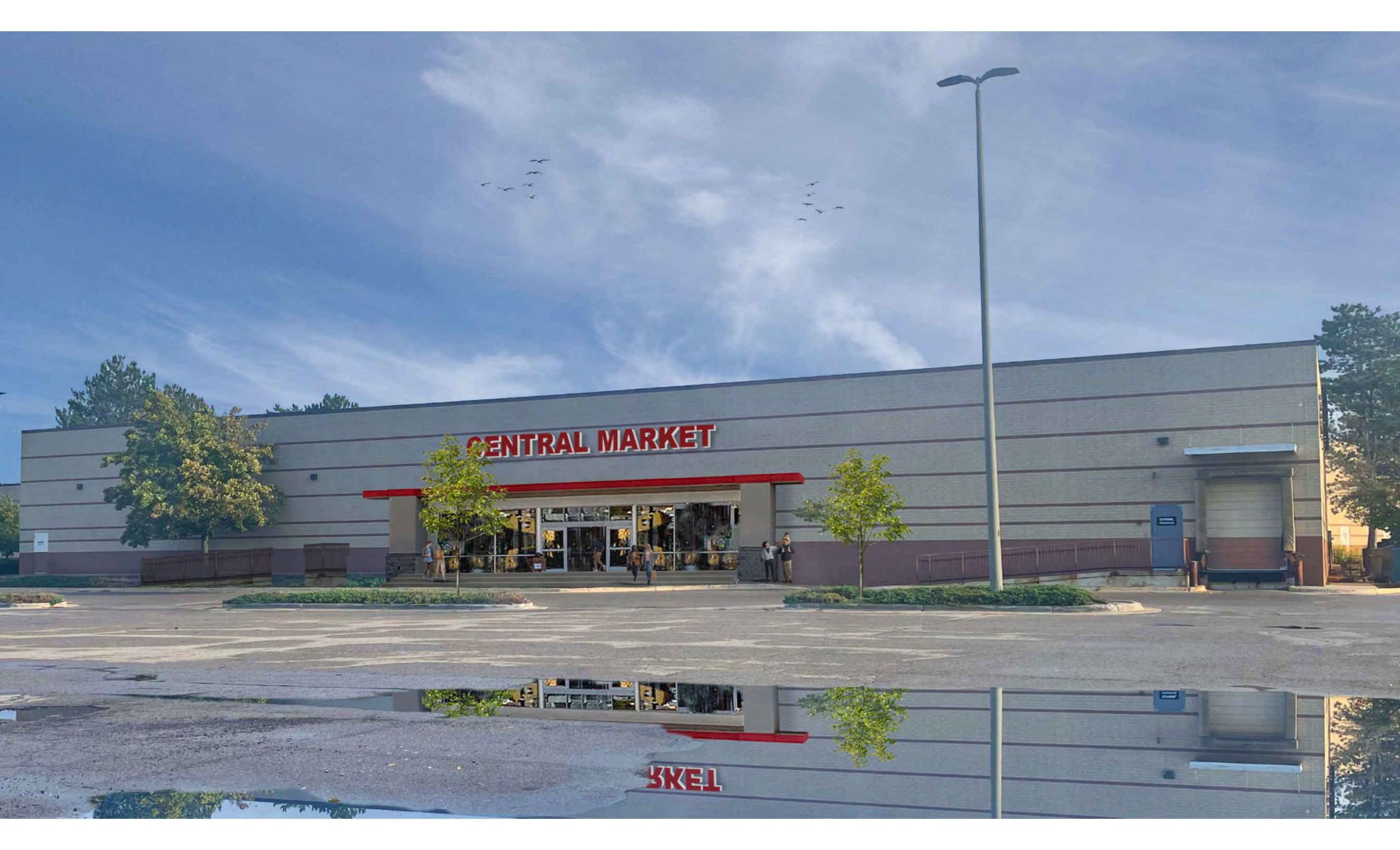




TJ Maxx

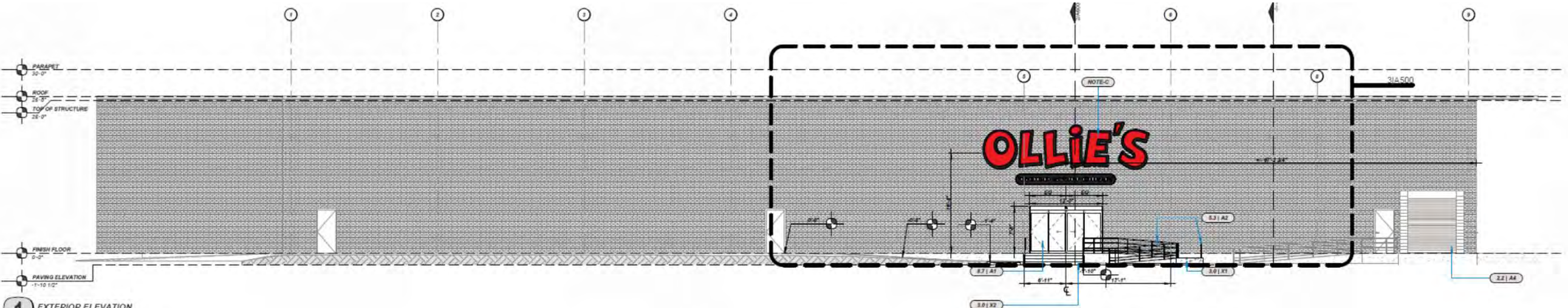


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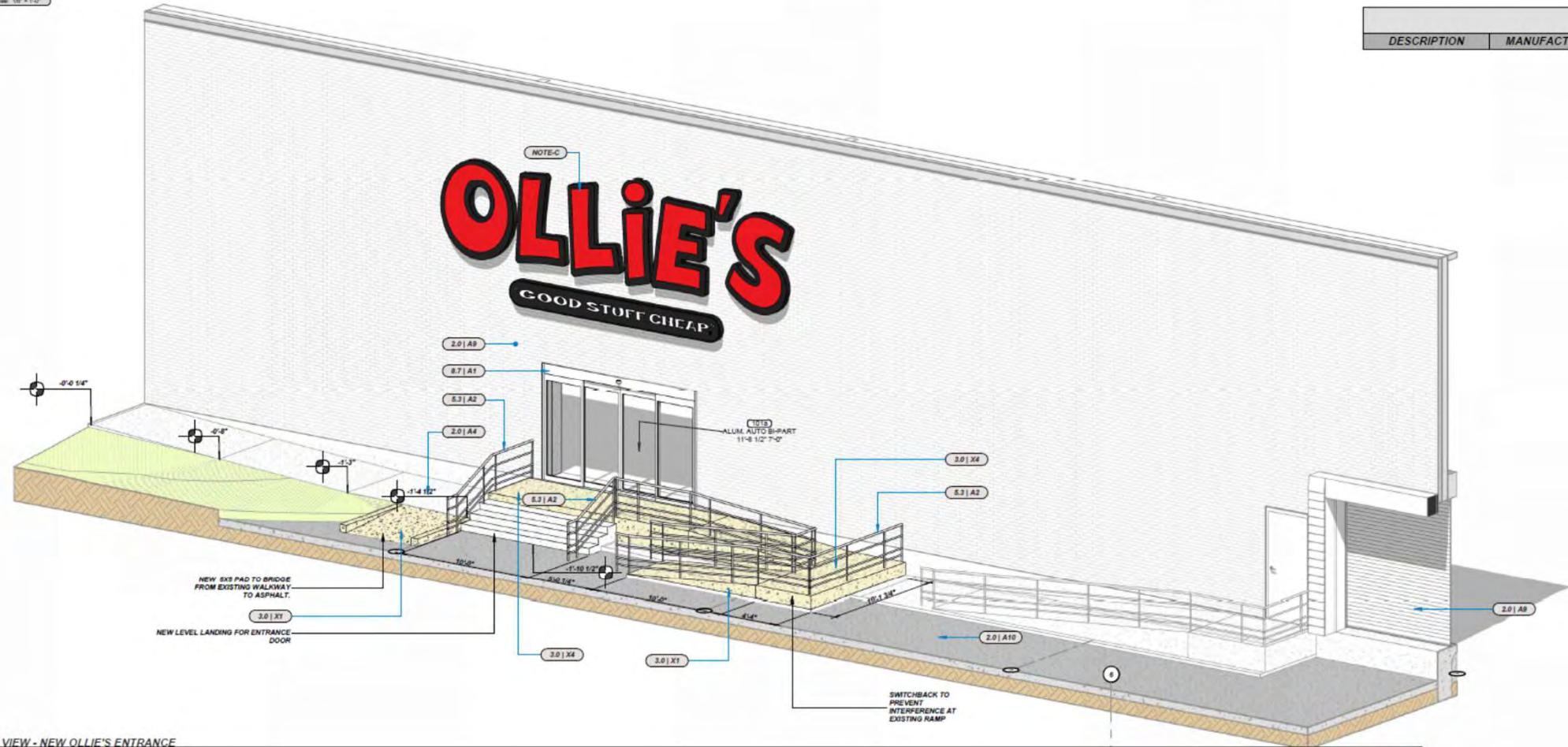
CENTRAL MARKET

MARKET

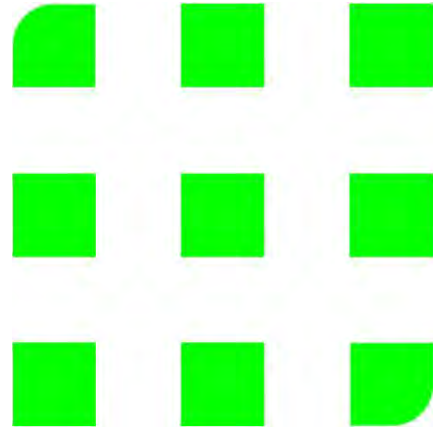


1 EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

FINISH LEGEND				
DESCRIPTION	MANUFACTURER	MODEL No.	DIMENSIONS	FINISH NOTES




2 3D VIEW - NEW OLLIE'S ENTRANCE



Brookfield Properties

Eddie Bowles

Senior Director, Tenant Coordination
Development
(818) 858-4922
edward.bowles@bpretail.com

	Charter Township of Garfield Planning Department Report No. 2025-22		
	Subject:	Gauthier Site Multi-Family Development Special Use Permit – Introduction	
Prepared:	March 5, 2025	Pages:	3
Meeting:	March 12, 2025 - Planning Commission		
File No.	SUP-2025-01		
Applicant:	Keel Capital, LLC		
Agent:	Gosling Czubak Engineering Sciences, Inc. – Robert Verschaeve, P.E.		
Owner:	2105 N US Highway 31 S LLC		

Application Overview	
Parcel No.:	05-021-054-00
Address:	2105 N US 31 South
Acreage:	18.98
Current Zoning:	R-3 - Multi-Family Residential
Proposed Zoning:	N/A
Future Land Use Map:	High Density Residential
Current Use:	Residential Dwellings/Former Commercial
Proposed Use:	Multiple Family Dwellings
Type of Permitted Use:	Special Use Permit

Attachments	
Completeness Checklist	February 24, 2025
Application Form	February 4, 2025
Approval Criteria/Impact Assessment	February 6, 2025
Site Plan	March 4, 2025
Traffic Impact Assessment	January 2, 2025
MDOT Review Email Message	January 28, 2025
Grand Traverse Metro Fire Review	January 17, 2025
Wetlands Delineation Report (Excerpt – full report is available on file)	September 1, 2023

In this case, the proposed development will generate 820 trips per weekday. The report recommended a southbound right-turn taper be provided at the entrance. The Michigan Department of Transportation (MDOT) reviewed the report and concurred with the need for the right-turn taper along with widening the driveway slightly and other minor construction details.

Non-Motorized Trail

The Township Non-Motorized Plan shows a shared use pathway along US-31. However, the presence of the creek and extensive wetlands prevents any locations for construction of a pathway, particularly along the north side of the driveway entrance. Staff recommend that construction of the pathway be deferred until a design can be configured that works with the adjacent properties, including considering any alternate routes.

Wetlands/Environmental Assessment

Wetlands are located along all sides of the development. A wetlands delineation was prepared for the site, and a 25-foot buffer was provided as required by the Township. The delineation of the wetlands has not been verified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as required by the Township. Staff have informed the applicant of this requirement.

Verification by EGLE will most likely not occur until Spring at the earliest, when site conditions are acceptable for inspection. Wetland delineation verification from EGLE may be a condition of approval by the Planning Commission. However, should there be any alteration to the delineation which impacts site layout, including buildings and parking areas, then the condition would require that the site plan return to the Planning Commission for additional review.

Recommended Action
MOTION THAT application SUP-2025-01, submitted by Gosling Czubak Engineering Services, Inc., for a Special Use Permit for an apartment complex at Parcel 05-021-054-00, BE ACCEPTED, and SCHEDULED for a public hearing for the April 9, 2025 Regular Planning Commission meeting.
Any additional information the Planning Commission deems necessary should be added to this motion.

COMPLETENESS CHECKLIST (ADMINISTRATIVE SITE PLAN / SITE DEVELOPMENT PLAN)

Gauthier Site Multi-Family Development – March 4, 2025

This checklist is intended as a guide for reviewing administrative site plans and site development plans. Each application shall comply with all applicable provisions of the Garfield Township Zoning Ordinance.

Basic Information (Table 956.A)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. Applicant's name, address, telephone number and signature	✓	
2. Property owner's name, address, telephone number and signature	✓	
3. Proof of property ownership	✓	
4. Whether there are any options or liens on the property	N/A	
5. 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	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	✓	
7. A vicinity map showing the area and road network surrounding the property	✓	
8. Name, address and phone number of the preparer of the site plan	✓	
9. Project title or name of the proposed development	✓	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	✓	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	✓	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	✓	

Site Plan Information (Selections from Table 956.B)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
1. North arrow, scale, and date of original submittal and last revision	✓	
2. Boundary dimensions of natural features	✓	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	✓	
4. Proposed alterations to topography and other natural features	✓	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	✓	

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	✓	Building height is the vertical distance measured from the mean elevation of the finished grade line of the ground about the <u>front</u> of the building to the mean height level between eaves and ridge of gable, hip and gambrel roofs. Building elevations indicate the buildings measure 37 feet in height (3 stories) at <u>front</u> of the building.
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities.	N/A	
9. Proposed finish floor and grade line elevations of any structures	✓	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	N/A	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	N/A	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	N/A	Signs are subject to sign permit review.
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	✓	An impact statement and an analysis of the approval criteria are provided.

Parking, Loading, and Snow Storage (Table 956.B, Section 551: Parking, and Section 552: Loading)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.10. Existing and proposed driveways, including parking areas		✓	
Table 956.B.11. Neighboring driveways and other vehicular circulation features adjacent to the site		N/A	
Table 956.B.12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		✓	
Table 956.B.13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		✓	
Table 956.B.14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		✓	
Table 956.B.15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		✓	
<p>Section 551.B – Dimensional Requirements</p> <p>Off-Street Parking Spaces (parallel): Minimum width: 8 feet Maximum width: 9 feet Minimum stall length: 23 feet</p> <p>Off-Street Parking Spaces (all others): Minimum width: 9 feet Maximum width: 10 feet Minimum stall length: 20 feet</p> <p>Minimum width of access aisles internal to a parking lot or structure: described in Table 5-46.</p>	<p>The parking spaces are: <input type="checkbox"/> Parallel <input checked="" type="checkbox"/> At an angle: 90 degrees</p> <p>Requirements of Table 5-46: One-way parking aisles: Minimum width: based on angle of parking spaces <input type="checkbox"/> 0 deg; 12-ft min. width <input type="checkbox"/> 30 deg; 12-ft min. width <input type="checkbox"/> 45 deg; 14-ft min. width <input type="checkbox"/> 60 deg; 14-ft min. width <input type="checkbox"/> 75 deg; 18-ft min. width <input checked="" type="checkbox"/> 90 deg; 20-ft min. width</p> <p>Two-way parking aisles: <input checked="" type="checkbox"/> Minimum width: 20 feet</p>	✓	<p>Typical dimensions of parking spaces: 9 feet x 20 feet. The maneuvering lanes measure 24 and 26 feet wide.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 551.C – Parking Space Requirements</p> <p>Minimum and maximum parking ratios: established by Table 5-47</p> <p>The Planning Commission may allow additional parking spaces above and beyond the maximum parking ratio if these additional spaces are pervious pavement or similar material. The pervious pavement shall not be located on any slope exceeding 10% over 20 feet and shall be maintained as specified for that type of product.</p>	<p>Land use or most similar land use as listed in Table 5-47: Multi-family residential dwellings</p> <p>Minimum Parking Ratio: 1.5 spaces per dwelling unit</p> <p>Maximum Parking Ratio: 2.0 spaces per dwelling unit</p> <p>Are there additional parking spaces proposed as pervious pavement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		<p>149 units x 1.5 spaces/units = 224 spaces. 149 units x 2.0 spaces/units = 298 spaces. 228 spaces are proposed on the site plan.</p>
<p>Section 551.E(6) – Snow Storage</p> <p>Applicability: off-street parking lot area of 2,700 square feet or more</p> <p>Required ratio to be provided: 10 square feet of snow storage per 100 square feet of parking area</p>	<p>Off-street parking area provided: 84,000 sq ft</p> <p>Snow storage area required: 8,400 sq ft</p> <p>Snow storage area provided: 8,800 sq ft</p>	✓	
<p>Section 552 – Loading</p> <p>Required truck loading spaces are described in Table 5-49</p> <p>“Large” truck loading space: Min. overhead clearance: 14 ft. Minimum width: 12 ft. Minimum length: 25 ft.</p> <p>“Small” truck loading space: Min. overhead clearance: 10 ft. Minimum width: 10 ft. Minimum length: 20 ft.</p> <p>Two (2) small truck loading spaces may be provided in place of a large truck loading space</p>	<p>Table 5-49 minimum requirements for truck loading spaces, based on building size (square feet of gross floor area in structure):</p> <p><input type="checkbox"/> 2,000 – 12,500 sq. ft.; 1 small</p> <p><input type="checkbox"/> 12,501 – 25,000 sq. ft.; 2 small</p> <p><input type="checkbox"/> 25,001 – 40,000 sq. ft.; 1 large</p> <p><input type="checkbox"/> 40,001 – 100,000 sq. ft.; 2 large</p> <p><input type="checkbox"/> Each additional 80,000 sq. ft. above 100,000 sq. ft.; 1 large</p>	N/A	

Lighting (Table 956.B.23 and Section 517)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used.		✓	
Section 517.A – Applicability All outdoor lighting shall be installed in conformance with the provisions of this section. Certain light fixtures exempt from this section include decorative lighting, public streetlights, emergency lights, nonconforming existing lights, neon, and flag lighting.		✓	
Section 517.B – Shielding and Filtration Lighting fixtures shall provide glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards. Light sources shall be located, and light poles shall be coated, to minimize glare.		✓	The site plan indicates that site lighting will be provided on poles and use LED lighting. The regulations of Section 517 are applicable to the proposed lighting.
Section 517.C(2)(a) – Average Illumination Levels Shall not exceed the foot-candle (fc) levels set forth in Table 5-7 (described as follows): <ul style="list-style-type: none"> • Main Parking Area; 3.0 fc • Peripheral Parking Area; 2.0 fc • Main Drive Areas; 5.0 fc • Directly below lighting fixture; 20.0 fc 		✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 517.C(2)(b) – Illumination at Property Line</p> <p>Shall not exceed the levels set forth in Table 5-8:</p> <ul style="list-style-type: none"> Based on whether site is zoned residential or nonresidential Based on whether site adjoins another site with residential or nonresidential zoning Outdoor events adjoining or within 1,000 feet of residential zoning district; maximum 10 fc <p>Exceptions:</p> <ul style="list-style-type: none"> For automobile dealerships: maximum average illumination of 10 fc for paved display areas only For gas stations: maximum illumination of 10 fc under a pump island canopy only, if all light fixtures under such canopy are fully recessed or otherwise fully shielded 	<p>Table 5-8 Illumination Standards at Property Line:</p> <p>Sites in residential zoning districts:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adjoining a residential zoning district; 0.2 fc <input checked="" type="checkbox"/> Adjoining a nonresidential zoning district; 1.0 fc <p>Sites in nonresidential zoning districts / adjoining another non-residential zoning district along:</p> <ul style="list-style-type: none"> <input type="checkbox"/> An arterial; 2.0 fc <input type="checkbox"/> Collector street; 1.2 fc <input type="checkbox"/> Local street; 1.0 fc <input type="checkbox"/> Property line; 1.0 fc <p>Sites in nonresidential zoning districts / adjoining residential zoning district along:</p> <ul style="list-style-type: none"> <input type="checkbox"/> An arterial; 1.0 fc <input type="checkbox"/> Collector street; 0.6 fc <input type="checkbox"/> Local street; 0.4 fc <input type="checkbox"/> Property line; 0.2 fc 	<p style="text-align: center;">✓</p>	
<p>Section 517.D – Color Temperature</p> <p>All proposed lamps shall emit light measuring 3,500 K or warmer.</p>		<p style="text-align: center;">✓</p>	<p>Lighting fixture sheets indicate a color temperature of 3,000 K</p>
<p>Section 517.E – Prohibitions</p> <p>Prohibitions include mercury-vapor or metal halide fixture and lamps, laser source lights, searchlights, or any light that does not meet shielding and illumination standards.</p>		<p style="text-align: center;">✓</p>	<p>The application indicates the site will use LED lighting. No prohibited light fixtures are proposed.</p>
<p>Section 517.F – Pole Height</p> <p>Unless otherwise permitted by special use permit, the maximum height of any pole-mounted lighting fixture or lamp shall not exceed the maximum permitted height of the zoning district.</p>	<p>Zoning district of the site: R-3</p> <p>Maximum height permitted in the zoning district: 40 feet</p>	<p style="text-align: center;">✓</p>	<p>The site plan indicates light poles will be 25 feet.</p>

Landscaping (Table 956.B.24-25 and Section 530-534)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
Table 956.B.24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		✓	
Table 956.B.25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		✓	
<p>Section 530.F – Plant Material Requirements</p> <ul style="list-style-type: none"> • Plant materials – Prohibited/permitted/recommended species shall be based on the Recommended Planting Guidelines for Garfield Township • Mixture of Species – The landscape plan shall contain no more than 25% of any single plant species, per feature. Species shall be planted in a staggered pattern. At least 70% of new plantings shall be native. • No artificial plant materials shall be used. • Plant materials required by this section shall comply with the minimum size requirements of Table 530.F at the time of installation. 		✓	<p>Extensive existing vegetation on all property lines will be maintained and credited to the landscaping requirement.</p> <p>The site plan states that the existing vegetation to be used as buffer shall not be disturbed, reduced, or removed.</p>
<p>Section 530.L. – Credit for Existing Vegetation</p> <p>Existing canopy trees, evergreens, flowering trees, and shrubs shall be protected and incorporated into the site plan wherever feasible. Existing vegetation may be credited as detailed in Table 530.L for the purpose of calculating landscaping compliance.</p>		✓	

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 531 – Landscaping and Buffering</p> <p>Buffer Type “A”:</p> <ul style="list-style-type: none"> • One street tree per residential unit along each right-of-way <p>Per 100 linear feet greenspace area:</p> <p>Buffer Type “B”:</p> <ul style="list-style-type: none"> • 2 large trees; 1 medium/small tree; 4 shrubs • Minimum width: 10 feet <p>Buffer Type “C”:</p> <ul style="list-style-type: none"> • 3 large trees; 3 medium/small trees; 1 evergreen/coniferous tree • Minimum width: 10 feet <p>Buffer Type “D”:</p> <ul style="list-style-type: none"> • 4 large trees; 3 medium/small trees; 3 evergreen/coniferous trees • Minimum width: 20 feet <p>Buffer Type “E”:</p> <ul style="list-style-type: none"> • 2 large trees; 2 medium/small trees; 3 evergreen/coniferous trees; 30 shrubs • Minimum width: 10 feet 	<p>Primary land use type: Industrial</p> <p>North property line:</p> <ul style="list-style-type: none"> • Adjacent land use: Commercial • Required buffer type: “C” • Length of buffer: 1,175’ • Required plantings: Extensive existing vegetation <p>East property line:</p> <ul style="list-style-type: none"> • Adjacent land use: State Highway/Primary Road • Required buffer type: “D” and “C” • Length of buffer: 1,200’ • Required plantings: Extensive existing vegetation <p>South property line:</p> <ul style="list-style-type: none"> • Adjacent land use: Single Family Residential • Required buffer type: “D” • Length of buffer: 450’ • Required plantings: Extensive existing vegetation <p>West property line:</p> <ul style="list-style-type: none"> • Adjacent land use: Vacant • Required buffer type: “C” • Length of buffer: 860’ – of which 262’ will require new vegetation • Required plantings: Extensive existing vegetation; 3 large trees; 3 medium/small trees; 1 evergreen/coniferous tree; Minimum width: 10 feet 	<p>✓</p>	<p>The landscaping provided on Sheet C500 is as follows:</p> <p><u>North property line:</u> Extensive existing vegetation</p> <p><u>East property line:</u> Extensive existing vegetation</p> <p><u>South property line:</u> Extensive existing vegetation</p> <p><u>West property line:</u> Extensive existing vegetation 262’ of C buffer:</p> <ul style="list-style-type: none"> • 8 large trees • 8 medium/small trees • 3 evergreen/coniferous tree • Minimum width: 10 feet <p>Extensive existing vegetation on all property lines will be maintained and credited to the landscaping requirement.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 532 – Parking Area Landscaping</p> <p>Applicability – Any parking lot areas with 10 or more parking spaces</p> <p>Requirements:</p> <ul style="list-style-type: none"> • 10-foot wide no-build buffer on perimeter of every parking area not adjacent to a building • 4-foot-high fence for parking lot areas abutting residential zoning • For all parking areas with 2 or more aisles: 10 square feet of interior landscaping is required per parking space; 1 canopy tree per 100 square feet of interior landscaping area 	<p>Number of parking spaces & aisles: 228 spaces in three sections; two of the sections have two aisles</p> <p>Interior landscaping area required: 3,423 sq ft</p> <p>Number of canopy trees required: 34</p> <p>Does the parking lot area abut a residential zoning district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	✓	35 canopy trees provided in 10-foot-wide landscaping islands
<p>Section 534 – Wetlands</p> <ul style="list-style-type: none"> • Applicability: Any wetland regulated under Part 303 of NREPA, except for where the applicant has a permit from the State to fill/modify a wetland • Delineation of wetland is required, along with verification from the State • No structure, parking lot area, or snow storage area shall be located within 25 feet of a wetland. However, recognized wetlands may be incorporated into a stormwater management strategy. 		NS	Please obtain verification of wetland delineation from EGLE.

Lots (Section 510)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> • Each building shall be on a lot 	<p>Zoning district: R-3 Multiple Family Residential</p> <p>Minimum lot width: 100 feet Lot width provided: 416 feet Minimum lot area: 4,000 per dwelling Lot area provided: 774,061 sq ft</p>	✓	149 units proposed. 774,061 sq ft or 17.77 acres provided. 8.4 units per acre proposed.

<p>All lots shall comply with the zoning district regulations, including:</p> <ul style="list-style-type: none"> • The size, width, depth, shape, and orientation of lots • Minimum frontage width on a public or private street 	<p>Minimum frontage: 100 feet Frontage provided: 416 feet Is a land division application needed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
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Dumpster Enclosures (Section 516)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> • Dumpster enclosures shall be finished with the same materials and colors as the exterior finish of the principal structure or shall be concrete block or similar material. • Enclosures shall be four-sided and constructed with an opaque gate constructed of wood or similar material. Chain link fencing shall not be used for any portion of the enclosure or gate. • Minimum wall height of the enclosure: 6 feet 	<p>✓</p>	<p>The site plan / application shows one dumpster enclosure and screening detail.</p>

Non-Motorized Transportation (Section 522)

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Section 522 – Pedestrian Circulation and Non-Motorized Transportation Plan</p> <p>Public pathways are required for all new development, redevelopments, and amendments with construction costs of \$20,000 or more</p>	<p>Construction cost of proposed new development, redevelopment, or amendment to previously approved development plan: is it greater than \$20,000? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>N/A</p>	<p>The Township Non-Motorized Plan shows a shared use pathway along US-31. However, the location of a creek and wetlands prohibits any upland areas for the construction of the pathway.</p>

Zoning Ordinance Standard	Standard for Application	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Requirements:</p> <ul style="list-style-type: none"> The type of pathway required shall be determined through the Township Non-Motorized Plan All sidewalks shall be concrete and shall have a minimum width of 6 feet on arterial or collector roads, and 5 feet elsewhere All bike paths shall be asphalt, and shall have a minimum width of 10 feet 	<p>Type of pathway required as determined via the Garfield Township Non-Motorized Plan:</p> <p>N/A</p> <p>Minimum width required: _____ Width provided: _____</p> <p>Material required: _____ Material provided: _____</p>	N/A	The Township Non-Motorized Plan shows a shared use pathway along US-31. However, the location of a creek and wetlands prohibits any upland areas for the construction of the pathway.
<p>Section 522.C – Bicycle Parking Areas</p> <ul style="list-style-type: none"> Wherever off-street parking is required, a minimum of 2 bicycle parking spaces are required. For parking areas with over 25 motor vehicle spaces, 2 bicycle parking spaces per 25 vehicle parking spaces are required 	<p>Number of motor vehicle parking spaces provided: 228</p> <p>Bicycle parking spaces Required: 9 Provided: 12</p>	✓	

Agency Reviews (Selections from Table 956.B, Sections 523-524)

Zoning Ordinance Standard	Satisfied/ Not Satisfied/ Not Applicable	Staff Comments
<p>Grand Traverse County Soil Erosion and Sedimentation Control</p> <ul style="list-style-type: none"> Section 956.B.6 – Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department 		Submit to agencies as needed
<p>Township Engineer (Stormwater, Water/Sewer, and Private Roads)</p> <ul style="list-style-type: none"> Section 956.B.17 – Location of water supply lines and/or wells 		Submit to agencies as needed, including stormwater review escrow application and plan

<ul style="list-style-type: none"> • Section 956.B.18 – Location of sanitary sewer lines and/or sanitary sewer disposal systems • Section 956.B.20 – Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, waste water lines, clean out locations, connection points and treatment systems • See also: Section 523 Stormwater Management and Township Storm Water Control Ordinance (Ordinance No. 49) 		
<p>Other Agency Reviews</p> <ul style="list-style-type: none"> • Section 956.B.19 – Location, specifications, and access to a water supply in the event of a fire emergency (Metro Fire) • Section 956.B.27 – Changes or modifications required for any applicable regulatory agencies’ approvals • Section 524 – Sanitation Requirements (Grand Traverse County Environmental Health) • Driveway permits, construction in right-of-way, and other transportation issues (Michigan Department of Transportation or Grand Traverse County Road Commission) 		<p>Submit to agencies as needed</p>



Charter Township of Garfield

Grand Traverse County

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

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- New Special Use Permit
- Major Amendment
- Minor Amendment
- Administrative Amendment

PROJECT / DEVELOPMENT NAME

Gauthier Site Multi-Family Development

APPLICANT INFORMATION

Name: Keel Capital, LLC
Address: 235 North Edgewood Street, Arlington, VA 22201
Phone Number: 414-870-8882
Email: tom@keelcap.com; will@keelcap.com

AGENT INFORMATION

Name: Gosling Czubak Engineering Sciences, Inc. - Robert Verschaeve, P.E.
Address: 1280 Business Park Drive, Traverse City, MI 49686
Phone Number: 231-933-5102
Email: rmverschaeve@goslingczubak.com

OWNER INFORMATION

Name: 2105 N US Highway 31 S LLC
Address: 235 North Edgewood Street, Arlington, VA 22201
Phone Number: 414-870-8882
Email: tom@keelcap.com; will@keelcap.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:	
Agent:	Robert Verschaeve, rmverschaeve@goslingczubak.com
Owner:	

PROPERTY INFORMATION

Property Address:	2105 N US 31 South, Traverse City, MI 49684
Property Identification Number:	05-021-054-00
Legal Description:	See sheet C100 of drawings
Zoning District:	R-3 - Multi-Family Residential
Master Plan Future Land Use Designation:	High Density Residential
Area of Property (acres or square feet):	17.77 acres
Existing Use(s):	Single family residential / commercial
Proposed Use(s):	Multi-family residential apartments

PROJECT TIMELINE

Estimated Start Date:	September 2025
Estimated Completion Date:	October 2027

REQUIRED SUBMITTAL ITEMS

A complete application for a Special Use Permit consists of the following:

Application Form:

- One original signed application
- One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Development Plan:

- Two complete bound 24"x36" paper sets
- One digital set (PDF only)

Note: Ten complete stapled 11"x17" paper sets will be required for submittal after completeness review.

Written Information:

- Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)
- One digital copy of the Approval Criteria (PDF only)
- Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)
- One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

DATA WAIVER

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate, on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that: special use is permitted only if the applicant demonstrates that:

- The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
- The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
- Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

- Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

A written impact statement to include the following information:

- A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.
- Types of uses and other man-made facilities.
- The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.
- Phasing of the project including ultimate development proposals.
- Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.
- The method to be used to serve the development with water and sanitary sewer facilities.
- The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.
- If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.
- The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes vibration, smoke or lights.
- An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.
- The proposed density in units per acre for residential developments.
Name(s) and address(es) of person(s) responsible for preparation of statement.
- Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the
- County Soil Erosion and Sedimentation office.
- Type, direction, and intensity of outside lighting.
- General description of deed restrictions, if any.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office? To be submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer? To be submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Note: Alternate measures must be designed and sealed by a registered Engineer.			
E. <u>Roads and Circulation</u>			
1. Are interior public streets proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has Road Commission approved (attach letter)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will public streets connect to adjoining properties or future streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are private roads or interior drives proposed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will private drives connect to adjoining properties service roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Has the Road Commission or MDOT approved curb cuts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, attach approved permit.			

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
- Upon holding a public hearing, the Planning Commission may approve, approve with conditions, or deny the proposed special use.
- If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:	<i>Winters</i>
Applicant Signature:	<i>Winters</i>
Agent Signature:	<i>Robert M. Verschuve</i> <small>Digitally signed by Robert Verschuve DN: cn=Robert Verschuve, o=Garfield Township, email=rverschuve@garfieldtownship.com Date: 2025.02.04 17:21:26 -0500</small>
Date:	<i>2/4/25</i>

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

Will Bartlett on behalf of
 We *2105 N US Highway 31 S LLC* authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:	<i>Winters</i>
Date:	<i>2/4/25</i>

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Whitman

Date:

2/4/25

Applicant Signature:

Whitman

Date:

2/4/25

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)	SD	ASP/ SDP
A. Basic Information		
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>
B. Site Plan Information		
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>
2. Boundary dimensions of natural features		<input type="checkbox"/>
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>
8. 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		<input type="checkbox"/>
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. 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		<input type="checkbox"/>
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>

**Special Use Permit Application
Supplemental Attachment
For
Gauthier Site Multi-Family Development
2105 N. US 31 South**

Approval Criteria:

Description how the proposed use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance:

The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

The purpose of the R-3 Multi-Family Residential district as stated in the township's zoning ordinance is to provide areas for medium to high density one- and two-family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development. The township master plan also identifies this parcel as High Density Residential. The proposed project includes 149 units across three buildings and provides the type of development the township plans and ordinances envision for this site. All zoning regulations applicable to the development will be met.

The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

The proposed buildings will be compatible and harmonious with the neighboring uses in the general vicinity of this site. Commercial uses such as offices, restaurants, and big box retail are developed north and east of the site. Multi-story hotels are also north and east of this site. Multi-story apartment buildings are appropriate and harmonious with these nearby developments. The extensive woodlands that will be retained on the site will provide natural buffering and shielding of the buildings from US-31 and McRae Hill Roads.

The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

The proposed multi-family residential apartment buildings will not be hazardous or disturbing to existing or future uses by reason of the items listed. The included traffic impact assessment does not identify excessive traffic being generated by the site or existing highways being unable to accommodate it. Recommendations for pavement markings at the drive entrance are able to be easily accommodated. Residential apartment buildings do not tend to produce hazardous or disturbing levels of noise, dust, gas, smoke vibration, odor, glare, visual clutter, electrical, or electromagnetic interference.

Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

Adequate parking for the buildings is able to be provided on the site within the requirements outlined in the zoning ordinance. The topography and natural features of the site essentially dictate the building placement to the proposed locations. The previous conceptual review with the Planning Commission had a fourth building located close to the entrance off US-31. Concern regarding this building was heard and the proposed structure arrangement provides for an overall better buffered, screened, and setback site layout.

The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

The presence of the creeks, wetlands, and woodlands on this site and the topography present a unique challenge to development. However, the majority of these are able to be retained with this development. Loss of any of these natural features is limited to tree removal. There is no clearing, excavation, or filling of the existing wetlands proposed.

Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

The existing municipal water and sewer infrastructure is in place along US-31 and can be extended into the site to service the proposed buildings. This infrastructure and stormwater infrastructure within the site will be developed at no cost to the public. Fire suppression will be provided to the buildings and access for fire department apparatus has been reviewed and deemed adequate. The developers also intend to cooperate with the Township and provide an easement on their property at McRae Hill Road for the installation of needed water system infrastructure upgrades to benefit township water users.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The establishment, maintenance, and operation of the multi-family residential apartment buildings will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare.

The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

Housing of the type proposed by this development is in short supply and high demand in Garfield Township and the greater Northern Michigan region. It is highly desirable for the public interest to provide this type of housing option.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

The design recommendations contained in the included traffic impact assessment have been accommodated by the proposed site plan. They have also been reviewed and deemed adequate by the Michigan Department of Transportation permitting engineer.

Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

The site plan design provides adequate parking, access and maneuvering lanes, and sidewalks extending from US-31 through the site and to each building in the most logical and convenient manner.

The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed development is contained within its own site, is independent from neighboring sites, and does not impede the orderly development or improvement of any surrounding properties for any uses that may be permitted for those properties.

Impact Assessment:

A written impact statement to include the following information:

A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

The site is currently developed with a several buildings that were used by previous owners as a combination of commercial and residential uses. This developed area of the site is generally located on the high part of a ridge that extends through the middle of the site. Elevations range from 730 near the northeast corner of the parcel to 783 at the west property line. The clear ridge area is bordered by woodland on each side. The wooded areas are on slopes that extend to lower-lying areas occupied by wetlands. The wetlands are formed around two unnamed creeks that traverse west to east through the wetland areas.

Soils at the site are generally identified by the USDA Natural Resources Conservation Service as the Guelph-Nester loam series (Gx) and Leelanau-Kalkaska loamy sands (Lk) within the developable ridge and sloping woodland areas. Soils within the low-lying wetland areas are identified as Carlisle muck (Carae)

Types of uses and other man-made facilities.

The proposed use to be developed on the site is multi-family apartments. There are two 56-unit buildings and one 37-unit building. Management offices and amenities for

residents such as a fitness center and club room will also be included in the smaller building. A pavilion structure and child play structure are also proposed at an outdoor amenity area where a community fire pit, grills, and picnic tables are envisioned.

The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.

The 149 residential unit project will contain a mixture of studio, one-bedroom, and two-bedroom apartments. Resident population of the community is expected to vary between singles, couples, and small families.

Phasing of the project including ultimate development proposals.

The project will be developed in one phase.

Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.

The area of the site that is proposed to be developed is the high ridge area that extends through the middle of the site. Some tree removal will be required along the sides of the ridge area to accommodate site grading for building and access. Most of the existing wooded area hillsides of the site will remain. Wetlands are largely contained within wooded areas without any proposed disturbance or alteration. Some temporary wetland disturbance may occur during water and sewer utility construction. Any temporary wetland disturbance will be permitted through EGLE.

The method used to serve the development with water and sanitary sewer facilities.

Municipal water and sewer exist along the US-31 corridor and currently serve the site. New water and sewer infrastructure is proposed to be built to serve the proposed buildings. Easement accommodations on the parcel for proposed upgrades to the Township's water system infrastructure benefitting the township water customers are also able to be provided by the developers.

The method to control drainage on the site and from the site. This shall include runoff control during construction periods.

Storm water from buildings, drive, and parking areas will be collected by catch basins and storm sewer piping and routed to two detention basins near the entrance to the site. Storm water will be slowly released from the detention basins to adjacent wetland areas. The combined storage volumes and release rates from the detention basins meet the Garfield Township Stormwater Control Ordinance.

If public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

Not applicable.

The method used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.

The proposed use at this site will not cause any increase in effluent discharge to the air or noise level emanating from the site. Typical construction noises can be expected during the removal of the existing structures and construction of the proposed building and improvements.

An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.

The proposed use is consistent with zoning, planned future land use, and desirable types of development along this US-31 corridor. Prior to April 2022, the site had split zoning of Agricultural within its back and Highway Commercial within its US-31 frontage area. The parcel's location along US-31, environmental conditions, access and impacts of different potential uses led the Planning Commission to recommend and Township Board to rezone the parcel to its current R-3 Multi-Family Residential zoning. Additionally, the recently adopted Future Land Use Map designates this property as High Density Residential (6-10 units/acre). At 149 units on 17.77 acres, the resulting density is 8.38 units/acre. This development fits with the planned vision for the site.

Name and address of person responsible for preparation of this statement.

Robert M. Verschaeve, P.E.
Gosling Czubak Engineering Sciences, Inc.
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Traverse City, Michigan 49686
231-946-9191
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Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

The disturbed areas for this project will be kept to the minimum required to construct the proposed improvements. Silt fence, straw wattles, or other appropriate measures will be installed at the limits of disturbance and at critical areas to prevent sediment from leaving the site. Restoration, inlet protection, and any other best management practices will be utilized as site and infrastructure construction progresses. Additionally, contractors will be required to follow soil erosion and sedimentation control permit requirements.

Type, direction and intensity of outside lighting.

Pole mounted, dark sky compliant, LED site lighting is proposed within the parking and drive areas to provide safety and security for residents. A photometric plan and fixture schedule for the site lighting are included with the drawing package.

General description of deed restrictions (including easements) if any.

There will be typical utility easements provided for the infrastructure that services this parcel. An additional easement for the planned township water infrastructure PRV station upgrades is also intended to be provided to the Township.

Technical Memo

SUBJECT: Garfield Township Apartments Traffic Impact Assessment

TO: Will Bartlett and Tom O’Hare – Keel Capital, LLC

FROM: Alyssa Wambold, PE, PTOE and Kyle Reidsma, PE, PTOE

DATE: January 2, 2025

PROJECT NO.: 241946

Introduction

On behalf of Keel Capital, LLC, Fishbeck has completed a traffic impact assessment (TIA) for a proposed apartment development with 149 dwelling units (DU) that will be located on the west side of US-31, just north of McRae Hill Road in Garfield Township (Township), Grand Traverse County, Michigan. The proposed development will include three apartment buildings. Two of the apartment buildings will have three stories of living space in the front of the building and four stories of living space in the back of the building. The third building will have two stories of living space in the front of the building and three stories of living space in the back of the building. The additional story of living space in the back of each building is due to the grading of the site, and the additional story is below the grade of the entrance to the building.

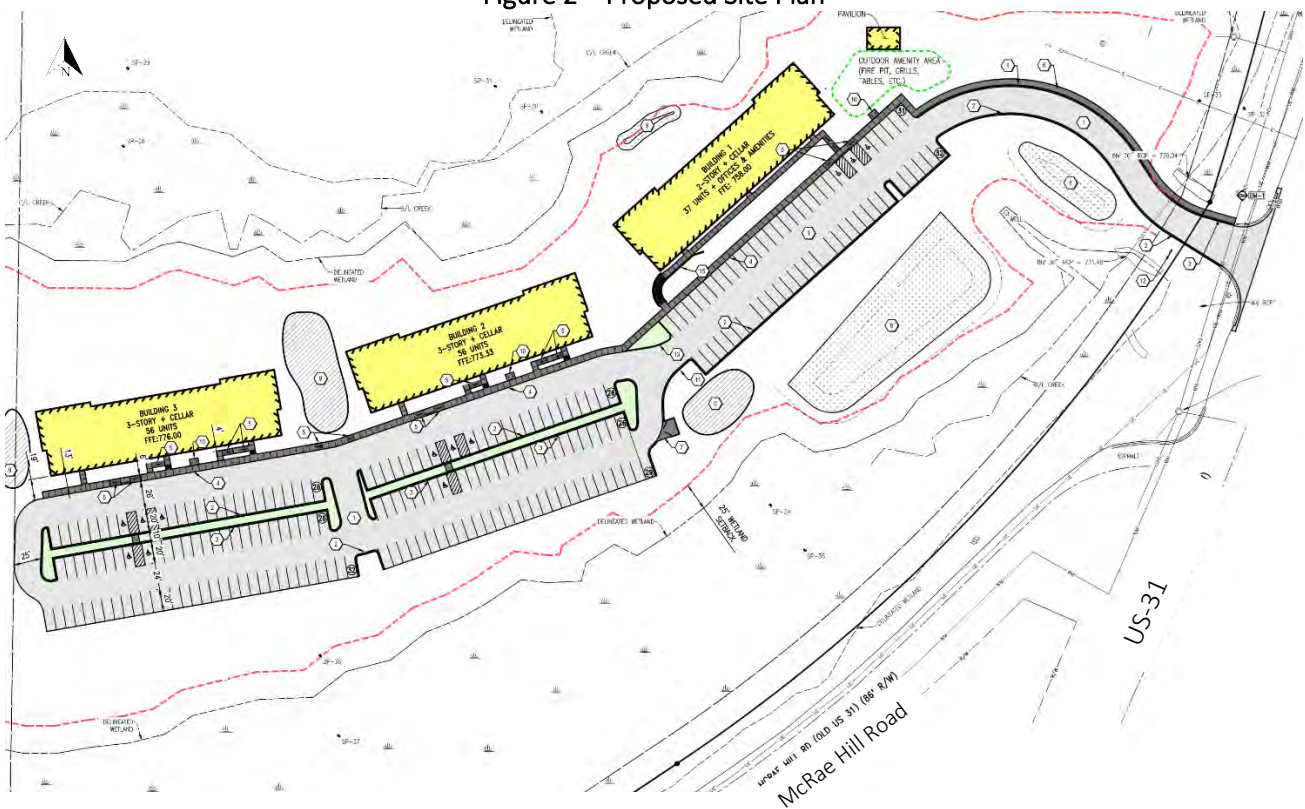
The site currently includes several buildings, which will be demolished. The development will utilize the existing driveway on US-31. The development will be constructed in one phase, assumed to be open and fully operational in 2026. The project and site driveway location are displayed in Figure 1, and the proposed site plan is displayed in Figure 2.

This TIA follows the requirements of the Michigan Department of Transportation’s (MDOT) *Geometric Design Guidance* document and the Township’s zoning ordinance. The Township requires a horizon year analysis, 10 years after project completion.

Figure 1 – Project Location and Study Network



Figure 2 – Proposed Site Plan



Existing Traffic Volumes and Background Traffic Growth

Existing traffic data was provided by MDOT from their Gridsmart traffic camera system. MDOT provided traffic turning movement data at the signalized intersection of US-31 and South Airport Road, approximately 2,000 feet north of the site driveway, between Sunday, July 14, 2024, and Saturday, July 27, 2024. Review of the traffic data revealed that average traffic volumes were nearly identical on Tuesday through Friday, with significantly lower volumes on Saturday and Sunday. Turning movement data from Wednesday, July 24, 2024, was used in this TIA because this day had traffic volumes that were closest to the average volumes seen on Tuesday through Friday. MDOT provided the volume data from two weeks in July, noting that volumes in this area are typically higher in July and would provide a more conservative analysis than collecting traffic volume data in December.

Historical population data from the US Census Bureau was referenced to determine the applicable growth rate for the existing traffic volumes to the project build-out year in 2026 and horizon analysis in 2036. Between 2010 and 2023, the population of Garfield Township grew at a rate of 1.6% per year. Between 2020 and 2023, the growth slowed to a rate of 0.9% per year. To provide a conservative analysis, the more conservative growth rate of 1.6% that occurred during the longer review period (2010-2023) was utilized in this analysis.

The traffic data is provided in Attachment 1.

Trip Generation

Using the information and methodologies specified in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, Fishbeck forecast the weekday a.m. and p.m. peak-hour trips associated with the proposed development. Table 1 presents the resulting trip generation for the development. Additional trip generation information is provided in Attachment 2. The difference between the ITE land uses for the multifamily housing is based on the number of floors of living space in the building. The low-rise land use is for up to three stories of living space, and the mid-rise applies to buildings with between four and ten floors of living space.

Table 1 – Trip Generation for Proposed Development

ITE Land Use	LUC	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	220	37 DU	8	26	34	23	13	36	312
Multifamily Housing (Mid-Rise)	221	112 DU	9	29	38	27	17	44	508
		Total	17	55	72	50	30	80	820

LUC Land Use Code

Trip Distribution

The directions that site traffic will travel to and from were based upon existing traffic patterns during the a.m. and p.m. peak hours. The existing traffic patterns reflect the gravity between origins and destinations in the study area and therefore are an accurate indication of where the proposed trips would be coming from and going to. Table 2 provides the probable distribution based on existing traffic patterns. The trip assignment and traffic data are presented in Attachment 3.

Table 2 – Trip Distribution

Direction	Via	a.m. Peak Hour		p.m. Peak Hour	
		To	From	To	From
North	US-31	66%	34%	46%	54%
South	US-31	34%	66%	54%	46%

Turn Lane Guidance

An evaluation was performed in accordance with MDOT guidance to determine if a right-turn deceleration lane should be considered at the site driveway. US-31 has an existing two-way left-turn lane (TWLTL) that will accommodate the northbound (NB) US-31 left-turning traffic into the development. The results of the evaluation indicated that a southbound (SB) right-turn taper is recommended. There is currently a 12-foot paved shoulder along SB US-31 that could be restriped to provide a right-turn taper into the site. All turn-lane evaluation charts are provided in Attachment 4. The results of the analysis are presented in Table 3.

Table 3 – Turn Lane Evaluation

Intersection	Movement	Existing Treatment	Result
US-31 and Site Driveway	NB Left	TWLTL	Existing TWLTL
	SB Right	None	Taper Recommended

Traffic Operations Analysis Methodology

Synchro was used to perform Highway Capacity Manual (HCM) operational analyses during the a.m. and p.m. peak hours for the site driveway. According to the most recent editions of the HCM, Level of Service (LOS) is a qualitative measure describing operational conditions of a traffic stream or intersection. LOS ranges from A to F, with LOS A representing desirable traffic operations characterized by low delay and LOS F representing extremely poor traffic operations characterized by excessive delays and long vehicle queues. LOS D is generally considered acceptable for most areas. Table 4 presents the HCM LOS criteria for unsignalized intersections. The color coding in the table is used in the operational analysis summary tables later in this report.

Table 4 – LOS Criteria for Unsignalized Intersections

LOS	Average Stopped Vehicle Delay (seconds)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Traffic Analysis

Synchro models for the study intersection were created based on the existing roadway configurations and traffic controls, as observed in available aerial and street-level imagery. Analysis was completed for the site buildout in 2026 and for a 10-year horizon year in 2036, in accordance with Garfield Township Zoning Ordinance requirements. The resulting LOS and delay for these analyses are provided in Table 5.

Table 5 – LOS Analysis

Approach	LOS/Delay(s)			
	a.m. Peak Hour		p.m. Peak Hour	
	2026 Build	2036 Horizon	2026 Build	2036 Horizon
US-31 and Site Driveway (EB Stop-Controlled)				
EB Site Driveway	C 18.2	C 21.3	D 25.2	D 32.7
NB US-31	A 0.1	A 0.1	A 0.3	A 0.3
SB US-31	Free	Free	Free	Free
Overall	A 0.6	A 0.6	A 0.4	A 0.5

EB eastbound

Further analysis of the LOS results for existing conditions revealed that the overall intersection operates at LOS A and most movements and approaches are expected to operate at an acceptable LOS D or better during both the a.m. and p.m. peak hours, with the following exceptions:

- US-31 and Site Driveway:
 - The EB left-turn movement would operate at LOS E with 36.3 seconds of delay in the p.m. peak hour under 2026 build conditions.
 - The EB left-turn movement would operate at LOS F with 50.0 seconds of delay in the p.m. peak hour under 2036 horizon conditions.

SimTraffic simulations were also reviewed to observe network operations and vehicle queues. For build and horizon conditions, study network operations are acceptable, with no significant vehicle queues or spill-back from available storage lanes.

95th-percentile queue lengths for the NB left-turn movement into the site do not exceed 22 feet (1 vehicle) in the a.m. peak hour and 37 feet (1-2 vehicles) in the p.m. peak hour under 2026 build and 2036 horizon conditions. During the a.m. peak hour, outbound 95th-percentile queue lengths do not exceed 79 feet (3 vehicles) under 2026 build conditions and 89 feet (3-4 vehicles) under 2036 horizon conditions. During the p.m. peak hour, 95th-percentile queue lengths do not exceed 46 feet (2 vehicles) under 2026 build conditions and 93 feet (4 vehicles) under 2036 horizon conditions. The LOS reports and queueing analysis reports are provided in Attachment 5.

Attachment 1

Traffic Data

Intersection	Time period	Year	Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#X - US-31 (Division Street) and South Airport Road NO ANALYSIS - FOR TRAFFIC CALCULATIONS	a.m. Peak Hour 07/24/24 8:00 - 9:00 a.m.		PHF	0.86			0.85			0.88			0.88		
			% Heavy	2%			2%			2%			2%		
		2024	Existing	109	519	96	208	270	221	100	735	386	181	317	47
		2024	Existing Adj.	109	519	96	208	270	221	100	735	386	181	317	47
		2026	Background	113	536	99	215	279	228	103	759	398	187	327	49
			Bckgrd. Dev. A												
			Bckgrd. Dev. B												
			Bckgrd. Dev. C												
			Total Background	113	536	99	215	279	228	103	759	398	187	327	49
			Site Generated												
			Pass By												
			Total Site Gen	0	0	0	0	0	0	0	0	0	0	0	0
			Total Future	113	536	99	215	279	228	103	759	398	187	327	49

Count Date: 7/24/2024
Count Year: 2024
Existing Adj. Year: 2024

Existing Adjustment Rate: 1.00
Growth Rate: 1.6%
Buildout Year: 2026
Scenario: a.m. Peak Hour

Bckgrd. Dev. A:
Bckgrd. Dev. B:
Bckgrd. Dev. C:

Volume Balancing:

Intersection	Time period	Year	Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#9001 - US-31 (Division Street) and Site Driveway	a.m. Peak Hour 07/24/24 8:00 - 9:00 a.m.		PHF	0.92						0.88			0.88		
			% Heavy	2%						2%			2%		
		2024	Existing									1221			621
		2024	Existing Adj.								1221			621	
		2026	Background								1260			641	
			Bckgrd. Dev. A								0			0	
			Bckgrd. Dev. B								0			0	
			Bckgrd. Dev. C								0			0	
			Total Background								1260			641	
			Site Generated	36		19					11				6
			Pass By												
			Total Site Gen	36		19					11	0		0	6
			Total Future	36		19					11	1260		641	6
	2036	Horizon	36		19					11	1477		751	6	

Intersection	Time period	Year	Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#X - US-31 (Division Street) and South Airport Road NO ANALYSIS - FOR TRAFFIC CALCULATIONS	p.m. Peak Hour 07/24/24 4:00 - 5:00 p.m.		PHF	0.88			0.87			0.91			0.92		
			% Heavy	2%			2%			2%			2%		
		2024	Existing	207	491	102	490	682	412	159	526	385	407	684	179
		2024	Existing Adj.	207	491	102	490	682	412	159	526	385	407	684	179
		2026	Background	214	507	105	506	704	425	164	543	397	420	706	185
			Bckgrd. Dev. A												
			Bckgrd. Dev. B												
			Bckgrd. Dev. C												
			Total Background	214	507	105	506	704	425	164	543	397	420	706	185
			Site Generated												
			Pass By												
			Total Site Gen	0	0	0	0	0	0	0	0	0	0	0	0
			Total Future	214	507	105	506	704	425	164	543	397	420	706	185

Count Date: 7/24/2024
Count Year: 2024
Existing Adj. Year: 2024

Existing Adjustment Rate: 1.00
Growth Rate: 1.6%
Buildout Year: 2026
Scenario: p.m. Peak Hour

Bckgrd. Dev. A:
Bckgrd. Dev. B:
Bckgrd. Dev. C:

Volume Balancing:

Intersection	Time period	Year	Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#9001 - US-31 (Division Street) and Site Driveway	p.m. Peak Hour 07/24/24 4:00 - 5:00 p.m.		PHF	0.92						0.91			0.92		
			% Heavy	2%						2%			2%		
		2024	Existing								1070			1276	
		2024	Existing Adj.								1070			1276	
		2026	Background								1104			1317	
			Bckgrd. Dev. A								0			0	
			Bckgrd. Dev. B								0			0	
			Bckgrd. Dev. C								0			0	
			Total Background								1104			1317	
			Site Generated	14		16					23				27
			Pass By												
			Total Site Gen	14		16					23	0		0	27
			Total Future	14		16					23	1104		1317	27
		2036	Horizon	14		16					23	1294		1544	27

	Northbound				Eastbound				Southbound				Westbound				NB	EB	SB	WB	Total
	Right	Through	Left	UTurn	Right	Through	Left	UTurn	Right	Through	Left	UTurn	Right	Through	Left	UTurn					
Sunday, July 14, 2024	4,629	6,739	972	1	793	4,267	1,576		1,278	7,539	2,961	1	3,144	4,046	4,747	1	12,341	6,636	11,779	11,938	42,694
Monday, July 15, 2024	5,953	8,725	1,538		1,201	6,613	2,253		1,855	9,209	4,312		4,524	6,137	6,438	1	16,216	10,067	15,376	17,100	58,759
Tuesday, July 16, 2024	5,933	9,085	1,545	1	1,243	6,868	2,233		1,811	9,150	4,253		4,585	6,297	6,533		16,564	10,344	15,214	17,415	59,537
Wednesday, July 17, 2024	6,150	9,042	1,531		1,282	6,750	2,258	1	1,754	9,352	4,392		4,683	6,178	6,671	1	16,723	10,291	15,498	17,533	60,045
Thursday, July 18, 2024	5,916	8,925	1,549		1,245	6,395	2,250		1,813	9,224	4,246	1	4,430	6,188	6,265	1	16,390	9,890	15,284	16,884	58,448
Friday, July 19, 2024	5,941	9,257	1,465	1	1,177	6,208	2,322	1	1,771	9,544	4,216		4,422	5,784	6,429		16,664	9,708	15,531	16,635	58,538
Saturday, July 20, 2024	4,887	7,592	1,076		893	4,739	1,954		1,559	8,085	3,428	1	3,674	4,389	5,139	2	13,555	7,586	13,073	13,204	47,418
Sunday, July 21, 2024	4,271	6,243	910		805	4,423	1,538		1,317	7,178	2,872	2	3,083	4,201	4,441		11,424	6,766	11,369	11,725	41,284
Monday, July 22, 2024	5,809	8,588	1,485		1,235	6,578	2,144		1,647	8,953	4,379		4,777	6,073	6,079		15,882	9,957	14,979	16,929	57,747
Tuesday, July 23, 2024	6,040	9,123	1,597		1,254	6,581	2,363		1,917	9,394	4,681	5	5,414	6,313	6,139	1	16,760	10,198	15,997	17,867	60,822
Wednesday, July 24, 2024	5,791	8,789	1,586		1,213	6,855	2,381		1,809	9,068	4,844		5,034	6,400	6,028		16,166	10,449	15,721	17,462	59,798
Thursday, July 25, 2024	5,968	9,166	1,537		1,289	6,743	2,353		1,760	9,591	4,702		5,037	6,201	6,256		16,671	10,385	16,053	17,494	60,603
Friday, July 26, 2024	6,160	9,486	1,571		1,261	6,420	2,327		1,729	9,739	4,715		5,089	5,991	6,618		17,217	10,008	16,183	17,698	61,106
Saturday, July 27, 2024	4,815	7,518	1,065	2	884	4,836	1,922		1,489	8,286	3,673	2	4,142	4,496	4,840	2	13,400	7,642	13,450	13,480	47,972
Average - All Days	5,590	8,448	1,388	1	1,127	6,020	2,134	1	1,679	8,879	4,120	2	4,431	5,621	5,902	1	15,427	9,281	14,679	15,955	55,341
Average - Tue-Thur	5,966	9,022	1,558	1	1,254	6,699	2,306	1	1,811	9,297	4,520	3	4,864	6,263	6,315	1	16,546	10,260	15,628	17,443	59,876
Average - Fri	6,051	9,372	1,518	1	1,219	6,314	2,325	1	1,750	9,642	4,466	#DIV/0!	4,756	5,888	6,524	#DIV/0!	16,941	9,858	15,857	17,167	59,822
Average - Sat-Sun	4,651	7,023	1,006	2	844	4,566	1,748	#DIV/0!	1,411	7,772	3,234	2	3,511	4,283	4,792	2	12,680	7,158	12,418	12,587	44,842

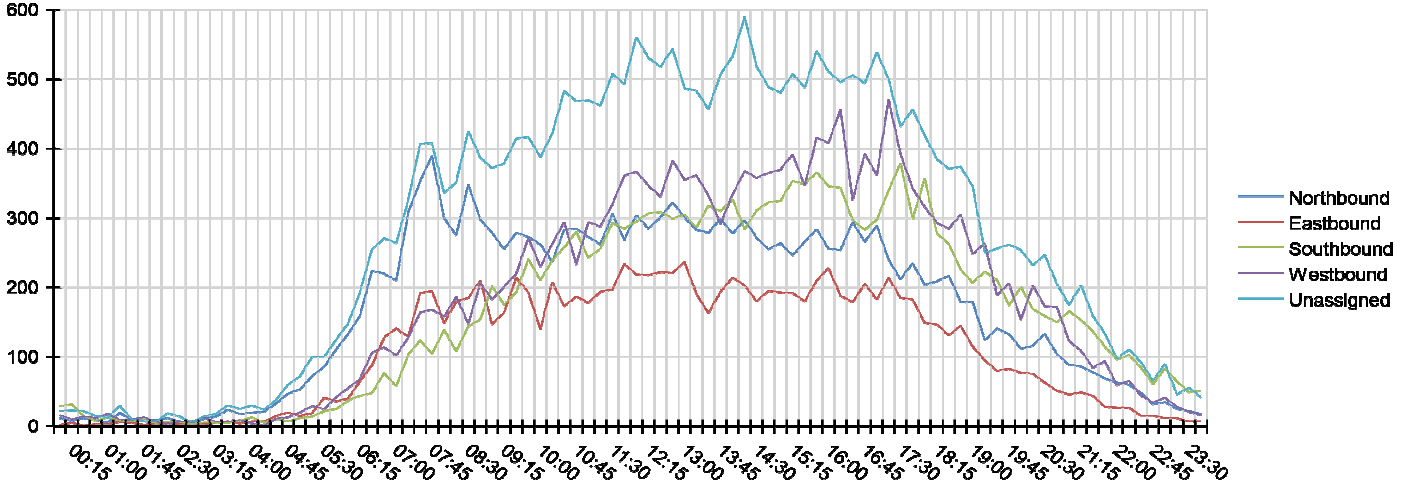
GRIDSMART.

Turning Movement Counts

Intersection US31,M37 & S AIRPORT ROAD

Date 7/24/2024

	Right	Through	Left	UTurn	Total
Northbound	5791	8789	1586		16166
Eastbound	1213	6855	2381		10449
Southbound	1809	9068	4844		15721
Westbound	5034	6400	6028	1	17463
Unassigned	14155	11902	831	27	26915
Total	28002	43014	15670	28	86714



	Northbound			Eastbound			Southbound			Westbound			Unassigned				
	R	T	L	R	T	L	R	T	L	R	T	L	U	R	T	L	U
00:00	4	5	3		2		3	21	5	2	11	3		7	10	5	
00:15	3	5		1	3	1	3	25	4	4	3	3		13	6	4	
00:30	6	6			1		1	10	3	2	4	8		9	9	4	
00:45	3	4	2	1	2			5	3	2	8	2		5	7	3	
01:00	3	2			3		1	12		2	5	11		6	4	2	
01:15	9	9	2	2	4		2	2	3		3	6		11	16	3	
01:30	2	5	1		4	1	1	5		1	7	2		4	5	1	
01:45	1	9		1	1			10		1	3	9		2	3	2	
02:00	2	7			4			4			5	1		2	4		
02:15	4	8			4			5	1		2	1		6	10	3	
02:30	5	2			3			5		2	3	1		7	6	1	
02:45	1	2	1		3			3		1	5	1		3	3		
03:00	5	6		1	2			4	1	2	3	8		8	4	2	
03:15	4	10		1	4			4	1	1	4	1		7	9	2	
03:30	11	12	1		6	1		5		1	4	1		12	17	1	
03:45	8	10		1	3		1	5	2	2	3	4		13	10	2	
04:00	10	9	1		7			10	3		2	2		9	17	4	
04:15	10	10	1		7			5			1	1		11	12	1	
04:30	12	20	1		14	1		9	2	2	4	5		16	20	2	
04:45	23	24		2	18			6	1	7	5	1		29	31		
05:00	22	31		2	12	1	1	9	2	5	8	7		33	36	3	
05:15	33	37	2		17	2	1	11	2	9	14	6		46	49	5	
05:30	28	57	1	3	34	4	2	15	5	7	10	8		42	49	9	
05:45	38	70	3	1	34	1	1	15	9	7	18	17		53	64	8	
06:00	37	90	6	3	31	6	1	26	10	14	21	20		62	80	4	2
06:15	55	95	9	10	45	10		30	14	30	17	21		93	98	2	
06:30	80	129	15	9	69	10	5	28	15	30	35	41		126	127	2	
06:45	74	130	16	15	95	18	7	51	19	33	37	44		136	132	3	
07:00	69	124	17	14	112	15	7	33	18	36	41	25		134	130		
07:15	93	187	28	15	97	17	7	72	24	51	32	45		169	153	4	
07:30	125	198	30	13	156	23	8	74	42	53	54	57		203	201	3	
07:45	127	245	18	23	148	24	6	64	34	47	68	53		212	192	4	
08:00	93	186	21	15	108	26	9	86	44	37	68	53		164	169	3	
08:15	85	167	23	25	132	23	12	70	26	65	65	57		195	151	6	
08:30	123	201	24	23	134	28	7	86	51	51	51	46		218	201	6	
08:45	85	181	32	33	145	32	19	75	60	68	86	52		211	171	4	1

09:00	98	155	26	17	105	25	19	122	61	58	61	64	200	164	7	1	
09:15	89	137	29	11	118	35	20	92	63	75	67	59	210	165	4		
09:30	87	169	23	14	150	50	34	92	67	76	79	65	219	184	12		
09:45	98	148	27	11	140	42	15	134	92	98	90	84	226	187	4		
10:00	94	157	11	8	98	34	18	120	73	66	87	77	201	177	10		
10:15	90	126	21	14	140	54	28	118	93	74	97	92	210	204	7	1	
10:30	104	152	27	24	115	34	29	128	101	107	92	95	264	210	9		
10:45	128	143	14	18	105	64	24	146	111	75	80	78	246	214	9		
11:00	113	136	24	13	129	36	32	117	94	101	100	93	262	199	8	1	
11:15	106	138	18	19	129	46	29	132	95	103	86	99	257	197	8		
11:30	123	161	22	14	126	57	35	149	109	104	111	105	276	220	12		
11:45	102	145	22	22	151	61	38	150	97	121	115	125	295	189	9		
12:00	128	148	28	25	133	61	33	147	115	117	134	116	319	236	6		
12:15	108	156	21	19	136	63	37	164	106	124	112	111	295	224	12		
12:30	97	180	24	19	145	58	48	146	115	131	94	106	298	212	8		
12:45	113	167	43	11	151	59	46	154	99	123	121	139	297	236	10	1	
13:00	93	174	34	27	142	68	29	161	115	125	121	109	273	203	8	3	
13:15	94	156	33	14	124	53	42	144	100	123	118	121	286	186	12		
13:30	97	154	28	21	107	35	39	172	107	86	112	135	252	198	7		
13:45	120	147	32	22	117	55	32	165	113	89	91	111	264	228	14	1	
14:00	101	139	38	18	140	56	52	171	104	107	103	124	278	241	14		
14:15	120	152	25	33	128	42	39	158	87	130	114	124	326	248	16		
14:30	108	131	33	31	91	58	35	186	90	113	116	129	292	216	11		
14:45	110	118	27	29	129	37	34	183	106	93	123	149	274	205	10		
15:00	99	133	32	24	126	43	26	191	108	97	134	139	258	214	9		
15:15	86	123	37	28	116	48	44	192	118	99	142	151	264	230	14		
15:30	94	143	29	20	120	40	39	203	107	95	129	123	254	220	11	3	
15:45	93	156	35	29	117	64	47	214	105	115	148	153	282	245	14		
16:00	95	121	40	36	132	60	40	199	107	97	164	147	276	214	19	2	
16:15	98	123	33	26	123	39	33	201	110	106	181	170	268	216	10	2	
16:30	108	137	49	21	107	51	60	154	83	101	152	73	288	205	12	1	
16:45	84	145	37	19	129	57	46	130	107	108	185	100	256	225	13		
17:00	116	123	50	24	115	44	54	168	76	93	194	75	284	241	10	4	
17:15	89	114	37	38	125	51	37	225	78	92	194	185	262	228	10		
17:30	76	109	27	31	117	37	43	240	96	86	154	152	236	182	14		
17:45	81	118	36	26	119	38	35	177	87	96	124	123	241	202	14		
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18:15	77	114	18	14	84	49	38	176	64	67	120	106	196	178	11		
18:30	76	121	20	20	74	37	31	159	73	83	100	102	211	151	8	1	
18:45	64	94	21	20	77	48	30	131	65	77	109	119	194	164	16		
19:00	68	87	24	14	78	23	29	126	52	66	97	85	184	151	10	1	
19:15	44	69	11	12	52	31	29	141	53	61	92	111	147	98	5		
19:30	45	83	13	9	51	20	24	134	53	49	67	73	130	114	10	2	
19:45	43	76	14	9	44	30	19	106	49	54	78	74	133	117	12		
20:00	50	51	11	17	44	16	26	130	45	37	59	57	136	104	14		
20:15	43	64	9	16	46	14	15	105	49	42	83	78	122	102	8		
20:30	49	73	11	13	35	15	21	94	44	42	60	71	126	116	5		
20:45	38	56	10	11	30	10	14	95	41	38	72	62	102	98	5		
21:00	27	45	17	8	33	5	13	99	54	29	48	46	74	98	3		
21:15	40	40	6	8	29	12	24	89	40	25	36	48	94	102	7		
21:30	20	46	12	10	29	5	11	79	47	17	33	34	56	86	17		
21:45	22	41	6	6	16	6	11	84	20	17	43	34	53	50	31		
22:00	10	47	6	9	16	2	6	74	16	16	27	16	40	33	24		
22:15	14	41	5	2	19	6	12	74	17	10	32	24	41	43	27		
22:30	14	30	4	1	11	3	7	64	13	16	18	10	35	32	25		
22:45	8	20	4	1	12	2	1	47	13	14	9	11	24	22	19		
23:00	13	19	3	3	9		7	64	12	17	9	15	36	29	25		
23:15	4	20	1		10	2	2	59	4	6	14	8	15	12	19		
23:30	7	11	4	1	3	3	4	40	5	3	14	4	17	24	15		
23:45	6	12			6	1	4	33	14	1	9	6	11	11	19		
Total	5791	8789	1586	1213	6855	2381	1809	9068	4844	5034	6400	6028	1	14155	11902	831	27

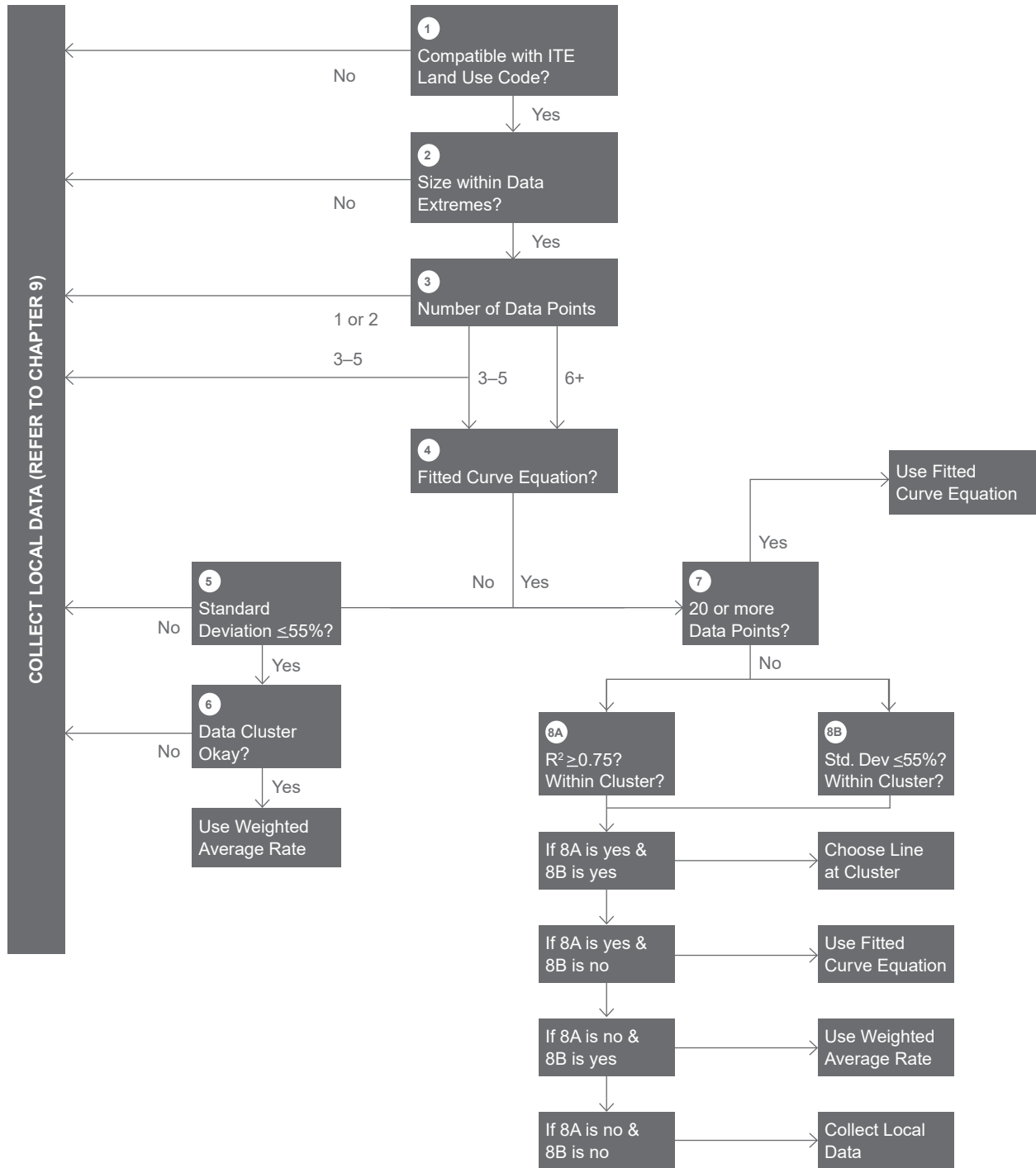
Attachment 2

Trip Generation Calculations

ITE Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	220	37 DU	8	26	34	23	13	36	312
Multifamily Housing (Mid-Rise)	221	112 DU	9	29	38	27	17	44	508
Total			17	55	72	50	30	80	820

ITE Land Use	Land Use Code	Units	Time Period	Equation	R2	Rate	Pass-By	Studies	Notes
Multifamily Housing (Low-Rise)	220	37 DU	a.m.	$T=0.31(X)+22.85$	0.79	0.40	-	49	# Studies>20, Use Fitted Curve
			p.m.	$T=0.43(X)+20.55$	0.84	0.51	-	59	# Studies>20, Use Fitted Curve
			Weekday	$T=6.41(X)+75.31$	0.86	6.74	-	22	# Studies>20, Use Fitted Curve
Multifamily Housing (Mid-Rise)	221	112 DU	a.m.	$T=0.44(X)-11.61$	0.91	0.37	-	30	# Studies>20, Use Fitted Curve
			p.m.	$T=0.39(X)+0.34$	0.91	0.39	-	31	# Studies>20, Use Fitted Curve
			Weekday	$T=4.77(X)-46.46$	0.93	4.54	-	11	Choose Line at Cluster. Average Rate higher.

Figure 4.2 Process for Selecting Average Rate or Equation in *Trip Generation Manual* Data



Attachment 3

Trip Distribution Figure



NORTH

LEGEND

- LANE ASSIGNMENT
- ▲ STOP CONTROL
- XX a.m. PEAK HOUR
- (XX) p.m. PEAK HOUR



2024 EXISTING TRAFFIC VOLUMES

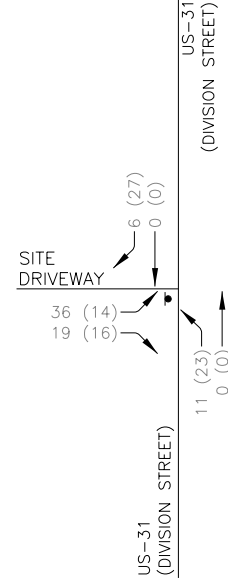
NO SCALE



NORTH

LEGEND

- LANE ASSIGNMENT
- ▲ STOP CONTROL
- XX a.m. PEAK HOUR
- (XX) p.m. PEAK HOUR



TRIP GENERATION VOLUMES

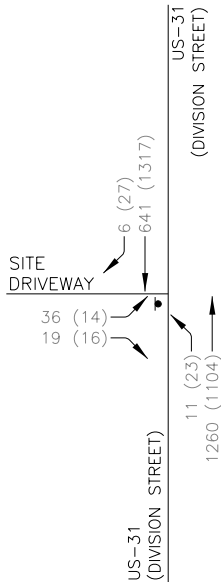
NO SCALE



NORTH

LEGEND

- LANE ASSIGNMENT
- ▲ STOP CONTROL
- XX a.m. PEAK HOUR
- (XX) p.m. PEAK HOUR



2026 FUTURE TRAFFIC VOLUMES

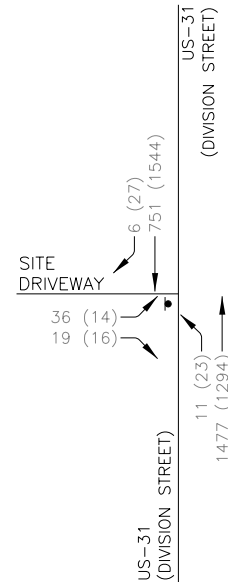
NO SCALE



NORTH

LEGEND

- LANE ASSIGNMENT
- ▲ STOP CONTROL
- XX a.m. PEAK HOUR
- (XX) p.m. PEAK HOUR



2036 HORIZON TRAFFIC VOLUMES

NO SCALE



Engineers | Architects | Scientists | Constructors

Hard copy is Intended to be 8.5"x11" when plotted. Scale(s) Indicated and graphic quality may not be accurate for any other size.

GARFIELD TOWNSHIP APARTMENTS

Garfield Township, MI 49685

Traffic Impact Assessment

PROJECT NO.

241946

FIGURE NO.

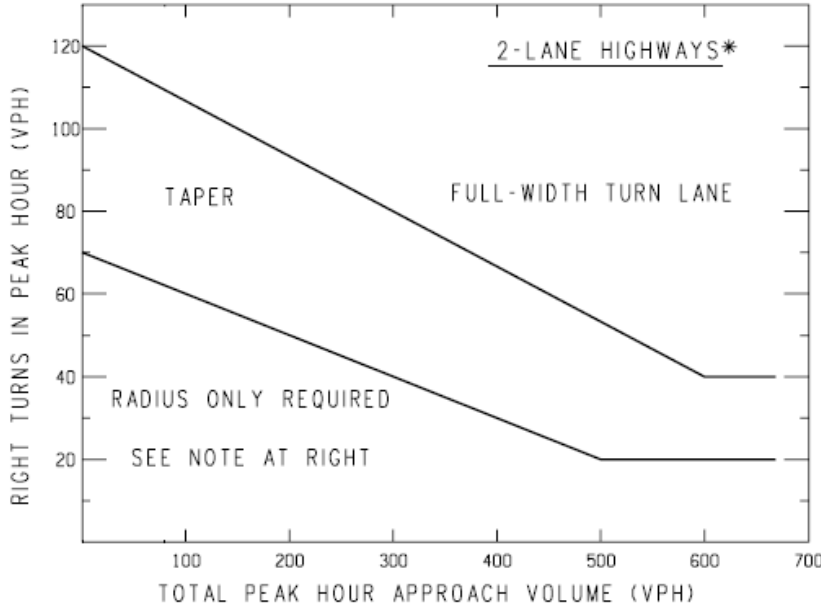
3

Attachment 4

Turn Lane Charts

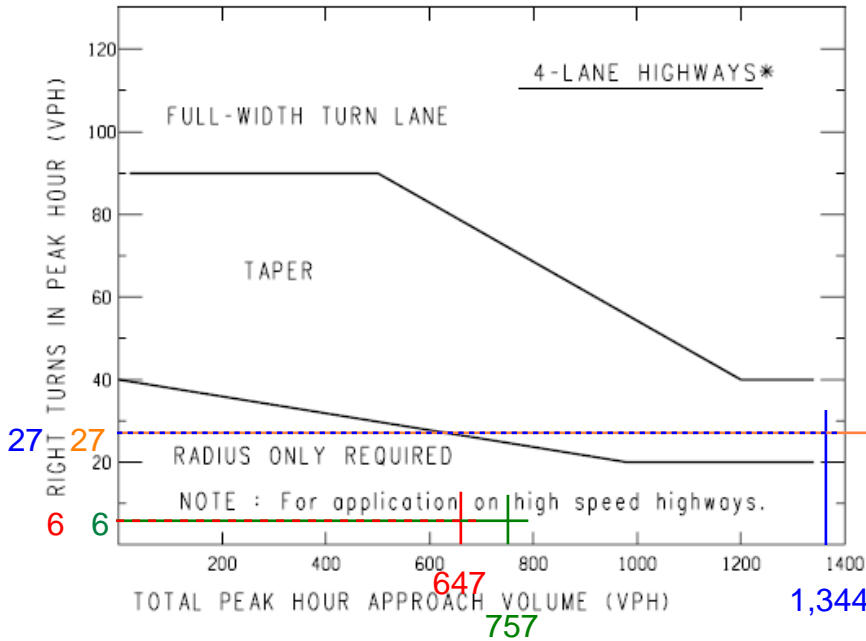
US-31 (Division Street) and Site Driveway

2026 Build a.m. Peak Hour
 2026 Build p.m. Peak Hour
 2036 Horizon a.m. Peak Hour
 2036 Horizon p.m. Peak Hour



NOTE: For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour
 Right turns = Peak hour
 Right turns - 20



*If a center left-turn lane exists (ie 3 or 5 lane roadway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

Sample Problem: The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hous is 100 vph. Determine if a right turn lane is recommended.

Solution: Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

Attachment 5

LOS Reports

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	36	19	11	1260	641	6
Future Vol, veh/h	36	19	11	1260	641	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	250	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	21	13	1432	728	7

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1474	368	735	0	-	0
Stage 1	732	-	-	-	-	-
Stage 2	742	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	117	629	866	-	-	-
Stage 1	437	-	-	-	-	-
Stage 2	432	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	115	629	866	-	-	-
Mov Cap-2 Maneuver	249	-	-	-	-	-
Stage 1	430	-	-	-	-	-
Stage 2	432	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.2	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	866	-	249	629	-	-
HCM Lane V/C Ratio	0.014	-	0.157	0.033	-	-
HCM Control Delay (s)	9.2	-	22.1	10.9	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	0.1	-	-

Intersection: 9001: US-31 (Division Street) & Site Driveway

Movement	EB	EB	NB
Directions Served	L	R	L
Maximum Queue (ft)	104	57	26
Average Queue (ft)	34	12	5
95th Queue (ft)	79	40	22
Link Distance (ft)	296		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	250
Storage Blk Time (%)	14	0	
Queuing Penalty (veh)	3	0	

Network Summary

Network wide Queuing Penalty: 3

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	16	23	1104	1317	27
Future Vol, veh/h	14	16	23	1104	1317	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	250	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	91	91	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	17	25	1213	1432	29

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2104	731	1461	0	-	0
Stage 1	1447	-	-	-	-	-
Stage 2	657	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	44	364	458	-	-	-
Stage 1	183	-	-	-	-	-
Stage 2	477	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	42	364	458	-	-	-
Mov Cap-2 Maneuver	130	-	-	-	-	-
Stage 1	173	-	-	-	-	-
Stage 2	477	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	25.2	0.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	458	-	130	364	-	-
HCM Lane V/C Ratio	0.055	-	0.117	0.048	-	-
HCM Control Delay (s)	13.3	-	36.3	15.4	-	-
HCM Lane LOS	B	-	E	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.4	0.1	-	-

Intersection: 9001: US-31 (Division Street) & Site Driveway

Movement	EB	EB	NB
Directions Served	L	R	L
Maximum Queue (ft)	62	36	44
Average Queue (ft)	15	10	11
95th Queue (ft)	46	32	34
Link Distance (ft)	296		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	250
Storage Blk Time (%)	6	0	
Queuing Penalty (veh)	1	0	

Network Summary

Network wide Queuing Penalty: 1

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↙	↗	↙	↑↑	↑↑	
Traffic Vol, veh/h	36	19	11	1477	751	6
Future Vol, veh/h	36	19	11	1477	751	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	250	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	21	13	1678	853	7

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1722	430	860	0	-	0
Stage 1	857	-	-	-	-	-
Stage 2	865	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	80	573	777	-	-	-
Stage 1	376	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	79	573	777	-	-	-
Mov Cap-2 Maneuver	206	-	-	-	-	-
Stage 1	370	-	-	-	-	-
Stage 2	373	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.3	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	777	-	206	573	-	-
HCM Lane V/C Ratio	0.016	-	0.19	0.036	-	-
HCM Control Delay (s)	9.7	-	26.5	11.5	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0	-	0.7	0.1	-	-

Intersection: 9001: US-31 (Division Street) & Site Driveway

Movement	EB	EB	NB
Directions Served	L	R	L
Maximum Queue (ft)	116	83	31
Average Queue (ft)	37	13	5
95th Queue (ft)	89	50	22
Link Distance (ft)	296		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	250
Storage Blk Time (%)	19	0	
Queuing Penalty (veh)	4	0	

Network Summary

Network wide Queuing Penalty: 4

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↙	↗	↙	↑↑	↑↑	
Traffic Vol, veh/h	14	16	23	1294	1544	27
Future Vol, veh/h	14	16	23	1294	1544	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	250	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	91	91	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	17	25	1422	1678	29

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2454	854	1707	0	-	0
Stage 1	1693	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	25	302	368	-	-	-
Stage 1	134	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	23	302	368	-	-	-
Mov Cap-2 Maneuver	95	-	-	-	-	-
Stage 1	125	-	-	-	-	-
Stage 2	422	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	32.7	0.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	368	-	95	302	-	-
HCM Lane V/C Ratio	0.069	-	0.16	0.058	-	-
HCM Control Delay (s)	15.5	-	50	17.6	-	-
HCM Lane LOS	C	-	F	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	0.2	-	-

Intersection: 9001: US-31 (Division Street) & Site Driveway

Movement	EB	EB	NB
Directions Served	L	R	L
Maximum Queue (ft)	105	72	46
Average Queue (ft)	30	14	13
95th Queue (ft)	93	50	37
Link Distance (ft)	296		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	250
Storage Blk Time (%)	23	1	
Queuing Penalty (veh)	4	0	

Network Summary

Network wide Queuing Penalty: 4

Bob Verschaeve

From: Fitzpatrick, Connor (MDOT) <FitzpatrickC1@michigan.gov>
Sent: Tuesday, January 28, 2025 1:24 PM
To: Andy Purvis
Cc: Bob Verschaeve; Burzynski, Steve (MDOT); Carpenter, Jessica (MDOT); Phillips, Krista (MDOT)
Subject: RE: 2105 N US Highway 31 S LLC - Multi-Family Development - Driveway

CAUTION: This email originated from outside of GCES. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andy,

We have reviewed the Traffic Impact Assessment and the attached plans. We agree with the need for a right turn taper into the development. Restriping the shoulder would satisfy this requirement.

Comments:

Submit a pavement marking plan for the proposed taper.

Change the commercial driveway width from 38' to 36'. This would yield 12' lanes for your commercial approach. Submit the details for the Gravity Retaining Wall since part of it will be constructed in the ROW.

Adjust your HMA lift thickness or your mix: 4EL has an application rate of 2" to 2.5". 5EL allows for a 1.5"-2" application rate. (detail 1, sheet C600)

Please submit a MDOT permit and let me know if you need instructions on how to do this.

Thanks,

Connor Fitzpatrick, PE

Staff Engineer

Traverse City Transportation Service Center

Michigan Department of Transportation

616-202-8733

www.Michigan.gov/MDOT



From: Fitzpatrick, Connor (MDOT)
Sent: Monday, January 27, 2025 1:42 PM
To: Andy Purvis <ajpurvis@goslingczubak.com>; Carpenter, Jessica (MDOT) <CarpenterJ7@michigan.gov>
Cc: Bob Verschaeve <rmverschaeve@goslingczubak.com>
Subject: RE: 2105 N US Highway 31 S LLC - Multi-Family Development - Driveway

Hi Andy,

Jessica and I will review this and get back with you by the end of this week. We will let you know if there are any questions.

Connor

From: Andy Purvis <ajpurvis@goslingczubak.com>

Sent: Monday, January 27, 2025 9:35 AM

To: Carpenter, Jessica (MDOT) <CarpenterJ7@michigan.gov>; Fitzpatrick, Connor (MDOT) <FitzpatrickC1@michigan.gov>

Cc: Bob Verschaeve <rmverschaeve@goslingczubak.com>

Subject: 2105 N US Highway 31 S LLC - Multi-Family Development - Driveway

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Good morning, Connor and Jessica,

We're working on a proposed multi-family housing development project located at 2105 N US Highway 31 South, in Garfield Township, Grand Traverse County. It's the former truck topper business/residential site located on the west side of US-31, north of McRae Hill Road and just south of Hartman Road.

Fishbeck completed the attached Traffic Impact Assessment for the proposed project. Their assessment recommended a southbound right-turn taper be provided for the project's entrance. It appears the full-width paved shoulder provided along this segment of US 31 will provide the dimensional requirements for the right-turn taper referenced in GEO-650-D. Sheet C201 (5 of 23) of the attached preliminary plans provides further.

The plan is to center the new driveway over the existing 36-inch driveway culvert that crosses the existing ditch/wetland. The new driveway will provide an enter and left-turn and right-turn exit lanes.

The owner is planning on presenting a Special Land Use Permit (SLUP) application to Garfield Township at their March 12, 2025, planning commission meeting. We'd like MDOT to complete a preliminary review of the project and the proposed driveway. We'd like to provide your review in the SLUP application to the Township. Can you please review and let me know if you have any questions? I'd be happy to set up a time to discuss over a conference call if that would help.

Talk to you both soon,

Andy

--

Andrew Purvis, P.E. | Project Engineer

Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933-5107 direct

ajpurvis@goslingczubak.com | www.goslingczubak.com

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GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

P – 1087 ID # M7737 DATE: 1/17/2025

PROJECT NAME: Gauthier Site Multi-Family Residential Development

PROJECT ADDRESS: 2115 US 31 South

TOWNSHIP: Garfield

APPLICANT NAME: Andy Purvis

APPLICANT COMPANY: Gosling Czubak

APPLICANT ADDRESS: 1208 Business Park Dr.

APPLICANT CITY: Traverse City STATE: Mi ZIP: 49686

APPLICANT PHONE: 946-9191 FAX #

REVIEW FEE: \$94.00

Reviewed By: K. Fordyce

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



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SITE PLAN REVIEW

ID # M7737

DATE: 1/17/2025

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

2. 506.1 Knox Box where required.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

3. 503.3 Marking of fire lanes.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

-Provide “NO PARKING-FIRE LANE” signs. Placement to be discussed with contractor on site.

-Project may proceed with township approval process.

Wetland Delineation Report

Parcel #05-021-054-00

Garfield Township

Grand Traverse County, Michigan

September 1, 2023

Prepared by:

Gosling Czubak Engineering Sciences, Inc.

1280 Business Park Drive

Traverse City, Michigan

(231) 946-9191

www.goslingczubak.com

GCES Project # 2023479001.01

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Gosling Czubak
engineering sciences, inc.

CIVIL ENGINEERING

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TABLE OF CONTENTS

1.0	BACKGROUND.....	1
2.0	SITE RECONNAISSANCE.....	1
3.0	FINDINGS	2
4.0	CONCLUSIONS.....	3

ATTACHMENTS

- Att. 1 **Site Location Map**
- Att. 2 **Site Plan with Wetland Boundaries**
- Att. 3 **EGLE Wetland Map**
- Att. 4 **Wetland Determination Data Forms**
- Att. 5 **Photographs**

Gosling Czubak Engineering Sciences, Inc. has completed a wetland delineation of parcel #05-021-054-00, located in Section 21, T27N, R11W, Garfield Township, Grand Traverse County, Michigan. The site location is illustrated in Attachment 1. An aerial image of the site showing wetland boundaries is included as Attachment 2.

1.0 BACKGROUND

The area of study includes the entire parcel, to the extent that boundaries could be estimated in the field. The site is bounded by Parcel #05-021-052-00 to the west, commercial property to the north, U.S. Highway 31 to the east, McRae Hill Road to the southeast, and residential property to the south.

A map available from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) shows wetlands identified in the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI), wetlands identified in the Michigan Resource Information System (MIRIS), and “soil areas which include wetland soils” on the parcel. A copy of the EGLE map covering the site and surrounding area is included as Attachment 3.

2.0 SITE RECONNAISSANCE

A reconnaissance was conducted on August 8-9, 2023, to confirm the presence of wetlands and delineate boundaries. Ten representative sample points, SP-28 through SP-37, were selected for evaluation of hydrology, vegetation, and soil. The sample points are distinguished from SP-1 through SP-27, which were located on the adjacent parcels to the west during a separate delineation in May 2023. Observations and rationale supporting the determination of wetlands or uplands are summarized in the U.S. Army Corps of Engineers (USACE) Wetland Determination Data Forms included as Attachment 4.

Pits were dug to examine soil for hydric features and determine the depth to groundwater and/or saturation if present. Vegetation species around each sample point were identified and predominance estimated. The lists of plants should not be considered comprehensive; it is possible that plants are present that were dormant or not readily identifiable at the time of the reconnaissance. Representative photographs are included as Attachment 5.

3.0 FINDINGS

Normal circumstances were present at the time of the reconnaissance; the vegetation, soil, and hydrology did not appear to be significantly influenced by recent human activities or natural phenomena. The depth to water or soil saturation appeared typical for the time of year.

Generally, the ground surface across the parcel is rolling, with significant slopes in some areas. Wetlands occupy lower-lying areas, formed around groundwater discharge areas and two unnamed creeks that traverse the parcel west-to-east. The creeks are tributaries to the Boardman River, based on a review of topographic map features.

Three wetlands, identified as “J”, “K”, and “L”, were found on the parcel, and are distinguished from Wetlands “A” through “I”, which were identified on the neighboring parcels during the April-May 2023 delineation.

Wetland “J”, comprised of 1.69 acres, is represented by sample points SP-28 and SP-30. Accumulation of runoff in a stream floodplain, shallow groundwater, and seepage along the base of hillsides provide hydrologic conditions favorable for wetlands. Forested wetlands were found at SP-28, dominated by cedar (*Thuja occidentalis*) and hemlock (*Tsuga canadensis*). Green ash (*Fraxinus pennsylvanica*) seedlings dominated the herbaceous stratum. Forested wetlands at SP-30 were dominated by quaking aspen (*Populus tremula*) and green ash, with a dense herbaceous stratum dominated by tussock sedge (*Carex stricta*) and late goldenrod (*Solidago gigantea*). Hydric soil features include mucky peat at SP-28 and muck at SP-30.

The upland sample points adjacent to Wetland “J” include SP-29 and SP-31. Both areas are forested, with sugar maple (*Acer saccharum*) predominant at SP-29 and quaking aspen at SP-31. Loamy soil was found at SP-29; sandy soil was found at SP-31. No hydric soil features (organic modified mineral soil, redox features, etc.) were seen at either location. Shallow groundwater, seepage, and/or evidence of surface flooding were not seen at either location.

Wetland “K”, comprised of 4.43 acres, is represented by sample points SP-34, SP-35, and SP-37. Accumulation of runoff in a stream floodplain, shallow groundwater, and seepage provide hydrologic conditions favorable for wetlands. Forested wetlands were found at SP-28, dominated by cedar,

hemlock, and basswood (*Tilia americana*). Green ash dominates the understory, and a dense herbaceous stratum is dominated by meadow horsetail (*Equisetum pratense*) and tussock sedge. Emergent wetlands were found at SP-35, dominated by water horsetail (*Equisetum fluviatile*), sedges (*Carex spp.*), and jewelweed (*Impatiens capensis*). SP-37 was partially forested with cedar and had a dense herbaceous stratum dominated by sensitive fern (*Onoclea sensibilis*), maidenhair fern (*Adiantum pedatum*), meadow horsetail, and tussock sedge. The hydric soil feature observed at this location is the presence of muck at the three wetland sample points.

The upland sample point adjacent to Wetland “K” is SP-36, which is forested with hemlock and beech (*Fagus grandifolia*). The herbaceous stratum is lacking due to the dense, mature tree canopy. Sandy soil was observed at this location with no hydric soil features (organic modified mineral soil, redox features, etc.). Shallow groundwater, seepage, and/or evidence of surface flooding were not observed.

Wetland “L”, comprised of 0.18 acres, is represented by sample point SP-32. Shallow groundwater and seepage provide hydrology supportive of wetlands. Emergent wetlands at SP-32 are dominated by green bulrush (*Scirpus atrovirens*), sedges, twig rush (*Cladium mariscoides*), and red-osier dogwood (*Cornus stolonifera*). The hydric soil features include muck and redox concentrations in underlying loamy soil. Wetland “L” extends off-site to the north where it is contiguous with Wetland “J”. A culvert along Highway 31 connects Wetland “L” with Wetland “K” by drainage.

The upland sample point SP-33 is in a maintained lawn west of Wetland “L”, which is dominated by cultivated grasses. Groundwater was found at 20 inches. A seasonally low wetland water table is not suspected due to the lack of hydric soil features in the upper 6 inches. No evidence of seepage or surface runoff was observed at this location.

4.0 CONCLUSIONS

Wetlands “J”, “K”, and “L” are contiguous with other wetlands and adjacent to two streams that appear to be tributaries of the Boardman River. As such, they are regulated under Part 303 of the *Michigan Natural Resources and Environmental Protection Act* (NREPA). Any placement of fill or structures, excavating, drainage, stumping, grubbing, etc. within the wetlands require a permit from EGLE. Additionally, the unnamed streams are regulated under Part 301, Inland Lakes and Streams, of NREPA.

A Soil Erosion and Sedimentation Control Permit may be needed from Grand Traverse County for activities near streams and wetlands. Garfield Township has additional requirements regarding development near wetlands and streams including: 1) a 25-foot setback from wetlands, 2) stream setbacks, and 3) verification of the wetland delineation by EGLE. Other local rules and regulations may apply.

This wetland delineation reflects our professional opinion of wetland boundaries at the time of the site reconnaissance. Wetland boundaries are subject to change over time as a result of natural and human influences.

Prepared by:

Reviewed by:

Peter Kallioinen

Project Scientist

prkallioinen@goslingczubak.com

www.goslingczubak.com

Adam Segerlind, P.E.

Project Manager

aesegerlind@goslingczubak.com

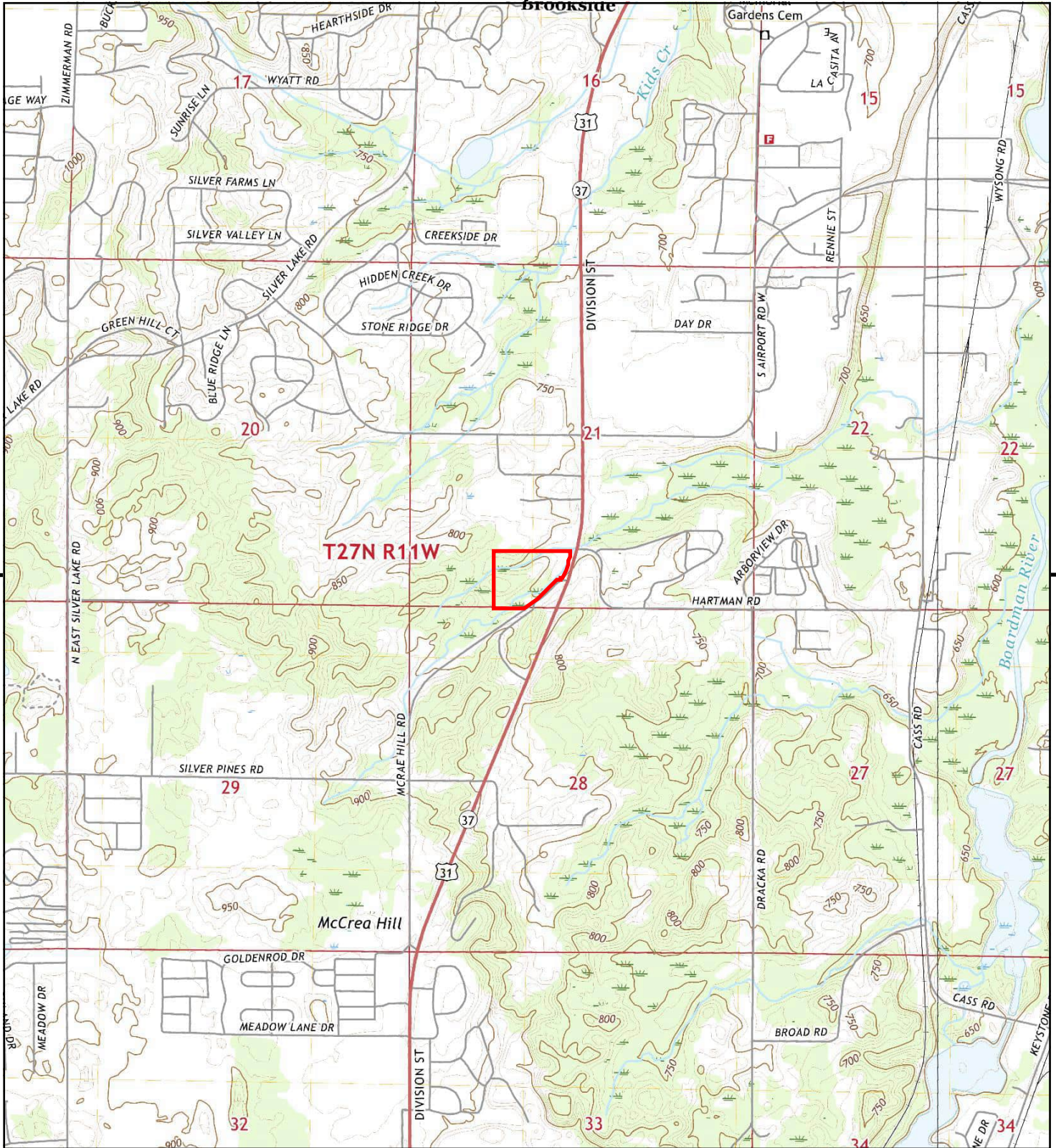
www.goslingczubak.com

Attachment 1

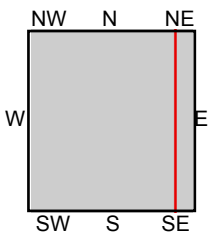
Site Location Map



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This report includes information from the following map sheet(s).



TP, Grawn, 2019, 7.5-minute
SE, Mayfield, 2019, 7.5-minute

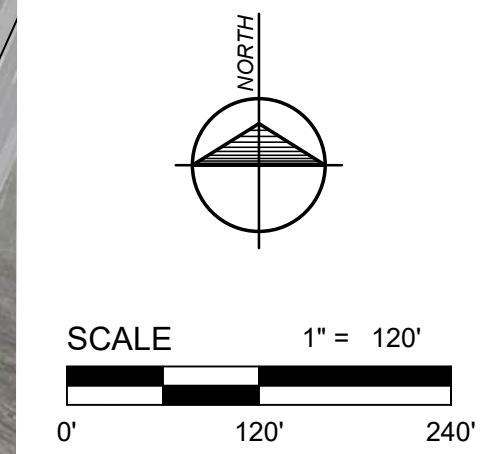
SITE NAME: 2105 N. US 31 South
ADDRESS: 2105 N. US 31 South
Traverse City, MI 49685
CLIENT: Gosling Czubak



Attachment 2

Site Plan with Wetland Boundaries

P:\2023479002.00\CADD-Data\C3D\2023479002 PS Wetland.dwg Tab: Layout2 Saved by: aessegerlind 9/1/2023 10:39 AM Plotted by: Adam E. Segerlind, PE 9/1/2023 10:42 AM



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**CIVIL ENGINEERING | SURVEYING | ENVIRONMENTAL SERVICES | GEOTECHNICAL
 CONSTRUCTION SERVICES | DRILLING | LANDSCAPE ARCHITECTURE**

Job #:	2023479002.02
Date:	8/31/2023
Scale:	1"=120'
Drawn:	AES
Chk'd:	PRK
Rev:	-

WETLAND DELINEATION MAP
2105 N US 31
KEEL CAPITAL, LLC

Location:
 PART OF THE SE1/4 OF THE SW1/4
 SECTION 23, T27N, R11W
 GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY, MICH,
 Sheet 1

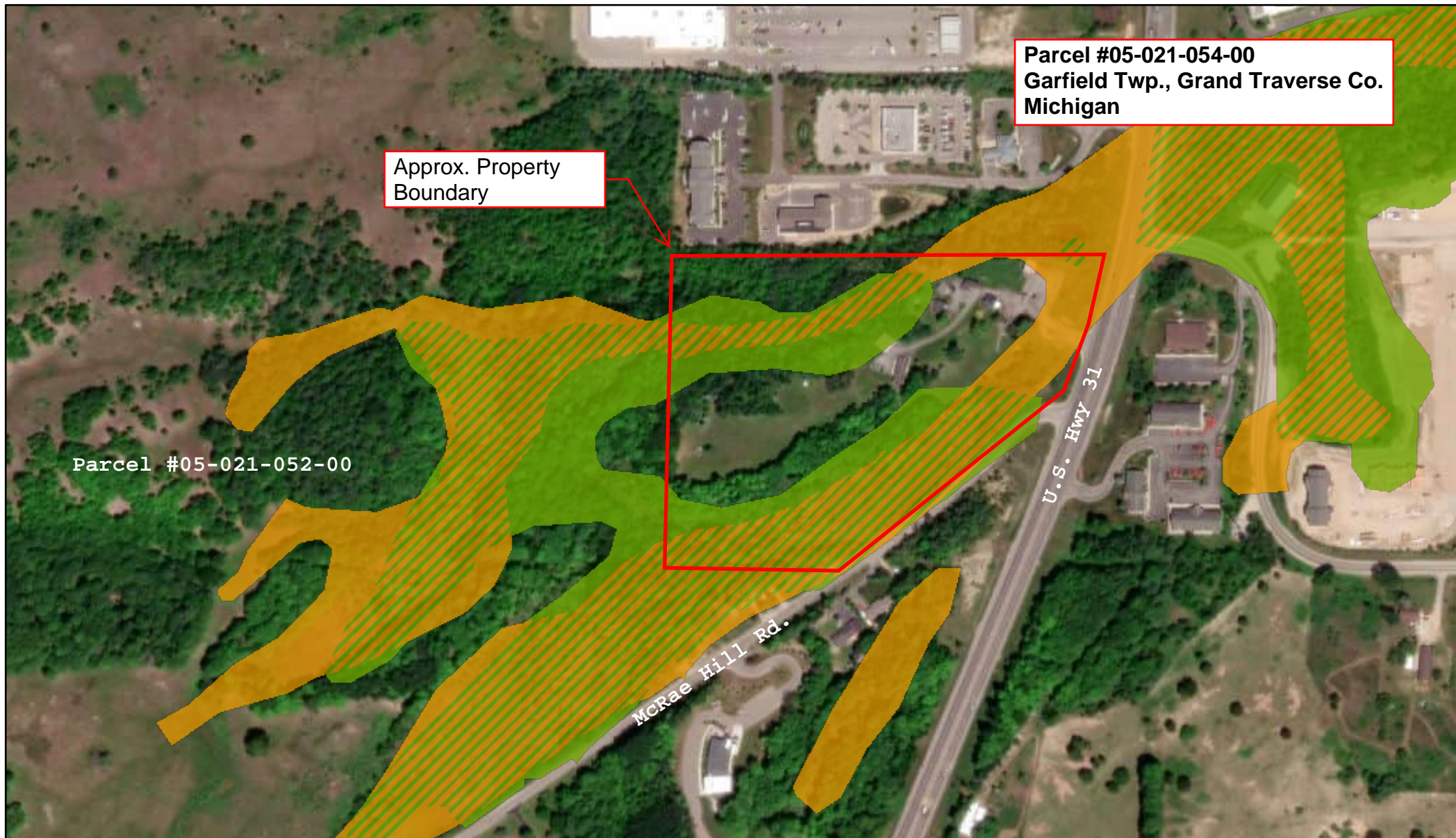
Attachment 3

EGLE Wetland Map






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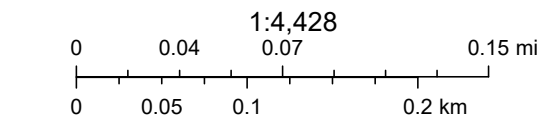
Wetlands Map Viewer



August 15, 2023

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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific