

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, November 6, 2024 at 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 – October 23, 2024

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 2024-94 – Planning Department Monthly Report – November 2024

6. Unfinished Business

- a. PD 2024-95 – Angel Care Child Care / Church of the Living God SUP – Findings of Fact
- b. PD 2024-96 – Tower North Wireless Communication Facility SUP – Action
- c. PD 2024-97 – K-1 Speed / High Tops – Site Plan Review Amendment – Update

7. New Business

- a. PD 2024-98 – Cherryland Center Comprehensive Development Plan – Site Plan Review
- b. PD 2024-99 – Copper Ridge PUD Major Amendment – Introduction
- c. PD 2024-100 – Cherryland Center 24/7 Golf – Site Plan Review
- d. PD 2024-101 – Cherryland Humane Society SUP Major Amendment – Introduction

8. Public Comment

9. Other Business

10. Items for Next Agenda – December 11, 2024

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
PLANNING COMMISSION MEETING
October 23, 2024**

Call Meeting to Order: Chair McManus called the October 23, 2024 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:19)

Robertson moved and DeGood seconded to approve the agenda as presented.

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

Nays: None

3. Minutes (7:21)

a. October 9, 2024 Regular Meeting

Fudge moved and Agostinelli seconded to approve the October 9, 2024 Regular Meeting minutes as amended noting that in item #3, the wording which reads “with Township Board” should be removed.

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

Agostinelli stated that there was no meeting.

Planning Commissioners

i. Zoning Board of Appeals

Fudge said there was no meeting.

- ii. **Parks and Recreation Commission**
DeGood said that there was no meeting.
- iii. **Joint Planning Commission**
Racine stated that there will be some activity and construction at the historic barns park. A solution to the water pressure issues in that area of the township is close.

Staff Report

- i. **Zoning Administrator Update**
Zoning Administrator Michael Green gave commissioners an update on the soil erosion ordinance and the stormwater ordinance for the township. Green also discussed small cell towers for 5G and reviewed various zoning enforcement activities. Green added that Lamar filed a federal lawsuit over a billboard and described some challenges with the courts in terms of enforcement issues.

6. Unfinished Business

- a. **PD 2024-92 – Zoning Ordinance Discussion – Signs Continued (7:20)**
In August, staff provided a draft of Section 630 including some proposed changes to the regulations of this Section. Proposed changes encompassed adding content-neutral language throughout the entire Section with substantial changes to subsection 630.N, proposed to be renamed to “Signs Always Permitted and Exempt Signs” and the Planning Commission commented on the proposed changes. Based on the difficulty in finding guidance on the signage issue, staff recommends that the Planning Commission ask that Section 630 of the Zoning Ordinance be forwarded to the Township Attorney for legal review for compliance with recent United States Supreme Court case law. Legal review would allow for a comprehensive look at all parts of Section 630 from a legal perspective. Staff also suggest that the Planning Commission consider adding charts or tables to this Section to summarize the regulations and allow for easier understanding for anyone reading this Section. Staff can prepare charts and tables as part of the next review of the sign regulations.

Robertson moved and Cline seconded TO RECOMMEND to the Township Board that Section 630 of the Garfield Township Zoning Ordinance BE FORWARDED to the Township Attorney for legal review.

*Yeas: DeGood, Agostinelli, Cline, Robertson, Fudge, Racine, McManus
Nays: None*

7. New Business

a. PD 2024-91 – Zoning Ordinance Discussion – Definition of “Substantial” Construction (7:30)

Recently, the Township Board deliberated at length about the “start of construction” as a term applied to a condition of approval for the BATA/Traverse City Housing Commission Planned Unit Development. While “start of construction” is a term not defined or used in the Zoning Ordinance, the related term “substantial construction” is used. However, there is no definition of “substantial construction.” By providing a definition of substantial construction, it would help clarify its application in several sections of the Zoning Ordinance and may be applied in conditions of approval. Commissioners discussed the definitions provided by staff and decided that a definition needed to be crafted to match with what the township is trying to achieve in terms of PUD’s and the different uses allowed in PUD’s. Commissioners agreed that any definition of “substantial construction” should be flexible to accommodate different development situations.

Racine moved and DeGood seconded to have staff continue to work on a definition of “substantial construction.”

*Yeas: Racine, DeGood, Cline, Robertson, Fudge, Agostinelli, McManus
Nays: None*

8. Public Comment (8:16)

None

9. Other Business (8:16)

a. Summary of Planning Michigan Conference 2024

Planning staff recently attended a planning conference in Grand Rapids and reviewed information from various sessions that they attended. Sych reviewed a housing study which was presented at the conference and which Garfield Township planning staff participated in. He also talked about density and ways to make density more attractive. Hannon covered ways to improve a zoning ordinance and discussed his walking tour of Ada, Michigan where areas of that town were made to look like a classic downtown.

b. Recent Development Photos

Staff shared photos of recent projects which have been completed in the township or are near completion.

c. Joint Planning Commission

McManus mentioned that a member of the Planning Commission will need to be named to the Joint Planning Commission since he will be stepping down after the election.


10. Items for Next Agenda – November 6, 2024 (9:16)

- a. **Angel Care Child Care/Church of the Living God Special Use Permit – Findings of Fact**
- b. **Tower North Wireless Communication Facility Special Use Permit – Action**
- c. **K-1 Speed/High Tops – Site Plan Review Amendment**
- d. **Cherryland Center Comprehensive Phasing PUD Minor Amendment – Review**
- e. **BATA/TC Housing Commission Phasing PUD Minor Amendment – Review**
- f. **Copper Ridge PUD Major Amendment – Introduction**

11. Adjournment

Fudge moved to adjourn the meeting at 9:21pm.

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

 Charter Township of Garfield Planning Department Report No. 2024-94			
Prepared:	October 30, 2024	Pages:	3
Meeting:	November 12, 2024 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Planning Department Monthly Report – November 2024		

PURPOSE:

Staff provides a monthly report 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. The Commissioners again tabled the application at their meetings on 8/14/2024, 9/11/2024, and 10/9/2024 as the applicant has not yet submitted updated materials or information.

French Manor LaFranier – Special Use Permit Major Amendment Review

- *Location:* 3090 LaFranier Road, east side of LaFranier Road, south of South Airport Road
- *Development Description:* Proposed expansion of existing senior residential facility
- *Status:* The Planning Commission had an introduction for the application at their 8/14/2024 meeting and held the public hearing at their 9/11/2024 meeting. At their meeting on 10/9/2024, Commissioners reviewed the Findings of Fact and approved the application with conditions.

Angel Care Child Care / Church of the Living God – Special Use Permit Review

- *Location:* 1514 Birmley Road, north side of Birmley Road east of Keystone Road
- *Development Description:* Proposed child care center within existing church
- *Status:* The Planning Commission had an introduction for the application at their 9/11/2024 meeting and held the public hearing at their 10/9/2024 meeting. The Planning Commission will review proposed Findings of Fact for the application at their 11/6/2024 meeting.

K1 Speed / High Tops – Site Plan Review Amendment

- *Location:* 1212 W South Airport Road, north side of South Airport Road west of Garfield Avenue
- *Development Description:* Proposed bar/tavern and nightclub at former Sears in Cherryland Center
- *Status:* The Planning Commission tabled the application at their 9/11/2024 meeting based on concerns about the impact of the project on the neighboring residential area; the application remained tabled at the 10/9/2024 meeting. The Planning Commission will again review the application at their meeting on 11/6/2024.

Cherryland Center Comprehensive Development Plan – Site Plan Review

- *Location:* Multiple parcels and addresses; north side of South Airport Road west of Garfield Avenue
- *Development Description:* Proposed comprehensive development plan for entire Cherryland Center site
- *Status:* The Planning Commission will review the application at their meeting on 11/6/2024.

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 will hold an introduction on the application at their meeting on 11/6/2024.

Cherryland Center 24/7 Golf – Site Plan Review

- *Location:* 1712 S Garfield Ave; west side of Garfield Avenue and north of South Airport Road
- *Development Description:* Proposed indoor golf recreation facility in part of Cherryland Center
- *Status:* The Planning Commission will review the application at their meeting on 11/6/2024.

Cherryland Humane Society – Special Use Permit Major Amendment Review

- *Location:* 1750 Ahlberg Drive; southeast of the intersection of Hammond Road and Keystone Road
- *Development Description:* Proposed building additions to existing humane society building
- *Status:* The Planning Commission will hold an introduction on the application at their meeting on 11/6/2024.

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

Mobile Medical Response

- *Location:* 1733 Park Drive, east side of Park Drive north of South Airport Road
- *Development Description:* Proposed headquarters and operational based for Mobile Medical Response
- *Status:* Approved with conditions

Kingsley Lumber

- *Location:* 1807 N Garfield Road, southwest corner of Garfield Road and Hammond Road
- *Development Description:* Proposed lumber processing and sawmill operation
- *Status:* Approved with conditions

Resurrection Life Church Addition – PUD Administrative Amendment

- *Location:* 2586 Crossing Circle, part of the Grand Traverse Crossings PUD
- *Development Description:* Proposed addition to existing church building
- *Status:* Under review; additional information requested from applicants

Bay Meadows Golf Course

- *Location:* 5550 Bay Meadows Drive, north of Barney Road near Harris Road
- *Development Description:* Proposed addition to an existing building at existing golf course
- *Status:* Approved with conditions

Historic Barns Park

- *Location:* 1500 Red Drive, northwest of the intersection of Silver Lake Road and Silver Drive
- *Development Description:* Proposed renovations of an existing barn and additional connector between barns
- *Status:* Under review; additional information requested from applicants

Creekside Community Church

- *Location:* 3686 W South Airport Road, north side of South Airport Road west of US 31
- *Development Description:* Proposed redesign of parking lot
- *Status:* Under review; additional information requested from applicants

PLANNING:


Other Planning Department activities include the following:

- At their 8/14/2024 regular meeting, the Planning Commission held the public hearing for a proposed Zoning Ordinance text amendment. This amendment encompasses changes to the R-3 zoning district to allow triplex and quadplex housing types by right in the R-3 zoning district, and associated text changes. Commissioners recommended approval of the proposed amendment to the Township Board. The Township Board introduced the proposed Zoning amendment at their 8/27/2024 meeting. The public hearing was held at the Township Board meeting on 10/8/2024 and was adopted by the Township Board.
- At their study session on 10/23/2024, the Planning Commission reviewed the following items:
 - There was continued discussion on updating sign regulations in the Zoning Ordinance. The Planning Commission recommended legal review of the sign regulations to the Township Board considering recent federal case law regarding sign regulations.
 - The Planning Commission discussed potential definitions for “substantial construction” which is an undefined phrase in the Zoning Ordinance. Commissioners encouraged reviewing how this term is used in regulations and if rewording some of the language may also be worth consideration.
 - Mike Green, Zoning Administrator, attended the study session and provided Commissioners with an update on several items.
 - Staff presented information on several sessions from the 2024 Planning Michigan Conference, held September 25-27, 2024 in Grand Rapids.
 - Staff presented a photo montage of recent development activity, including developments which were reviewed administratively and those which were reviewed by the Planning Commission.

STAFF:

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

Stephen Hannon, AICP, Deputy Planning Director
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 Charter Township of Garfield Planning Department Report No. 2024-95			
Prepared:	October 30, 2024	Pages:	8
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Angel Care Child Care at Church of the Living God Special Use Permit – Findings of Fact		
File No.	SUP-2024-03	Parcel No.	05-026-014-10
Applicant:	Angel Care Child Care		
Agent:	Kimberly Lindsey		
Owner:	Church of the Living God		

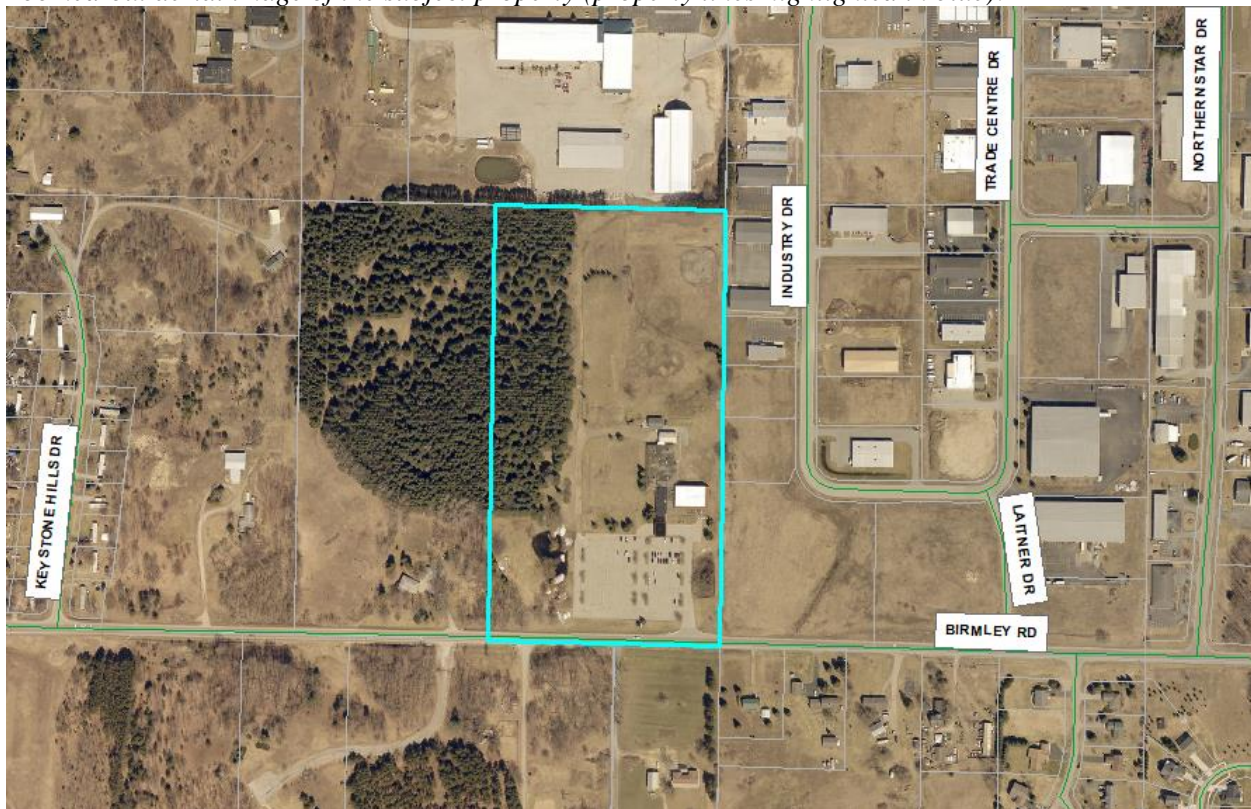
BRIEF OVERVIEW:

- Location: 1514 Birmley Road, north side of Birmley Road
- Parcel area: 21.84 acres
- Existing land use: Church
- Existing zoning: A-Agricultural District

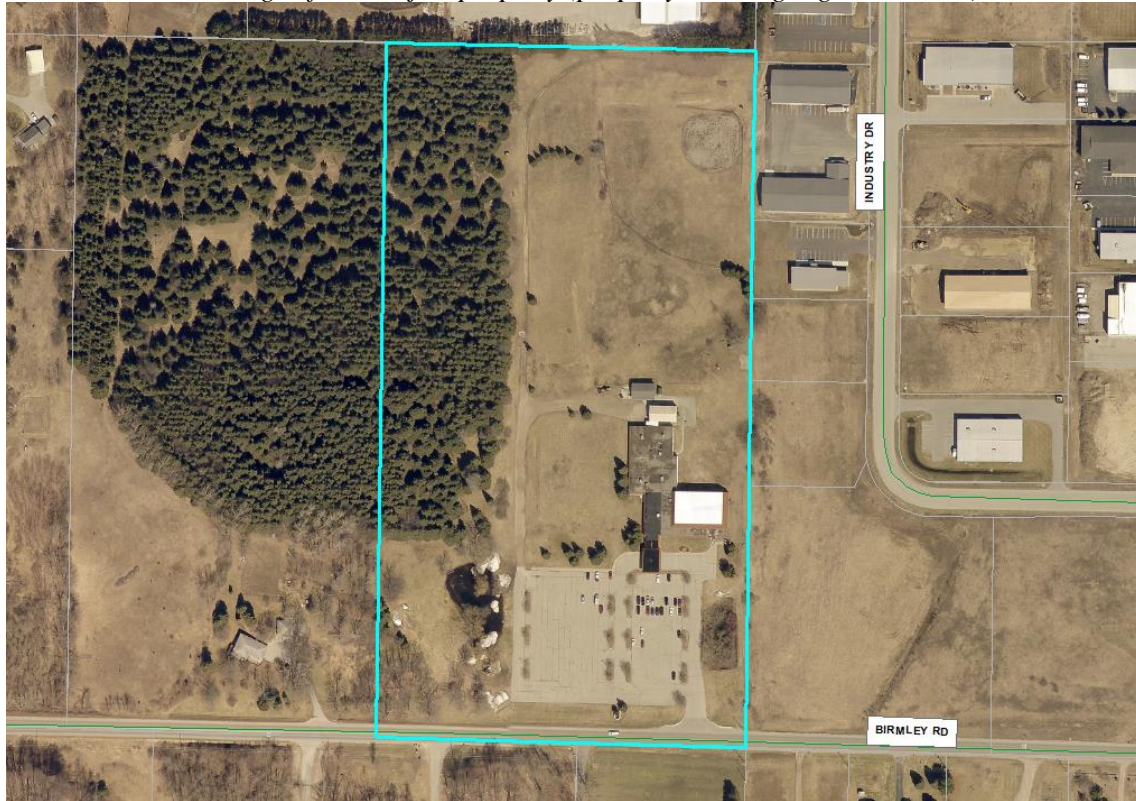
PURPOSE OF APPLICATION:

This application by Angel Care Child Care requests the use of an existing church building at 1514 Birmley Road for a child care center as an additional use. Child care centers are permitted via Special Use Permit in the A-Agricultural zoning district. No new construction is planned.

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



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



APPLICATION HISTORY:

This application was reviewed or is scheduled for review at the following Planning Commission meetings:

- September 11, 2024 – Introduction
- October 9, 2024 – Public Hearing
- November 6, 2024 – Findings of Fact

BACKGROUND:

In 2022, Traverse City Christian School applied for a Special Use Permit for a child care center located in the existing Church of the Living God building. It was intended that they “would be open during business hours Monday-Friday year-round with several scheduled breaks consistent with the school year calendar. We hope to have up to 100 children and 15+ staff members.” Traverse City Christian School indicated that they discovered that the church building would need extensive fire system updates to bring it up to code for the child care use, which ended up being cost prohibitive for them. They ultimately allowed the application to expire on May 11, 2023, which was affirmed by the Planning Commission on May 10, 2023.

In their cover letter, Angel Care Child Care proposes to have “up to 60 children in the center and 15+ staff members.” Follow-up communication from the applicant indicates that the Traverse City Christian School “was proposing 100 children and we are proposing [up to] 60 due to the fact that we would need a sprinkler system install which would be over \$100,000 to install if we go over 60 children.” Aside from the Special Use Permit review by the Planning Commission, this application is also subject to review by other agencies including Metro Fire, building plan review, and State licensing agencies. The Planning Commission does not review the application for conformance to the requirements of other agencies, the building code, or the State. If the Planning Commission were to approve this application, a condition of such approval may be included requiring all other agency reviews to be completed and deemed compliant prior to the issuance of a Land Use Permit.

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.

Staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Proposed Use

The proposed child care center will be an additional use inside an existing church building. According to the application, the child care center “would be open during the business hours Monday-Friday 7:30-5:30. We hope to have up to 60 children in the center and 15+ staff members.”

The cover letter states that: “We are proposing exterior doors have to be added to the classrooms to create a safe fire exit as required by the fire inspector for children within the classroom. A few cosmetic and or equipment upgrades and minor renovations.” Because there is no proposed building construction, building addition, building footprint expansion, nor similar type of construction, Staff have waived the requirements for a full site development plan.

The proposed playground area is seen on the Building Use Plan along with the floor plan. Section 720.A(2) of the Zoning Ordinance states, “All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home; consisting of a minimum 6-foot high privacy fence along the area adjoining another residence, and a minimum 4-foot high fence in the remaining area devoted to the day-care area.” The applicant emailed details on the playground to Staff and handed out these details to Planning Commissioners at their meeting on October 9, 2024. The proposal includes two adjacent playground areas, each measuring 65 feet by 60 feet. Each playground area would have a 6-foot-wide gate for lawnmowers and a 4-foot-wide pedestrian gate; there would be an additional 4-foot-wide pedestrian gate between the two playground areas. An email to Staff from the applicant indicated the proposed fence material will be galvanized chain link. The proposed height for all fencing is 4 feet.

Parking and Floor Area

The parking requirement for child care centers is one (1) parking space for each three hundred (300) square feet of floor space. According to the floor plan, the floor area proposed for the child care center will include the following rooms, among shared spaces with the church:

- Room 6: 20 feet x 30 feet → 600 square feet
- Room 7: 20 feet x 30 feet → 600 square feet
- Fellowship Hall: 43 feet x 48 feet → 2,064 square feet
- Kitchen: 22 feet x 26 feet → 572 square feet
- Lobby: 30 feet x 80 feet → 2,400 square feet
- Total of the above rooms → **6,236 square feet**

This proposed area of the building for child care use is 6,236 square feet, requiring 21 parking spaces. The cover letter states there “is a large parking lot with 238 spaces to allow parking for staff and visitors.” If the peak times are different for the child care center and church, it is anticipated the existing parking lot can handle the parking needs for both uses. The cover letter also states that: “Arrival and departure would be staggered and flow of traffic should not be disrupted.”

Signage

Signs require sign permit review and are not approved under the site plan review process. At the Planning Commission meeting on October 9, 2024, the applicant indicated no new signage is proposed.

Other Reviews

The application is subject to review by other agencies including Metro Fire, building plan review, and State licensing agencies. If this application were to be approved, a condition of such approval may be included that all other agencies reviews must be completed and deemed compliant prior to the issuance of a Land Use Permit.

FINDINGS OF FACT:

At their meeting on October 9, 2024, the Planning Commission unanimously passed a motion directing the Staff to prepare Findings of Fact for the application, which are provided below for your consideration. The Findings of Fact encompass two sections of the Zoning Ordinance: the supplemental use standards for child care centers in Section 720 and the Approval Criteria for special use permits in Section 423.E. Child care centers are permitted via special use permit in the A-Agricultural district.

Child Care Center Requirements

Section 720 of the Zoning Ordinance outlines specific regulations and conditions for child care centers:

- (1) Facility shall maintain all valid state and local licenses.

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

- The cover letter states the “project will begin once approved and end as soon as we secure a license from the State of Michigan. The project could take anywhere between 6-12 months. Depending on upgrades, inspections and licensing process.”
 - As previously stated, the application is subject to review by State licensing agencies. The Planning Commission can include a condition of approval requiring all other agency reviews to be completed and deemed compliant prior to the issuance of a Land Use Permit.
- (2) All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home; consisting of a minimum 6-foot high privacy fence along the area adjoining another residence, and a minimum 4-foot high fence in the remaining area devoted to the day-care area.

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

- The cover letter states that the “proposed childcare center would be required by licensing to add a gated playground that includes at least [1,200] square feet.”
- The proposed playground area is seen on the Building Use Plan with the floor plan.
- The applicant has provided details on the playground area which includes two adjacent playground areas measuring 65 feet by 60 feet, 6-foot-wide gates for lawnmower access, 4-foot-wide pedestrian gates, galvanized chain link material, and a proposed height of 4 feet for all fencing.
- The cover letter also states that the “property is set far enough back from the road and has enough space that there would be no nuisance to neighboring properties.” The proposed playground area is next to the building; there is an extensive tree buffer to the residence to the west.

- (3) Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.

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

- The application states that the proposed child care center “would be open during the business hours Monday-Friday 7:30-5:30” which would be a total of 10 hours, which would meet this standard.

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:*

- The site is in the A-Agricultural zoning district. Child care centers are permitted via special use permit in the A-Agricultural zoning district. The application proposes adding a child care center to an existing church building. Churches are part of Institutional Uses and Structures, which are also permitted via special use permit in the A-Agricultural zoning district.
- The Future Land Use Map identifies this site as Low Density Residential (1-3 units per acre) in the Township Master Plan. According to its description, “this designation provides areas for traditional single-family residential dwelling units” ... “The designation is intended to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.”
- Though not specifically listed in the Master Plan, churches and child care centers also encourage a suitable neighborhood environment for family life and promote a sense of community.
- The site will be able to meet all regulations of the A-Agricultural district.

- (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 to be **MET** for the following reasons:*

- The proposed use will be located within an existing church building which is already compatible, harmonious, and appropriate with the character of the surrounding neighborhood.

- The application will meet the supplemental use regulations for child care centers in Section 720 of the Zoning Ordinance, which address the potential impacts on the surrounding neighborhood.
 - The applicants are utilizing an existing and established institutional use, Church of the Living God.
 - The Wetlands Map Viewer of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) shows some “soil areas which include wetland soils” in the back portion of the site on an existing baseball field. The proposed project is not in this part of the site and would not disturb any wetland soil in this area.
- (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:*

- The applicants are utilizing an existing and established institutional use, Church of the Living God.
 - The application will meet the supplemental use regulations for child care centers in Section 720 of the Zoning Ordinance.
 - If the peak times are different for the child care center and church, it is anticipated that the existing parking lot can handle the parking needs for both uses.
 - No 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 to be **MET** for the following reasons:*

- The applicants are utilizing an existing and established institutional use, Church of the Living God.
 - There will be no building construction, no building addition, nor similar type of construction. The only change to the site layout is the addition of the two playground areas adjacent to the building. The existing parking lot will remain the same.
- (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) shows some “soil areas which include wetland soils” in the back portion of the site on an existing baseball field. The proposed project is not in this part of the site and would not disturb any wetland soil in this area.
 - There will be no building construction, no building addition, nor similar type of construction. The only change to the site layout is the addition of the two playground areas adjacent to the building. The existing parking lot will remain the same.
- (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:*

- There will be no building construction, no building addition, nor similar type of construction. The only change to the site layout is the addition of the two playground areas adjacent to the building.
 - The application is subject to review by other agencies including Metro Fire, building plan review, and State licensing agencies, which can determine any necessary building upgrades.
 - Significant additional demand for utilities, schools, police, or fire protection is not 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:*

- The proposed use will not be detrimental to public health safety, morals, or general welfare. The proposed use is compatible with nearby uses and is not expected to generate any nuisances.
 - The proposed playground area is next to the building and there is an extensive existing tree buffer to the residence to the west.
- (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:*

- Public interest and welfare are served by the proposed use, which is allowed via special use permit in the A-Agricultural zoning district.
 - A public hearing was held on October 9, 2024. No comments nor concerns were made about the proposed use.
- (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:*

- The applicant is proposing to utilize a church facility with an existing parking lot. According to the application, the current parking lot has 238 spaces. If the peak times are different for the child care center and the church, it is anticipated that the existing parking lot area can handle the parking needs for both uses.
 - Birmley Road is a two-lane, minor arterial road, owned and managed by the Grand Traverse County Road Commission. Birmley Road is anticipated to accommodate any additional 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 no building construction, no building addition, nor similar type of construction. The only change to the site layout is the addition of the two playground areas adjacent to the building.
- No improvements are proposed that alter vehicle and pedestrian traffic within the site.

- (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 permitted via the special land 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-2024-03, as presented in Planning Department Report 2024-95 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-2024-03, submitted by Angel Care Child Care for a Special Use Permit for a child care center at Parcel 05-026-014-10 at 1514 Birmley Road, BE APPROVED, subject to the following conditions (1-3 as indicated in Planning Department Report 2024-95).

1. All final reviews from agencies with jurisdiction shall be provided prior to a Land Use Permit being issued.
2. All proposed site improvements shall be installed prior to the issuance of a Certificate of Occupancy.
3. 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. Outdoor Plan
2. Email from Applicant dated October 7, 2024
3. Email from Applicant dated September 12, 2024
4. Special Use Permit Application dated August 20, 2024
5. Cover Letter dated August 22, 2024
6. Land Details dated November 1, 2022
7. Building Use Plan

ANGEL CARE

PRESCHOOL + CHILDCARE CENTER
AT THE CHURCH OF THE LIVING GOD
1514 BIRMINGHAM ROAD
TRAVERSE CITY, MI 49696

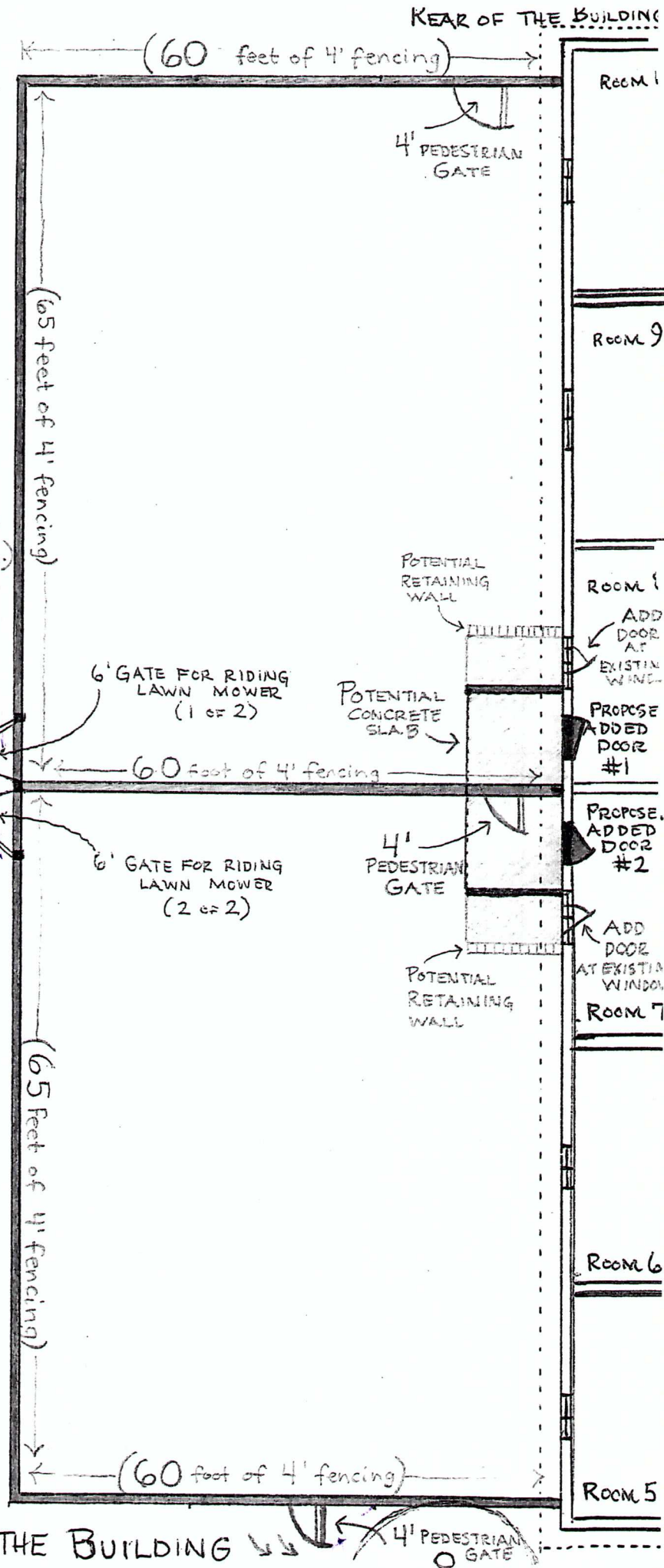
PLAYGROUND:

FENCING NEEDED TO CREATE
(2) ADJOINING PLAYGROUNDS

PLAYGROUND SIZE REQUIREMENT

— MINIMUM OF 1200 SQ. FEET EACH
(2) @ 20' x 30' EACH (MIN.)

— IDEAL PLAYGROUND SIZE
(2) @ 65' x 60' EACH (IDEAL)
3,900 SQ. FEET EACH
(310 LINEAR FEET)
(2) 6' GATES
(3) 4' PEDESTRIAN GATES



FRONT OF THE BUILDING

Steve Hannon

From: Kimberly Lindsey <director@angelcarechildcare.org>
Sent: Monday, October 7, 2024 1:28 PM
To: Steve Hannon
Cc: John Sych
Subject: Re: Angel care special use permit

Yes, that is correct. Galvanized chain link

On Mon, Oct 7, 2024 at 1:24 PM Steve Hannon <shannon@garfield-twp.com> wrote:

Thanks Kimberly. Is the fence proposed as a chain link fence, wooden fence, or something else?

Stephen Hannon, AICP

Deputy Planning Director

Charter Township of Garfield

3848 Veterans Drive

Traverse City, MI 49684

shannon@garfield-twp.com

(231) 225-3156

From: Kimberly Lindsey <director@angelcarechildcare.org>
Sent: Monday, October 7, 2024 11:53 AM
To: Steve Hannon <shannon@garfield-twp.com>
Cc: John Sych <jsych@garfield-twp.com>
Subject: Re: Angel care special use permit

Here is a copy of the layout of the playground that we are proposing.

2 playgrounds (one for infants and toddlers) (One for Preschool) a gate between them connecting them

Each playgrounds would be

65' x 60'

3,900Sp feet each

There would be 310 linear feet of fencing total with the dimensions of 4 feet high.

(2) 6' gates

(3) 4' pedestrian gates

Yes, that is correct there is no change in the sign at all.

Is this all of the information you need?

On Mon, Oct 7, 2024 at 11:42 AM Steve Hannon <shannon@garfield-twp.com> wrote:

Hello Kimberly,

Thanks for your information as well. I still want to double-check on the provision for a 6-foot-high fence along the area “adjoining another residence” since the playground is on the side facing the neighboring residence, but the property line is hundreds of feet away from the proposed location of the playground.

I also wanted clarification on a couple other items:

1. Details of the fencing will still need to be provided including materials. If you have details on what you will be using for the fencing, please send them. Also, the dimensions and location of any gates should be indicated on the layout (e.g., add it to a drawing like the one attached).
2. It sounds like there are no proposed changes to the existing monument sign for Church of the Living God, can you confirm?

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

From: Kimberly Lindsey <director@angelcarechildcare.org>

Sent: Monday, October 7, 2024 11:27 AM

To: Steve Hannon <shannon@garfield-twp.com>

Cc: John Sych <jsych@garfield-twp.com>

Subject: Re: Angel care special use permit

No problem, thank you for the update. It sounds like I got my answer I needed about the gate heights and us not being a family home child care and not close to another property.

On Mon, Oct 7, 2024 at 11:20 AM Steve Hannon <shannon@garfield-twp.com> wrote:

Hello Kimberly,

Sorry our phone conversation earlier was cut short. The Township's phone system has had some issues this morning. I can give you a call later this afternoon or if you had any questions feel free to ask over email as well.

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

From: Kimberly Lindsey <director@angelcarechildcare.org>
Sent: Thursday, September 12, 2024 1:02 PM
To: Steve Hannon <shannon@garfield-twp.com>
Cc: John Sych <jsych@garfield-twp.com>
Subject: Re: Angel care special use permit

Sounds good, thank you.

On Thu, Sep 12, 2024 at 12:40 PM Steve Hannon <shannon@garfield-twp.com> wrote:

Thanks Kimberly for the additional information. That helps understand a little bit more of the background. Let me look over the application and my notes from the meeting and I'll see if I have any other questions. I'll contact you early next week.

Sincerely,

Stephen Hannon, AICP

Deputy Planning Director

Charter Township of Garfield

3848 Veterans Drive

Traverse City, MI 49684

shannon@garfield-twp.com

(231) 225-3156

From: Kimberly Lindsey <director@angelcarechildcare.org>
Sent: Thursday, September 12, 2024 9:37 AM
To: Steve Hannon <shannon@garfield-twp.com>
Subject: Angel care special use permit

Good Morning this is Kim from Angel Care child care. I watched the live last night about the introduction of our special use permit. I will be at the public hearing on October 9th however I wanted to get the information over to you on the reasoning of why TC Christian stopped their application and how their application is different from ours. The reason they did not go through with their application is TC christian was proposing 100 children and we are proposing UP TP 60 due to the fact that we would need a sprinkler system install which would be over \$100,000 to install if we go over 60 children. Art Shaw is who we worked with from the fire department and told us that under 60 children would not need a sprinkler system and therefore would not have the cost that TC christian was going to accumulate by adding over 60 children. If you have any other questions please let me know. I would be happy to answer any questions. Thank you for everything and I hope you have a great day!

Steve Hannon

From: Kimberly Lindsey <director@angelcarechildcare.org>
Sent: Thursday, September 12, 2024 9:37 AM
To: Steve Hannon
Subject: Angel care special use permit

Good Morning this is Kim from Angel Care child care. I watched the live last night about the introduction of our special use permit. I will be at the public hearing on October 9th however I wanted to get the information over to you on the reasoning of why TC Christian stopped their application and how their application is different from ours. The reason they did not go through with their application is TC christian was proposing 100 children and we are proposing UP TP 60 due to the fact that we would need a sprinkler system install which would be over \$100,000 to install if we go over 60 children. Art Shaw is who we worked with from the fire department and told us that under 60 children would not need a sprinkler system and therefore would not have the cost that TC christian was going to accumulate by adding over 60 children. If you have any other questions please let me know. I would be happy to answer any questions. Thank you for everything and I hope you have a great day!



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

Angel Care Child Care

APPLICANT INFORMATION

Name: Angel Care Childcare
Address: 834 Hastings Street
Phone Number: 231-933-3232
Email: Director@angelcarechildcare.org

AGENT INFORMATION

Name: Kimberly Lindsey
Address: 834 Hastings Street
Phone Number: 231-933-3232
Email: Director@angelcarechildcare.org

OWNER INFORMATION

Name: Church of the Living God
Address: 1514 Birmley Rd Traverse City Mi 49686
Phone Number: 1-231-947-7645
Email: Info@clgonline.org

CONTACT PERSON

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

<i>Applicant:</i>	Angel Care Child Care
<i>Agent:</i>	Kimberly Lindsey
<i>Owner:</i>	Church of the Living God

PROPERTY INFORMATION

<i>Property Address:</i>	1514 Birnley Road Traverse City Mi 49686	
<i>Property Identification Number:</i>	05-026-014-10	
<i>Legal Description:</i>	E 715' SE 1/4 NW1/4 SEC26 T27N R11 WEXCRDRDW	
<i>Zoning District:</i>	AGRI	
<i>Master Plan Future Land Use Designation:</i>		
<i>Area of Property (acres or square feet):</i>	21.302 Acres	
<i>Existing Use(s):</i>	Church	
<i>Proposed Use(s):</i>	Church and Child Care Center	

PROJECT TIMELINE

<i>Estimated Start Date:</i>	October 2024
<i>Estimated Completion Date:</i>	June 2025

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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>			
If yes, show on plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/> | <input checked="" 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 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.

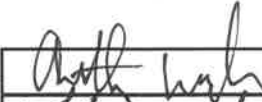
REVIEW PROCESS

- 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 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:



Date:

8/20/24

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 Church of the Living God 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:

Auth Wehr

Date:

8/20/24

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:

Auth Wehr

Date:

8/20/24

Applicant Signature:

Kimmy Long

Date:

8-20-24

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 checked="" type="checkbox"/>	<input checked="" 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"/>	<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"/>

August 22, 2024

To Whom It May Concern,

Angel Care Childcare, in partnership with Church of the Living God, would like to propose a change in the use of property 1514 Brimley Road. Currently the Church of the Living God. meets at this building, we would like to add an Early Childhood Childcare Center to include ages Birth-12 years old. The Childcare center would be open during the business hours Monday-Friday 7:30-5:30. We hope to have up to 60 children in the center and 15+ staff members.

We are proposing exterior doors have to be added to the classrooms to create a safe fire exit as required by the fire inspector for children within the classroom. A few cosmetic and or equipment upgrades and minor renovations. The property is set far enough back from the road and has enough space that there would be no nuisance to neighboring properties. Arrival and departure would be staggered and flow of traffic should not be disrupted. There is a large parking lot with 238 spaces to allow parking for staff and visitors. Drive through for drop off/pick up is available for all families. The prosed childcare center would be required by licensing to add a gated playground that includes at least 1,2000 square feet. The building was originally intended and has been previously used to service students and employee staff in education environment.

The project will begin once approved and end as soon as we secure a license from the State of Michigan. The project could take anywhere between 6-12 months. Depending on upgrades, inspections and licensing process.

Thank you for your consideration,



Kimberly Lindsey
Executive Director
Angle Care Childcare
Traverse city MI 49686
834 Hastings street
231-933-3232

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AUTNER RALPH & MARY	CHURCH OF THE LIVING GOD	26,740	09/04/2003	WD	16-LC PAYOFF	2004/603	BUYER/SELLER	0.0
AUTNER RALPH & MARY	CHURCH OF THE LIVING GOD	26,740	09/06/1996	LC	03-ARM'S LENGTH	1118/299	BUYER/SELLER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: A GRI	Building Permit(s)	Date	Number	Status
1514 BIRMLEY RD	School: TRAVERSE CITY SCHOOL DIST.		Com Add/Alter/Repair	10/19/2007	PB2007.192	
Owner's Name/Address	P.R.E. 0%		Com Add/Alter/Repair	10/15/2007	PZ2007-134	
CHURCH OF THE LIVING GOD 1514 BIRMLEY RD TRAVERSE CITY MI 49696-8817	MAP #: 2600			08/26/1997	PB1997.181	
	2023 Est TCV Tentative		ADDITION/ALTERATION	/ /	181-97	C.O. ISSUE

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 23000.23000 GARFIELD RD AREA								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
E 715' SE1/4 NW1/4 SEC 26 T27N R11W EXC RD ROW				<Site Value D>					0	100		0
				GARFIELD PCLS > 25AC	21.302 Acres		14,439	100				307,588
				715 Actual Front Feet, 21.84 Total Acres			23595 SqFt	0.00000	100			0
												Total Est. Land Value = 307,588

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
6/20/18 SABRINA-MILLER CUSTOM HOMES (231-645-4772) WANTED TO KNOW ABOUT SPLITTING PARCEL. 5 DIVISIONS AVAIL. LM. ALD	D/W/P: 4in Concrete	6.62	5368 66	23,454
	Wood Frame	26.81	96 76	1,956
	Ad-Hoc Unit-In-Place Items			
	Description	Rate	Size % Good	Cash Value
	/CI16/SUBDC/RESSI/STRI/PAVACSA	1.54	97258 72	107,839
	Total Estimated Land Improvements True Cash Value =			133,249

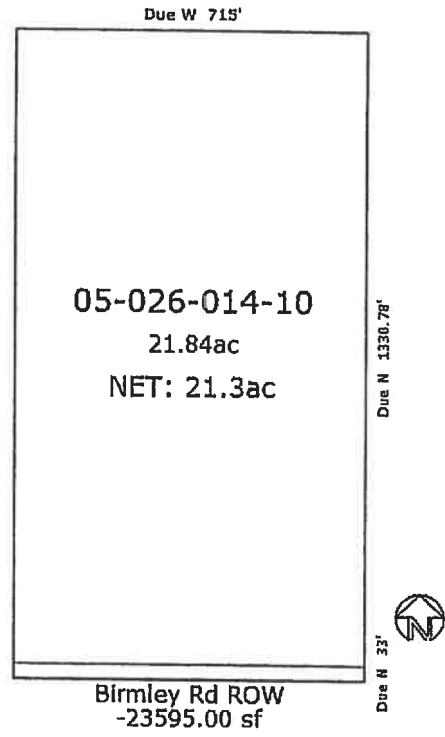
Topography of Site	Work Description
Level	Work Description for Permit PB2007.192, Issued 10/19/2007: COMM ALTERATION
Rolling	CARL
Low	E OK ON THREE ROOF TOP UNITS 12/19/07
High	Work Description for Permit PZ2007-134, Issued 10/15/2007: ADDITION TO COMM./INDUSTRIAL
Landscaped	Work Description for Permit PB1997.181, Issued 08/26/1997: Work Class:437, Use: TEMP 12-22-97 EXP 1-22-98Receipt: , ()
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Garfield, County of Grand Traverse, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2021	0	0	0			0
2020	0	0	0			0

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

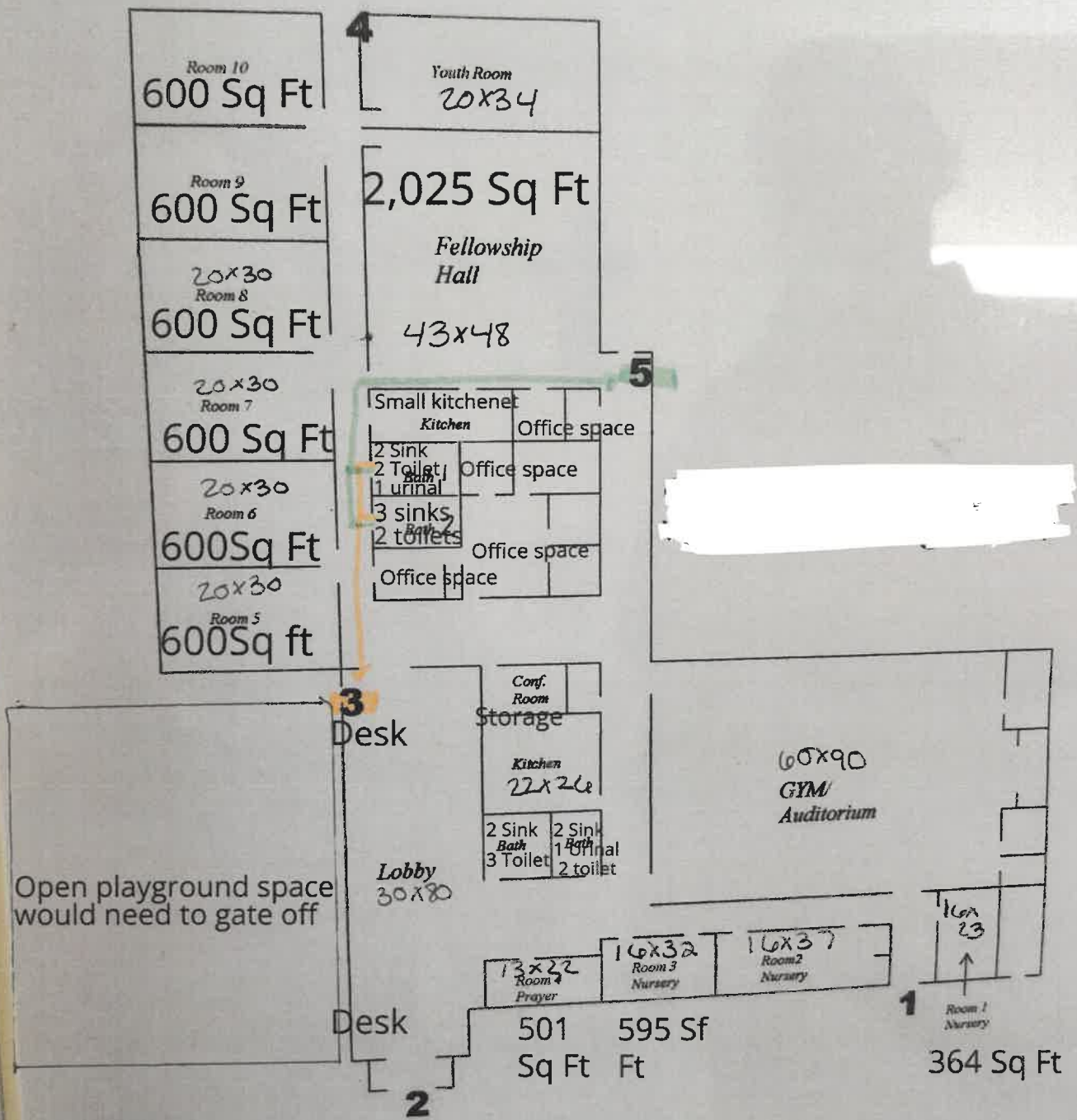
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																											
Building Style: RANCH		Trim & Decoration		X Ex			Ord	Min																								
Yr Built	Remodeled	Size of Closets		X Lg			Ord	Small																								
2007 MOD	0	Doors		Solid			X	H.C.																								
Condition: Average		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric																									
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		No./Qual. of Fixtures			200 Amps Service																									
(1) Exterior		X Drywall		X Ex			Ord	Min																								
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			X Many			Ave.	Few																					
X Insulation		(7) Excavation		(13) Plumbing																												
(2) Windows		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)																									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer																									
(3) Roof		(9) Basement Finish		1			Public Water																									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1			Public Sewer																									
X Asphalt Shingle		(10) Floor Support		1			Water Well																									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																									
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2007 (11) Heating System: Forced Heat & Cool Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>800</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>95,510</td> <td>80,229</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Water 1 1,270 1,067 Public Sewer 1 1,270 1,067 Built-Ins Appliance Allow. 1 1,851 1,555 Carports 960 13,766 11,563 Comp.Shingle Totals: 113,667 95,481													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800			Total:				95,510	80,229	Notes: ECF (2960 HAMMOND ASHLAND HEIDBREDER) 1.000 => TCV: 95,481	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	800																													
Total:				95,510	80,229																											

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CHURCH Calculator Occupancy: Religious Buildings - Churches With Sunday S		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 24,442 Gross Bldg Area: 25,942 Stories Above Grd: 1 Average Sty Hght : 15 Bsmnt Wall Hght		Class: C Quality: Average Stories: 1 Story Height: 15 Perimeter: 801 Overall Building Height: 23 Base Rate for Upper Floors = 152.58	
Depr. Table : 2% Effective Age : 26 Physical %Good: 59 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Complete H.V.A.C. Cost/SqFt: 52.72 100% Adjusted Square Foot Cost for Upper Floors = 205.30	
1997 Year Built Remodeled 23 Overall Bldg Height		Total Floor Area: 24,442 Base Cost New of Upper Floors = 5,017,942 24,442 Sq.Ft. of Sprinklers @ 3.68, Cost New = 89,947	
Comments:		Reproduction/Replacement Cost = 5,107,889 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0 Total Depreciated Cost = 3,013,655	
(1) Excavation/Site Prep:		Unit in Place Items	
(2) Foundation:		Rate Quantity Arch %Good Depr.Cost	
X Poured Conc Brick/Stone Block		/CI16/YARI/PATR/WOOIBCA 15.42 2080 1.00 59 18,923 /CI16/YARI/PATR/ALUOSBEA 10.80 68 1.00 59 433	
(3) Frame:		ECF (2960 HAMMOND ASHLAND HEIDBREDER) 1.031 => TCV of Bldg: 1 = 3,127,034 Replacement Cost/Floor Area= 210.32 Est. TCV/Floor Area= 127.94	
(4) Floor Structure:		(7) Interior:	
(5) Floor Cover:		(8) Plumbing:	
(6) Ceiling:		(9) Sprinklers:	
		(10) Heating and Cooling:	
		(11) Electric and Lighting:	
		(12) Roof Structure: Slope=0	
		(13) Roof Cover:	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	

*** Information herein deemed reliable but not guaranteed***



Rooms used for childcare

Room 6 - Infants holding 12 children

Room 7- Toddlers holding 12 children

Fellowship hall- holding 17 children- Or Rooms 8 holding 17 children


A playground of at least 1,200 square feet will be added outside next to the lobby entrance.

Non numbered rooms used

Kitchen will be used for food program

Offices, bathrooms, and lobby will be used for church and childcare

Parking lot, entrance/exit, playground and all grounds will be used for church and childcare

		Charter Township of Garfield	
		Planning Department Report No. 2024-96	
Prepared:	October 31, 2024	Pages:	2
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	TowerNorth Wireless Communication Facility Special Use Permit – Update #5		
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

APPLICATION HISTORY:

- June 12, 2024 Planning Commission – Application tabled, more information was requested
- July 10, 2024 Planning Commission – Update, application was tabled, applicant was requested to move the proposed location of the tower to meet all setback requirements
- August 14, 2024 Planning Commission – Update #2
- September 11, 2024 Planning Commission – Update #3
- October 7, 2024 Planning Commission – Update #4
- November 6, 2024 Planning Commission – Update #5

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.

BACKGROUND:

At the July 10, 2024 meeting, the Planning Commission tabled the application and requested the applicant move the location of the proposed tower, to meet all the setback requirements for wireless communication facilities, before moving the application forward. Via email, Staff informed the applicant Section 404 of the Zoning Ordinance, which states *“During the course of any administrative, legislative, or quasi-judicial application review, if an applicant has failed to proceed meaningfully towards application completion or application decision for a period of one-hundred and twenty (120) consecutive calendar days, then the application shall be considered expired. Following expiration of an application, the applicant shall be provided with written notice of said expiration.”* The application was originally tabled at the July 10, 2024 Planning Commission meeting and 120 days later will be November 6, 2024. The applicant will need to act before then to avoid expiration of the application.

UPDATE:

On October 29, 2024, Staff received a sketch showing an updated tower location. The new tower location is depicted as 158 feet from the property line and 246 feet from the existing house on the property. There is an 80-foot by 100-foot area surrounding the tower, which is presumably an enlargement of the 60-foot by 60-foot fenced compound from the previous submittal.

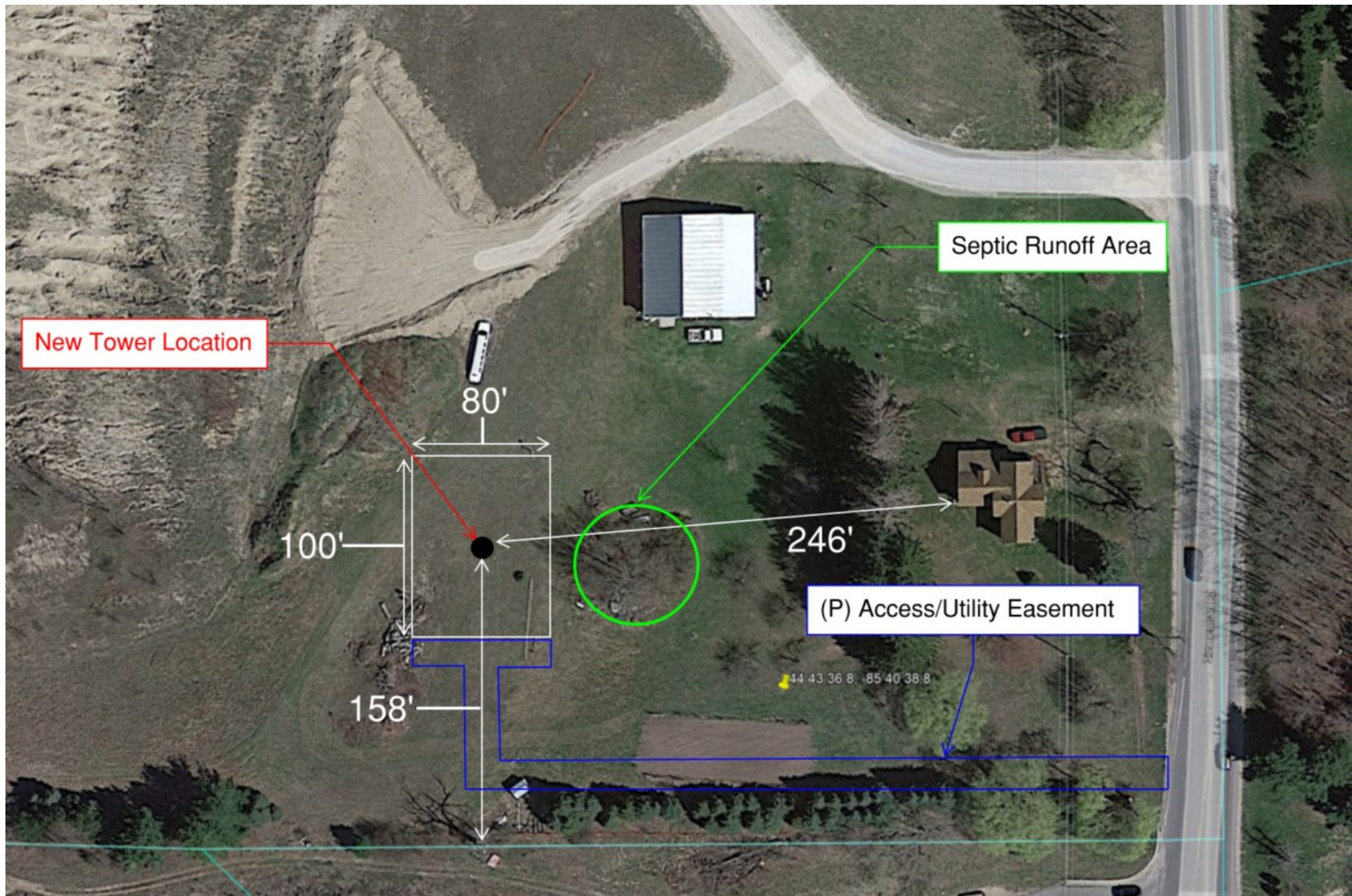
In communications with Staff, the applicant indicated that they do not yet have the full set of the updated site plan drawings. Staff are of the opinion that by providing an updated proposed location, the applicant has proceeded “meaningfully towards application completion or application decision” regarding Section 404 of the Zoning Ordinance. However, since the full set of the updated site plan drawings have yet to be submitted, it is not advised to un-table the application or schedule a public hearing yet. If the applicant can submit updated site plan drawings for the December 2024 Planning Commission meeting, and if the plans are acceptable to the Commission, a public hearing could potentially be set for January 2025.


ACTION REQUESTED:

This application is still tabled, and no action is needed from the Planning Commission.

Attachments:

1. Sketch of Updated Tower Location provided October 29, 2024



 Charter Township of Garfield Planning Department Report No. 2024-97			
Prepared:	October 30, 2024	Pages:	1
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	High Tops Bar/Restaurant/Night Club – Site Plan – Update #3		
File No.	SPR-2022-21-A	Parcel No.	05-014-049-10
Applicant:	Philip Beehler		
Agent:	Gosling-Czubak Engineering Sciences, Inc. / Robert Verschaeve, P.E.		
Owner:	Traverse Entertainment Group / Ulysses C. Walls, President		

BRIEF OVERVIEW:

- 1212 West South Airport Road – in the west side of the K1 Speed Indoor Kart Racing facility in the Cherryland Center
- Approximately 8.48 acres
- C-P Planned Shopping Center zoning district

APPLICATION HISTORY:

- September 11, 2024 Planning Commission – Application tabled, more information was requested
- October 9, 2024 Planning Commission – Removed from agenda at the request of the Applicant

PURPOSE OF APPLICATION:


The K1 Speed Indoor Kart Racing facility was approved by the Planning Commission on December 14, 2022, and occupies approximately 62% of the building floor area. The proposed High Tops bar, restaurant and nightclub is planned to occupy most of the remaining building floor area. Restaurants, bars, and night clubs are uses permitted by right in the C-P Planned Shopping Center district.

UPDATE:

At the previous regular meeting on October 9, 2024, the Planning Commission removed the item from the agenda at the request of the Applicant who mentioned that he was evaluating the project and looking at alternate locations. Based on a telephone conversation with Staff on October 30, 2024 the Applicant has no new information but would like the application to remain tabled.

ACTION REQUESTED:

The application was tabled at a previous Planning Commission meeting. No action is needed.

 Charter Township of Garfield Planning Department Report No. 2024-98			
Prepared:	October 30, 2024	Pages:	9
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Cherryland Center Comprehensive Development Plan		
Applicant:	Holiday Park Realty / Steve Halm		
Owner:	Cherryland Center LLC		
Agent:	Gosling-Czubak Engineering Sciences, Inc. / Robert Verschaeve, P.E.		
File No.	SPR 2024-14		
Parcel No. – Primary Parcels	05-014-049-00 (Cherryland Center LLC)		
	05-014-049-02 (Cherryland Center LLC)		
	05-014-049-03 (Cherryland Center LLC)		
	05-014-049-08 (Cherryland Center LLC)		
	05-014-049-10 (Traverse Entertainment Group LLC)		
	05-014-049-21 (Traverse City Curling Club)		
Parcel No. – Secondary Parcels	05-014-049-50 (Traverse City Retail Management VI)		
	05-014-049-30 (ARJCO LLC)		
	05-014-049-70 (Copper Falls Holdings LLC)		
	05-014-049-80 (Casciano Development LLC)		
	05-014-049-76 (Wild Apples LLC)		
	05-014-049-40 (1114 W South Airport Road LLC)		
	05-335-002-00 (Family Video Movie Club Inc)		

PURPOSE OF APPLICATION:

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. Furthermore, a comprehensive development plan may be required for the entire center to establish an approved development pattern within the District.

BACKGROUND:

Opened in 1976, the Cherryland Mall (now Cherryland Center) was approved as a single development that includes several parcels and businesses. The Cherryland site boundary was enlarged to the west towards Woodward Avenue in 1980 with the expansion of the Sears store.

The subject parcels that comprise the Cherryland Center are zoned C-P Planned Shopping Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. Over the years, management of uses and development on this site has been in a cohesive manner, including the conversion of the original enclosed shopping mall to a strip center approved by the Township in 1998.

Pursuant to Section 322.D(1) of the Zoning Ordinance, “a comprehensive development plan may be required for the entire center to establish an approved development pattern within the District.” The 1998 conversion of the mall to a strip center was the last time the comprehensive development plan was updated and approved for Cherryland Center.

Following a conceptual review at the October 9, 2024 meeting of the Planning Commission, Cherryland Center LLC, one of three primary property owners, prepared a draft comprehensive development plan for the Cherryland Center and submitted it for Site Plan Review by the Planning Commission.

Aerial photo/parcel map of Cherryland Center with current ownership identified:



Cherryland Center Ownership

Property Owners

- 1114 W South Airport Road LLC (7Brew)
- ARJCO LLC (Wendy's)
- Casciano Development LLC (Burger King)
- Cherryland Center LLC (V. Kumar Vemulapalli)
- Copper Falls Holdings LLC (Margaritas Grill)
- Family Viedo Movie Club Inc (Jimmy John's / Qdoba / Wild Bill's Tobacco)
- Traverse City Curling Club Inc
- Traverse City Retail Management VI (Starbucks)
- Traverse Entertainment Group LLC (K1 Speed)
- Wild Apples LLC (Biggby)

APPLICATION:

The subject application and proposed comprehensive development plan were submitted by Cherryland Center LLC which owns a considerable portion of the Cherryland Center. Feedback from the other two primary owners was requested by the Planning Commission during conceptual review on October 9, 2024. To date, the only comments received by the Township were that the Traverse City Curling Club would like to retain the parking spaces along Garfield Avenue that has been previously identified for a landscape buffer.

FUTURE PHASES:

The proposed comprehensive development plan identified future phases of development on Sheets 4, 5, 6, and 7. At this time, the proposed developments are illustrative only and will have to be completed under a separate Site Plan Review application.

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

Applications for development, including the comprehensive development plan, 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 application was received by the Township on October 28, 2024. 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 an existing commercial development center, many essential facilities and services are in place.
- The site is accessed from two major county roads and is serviced by existing public sewer and water.
- The site has been used as commercial without overburdening area municipal services.
- The site is served by an existing 8-inch municipal water line and an 8-inch sanitary sewer line.
- Stormwater is managed onsite by an existing retention basin located at the northwest corner of the development. More recent development of the center has included the installation of underground stormwater management systems.

(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 updated comprehensive development plan recognizes the existing development pattern on the site. There are no known sensitive natural features on the site.
- An existing 50-foot-wide vegetative buffer strip with mature trees is located between the developed portions of Cherryland Center and residences to the north and to the west.

(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 proposed comprehensive development plan updates the overall plan for the Cherryland Center and is reflective of any changes since 1998 when the plan was last updated. The site is well-established and has been in place for over 40 years.
- The land uses are within the existing shopping center building complex. Changes to the site since 1998 include the following:
 - New development at the corner of South Airport Road and Woodward Avenue
 - Construction of four (4) new outlot developments
 - Redevelopment of the existing Burger King restaurant
- An existing 50-foot-wide vegetative buffer strip is maintained as a buffer between the Cherryland Center and the existing residences to the north and to the west.

(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.*

- The site is well-established and has been in place for over 40 years. The land uses are within the existing shopping center building complex. Outlot development has occurred along the two main roads, Garfield Avenue and South Airport Road.
- There are six (6) existing driveways, three (3) on Garfield Avenue and three (3) on South Airport Road.

(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.*

- Existing and any proposed land uses rely on existing driveway entrances to the Cherryland Center from South Airport Road and Garfield Avenue.
- Sidewalks are located around the existing shopping center building complex. More recent sidewalks have been installed along the site's frontages on both South Airport Road and Garfield Avenue with additional sidewalk installation along Woodward Avenue. A pedestrian connection is provided between Cherryland Center and Woodward Avenue.

(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 six (6) entrance driveways on Garfield Avenue and South Airport Road which serve the entire Cherryland Center.
- (i) **Impervious Surfaces.** *The amount of impervious surface has been limited on the site to the extent practical.*
- The site is an existing development. The extent of the impervious surface is well established and is not expected to increase.
 - Stormwater is managed through a large retention basin at the northwest corner of the site and through underground stormwater systems located beneath parking lots. As redevelopment occurs, new landscaping islands will be required to be established and thereby reduce the overall amount of 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 redevelopment of the Cherryland Center is governed by the Master Plan which identifies the site as a mixed-use center:
 - Cherryland Center is located on the east side of the Township at the northwest corner of South Airport Road and Garfield Avenue. It's within the oldest commercial area in Garfield and has a strong linear street connection to Traverse City. The center provides extensive opportunity to continue reinvestment in underutilized property and to accept creative approaches to redevelopment, including the addition of new uses such as residential and entertainment.
 - Guiding Principles:
 - **Mixed-Use.** Mixed-use development is encouraged including commercial, higher density residential, entertainment, office, and public gathering spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed uses.
 - **Housing.** New housing will allow for a diverse selection of unit types and sizes, which will serve the varied housing needs of Garfield.
 - **Public Spaces.** Development throughout the center will account for public gathering spaces. Establishing these places in either the public realm or within private developments creates a better sense of community and meets the needs of residents and visitors. Improving the overall appearance of the center is encouraged including cleanup of properties, upgrade of infrastructure, and installation of landscaping, sidewalks, and pedestrian scale lighting.
 - **Site Design.** Sites are to be designed at a scale that encourages a neighborhood character appropriate for the center. Site design will reinforce development principles through consistency in building setback and placement, landscaping and planting elements, and other site features. Positive visual aspects of the built environment promote a safe and attractive center for residents and visitors, project community pride, and help maintain a distinctive image.
 - **Building Placement.** Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, architectural character, and recreational opportunities draw new investment, visitors, and residents.

- **Connectivity.** Development throughout the center will provide connectivity by including sidewalks, internal street connections, cross-access agreements, management of curb cuts, and access to transit services. Currently, a limited number of driveways works successfully in providing smooth access to multiple businesses located at Cherryland Center. This configuration shall be maintained for future development.
 - **Parking.** Parking areas should be placed in rear or side yards and avoid front yards and other prominent locations. Prominent locations should be reserved for buildings, landscaping or gathering spaces. Shared parking should also be used whenever possible.
- The site is part of the Barlow Garfield Neighborhood Plan which includes the following development principles for this area:
 - Allow for mixed-use development on primary corridors.
 - Account for public spaces that accommodate a variety of activities.
 - Encourage connectivity through sidewalks, trails, cross-access, and other means.
 - Allow sites to be designed at a scale that encourages a neighborhood character.
 - Allow for new housing with diverse selection of unit types and sizes.
 - Facilitate improvements for public infrastructure upon new development.

The following review of the proposed comprehensive development plan with regards to the relevant sections within Article 5 – Development Standards is provided:

Access Management

As described above, the development site will use the existing entrance drives on Garfield Avenue and South Airport Road which serve the entire Cherryland Center. This is consistent with the intent of access management standards including encouraging shared drives.

Reciprocal Easement Agreement

An existing reciprocal easement agreement addresses common elements shared by the Cherryland Center owners. An update to the agreement is necessary to address operation and maintenance of the following areas:

- 1) Cross-Access and Drives. Some main drives shall be maintained on the site to ensure that there is easy access to all buildings for visitors, deliveries, and emergency services. These drives essentially function as private roads. They also provide access to the outlots along Garfield and South Airport Roads.
- 2) Stormwater Management. Utilizing a common stormwater system creates the best opportunity to allow for higher density development. Coordinated maintenance of the system needs to be in place.
- 3) Parking Areas. The maintenance of the parking areas, including striping, lighting, and snow removal will be essential. While there may be a surplus of parking spaces at this time, new buildings and uses established on the site must be balanced with the current and future demand for parking.
- 4) Signage. For any proposed freestanding signs along Garfield and South Airport Roads, a coordinated signage plan is needed.

New Parcels

The creation of new parcels, including creation of any site condominiums, will require review by the Township's Assessing Department, Planning Department, and Zoning Department.

Parking

To determine parking for the site, a compilation of all the current uses and expected uses has been completed. See Sheet 3 in the comprehensive development plan. The existing 2024 parking count for the center is 1,437 spaces. This excludes the outlots which provide their own parking. There are three approaches to determine the parking demand for the entire center:

- 1) Table 5-47. By breaking down the uses in accordance with Table 5-47 in the Zoning Ordinance, the minimum required spaces is 1,455 and the maximum allowed spaces is 2,550.
- 2) Shared Parking. By utilizing shared parking standards as provided for in Section 551.C(4) of the Zoning Ordinance, the highest minimum required spaces is 1,050.
- 3) Planned Shopping Center Parking. By utilizing the Planned Shopping Center Area designation in Table 5-47, the minimum required spaces is 860 and the maximum allowed spaces is 1,719.

The parking calculations include some future uses or proposed uses under review. These inputs should be removed at this time. Only existing uses as of this date should be included. These calculations will be used for development review and will be adjusted to include new uses as needed going forward.

Parking Pavement Evaluation

Previous pavement inspections were conducted by the Township Engineer for recent site plans. Field investigations identified that the overall base conditions of the lot to be in good working order with the need for maintenance to be implemented only to ensure an additional 5-10 years of life expectancy. This maintenance would be limited to routing, crack filling and seal coating.

Landscaping/Greenspace

Landscaping on the site can be identified in the following locations:

- 1) Existing Parking Landscape Islands. Sheet 3 on the comprehensive development plan includes an existing parking landscape island inventory. The inventory states there is 37,800 square feet of parking landscape islands or approximately 0.86 acres.
- 2) Vegetative Transition Strip. In addition to the parking landscape islands, there is the vegetative transition strip as required by Section 322.D(6) at the north and west sides of the site containing approximately 503,473 square feet or 11.5 acres of greenspace (not including the retention basin). With the retention basin, there is 544,992 square feet or 12.5 acres of greenspace.
- 3) Fronts of Buildings. There is existing landscaping along the fronts of the buildings.
- 4) Buffers. The required buffers are in place along the County roads.

Signs

Proposed signs are shown on Sheet 7 of the comprehensive development plan. The plan proposes four signs for the Cherryland Center:

- 1) Freestanding Signs. Two (2) 100-square-foot freestanding signs (one on Garfield Avenue and one on South Airport Road)
- 2) Monument Signs. Two (2) 40-square-foot monument signs (one on Garfield Avenue and one on South Airport Road)

While signs are permitted under a separate application made to the Zoning Department, directional signs in the C-P Planned Shopping Center district are reviewed by the Planning Commission. The

plan proposes eleven (11) 6-square-foot directional signs. Review of the comprehensive development plan may include action on the proposed directional signs.

Lighting

The site currently has lighting. Any changes to the lighting will have to conform to the Zoning Ordinance.

Stormwater Management

As noted above, stormwater is managed onsite by an existing retention basin located at the northwest corner of the center. More recent development of the center has included the installation of underground stormwater management systems.

Other Items

Other items will have to be addressed based on the individual uses established in the center as they are use specific, including dumpster enclosures, bicycle parking spaces, etc.

Finally, the following review of the proposed comprehensive development plan with regards to the Site Development Requirements of Section 322.D is provided:

(2) External Access

The Cherryland Center will continue to gain its access by six existing driveways along Garfield Avenue and South Airport Road.

(3) Internal Pedestrian Circulation

Sheet 3 of the comprehensive development plan provides a pedestrian circulation plan. Future changes, including additional sidewalks, will be required based on new use and building proposals.

(4) Non-Motorized Pathways

Sidewalks have been installed along the site's frontages on Garfield Avenue, South Airport Road, and Woodward Avenue 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 changes.

(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.

(7) Service Drives

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

(8) Prohibited Outdoor Storage

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

DRAFT CONDITIONS:

Currently, additional information is needed as part of the review. Once the review is complete, the following draft conditions should be considered for the comprehensive development plan:

1. The future phases and proposed development shown on Sheets 4, 5, 6, and 7 of the comprehensive development plan are illustrative only and will require separate Site Plan Review application for each proposal.
2. Creation of new parcels, including any site condominiums, shall be reviewed and approved by the Township.
3. Proposed uses and future development shall be reviewed by the Planning Commission in accordance with the Zoning Ordinance.
4. Any changes to outdoor lighting shall conform to the Zoning Ordinance.
5. All agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit.

Additional conditions may apply once additional information is provided.

RECOMMENDATION:

The following motion is offered to table the application:

MOTION THAT application SPR 2024-14, submitted by Cherryland Center LLC, for an updated comprehensive development plan for the Cherryland Center, BE TABLED, subject to providing the following information (1 through 2 as indicated in PD 2024-98):

1. An updated reciprocal easement agreement addressing cross-access and drives; stormwater management; parking areas; and signage.
2. Revised parking calculations to include only existing uses as of this date.

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

Attachments:

1. Site Plan Review Application – dated October 24, 2024
2. Comprehensive Development Plan Set from Gosling Czubak – plotted October 25, 2024 (issued September 9, 2024)



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

Cherryland Center Comprehensive Plan

APPLICANT INFORMATION

Name: Holiday Park Realty - Steve Halm
Address: 6810 S. Cedar Street, Suite 3A, Lansing, MI 48911
Phone Number: 517-709-3437
Email: steve@holidayparkrealty.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: Cherryland Center LLC
Address: 11320 Chester Rd, Suite 204, Cincinnati, OH 45246
Phone Number:
Email: vkvemulapalli@aol.com

CONTACT PERSON

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

Applicant:

Agent:

Owner:

Robert Verschaeve

PROPERTY INFORMATION

Property Address:

1148 W. South Airport Rd.

Property Identification Number:

05-014-049-00, -02, -03, -08, -10, -21

Legal Description:

See Plans

Zoning District:

C-P Planned Shopping

Master Plan Future Land Use Designation:

Mixed Use Center

Area of Property (acres or square feet):

35.54 acres

Existing Use(s):

Recreation, entertainment, business, shopping

Proposed Use(s):

Same

PROJECT TIMELINE

Estimated Start Date:

Upon Approval

Estimated Completion Date:

Undetermined. On-going site redevelopment

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>
<p>A. <u>Sanitary Sewer Service</u> Project will utilize existing sanitary sewer service to existing building</p>			
1. Does project require extension of public sewer line?	<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"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>B. <u>Water Service</u> Project will utilize existing water service to existing building</p>			
1. Does project require extension of public water main?	<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"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input 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 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: Alternate measures must be designed and sealed by a registered Engineer. Existing storm system. Owner will perform maintenance as noted on plan

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 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. Interior circulation routes are easements are identified on plans

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:

Applicant Signature:

Agent Signature:  Digitally signed by Robert Verschaave
DN: cn=Robert Verschaave, o=CE, ou=Geotek
C=US, email=rmverschave@gpsinguzbak.com
http://www.digitalsignatures.com

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 Cherryland Center 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:

Date:

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:

Applicant Signature:

Date:

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: [Signature]
Applicant Signature: [Signature]
Agent Signature: [Signature]
Date: 10/21/24

Expires signed by Robert Woodhouse
2024 Garfield Township, 2024
Public Engineering Services, Inc.
www.woodhouse.com

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 Cherryland Center 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.

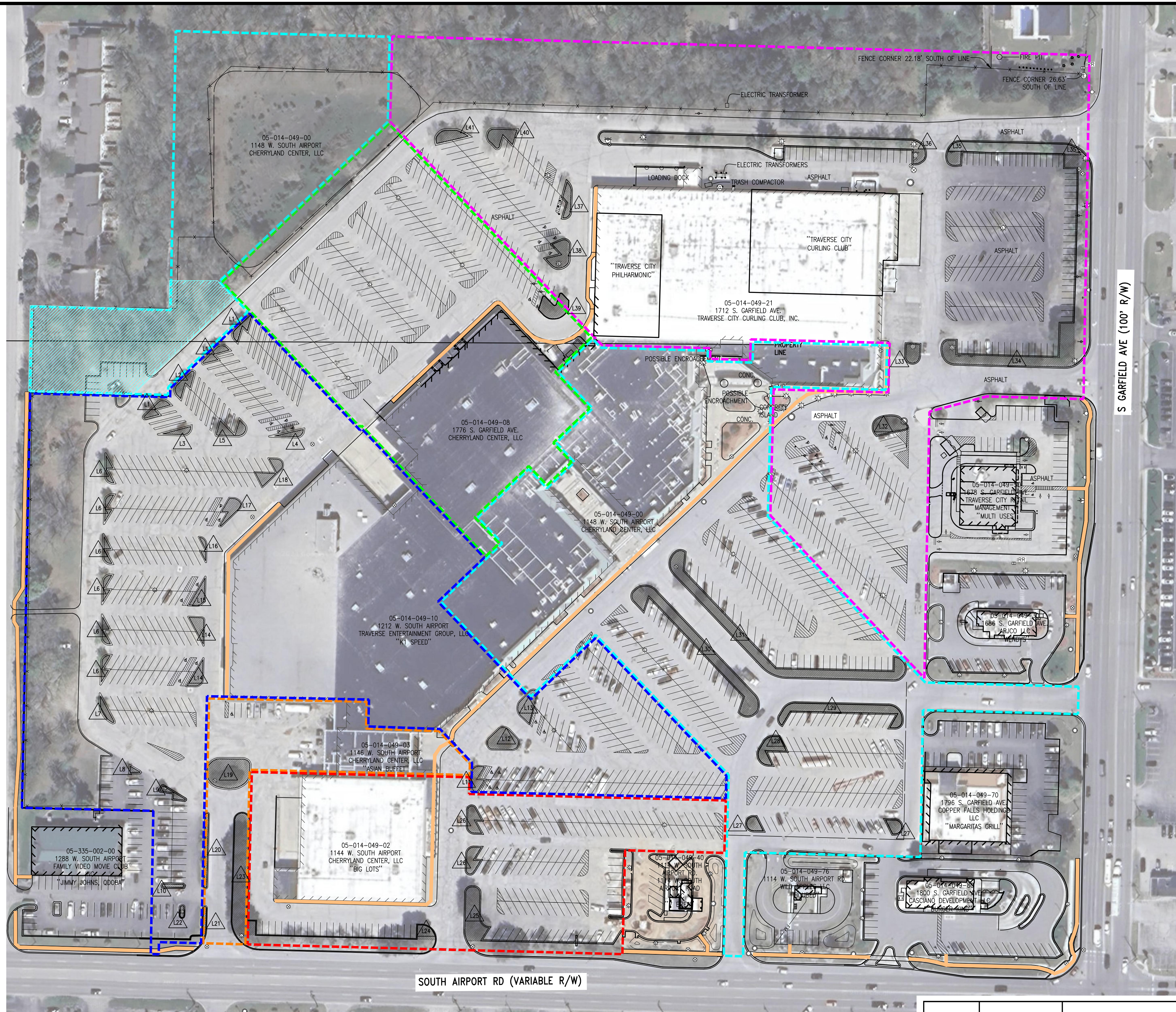
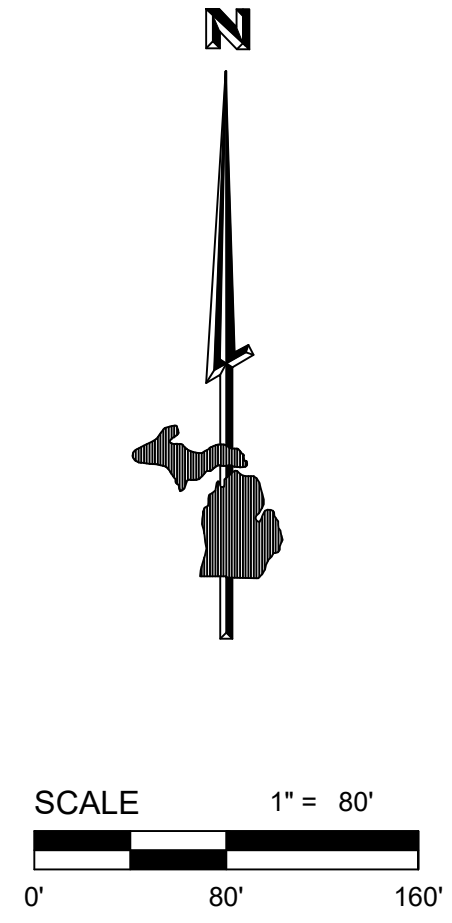
Owner Signature: [Signature]
Date: 10-24-24

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: [Signature]
Date: 10-24-24
Applicant Signature: [Signature]
Date: 10-24-24

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 checked="" type="checkbox"/>
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Proof of property ownership		<input checked="" type="checkbox"/>
4. Whether there are any options or liens on the property		<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property		<input checked="" type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Project title or name of the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
B. Site Plan Information		
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Boundary dimensions of natural features		<input checked="" 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 checked="" type="checkbox"/>
4. Proposed alterations to topography and other natural features		<input checked="" type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input checked="" type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department. N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input checked="" 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 checked="" type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input checked="" type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input checked="" type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input checked="" type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input checked="" type="checkbox"/>
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input checked="" type="checkbox"/>



EXISTING SIDEWALK LEGEND

— EXISTING SIDEWALKS

EXISTING PARKING LANDSCAPE ISLAND AREAS					
Area ID (No.)	Ea. Area (Sft)	Total	Area ID (No.)	Ea. Area (Sft)	Total
L1 (3)	290	870	L22		80
L2		385	L23		3575
L3		200	L24		425
L4		185	L25		1565
L5		450	L26 (2)	470	940
L6 (6)	170	1020	L27 (2)	290	580
L7		235	L28		750
L8		65	L29		2050
L9		170	L30		3280
L10		120	L31		4725
L11		420	L32		850
L12		980	L33		4300
L13		715	L34		3700
L14 (2)	375	750	L35	345	690
L15		380	L36		285
L16		105	L37		365
L17		465	L38		755
L18		490	L39		915
L19		2100	L40		860
L20		420	L41		490
L21		165			
Total Area (Sft)					37800

EXISTING PARKING DISTRIBUTION

Parcel ID	Address	Tenant	Area (Sft)	Land Use	Required Parking Standards - Individual Uses		Shared Parking Standards					Parking Counts			
					Min. Req'd per unit	Max. allowed per unit	Minimum Required	Maximum Allowed	Weekday 9AM-4PM	Weekend 6PM-Midnight	Weekend 9AM-4PM		Weekend 6PM-Midnight	Night Midnight - 6AM	
05-014-049-02	1144 W. South Airport	Big Lots	32,190	Retail	250 sft	150 sft	129	219	78	129	117	129	91	7	169
05-014-049-03	1146 W. South Airport	Asian Buffet Cadillac	7,878	Restaurant	150	75	53	106	27	53	53	53		6	5
05-014-049-08	1776 S. Garfield Ave	Vacant/Former Yonkers	40,900	Entertainment Restaurant	6 occ.	3 occ.	137	273	83	124	137	96	7	195	
05-014-049-00	1696 - 1792 S. Garfield	Varies Occupied + Vacant	27,574	Retail	250	150	111	184	67	100	111	78	6	288	
		Design Dance Company	3,339	Entertainment	6 occ.	3 occ.	28	56	12	28	23	28	3		
		Varies Occupied + Vacant	36,418	Office	200	150	183	243	183	19	35	10	10		
05-014-049-10	1212 W. South Airport	Taqueria Las Lagunas, LLC	2,292	Restaurant	150	75	16	31	8	16	16	16	2		
		K1 Speed	60,145	Entertainment	6 occ.	3 occ.	72	144	29	72	58	72	8	144	
05-014-049-21	1712 S. Garfield	Vacant	36,114	Entertainment	6 occ.	3 occ.	317	635	127	317	254	317	32	298	
		Traverse City Curling Club	28,550	Entertainment	6 occ.	3 occ.	84	167	34	84	68	84	9	143	
		TCPilharmonic	15,700	Entertainment	6 occ.	3 occ.	55	110	22	55	44	55	6	83	
		Vacant	45,600	Commercial	200	150	228	304	228	25	44	12	12	116	
							1455	2550	919	1050	1014	954	113		

Planned Shopping Center Area 343,700 2.5 per 1000 sft 5 per 1000 sft 860 1719 Existing 2024 Parking Count: 1437

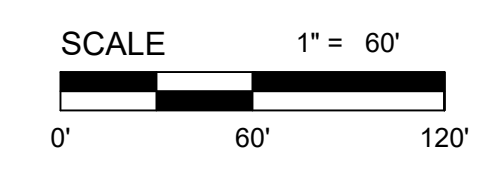
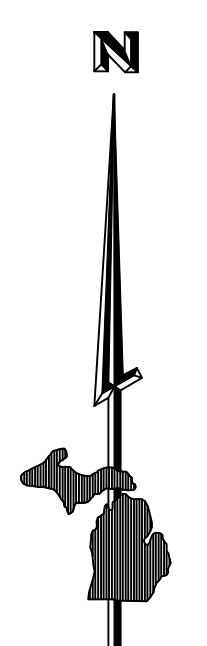
**EXISTING PARKING & PEDESTRIAN CIRCULATION PLAN
 CHERRYLAND CENTER COMPREHENSIVE DEVELOPMENT PLAN
 HOLIDAY PARK REALTY**

Date Issued: 09-09-2024
 Date Surveyed: ---
 Designed By: RMV
 Drawn By: RMV
 Checked By: ---
 Scale: AS NOTED
 Original sheet size is 24x36

Location: PART OF THE NE 1/4 OF THE SE 1/4 SECTION 14, T27N, R11W GARFIELD TOWNSHIP GRAND TRAVERSE COUNTY MICHIGAN

Project Number: 240273

Sheet: 3



* LANDSCAPING AND SIDEWALKS TO BE INSTALLED BY TRAVERSE CITY CURLING CLUB PRIOR TO MAY 11, 2023.

- LEGEND**
- NEW USE AREA
 - SHARED STORMWATER BASIN AREA
 - NEW LANDSCAPE AREA
 - EXISTING SIDEWALKS
 - PROPOSED EXTERNAL & INTERNAL SIDEWALK

- PHASE 1 USE AREAS**
- 1 TWO BROTHERS DOG PARK, CAFE & TAPHOUSE
 - 2 SPORTS BAR & NIGHTCLUB

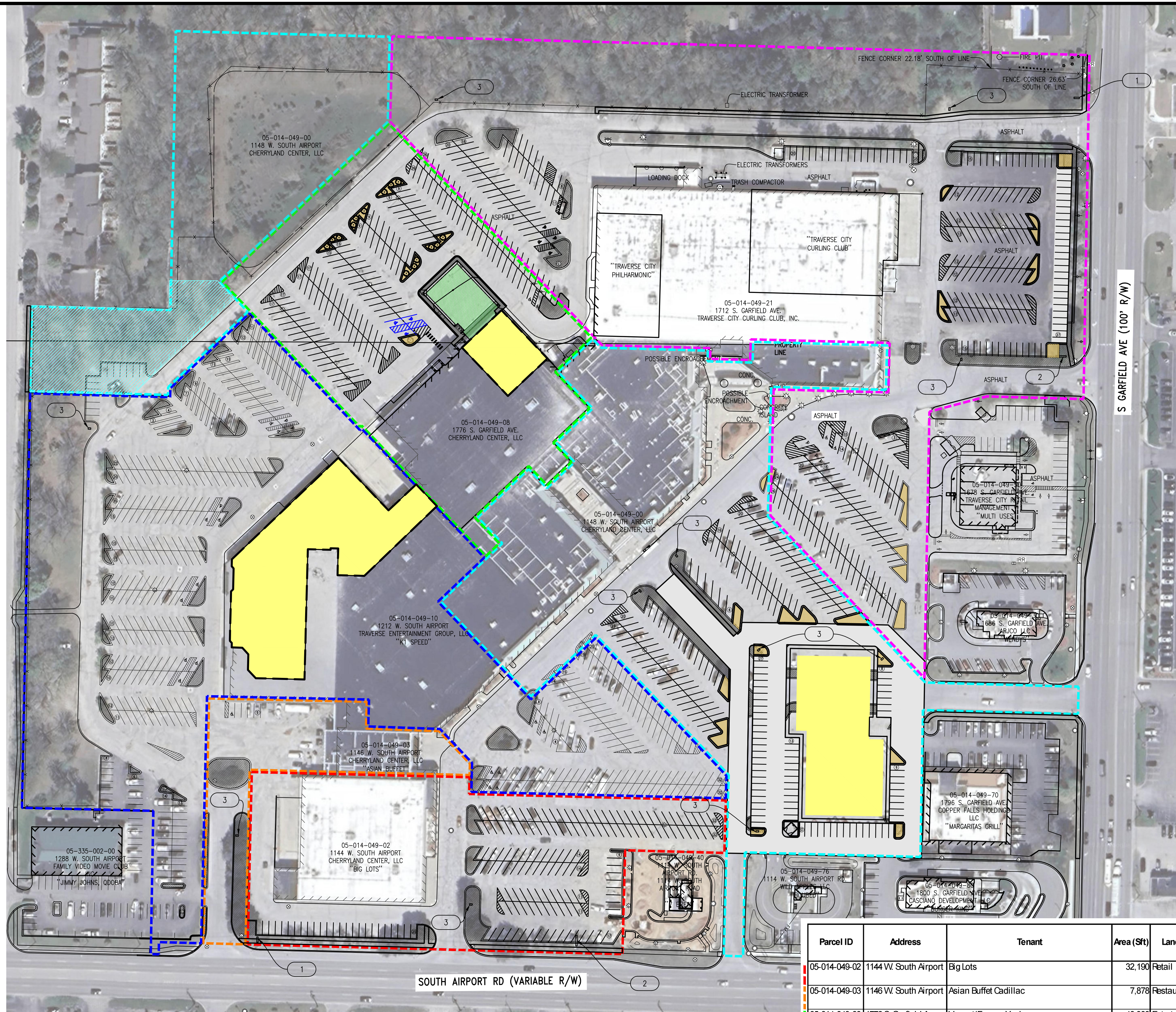
NOTES

THIS COMPREHENSIVE DEVELOPMENT PLAN REPRESENTS THE GENERAL INTENT AND VISION OF THE CHERRYLAND CENTER LAND OWNERS TO GUIDE THE REDEVELOPMENT EFFORTS OF THE "CHERRYLAND CENTER" PURSUANT TO THE ZONING ORDINANCE TO PROVIDE A VARIETY OF MIXED USES ON A UNIFIED SITE.

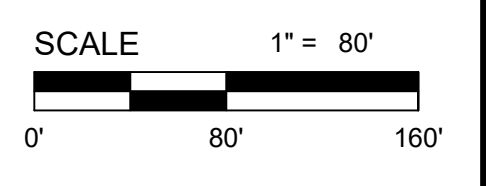
LEGAL DOCUMENTS SUCH AS EASEMENTS AND MAINTENANCE AGREEMENTS WILL BE DEVELOPED AND INFORMED BY THIS COMPREHENSIVE PLAN.

DETAILED SITE PLANS FOR PHASE 1 USE AREAS TO BE SUBMITTED FOR INDIVIDUAL APPROVAL AND INCLUDE PARKING, LANDSCAPING, SITE LIGHTING, AND ANY OTHER RELATED NECESSARY ITEMS.

No.	Date	Revision	By




- SIGNAGE KEY**
- 1 CENTER MONUMENT SIGN (40 SFT)
 - 2 CENTER FREESTANDING SIGN (100 SFT)
 - 3 INTERNAL DIRECTIONAL SIGN (6 SFT)



COMPREHENSIVE PARKING PLAN

Parcel ID	Address	Tenant	Area (Sft)	Land Use	Required Parking Standards - Individual Uses				Shared Parking Standards					Parking Counts	Landscape Islands (sft)		
					Min. Req'd per unit	Max. allowed per unit	Minimum Required	Maximum Allowed	Weekday 9AM-4PM	Weekday 6PM-Midnight	Weekend 9AM-4PM	Weekend 6PM-Midnight	Night Midnight - 6AM		Existing	Proposed	
05-014-049-02	1144 W. South Airport	Big Lots	32,190	Retail	250 sft	150 sft	129	215	78	117	129	91	7	165	2588		
05-014-049-03	1146 W. South Airport	Asian Buffet Cadillac	7,878	Restaurant	150	75	53	106	27	53	53	53	6	5	2102		
05-014-049-08	1776 S. Garfield Ave	Vacant/Former Yonkers Two Brothers Dog Park Café & Taphouse	40,900 7,000	Entertainment Restaurant	6 occ. 3 occ.	3 occ.	137 42	273 82	83 21	124 42	137 42	96 42	7 5	159	550	1593	
05-014-049-00	1696 - 1792 S. Garfield	Varies Occupied + Vacant Design Dance Company Varies Occupied + Vacant Taqueria Las Lagunas, LLC	27,574 3,339 36,418 2,292	Retail Entertainment Office Restaurant	250 6 occ. 200 150	150 3 occ. 150 75	111 28 183 16	184 56 243 31	67 12 183 8	100 28 19 16	111 23 35 16	78 28 10 16	6 3 10 2	147	3260	2294	
TBD	TBD	Hotel		Hotel (90 rm)	1/rm + 1/emp	1.5/room	100	135	75	100	75	100	75	72		1022	
05-014-049-10	1212 W. South Airport	K1 Speed High Tops	60,145 36,114	Entertainment Entertainment	6 occ. 6 occ.	3 occ. 3 occ.	72 317	144 635	29 127	72 317	58 254	72 317	8 32	144 298	8005		
05-014-049-21	1712 S. Garfield	Traverse City Curling Club TC Philharmonic Vacant	28,550 15,700 45,600	Entertainment Entertainment Commercial	6 occ. 6 occ. 200	3 occ. 3 occ. 150	84 55 228	167 110 304	34 22 228	84 55 23	68 44 44	84 55 12	9 6 12	141 83 116	5630 2470 886	1778	
Planned Shopping Center Area					343,700	2.5 per 1000 sft	5 per 1000 sft	860	1719								
												Master Plan Parking Count: 1330					

Required Landscape Island Area (10 sft/space): 13300
 Total Existing+Proposed Landscape Island Area: 32178



Gosling Czubak
 engineering sciences, inc.
 1280 Business Park Dr.
 Traverse City, Michigan
 231-946-9191 phone
 info@goslingczubak.com
 www.goslingczubak.com

CIVIL ENGINEERING
 SURVEYING
 ENVIRONMENTAL SERVICES
 GEOTECHNICAL
 CONSTRUCTION SERVICES
 DRILLING
 LANDSCAPE ARCHITECTURE


No.	Date	Revision	By

OVERALL PARKING & SIGNAGE PLAN
CHERRYLAND CENTER COMPREHENSIVE DEVELOPMENT PLAN
 HOLIDAY PARK REALTY

Date Issued: 09-09-2024
 Date Surveyed: ---
 Designed By: RMV
 Drawn By: RMV
 Checked By: ---
 Scale: AS NOTED
 Original sheet size is 24x36

Location: PART OF THE NE 1/4 OF THE SE 1/4 SECTION 14, T27N, R11W GARFIELD TOWNSHIP GRAND TRAVERSE COUNTY MICHIGAN

Project Number: 240273
 Sheet: 7

 Charter Township of Garfield Planning Department Report No. 2024-99			
Prepared:	October 30, 2024	Pages:	3
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Copper Ridge PUD Major Amendment - Introduction		
Applicant:	Copper Ridge LLC / Constance Deneweth		
Agent:	Northview 22 LLC / Sarah Kever		
Owner:	Copper Ridge LLC / Constance Deneweth		
File No.	SUP-2000-08-O		
Parcel No.	05-096-900-00 and associated Copper Ridge parcels		

PURPOSE OF APPLICATION:

Approved in 2000, the Copper Ridge Planned Unit Development (PUD) is a mixed-use development, including medical clinics, offices, commercial establishments, and single family and multi-family residential. A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance that incorporates different land uses in locations than requested in the original application and the potential to increase the number of residential dwelling units. With these proposed changes, Staff has determined that this amendment constitutes a major amendment which requires a public hearing, Planning Commission review and recommendation, and Township Board approval. There are four unbuilt locations that are being adjusted to accommodate three primary land uses: office, commercial, and residential.

SUBJECT PROPERTY:

The Copper Ridge PUD is located on the north side of Silver Lake Road, northeast of Barnes Road.

Aerial image of the Copper Ridge PUD property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

The proposed amendment is the conversion of three building locations in the Copper Ridge Professional Center from office to office, commercial, or residential, and the conversion of one building location in the Copper Ridge Retail Marketplace from retail and office to office, commercial or residential.

No change in the previously approved building footprints is being proposed and most requirements are currently met by the current development. However, staff does offer the following comments regarding site design and compliance with the Zoning Ordinance:

Written Consent

With an application to amend an approved PUD, the application shall include written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development. In this case, Copper Ridge LLC, the managing entity of the Copper Ridge PUD, has obtained the necessary signatures.

Residential Use

Since its original approval in 2000, the PUD was amended resulting in a reduction in the total number of residential units. The original PUD had proposed 183 residential units. The PUD was amended to accommodate only 93 residential units.

This proposed amendment to the PUD would return residential units to the four remaining unbuilt locations. The increase in residential would result in up to 90 new residential units and thus potentially restore the number of residential units back to 183 total units.

Commercial Use

The proposed amendment would allow for commercial use in the office areas that would be complimentary to the existing campus. For instance, short-stay medical recovery units would be complimentary to the Copper Ridge Surgery Center. The existing building footprint or foundations of the unbuilt locations along with the existing development form, drives, parking areas, and infrastructure also determine the appropriateness of the build-out of these locations.

Vehicular Parking

Based on the following analysis, the demand for parking and the required parking will be less with the conversion from office to multi-family residential.

- Current use: Office
 - Minimum required spaces: 1 for each two hundred (200) square feet of floor area
 - Maximum required spaces: 1 for each one hundred (150) square feet of floor area
 - An 800-square foot office requires a minimum of 4 spaces and a maximum 5 spaces

- Proposed use: Multi-family Residential
 - Minimum required spaces: 1.5 per dwelling unit
 - Maximum required spaces: 2.0 per dwelling unit
 - An 800-square foot apartment requires a minimum of 1.5 spaces and a maximum 2 spaces

For the most part, the existing parking areas will continue to support the existing buildings and new buildings except for Building No. 4. A new parking lot is proposed immediately north of Building No. 4 (see parking lot labeled “To Be Built”).

Access to Commons Natural Area

In its original application, a component of the PUD was to provide a trailhead for the Grand Traverse Commons Natural Area, a park owned by the Township. Access to the park is a considerable amenity to the PUD. The trailhead, consisting of about seven parking spaces, is located immediately north of Building No. 4. Currently, that parking location is being improved by the Township along with a new trail segment to the park. Installation of a new sidewalk from the existing trail along Silver Lake Road to the trailhead would provide improved pedestrian connectivity for the PUD and surrounding area. At a minimum, the inclusion of the trailhead in directional signage would help users find the trailhead.

Administrative Site Plan Review

Administrative Site Plan Review will be required for the build out of the four remaining locations. This process was recently applied to the construction of Building No. 7, home to West Front Primary Care PLLC.

RECOMMENDATION:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. Following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT application SUP-2000-08-O, submitted by Sarah Keever, on behalf of Copper Ridge LLC, for a Special Use Permit amendment of the Copper Ridge Planned Unit Development, BE ACCEPTED, and SCHEDULED for a public hearing at the regular Planning Commission meeting on December 11, 2024.

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

Attachments:

1. Copper Ridge PUD Major Amendment with Signature Pages dated October 10, 2024
2. Copper Ridge PUD Major Amendment Narrative dated October 7, 2024
3. Copper Ridge PUD Major Amendment Written Impact and Approval Criteria
4. Copper Ridge PUD Site Plan (Exhibit 1) dated October 1, 2024



Charter Township of Garfield

Grand Traverse County

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

PLANNED DEVELOPMENT (PD) 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 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 Planned Unit Development Application
New Planned Unit Residential Development Application
Major Amendment
Minor Amendment
Administrative Amendment

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name:

Address:

Phone Number:

Email:

AGENT INFORMATION

Name:

Address:

Phone Number:

Email:

OWNER INFORMATION

Name:

Address:

Phone Number:

Email:

CONTACT PERSON

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

Applicant:

Agent:

Owner:

PROPERTY INFORMATION

Property Address:

Property Identification Number:

Legal Description:

Zoning District:

Master Plan Future Land Use Designation:

Area of Property (acres or square feet):

Existing Use(s):

Proposed Use(s):

PROJECT TIMELINE

Estimated Start Date:

Estimated Completion Date:

REQUIRED SUBMITTAL ITEMS

A complete application for a Planned Unit Development Application or a Planned Unit Residential Development Application 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 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:

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

1. Planned Unit Developments: A written impact statement of the application as it relates to 426.A and 426.E of the Zoning Ordinance.
2. Planned Unit Residential Developments: A written impact statement of the application as it relates to 427.A and 427.C of the Zoning Ordinance.

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?
If yes, has a Utility Agreement been prepared? | | | |
| 2. Will a community wastewater system be installed?
If yes, has a Utility Agreement been prepared?
If yes, provide construction plans and specifications | | | |
| 3. Will on-site disposal be used?
If yes, is it depicted on plan? | | | |
| B. <u>Water Service</u> | | | |
| 1. Does project require extension of public water main?
If yes, has a Utility Agreement been prepared? | | | |
| 2. Will a community water supply be installed?
If yes, has a Utility Agreement been prepared?
If yes, provide construction plans and specifications | | | |
| C. <u>Public utility easements required?</u>
If yes, show on plan. | | | |
| D. <u>Stormwater Review/Soil Erosion</u> | | | |
| 1. Soil Erosion Plans approved by Soil Erosion Office?
If so, attach approval letter.
If no, are alternate measures shown? | | | |
| 2. Stormwater Plans approved by Township Engineer?
If so, attach approval letter.
If no, are alternate measures shown?

Note: Alternate measures must be designed and sealed by a registered Engineer. | | | |
| E. <u>Roads and Circulation</u> | | | |
| 1. Are interior public streets proposed?
If yes, has Road Commission approved (attach letter)? | | | |
| 2. Will public streets connect to adjoining properties or future streets? | | | |
| 3. Are private roads or interior drives proposed? | | | |
| 4. Will private drives connect to adjoining properties service roads? | | | |
| 5. Has the Road Commission or MDOT approved curb cuts?
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 - PLANNED UNIT DEVELOPMENT - NEW

Preliminary Review and Decision

1. 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.

2. 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.
3. Upon holding a public hearing, the Planning Commission shall submit a written recommendation to the Township Board. A public hearing may be held by the Township Board.
4. The Township Board shall approve, approve with conditions, or deny the request for preliminary Planned Unit Development approval.

Final Review and Decision

5. For Final Approval, the Planning Commission shall review and submit a written recommendation to the Township Board. A public hearing shall be held by the Township Board.
6. The Township Board shall approve, approve with conditions, or deny the request for final Planned Unit Development approval.
7. If approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

REVIEW PROCESS – PLANNED UNIT RESIDENTIAL DEVELOPMENT - NEW

Preliminary Review and Decision

1. 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.
2. 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.
3. Upon holding a public hearing, the Planning Commission shall approve, approve with conditions, or deny the request for preliminary Planned Unit Residential Development approval.

Final Review and Decision

4. Final review shall address all conditions imposed by the Planning Commission in the preliminary decision on the planned unit residential development. Submissions for final review and decision shall not be considered until all conditions have been addressed. The Director of Planning or designee shall conduct a completeness review to determine that all conditions of the preliminary decision have been addressed.
5. Once the plans and conditions are deemed substantially complete, the project shall be referred to the Planning Commission for its final review and decision. No application shall be referred to the Planning Commission until this standard has been satisfied. The Planning Commission may hold a public hearing on such application for final review and decision.
6. If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

REVIEW PROCESS – PLANNED DEVELOPMENT – MAJOR AMENDMENT

Any proposed amendment other than those provided for below are considered a major amendment and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original special use permit approval. Major amendments include but are not necessarily limited to changes that:

1. Increase the number of dwelling units, floor area, height, impervious surface development, or any additional land-use disturbance other than as provided for below;
2. Introduce different land uses than that requested in the application;
3. Request larger land area than indicated in the original application;
4. Request greater relief than that requested in the application;
5. Allow any decrease in buffer or transition areas, reduction in landscaping, reduction of required yards, or any change in the design characteristics or materials used in construction of the structures;
6. Reduce or eliminate conditions attached to a legislative or quasi-judicial development order; or
7. Reduce or eliminate pedestrian circulation.

REVIEW PROCESS – PLANNED DEVELOPMENT – MINOR AMENDMENT

The Planning Commission may authorize the following amendments to an approved development plan without a public hearing:

1. Changes to the timing or phasing of the proposed development, provided that the use and overall geographic land area remains the same and that required public improvements are not delayed.
2. Increases in total building height of greater than five (5) feet provided that maximum height regulations are complied with.
3. Any other proposed amendment which is determined by the Planning Commission to have no detrimental impact on any adjacent property and is not considered or classified a Major Amendment under § 423(6) Major Amendments.

REVIEW PROCESS – PLANNED DEVELOPMENT – ADMINISTRATIVE AMENDMENT

The Director of Planning may authorize the following amendments to an approved site development plan:

1. Shifts in on-site location and changes in size, shape, or configuration of less than 15 percent, or a 15 percent or less change in either impervious surface or floor area over what was originally approved.
2. An increase in total building height of less than five (5) feet, provided that maximum height regulations of the underlying zoning district are met.
3. Minor adjustment of the location of utilities and walkways, provided however that no sidewalks or paths required by the approval authority may be eliminated.
4. The substitution of landscape material provided the substituted materials are of a similar nature and quality and will comply with the standards of § 530, Landscape Materials of Article 5, Development Standards, of this ordinance.
5. Minor revisions to an internal street circulation pattern not increasing the number of lots or lowering the connectivity ratio.

- 6. Minor realignment of ingress and egress locations if required by the Grand Traverse County Road Commission or Michigan Department of Transportation.
- 7. A reduction in the number of proposed lots or the combination of units.

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:

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 _____ 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:

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:




Applicant Signature:

Date:

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		
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		
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		
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		
B. Site Plan Information		
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%		
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.		
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		
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		
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>	*	
10. Existing and proposed driveways, including parking areas		
11. Neighboring driveways and other vehicular circulation features adjacent to the site		
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		
15. Location and dimensions of curb cuts, acceleration, deceleration and passing lanes		
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		
17. Location of water supply lines and/or wells		
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems		
19. Location, specifications, and access to a water supply in the event of a fire emergency		
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		
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		
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		
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		
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		
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		
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)		
27. Changes or modifications required for any applicable regulatory agencies' approvals		

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #	signature & printed name	date
28-05-096-002-06	Constance A. Deneweth, Constance Deneweth, Managing mbr Copper Ridge LLC	10-1-2024
" 096-002-07	Constance A. Deneweth, Constance Deneweth, Managing mbr Copper Ridge LLC	10-1-2024
" 096-002-12	Constance A. Deneweth, Constance Deneweth, managing member Copper Ridge LLC	10-1-24
096-002-15	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
096-003-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
096-004-00	Constance Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
096-010-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-02	Constance A. Deneweth, Constance Deneweth, Managing mbr Copper Ridge LLC	10-1-24
097-001-03	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-05	Constance A. Deneweth, Constance Deneweth, Managing mbr Copper Ridge LLC	10-1-24
097-004-00	Constance A. Deneweth, Constance Deneweth, managing mbr Copper Ridge LLC	10-1-24
097-001-05	see email approval Jill Holden, Rex Holden, 3DJRH properties LLC	9-26-24
096-002-13	see email approval Elmers Rob, Donnell, TTT properties LLC	9-25-24
096-002-11	Donald B. Herrmann, MANAGING MEMBER DONALD B. HERRMANN, DBH PROPERTIES LLC	10-1-24
096-002-17	 Jonathan Poortenga - member LLC JLLP, Properties LLC	John Poortenga
096-002-08	 Mark Bondy, member WB&B prop mgmt LLC	10-1-24
096-002-10	 Mark Bondy, member WB&B prop mgmt LLC	10-1-24

Ashley Rokos

From: Robert Donnell <RD2678@TEAMELMERS.COM>
Sent: Wednesday, September 25, 2024 10:40 AM
To: Ashley Rokos
Subject: RE: Copper Ridge request for amendment to the PUD

Good morning, Ashley,

Request approved from Team Elmer's.

Thank you for the update,

Rob Donnell

From: Ashley Rokos <ashley@phoenixpropertyptr.com>
Sent: Wednesday, September 25, 2024 10:07 AM
Subject: Copper Ridge request for amendment to the PUD

Some people who received this message don't often get email from ashley@phoenixpropertyptr.com. [Learn why this is important](#)

Hello Copper Ridge Condo unit owners,

In light of the fact that office space is not in high demand, the owners of Copper Ridge LLC are planning to amend our PUD with Garfield Township by requesting that we receive approval for adding Residential Use to our remaining 4 vacant lots. This will take 4 or 5 meetings at Garfield Township the first of which is planned for November 13, 2024 at 7 pm, at the township hall on Veterans Drive.

The **attached site plan** is a recap of the project and a broad overview of what we're proposing.

After going through the records on file and looking at recorded condominium documents, we've prepared a revised site plan that represents the most current layout, to the best of our ability- number of units, condominium divisions, and the parking areas yet to be built. This has been a consolidation of plans done by Gosling, Elmer's, GFA and Mansfield over the past 25 years .

The original PUD shows 59 residential units in Eagles View and was amended/consolidated to 55 units. Copper Village Condominium was originally at 124 and is down to 38 units.

Overall, the density has significantly decreased.

Ashley Rokos

From: rexholden <speedjump@protonmail.com>
Sent: Thursday, September 26, 2024 1:08 AM
To: Ashley Rokos
Subject: Re: Copper Ridge request for amendment to the PUD

That is ok with me Ashly, Rex Holden. Im in S Africa so I hope this email works for you.

On Wed, Sep 25, 2024 at 4:06 PM, Ashley Rokos <ashley@phoenixpropertyptr.com> wrote:

Hello Copper Ridge Condo unit owners,

In light of the fact that office space is not in high demand, the owners of Copper Ridge LLC are planning to amend our PUD with Garfield Township by requesting that we receive approval for adding Residential Use to our remaining 4 vacant lots. This will take 4 or 5 meetings at Garfield Township the first of which is planned for November 13, 2024 at 7 pm, at the township hall on Veterans Drive.

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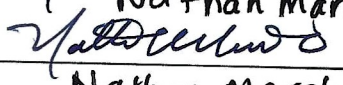


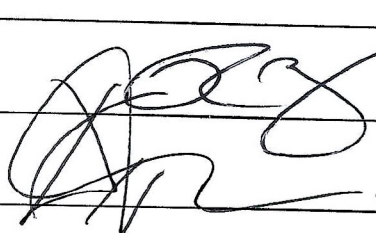
As you know, this PUD has (4) vacant approved lots or units/buildings left to be built. Only foundations are in for 3 and 4. Retail 4 and Unit 10 are vacant. There are 3 approved parking lots (shown on the attached exhibit) that will be constructed at the time of the new construction to serve the new units.

Eagles View is getting close to being built out, and Copper Village Condominium has 19 of the approved 38 units to be constructed yet.

Copper ridge Amendment to the PUD
11/13/2024

3

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #	signature & printed name	date	
05-096-007-00	 Nathan March	10/01/24	COPPER RIDGE DEVELOPMENT BUILDING REP (Bldg F)
05-044-005-00	 Nathan March	10/01/24	NORVA THORNTON PRESIDENT (Suite in Surgery CTR)
096-002-01	 Derek Rice, member		DBR Properties LLC (Rice)
096-002-16	 Chris Ray, member		RAYBAR Properties LLC (RAY)
096-002-14			Steve Grinnel, President TYJUTI Corp Inc Steve Grinnel
096-002-19			Robb Meyer, member WAM, LLC meyer
096-002-20			member David Amalfitano Amalfi
096-002-18			RCCA, LLC
096-002-02			
096-002-33			Holly Gallagher, member GUS & CLARA'S Paradise LLC Holly
097-001-01			Hometown Grice's Hometown properties

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

28-05-044-001-00 CRSC Tina Piotrowski Tina Piotrowski 10/1/24
28-05-044-002-00 TAA Suite Tina Piotrowski Tina Piotrowski 10/1/24
28-05-044-005-02, 03 and 04
Bldg D. # 242. Copper Restrooms C. J. Johnson 10/1/24
Building A 4020 Copper Ridge Suite 240 [Signature]

Greta

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

28-05-096-005-05	<i>Paul Miselkyte</i> Paul Miselkyte	4110 Copper Ridge LLC	10-2-24
096-005-06	<i>Greta Miselkyte</i> Greta Miselkyte	4110 Copper Ridge LLC	10-2-24

Blank lined area for additional signatures and dates.

Copper ridge Amendment to the PUD
11/13/2024

I have reviewed the essence of CopperRidge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

28-05-096-005-07

Thirby Asset Group LLC

10-2-24

Andrew Adams
Andrew Adams DO

Jim James
Jim James

Janice Mitchell
Janice Mitchell

Cooper ridge Amendment to the PUD
11/13/2024

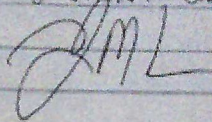
I have reviewed the essence of Copperridge's request to amend the PUD to add residential use to the 4 vacant units. I agree with the amendment.

Unit #

signature & printed name

date

28-05-096-005-08 Bryan M. Vasu IWA Properties LLC 10-2-2024



10/2/24

Copper Ridge, Planned Unit Development

Proposed Amendment to PUD and SUP

October 7, 2024

Introduction

Copper Ridge, a planned unit development project, was first approved in 2000. The original parcel, over 70 acres, was a mixed-use development that contained Professional and medical offices, Surgery Center, Retail and other Commercial areas (bank, eating establishment, pharmacy), a church parcel for future senior apartments and assisted living facility, and a mixed combination of Residential uses. Single family homes and multi-family homes were proposed.

Over the years, Garfield Township has approved amendments to the development, and Copper Ridge has become a successful adaptive reuse of the old Grand Traverse Road Commission site. Today, the mixed-use development is a thriving hub of medical and professional offices, retail/commercial, and residential properties.

Proposed Amendment

There are four (4) approved footprints/units that have not been built.

Existing:

- Professional Offices 2 and 3 have foundations only constructed
- Professional Office 10 is a vacant site
- Retail and Office R4 is a vacant site

The original PUD was approved for 124 multi-family style units in Copper Village Condominium but was amended down to 38 units. Eagles View was approved for 59 but has been consolidated to 55 units, currently. The residential density was decreased overall. However, changes in the region over the years have created a demand for more residential uses of all types once again. Copper Ridge has to opportunity to introduce that use back into the remaining (4) units.

Proposed:

<u>Building Pad</u>	<u>Proposed Use</u>	<u>Residential Units (allowance)</u>
Buildings 2 and 3	Office, commercial and residential	Up to 30 res. units in each
Building 10	Office, commercial and residential	Up to 22 res. units
Building R4	Office, commercial and residential	Up to 8 res. units

The residential types of units could be a mix of apartments, condominiums and short-stay medical recovery units.

No changes to the approved plans are proposed other than the addition of the proposed residential use to the existing building footprints.

The approved design/engineered plans on file show the grading, drainage and stormwater, utilities, parking layout and access, landscaping, sidewalks, etc. The designed and approved plans remain in effect and will be unchanged.

Parking:

There are 3 approved parking lots (shown on the included exhibit) that will be constructed at the time of the new construction to serve the new buildings.

The number of proposed parking spaces were approved in the original PUD and were based on Office and Retail calculations. Those parking calculations are for a higher density than what would be required for residential, so the parking lots provided will meet the standards for office, retail and residential units.

Conclusion

A PUD allows for flexibility and innovation. By allowing additional residential use within the mixed-use campus, which is proximity to walking trails accessed by a sidewalk network, medical facilities, offices and retail uses, both existing and future, this amendment meets the very objectives identified in Section 426.A and 426.E and will help the continued success of Copper Ridge. Limited to no impact (pursuant to 426.A and 426.E) to this existing development or surrounding area is expected, as this was a planned unit development based on meeting the criteria and already included mixed use, including residential. Greater residential density was originally approved but modified to a lesser density over the years. The proposed residential option will fulfil the original intent and meet the design parameters and criteria.

Project Information:

Applicant:

Copper Ridge, LLC
9590 Edgewood Ave,
Traverse City, MI 49684
231-590-3901

Agent:

Northview 22, LLC
9908 E Walters Dr.
Traverse City, MI 49684
231-342-4016

Legal Description:

Units 1-10 of Copper Ridge Professional Center
AND
Units 1-6 of Copper Ridge Retail Marketplace
AND

Units 1-38 of Copper Village Condominium

AND

Units 1-55 Eagles View Condominium

AND

Part of the Northeast $\frac{1}{4}$ of Section 17 and part of the Southeast $\frac{1}{4}$ of Section 8; T27N space R 11 W. Commencing at the northeast corner of said section 17. Thence S 00 degrees 02 minutes 16 seconds West 659.05 feet. Thence N 83 degrees 30 minutes 08 seconds W 571.98 feet. Thence N 00 degrees 05 minutes 09 seconds E 197.37 feet. Thence N 89 degrees 58 minutes 31 seconds W 214.46 feet. Thence N 00 degrees 43 minutes 41 seconds W 367.96 feet to the point of beginning. Thence N 00 degrees 42 minutes 13 second W 245.05 feet. Thence N 87 degrees 25 minutes 28 seconds space E 323.08 feet. Thence South 0 degrees 4 minutes 08 seconds W 312.18 feet. Thence N 89 degrees 54 minutes 12 seconds West 52.31 feet. Thence 81.51 feet along a curve left (R = 48' CA= 97 degrees 17 minutes 39 seconds CHD = N 40 degrees 50 minutes East 72.06 feet). Thence S 89 degrees 30 minutes 10 seconds W 219.95 feet to the POINT OF BEGINNING.

AND

Part of the southeast quarter of Section 8 and part of the northeast quarter of section 17; T27N R11W. Commencing at the northeast corner of section 17. Thence S 00 degrees 01 minutes 48 seconds E 659.14 feet. Thence N 83 degrees 30 minutes 08 seconds W 904.78 feet to the point of beginning. Thence N 83 degrees 30 minutes 08 seconds W 163.28 feet. Thence 55.72 feet along a curve to the right (R = 3437.75' CHD = N 83 degrees 02 minutes 16 seconds W). Thence N 00 degrees 30 minutes 15 seconds E 234.11 feet. Thence N 81 degrees 04 minutes 47 seconds W 200.86 feet. Thence N 00 degrees 04 minutes 39 seconds E 236.72 feet. Thence N 88 degrees 37 minutes 19 seconds E 407.59 feet. Thence N 00 degrees 34 minutes 25 seconds W 230.46 feet. Thence N 87 degrees 25 minutes 28 seconds E 116.47 feet. Thence S 00 degrees 43 minutes 41 seconds east 613.03 feet. Thenc N 89 degrees 58 minutes 31 seconds W 60.17 feet. Thence as 74 degrees 44 minutes 15 seconds West 57.43 feet. Thence S 00 degrees 03 minutes 17 seconds W 144.60 feet to the POINT OF BEGINNING.

AND

Part of the Southeast $\frac{1}{4}$ of Section 8 & part of the Southwest $\frac{1}{4}$ of Section 9, T27N, R11W: Commencing at the SE corner of Section 8; thence N 0 DEG 7' W 1314.33' to the POINT OF BEGINNING; thence N 88 DEG 42' E 659.34', thence S 0 DEG 8' E 151.99', thence N 89 DEG 24' W 118.95', thence S 52 DEG 11' W 336.15', thence N 67 DEG 28' W 210.25', thence N 55 DEG 3' W 444.63', thence N 88 DEG 41' E 283.66' to the POINT OF BEGINNING.

Acreage: 77 acres, more or less.

Request for waiver, per Section 424, D:

Submittal waiver for Site Plan:

“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 of or enlargement of an accessory structure
 - a. *None*
2. The enlargement of a principal building by less than 20% of its existing gross floor area, provided such an enlargement will not be result in a requirement for additional off-street parking
 - a. *No enlargement is proposed*
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.”
 - a. *Proposed additional use (residential) will not increase impervious surface, additional off-street parking, site access or any other characteristics that are a violation of this ordinance.*

Written Impact and Approval Criteria

Written Impact

A PUD allows for flexibility and innovation. By allowing additional residential use within the mixed-use campus, which is proximity to walking trails accessed by a sidewalk network, medical facilities, offices and retail uses, both existing and future, this amendment meets the very objectives identified in Section 426.A and 426.E and will help the continued success of Copper Ridge. Limited to no impact (pursuant to 426.A and 426.E) to this existing development or surrounding area is expected, as this was a planned unit development based on meeting the criteria and already included mixed use, including residential and retail. Greater residential density was originally approved but modified to a lesser density over the years. The proposed residential option will fulfil the original intent and meet the design parameters and criteria.

426.A

Eligibility:

An application for a planned unit development may be submitted on any parcel or contiguous parcels within the Township where the site meets one (1) or more of the following criteria:

- (a) Mixed or varied uses are proposed that cannot be achieved under a single zoning district;
 - a. Yes
- (b) The site exhibits unusual topography or a unique setting within the community;
 - a. Yes- in original PUD this was demonstrated.
- (c) Innovation and variety of design are proposed that are not achievable under the current zoning districts of this ordinance;
 - a. N/A: this is an existing PUD
- (d) Additional amenities are made possible by and incorporated within the development;
 - a. Yes
- (e) A substantial public benefit is proposed within or as a result of the project;
 - a. Yes- this has been demonstrated over many years since Copper Ridge was approved and constructed.
- (f) A cross-jurisdictional development is proposed that warrants flexibility in terms of design and layout.
 - a. N/A

426.E:

(3) Objectives:

The following objectives shall be considered in reviewing any application for a planned unit development:

- (a) To permit flexibility in the regulation of land development;
 - a. Allowing mixed-use is meeting the very definition of flexibility- bringing back residential density as a part of the mixed-use to the PUD is desirable and beneficial. Flexibility is addressed by the ability to share parking at “off-hours” and utilize the areas already defined in the PUD to be used as office, commercial, and/or residential.
- (b) To encourage innovation in land use and variety in design, layout, and type of structures constructed;
 - a. Copper Ridge PUD was an innovative approach to a previously disturbed land. Disturbed land was reused and the slopes of the land allowed for multi-level “stair stepping” of buildings, creating less disturbance and views from many angles. The proposed allowance of residential to this innovative development is in line with the entire development approach.
- (c) To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;
 - a. The benefit of this proposal is that the infrastructure, utilities, roads, parking, sidewalks, and even foundations are already in place- this approach minimizes further impact in the region and uses what is already provided in terms of land, energy, public services and utilities.
- (d) To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the Grand Traverse Region;
 - a. The need for housing continues in the region- the PUD, which already had been approved with higher residential density, will bring back that use to buildings that are available and will serve a need to the community.
- (e) To encourage the innovative use, re-use, and improvement of existing sites and buildings;
 - a. Copper Ridge is a re-use site (originally) and this proposed use is a use that can be seen as an improvement to the existing stie and proposed buildings.
- (f) To permit development in accordance with the policies and objectives of the Charter Township of Garfield Master Plan.
 - a. 2024 Master Plan denotes this portion as Mixed Use Center.
 - i. *“The Mixed-Use Center future land use designation is for large areas with a mix of commercial, residential, and/or public / semi-public uses. The most appropriate zoning for these areas may be determined by compatibility with the zoning of the surrounding area. The Township could consider creating new mixed-use districts to achieve the intent of this designation.”*
 - b. The proposed allowance meets the policies and objectives of Mixed-Use Center by the definition above.

(4) Criteria:

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties; Article 4, Page 4-43 Charter Township of Garfield Zoning Ordinance
 - a. Copper Ridge PUD has created a well utilized and needed mixed use development in the area, providing a beneficial impact on the region. At the time of construction,

many upgrades were made to the area and infrastructure. This proposed use will not detract from the compatibility of the PUD or surrounding areas.

- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
 - a. This was addressed in the original PUD review and ultimate approval. High density residential was approved and over time, units were eliminated. The proposed use introduces them back into the PUD.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
 - a. Copper Ridge provides open space, sidewalks and trails connected to community recreational trails within the community.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
 - a. No additional disturbance will occur beyond what was already approved for the (4) building pads and parking lots.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
 - a. Copper Ridge PUD preserved sensitive and wooded slopes to the north and west of the project. This remains.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
 - a. No changes are proposed to the building locations already approved and depicted.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
 - a. Considerable study and design occurred during the creation of Copper Ridge PUD. No proposed changes to circulation or parking will occur beyond the completion of the remaining parking lots to service the remaining buildings. Further, cross-access parking easements have been secured with an adjacent property (church property) to create additional shared parking due to the hours of operation between uses.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
 - a. All proposed landscaping has already been planted and remaining landscaping for the remaining (4) buildings will be planted upon the completion of construction.
- (i) The development consolidates and maximizes useable open space;
 - a. No change proposed.
- (j) The benefits of the development are not achievable under any single zoning classification
 - a. Yes, this mixed use contains varying uses that were not allowed under single zoning classification at the time of the PUD creation and adoption.

- (k) The development is compatible with the intent and purpose of the adopted master plan.
 - a. 2024 Master Plan denotes this portion as Mixed Use Center.
 - i. *“The Mixed-Use Center future land use designation is for large areas with a mix of commercial, residential, and/or public / semi-public uses. The most appropriate zoning for these areas may be determined by compatibility with the zoning of the surrounding area. The Township could consider creating new mixed-use districts to achieve the intent of this designation.”*
 - b. The proposed allowance meets the policies and objectives of Mixed-Use Center by the definition above.

Section 423

E. 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;
 - a. *This current PUD is consistent with the master plan, which denotes the areas contained within the PUD as Mixed Use, Low and High Residential Density.*
- (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;
 - a. *As with any Mixed Use development, the proposed addition of Residential types of uses are completely cohesive within the development area. The ability to place residents within this type of community, with access to a variety of amenities already available is vital. The approved PUD already has a mix of residential uses, and the need for more is evident.*
- (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;
 - a. *Uses already in place are professional offices, retail spaces, eating establishments, and a mix of residential. Adding additional residential will not be detrimental, but rather enhance this thriving community.*
- (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;
 - a. *The proposed additional residential use is a good fit for the PUD, as parking is shared between business and residential, placement of structures have already been approved and will be landscaped according to approved PUD plans.*
- (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;
 - a. *No changes will be made to the natural features that were not already approved and planned for in the original PUD.*

- (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;
 - a. *Additional residential uses should not require upgrades to any public utilities but if availability of sewer or water is limited in any way, the number of units proposed will be limited to what is available or upgrades will be necessary. Owner/applicant to work with Township Engineer, if necessary.*
- (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;
 - a. *As this is already a Mixed Use development, the additional use of residential within already approved building footprints will not be a detrimental effect.*
- (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;
 - a. *Housing is needed in this community; by allowing a mix of residential uses to this development will be a benefit to all.*
- (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; Charter Township of Garfield Zoning Ordinance Article 4, Page 4-24
 - a. *N/A. This is an approved and constructed PUD with ingress and egress established.*
- (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
 - a. *Internal streets and sidewalks are in place, with additional planned (and approved) parking lots and sidewalks to be constructed to meet the need of the new buildings and uses.*
- (11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
 - a. *The proposed residential option within the PUD will not impede the surrounding property.*



EXISTING

PROPOSED AMENDMENT

COPPER RIDGE PROFESSIONAL CENTER

- ① SURGERY CENTER AND MEDICAL OFFICES
6.93 AC. - 2 STORY BUILDING
INITIAL FOOTPRINT: 46,689 SF
EXPANDED FOOTPRINT: 55,000 SF

INITIAL PARKING: 359 SPACES
EXPANDED PARKING: 384 SPACES
- ② PROFESSIONAL OFFICES
11.9 AC. 191,720 SF GROSS AREA
PARKING 636
- ③ 97,520 GROSS AREA (UPPER AND SECOND FLOOR)
FOOTPRINTS 49,530 SF
3 STORY EAST - 1 STORY WEST
- ④ 100 PARKING SPACES @ LOWER LEVEL
PARKING 243 = 1 SPACES / 401 SF (INCL LOWER)
- ⑤ 62,800 SF GROSS AREA
FOOTPRINTS 31,340 SF
3 STORY EAST - 1 STORY WEST
- ⑥ 62 PARKING SPACES @ LOWER LEVEL
PARKING 244 = 1 SPACES / 257 SF
- ⑦ 31,400 SF GROSS AREA
FOOTPRINTS 15,670 SF
3 STORY EAST - 1 STORY WEST
31 PARKING SPACES @ LOWER LEVEL
PARKING 149 = 1 SPACES / 210 SF

- ③ USES: OFFICE, COMMERCIAL OR RESIDENTIAL
- ④ USES: OFFICE, COMMERCIAL OR RESIDENTIAL


COPPER RIDGE RETAIL MARKETPLACE

- ⑧ 3.1 AC
36,350 SF GROSS FLOOR AREA
1 & 2 STORY
- ⑩ 169 PARKING SPACES = 1 SPACE / 215 SF
- R1 RETAIL & OFFICES
- R2 5.06 ACRES
- R3 37,765 ESTIMATED GROSS FLOOR AREA
- R4 194 PARKING SPACES = 1 SPACE / 195 SF

- ⑩ USES: OFFICE, COMMERCIAL OR RESIDENTIAL
- R4 USES: OFFICE, COMMERCIAL OR RESIDENTIAL

RESIDENTIAL (EAGLES VIEW CONDOMINIUM AND COPPER VILLAGE CONDOMINIUM)

- COPPER VILLAGE CONDOMINIUM (38 units)
- EAGLES VIEW CONDOMINIUM (55 units)

 Charter Township of Garfield Planning Department Report No. 2023-100			
Prepared:	October 30, 2024	Pages:	7
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	24-7 Golf Site Plan Review (Cherryland Center)		
Applicant:	24/7 Golf / Michael Granger		
Owner/Agent:	Traverse City Curling Club, Inc. / Kevin Query		
File No.	SPR 2024-12		
Parcel No.	05-014-049-21		

PURPOSE OF APPLICATION:

The project is to construct an indoor entertainment center in a portion of the existing Traverse City Curling Center building (formerly the Kmart store) in the Cherryland Center. The portion of the building (Unit A2) for the proposed indoor entertainment center covers 3,749 square feet and will be accessed on the south side of the existing building. An indoor entertainment center is a use permitted by right in the C-P Planned Shopping Center district. 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.

Aerial image of the subject property (highlighted in heavy blue) with the proposed indoor entertainment center highlighted as a red box:



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.*

- Staff has determined the application and site plan to be sufficient for purposes of completing this report.

(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 that are not received may be made conditions of the 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 proposed reuse of an existing commercial site, many essential facilities and services are in place.
- The site is accessed from a major road and is serviced by existing public sewer and water.
- The site has been used for commercial purposes without overburdening area municipal services. The proposed use is not expected to be any more intensive.
- The site is served by an existing 8-inch municipal water line and an 8-inch sanitary sewer line.

(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 does not alter the existing development/building pattern on the site.
- There are no known sensitive natural features that would be impacted by this project.

(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 proposed use does not alter the existing development pattern on the site. The site is well-established and has been in place for over 40 years.

(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.*

- The proposed use will provide its entrance at the south side of the existing building (former entryway to the former Kmart). Due to the large size of the building and its obsolescence for new use, the adaptive reuse to date will create three entries to the building, including the Curling Center, the Traverse City Philharmonic, and now 24-7 Golf.

(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 Cherryland Center, with the most direct access from Garfield Avenue and additional access from South Airport Road.
- As part of the initial approval for the site for the current curling center, the following condition regarding sidewalk requirements were made by the Planning Commission on May 11, 2022:

A required sidewalk along Garfield Avenue and required internal sidewalks shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A sidewalk plan shall be developed subject to staff review.

This deferral is valid until May, 2025.

(h) **Shared Drives.** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*

- The development will use the existing entrance drives on Garfield Avenue and South Airport Road which serve the entire Cherryland Center.

(i) **Impervious Surfaces.** *The amount of impervious surface has been limited on the site to the extent practical.*

- The site is an existing development and impervious surface areas are already in place. No changes are proposed to the existing impervious surface areas.

(j) **Master Plan.** *The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.*

- The redevelopment of the Cherryland Center is governed by the Master Plan which identifies the site as a mixed-use center:
 - Cherryland Center is located on the east side of the Township at the northwest corner of South Airport Road and Garfield Avenue. It's within the oldest commercial area in Garfield and has a strong linear street connection to Traverse City. The center provides extensive opportunity to continue reinvestment in underutilized property and to accept creative approaches to redevelopment, including the addition of new uses such as residential and entertainment.

- Guiding Principles:
 - **Mixed-Use.** Mixed-use development is encouraged including commercial, higher density residential, entertainment, office, and public gathering spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed uses.
 - **Housing.** New housing will allow for a diverse selection of unit types and sizes, which will serve the varied housing needs of Garfield.
 - **Public Spaces.** Development throughout the center will account for public gathering spaces. Establishing these places in either the public realm or within private developments creates a better sense of community and meets the needs of residents and visitors. Improving the overall appearance of the center is encouraged including cleanup of properties, upgrade of infrastructure, and installation of landscaping, sidewalks, and pedestrian scale lighting.
 - **Site Design.** Sites are to be designed at a scale that encourages a neighborhood character appropriate for the center. Site design will reinforce development principles through consistency in building setback and placement, landscaping and planting elements, and other site features. Positive visual aspects of the built environment promote a safe and attractive center for residents and visitors, project community pride, and help maintain a distinctive image.
 - **Building Placement.** Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, architectural character, and recreational opportunities draw new investment, visitors, and residents.
 - **Connectivity.** Development throughout the center will provide connectivity by including sidewalks, internal street connections, cross-access agreements, management of curb cuts, and access to transit services. Currently, a limited number of driveways works successfully in providing smooth access to multiple businesses located at Cherryland Center. This configuration shall be maintained for future development.
 - **Parking.** Parking areas should be placed in rear or side yards and avoid front yards and other prominent locations. Prominent locations should be reserved for buildings, landscaping or gathering spaces. Shared parking should also be used whenever possible.
- The site is part of the Barlow Garfield Neighborhood Plan which includes the following development principles for this area:
 - Allow for mixed-use development on primary corridors.
 - Account for public spaces that accommodate a variety of activities.
 - Encourage connectivity through sidewalks, trails, cross-access, and other means.
 - Allow sites to be designed at a scale that encourages a neighborhood character.
 - Allow for new housing with diverse selection of unit types and sizes.
 - Facilitate improvements for public infrastructure upon new development.
- The proposed reuse of the portion of the former Kmart for entertainment uses conforms to the Master Plan. Deferred improvements (i.e., landscaping and sidewalks) will improve the property in accordance with the Plan.

The following review of the proposal with regards to the relevant sections within Article 5 – Development Standards is also provided:

Access Management

As stated above, the site is accessed from within the Cherryland Center using existing access from Garfield Avenue and South Airport Road. No new ingress and egress points are proposed.

Parking, Loading, and Snow Storage

Indoor recreational uses without fixed seats have a minimum parking requirement of 1 for each six (6) persons allowed within the maximum occupancy load as established by fire, building, or health codes and have a maximum parking requirement of 1 for each three (3) persons allowed within the maximum occupancy load as established by fire, building, or health codes.

The site plan states there is a maximum occupancy load of 38 occupants for Unit A2 (see floor plan). Therefore, the minimum parking requirement is six (6) spaces, and the maximum parking requirement is twelve (12) spaces. There are sufficient parking spaces in the existing parking lot.

Wherever off-street parking is required, a minimum of two (2) bicycle parking spaces are required. Since less than 25 motor vehicle spaces are required. No additional spaces are needed beyond the required two (2) bicycle parking spaces.

Dumpster Enclosure

No dumpster is proposed.

Lighting

No lighting changes are proposed.

Landscaping

As part of the initial approval for the site for the current curling center, the following condition regarding landscaping requirements were made by the Planning Commission on May 11, 2022:

Landscaping requirements shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A landscaping plan shall be developed subject to staff review.

This deferral is valid until May, 2025. Adherence to parking lot landscaping requirements will also be required.

Signs

Signs require sign permit review and are not approved under the site plan review process.

Engineering Review

Review by the Township Engineer was conducted previously for the Curling Center site.

(2) External Access

The proposed development will gain its direct access from the existing Cherryland Center entrance drives.

(3) Internal Pedestrian Circulation

As part of the initial approval for the site for the current curling center, the following condition regarding sidewalk requirements were made by the Planning Commission on May 11, 2022:

A required sidewalk along Garfield Avenue and required internal sidewalks shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A sidewalk plan shall be developed subject to staff review.

This deferral is valid until May, 2025.

4) Non-Motorized Pathways

As part of the initial approval for the site for the current curling center, the following condition regarding sidewalk requirements were made by the Planning Commission on May 11, 2022:

A required sidewalk along Garfield Avenue and required internal sidewalks shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A sidewalk plan shall be developed subject to staff review.

This deferral is valid until May, 2025.

(5) Building Placement

The project is an existing building with no proposed changes.

(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.

(7) Service Drives

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

(8) Prohibited Outdoor Storage

The applicant does not propose to include any outdoor storage.

RECOMMENDATION:

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

MOTION THAT application SPR 2024-12, submitted by Kevin Query, on behalf of 24-7 Golf, to construct an indoor entertainment center on the parcel 05-014-049-21, BE APPROVED, subject to the following conditions (1-4 as indicated in Planning Department Report 2024-100):

1. A minimum of two (2) bicycle parking spaces are required in accordance with Section 522.C(3) of the Zoning Ordinance.
2. Required sidewalks shall be deferred until future uses and buildings are established on the site in a coordinated manner at the discretion of the Planning Commission and required in an amendment to the site plan. Deferral shall be no more than three years in length from May 11, 2022. A sidewalk plan shall be developed subject to staff review.
3. Landscaping requirements shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length from May 11, 2022. A landscaping plan shall be developed subject to staff review.

4. All agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit.

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

Attachments:

1. Application for Site Plan Review dated September 24, 2024
2. Site Plan Set submitted with the Application



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

CLEAR Center

APPLICANT INFORMATION

Name: Michael Granger - 24/7 Golf
Address: 1712 S Garfield
Phone Number: 616.485.9775
Email: mike@24-7golf.com

AGENT INFORMATION

Name: Kevin Query
Address: 1131 E Eighth St
Phone Number: 231.632.9596
Email: kquery@threewest.com

OWNER INFORMATION

Name: Traverse City Curling Center
Address: 1712 S Garfield
Phone Number: 415.235.5193
Email: dgkolonay@gmail.com

CONTACT PERSON

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

<i>Applicant:</i>	Mike Granger
<i>Agent:</i>	Kevin Query
<i>Owner:</i>	David Kolonay

PROPERTY INFORMATION

<i>Property Address:</i>	1712 S Garfield
<i>Property Identification Number:</i>	05-014-049-21
<i>Legal Description:</i>	PT NE1/4 SE1/4 SEC 14 T27N R11W COM E1/4 COR TH W 50' TO POB TH S
<i>Zoning District:</i>	Shopping District
<i>Master Plan Future Land Use Designation:</i>	Cherryland Center?
<i>Area of Property (acres or square feet):</i>	10.29
<i>Existing Use(s):</i>	Retail
<i>Proposed Use(s):</i>	Recreation

PROJECT TIMELINE

<i>Estimated Start Date:</i>	9/1/24
<i>Estimated Completion Date:</i>	11/1/24

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:

- Ten complete stapled 11"x17" paper sets
- Two complete bound 24"x36" paper sets
- One digital set (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 Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or 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:

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.
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>A. Sanitary Sewer Service</u>	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
1. Does project require extension of public sewer line?	<input checked="" 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Water Service

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Does project require extension of public water main? | <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"/> |
| 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. Public utility easements required?

 If yes, show on plan.

- | | | |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|

D. Stormwater Review/Soil Erosion

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 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 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 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:	<u>David Kolonay</u> <small>David Kolonay (Sep 23, 2024 10:39 EDT)</small>
Applicant Signature:	<u>Michael H Granger</u> <small>Michael H Granger (Sep 24, 2024 10:39 EDT)</small>
Agent Signature:	
Date:	09/24/2024

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 David Kolonay - TCCC 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.

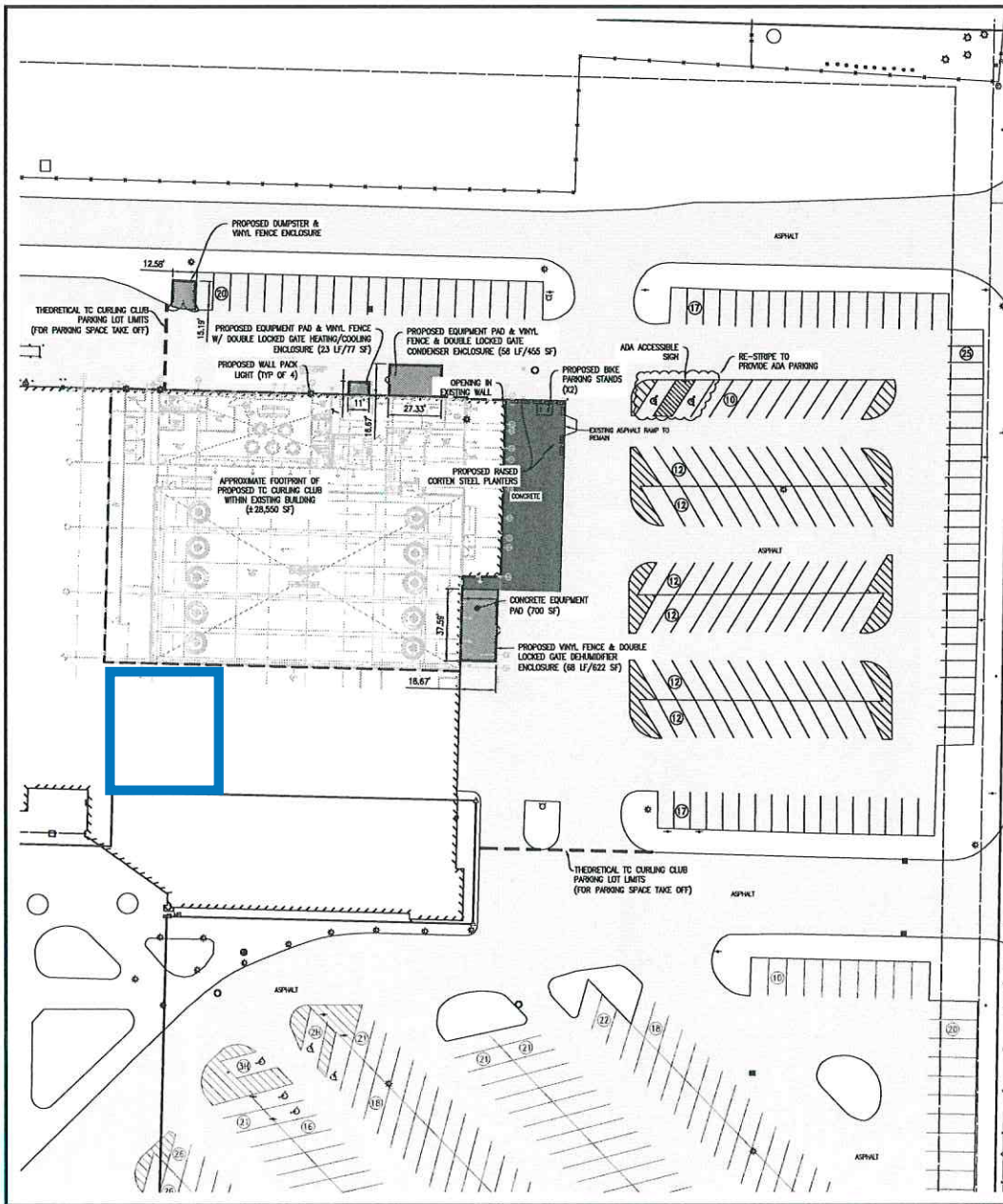
Owner Signature:	<u>David Kolonay</u> <small>David Kolonay (Sep 23, 2024 10:39 EDT)</small>
Date:	09/23/2024

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:	<u>David Kolonay</u> <small>David Kolonay (Sep 23, 2024 10:39 EDT)</small>
Date:	09/23/2024
Applicant Signature:	<u>Michael H Granger</u> <small>Michael H Granger (Sep 24, 2024 10:39 EDT)</small>
Date:	09/24/2024

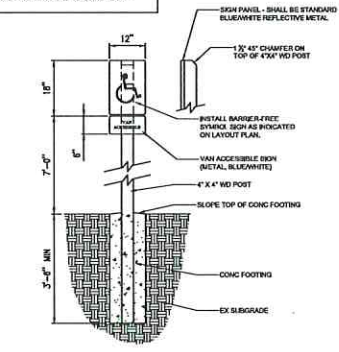
Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)	SD	ASP/ SDP
A. Basic Information		
1. Applicant's name, address, telephone number and signature	<input checked="" type="checkbox"/>	<input checked="" 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"/>



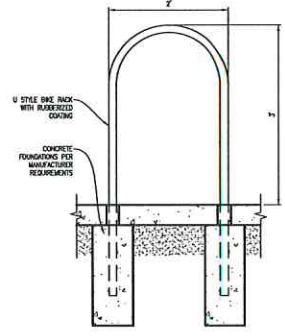
- SITE PLAN NOTES:**
1. SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW.
 2. PARKING SPACES AND ALL ANGLES RELATED TO THE PROJECT WILL BE RE-STRIPED TO CURRENT REQUIREMENTS.
 3. ANY EXISTING NON-COMPLIANT LIGHTING WILL BE REMOVED FROM THE SITE.
 4. NEW WALL MOUNT LIGHTS TO BE INSTALLED AT ALL EXISTING DOORS. LIGHTS TO BE LISTED 4. BLUE-30011 W/ THE FOLLOWING SPECIES:
 14x LED LAMP
 W-WIDE 5" BEAM
 W30-300K LED COLOR
 120/270V WEDGE
 61-BLACK H/L 9011 FRESH COLOR



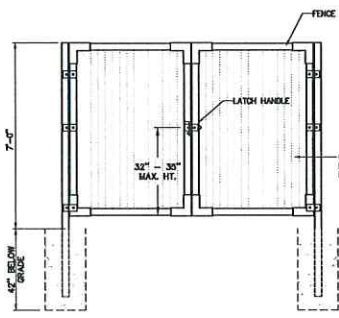
PARKING REQUIREMENTS BASED ON 500 PERSON ASSEMBLY USE OCCUPANCY:
 MIN: 500/8 = 64 SPACES
 MAX: 500/3 = 168 SPACES
 PARKING PROVIDED = 142 SPACES
 ADA SPACES PROVIDED = 2 SPACES
 PARKING SPACES AND ALL ANGLES WILL BE RE-STRIPED TO CURRENT REQUIREMENTS



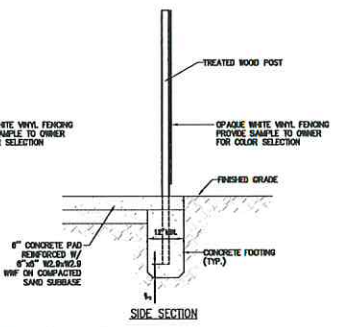
BARRIER-FREE SIGN POST DETAIL
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE



EQUIPMENT & DUMPSTER SCREENING DETAIL
NOT TO SCALE



Gosling Zubak
 engineering associates, inc.
 1280 Business Park Dr.
 Traverse City, Michigan
 231-846-8181 phone
 info@goslingzubak.com
 www.goslingzubak.com

CIVIL ENGINEERING
 SURVEYING
 ENVIRONMENTAL SERVICES
 GEOTECHNICAL
 CONSTRUCTION SERVICES
 DRAINAGE
 LANDSCAPE ARCHITECTURE

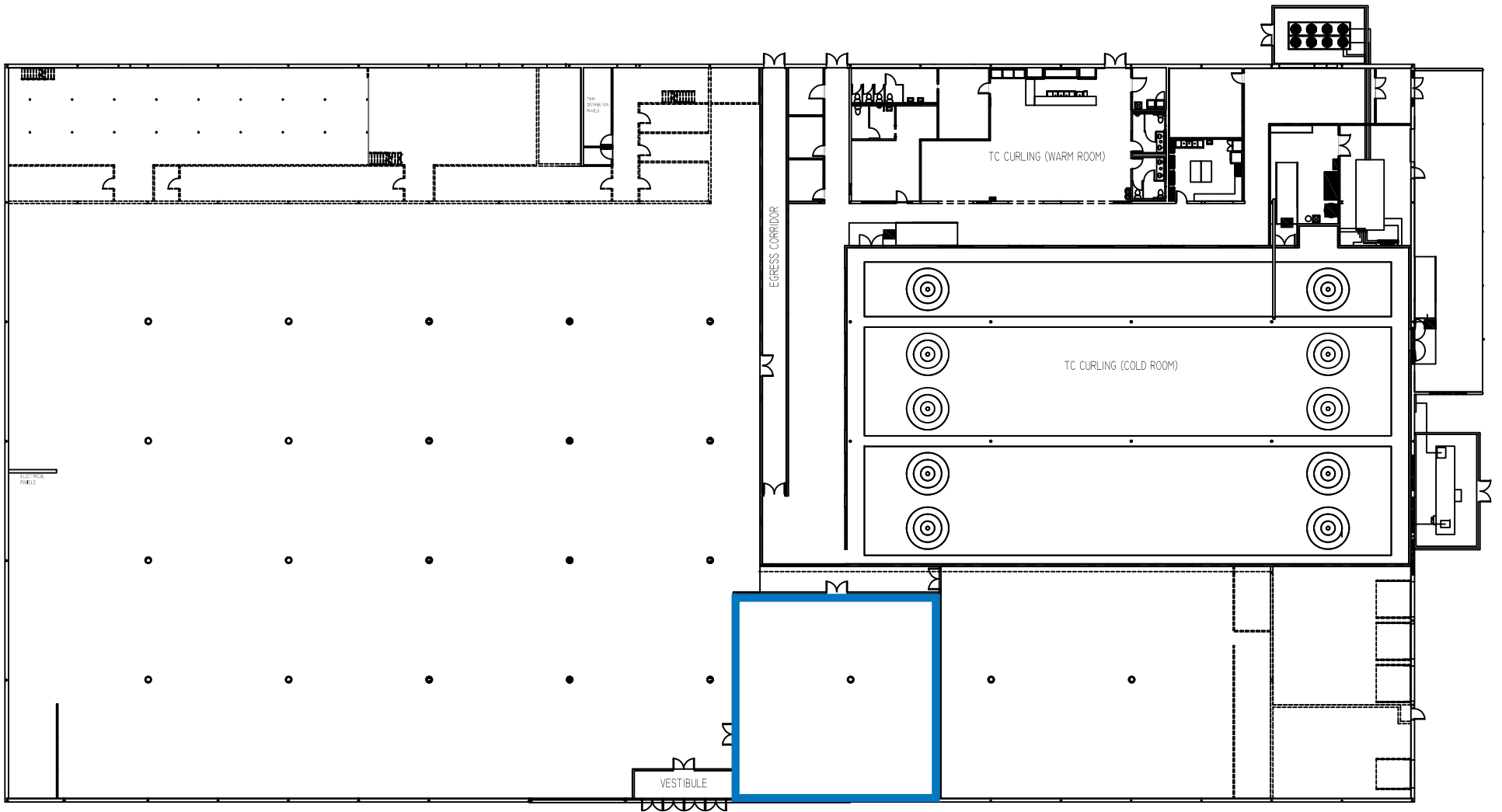
No.	Date	Revision	By

**DETAILED SITE PLAN
 PROPOSED CURLING CENTER
 TRAVERSE CITY CITY INTERNATIONAL CURLING CENTER**

Date Issued: 03/15/2023
 Date Surveyed: 03/15/2023
 Designed By: A.P.
 Drawn By: A.P.
 Checked By: A.P.
 Scale: AS NOTED
 Original sheet size: 11x20
 Location: PART OF THE NE 1/4 OF THE SE 1/4 SECTION 14, T20N, R17W, S49E, D TOWNSHIP GRAND TRAVERSE COUNTY MICHIGAN
 Project Number: 2022832001
 Date: 2022832001

C101

51



VESTIBULE

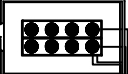
EGRESS CORRIDOR

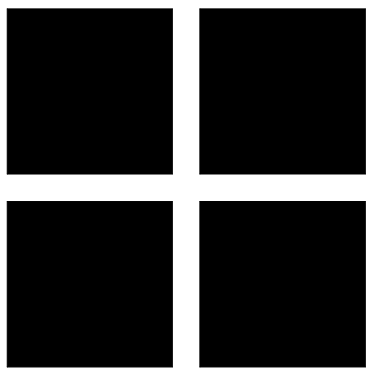
TC CURLING (WARM ROOM)

TC CURLING (COLD ROOM)

FAN EXTRACTOR PANEL

RESTROOM





CORNWELL ARCHITECTS
 3050 Sunset Lane
 Traverse City, MI 49684
 231-946-7711

TRAVERSE CITY CURLING CENTER
 TRAVERSE CITY CURLING CLUB WHITEBOX
 1712 S GARFIELD AVE.
 GARFIELD TOWNSHIP, MI 49686

CODE REVIEW

1. APPLICABLE CODES JURISDICTION:
 GRAND TRAVERSE COUNTY

BUILDING CODE:
 SEE CODE REFERENCES ON A0.1

2. OCCUPANCY (SEE CODE PLANS FOR LOCATIONS):
 A. BUSINESS GROUP - (B)
 B. ASSEMBLY - (A-3) PREVIOUSLY PERMITTED

3. OCCUPANCY SEPARATION
 MIXED USE SEPERATED IN ACCORDANCE WITH MBC 508.4

ACTUAL AREA / ALLOWABLE AREA (W/ PERIMETER INCREASE)
 PREVIOUSLY PERMITTED - 21,762 / 47,500 = 45
 TENANT SPACE 1 - 14,843 / 99,268 = 14
 TENANT SPACE 2 - 21,080 / 99,000 = 22
 UNIT A1 - 7,925 / 92,000 = 08
 UNIT A2 - 3,380 / 92,000 = 03
 TENANT SPACE 4 - 6,960 / 115,000 = 06
TOTAL A = 88

TOTAL AREA: 26,473 SF
ALLOWABLE HEIGHT: 75 FT
ACTUAL HEIGHT: 21 FT
ALLOWABLE STORIES: 3 STORY (MOST RESTRICTIVE A-3)
ACTUAL STORIES: 1 STORY

4. CONSTRUCTION TYPE
 CONSTRUCTION TYPE = IIB

5. OCCUPANT LOAD
 SEE CODE PLAN FOR OCCUPANT LOADS AND EGRESS DESIGN
 TOTAL OCCUPANT LOAD REFER OCCUPANT LOAD CHART

6. AUTOMATIC FIRE SUPPRESSION
 BUILDING IS FULLY SPRINKLERED

7. EXITING REQUIREMENTS
 SEE CODE PLAN FOR EXITING REQUIREMENTS

8. EXIT ACCESS CORRIDORS
 - COMMON PATH OF EGRESS TRAVEL= 75' MAX [100' MAX IN A FULLY SPRINKLERED BUILDING] (TABLE 1006.3.2)
 - EXIT ACCESS TRAVEL DISTANCE= 200' MAX [300' MAX IN A FULLY SPRINKLERED BUILDING] (TABLE 1017.2)
 - CORRIDOR WIDTH= 44' MIN. (TABLE 1020.2)

9. ACCESSIBILITY
 - BUILDING IS FULLY ACCESSIBLE

10. PLUMBING FIXTURE COUNT:
 - PLUMBING FIXTURES TO BE PROVIDED BY FUTURE TENNANTS

11. EMERGENCY LIGHTING
 PROVIDE EMERGENCY AND MEANS OF EGRESS LIGHTING IN ALL CORRIDORS, ROOMS WITH 2 MEANS OF EGRESS, AND IN COMMON TOILET ROOMS PER NFPA 70. LIGHTING LEVELS SHALL COMPLY WITH MBC

KEYNOTES

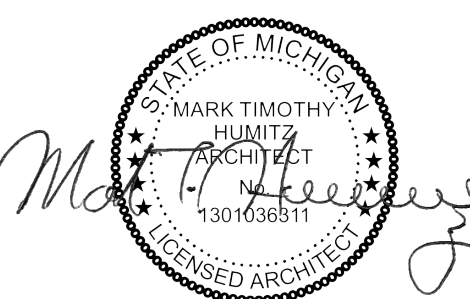
NUMBER DESCRIPTION
 036 NEW PROPOSED EGRESS DOOR BASED ON TENANT FIT-OUT DRAWINGS

LEGEND

- ↓ EXIT
- ⊗ EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- ▬ NEW 1HR FIRE RESISTANT RATED PARTITION
- ▬ NEW 2HR FIRE RESISTANT RATED PARTITION
- ▬ NEW 3HR FIRE RESISTANT RATED PARTITION
- ▬ NEW SMOKE RATED PARTITION
- EXIT ACCESS = LESS THAN 200' [LESS THAN 300' IN FULLY SPRINKLERED BUILDING]
- COMMON PATH OF EGRESS = LESS THAN 75 FT [LESS THAN 100' IN FULLY SPRINKLERED BUILDING]
- ⊙ OCCUPANT LOAD
- 20 ACUTAL COUNT
- 100 EGRESS CAPACITY OF DOOR

REVISIONS

#	REVISION DESCRIPTION	DATE
A1	ADDENDUM #1	05/24/2022
A2	ADDENDUM #2	01/12/2024
A3	ADDENDUM #3	02/02/2024
B1	BULLETIN #1	05/03/2024



FIRST FLOOR CODE PLAN

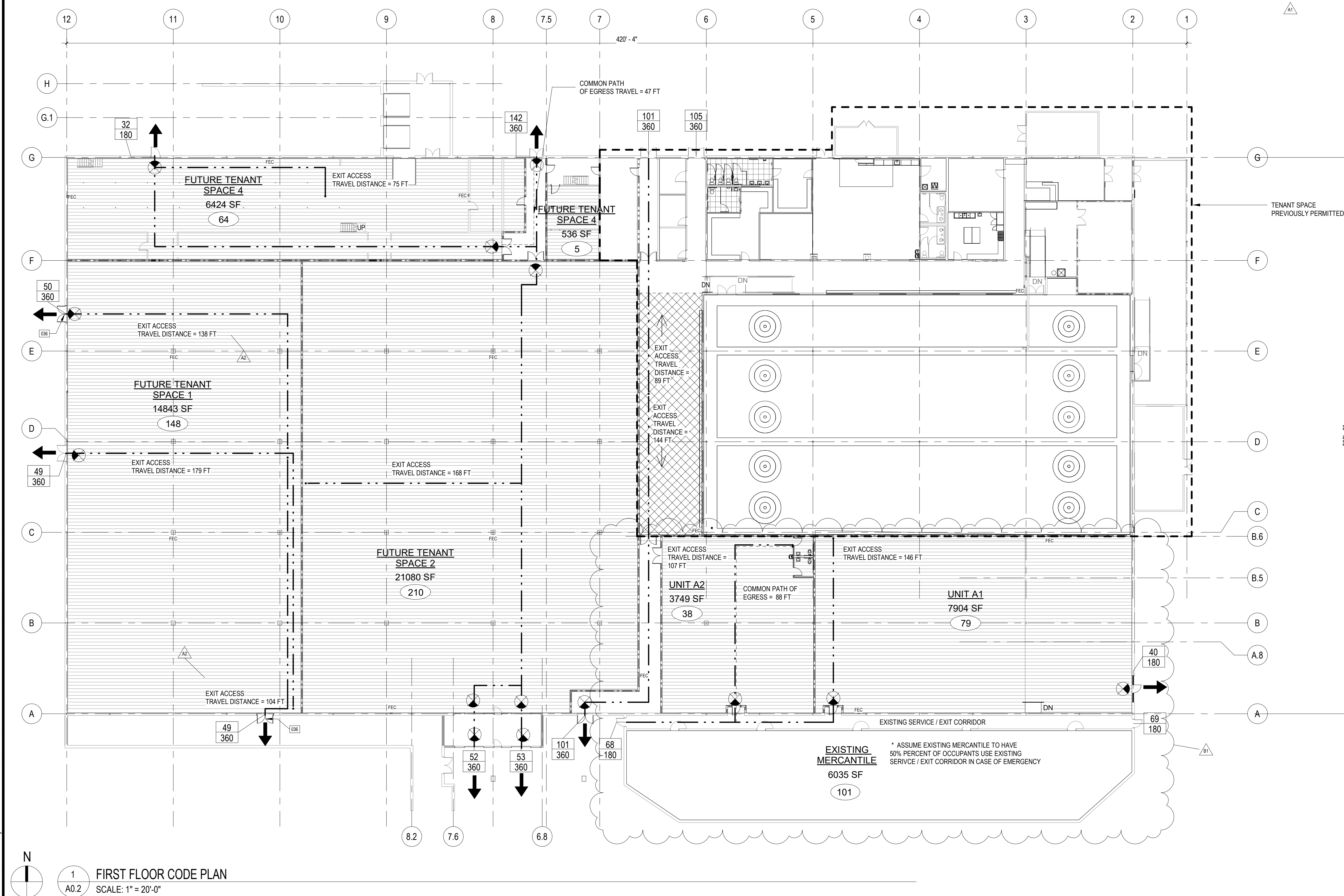
DRAWN 01/12/24
JOB NO. 202308
SHEET

A0.2

OCCUPANT LOAD				
Name	Occupancy Class	Occupant Load	Load Factor (Area per Occ)	Area
B				
FUTURE TENANT SPACE 2	B	210	100	21080 SF
FUTURE TENANT SPACE 1	B	148	100	14843 SF
UNIT A1	B	79	100	7904 SF
FUTURE TENANT SPACE 4	B	64	100	6424 SF
UNIT A2	B	38	100	3749 SF
FUTURE TENANT SPACE 4	B	5	100	536 SF
		544		54537 SF
		544		54537 SF

OCCUPANCY TYPE LEGEND

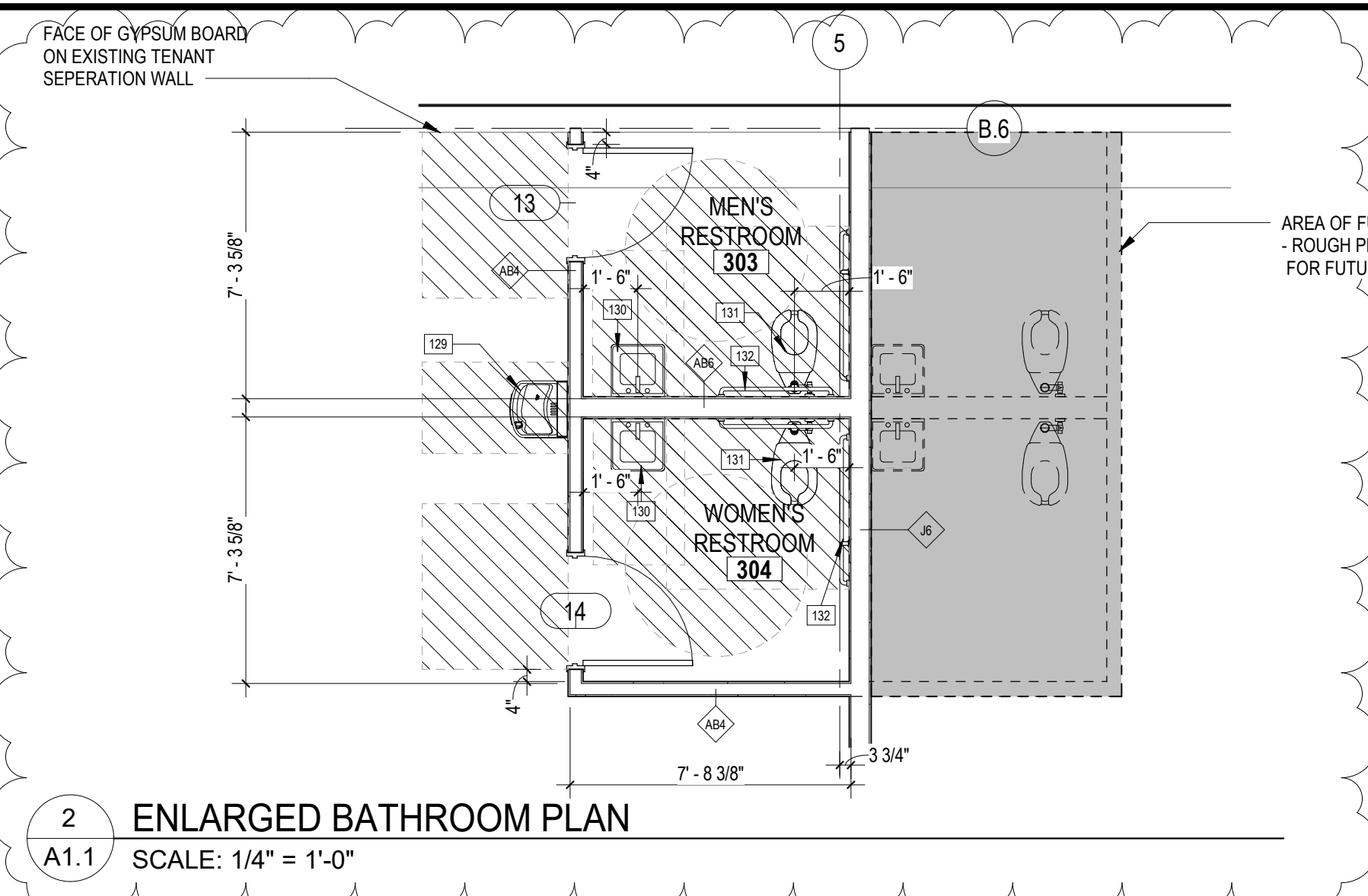
B



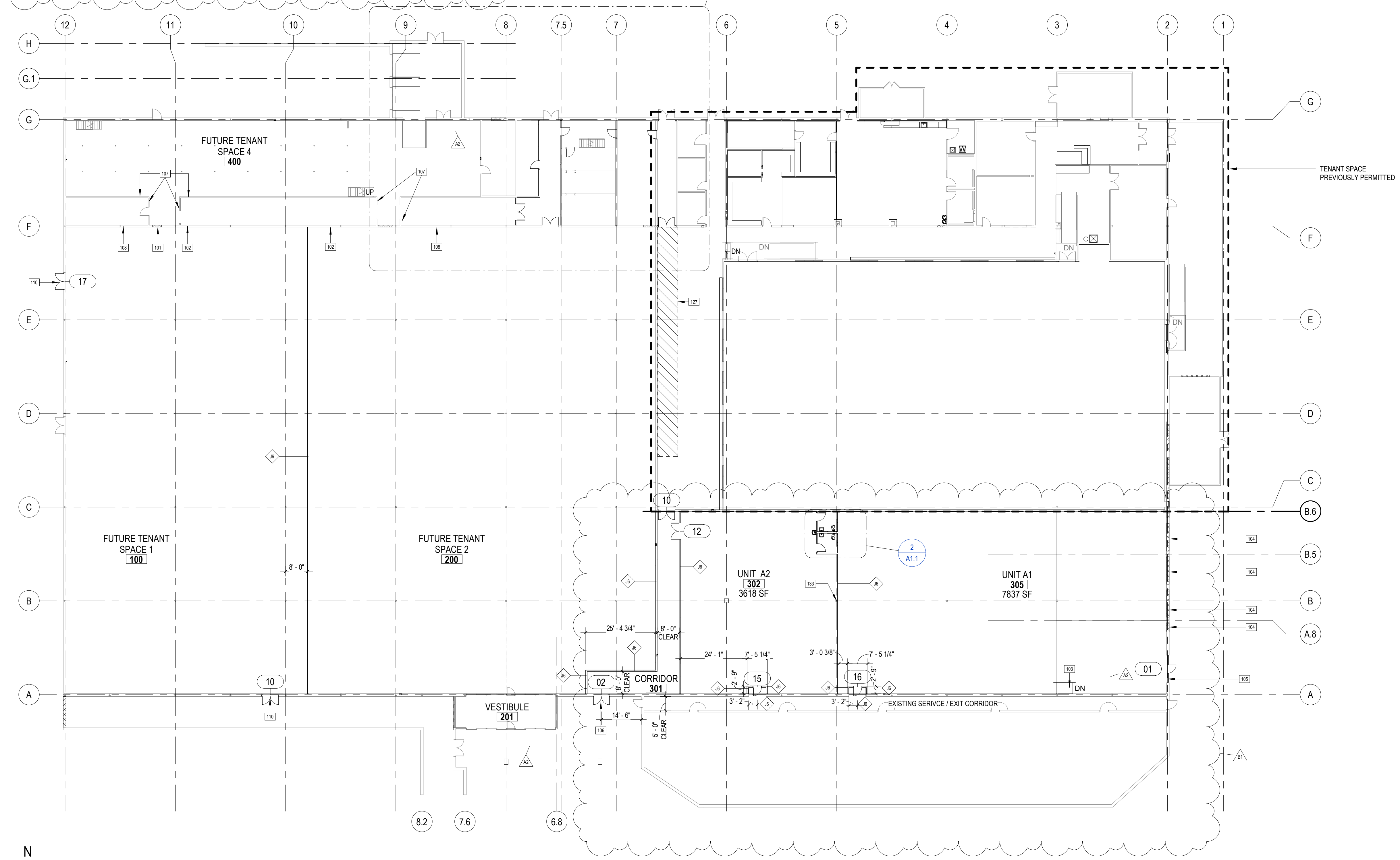
1 FIRST FLOOR CODE PLAN
 A0.2 SCALE: 1" = 20'-0"

J:\Active Projects\2024\202407 Golf Restroom\202407 Arch\202407 Current\202407 TCCC-24-7 Golf Restroom RV1723.rvt
 5/10/2024 2:20:21 PM

J:\Active Projects\2024\202407 Golf Restroom\202407 Arch\202407 Current\202407 TCCC 247 Golf Restroom RV123.rvt
5/10/2024 2:20:22 PM



2 ENLARGED BATHROOM PLAN
A1.1 SCALE: 1/4" = 1'-0"



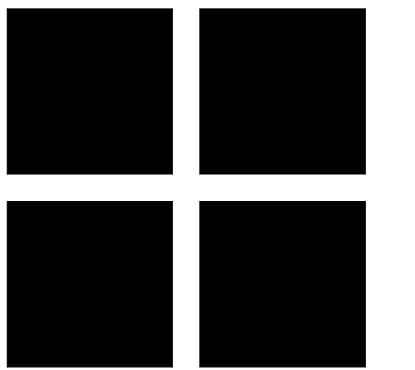
1 FIRST FLOOR PLAN
A1.1 SCALE: 1" = 20'-0"

SHEET NOTES

- DIMENSIONS TAKEN FROM FACE OF FRAMING, U.O.N. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, U.O.N.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- DIMENSIONS TOLERANCES SHALL NOT EXCEED LOCAL JURISDICTION CODE DEFINED CRITERIA.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING PLANS
- REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS.
- REFER TO CEILING PLANS FOR LOCATIONS OF WALLS REQUIRED TO BE BUILT TO UNDERSIDE OF STRUCTURE ABOVE.
- ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
- AT ALL PERIMETER CONDITIONS WHERE DEMO OCCURS SHALL BE PATCHED AND REPAIRED. ALL EXISTING WALLS DAMAGED SHALL BE REPAIRED AS REQUIRED TO RECEIVE SCHEDULED FINISH.
- PROVIDE TRANSITION STRIP BETWEEN DIFFERENT FLOOR COVERING MATERIALS
- SEE SHEET A9.1 FOR FINISH SELECTIONS
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR LINES. ALL SCREWS OR OTHER ATTACHMENT DEVICES SHALL BE PATCHED AND NOT VISIBLE. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. PAINTED GYPSUM FINISH, U.O.N. REFER TO FINISH SCHEDULE.
- PROVIDE POSTED OCCUPANT LOAD SIGNAGE AS REQUIRED

KEYED NOTES

- | NUMBER | DESCRIPTION |
|--------|--|
| 101 | REMOVE EXISTING DOOR AND FRAME - INFILL OPENING WITH 4" METAL STUDS @ 16" O.C. + 5/8" GYP. BD. EACH SIDE - TAPE, SAND, & PRIME GYP. BD. FIRE CAULK PERIMETER OF JOINT BETWEEN MASONRY AND GYP. BOARD JOINT |
| 102 | INFILL EXISTING MASONRY "VIEWING" OPENINGS W/ 6" METAL STUDS + 5/8" GYP. BD. @ EACH SIDE - TAPE, SAND, & PRIME GYP. BD. FIRE CAULK BETWEEN MASONRY AND GYP. BOARD JOINT |
| 103 | NEW 6' LONG CONCRETE EGRESS RAMP |
| 104 | INFILL EXISTING DOOR OPENINGS W/ 6" METAL STUDS, EXTERIOR GYP. BD. SHEATHING, AIR BARRIER, 1 1/2" E.I.F.S SYSTEM (EXTERIOR) & 5/8" GYP. BD. @ EACH SIDE - TAPE, SAND, & PRIME GYP. BD. FIRE CAULK BETWEEN MASONRY AND GYP. BOARD JOINT |
| 105 | NEW ALUMINUM STOREFRONT SYSTEM WITH 3'-0" X 7'-0" ALUMINUM FULL GLASS DOOR - SEE FRAME ELEVATION |
| 106 | NEW H.M. DOOR & FRAME (PACKET) IN NEW MASONRY + E.I.F.S OPENING, WITH A W8X18 LUNTEL AND 1/4" PLATE EXISTING WOOD-FRAMED WALL & PLATFORM ABOVE TO REMAIN |
| 107 | EXISTING 8" MASONRY ONE HOUR RATED WALL TO REMAIN |
| 108 | EXISTING 8" MASONRY ONE HOUR RATED WALL TO REMAIN |
| 110 | NEW EGRESS DOOR LOCATION - SEE TENANT FIT-OUT DRAWINGS FOR DEMOLITION |
| 127 | INSTALL NEW CEILING GRID - EXTEND EXISTING GRID TO MATCH |
| 129 | INSTALL NEW DRINKING FOUNTAIN - SEE SHEET A0.1 FOR MOUNTING HEIGHTS |
| 130 | INSTALL WALL MOUNTED SINK - SEE SHEET A0.1 FOR MOUNTING HEIGHTS |
| 131 | INSTALL WALL MOUNTED TOILET - SEE SHEET A0.1 FOR MOUNTING HEIGHTS |
| 132 | STAINLESS STEEL ADA GRAB BARS - SEE SHEET A0.1 FOR MOUNTING HEIGHTS |
| 133 | STEEL COLUMN TO BE WRAPPED WITH GYPSUM BOARD TO CONTINUE 1 HOUR FIRE RATING - PER ANSUIUL 263 DESIGN NO. X531 |

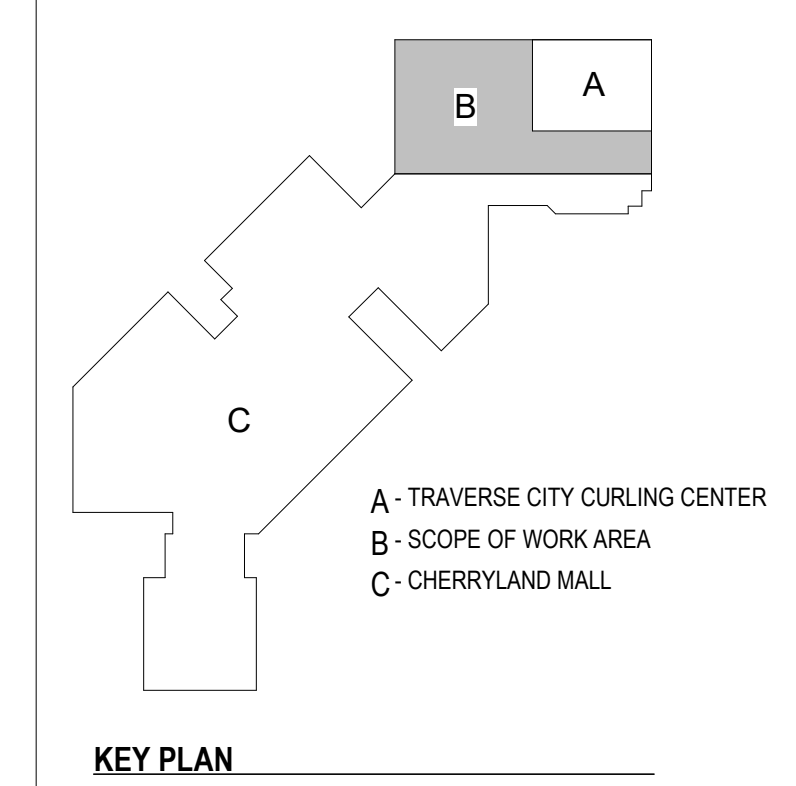
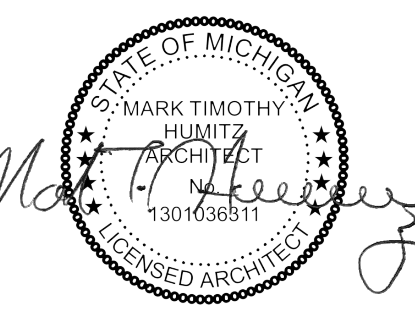


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REVISIONS

#	REVISION DESCRIPTION	DATE
A2	ADDENDUM #2	01/12/2024
A3	ADDENDUM #3	02/02/2024
B1	BULLETIN #1	05/03/2024



OVERALL FIRST FLOOR PLAN

DRAWN 01/12/24
JOB NO. 202308
SHEET

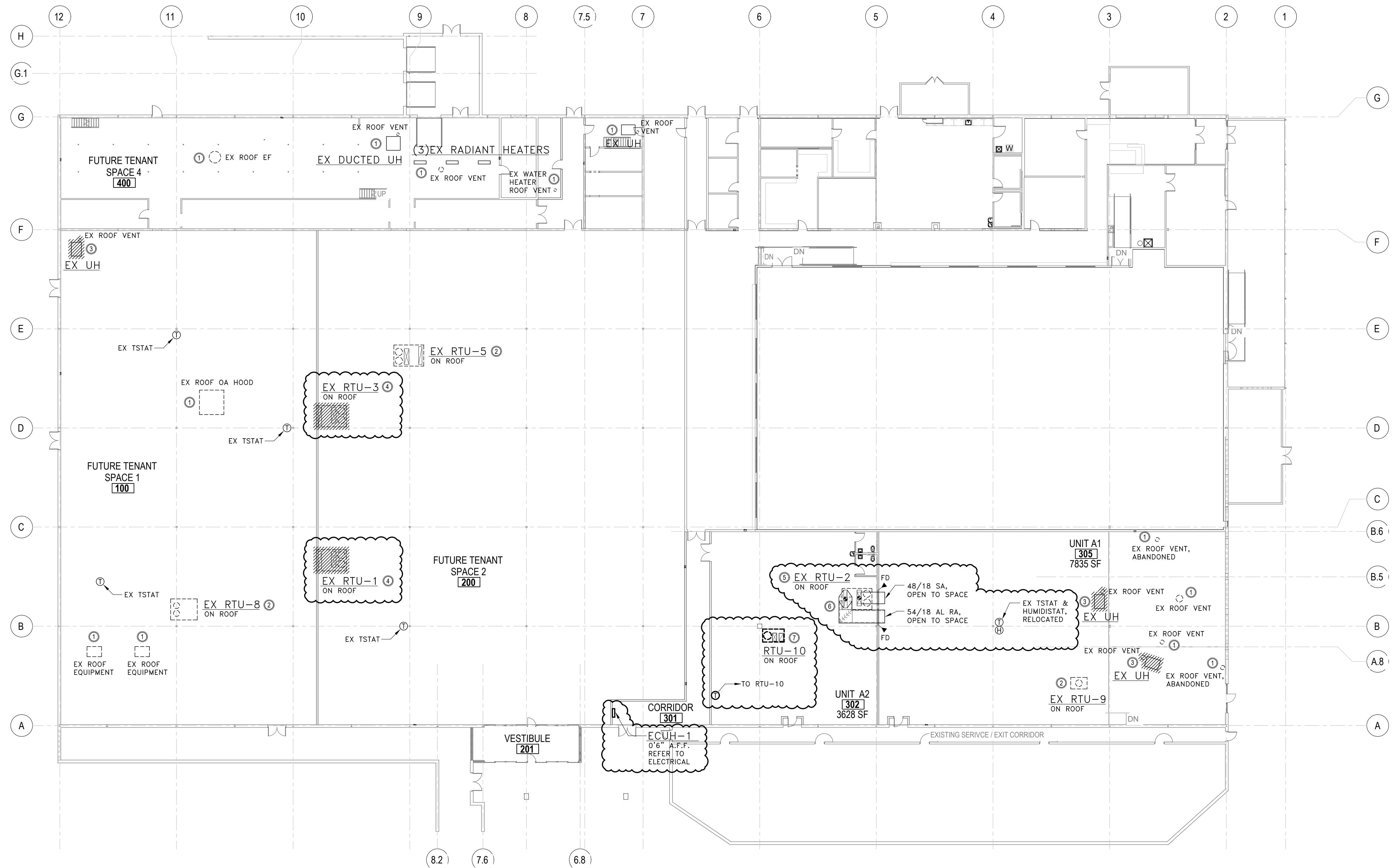
A1.1

MECHANICAL GENERAL NOTES

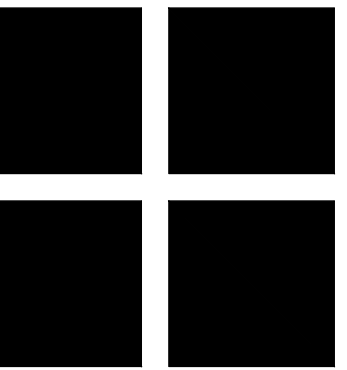
- ALL WORK SHALL BE INSTALLED PER LOCAL, STATE, & FEDERAL CODES, RULES, ORDINANCES, AND REGULATIONS.
- REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL DUCT AND EQUIPMENT ELEVATIONS NOTED ON PLANS MEASURED FROM F.F. TO BOTTOM OF DUCT/EQUIPMENT UNLESS OTHERWISE NOTED.
- ALL DUCTWORK SHALL BE INSULATED ACCORDING TO WRITTEN SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL CONCEALED SUPPLY DUCTWORK SHALL HAVE BLANKET DUCT WRAP INSULATION. ALL EXPOSED SUPPLY DUCTWORK IN CONDITIONED SPACES AND ALL EXHAUST DUCTWORK DO NOT REQUIRE INSULATION. ALL RECTANGULAR RETURN DUCTWORK SHALL HAVE 1" INTERNAL ACOUSTICAL LINER INSULATION AS SPECIFIED ON PLANS.
- ALL DUCTWORK BEHIND GRILLES AND DIFFUSERS CONNECTIONS SHALL BE PAINTED FLAT BLACK. PAINT INSIDE OF DUCT CONNECTIONS 2'-0" UP STREAM OF FIRST 90 DEGREE ELBOW.
- ALL WORK SHOWN ON THIS PLAN TO BE COORDINATED WITH ALL OTHER TRADES PRIOR TO FABRICATION AND INSTALLATION.
- FIELD VERIFY THERMOSTAT AND SENSOR LOCATIONS WITH OWNER. INSTALL SENSORS AT A HEIGHT OF 4'0" A.F.F.. COORDINATE MECHANICAL SENSOR LOCATIONS WITH OTHER TRADES.
- ALL DUCT DIMENSIONS ARE INSIDE DIMENSIONS.
- INSTALLING CONTRACTOR SHALL USE EXTREME CAUTION TO COORDINATE THE EXACT ROUTING AND ELEVATION OF DUCTING SYSTEMS. THIS CONTRACTOR SHALL INSTALL DUCTING SO AS TO NOT INTERFERE WITH THE REMOVAL AND/OR SERVICING OF SYSTEMS.
- ALL SUPPLY, RETURN AND EXHAUST BRANCH DUCTS SHALL HAVE A BALANCING DAMPER NEAR DUCT MAIN.
- ALL SUPPLY, RETURN AND EXHAUST DUCT ELBOWS SHALL BE SMOOTH RADIUS ELBOWS WITH THE INSIDE RADIUS SAME AS WIDTH OF DUCT UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER. ALL 90° MITERED ELBOWS SHALL HAVE TURNING VANES.
- EXHAUST TERMINATIONS, PLUMBING VENTS, ETC. TO BE A MINIMUM OF 3FT. VERTICAL CLEARANCE ABOVE OR MINIMUM OF 10FT. HORIZONTAL CLEARANCE FROM FENESTRATION OR EQUIPMENT OUTDOOR AIR INTAKES.
- ALL SERVICEABLE MECHANICAL EQUIPMENT INSTALLED ON ROOF SHALL BE INSTALLED A MINIMUM OF 10FT FROM ROOF EDGE OR HAVE GUARD RAIL AS REQUIRED BY CODE. MAINTAIN MANUFACTURER RECOMMENDED CLEARANCES.
- DIFFUSERS/GRILLES TO BE ORDERED WITH FINISH SPECIFIED IN ASSOCIATED SCHEDULE. MECHANICAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL HVAC REQUIRING PAINTING FOR PREPARATION OF PAINTING BY PAINTING CONTRACTOR. ALL OILS, DUST AND DEBRIS SHALL BE REMOVED FROM SURFACES REQUIRING PAINTING.
- ALL ROOF PENETRATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE ROOF WARRANTY.
- ALL MECHANICAL DUCTS AND PIPING PENETRATING RATED ASSEMBLIES SHALL BE SEALED AND FIRE-STOPPED TO COMPLY WITH LOCAL REGULATIONS.
- ALL EXPOSED HVAC INSTALLED AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED. FIELD COORDINATE EXACT HVAC ROUTING WITH STRUCTURAL ELEMENTS, EXISTING SYSTEMS, AND OTHER TRADES.
- FIELD VERIFY ALL EXISTING MECHANICAL CONDITIONS. MECHANICAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IF IT IS DETERMINED THAT EXISTING MECHANICAL DEVIATES SUBSTANTIALLY FROM CONDITIONS SHOWN ON PLANS. MODIFY EXISTING HVAC AND PROVIDE MATERIALS AS NECESSARY FOR COMPLETE SYSTEMS OF HVAC AS SHOWN ON PLANS. ALL EXISTING HVAC SPECIFIED TO REMAIN SHALL BE MADE TO BE IN GOOD WORKING ORDER.
- MECHANICAL TRADES TO MAINTAIN WORK AREA IN A NEAT AND ORDERLY STATE. DISPOSE OF CONSTRUCTION DEBRIS ON A DAILY BASIS.
- ALL CUTTING, PATCHING AND ASSOCIATED COSTS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR OR SUBCONTRACTOR. ACTUAL PATCHING AND FINISHING OF SURFACES SHALL BE PERFORMED BY TRADESMEN QUALIFIED AND LICENSED FOR THE SPECIFIC WORK TO BE PERFORMED. THIS CONTRACTOR SHALL COORDINATE THIS WORK WITH THE OWNER AND GENERAL TRADES.
- EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE NOT ALL INCLUSIVE AND SHOW GENERAL ARRANGEMENT OF DUCTWORK, PIPING AND EQUIPMENT WHICH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND FIELD INSPECTIONS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND QUANTITIES PRIOR TO PRICING AND CONSTRUCTION.
- DEMOLITION WORK IS IDENTIFIED ON FLOOR PLAN BY NOTES AND/OR ITEMS SHOWN WITHIN HATCH TYPE LINE PATTERN. DISCONNECT AND REMOVE ALL MECHANICAL EQUIPMENT, DUCTWORK, PIPING AND ACCESSORIES NOTED FOR DEMOLITION IN A NEAT, PROFESSIONAL AND LEGAL MANNER. NOT ALL OF THE MECHANICAL WORK IS NECESSARILY SHOWN OR NOTED ON THESE DRAWINGS. THOSE ITEMS NOT SHOWN OR NOTED, BUT ARE DEEMED NECESSARY FOR THIS PROJECT SHALL BE PART OF THIS CONTRACT. ALL MECHANICAL EQUIPMENT AND ACCESSORIES NOT BEING REUSED SHALL BE REMOVED AND DISPOSED OF.
- CONSULT WITH OWNER PRIOR TO DEMOLITION OF EQUIPMENT ITEMS. AT OWNER'S REQUEST, EQUIPMENT TO BE REMOVED SHALL BE CAREFULLY TURNED OVER TO OWNER, MAINTAINING ITS EXISTING CONDITION.

MECHANICAL PLAN NOTES

- FIELD VERIFY EXISTING MECHANICAL EQUIPMENT LOCATED INSIDE OR ON ROOF OF SCOPE OF WORK AREAS. IF DETERMINED TO BE MECHANICAL REQUIRED TO REMAIN OR MECHANICAL SERVING ANOTHER TENANT SPACE OUTSIDE OF WORK SCOPE AREA, MECHANICAL SHALL REMAIN FOR REUSE. IF MECHANICAL THAT IS NO LONGER REQUIRED, REMOVE AND DISPOSE ACCORDINGLY. IF REQUIRED, PATCH AND SEAL ROOF TO MATCH ADJACENT IN ACCORDANCE WITH ROOF WARRANTY OR PERMANENTLY COVER AND SEAL EXISTING CURB OPENING IN ROOF ACCORDING TO CAPPED CURB DETAIL.
- FIELD VERIFY EXISTING ROOFTOP UNIT MANUFACTURER, MODEL, NAMING/NUMBERING, ELECTRICAL REQUIREMENTS, OPTIONS AND ACCESSORIES. EXISTING ROOFTOP UNIT AND ASSOCIATED ROOF CURB, GAS PIPING, CONDENSATE PIPING, SUPPLY AND RETURN DUCTWORK AND ASSOCIATED DIFFUSERS/REGISTERS, GRILLES, AND HANGERS, THERMOSTATS AND CONTROLS, AND ALL OPTIONS AND ACCESSORIES SHALL REMAIN FOR REUSE. IF EXISTING SUPPLY AND RETURN DUCTWORK AND ASSOCIATED DIFFUSERS/REGISTERS AND GRILLES CROSS NEW DEMISING WALLS, MODIFY AS REQUIRED FOR EXISTING ROOFTOP UNIT TO SERVE A SINGLE NEW TENANT SPACE. RELOCATE EXISTING THERMOSTATS AND CONTROLS IF REQUIRED TO LOCATION INSIDE NEW TENANT SPACE SERVED BY EXISTING ROOFTOP UNIT. G.C. SHALL INSPECT EXISTING ROOFTOP UNITS AND MAKE RECOMMENDATIONS FOR UNIT REPAIR.
- EXISTING GAS-FIRED UNIT HEATER AND ASSOCIATED VENT UP THRU ROOF TO ROOF TERMINATION, THERMOSTATS AND CONTROLS, AND ACCESSORIES, SHALL BE REMOVED AND CAREFULLY TURNED OVER TO OWNER FOR POSSIBLE RELOCATION AND REUSE, MAINTAINING ITS EXISTING CONDITION. CAP EXISTING GAS PIPING BRANCH. CONFIRM EXISTING ROOFTOP UNITS SERVING NEW TENANT SPACE ARE OPERATIONAL AND CAN PROVIDE HEATING FOR TEMPORARY CONDITIONING BEFORE REMOVING EXISTING GAS-FIRED UNIT HEATER.
- EXISTING EXISTING ROOFTOP UNIT SHALL BE REMOVED AND CAREFULLY TURNED OVER TO OWNER FOR POSSIBLE RELOCATION AND REUSE, MAINTAINING ITS EXISTING CONDITION. REMOVE AND DISPOSE OF ROOFTOP UNIT GAS PIPING BRANCH, CONDENSATE PIPING, DUCTWORK/DIFFUSERS/GRILLES/HANGERS, THERMOSTATS AND CONTROLS, AND OPTIONS AND ACCESSORIES. CAP EXISTING GAS PIPING BRANCH AT MAIN. PERMANENTLY COVER AND SEAL EXISTING ROOF CURB OPENING ACCORDING TO CURB CAP DETAIL.
- FIELD VERIFY EXISTING ROOFTOP UNIT MANUFACTURER, MODEL, NAMING/NUMBERING, ELECTRICAL REQUIREMENTS, OPTIONS AND ACCESSORIES. EXISTING ROOFTOP UNIT AND ASSOCIATED ROOF CURB, GAS PIPING, CONDENSATE PIPING, SUPPLY AND RETURN DROPS DOWN THRU ROOF, THERMOSTATS AND CONTROLS, AND OPTIONS AND ACCESSORIES SHALL REMAIN FOR REUSE. REMOVE AND DISPOSE OF ALL DUCTWORK AND ASSOCIATED DIFFUSERS/REGISTERS, GRILLES, AND HANGERS DOWNSTREAM OF EXISTING DROPS DOWN THRU ROOF. RELOCATE EXISTING THERMOSTATS AND CONTROLS AS SHOWN. G.C. SHALL INSPECT EXISTING ROOFTOP UNITS AND MAKE RECOMMENDATIONS FOR UNIT REPAIR.
- CONNECT NEW SA DUCT TO EXISTING BELOW DECK, TRANSITION TO 48"x18" SA DUCT AND ROUTE OVER AS HIGH AS POSSIBLE INTO UNIT A1 TENANT SPACE WITH FIRE DAMPER AT DEMISING WALL. CONNECT NEW RA DUCT TO EXISTING BELOW DECK, TRANSITION TO 54"x18" AL RA DUCT AND ROUTE OVER AS HIGH AS POSSIBLE INTO UNIT A1 TENANT SPACE WITH FIRE DAMPER AT DEMISING WALL. COORDINATE ANGLE OF DUCT TRANSITION AND MODIFY EXISTING DUCTWORK AS REQUIRED TO ALLOW FOR HORIZONTAL ROUTING AS HIGH AS POSSIBLE.
- PROVIDE SA & RA DUCTS DOWN THRU ROOF FROM RTU-10 ON ROOF TO 12" BELOW ROOF DECK, SAME SIZE AS DUCT CONNECTION SIZES, OPEN TO SPACE FOR TEMPORARY CONDITIONING AND FUTURE CONNECTION BY FUTURE TENANT.



FLOOR PLAN - MECHANICAL
1" = 20'-0"



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REVISIONS

#	REVISION DESCRIPTION	DATE
1	REVISION #1	5/22/2023
2	REVISION #2	1/12/2024
3	BULLETIN #1	5/3/2024

FLOOR PLAN - MECHANICAL

DRAWN 05/19/23
JOB NO. 202308
SHEET

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ROOFTOP UNIT SCHEDULE

MARK	MANUF.	MODEL No.	SERIAL No.	CFM		COOLING (DX)						HEATING (NATURAL GAS)			OA CFM	MIN. OA CFM	ELECTRICAL			WEIGHT	REMARKS				
				CFM	ESP	MOTOR HP	NOM. TONS	AMBIENT	EDB	EWB	LDB	LWB	EER	INPUT/OUTPUT MBH			EAT	LAT	VOLTAGE			MCA	MOCPP		
EX RTU-1	TRANE	YCD301C4H0BA	232100439D	10000	-	-	-	25.0	-	-	-	-	-	-	-	400/324	-	95.0	EX	-	460V/3Ø	56.0	70A	-	SEE NOTES
EX RTU-2	TRANE	YCD241C4H0BA	232100491D	8000	-	-	-	20.0	-	-	-	-	-	-	-	400/324	-	95.0	EX	-	460V/3Ø	53.0	60A	-	SEE NOTES
EX RTU-3	TRANE	YCD241C4H0BA	232100449D	8000	-	-	-	20.0	-	-	-	-	-	-	NO HEATING	-	95.0	EX	-	460V/3Ø	53.0	60A	-	SEE NOTES	
EX RTU-5	TRANE	YCD241C4H0BA	232100459D	8000	-	-	-	20.0	-	-	-	-	-	-	400/324	-	95.0	EX	-	460V/3Ø	53.0	60A	-	SEE NOTES	
EX RTU-8	CARRIER	48DP500513-B	299084	EX	-	-	-	FIELD VERIFY	-	-	-	-	-	-	FIELD VERIFY	-	95.0	EX	-	FIELD VERIFY	-	-	-	-	SEE NOTES
EX RTU-9	CARRIER	48GS01B040301	2199G11103	600	-	-	-	20.0	-	-	-	-	-	-	40/32.6	-	95.0	EX	-	460V/3Ø	13.9	20A	-	SEE NOTES	
NEW RTU-10	TRANE	YSJ120	-	4000	1.0"	3.0	10.0	95.0	79.2	65.6	58.4	56.3	11.0	240/192	48.1	95.0	1200	300	460V/3Ø	32.0	40A	1282	-	SEE NOTES	

NOTES:

- NEW ROOFTOP UNIT EQUAL TO TRANE.
- ALL EXISTING RTU'S SPECIFIED TO REMAIN SHALL BE MADE TO BE IN GOOD WORKING ORDER AND SHALL BE PROVIDED WITH NECESSARY OPTIONS AND ACCESSORIES (SMOKE DETECTOR, ECONOMIZER, ETC.) AS REQUIRED FOR COMPLIANCE WITH APPLICABLE CODES. G.C. SHALL INSPECT EXISTING ROOFTOP UNITS AND MAKE RECOMMENDATIONS FOR UNIT REPAIR AND POSSIBLE REPLACEMENT.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY SMOKE DETECTOR IN RETURN AIR, WIRED TO FIRE ALARM SYSTEM BY ELECTRICAL CONTRACTOR.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY HAIL GUARD.
- NEW RTU-10 SHALL BE PROVIDED WITH SINGLE-ZONE VAV WITH VARIABLE-SPEED SUPPLY FAN WITH FACTORY VFD.
- NEW RTU-10 SHALL BE PROVIDED WITH 7-DAY PROGRAMMABLE ZONE SENSOR LOCATED IN ASSOCIATED ZONE. PROVIDE ADDITIONAL 50' OF THERMOSTAT CONTROL WIRING AND COIL AT THERMOSTAT LOCATION SHOWN FOR POSSIBLE RELOCATION BY FUTURE TENANT.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY DEMAND CONTROL VENTILATION INTERLOCKED TO CO2 SENSOR LOCATED IN COMMON RA DUCT.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY DRY BULB ECONOMIZER WITH LOW-LEAK DAMPERS.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY SUPPLIED, FIELD INSTALLED STANDARD POWERED EXHAUST.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY MOUNTED AND POWERED CONVENIENCE OUTLET.
- NEW RTU-10 SHALL BE PROVIDED WITH FACTORY MOUNTED NON-FUSED DISCONNECT.
- NEW RTU-10 SHALL BE PROVIDED WITH 14" INSULATED ROOF CURB.
- NEW RTU-10 SHALL BE PROVIDED WITH 2-STAGE NATURAL GAS HEATING WITH GALVANIZED STEEL HEAT EXCHANGER.
- NEW RTU-10 SHALL BE PROVIDED WITH STANDARD EFFICIENCY DX COOLING.
- NEW RTU-10 SHALL BE PROVIDED WITH FILTERS WITH MINIMUM MERV-8 RATING.
- ALL EXISTING AND NEW RTU'S SHALL BE INSTALLED SUCH THAT ROOF CURBS AND EQUIPMENT TIE-DOWNS MEET ALL APPLICABLE WIND RESISTANCE CODE REQUIREMENTS.
- PIPE CONDENSATE FOR NEW RTU-10 TO OUTDOORS, ONTO ROOF, OR TO NEAREST AVAILABLE DRAIN.
- NEW RTU-10 SHALL BE PROVIDED WITH GPS AIR CLEANING MODULE GPS-DM48-AC. INPUT: 24-240VAC, 12W. MODULE INSTALLED IN SUPPLY AIR DUCT, POWER FROM ROOFTOP UNIT ELECTRICAL SUPPLY. CONTACT AIRTECH EQUIPMENT (616) 534-0032

ELECTRIC CABINET UNIT HEATER SCHEDULE

MARK	MODEL No.	KW	MBH	CFM	VOLTAGE	AMPS	WEIGHT	REMARKS
ECUH-1	CUS93508203FFW	8.0	27.3	250	480V/3Ø	10.0	120	SEE NOTES

NOTES:

- BASED ON BERKO. OTHERS MAY BE BID AS VOLUNTARY ALT.
- UNIT SHALL BE PROVIDED WITH TAMPER-PROOF INTEGRAL THERMOSTAT AND INTEGRAL DISCONNECT.
- UNIT SHALL BE WALL-MOUNT, FRONT INLET FRONT OUTLET CONFIGURATION.
- UNIT SHALL RUN IN "FAN-ONLY" MODE FOR SUMMER OPERATION.

DUCT STD. TAKEOFF SIZING CHART

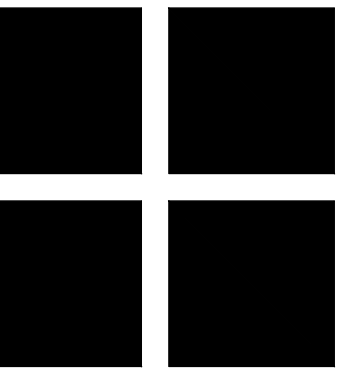
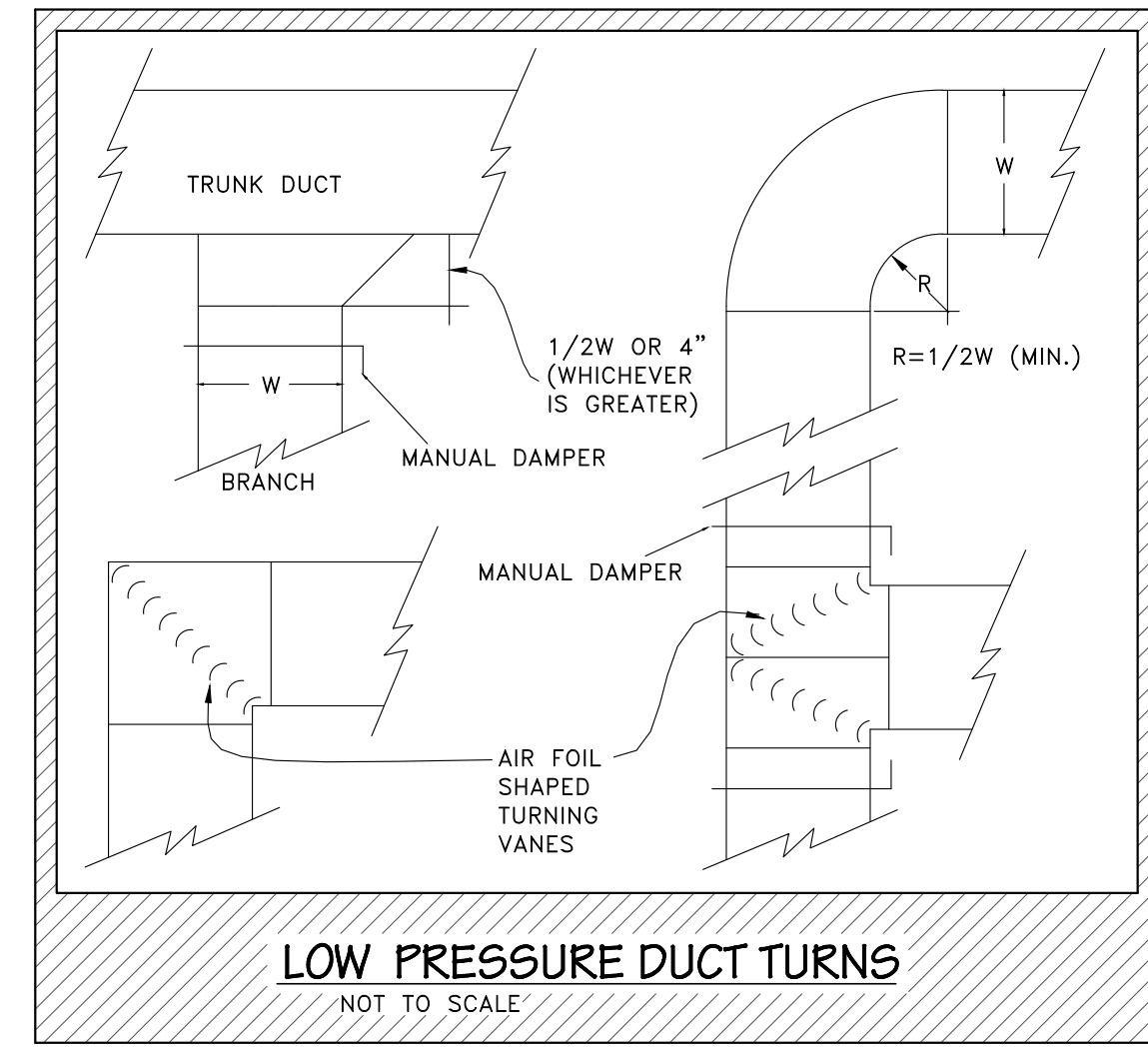
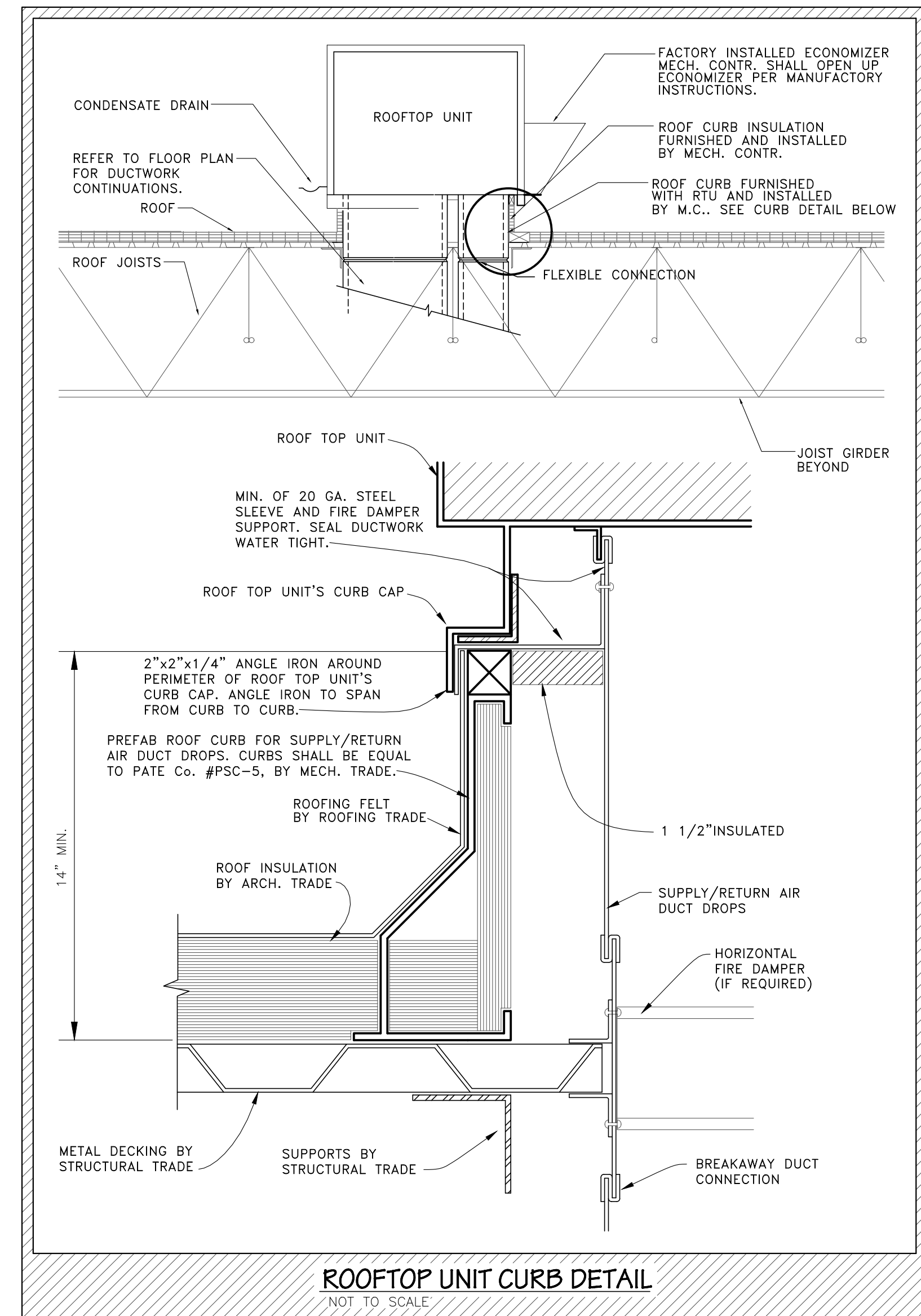
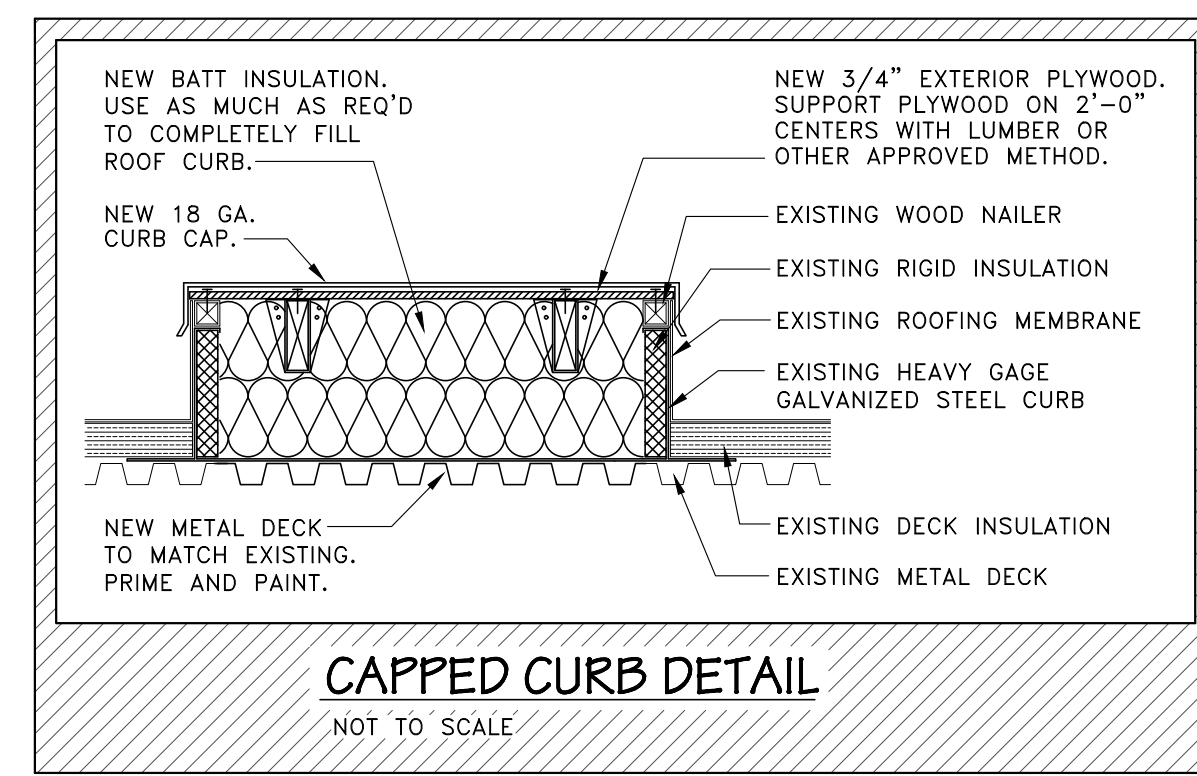
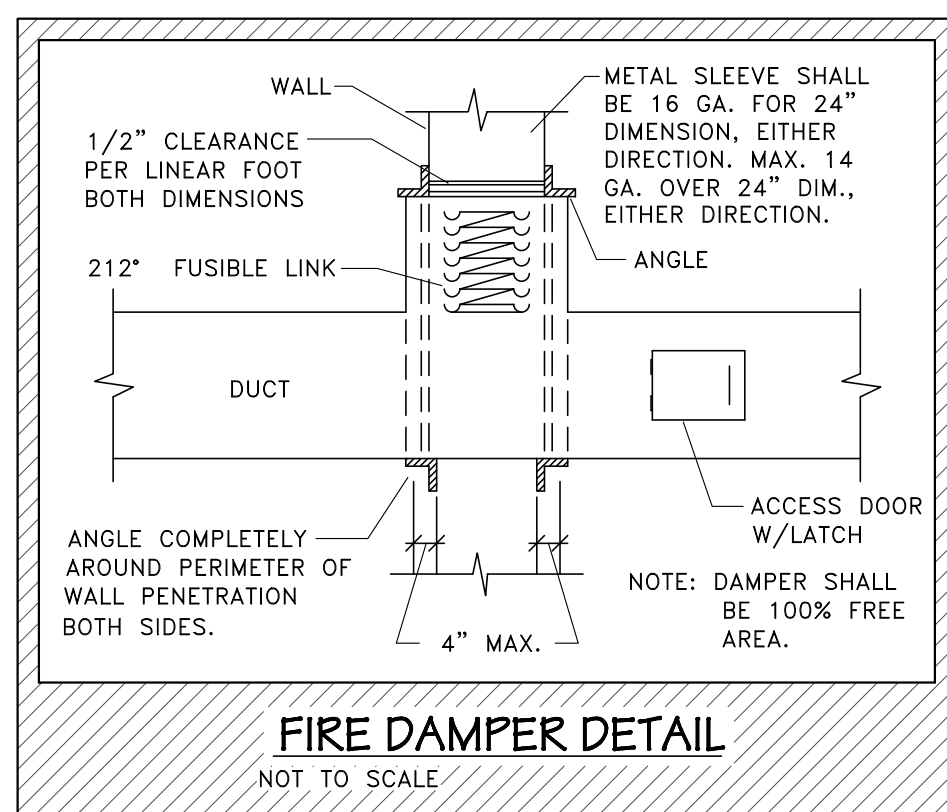
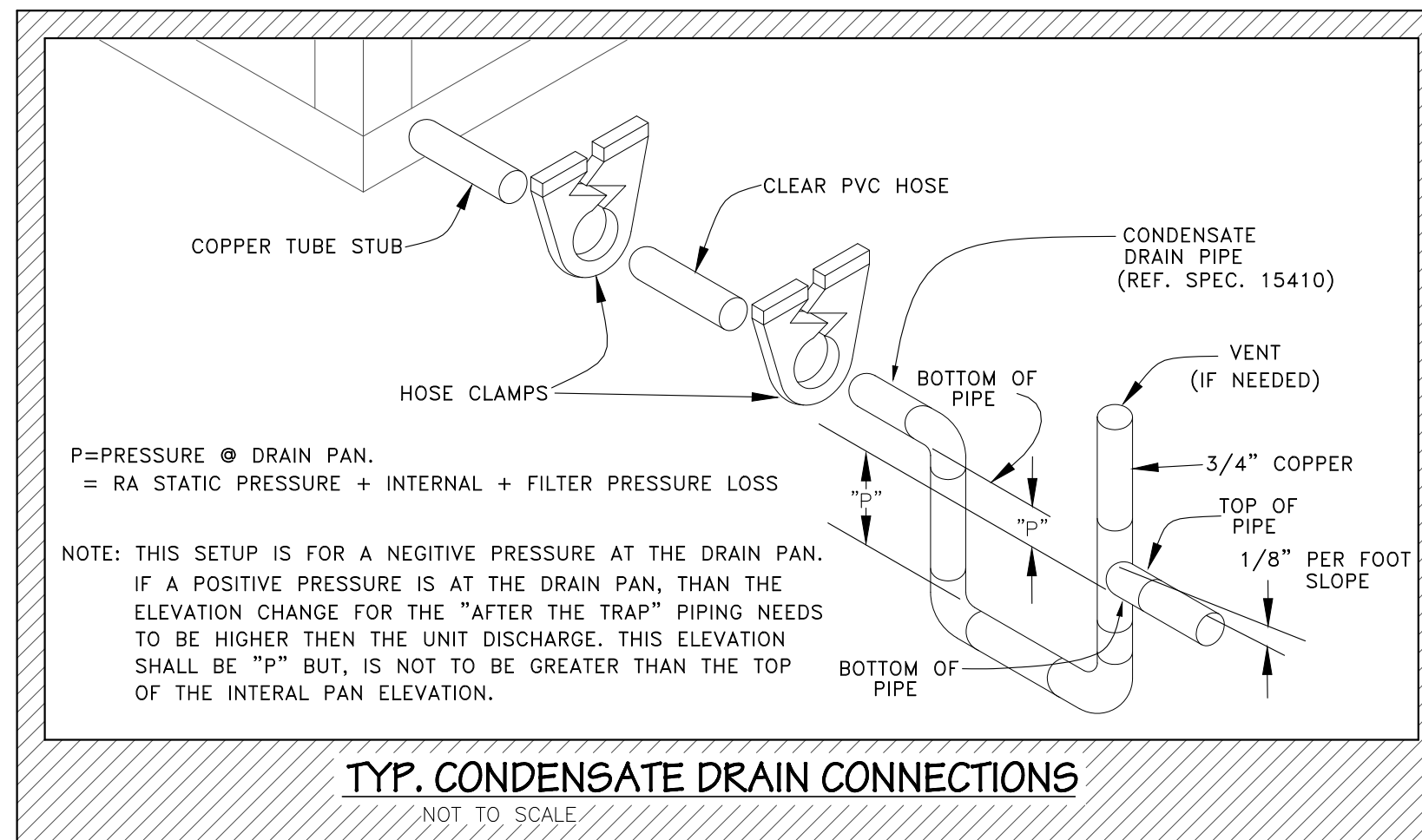
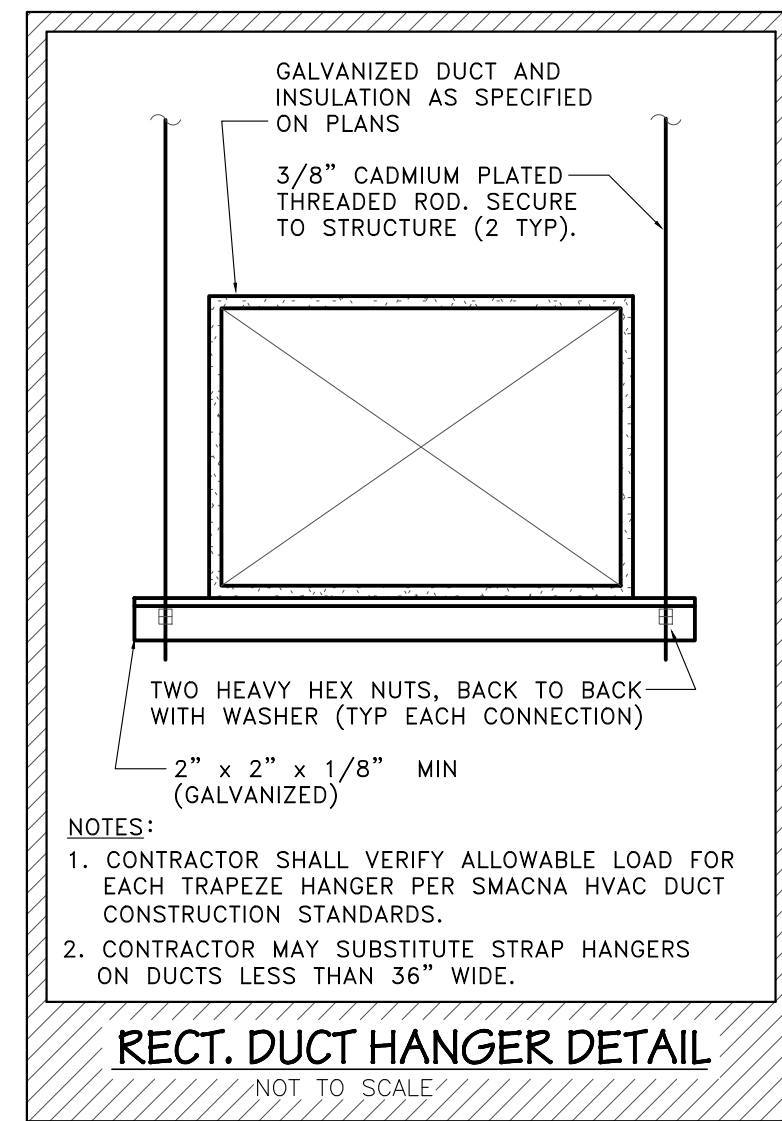
DUCT SIZE	SUPPLY AIR CFM	RETURN AIR CFM	SUPPLY AIR VAV CFM
4"	20-40	20-35	20-120
6"	40-120	35-100	125-250
8"	125-240	105-200	260-480
10"	250-430	210-380	490-750
12"	440-700	390-600	760-1000
14"	710-1000	610-850	1010-1500

NOTES:

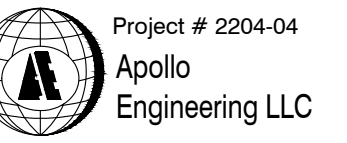
- FLOWS ARE SIZED USING 0.1"WC/100' FOR S.A.
- FLOWS ARE SIZED USING 0.07"WC/100' FOR R.A.
- TAKE OFFS TO HAVE PROPER RELIEF FOR PROPER FLOW. AS PER SMACNA STANDARDS.
- VAV TAKE OFFS SIZED AT NOMINAL 1300FPM.
- IF SIZING NOT GIVEN ON PLAN USE CHART.

MECHANICAL LEGEND

RTU	ROOFTOP UNIT
UH	GAS-FIRED UNIT HEATER
EX	EXISTING
S.A.	SUPPLY AIR
R.A.	RETURN AIR
O.A.	OUTDOOR AIR
E.A.	EXHAUST AIR
⊖	THERMOSTAT
⊕	HUMIDISTAT
⊞	BALANCE DAMPER W/LOCKING QUADRANT
⊞	MOTORIZED DAMPER

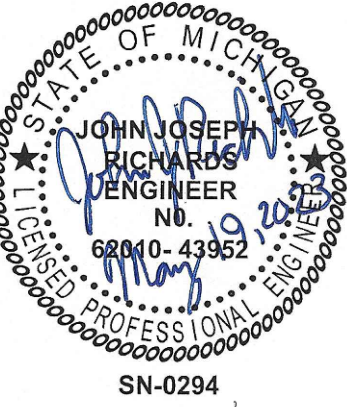


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MECHANICAL DETAILS & SCHEDULES

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ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	NOTES
S	SINGLE POLE SWITCH	MOUNT @ 48" A.F.F. TO CENTER OF SWITCH, UNLESS OTHERWISE NOTED
S ₃	THREE WAY SWITCH	MOUNT @ 48" A.F.F. TO CENTER OF SWITCH, UNLESS OTHERWISE NOTED
S ₄	FOUR WAY SWITCH	MOUNT @ 48" A.F.F. TO CENTER OF SWITCH, UNLESS OTHERWISE NOTED
X	4' FIXTURE, TYPE X	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
X	EXIT SIGN, TYPE X	SEE LIGHTING FIXTURE SCHEDULE FOR TYPES
o	DUPLEX OUTLET - GROUND FAULT	MOUNT @ 24" A.F.F. TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED
o	DUPLEX OUTLET - WEATHER PROOF COVER	MOUNT @ 24" A.F.F. TO BOTTOM OF BOX, UNLESS OTHERWISE NOTED
o	OUTLET - 208V	
o	SPECIAL PURPOSE OUTLET, AS NOTED	REFER TO SHOP DRAWINGS FOR CONNECTION REQUIREMENTS
o	MOTOR, AS SPECIFIED	REFERENCE SPECIFICATIONS FOR REQUIREMENTS
o	FUSED DISCONNECT	REFER TO GENERAL ELECTRICAL NOTES AND ONE-LINE DIAGRAM.
o	JUNCTION BOX	
o	LIGHTING/BRANCH CIRCUIT PANELS	REFER TO GENERAL ELECTRICAL NOTES AND ONE-LINE DIAGRAM.
o	THERMOSTAT	PROVIDE BACK BOX AND CONDUIT.

- ### ELECTRICAL DEMO/PLAN NOTES
- REMOVE AND DISPOSE OF EXT'G LIGHTING FIXTURES, RECEPTACLES, SWITCHING, AND WIRING AS REQ'D.
 - REMOVE TELEPHONE EQUIPMENT AND WIRING AS REQ'D FOR INSTALLATION OF NEW PANELS.
 - REMOVE ALL ELECTRICAL (INCLUDING PANEL T, PANEL HD, TIMERS, DISCONNECTS, AND ASSOCIATED WIRING AND CONDUIT). INSTALL JUNCTION BOXES AS REQ'D TO RUN EXTERIOR LIGHTING BACK TO NEW PANELS 4 AND 5 AS REQ'D. EG TO PROVIDE LIGHTING CONTROLS AS REQ'D.
 - RECONNECT TO NEW MDP-1.
 - DISCONNECT AND REMOVE ANY ELECTRICAL PANELS IN TENANT SPACES AND THOSE SHOWN ON DRAWING INCLUDING DISCONNECTS, CONDUIT, AND CONDUCTORS. RECONNECT HOUSE CIRCUITS TO NEW PANELS 4 AND 5 AS REQ'D (EMERGENCY LIGHTING, FIRE SYSTEM, ETC.).
 - RECONNECT EXT'G LIGHTING AND OUTLETS TO NEW PANELS 4 AND 5.
 - VERIFY BREAKER SIZE OF EQUIPMENT BEFORE INSTALL. TSTAT/HUMIDISTAT - VERIFY LOCATION BEFORE INSTALL.
 - REMOVE UN ELECTRICAL. UH'S TO BE REMOVED AND SET ASIDE FOR OWNER.
 - VERIFY LOCATION OF ELECTRICAL EQUIPMENT WITH LANDLORD/LEASER.

WIRE SIZE REQUIREMENTS

NOTE: BASED ON A MAXIMUM OF 6-VOLT DROP (50% ON 120V CIRCUITS). WIRES FOR RUNS OVER 100'-0" SHALL BE DETERMINED ON THIS A MAXIMUM OF A 5% DROP ALLOWED.

BRANCH CIRCUIT AMPS	50'	60'	70'	80'	90'	100'	110'	120'	130'
15	#12	#12	#12	#12	#12	#12	#10	#10	#10
20	#12	#12	#12	#10	#10	#10	#10	#10	#8
30	#10	#10	#10	#10	#8	#8	#8	#8	#8

EATON WAVELINK BILL OF MATERIALS

[WB1] - EATON WWLS-W-ENGRY WALL BOX CONTROLLER (VERIFY COLOR WITH OWNER) PROVIDE 120V POWER FROM NEAREST RECEPTACLE/SWITCH

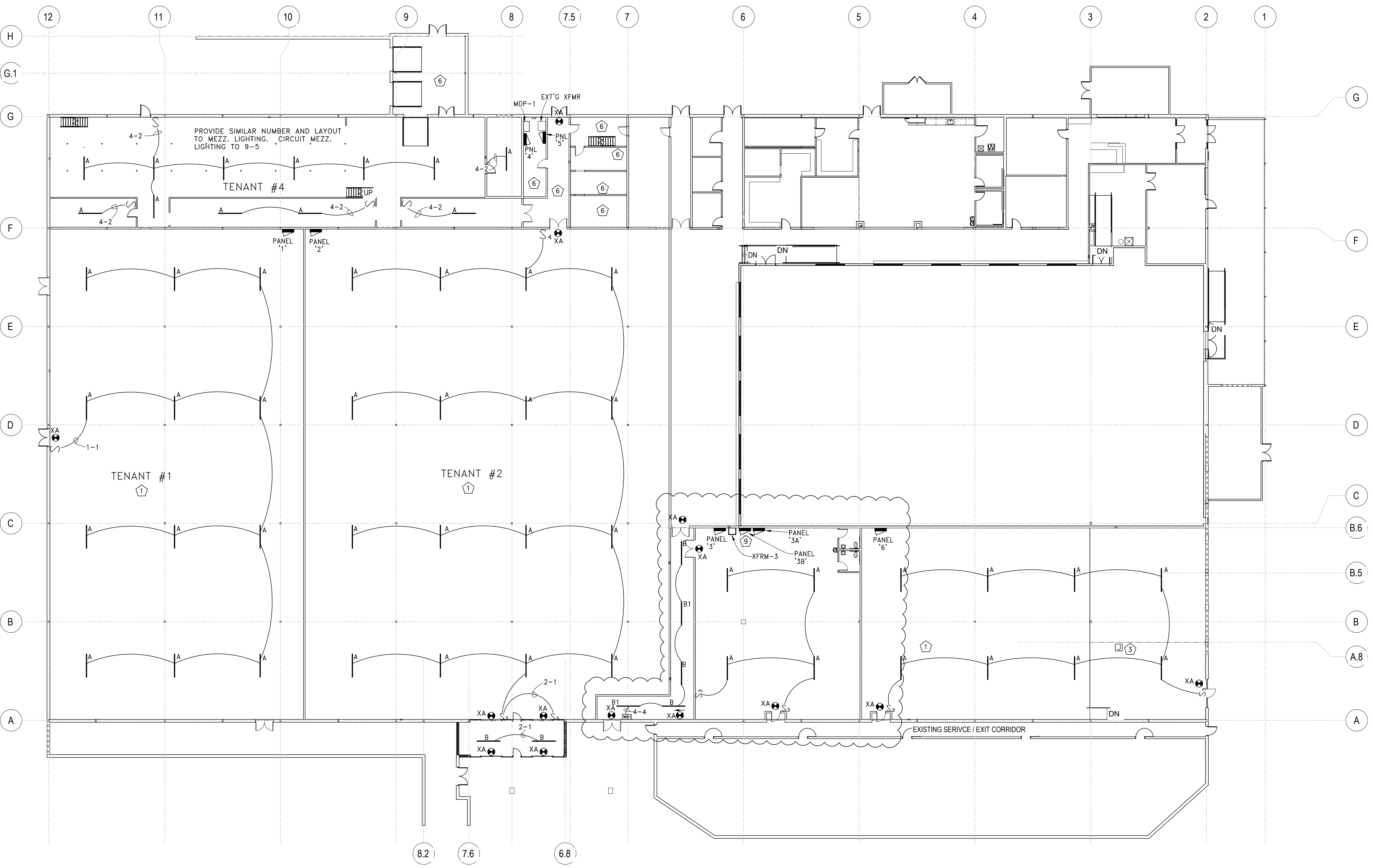
--- WIRELESS CONNECTION - ALL LIGHTING CONNECTIONS ARE SHOWN FOR WIRELESS GROUPING ONLY.

- SUPPLIER TO PROVIDE INITIAL PROGRAMING AND TRAINING FOR WAVELINK SYSTEM. (CONTACT CRITES TIDEY (231) 941-8686)

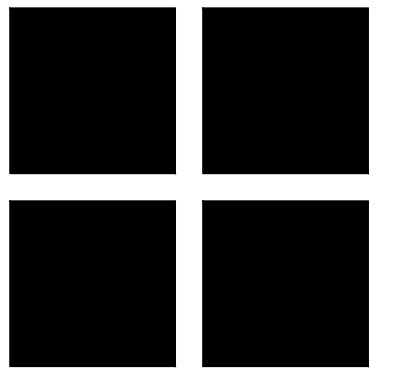
LIGHTING FIXTURE SCHEDULE

TYPE	BRAND	MODEL #	MOUNTING TYPE	LAMP	TOTAL FIXTURE POWER	VOLTAGE	NOTES
A	METALUX	5TNSLED-LD5-74SL-LW-UNV-L835-CD1-U	SURFACE	7425LM/3500K/LED	81.0W	UNV	
B	METALUX	4WSL-LD2-35-SRS-UNV-L835-CD1-U-WLS	SURFACE	4010LM/3500K/LED	35.1W	UNV	W/INTEGRATED SENSOR
B1	METALUX	4WSL-LD2-35-SRS-UNV-EL14W-L835-CD1-U-WLS	SURFACE	4010LM/3500K/LED	35.1W	UNV	W/INTEGRATED SENSOR
XA	SURELITES	APC7R	EXIT LIGHT	(1) LED	1.7W	UNV	

- ### ELECTRICAL NOTES
- PRIOR TO SUBMITTING A PROPOSAL, BIDDER SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
 - ELECTRICAL WORK SHALL COMPLY WITH THE LATEST ENFORCEABLE EDITION OF THE N.E.C., LOCAL AND STATE CODES, ORDINANCES, REGULATIONS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ADA GUIDELINES WITH THE LOCAL CODE AUTHORITIES HAVING JURISDICTION.
 - ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES, INCLUDING COSTS ASSESSED BY THE ELECTRIC UTILITY COMPANIES, AND ARRANGE FOR ALL INSPECTIONS FOR HIS WORK. AT THE COMPLETION OF ELECTRICAL WORK, THE ELECTRICAL CONTRACTOR SHALL FURNISH THE OWNER WITH ALL CERTIFICATES OF FINAL INSPECTION AND APPROVALS.
 - ELECTRICAL MATERIALS SHALL BE NEW, AND BEAR THE "UL" LABEL.
 - FUSES SHALL BE "UL" LISTED, DUAL AS MANUFACTURED BY BUSSMANN CO., OR APPROVED EQUIV (200,000 ERIC).
 - PLATES FOR SWITCHES AND RECEPTACLES SHALL BE IVORY.
 - FLUORESCENT FIXTURE BALLAST VOLTAGE RATING SHALL BE AS NOTED, NON, HIGH POWER FACTOR, ENERGY SAVING, CLASS P, "T" SOUND RATED, HIGH DISCHARGE (HD) BALLAST SHALL BE NON, HIGH POWER FACTOR, CONSTANT WATTAGE AUTO TRANSFORMER TYPE, WITH STARTING CURRENT NOT EXCEEDING THE OPERATING CURRENT.
 - PANEL BOARDS SHALL BE RATED 120/240V, 1 PHASE, 3W, OR AS NOTED WITH PLUS THE BRANCH CIRCUIT BREAKERS RATED A MINIMUM 10,000 A.I.C. PANEL BOARDS SHALL BE SIMILAR TO SQUARE D OR SIEMENS.
 - ELECTRICAL CONTRACTOR SHALL VERIFY EXACT ELECTRIC UTILITY COMPANIES SERVICE POINTS AND PRIMARY SERVICE CONDUIT ROUTING, AND SIZE WITH UTILITY COMPANY SERVICE PLANNERS PRIOR TO BEGINNING WORK.
 - BRANCH CIRCUIT WIRE FOR LIGHTING, RECEPTACLE AND SMALL POWER SHALL BE COPPER, RATED 75 DEGREES C, MINIMUM SIZE #12 AWG, AND BE TYPE "THIN", AND BE INSTALLED IN EMT, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE. FEEDERS AND SECONDARY SERVICE CONDUCTORS SHALL BE STRANDED COPPER WITH 90 VOLT INSULATION, RATED 90 DEGREES C, TYPE "THIN", AND BE INSTALLED IN EMT OR PVC CONDUIT, MINIMUM SIZE 1/2" UNLESS OTHERWISE NOTED OR REQUIRED BY CODE. ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE DELIVERED TO PROJECT IN UNBROKEN AND UNDAMAGED CARTONS AND REELS.
 - ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER HIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD DEFECTS OCCUR WITHIN THIS PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AT NO EXPENSE.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF HIS EQUIPMENT AND WORK WITH OTHER BUILDING TRADES TO AVOID ANY INTERFERENCE BETWEEN HIS WORK AND THE WORK OF OTHER BUILDING TRADES. IF ANY DISCREPANCIES OCCUR, CONSULT WITH THE ARCHITECT AND/OR OWNER BEFORE CONTINUING.
 - LAMPS - ALL LAMPS SHALL BE CLASSIFIED "ENERGY SAVING", AND BE PROVIDED BY E.C.
 - THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND/OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC. AS REQ'D.
 - THE ELECTRICAL CONTRACTOR SHALL PERIODICALLY REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE ELECTRICAL INSTALLATION. UPON COMPLETION OF THE PROJECT, HE SHALL DISPOSE OF ALL DEBRIS AND RUBBISH AND SHALL LEAVE ALL AREAS CLEAN, THE INTERIORS OF ALL CABINETS, FULL BOXES, AND EQUIPMENT ENCLOSURES SHALL BE FREE OF ANY DEBRIS.
 - UNDERGROUND CONDUIT TO BE SCHEDULE 40 PVC.
 - ELECTRICAL JOINTS WILL BE PERMITTED ONLY IN JUNCTION AND OUTLET BOXES. ALL JOINTS SHALL BE FIRMLY BONDED TOGETHER AND TAPED OR SHALL BE MADE WITH MECHANICAL CONNECTORS.
 - ALL LOCATIONS OF DEVICES TO BE COORDINATED WITH ARCHITECT BEFORE ROUGH-IN.
 - FIELD VERIFY ALL CONNECTIONS TO EXT'G ELECTRICAL PANELS AND REVISE AS REQ'D TO PROVIDE PROPER POWER AND CIRCUITING.
 - FIELD VERIFY ALL EQUIPMENT NAMEPLATE DATA BEFORE CONNECTING EQUIPMENT.



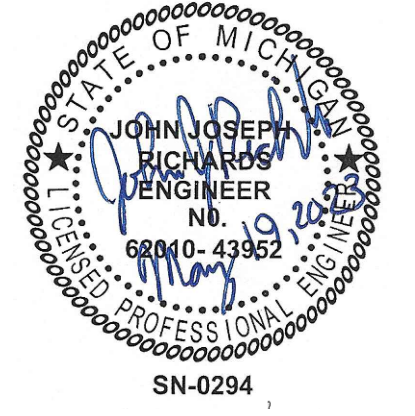
FLOOR PLAN - ELECTRICAL LIGHTING
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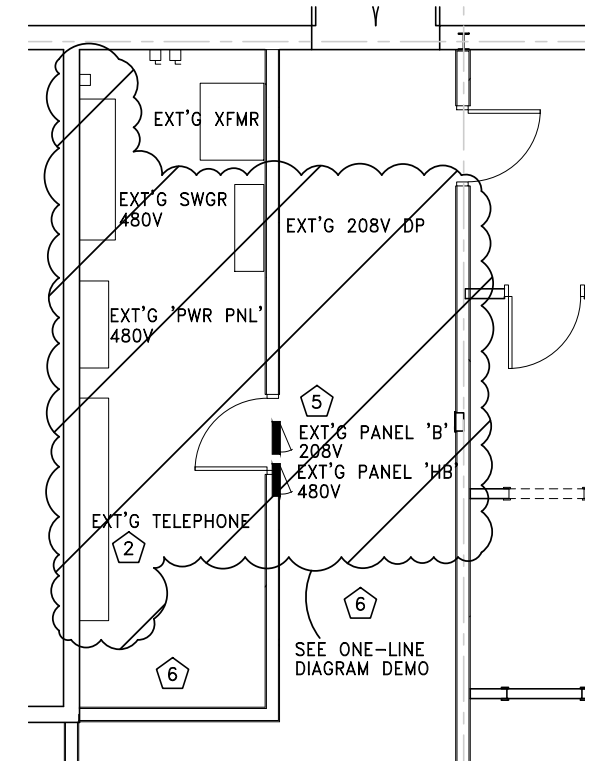
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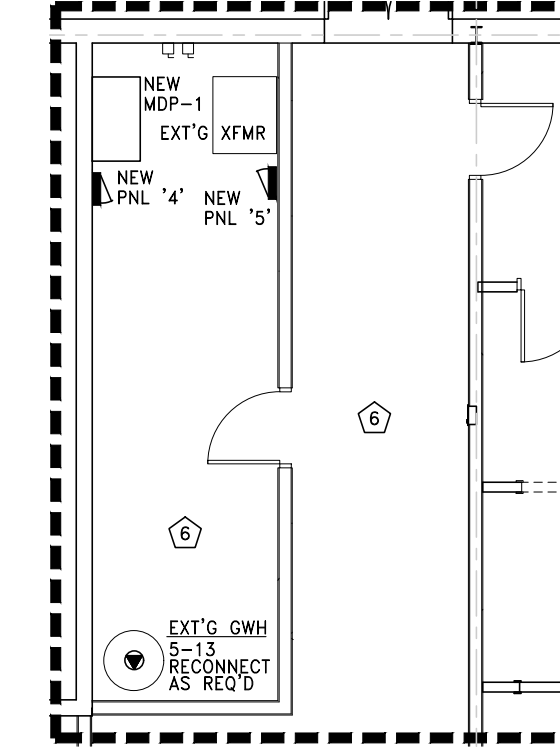
FLOOR PLAN - ELECTRICAL LIGHTING

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SHEET

E1.1

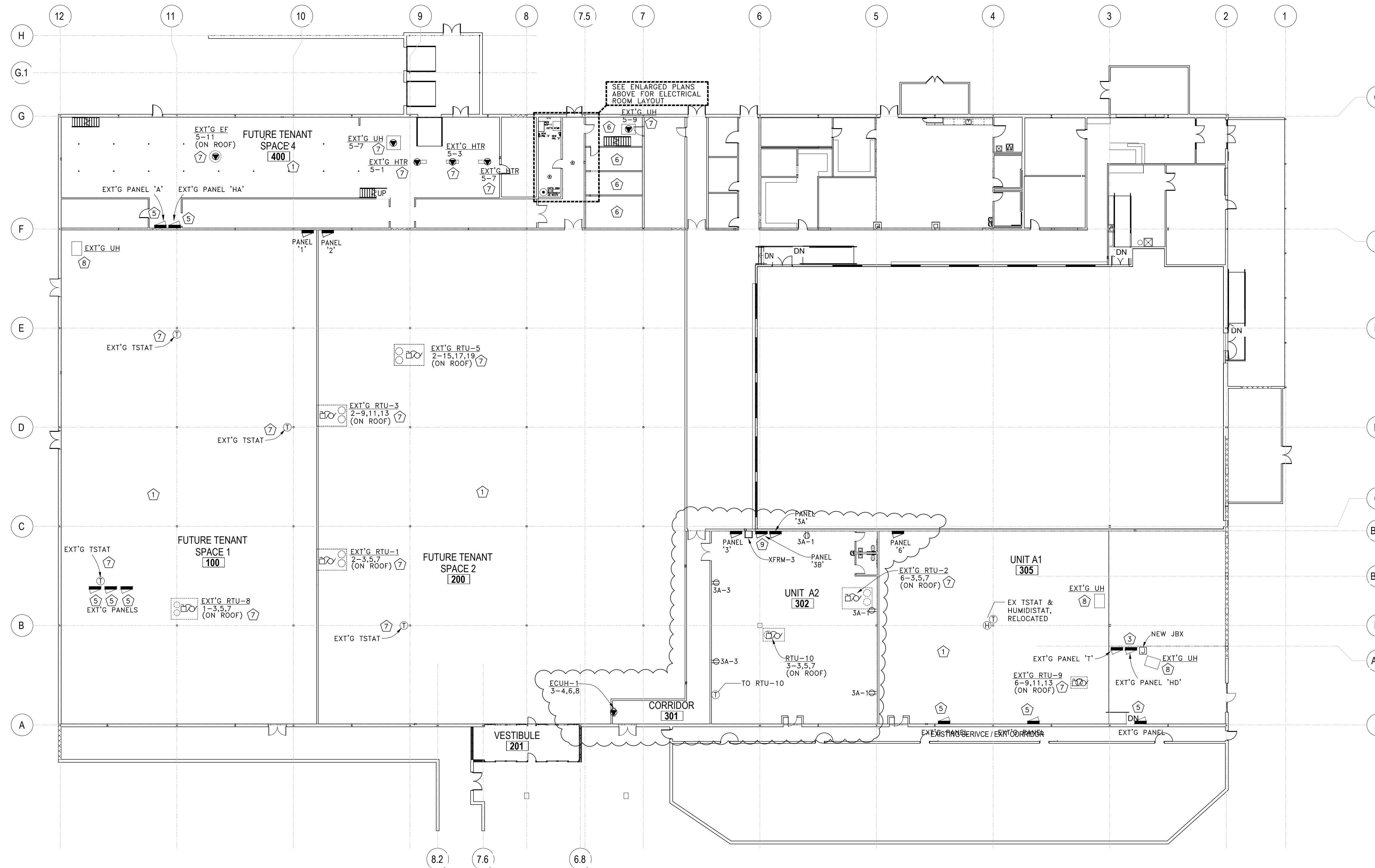


- ELECTRICAL DEMO/PLAN NOTES**
- ① REMOVE AND DISPOSE OF EXT'G LIGHTING FIXTURES, RECEPTACLES, SWITCHING, AND WIRING AS REQ'D.
 - ② REMOVE TELEPHONE EQUIPMENT AND WIRING AS REQ'D FOR INSTALLATION OF NEW PANELS.
 - ③ REMOVE ALL ELECTRICAL (INCLUDING PANEL T, PANEL HD, TIMERS, DISCONNECTS, AND ASSOCIATED WIRING AND CONDUIT). INSTALL JUNCTION BOXES AS REQ'D TO RUN EXTERIOR LIGHTING BACK TO NEW PANELS 4 AND 5 AS REQ'D. EC TO PROVIDE LIGHTING CONTROLS AS REQ'D.
 - ④ RECONNECT TO NEW MDP-1.
 - ⑤ DISCONNECT AND REMOVE ANY ELECTRICAL PANELS IN TENANT SPACES AND THOSE SHOWN ON DRAWING INCLUDING DISCONNECTS, CONDUIT, AND CONDUCTORS. RECONNECT HOUSE CIRCUITS TO NEW PANELS 4 AND 5 AS REQ'D (EMERGENCY LIGHTING, FIRE SYSTEM, ETC.).
 - ⑥ RECONNECT EXT'G LIGHTING AND OUTLETS TO NEW PANELS 4 AND 5.
 - ⑦ VERIFY BREAKER SIZE OF EQUIPMENT BEFORE INSTALL. TSTAT/HUMIDISTAT - VERIFY LOCATION BEFORE INSTALL.
 - ⑧ REMOVE UH ELECTRICAL. UH'S TO BE REMOVED AND SET ASIDE FOR OWNER.
 - ⑨ VERIFY LOCATION OF ELECTRICAL EQUIPMENT WITH LANDLORD/LEASER.

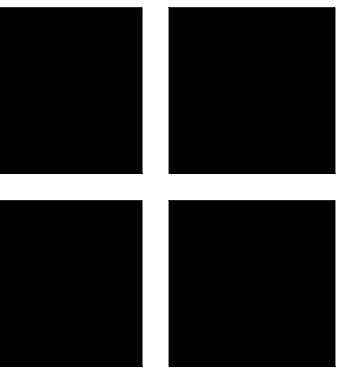
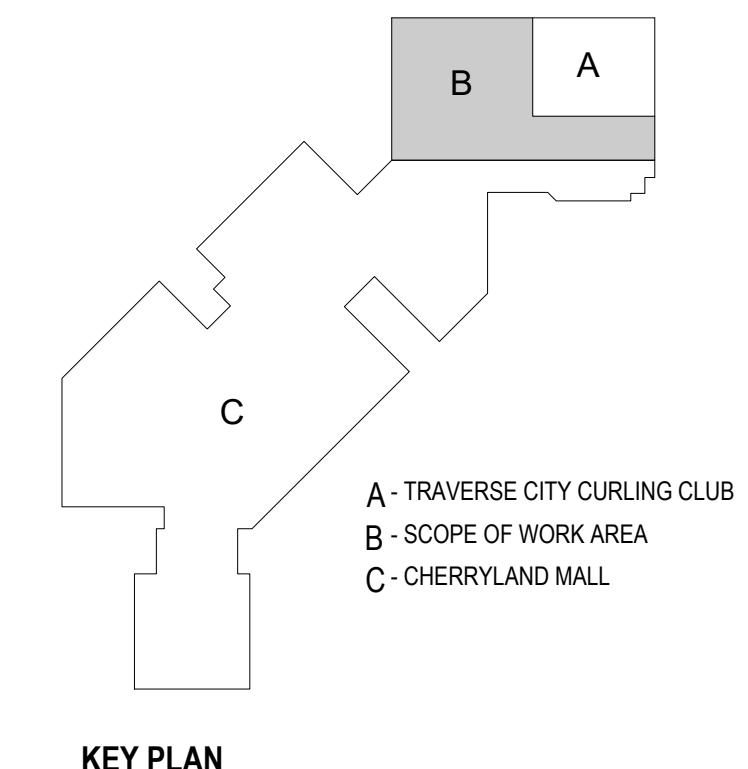


FLOOR PLAN - ELECTRICAL ROOM DEMO
1/8" = 1'-0"

FLOOR PLAN - ELECTRICAL ROOM CONSTRUCTION
1/8" = 1'-0"



FLOOR PLAN - ELECTRICAL POWER
1" = 20'-0"



CORNWELL ARCHITECTS
3050 Sunset Lane
Traverse City, MI 49684
231-946-7711

Project # 2204-04
Apollo Engineering LLC
13310 S. West Bayshore Dr.
Suite C
Traverse City, MI 49684
(231) 932-0800 office
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TRAVERSE CITY CURLING CENTER
TRAVERSE CITY CURLING CLUB WHITE BOX
1712 S GARFIELD AVE
GARFIELD TOWNSHIP, MI 49686



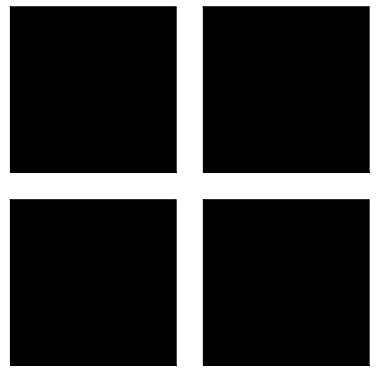
REVISIONS

#	REVISION DESCRIPTION	DATE
1	REVISION #1	5/22/2023
2	REVISION #2	1/12/2024
3	BULLETIN #1	5/3/2024

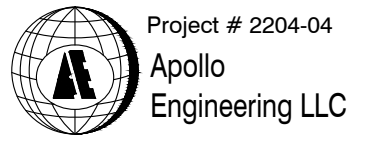
FLOOR PLAN - ELECTRICAL POWER

DRAWN 05/19/23
JOB NO. 202308
SHEET

E1.2

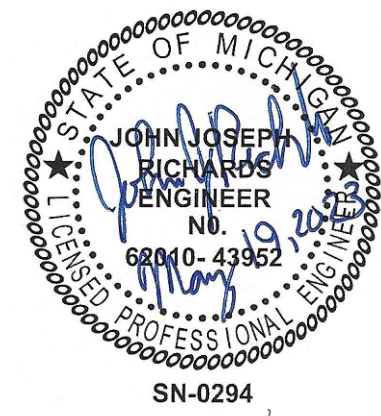


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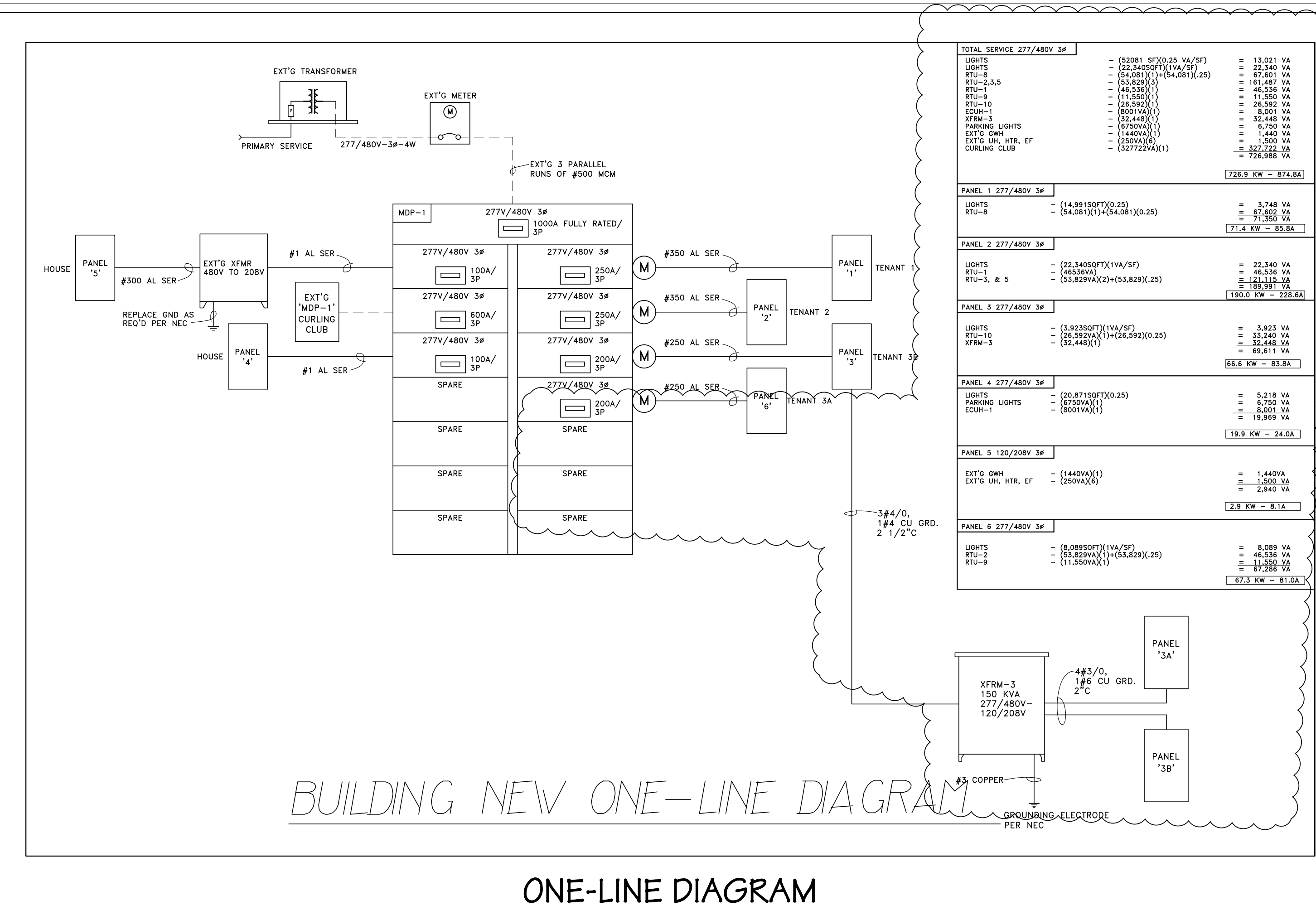
REVISIONS

#	REVISION DESCRIPTION	DATE
1	REVISION #1	5/22/2023
2	REVISION #2	1/12/2024
3	BULLETIN #1	5/3/2024

**NOTES/
ONE-LINE/
SCHEDULES**

DRAWN 06/19/23
 JOB NO. 202308
 SHEET

E2.1



TOTAL SERVICE 277/480V 3Φ

LIGHTS	182087	182087 VA
LIGHTS	223405	223405 VA
RTU-2,3,5	161487	161487 VA
RTU-4	11550	11550 VA
RTU-9	11550	11550 VA
RTU-10	11550	11550 VA
ECU-1	8001	8001 VA
XFRM-3	32448	32448 VA
PARKING LIGHTS	6750	6750 VA
EXT'G UH, HTR, EF	1440	1440 VA
CURLING CLUB	32722	32722 VA
		726.988 VA

PANEL 1 277/480V 3Φ

LIGHTS	148915	148915 VA
RTU-8	87482	87482 VA
		236.397 VA

PANEL 2 277/480V 3Φ

LIGHTS	223405	223405 VA
RTU-1, 5	182087	182087 VA
		405.492 VA

PANEL 3 277/480V 3Φ

LIGHTS	39235	39235 VA
RTU-10	48556	48556 VA
ECU-1	8001	8001 VA
		95111 VA

PANEL 4 277/480V 3Φ

LIGHTS	20871	20871 VA
PARKING LIGHTS	6750	6750 VA
ECU-1	8001	8001 VA
		25622 VA

PANEL 5 120/208V 3Φ

EXT'G UH	1440	1440 VA
EXT'G UH, HTR, EF	1440	1440 VA
		2880 VA

PANEL 6 277/480V 3Φ

LIGHTS	8099	8099 VA
RTU-2	48556	48556 VA
RTU-9	11550	11550 VA
		67105 VA

NEW PANEL 1 - TENANT 1 250A M.L.O. 277/480V-3Φ-4W

NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	LIGHTS	732	---	SPACE	20/1	2
3	---	---	---	---	SPACE	20/1	4
5	100/3	EXT'G RTU-8	18027	---	SPACE	20/1	6
7	---	---	---	---	SPACE	20/1	8
9	---	SPACE	---	---	SPACE	---	10
11	---	SPACE	---	---	SPACE	---	12
13	---	SPACE	---	---	SPACE	---	14
15	---	SPACE	---	---	SPACE	---	16
17	80/3	EXT'G RTU-1	15512	---	SPACE	20/1	18
19	---	SPACE	---	---	SPACE	---	20
21	---	SPACE	---	---	SPACE	---	22
23	---	SPACE	---	---	SPACE	---	24
25	---	SPACE	---	---	SPACE	---	26
27	---	SPACE	---	---	SPACE	---	28
29	---	SPACE	---	---	SPACE	---	30
31	---	SPACE	---	---	SPACE	---	32
33	---	SPACE	---	---	SPACE	---	34
35	---	SPACE	---	---	SPACE	---	36
37	---	SPACE	---	---	SPACE	---	38
39	---	SPACE	---	---	SPACE	---	40
41	---	SPACE	---	---	SPACE	---	42

NEW PANEL 2 - TENANT 2 250A M.L.O. FULLY RATED 277/480V-3Φ-4W

NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	LIGHTS	1116	---	SPACE	20/1	2
3	---	---	---	---	SPACE	20/1	4
5	70/3	EXT'G RTU-1	15512	---	SPACE	20/1	6
7	---	---	---	---	SPACE	20/1	8
9	---	SPACE	---	---	SPACE	---	10
11	60/3	EXT'G RTU-3	17943	---	SPACE	20/1	12
13	---	SPACE	---	---	SPACE	---	14
15	---	SPACE	---	---	SPACE	---	16
17	80/3	EXT'G RTU-5	17943	---	SPACE	20/1	18
19	---	SPACE	---	---	SPACE	---	20
21	---	SPACE	---	---	SPACE	---	22
23	---	SPACE	---	---	SPACE	---	24
25	---	SPACE	---	---	SPACE	---	26
27	---	SPACE	---	---	SPACE	---	28
29	---	SPACE	---	---	SPACE	---	30
31	---	SPACE	---	---	SPACE	---	32
33	---	SPACE	---	---	SPACE	---	34
35	---	SPACE	---	---	SPACE	---	36
37	---	SPACE	---	---	SPACE	---	38
39	---	SPACE	---	---	SPACE	---	40
41	---	SPACE	---	---	SPACE	---	42

NEW PANEL 3 - TENANT A2 250A M.L.O. 277/480V-3Φ-4W

NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	LIGHTS	793	---	SPACE	20/1	2
3	---	---	---	---	SPACE	20/1	4
5	40/3	EXT'G RTU-10	8864	---	SPACE	20/1	6
7	---	---	---	---	SPACE	20/1	8
9	---	SPACE	---	---	SPACE	---	10
11	225/3	XFRM-3	10816	---	SPACE	20/1	12
13	---	SPACE	---	---	SPACE	---	14
15	---	SPACE	---	---	SPACE	---	16
17	---	SPACE	---	---	SPACE	---	18
19	---	SPACE	---	---	SPACE	---	20
21	---	SPACE	---	---	SPACE	---	22
23	---	SPACE	---	---	SPACE	---	24
25	---	SPACE	---	---	SPACE	---	26
27	---	SPACE	---	---	SPACE	---	28
29	---	SPACE	---	---	SPACE	---	30
31	---	SPACE	---	---	SPACE	---	32
33	---	SPACE	---	---	SPACE	---	34
35	---	SPACE	---	---	SPACE	---	36
37	---	SPACE	---	---	SPACE	---	38
39	---	SPACE	---	---	SPACE	---	40
41	---	SPACE	---	---	SPACE	---	42

NEW PANEL 4 - ELECTRICAL ROOM 100A M.L.O. 277/480V-3Φ-4W

NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	LIGHTS	700	662	LIGHTS	20/1	2
3	20/1	LIGHTS	2250	2667	---	20/1	4
5	20/1	LIGHTS	2250	2667	---	20/1	6
7	20/1	LIGHTS	2250	2667	---	20/1	8
9	20/1	SPACE	---	---	SPACE	---	10
11	20/1	SPACE	---	---	SPACE	---	12
13	---	SPACE	---	---	SPACE	---	14
15	---	SPACE	---	---	SPACE	---	16
17	---	SPACE	---	---	SPACE	---	18
19	---	SPACE	---	---	SPACE	---	20
21	---	SPACE	---	---	SPACE	---	22
23	---	SPACE	---	---	SPACE	---	24
25	---	SPACE	---	---	SPACE	---	26
27	---	SPACE	---	---	SPACE	---	28
29	---	SPACE	---	---	SPACE	---	30
31	---	SPACE	---	---	SPACE	---	32
33	---	SPACE	---	---	SPACE	---	34
35	---	SPACE	---	---	SPACE	---	36
37	---	SPACE	---	---	SPACE	---	38
39	---	SPACE	---	---	SPACE	---	40
41	---	SPACE	---	---	SPACE	---	42

NEW PANEL 5 - ELECTRICAL RM 225A M.L.O. 120/208V-3Φ-4W

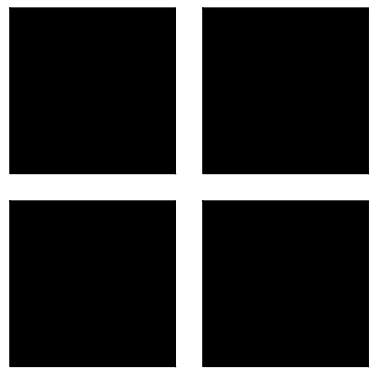
NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	EXT'G RADIANT HTR	250	---	SPACE	20/1	2
3	20/1	EXT'G RADIANT HTR	250	---	SPACE	20/1	4
5	20/1	EXT'G RADIANT HTR	250	---	SPACE	20/1	6
7	20/1	EXT'G UH	250	---	SPACE	20/1	8
9	20/1	EXT'G UH	250	---	SPACE	20/1	10
11	20/1	EXT'G EF	250	---	SPACE	20/1	12
13	20/1	EXT'G GWH	1440	---	SPACE	20/1	14
15	---	SPACE	---	---	SPACE	---	16
17	---	SPACE	---	---	SPACE	---	18
19	---	SPACE	---	---	SPACE	---	20
21	---	SPACE	---	---	SPACE	---	22
23	---	SPACE	---	---	SPACE	---	24
25	---	SPACE	---	---	SPACE	---	26
27	---	SPACE	---	---	SPACE	---	28
29	---	SPACE	---	---	SPACE	---	30
31	---	SPACE	---	---	SPACE	---	32
33	---	SPACE	---	---	SPACE	---	34
35	---	SPACE	---	---	SPACE	---	36
37	---	SPACE	---	---	SPACE	---	38
39	---	SPACE	---	---	SPACE	---	40
41	---	SPACE	---	---	SPACE	---	42

NEW PANEL 6 - TENANT A1 200A M.L.O. 277/480V-3Φ-4W

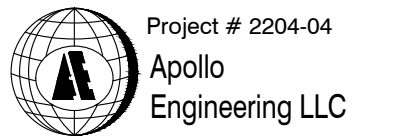
NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	LIGHTS	793	---	SPACE	20/1	2
3	---	---	---	---	SPACE	20/1	4
5	80/3	EXT'G RTU-2	17943	---	SPACE	20/1	6
7	---	---	---	---	SPACE	---	8
9	---	SPACE	---	---	SPACE	---	10
11	20/3	EXT'G RTU-9	3850	---	SPACE	20/1	12
13	---	SPACE	---	---	SPACE	---	14
15	---	SPACE	---	---	SPACE	---	16
17	---	SPACE	---	---	SPACE	---	18
19	---	SPACE	---	---	SPACE	---	20
21	---	SPACE	---	---	SPACE	---	22
23	---	SPACE	---	---	SPACE	---	24
25	---	SPACE	---	---	SPACE	---	26
27	---	SPACE	---	---	SPACE	---	28
29	---	SPACE	---	---	SPACE	---	30
31	---	SPACE	---	---	SPACE	---	32
33	---	SPACE	---	---	SPACE	---	34
35	---	SPACE	---	---	SPACE	---	36
37	---	SPACE	---	---	SPACE	---	38
39	---	SPACE	---	---	SPACE	---	40
41	---	SPACE	---	---	SPACE	---	42

NEW PANEL 3A - ELECTRICAL RM 200A M.L.O. 120/208V-3Φ-4W

NO.	POLES	DESCRIPTION	LOAD	LOAD	DESCRIPTION	POLES	NO.
1	20/1	RECEPTACLES	360	---	SPACE	20/1	2
3	20/1	RECEPTACLES	360	---	SPACE	20/1	4
5	20/1	SPACE	---	---	SPACE	20/1	6
7	---	SPACE	---	---	SPACE	---	8
9	---	SPACE	---	---	SPACE	---	10
11	---	SPACE	---	---	SPACE	---	12
13	---	SPACE	---	---	SPACE	---	14
15	---	SPACE	---	---	SPACE	---	16



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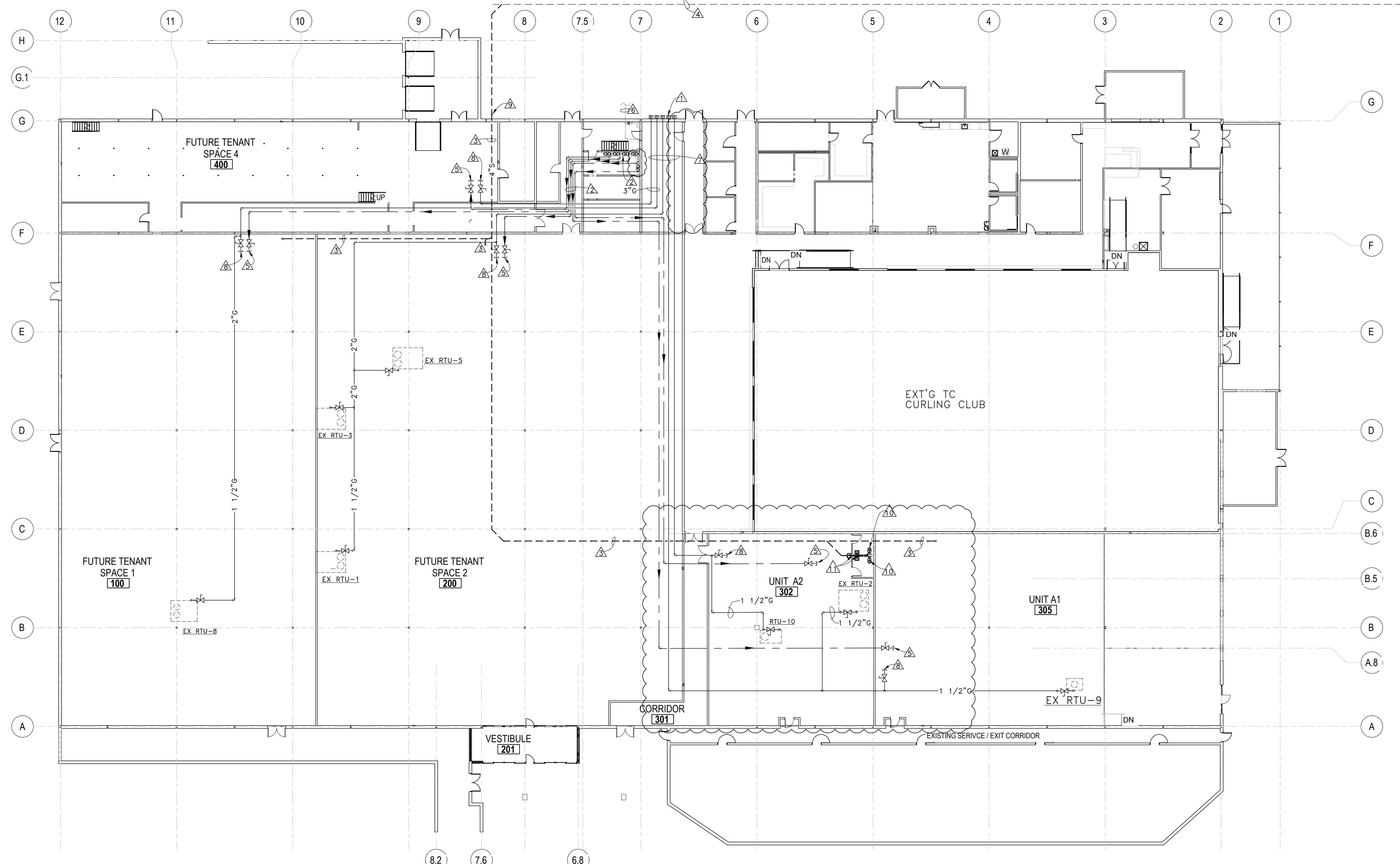


REVISIONS

#	REVISION DESCRIPTION	DATE
1	REVISION #1	5/22/2023
2	REVISION #2	11/12/2024
3	BULLETIN #1	5/3/2024

FLOOR PLAN - PLUMBING

DRAWN 05/19/23
 JOB NO. 202308
 SHEET

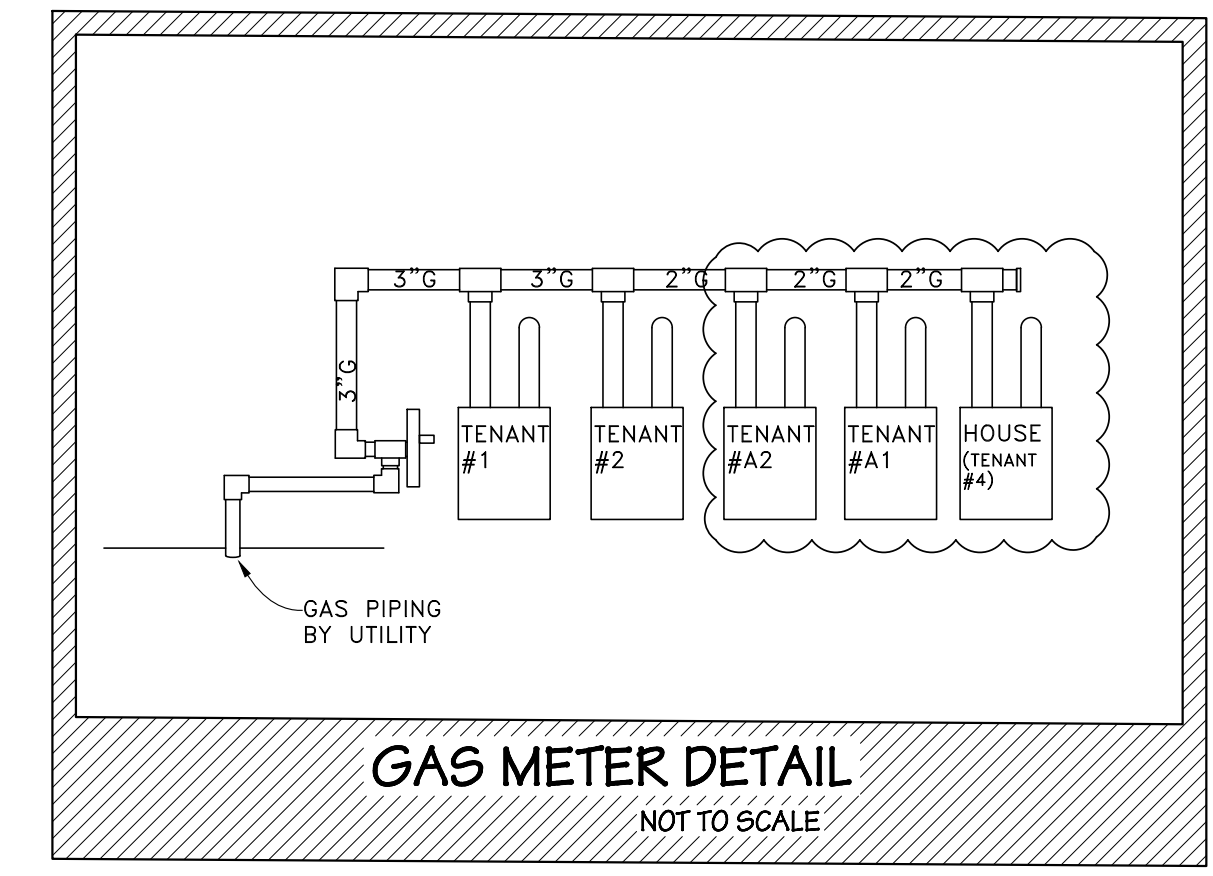


PLUMBING LEGEND

	S	SANITARY SEWER
	CW	COLD WATER LINE
	G	PROPANE GAS LINE
		BALL VALVE

SITE GAS LOAD SCHEDULE

TENANT	MARK	EQUIPMENT	GAS LOAD
TENANT #1	EX RTU-8	ROOFTOP UNIT	273,000 BTU/HR
	FUTURE	-	573,000 TU/HR
TENANT #2	EX RTU-1	ROOFTOP UNIT	400,000 BTU/HR
	EX RTU-3	ROOFTOP UNIT	400,000 BTU/HR
	EX RTU-5	ROOFTOP UNIT	400,000 BTU/HR
TENANT #A1	FUTURE	-	300,000 BTU/HR
	EX RTU-2	ROOFTOP UNIT	400,000 BTU/HR
TENANT #A2	EX RTU-9	ROOFTOP UNIT	40,000 BTU/HR
	FUTURE	-	300,000 BTU/HR
TENANT #A2	RTU-10	ROOFTOP UNIT	240,000 BTU/HR
	FUTURE	-	150,000 BTU/HR
TOTAL GAS LOAD			3,476,000 BTU/HR



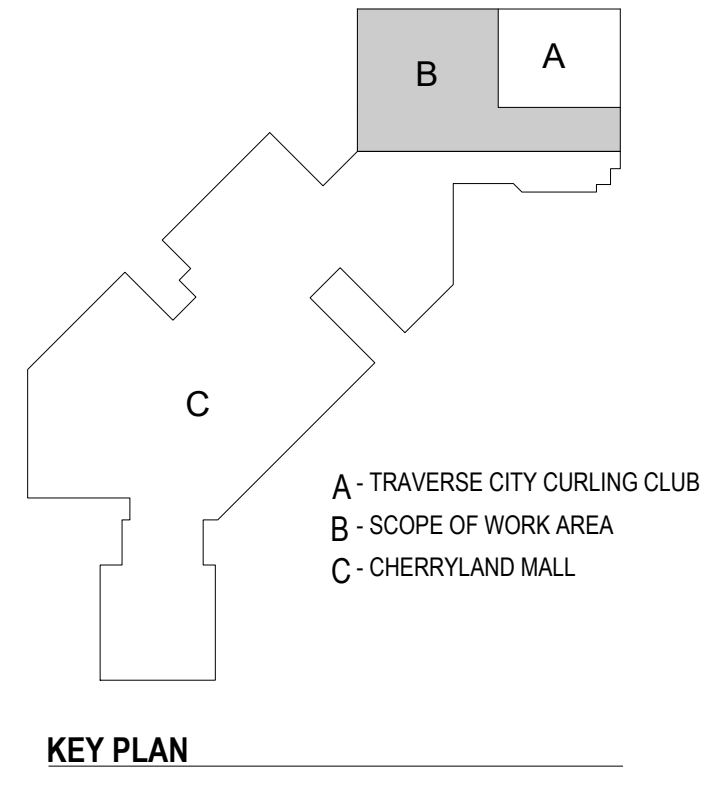
FLOOR PLAN - PLUMBING
 1" = 20'-0" NORTH


PLUMBING NOTES

GENERAL NOTES	PLUMBING CONSTRUCTION NOTES
<ol style="list-style-type: none"> ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. EACH CONTRACTOR SHALL BE THOROUGHLY KNOWLEDGEABLE OF REGULATIONS GOVERNING HIS PRODUCT AND SERVICE AND SHALL ASSUME RESPONSIBILITY OF INSTALLATION IN ACCORDANCE WITH THOSE REGULATIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS RELATIVE TO THEIR SPECIFIC WORK AND SHALL BE THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS PRIOR TO INITIATING THEIR WORK. DISCREPANCIES SHALL BE REPORTED TO THE GENERAL CONTRACTOR OR TO HIS ON-SITE REPRESENTATIVE. FAILURE TO DETECT INFERIOR WORK, OR WORK NOT IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS, SHALL NOT BE CONSTRUED AS ACCEPTABLE OF SUCH WORK. ANY PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES FOR MECHANICAL OR PLUMBING SYSTEMS, ETC. SHALL BE FIRE-STOPPED AND DRAFT-STOPPED WITH NON-COMBUSTIBLE MATERIALS PER CODE REQUIREMENTS TO MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY. DRAWINGS ARE DIAGRAMMATIC ONLY, FIELD VERIFY EXISTING CONDITIONS. PRIOR TO SUBMITTING A PROPOSAL, BIDDER SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OF NEGLIGENCE ON HIS PART. 	<ol style="list-style-type: none"> PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES, INCLUDING COSTS ASSESSED BY THE MECHANICAL UTILITY COMPANIES, AND ARRANGE FOR ALL INSPECTIONS FOR HIS WORK. AT THE COMPLETION OF PLUMBING WORK, THE PLUMBING CONTRACTOR SHALL FURNISH THE OWNER WITH ALL CERTIFICATES OF FINAL INSPECTION AND APPROVALS. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER HIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD DEFECTS OCCUR WITHIN THIS PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AT NO EXPENSE TO THE OWNER. PLUMBING CONTRACTOR SHALL COORDINATE LOCATIONS OF HIS EQUIPMENT AND WORK WITH OTHER BUILDING TRADES TO AVOID ANY INTERFERENCE'S BETWEEN HIS WORK AND OTHER BUILDING TRADES. IF ANY DISCREPANCIES OCCUR, CONSULT WITH THE GENERAL CONTRACTOR OR HIS ON-SITE REPRESENTATIVE. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND/OR OTHER REPAIR DUE TO THE INSTALLATION OF MECHANICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC. AS REQUIRED. THE CONTRACTOR SHALL EMPLOY QUALIFIED AND EXPERIENCED WORKMEN FOR THIS WORK. THE PLUMBING CONTRACTOR SHALL PERIODICALLY REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH ACCUMULATING AS A RESULT OF THE MECHANICAL INSTALLATION. UPON COMPLETION OF THE PROJECT, HE SHALL DISPOSE OF ALL DEBRIS AND RUBBISH AND SHALL LEAVE ALL AREAS CLEAN.

PLUMBING PLAN NOTES

- NEW GAS METERS BY UTILITY. (SEE GAS LOAD SCHEDULE, THIS SHEET)
- PROVIDE NEW WATER METERS FOR EACH TENANT SPACE AND ROUTE NEW 1" CW LINE AS INDICATED.
- PROVIDE A 4" SANITARY LINE INTO EACH TENANT SPACE AND CAP FOR FUTURE USE. ROUTE 4" LINE OUT AND TIE TO EXISTING SANITARY LINE AS REQ'D.
- VERIFY EXACT LOCATION OF EXT'G SANITARY LINE AND TIE NEW SANITARY LINES AS SHOWN.
- ROUTE 1" CW LINES AS INDICATED INTO EACH TENANT SPACE AND CAP AS SHOWN.
- EXT'G CW LINE, CONNECT NEW CW LINES AND ROUTE TO NEW METERS AS INDICATED/REQ'D.
- ROUTE 2" G (UNLESS OTHERWISE NOTED) LINE FROM NEW METERS TO EACH TENANT SPACE AS SHOWN.
- ROUTE 1" G LINE INTO TENANT SPACE AND CAP LINE FOR FUTURE BUILD-OUT.
- PROVIDE A BI-DIRECTIONAL CLEAN OUT IN THE MAIN SANITARY LINE AS INDICATED.
- STUB 4" SANITARY LINES FOR FUTURE WATER CLOSETS AS INDICATED.
- STUB 1 1/2" SANITARY LINES FOR FUTURE WATER LAVATORIES AND ELECTRIC WATER COOLER AS INDICATED.



 Charter Township of Garfield Planning Department Report No. 2024-101			
Prepared:	October 30, 2024	Pages:	7
Meeting:	November 6, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Cherryland Humane Society Special Use Permit Major Amendment – Introduction		
File No.	SUP-2001-05-A	Parcel No.	05-026-006-20
Applicant / Agent:	RCI Richter Construction Inc. / Kyle Richter		
Owner:	Cherryland Humane Society / Bruce Vargo		

BRIEF OVERVIEW:

- 1750 Ahlberg Drive – southeast of intersection of Hammond Road and Keystone Road
- Approximately 5.05 acres in area
- Existing humane society building
- A-Agricultural zoning district

PURPOSE OF APPLICATION:

This application requests a Special Use Permit (SUP) Major Amendment for an addition to the Cherryland Humane Society’s existing facility at 1750 Ahlberg Drive. According to the application, the scope of work consists of two (2) building additions totaling 9,006 square feet to an existing 14,168-square-foot building. Aerial images of the site are shown below.

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):



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.

STAFF COMMENTS:

Staff offer the following comments regarding site design and compliance with the Zoning Ordinance:

Access and Frontage

The address of the site is 1750 Ahlberg Drive; access to the site is from Ahlberg Drive. The site has frontage on Hammond Road but does not have and cannot gain access to Hammond Road. The applicant requested that the south boundary be considered as the front lot line, however the Zoning Ordinance requires at least 110 feet of frontage as a minimum lot width. The applicants prepared and recorded an easement to extend Ahlberg Drive into their site which will provide 110 feet of frontage, although no new road construction is anticipated as part of this application. A copy of this easement is provided as an attachment to this report.

Building

According to the application, the scope of work consists of two (2) building additions totaling 9,006 square feet to an existing 14,168-square-foot building. The southern lot line is considered the front yard based on the easement provided as described above. The east parcel line is considered a side yard. A portion of the proposed building on the east parcel line encroaches on the side yard. The proposed building needs to be adjusted to fall within the side yard setback.

Lighting

The site plan set includes an Electrical Site Plan (Sheet SE2.1) and Site Lighting Photometrics (Sheet SLC) to demonstrate site lighting. The lighting standards of Section 517 of the Zoning Ordinance are described by the following:

<i>Lighting Standard</i>	<i>Subject Site</i>
<i>A. Applicability</i> – 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.	None of these exceptions are expected to apply to this site, so all lighting for this site is subject to the requirements of this section.
<i>B. Shielding and Filtration</i> – 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.	A cut sheet of the proposed lighting fixtures shall be provided to ensure that the fixtures are properly shielded and have a full cut-off.
<i>C. Illumination</i> – Average illumination levels shall not exceed 3.0 foot-candles for the main parking area, 2.0 foot-candles for the peripheral parking area, 5.0 foot-candles for the main drive areas, and 20.0 foot-candles directly below the lighting fixture. Illumination shall also not exceed 1.0 foot-candles adjoining another nonresidential zoning district along a local street or property line. Average lighting values ranging from 0.5 to 1.5 foot-candles are recommended.	Site lighting photometrics are provided on Sheet SLC. The highest illumination level is at the southeast corner of the proposed addition at 8.3 foot-candles. Other lights on the building show maximum illumination levels of 6.8 and 4.8 foot-candles. The illumination levels around the parking lot lights reach a maximum of 1.4 foot-candles. Illumination level standards appear to be met based on the information provided.

Lighting Standard	Subject Site
<i>D. Color Temperature</i> – All proposed lamps shall emit light measuring 3,500 K or warmer on the Kelvin scale.	A cut sheet of the proposed lighting fixtures shall be provided to ensure that the color temperature standard is met.
<i>E. Prohibitions</i> – 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.	No prohibited light fixtures are proposed.
<i>F. Pole Height</i> – All pole-mounted lighting shall not exceed the maximum permitted height of the zoning district.	Light poles are shown on Sheet SE2.1 and shown with a height of 22.5 feet above the finished grade. The maximum height in the A-Agricultural zoning district is 35 feet.

Landscaping

Landscaping requirements are described by the following for each length of greenspace area (e.g., without including the ingress and egress drives) for each lot line and for the parking lot interior area. The closest type of use in Table 531.1 is Commercial given that it encompasses uses such as kennels. Staff comments on the proposed landscaping are provided after the following table.

Lot Line (Length)	Adjacent Land Use	Buffer Planting Requirement	Amount Required	Amount Provided
North (500 ft.)	Arterial Road	Type “D” * Ground cover as specified in Section 530.J, plus * 4 large trees, 3 medium or small trees, and 3 evergreen or coniferous trees per 100 linear feet of greenspace * Minimum width: 20 feet	20 large trees 15 med./small trees 15 evergreen trees 20-foot width	12 proposed canopy trees 8 existing canopy trees* 8 proposed med./small trees 7 existing med./small trees* 15 proposed evergreen trees 20-foot width (narrowest)
East (355 ft.)	Vacant	Type “C” * Ground cover as specified in Section 530.J, plus * 3 large trees, 3 medium or small trees, and 1 evergreen or coniferous tree per 100 linear feet of greenspace * Minimum width: 10 feet	11 large trees 11 med./small trees 4 evergreen trees 10-foot width	6 existing large trees* 3 proposed med./small trees 12 proposed shrubs 5-foot width (narrowest)
South (421 ft.)	Office and Vacant		13 large trees 13 med./small trees 5 evergreen trees 10-foot width	Existing landscaping provided*
West (427 ft.)	Primary Road		13 large trees 13 med./small trees 5 evergreen trees 10-foot width	Existing landscaping provided*

* As claimed by applicant on the landscaping plan

- Section 530.C of the Zoning Ordinance states that “When a building or parking lot is enlarged, the requirements of greenspace apply on an incremental basis such that landscaping shall be required in the same proportion that the enlarged building area or off-street parking area has to the existing

development (e.g., a 10 percent increase requires 10 percent of the required landscaping).” The scope of work consists of two (2) building additions totaling 9,006 square feet to an existing 14,168-square-foot building, which is an approximately 64% increase.

- Section 530.L of the Zoning Ordinance states that “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 provided that the plants are in healthy growing condition, are at least the minimum size, are the appropriate species, and are located within (or will be relocated to) the required buffer area.” The applicant is proposing to count several areas of existing plantings toward landscaping requirements, but no details on any existing landscaping were provided. The landscape plan needs to include details of any existing landscaping intended for the landscaping requirements, especially the six (6) trees on the east lot line, to determine the appropriate credit based on Table 530.L.
- The landscaping plan needs to be updated to identify the correct required buffer as indicated in the table provided in this report.
- Any new landscaping material on the east lot line should not be placed in the easement area for the extension of Ahlberg Drive.
- The scale of the landscape plan is shown as 1” = 20’ but measures at 1” = 30’. The landscape plan needs to be updated to reflect its correct scale.

Parking

The site plan includes the following information about the building area, including proposed additions:

• Kennel area	9,250 ft ²
• Clinical / care area	5,575 ft ²
• Office area	2,966 ft ²
• Training area	5,536 ft ²
• Total building area	23,327 ft²

Table 5-47 of the Zoning Ordinance lists parking standards for offices and veterinary clinics but does not list standards for a kennel, training area, or any similar use. The site plan indicates the minimum parking requirement for offices (1 space per 200 ft² of floor area; maximum is 1 per 150 ft²) and veterinary clinics (1 per 200 ft²; maximum is 1 per 150 ft²). The applicant has based their parking calculations on just these two uses. For the office area, the minimum is 15 parking spaces, and the maximum is 20 spaces. For the clinical area, the minimum is 28 spaces, and the maximum is 38 spaces. There are 43 spaces shown on the site plan (25 existing; 18 additional proposed). Although most of the traffic generation is accounted for in the office and clinic areas, the traffic generation for the remainder of the building area needs to be accounted for and additional parking may need to be provided.

Snow Storage

Snow storage is required at a ratio of ten (10) square feet per one hundred (100) square feet of parking area.

The site plan includes the following snow storage calculations:

• Existing parking area	17,706 ft ²
• Proposed (additional) parking area	9,683 ft ²
• Total parking area	27,389 ft ²
• Required snow storage area	2,739 ft ²
• Snow storage area provided	3,691 ft ²

The snow storage area is shown next to the proposed building addition, with what appears to be little access from the parking lot. The applicant should clarify how this area will be used for snow storage.

Non-Motorized Transportation

There are some existing internal sidewalks that are proposed to be extended to serve the building additions. The Township's Non-Motorized Plan does not anticipate sidewalks along Ahlberg Drive.

Bicycle parking shall be provided at the rate of 2 bicycle spaces per 25 motor vehicle spaces. Based on this standard, 4 bicycle parking spaces are required. A proposed bike rack is shown at the southeast corner of the existing building. Details of the proposed bike rack are shown on Sheet C-1.

Dumpster Enclosure

Dumpster enclosures are subject to Section 516 of the Zoning Ordinance. The site has an existing dumpster enclosure at the edge of the property which is proposed to remain. The site plan also indicates a proposed "screen dumper" at the southwest corner of the proposed building addition. No details of this enclosure are provided. The site plan shall include details of any proposed dumpster enclosure to ensure the standards of Section 516 are met.

Signage

Signs are reviewed by the Township Zoning Administrator. A note on the site plan acknowledges: "Signs are subject to sign permit review."

Other Reviews

This application is subject to additional reviews, including but not limited to the Township Engineer and Metro Fire. Sewer and water utility improvements and stormwater improvements will be reviewed by the Township Engineer. An escrow application has been received for engineering review.

ACTION REQUESTED:

Staff are of the opinion that several items need to be addressed before a public hearing is set. If Planning Commissioners wish to set the public hearing, Staff recommend a condition that the items listed below are addressed. The following motion is suggested to table the application:

MOTION THAT application SUP-2001-05-A for a Special Use Permit for the expansion of the existing Cherryland Humane Society facility at 1750 Ahlberg Drive BE TABLED to allow the applicant to address the following items (1-9 as listed in Planning Department Report 2024-101).

1. The proposed building needs to be adjusted to fall within the side yard setback.
2. A cut sheet of the proposed lighting fixtures shall be provided to ensure that the fixtures are properly shielded, have a full cut-off, and meet the color temperature standard.
3. The landscape plan needs to include details of any existing landscaping intended for the landscaping requirements, especially the six (6) trees on the east lot line, to determine the appropriate credit based on Table 530.L.
4. The landscaping plan needs to be updated to identify the correct required buffer.
5. Any new landscaping material on the east lot line should not be placed in the easement area for the extension of Ahlberg Drive.
6. The landscape plan needs to be updated to reflect its correct scale.
7. The traffic generation for the remainder of the building area needs to be accounted for and additional parking may need to be provided.
8. The applicant should clarify how the snow storage area will be accessed.
9. The site plan shall include details of any proposed dumpster enclosure to ensure the standards of Section 516 are met.

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

Attachments:

1. RCI Designated Agent Authorization Letter dated April 11, 2024
2. Special Use Permit Application dated April 11, 2024
3. Impact Assessment submitted April 22, 2024
4. Approval Criteria submitted April 22, 2024
5. Declaration of Easement for Ingress and Egress recorded September 30, 2024
6. Site Plan Set dated October 16, 2024

DESIGNATED AGENT AUTHORIZATION LETTER



Designated Agent Information

Kyle Richter, Vice President

Designated Agent and/or Authorized Company Representative

A person who has written authorization from the landowner to sign the application and secure a permit in the landowner's name

 April 11, 2024
Signature Date

RCI | Richter Construction, Inc.
Company Name

428 W. Commerce Drive, Suite A Traverse City
Address City

(231) 668-8497 Kyle@RCI-CGC.com
Phone Number Email Address

Township/City/Village Garfield Township

Parcel ID # 28-05-026-006-20

Site Name Cherryland Humane Society


Site Address 1750 Ahlberg Dr, Traverse City, Michigan 49696

Landowner/Property Owner Information:

Cherryland Humane Society
Print Name

1750 Ahlberg Dr Traverse City, Michigan 49696
Address City

(231) 946-5116 bvargo@cherrylandhumane.org
Phone Number Email Address

Signature  Bruce Vargo - Board President Date 4/11/24

Landowner must sign their name for acceptance by any office. Designating an agent to pull the permit on the landowner's behalf does not dismiss the landowner of enforcement by state or local authorities pursuant to Act 40, Public Act of 1966 as amended, for permission to conduct the activities and to make any improvements as may be necessary as indicated on any Permit Application.



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

Cherryland Humane Society

APPLICANT INFORMATION

Name: RCI | Richter Construction, Inc.
Address: 428 W. Commerce Drive, Suite A - Traverse City, Michigan 49685
Phone Number: (231) 668-8497
Email: Kyle@RCI-CGC.com

AGENT INFORMATION

Name: RCI | Richter Construction, Inc.
Address: 428 W. Commerce Drive, Suite A - Traverse City, Michigan 49685
Phone Number: (231) 668-8497
Email: Kyle@RCI-CGC.com

OWNER INFORMATION

Name: Cherryland Humane Society
Address: 1750 Ahlberg Dr, Traverse City, Michigan 49696
Phone Number: (231) 946-5116
Email: bvargo@cherrylandhumane.org

CONTACT PERSON

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

<i>Applicant:</i>	Kyle Richter
<i>Agent:</i>	Kyle Richter
<i>Owner:</i>	Bruce Vargo

PROPERTY INFORMATION

<i>Property Address:</i>	1750 Ahlberg Dr
<i>Property Identification Number:</i>	05-026-006-20
<i>Legal Description:</i>	PT NW1/4 NW1/4 SEC 26 T27N R11W COM NW SEC COR TH S 89DEG 27'E 4
<i>Zoning District:</i>	A - Agricultural
<i>Master Plan Future Land Use Designation:</i>	Commercial
<i>Area of Property (acres or square feet):</i>	23,841 sf
<i>Existing Use(s):</i>	A-3 & B
<i>Proposed Use(s):</i>	A-3 & B

PROJECT TIMELINE

<i>Estimated Start Date:</i>	April 20, 2024
<i>Estimated Completion Date:</i>	June 1, 2025

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:ecial 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input 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 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"/>
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>			
If yes, show on plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. <u>Stormwater Review/Soil Erosion</u>			
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 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"/>
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 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 type="checkbox"/> | <input checked="" 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 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 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:	
Date:	4/11/24

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 RCI | Richter Construction, Inc. 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:

4/11/24

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:

See attached letter of designated agent

Date:

Applicant Signature:



Date:

4/11/24

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 checked="" type="checkbox"/>	<input checked="" 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"/>	<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"/>

Impact Assessment
Cherryland Humane Society
1750 Ahlberg Drive, Traverse City, Michigan
Garfield Township, Grand Traverse County
Property ID: 28-05-026-006-20

1. The existing site the current Cherryland Humane Society facility with main building, parking and stormwater basins.
2. The current zoning is Agricultural District. The Proposed Amendment is for an expansion of the existing facility to add additional cat runs and training area.
3. The proposed use will expand the current use by adding more option for more animals to be housed.
4. The project will be built in one(1) phase of construction. Construction planning on starting June 1, 2024. Access to site is already established with existing infrastructure and access from Ahlberg Drive.
5. Storm water control will be managed within site by way reconstructing existing retention basins. The collection system will use site grading, sheet draining and basins.
6. The site is serviced by public sewer and water. New expansion will utilize existing site sewer and water.
7. The site Stormwater control measures will be handled by enlarging existing retention basins located on the site.
8. Public sewer is available to the site along Alhberg Drive.
9. The proposed site should not create an increase of effluent discharge such as noise, dust, fumes and vibration. Landscaping is existing and site lighting is existing.
10. The proposed use will be approved under the Major Amendment Permit Application process of Garfield Township under the Agricultural Zoning District.
11. Person responsible for preparation of statement:
William Crain, P.E.
Crain Engineering, LLC
7622 Bott Road Buckley, MI 49620
12. The drainage plan meets the Garfield Township stormwater Control ordinance for methods and capacities for run-off control.
13. The site is lighted by ground mounted lights and wall mounted lights on buildings that will be the box type lamps, directed downward with cutoff optics.

Approval Criteria
Cherryland Humane Society
1750 Ahlberg Drive, Traverse City, Michigan
Garfield Township, Grand Traverse County
Property ID: 28-05-026-006-20

1. The proposed addition will be an expansion of the existing Cherryland Humane Society facility with additional animal housing and training areas.
2. The proposed use will be an expansion of the existing same use.
3. The proposed use will not be detrimental to existing or future adjacent uses as this is an expansion of an existing use.
4. No adverse effects by placing building and parking expansion as they meet all setbacks and have existing access to the site.
5. The proposed expansion will utilize areas of site that allow for easy expansion and connection to existing features of the site.
6. The existing site utilizes the existing connection to public sewer and water.
7. The proposed use will expand the existing operation on the site.
8. The Cherryland Humane Society services a large area with public interest to help animals in need.
9. Ingress and Egress to the proposed expansion are existing and will be used utilized and allow for emergency services and public access.
10. Vehicle and pedestrian traffic by way of pavement and sidewalks are existing and proposed for new expansion.
11. Proposed use shall not impede orderly development on improvements of surrounding properties.



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Tx:4266247

2024R-11927
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 09/30/2024 12:43:51 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 3

DECLARATION OF EASEMENT FOR INGRESS AND EGRESS

This Declaration of Easement made as of the 24th day of September, 2024, (the "Declaration") **Cherryland Humane Society**, a Michigan nonprofit corporation of 1750 Ahlberg Drive, Traverse City, MI 49696 (Grantor),

WHEREAS, Grantor is the owner of certain "Real Property" being located in the Township of Garfield, County of Grand Traverse and State of Michigan and described as:

That part of the Northwest quarter of the Northwest quarter of Section 26, Town 27 North, Range 11 West, described as:

Commencing at the Northwest corner of said Section 26; thence South 89° 26' 33" East, along the North line of said section, 607.19 feet; thence South 05° 58' 56" West, 255.55 feet to the Point of Beginning; thence South 89° 26' 33" East, parallel with said North line, 390.47 feet; thence South 88° 16' 30" East, 109.65 feet; thence South 01° 26' 25" East, 308.48 feet; thence South 09° 54' 29" West, 110.00 feet to the North line of the North half of the South 660 feet of the Northwest quarter of the Northwest quarter; thence North 89° 33' 15" West, 532.87 feet; thence North 05° 58' 55" East, 422.00 feet to the Point of Beginning. Containing 5.05 acres of land, more or less.

Parcel Number: 28-05-026-006-20

WHEREAS, Grantor by this Declaration intends to establish an easement, as described herein, for the benefit of each of the adjacent parcels and any redivisions thereof, in order to provide vehicular, and pedestrian ingress and egress to each of the adjacent parcels. The "Easement Area" is more fully described as:

A 66' wide access easement part of the Northwest quarter, of the Northwest quarter, Section 26, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; the exterior of said easement being more fully described as follows:

Commencing at the Northwest corner of said section; thence along the North line of said section S 88°13'15" E a distance of 607.19'; thence S 07°12'12" W a distance of 677.54'; thence S 88°19'57" E a distance of 422.87' to the Point Of Beginning; thence N 11°07'47" E a distance of 66.91'; thence S 88°19'57" E a distance of 110.00'; thence S 11°07'47" W a distance of 66.91'; thence N 88°19'57" W a distance of 110.00' to the Point Of Beginning.

NOW, THEREFORE, an easement is hereby established, imposed, and declared upon for the benefit of adjacent parcels as follows:

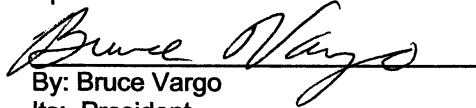
1. Declarant declares and establishes the following easement (the "Easement"):
 - a. A perpetual nonexclusive easement for the passage and ingress and egress of motor vehicles, pedestrians on the private roadway and driveways constructed within the Easement Area. Any driveway or private roadway constructed on or within the Easement Area shall be available for motor vehicular and pedestrian uses by any party traveling to or from the parcel, but shall not be used for parking of any vehicles at any time or in any manner which would interfere with intended use of the Easement Area as set forth herein.
 - b. The creation of this easement shall not be deemed to restrict or otherwise mandate any configuration of the driveways, and/or private roadway, located within the Easement Area. Those locations and routes may be selected and subsequently revised at the election and sole discretion of the owner of the Easement Area, subject to any required governmental approvals, to connect with other private roadways, public roads, and driveways in any manner which promotes the safe movement of pedestrian, motor vehicle, and traffic in and through the Easement Area. The revised or relocated private roadways and driveways shall be subject to this easement.
 - c. All driveways and private roadways shall be of concrete, asphalt, or other appropriate all-weather surface. Any driveways and private roadway shall be constructed in a manner of sufficient size to comply with all the requirements of the ordinances of the Township of Garfield and any other regularly governmental authority having jurisdiction over the construction. At the time of any repair or reconstruction of any driveways and private roadway within the Easement Area, the owner shall make a diligent effort to avoid unreasonable interference with the vehicular and pedestrian traffic within the Easement Area. The owner shall keep the driveways and private roadway in a clean and neat condition so that the surface is in a smooth and evenly covered conditions and be passable and usable in winter through the removal of snow and ice. No fence, shrubs, or other barrier that prevents or obstructs the passage of pedestrian or vehicular travel shall be constructed across the easement area. However, this provision shall not prohibit the installation of convenience facilities (such as mailbox enclosures, curbing, or forms of landscaping) and forms of traffic controls to the extent the owner wishes to place or construct these improvements and such improvements are in compliance with the ordinances of the Township of Garfield and any other regulatory governmental authority having jurisdiction over the construction of such improvements.
 - d. This easement applies to the private roadway and driveway within the Easement Area and shall not create or affect any parking lots or parking rights on the parcel, unless otherwise specifically enumerated in this Declaration.
2. The use of the easement created herein shall also be for the benefit of the public for the purposes of emergency and other public services.
3. The owner and any guests, invitees, vendor, trade person, or delivery person of the owner shall have the right to use the Easement Area for the ingress and egress of its own property. In addition, the owner may use the subsurface of the easement parcel on its property in any manner provided that such use does not interfere with the use of the Easement as set forth herein. Nothing herein contained shall restrict the right of the owner of the parcel to use the portions of the parcel for other purposes, including the erection of permanent structures, thereon, provided, however, that such use and construction does not interfere with the use of the Easement as provided for herein for the purposes set forth herein.

4. All the provisions of this instrument, including the benefits and burdens, run with and against the land described herein and shall be binding upon and inure to the benefit of all future owners of parcel as the case may be, their respective successors, assigns, heirs, executors, administrators, beneficiaries, mortgagees, lessees, sublessees, employees, agents, customers, licensees, and invitees.
5. The owner of the parcel shall be responsible for the costs of maintenance and repair of any driveway or roadways within the Easement Area. Through the use of the Easement, any user of the Easement shall be responsible and liable for any damage caused to the Easement Area as a result of their use of the Easement, ordinary wear and tear excepted.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Easement as of the day and year first above written.

Grantor:

Cherryland Humane Society, a Michigan non-profit corporation



By: Bruce Vargo
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF GRAND TRAVERSE)

Acknowledged before me on September 24th, 2024, by Bruce Vargo, President of Cherryland Humane Society, a Michigan non-profit Corporation on behalf of the Corporation.

Shantell Anderson, Notary Public
Grand Traverse County, State of Michigan
Acting in Grand Traverse County, Michigan
My Commission Expires: 01/29/2028

SHANTELL ANDERSON
NOTARY PUBLIC, GRAND TRAVERSE COUNTY, MI
MY COMMISSION EXPIRES: 1-29-2028
ACTING IN THE COUNTY OF GRAND TRAVERSE

Drafted by, but title not review and no opinion on title given, and return to:

Roy Jay Montney, Jr. Esq.
Montney Isles, PLC
1022 E Front Street
Traverse City, MI 49686
231-922-9600

SCOPE OF WORK

TWO ADDITIONS- 9,000 TOTAL SF. TO AN EXISTING 14,100 SF. ONE STORY BUILDING. THE EXISTING BUILDING IS AN ANIMAL SHELTER. THE NEW ADDITIONS WILL HOUSE ADDITIONAL ANIMAL SHELTER FACILITIES AND A TRAINING ROOM. THE EXISTING BUILDING IS FULLY FIRE SPRINKLERED AND THE NEW ADDITIONS WILL BE FULLY FIRE SPRINKLERED.

FIRE RATED DESIGN AND SAFETY CRITERIA

USE GROUP: SEPARATED MIXED USE "A-3" AND "B"

CONSTRUCTION TYPE: 5B

OCCUPANCY:
BUSINESS USES- 20,643 SF/100-207 OCCUPANTS
TRAINING ROOM- 2,531 SF/15= 165 OCCUPANTS
316 TOTAL OCCUPANTS

BUILDING HEIGHT: ALLOWABLE= 60 FEET, (2) STORIES
ACTUAL= 32 FEET, (1) STORIES

BUILDING AREA: ALLOWABLE A-3= 24,000 SF.
ALLOWABLE B= 36,000 SF.
ACTUAL= 22,163 SF. (INCREASE FOR OPEN PERIMETER NOT REQUIRED)

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED- 15' MAX TRAVEL DISTANCE.

250' MAX TRAVEL DISTANCE TO EXIT, 15' MAX COMMON PATH OF EGRESS TRAVEL.

CORRIDORS ARE NOT REQUIRED TO BE FIRE RATED BECAUSE THE BUILDING IS FULLY SPRINKLERED.

A-3 & B USES SHALL BE SEPARATED BY A 1-HOUR FIRE RATED FIRE BARRIER- SEE COMPOSITE PLAN FOR LOCATION, DOORS & BORROW LITE IN THIS WALL SHALL BE FIRE RATED- SEE DOOR SCHEDULE. NO OTHER BUILDING ELEMENTS ARE REQUIRED TO BE FIRE RATED.

SEE COMPOSITE PLAN FOR EXITS AND EGRESS ROUTE

THE BUILDING IS FULLY ACCESSIBLE.

PLUMBING FIXTURES:
A-3- 165 OCCUPANTS
85 MEN & 85 WOMEN
MEN- (68) W.C. & (43) LAV REQ'D
WOMEN- (13) W.C. & (43) LAV REQ'D

B-203 OCCUPANTS
102 MEN & 102 WOMEN
MEN- (304) W.C. & (228) LAV
WOMEN- (304) W.C. & (228) LAV

TOTAL REQUIRED
MEN- 4 W.C. & 3 LAV
WOMEN- 5 W.C. & 3 LAV

EXISTING:
MEN- (2) W.C. & (2) LAV
WOMEN- (2) W.C. & (2) LAV
UNISEX- (1) W.C. & (1) LAV

NEW:
MEN- (3) W.C. & (2) LAV
WOMEN- (3) W.C. & (2) LAV

A NEW HI LO DRINKING FOUNTAIN IS PROVIDED

THERE ARE MULTIPLE EXISTING & NEW SERVICE SINKS.

GENERAL CONSTRUCTION AND SAFETY

1. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE ARCHITECT/ENGINEER HAS NO RESPONSIBILITY FOR THE SAFETY OF PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

3. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

5. VERIFY LOCATIONS AND ACCESS OF ALL UTILITIES ON SITE WITH ARCHITECT AND OWNER.

6. CLEAR ALL TREES AND OTHER VEGETATION WITHIN BUILDING AREA. CLEAR OUT ALL ROOTS 1" AND LARGER TO 12" BELOW EXISTING GRADE OF SUB-GRADE OF NEW GRADED SURFACE.

7. STOCKPILE AND REUSE ALL TOPSOIL SUITABLE FOR FINISH GRADING. MAINTAIN STOCKPILE IN A MANNER WHICH WILL NOT OBSTRUCT NATURAL FLOW OF DRAINAGE.

8. FINISH GRADING: 6" MIN. TOPSOIL ("BLACK DIRT") HAND RAKED.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID OR PROCEEDING WITH ANY PORTION OF WORK.

2. WHENEVER QUESTIONS ARISE OR CONDITIONS ARE ENCOUNTERED WHICH ARE NOT COVERED OR ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS, CONSULT W/ THE ARCHITECT PRIOR TO TAKING ANY FURTHER ACTION.

3. ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY TO FACE OF MASONRY UNLESS NOTED OTHERWISE.

4. ALL CMU AND MASONRY DIMENSIONS ARE BASED ON NOMINAL SIZES TYPICAL UNLESS NOTED OTHERWISE.

INDEX OF DRAWINGS

COVER SHEET & BUILDING CODE DATA

CIVIL

- C-1 SITE PLAN
- C-2 SITE DRAINAGE PLAN
- C-3 SITE DETAILS

ARCHITECTURAL & STRUCTURAL

- A0.1 GENERAL NOTES & DETAILS
- A1.1 COMPOSITE PLAN
- A1.2 DEMOLITION PLAN
- A2.1 FLOOR PLAN- CATERY & TRAINING ROOM
- A2.2 FLOOR PLAN- DOG INTAKE
- A3.1 REFLECTED CEILING PLAN- CATERY & TRAINING ROOM
- A3.2 REFLECTED CEILING PLAN- DOG INTAKE
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS
- A5.3 BUILDING SECTIONS
- A5.4 BUILDING SECTIONS
- A6.1 WALL SECTIONS
- A6.2 WALL SECTIONS
- A6.3 WALL SECTIONS
- A8.1 DOOR, WINDOW & BORROW LITE SCHEDULES
- A8.2 DOOR & WINDOW DETAILS
- A9.1 FINISH SCHEDULE & INTERIOR ELEVATIONS
- S2.0 FOUNDATION PLAN- CATERY & TRAINING ROOM
- S2.1 FOUNDATION PLAN- DOG INTAKE & STRUCT. DETAILS & SCHED.
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- S2.3 ROOF FRAMING PLAN-DOG INTAKE & STRUCT. GEN. NOTES & DETAILS

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- FPI.2 FIRE PROTECTION FLOOR PLAN
- FD2.1 PLUMBING DEMOLITION PLAN
- F2.1 PLUMBING FLOOR PLAN
- F2.2 PLUMBING FLOOR PLAN
- F3.1 PLUMBING SCHEDULES & DETAILS
- MD2.1 MECH. DEMOLITION PLAN
- M2.1 MECH. FLOOR PLAN
- M2.2 MECH. FLOOR PLAN
- M3.1 MECH. SCHEDULES & DETAILS
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- SE2.1 ELECTRICAL SITE PLAN
- SLC SITE LIGHTING PHOTOMETRICS
- E0.0 ELECTRICAL SCHEDULES & DETAILS
- ED2.1L ELECTRICAL LIGHTING DEMOLITION PLAN
- ED2.1P ELECTRICAL POWER DEMOLITION PLAN
- E2.1L ELECTRICAL LIGHTING FLOOR PLAN
- E2.2L ELECTRICAL LIGHTING FLOOR PLAN
- E2.1P ELECTRICAL POWER FLOOR PLAN
- E2.2P ELECTRICAL POWER FLOOR PLAN
- E3.1 ELECTRICAL SCHEDULES & DETAILS
- E3.2 ELECTRICAL PANEL SCHEDULES

Additions to the Cherryland Humane Society 1750 Ahlberg RD., Traverse City, MI

STRUCTURAL ENGINEERS

AVANTI ENGINEERING
459 Hughes Dr Suite E
Traverse City, Michigan 49696
231-933-0130

MEP ENGINEERS

nealis
ENGINEERING

1419 Industry Drive
Traverse City, MI 49696
P 231.933.0510 F 231.933.3215
W www.nealisengineering.com

CIVIL ENGINEER

CRAIN ENGINEERING LLC
7622 BOTT RD.
BUCKLEY, MI 49620
H.-231-947-7255
C.-231-632-4207
crainengineeringllc@gmail.com

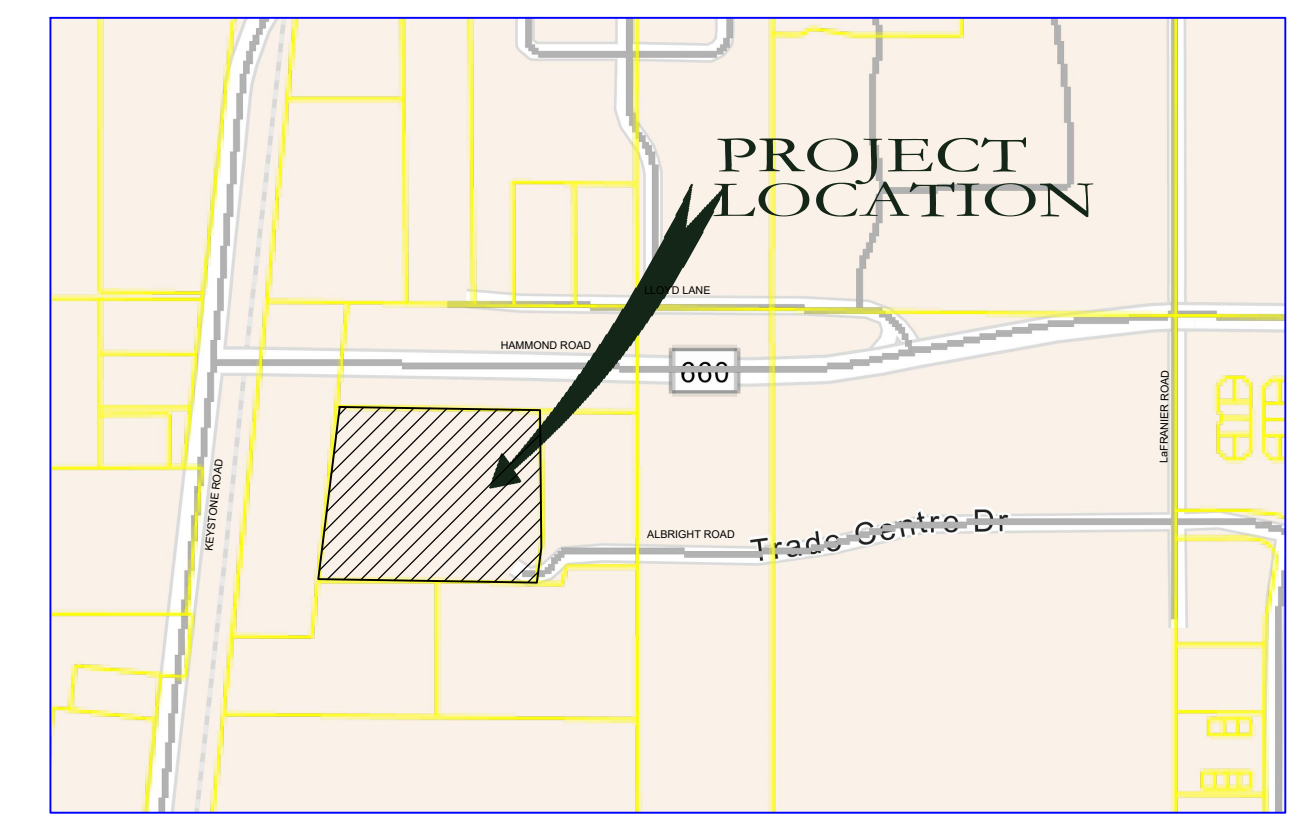
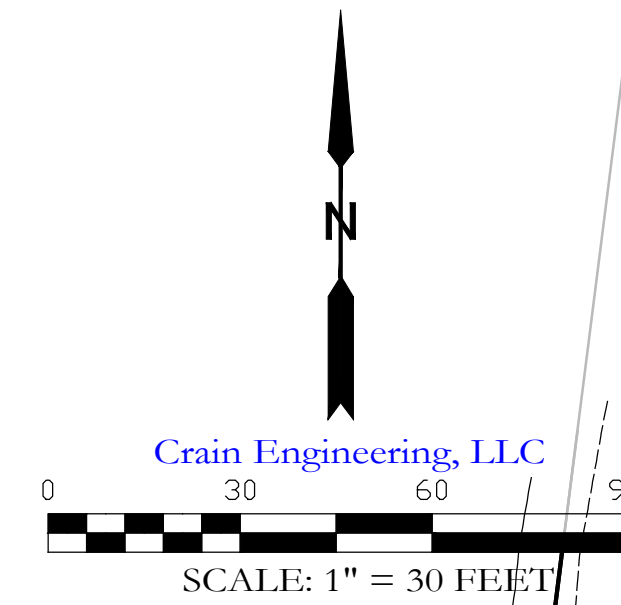
ARCHITECT

JESSICA VAN HOUZEN STROUD
RA LEEDAP LLC
607 W. ORCHARD DR.
Traverse City, Michigan 49686
231-631-4376



SITE PLAN

PART OF THE NW¼, NW¼, SEC. 26, T27N, R11W, GARFIELD TWP., GRAND TRAVERSE CO., MICHIGAN



SITE DATA

PROPERTY OWNER & APPLICANT:
CHERRYLAND HUMANE SOCIETY
1750 AHLBERG DRIVE
TRAVERSE CITY, MI 49696

PARCEL ADDRESS - 1750 AHLBERG DRIVE
PARCEL ZONING - A-AGRICULTURAL
PARCEL NUMBER - 05-026-00-20

SETBACKS:
FRONT - 30'
SIDE - 20'
REAR - 35'

PROPOSED:
KENNEL ENLARGEMENT

PROPERTY DESCRIPTION:
PT NW¼ NW¼ SEC 26 T27N R11W COM NW SEC COR TH S 88DEG 27E 607.19' TH S 05DEG 59W 255.55' TO POB TH S 05DEG 59W 422.01' TH S 89DEG 33E 532.87' TH N 09DEG 54W 110' TH N 01DEG 27W 308.48' TH N 88DEG 17W 109.65' TH N 89DEG 27W 390.47' TO POB CONTAINS 5.05 ACRES

PARKING:
TOTAL BLDG AREA: 23,327 SFT
EXISTING BUILDING AREA: 14,071 SFT
PROPOSED BUILDING AREA: 9,256 SFT
KENNEL AREA: 9,250 SFT
CLINICAL/CARE AREA: 5,575 SFT
OFFICE AREA: 2,966 SFT
TRAINING AREA: 5,536 SFT
1 SPACE/200 SFT OFFICE: 15 SPACES
1 SPACE/200 SFT CLINIC AREA: 28 SPACES
TOTAL SPACES REQUIRED: 43 SPACES
SPACES PROVIDED: 43 SPACES

PROPOSED BIKE RACK PROVIDED
5 BIKE RACK PROPOSED (DETAIL ATTACHED)

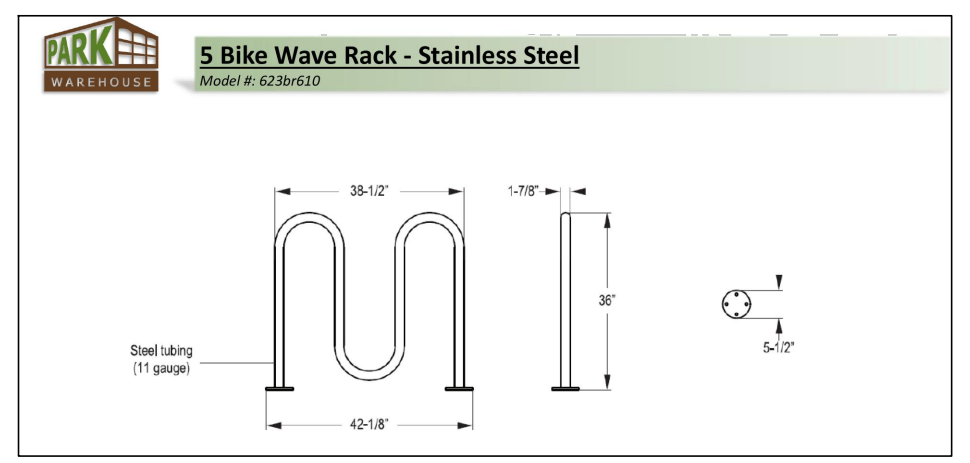
CONSTRUCTION NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
5. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
7. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.
8. LIGHTING TO MEET GARFIELD TOWNSHIP DARK SKY ORDINANCE.
9. IRRIGATION TO BE INSTALLED FOR LANDSCAPED AREAS.
10. SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW.

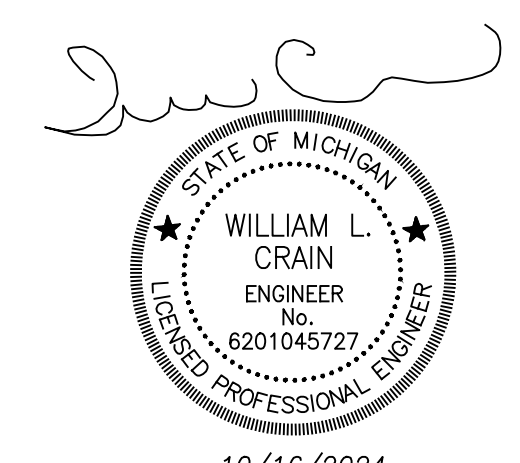
SNOW STORAGE CALCULATIONS:
10 SFT/100 SFT PARKING AREA
EXISTING PARKING AREA = 17,706 SFT
PROPOSED PARKING AREA = 9,683 SFT
TOTAL PARKING AREA = 27,389 SFT
REQUIRED SNOW STORAGE AREA = 2,739 SFT
PROVIDED SNOW STORAGE AREA = 3,691 SFT

SOIL DATA

- LKA LEELANAU-KALKASKA LOAMY SANDS, 0 TO 2 PERCENT SLOPES
- LKB LEELANAU-KALKASKA LOAMY SANDS, 2 TO 6 PERCENT SLOPES
- LKC LEELANAU-KALKASKA LOAMY SANDS, 6 TO 12 PERCENT SLOPES
- LKF LEELANAU-KALKASKA LOAMY SANDS, 25 TO 45 PERCENT SLOPES



BIKE RACK DETAIL



BENCHMARK
"X" ON CONCRETE BASE OF LIGHTPOLE
ELEV. = 730.90'

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620

CF

DRWN BY: WLC
DSGN BY: WLC
DATE: 9-26-2023
REV DATE: 4/11/2024 TWP REVIEW
4/25/2024 TWP REVIEW
8/19/2024 NEW BUSINESS EASEMENT
10/16/2024 SITE CHANGES

SITEPLAN
CHERRYLAND HUMANE SOCIETY

SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
202723

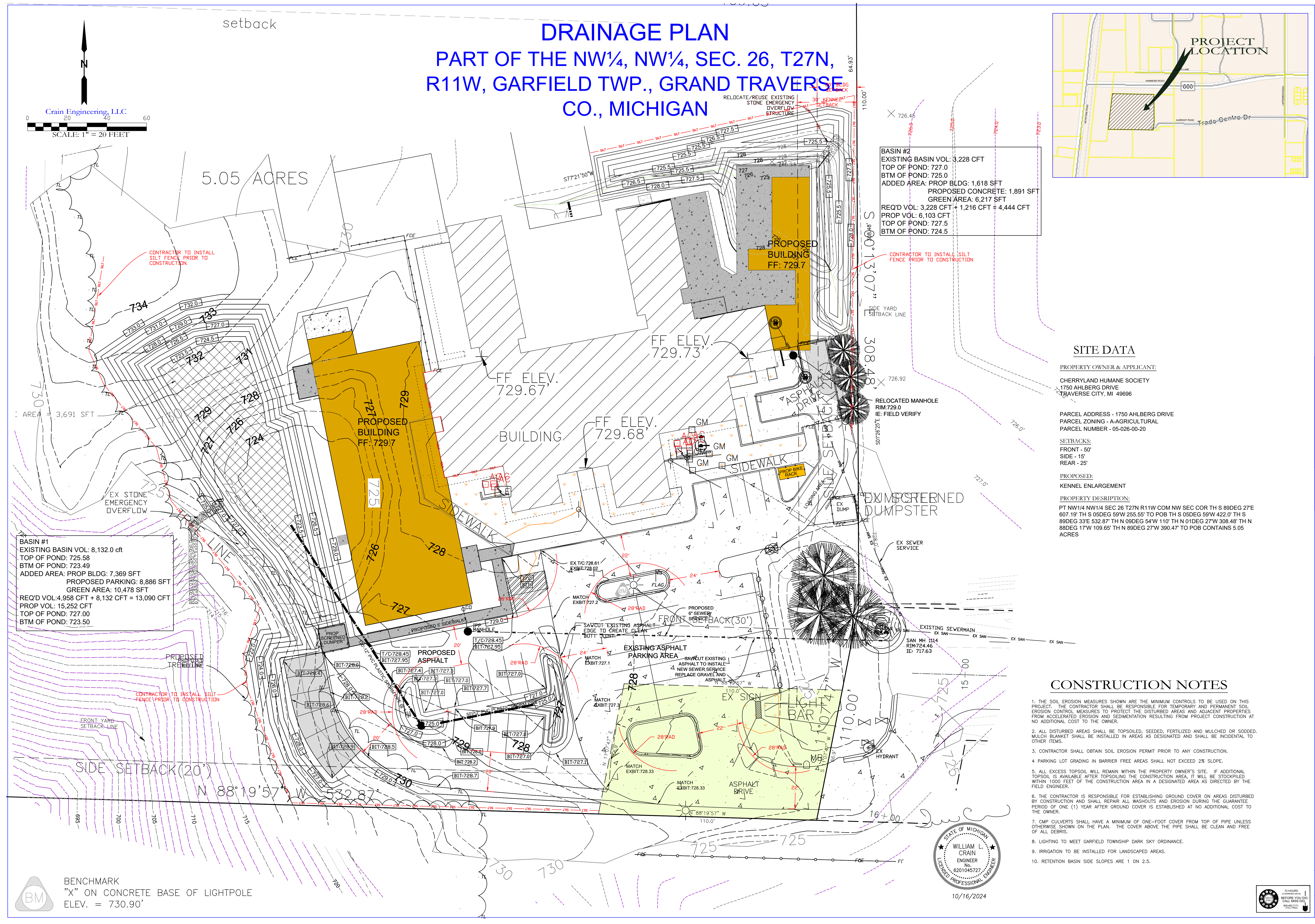
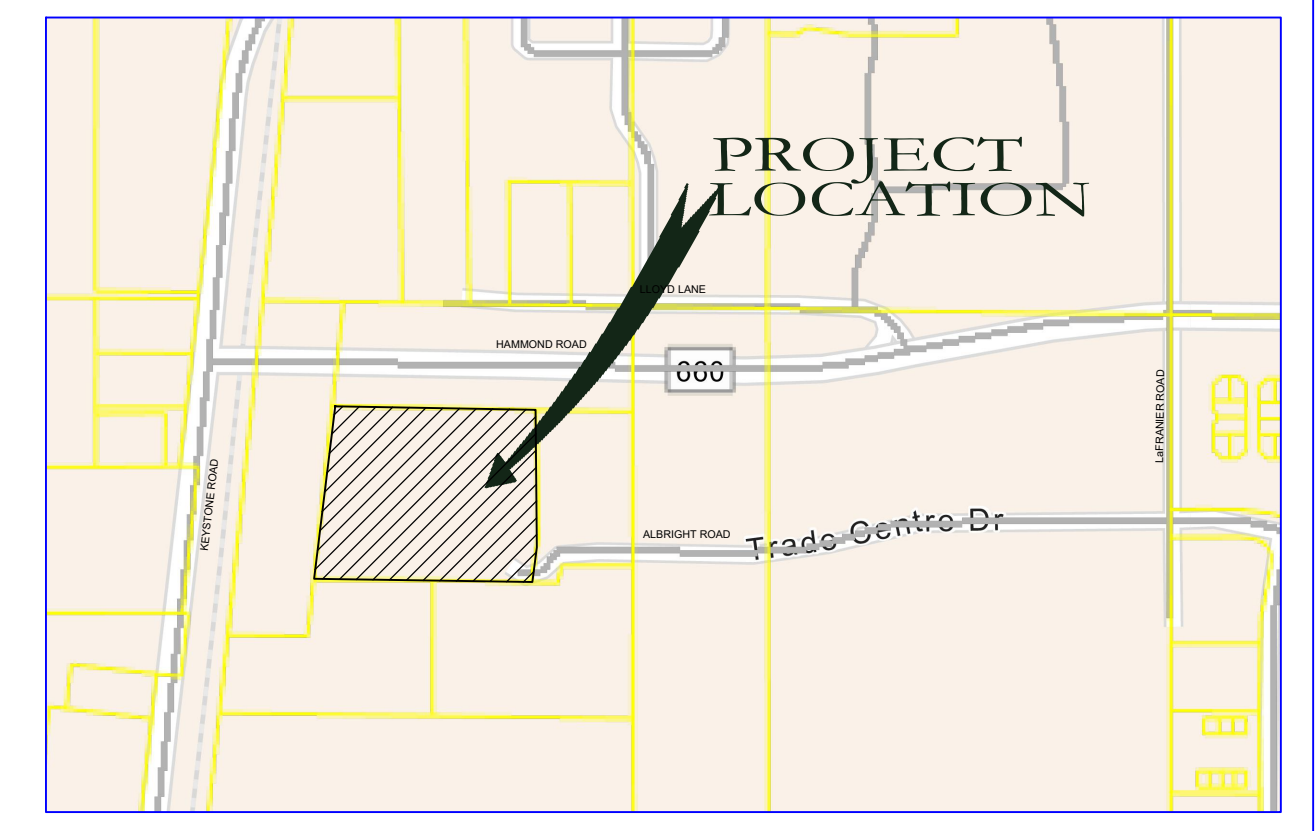
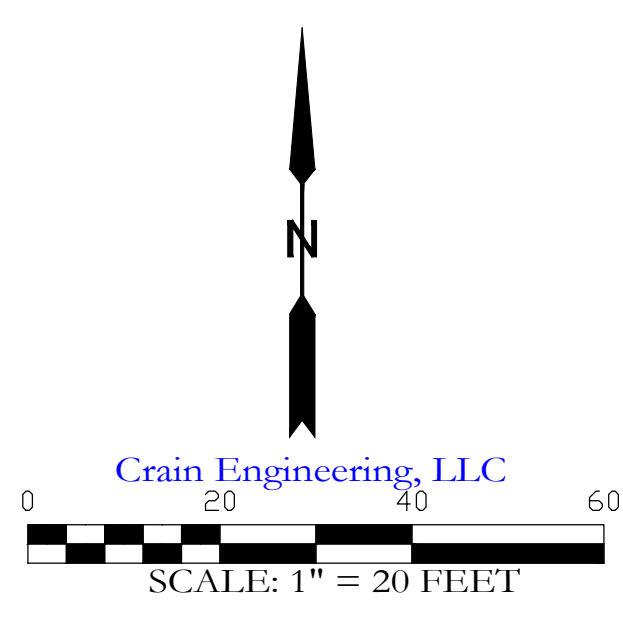
SHEET **C-1**



10/16/2024

DRAINAGE PLAN

PART OF THE NW¼, NW¼, SEC. 26, T27N, R11W, GARFIELD TWP., GRAND TRAVERSE CO., MICHIGAN



BASIN #2
 EXISTING BASIN VOL: 3,228 CFT
 TOP OF POND: 727.0
 BTM OF POND: 725.0
 ADDED AREA: PROP BLDG: 1,618 SFT
 PROPOSED CONCRETE: 1,891 SFT
 GREEN AREA: 6,217 SFT
 REQ'D VOL: 3,228 CFT + 1,216 CFT = 4,444 CFT
 PROP VOL: 6,103 CFT
 TOP OF POND: 727.5
 BTM OF POND: 724.5

BASIN #1
 EXISTING BASIN VOL: 8,132.0 cft
 TOP OF POND: 725.58
 BTM OF POND: 723.49
 ADDED AREA: PROP BLDG: 7,369 SFT
 PROPOSED PARKING: 8,886 SFT
 GREEN AREA: 10,478 SFT
 REQ'D VOL: 4,958 CFT + 8,132 CFT = 13,090 CFT
 PROP VOL: 15,252 CFT
 TOP OF POND: 727.00
 BTM OF POND: 723.50

SITE DATA

PROPERTY OWNER & APPLICANT:
 CHERRYLAND HUMANE SOCIETY
 1750 AHLBERG DRIVE
 TRAVERSE CITY, MI 49666

PARCEL ADDRESS - 1750 AHLBERG DRIVE
 PARCEL ZONING - A-AGRICULTURAL
 PARCEL NUMBER - 05-026-00-20

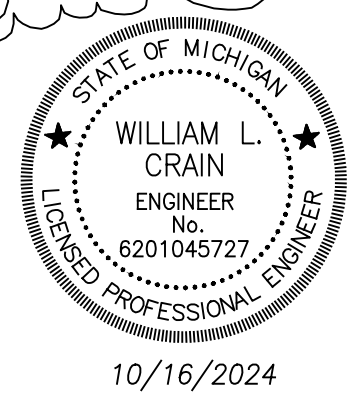
SETBACKS:
 FRONT - 50'
 SIDE - 15'
 REAR - 25'

PROPOSED:
 KENNEL ENLARGEMENT

PROPERTY DESCRIPTION:
 PT NW¼ NW¼ SEC 26 T27N R11W COM NW SEC COR TH S 89DEG 27E
 607.19' TH S 05DEG 59W 255.55' TO POB TH S 05DEG 59W 422.0' TH S
 89DEG 33'E 532.87' TH N 00DEG 54'W 110' TH N 01DEG 27'W 308.48' TH N
 88DEG 17'W 109.65' TH N 89DEG 27'W 390.47' TO POB CONTAINS 5.05
 ACRES

CONSTRUCTION NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEED, FERTILIZED AND MULCHED OR SOILED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
5. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
7. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.
8. LIGHTING TO MEET GARFIELD TOWNSHIP DARK SKY ORDINANCE.
9. IRRIGATION TO BE INSTALLED FOR LANDSCAPED AREAS.
10. RETENTION BASIN SIDE SLOPES ARE 1 ON 2.5.



BENCHMARK
 "X" ON CONCRETE BASE OF LIGHTPOLE
 ELEV. = 730.90'

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

DRWN BY: WLC
DSGN BY: WLC
DATE: 9-26-2023
REV DATE: 4/11/2024 TWP REVIEW
4/25/2024 TWP REVIEW
5/5/2024 TWP REVIEW
10/16/2024 SITE CHANGES

DRAINAGE PLAN
CHERRYLAND HUMANE SOCIETY
 SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
202723
 SHEET **C-2**

LANDSCAPING PLAN

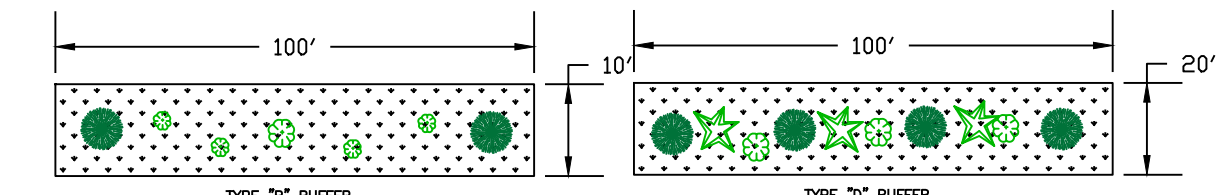
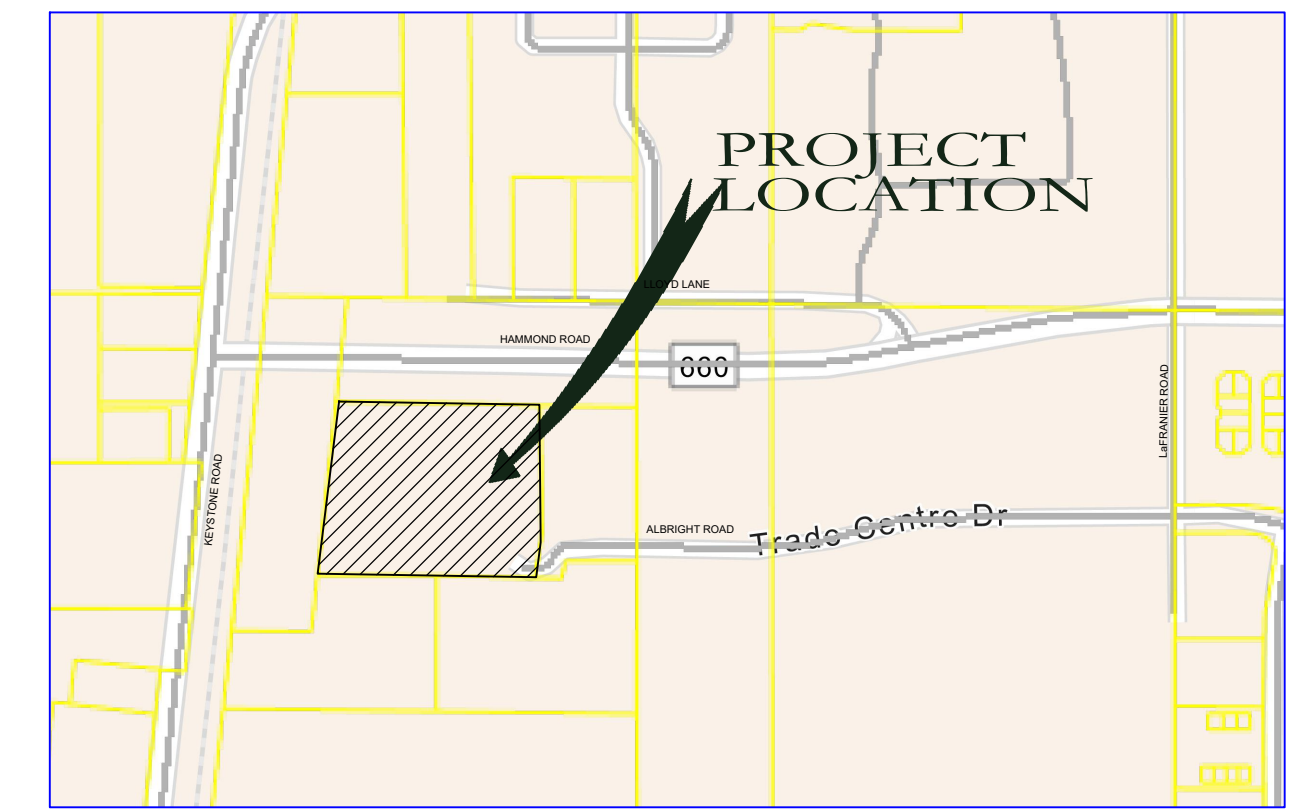
PART OF THE NW¼, NW¼, SEC. 26, T27N, R11W, GARFIELD TWP., GRAND TRAVERSE CO., MICHIGAN

SITE DATA

PROPERTY OWNER & APPLICANT:

CHERRYLAND HUMANE SOCIETY
1750 AHLBERG DRIVE
TRAVERSE CITY, MI 49696

PARCEL ADDRESS - 1750 AHLBERG DRIVE
PARCEL ZONING - A-AGRICULTURAL
PARCEL NUMBER - 05-026-00-20



- TYPE 'B' BUFFER.**
- PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J. PLUS TWO LARGE TREES, ONE MEDIUM OR SMALL TREE, AND FOUR SHRUBS PER ONE HUNDRED (100) LINEAR FEET OF GREENSPACE AREA.
 - MINIMUM WIDTH REQUIREMENT. THE TYPE 'B' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.
- TYPE 'D' BUFFER.**
- PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530.J. PLUS FOUR LARGE TREES, THREE MEDIUM OR SMALL TREE, AND THREE EVERGREEN OR CONIFEROUS TREES PER ONE HUNDRED (100) LINEAR FEET OF GREENSPACE AREA. MINIMUM WIDTH REQUIREMENT. THE TYPE 'D' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET.

LANDSCAPING

- EVERGREENS & CONIFERS
BLACK SPRUCE, BALSA M FIR
- CANOPY TREES
SUGAR MAPLE, NORTHERN RED OAK
- GROUND COVER SHRUBS
GROUND JUNIPER, MOUNTAIN HOLLY, SILKY DOGWOOD
- SMALL TREES/FLOWERING TREES
SHALLOW SERVICEBERRY, DOTTED HAWTHORN

PLANT MATERIAL REQUIREMENTS

- PLANT MATERIALS, PROHIBITED, PERMITTED, AND RECOMMENDED SPECIES SHALL BE BASED ON THE CURRENT PUBLICATION OF THE GRAND TRAVERSE REGIONAL INVASIVE SPECIES NETWORK'S RECOMMENDED PLANTING GUIDELINES FOR GARFIELD TOWNSHIP (THE "ISN PLANTING GUIDELINES"). ALL PLANT MATERIAL SHALL BE HARDY TO THE GRAND TRAVERSE AREA, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMAN.
- MIXTURE OF SPECIES. THE LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN TWENTY FIVE (25) PERCENT OF ANY SINGLE PLANT SPECIES. PER FEATURE, SPECIES SHALL BE PLANTED IN A STAGGERED PATTERN SO AS TO ELIMINATE WIDELY VISIBLE LOSS RESULTING FROM A SPECIES-SPECIFIC DISEASE EVENT. AT LEAST SEVENTY (70) PERCENT OF NEW PLANTINGS SHALL BE NATIVE.
- NO ARTIFICIAL PLANT MATERIALS SHALL BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION.
- PLANT MATERIALS REQUIRED BY THIS SECTION SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF TABLE 530.F AND ISN PLANTING GUIDELINES AT THE TIME OF INSTALLATION.

Minimum Greenspace Planting Specifications

Landscape Feature	Minimum Plant Sizes
Canopy Trees	2 inch caliper
Evergreens and Conifers	6 feet in height; no caliper requirement
Flowering Trees	1-1/2 inch caliper for single-trunk trees; 6 feet in height for multi-trunk trees
Shrubs	5-gallon

PLANTINGS ALONG SOUTH PROPERTY LINE (532')

REQUIRED: SHRUBS = 22 SHRUBS
CANOPY TREES = 11 TREES
MEDIUM TREES = 16 TREES
PROVIDED: ALL EXISTING

PLANTINGS ALONG NORTH PROPERTY LINE (500.1')

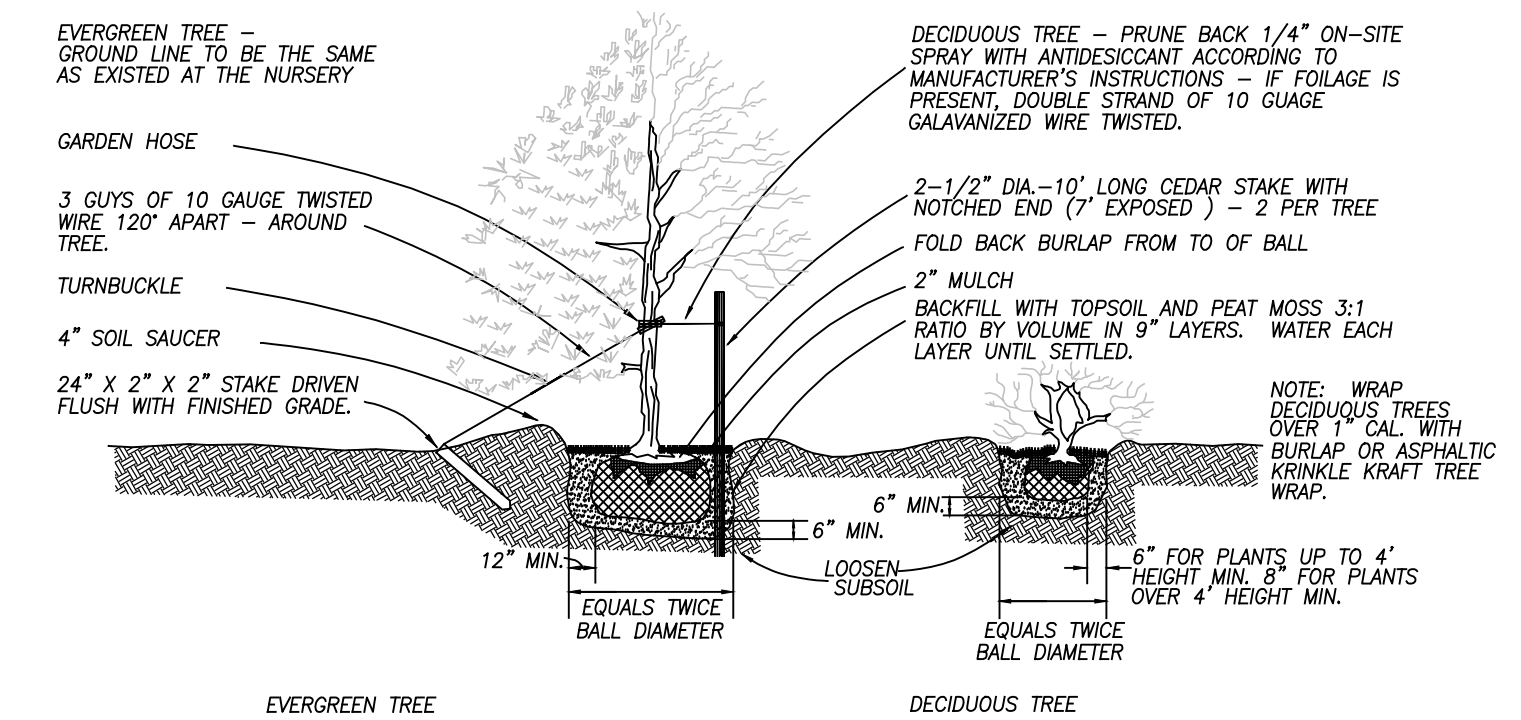
REQUIRED: EVERGREEN = 15 TREES
CANOPY TREES = 20 TREES
MEDIUM TREES = 15 TREES
PROVIDED: 15 EVERGREEN, 20 CANOPY & 15 MEDIUM EVERGREEN(12 PROPOSED/ 8 EXISTING)

PLANTINGS ALONG EAST PROPERTY LINE (308')

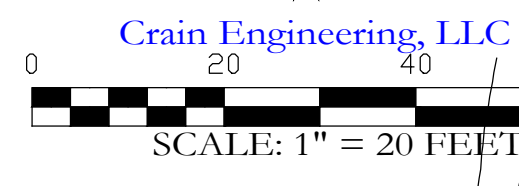
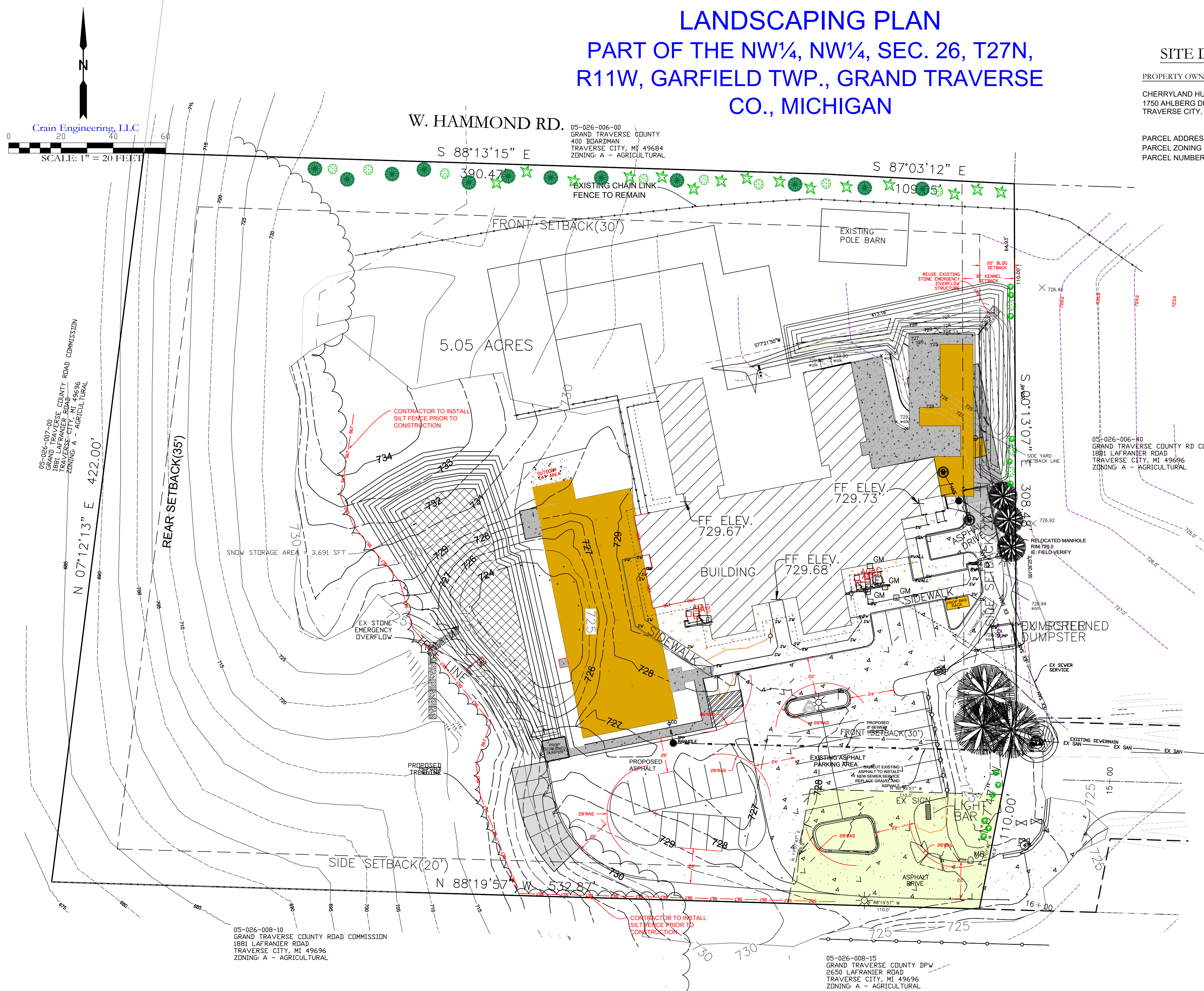
REQUIRED: SHRUBS = 12 SHRUBS
CANOPY TREES = 6 TREES
MEDIUM TREES = 3 TREES
PROVIDED: 12 SHRUBS,
6 LARGE(6 EXISTING) & 3 MEDIUM

PLANTINGS ALONG WEST PROPERTY LINE (422')

REQUIRED: SHRUBS = 17 SHRUBS
CANOPY TREES = 9 TREES
MEDIUM TREES = 5 TREES
PROVIDED: ALL EXISTING



PLANTING DETAIL - TREES AND SHRUBS
NO SCALE



Crain Engineering, LLC

SCALE: 1" = 20 FEET

05-026-007-00
GRAND TRAVERSE COUNTY ROAD COMMISSION
1891 LAFRANIER ROAD
TRAVERSE CITY, MI 49696
ZONING: A - AGRICULTURAL

05-026-008-10
GRAND TRAVERSE COUNTY ROAD COMMISSION
1891 LAFRANIER ROAD
TRAVERSE CITY, MI 49696
ZONING: A - AGRICULTURAL

05-026-008-15
GRAND TRAVERSE COUNTY DPW
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49696
ZONING: A - AGRICULTURAL

BENCHMARK
"X" ON CONCRETE BASE OF LIGHTPOLE
ELEV. = 730.90'

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

DRWN BY: WLC
 DSGN BY: WLC
 DATE: 9-26-2023
 REV DATE: 4/11/2024 TWP REVIEW
 4/25/2024 TWP REVIEW
 10/16/2024 SITE CHANGES

LANDSCAPE PLAN
CHERRYLAND HUMANE SOCIETY
 SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
202723
 SHEET **L-1**



ARCHITECT:
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 jvanhou@gmail.com

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 Traverse City, MI 49696
 P 231.933.0510 F 231.933.3215
 W www.nealisengineering.com

PROJECT NAME/ADDRESS:
 ADDITION TO THE
 CHERRYLAND HUMANE
 SOCIETY

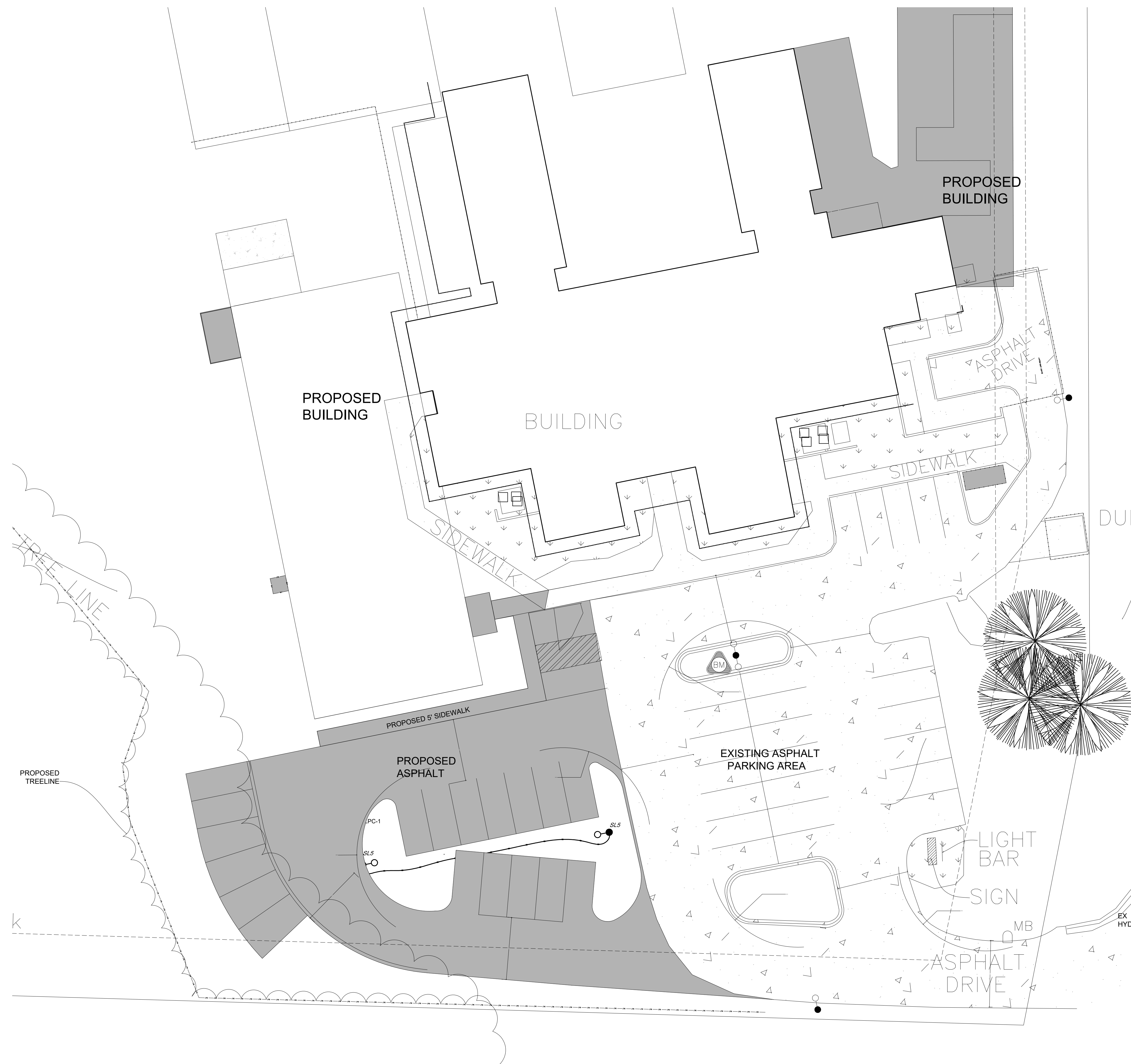
ISSUE DATES:

date:	issued for:
8-16-23	Bidding & Construction
4-25-24	Construction

SHEET TITLE:
**ELECTRICAL
 SITE PLAN**

SHEET NO:

SE2.1



ELECTRICAL SITE PLAN
 SCALE: 1/16" = 1'-0"

NOTES:

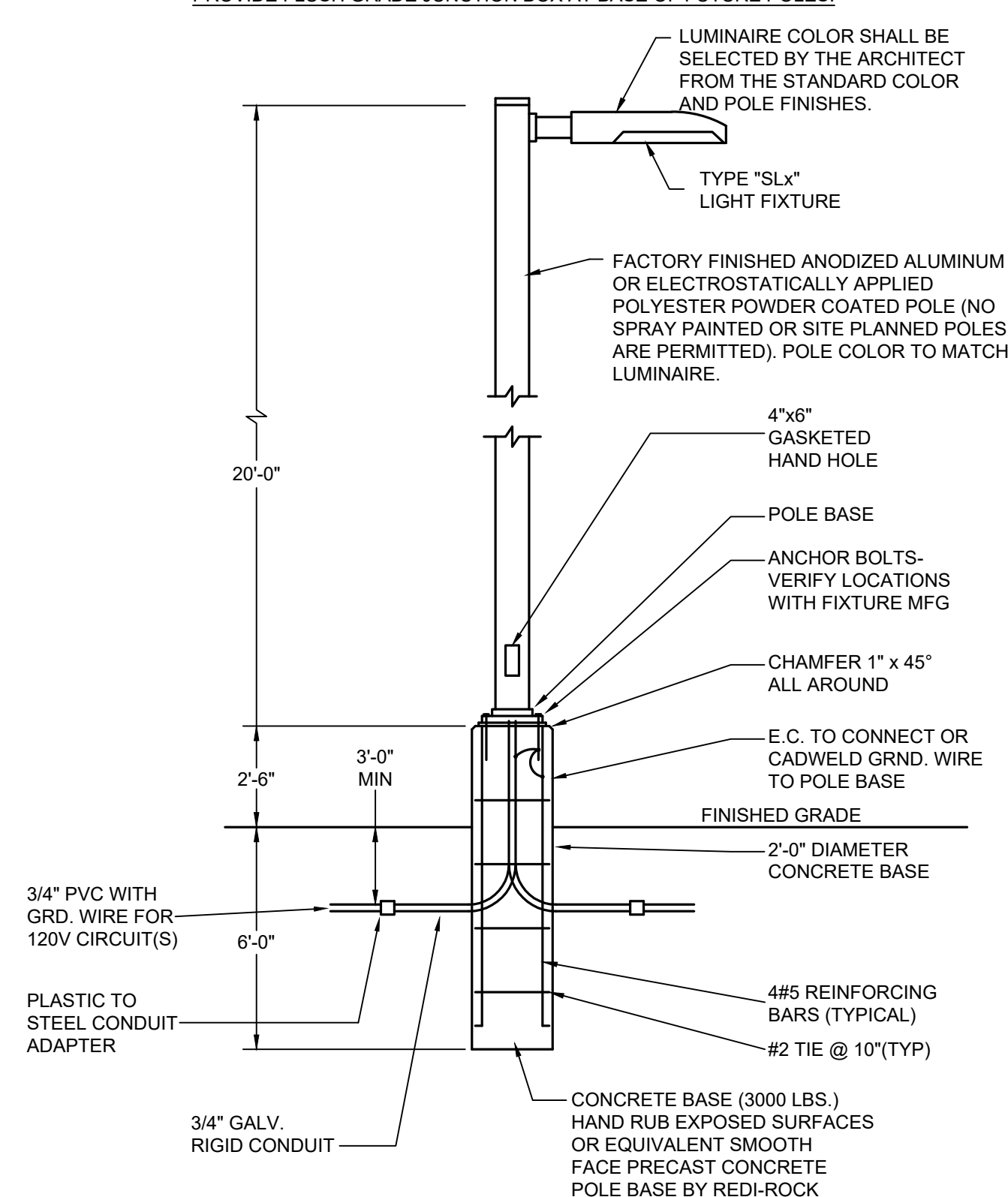
1. PROPOSED FLUSH-GRADE JUNCTION BOX IN UNPAVED AREAS SHALL BE STANDARD JUNCTION BOX QUAZITE #PT1730BA18, 17"x30" POLYMER CONCRETE BOX WITH OPEN BOTTOM, UL-LISTED, TIER-8 APPLICATION, AND STANDARD GREY FINISH AND #PT1730CA0012 STANDARD COVER WITH 'COMMUNICATIONS' LABEL, OR #PT1730CA0017 STANDARD COVER WITH 'ELECTRIC' LABEL. JUNCTION BOXES SHALL BE PROVIDED WHERE NECESSARY, FOR EASE OF CONDUCTOR PULLING, TO LIMIT THE NUMBER OF CONDUIT BENDS TO LESS THAN 360°, ETC. JUNCTION BOXES SHALL BE PLACED IN UNPAVED AREAS.
2. ALL SITE COMMUNICATIONS CONDUITS SHALL BE PROVIDED WITH 48" SWEEPS.

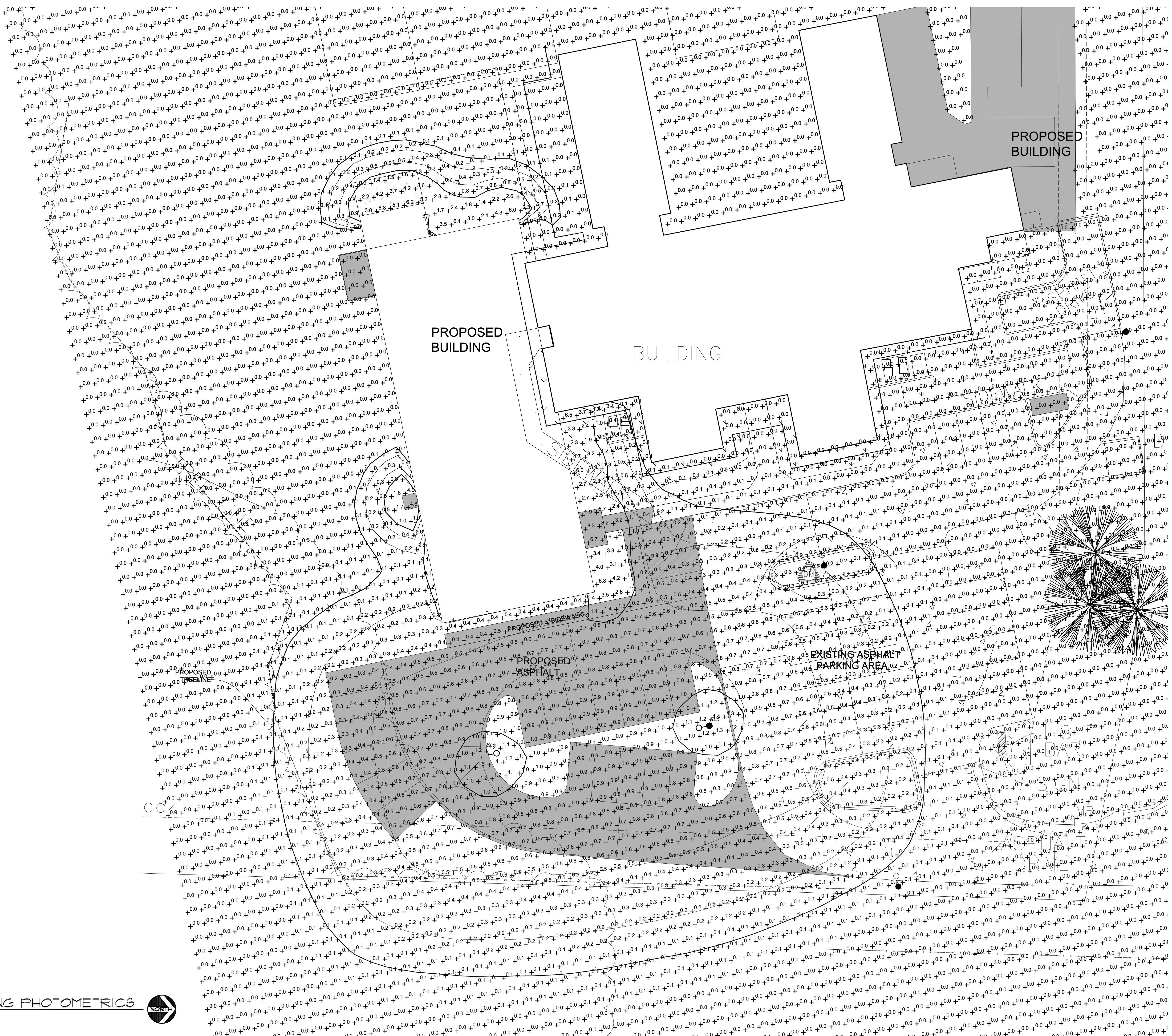
**EXTERIOR LIGHTING CONTROL:
 SEQUENCE OF OPERATIONS**

1. AUTOMATIC ON: LUMINAIRES TO TURN ON VIA INTEGRATED PHOTOCELLS WHEN NATURAL LIGHT LEVELS DROP BELOW A PRE-PROGRAMMED LEVEL.
2. PARTIAL OFF: LUMINAIRES TO REDUCE TO 50% OUTPUT VIA INTEGRATED MOTION DETECTORS AFTER THIRTY (30) MINUTES OF INACTIVITY.
3. AUTOMATIC FULL OFF: LUMINAIRES TO TURN OFF VIA INTEGRATED PHOTOCELLS WHEN NATURAL LIGHT LEVELS EXCEED A PRE-PROGRAMMED LEVEL.

**TYPE "SLS" LIGHT FIXTURE
 & CONCRETE BASE DETAIL**

NO SCALE
 PROVIDE FLUSH GRADE JUNCTION BOX AT BASE OF POLE, AS REQUIRED.
 PROVIDE FLUSH GRADE JUNCTION BOX AT BASE OF FUTURE POLES.





SITE LIGHTING PHOTOMETRICS
 SCALE: 1/16" = 1'-0"



ARCHITECT:
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 www.nealisengineering.com

PROJECT NAME/ADDRESS:
 ADDITION TO THE
 CHERRYLAND HUMANE
 SOCIETY

ISSUE DATES:

date:	issued for:
8-26-23	Bidding & Construction
4-25-24	Construction

SHEET TITLE:
**SITE LIGHTING
 PHOTOMETRICS**

SHEET NO:
SLC