

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, January 10, 2018 - 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Review and Approval of the Agenda - Conflict of Interest
2. Election of Officers
3. Minutes - December 13, 2017
4. Correspondence
5. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
6. Business to Come Before the Commission
 - a. PD 2018- 03 Scussel-Hammond CRA-Public Hearing
 - b. PD 2018- 04 Cherryland U-Haul –Public Hearing
 - c. PD 2018- 05 Fox Run-Continued Discussion
 - d. PD 2018- 06 Hickory Hills SUP Intro
7. Public Comment
8. Items for Next Agenda – January 24, 2018
 - a. Ridges 45 SUP Amendment
 - b. MC Sports Map Amendment
 - c. Brickway Map Amendment
 - d. Traverse Homes SUP Amendment
 - e. Buffalo Ridge Continued Discussion
9. Adjournment

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

Garfield Township 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 Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, (231) 941-1620, or TDD 922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 13, 2017**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Steve Duell, Joe Robertson, Joe McManus, Pat Cline, Chris DeGood, Gil Uithol and John Racine

Staff Present: Deputy Planner Eric Perdonik, Planner Rob Larrea

1. Review and Approval of the Agenda – Conflict of Interest (7:00)

DeGood excused himself from item 4F because of a conflict.

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

Yeas: Uithol, Robertson, Duell, DeGood, Cline, McManus, Racine

Nays: None

2. Minutes (7:01)

a. November 8, 2017 Regular Meeting Minutes

Duell moved and McManus seconded to approve the November 8, 2017 Regular Meeting Minutes as presented.

Yeas: Duell, McManus, Uithol, Cline, DeGood, Robertson, Racine

Nays: None

3. Reports (7:02)

Township Board Report

Duell reported that in November the Board voted to approve the engineering for the Boardman Lake Trail extension. Committee appointments were also finalized.

Planning Commissioners

DeGood said the Parks Commission recommended approval of new 5 year Parks Master Plan which puts them in a position to begin to apply for grants. The Boardman Lake Trail is financially well on its way to the Spring 2019 start date with over \$4 million in grants already received.

Planning Department

No update

4. Business to Come Before the Commission**a. PD 2017-119 2018 Meeting Dates (7:05)**

Robertson moved and Duell seconded THAT the 2018 Planning Commission meeting schedule, as attached to PD Report No. 2017-119, BE APPROVED.

*Yeas: Robertson, Duell, McManus, Uithol, Cline, DeGood, Racine
Nays: None*

b. PD 2017-120- Conceptual Review – S. Airport Rezoning Request (7:06)

This application requests a rezoning of a church located at 3050 S. Airport Road. It is currently zoned R-1 One-Family Residential, but the applicant would like to rezone the property to a non-specified commercial district to make it easier to sell the property. Carey Waldey, Pastor of Living Hope Church on S. Airport said that they have outgrown the facility and wish to build a new church on another parcel. He is asking for a beneficial rezoning to help them accomplish their goals. A greater capacity in the church would help to develop new opportunities for employment and promote the health safety and welfare of the constituents. He has spoken to neighbors and they have no concerns with a possible rezoning. Commissioners asked questions regarding the rezoning and stated that consistency with the Master Plan is important. Local Commercial or Office Commercial were two designations that were discussed. Commissioners suggested that he continue to work with staff to see if the problem can be solved.

c. PD 2017-111 – Conditional Rezoning Request – Introduction (7:40)

The applicant requests withdrawal of the conditional rezoning agreement which was entered into in 2008 and enter into a new conditional rezoning agreement to further restrict the use of the land. The property would be subject to new conditional Rezoning Agreement whereby the property is rezoned from the current C-2, General Business to A- Agricultural with restrictions and limitations. Christopher Scussel, property owner, said that they want to preserve the property and leave it as natural wetlands and their intent is to never allow development on the parcel. Access on the eastern portion is the most practical and the proposed service drive may not be warranted. Commissioners discussed the issue.

DeGood moved and Duell seconded THAT application Z-2017-05, submitted by Anita and Christopher Scussel of Traverse City, to withdraw from the 2008 CRA and enter into a new conditional rezoning agreement, BE ACCEPTED, and further; THAT application Z-2017-05 BE scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on January 10, 2018.

Yeas: DeGood, Duell, McManus, Uithol, Cline, Robertson, Racine
Nays: None

d. PD 2017-118 – Fox Run – Continued Discussion (7:57)

The property is currently zoned R-3 Multi-Family Residential and allows apartments by a Special Use Permit. The property is approximately 8 acres with 4.25 acres of buildable area. The plan as proposed, would allow density of 10 units per acre. Travis Clous, developer, presented a new plan with a few changes including a sidewalk along Garfield. He addressed the circulation and said that emergency vehicles were digitally run through the development and the test was successful. Clous also said that the Road Commission did not think a traffic study was warranted and that sidewalks would be installed. He added that a children's playground was contrary to the business model for the project since they were marketing to a crowd which may not have children. He said that a portion of the open space would be used for a dog park and there would also be a pavilion and some benches for picnics. Benches could also be installed along the walking path. Commissioners took issue with the amenities as presented to discount the greater density. Commissioners suggested a dog area with some fencing and a pavilion and an area that was not meant for dogs. Dogs would have to be leashed outside of the dog park. They noted that the density was nearly doubling and amenities vs. density was discussed at length. Commissioners said that the applicant needs to present and draft ideas for amenities with all dimensions on the plans.

e. PD 2017-112 – U-Haul Request for Text Amendment to C-P District - Introduction (8:32)

This application made by Schostak Brothers & Company, Inc. proposes two text amendments to allow for "Retail and Self-Storage and Truck and Trailer Share" as a use within the C-P district. Ken Patterson, Attorney for Schostak Brothers believes that this use would fit well into the CP district because packaging materials and trucks are being sold. UHaul would be selling space for storage as well. Bill Raines and John Gilmore with UHaul propose to use the vacant space created by Kmart but would create an entrance on the Garfield Road side of the building. They believe there is a great need in the community for the use.

Commissioners asked questions and discussed the proposed plan. Larrea said the entire C-P district needs to be looked at for this use, not just the Cherryland Mall. Larrea wants to study the proposed use and possibly amend the entire district. Commissioners and staff will study the proposed use for the C-P District.

Duell moved and Uithol seconded Motion THAT application Z-2017-04, submitted by Schostak Brothers & Company, Inc. for a text amendment to the Garfield Township Zoning Ordinance BE ACCEPTED; and THAT application Z-2017-04 be scheduled for public hearing at the regular

meeting of the Garfield Township Planning Commission to be held on January 10, 2018.

*Yeas: Duell, Uithol, McManus, Cline, Robertson, DeGood, Racine
Nays: None*

f. Buffalo Ridge PUD (9:12)

Chris DeGood excused himself from this portion of the meeting. Planner John Iacoangeli said the applicant got the memorandum of review dated November 22, 2017 and responded to the conditions. The applicant agrees to install a sidewalk at the agreed upon location. Iacoangeli warned commissioners not to allow a 15% reduction in parking area as a reward for the sidewalks until the other building is identified and parking is sought. Mansfield presented a revised plan and gave commissioners opinions on the project which he sought out from other planners in the area. Since the lighting plan was still in question, Mansfield sought out a professional opinion on lighting. Jerry Dobek, lighting expert and NMC Professor, talked about lighting in parking lots and argued that uniformity is what drives safety, not the amount of lighting on the site. He gave his suggestions on the lighting as proposed and commented that even lighting distribution is better. Iacoangeli is concerned with liability. All parties agreed to postpone the lighting issue until it could be reviewed further. Mansfield asked the Planning Commission to vote on his proposal as it was presented and is asking for flexibility on the parking and the 15% reduction. Mansfield said that the intent of the entire application was to allow Hobby Lobby to go into the vacant building. Mansfield and Iacoangeli discussed the proposed application at great length. Iacoangeli said that Mansfield could submit an application for a major amendment to the entire Buffalo Ridge PUD Master Plan and label the vacant uses for the most extreme circumstances and then the plan would be good to approve. The Planning Commission accepts the overall concept subject to the condition that Iacoangeli come back with Findings of Fact for approval subject to a 15% reduction of parking which is impervious surface. Iacoangeli asked for a letter rescinding the current application and a new application filled out which shows a major amendment to the entire PUD Master Plan.

A motion by Duell and supported by Uithol that the Planning Commission accepts the overall concept of the master plan for the Buffalo Ridge Development Planned Unit Development, dated 10-31-2017, including associated exhibits, and recommends that the Applicant rescind their application for Hobby Lobby and submit a new application for the overall master plan and instruct the Planner to prepare a revised Findings of Fact and motion for Planning Commission consideration for the January 10, 2018 Planning Commission meeting subject to the revised application being submitted on or before December 22, 2017. Further, the motion for Planning Commission consideration shall include the following:

1. *The photometric plan shall be designed by Jerry Dobek.*
2. *Section 423, G(4), Administrative Amendments; subsection (a)(i) which refers to amendments to an approved site plan will consider impervious surface to also include the impervious surface used for parking spaces.*
3. *Site signage shall be referred directly to the Planning Commission for review and consideration.*
4. *Future site plans to be submitted to Township Planning staff for review and consideration.*

Yeas: Duell, Uithol, McManus, Cline, Robertson, Racine

Nays: None

7. **Public Comment (11:05)**

None


8. **Items for Next Agenda – December 13, 2017**

- a. Hickory Hills SUP – Introduction
- b. US 31- Mobile/Modular Home Sales – SUP Introduction
- c. Conditional Rezoning Request – Public Hearing
- d. TBD

9. **Adjournment**

Racine adjourned the meeting 11:10pm.

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

 Charter Township of Garfield Planning Department Report No. 2018-03			
Prepared:	December 18, 2017	Pages:	Page 1 of 4
Meeting:	January 10, 2018 -Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Conditional Rezoning Agreement		
File No.	Z-2017-05 - CRA	Parcel No.	05-024-019-20
Applicant:	Anita and Christopher Scussel		
Owner(s):	Anita and Christopher Scussel		

PURPOSE OF APPLICATION:

The property is subject to a Conditional Rezoning Agreement (CRA) entered into in 2008 and recorded at 2008R-07868, Grand Traverse, County Register of Deeds, whereby the Property was rezoned from A-1 Agricultural to C-2 General Business, with restrictions and limitations. The applicant requests withdrawal from the 2008 CRA and wishes to enter into a new CRA to further restrict the use of the land.

SUBJECT PROPERTY:

The subject property is approximately 20 acres in area with a street address of 478 Hammond Road. This property is a portion of a larger parcel (approximately 30 acres) which was granted a conditional rezoning from Agricultural to C-2 with restrictions in 2007.

STAFF COMMENT:

The property is located in an environmentally sensitive area, which is the reason the property was purchased and will be preserved from development in perpetuity. The CRA allows the applicant to move forward with their intent of improving the property’s conservation value, and protects the Township from rezoning the property only to see the wetland areas filled under agricultural protection.

Staff has drafted a CRA to reflect the applicant’s wishes for the property. The applicant has reviewed the agreement and feels it adequately reflects their intent for the land. The draft agreement has been provided for information; however, it will require final review by the Township Attorney and final approval by the applicant prior to introduction to the Township Board.

The application was introduced to the Planning Commission at their December meeting and scheduled for a public hearing on January 10, 2017. Due to the uniqueness of the request (to preserve the property) we have combined the public hearing and Findings of Fact for consideration.

To aid in the discussion, the following approval criteria are offered for consideration:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

(1) Master Plan Consistency

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- The Master Plan identifies this area as Stream Environmental Wetland and Mixed Use Business due to the prominent wetlands on the site.
- The proposed Master Plan eliminates the Mixed Use Business designation and replaces it with a more accurate Agricultural designation. Therefore, the request complies with the proposed Master Plan as well.

(2) Adverse Impacts on Neighboring Lands

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- The proposed conditional rezoning request voluntarily restricts the property from development.
- The applicant has proposed only to increase the property's conservation value, increase wildlife and waterfowl habitat, and eradicate invasive species.

(3) Suitability as Presently Zoned

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- The property is currently conditionally zoned C-G (with restrictions); however, the applicant is voluntarily downzoning from commercial to agricultural with restrictions.
- Based on the request to change to a more restrictive zoning district, the applicant's proposal meets the intent of this provision.

(4) Changed Conditions

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- A neighboring property has recently been developed thereby increasing pressure on this more sensitive piece of property; therefore, the proposed zoning district further protects soils and the watershed by further restricting the land from commercial development.
- The property's sensitivity is driving the desire to protect this site and the active wetlands.

(5) Health, Safety, and Welfare

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- The project as proposed and restricted protects and encourages the public health, safety, and welfare by protecting the wetlands, increasing habitat, and protecting the sensitive soils within the watershed.

(6) Public Policy

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- Environmental protection and the protection of wetlands are essential to the water quality in this region.
- Limiting development of environmentally sensitivity areas is essential to the quality of life in this region.

(7) Size of Tract

*The Planning Commission may consider this standard to be **met** for the following reasons:*

- The property is approximately 20 acres in size and appropriate for a downzoning.

CONCLUSION:

Due to the applicant's desire to preserve the property from development, Staff has waived the development plan requirements and impact statements, and further conditionally waived the requirement to access the property by way of a shared access drive.

ACTION REQUESTED:

The Planning Commission acts as the recommending body to the Township Board in any application for zoning ordinance or map amendment. Following an opportunity for applicant presentation, public comment, commission discussion, and if the Planning Commission is prepared to make a recommendation, the following separate motions in support of approval are offered for consideration:

THAT the Findings of Fact for Application Z-2017-05, as stated within PD Report 2018-03 and forming part of this motion, BE APPROVED *(to be adopted only after review of the finding of fact document)*.

THAT application Z-2017-05 submitted by Anita and Christopher Scussel of Traverse City to conditionally rezone lands along Hammond Road, BE RECOMMENDED FOR APPROVAL to the Garfield Township Board, based on the approved Findings of Fact and for the reasons set out in report PD-2018-03.

Any additional information that the Planning Commission determines to be necessary should be added to either motion. If the Planning Commission is not satisfied with the level of information provided, the above motion would be premature and should not be adopted.

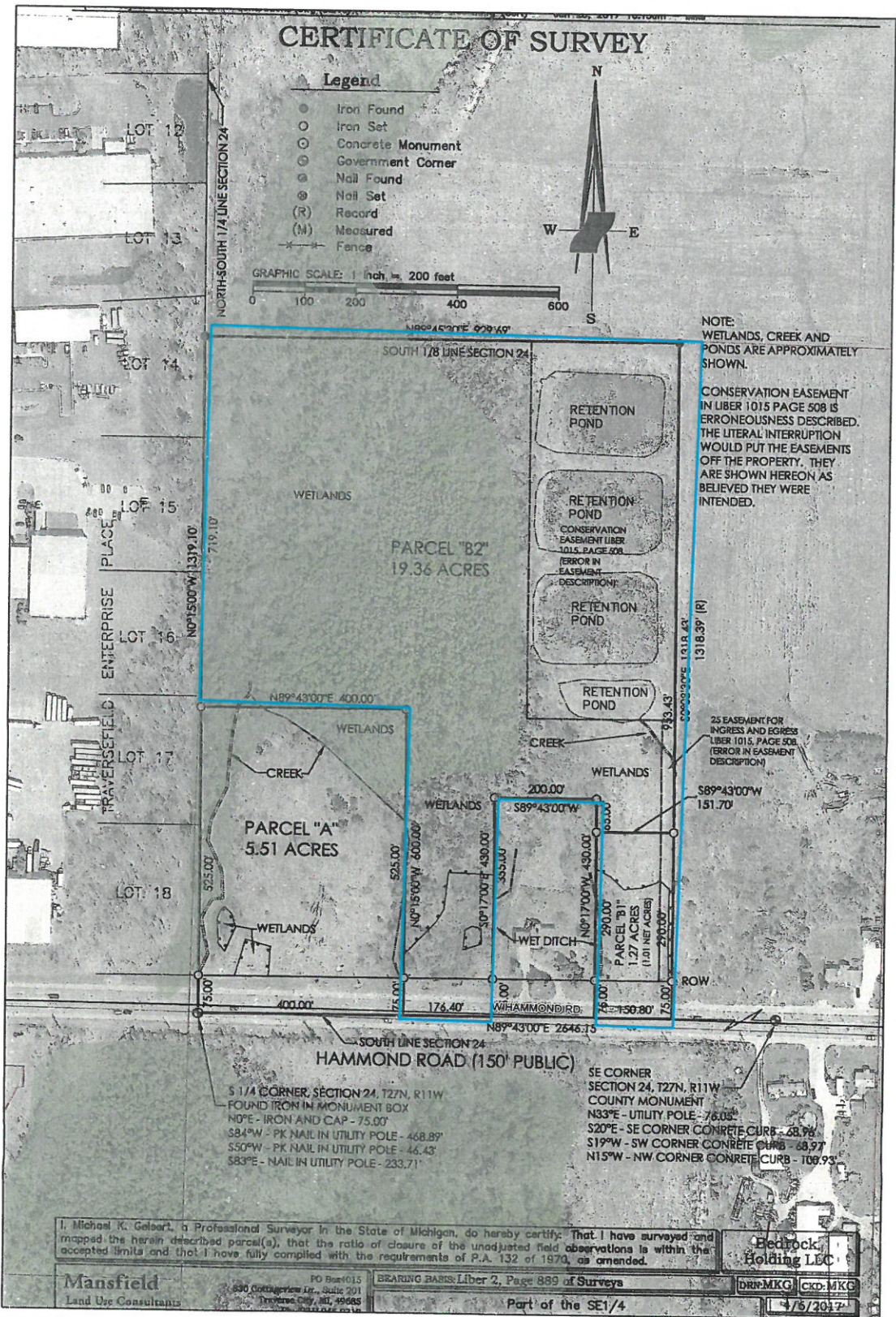
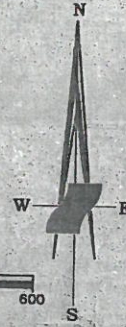


CERTIFICATE OF SURVEY

Legend

- Iron Found
- Iron Set
- ⊙ Concrete Monument
- ⊙ Government Corner
- ⊙ Nail Found
- ⊙ Nail Set
- (R) Record
- (M) Measured
- Fence

GRAPHIC SCALE: 1 inch = 200 feet



NOTE: WETLANDS, CREEK AND PONDS ARE APPROXIMATELY SHOWN.

CONSERVATION EASEMENT IN LIBER 1015 PAGE 508 IS ERRONEOUSLY DESCRIBED. THE LITERAL INTERRUPTION WOULD PUT THE EASEMENTS OFF THE PROPERTY. THEY ARE SHOWN HEREON AS BELIEVED THEY WERE INTENDED.

25 EASEMENT FOR INGRESS AND EGRESS LIBER 1015 PAGE 508 (ERROR IN EASEMENT DESCRIPTION)

5 1/4 CORNER, SECTION 24, T27N, R11W
 FOUND IRON IN MONUMENT BOX
 N0°E - IRON AND CAP - 75.00'
 S84°W - PK NAIL IN UTILITY POLE - 468.89'
 S50°W - PK NAIL IN UTILITY POLE - 46.43'
 S83°E - NAIL IN UTILITY POLE - 233.71'

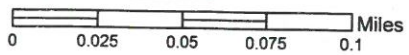
SE CORNER SECTION 24, T27N, R11W
 COUNTY MONUMENT
 N33°E - UTILITY POLE - 76.05'
 S20°E - SE CORNER CONCRETE CURB - 68.98'
 S19°W - SW CORNER CONCRETE CURB - 68.97'
 N15°W - NW CORNER CONCRETE CURB - 100.93'

I, Michael K. Gelsert, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the herein described parcel(s), that the ratio of closure of the unadjusted field observations is within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970, as amended.

Mansfield Land Use Consultants	PO Box 615 830 Cottageville Dr., Suite 201 Traverse City, MI, 49685	BEARING BASIS: Liber 2, Page 889 of Surveys Part of the SE 1/4	Bedrock Holding LLC DRP: MKG CRD: MKG 4/5/2017
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Legend

- Wetland
- Parcels 2017
- Roads 2017



SUBJECT PROPERTY (HIGHLIGHTED IN BLUE) PROPOSED CRA AMENDMENT (C-G TO A) NOT A LEGAL SURVEY



This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

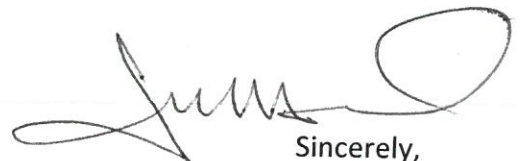
Date: December 18, 2017

To: Garfield Township Hall
3848 Veterans Dr.
Traverse City, MI 49684

RE: Application from Schostack Brothers and Company, INC Proposed by both Sections 322. A
C-P & Section 201

To Whom it May Concern,

Upon reviewing the above Notice of Public Hearing of the Zoning Board of Appeals, I would like to express my view with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and country to do all we can to improve and promote growth in any way possible.



Sincerely,
JOHN HAGGARD

 Charter Township of Garfield Planning Department Report No. 2018-04			
Prepared:	December 18, 2017	Pages:	Page 1 of 3
Meeting:	January 10, 2017	Attachments:	<input type="checkbox"/>
Subject:	Consideration of Text Amendment		
File No.	Z-2017-04	Parcel No.	05-014-049-01
Applicant:	Schostak Brothers & Company, Inc.		
Owner(s):	Cherrymart Associates, LLC		

PURPOSE OF APPLICATION:

The application proposes two Text Amendments to the Garfield Township Zoning Ordinance to amend Article 2 Definitions and Article 3 Planned Shopping District to allow "Retail and Self-Storage and Truck and Trailer Share" as a use within the District.

STAFF COMMENT:

The applicant presented their proposal before the Planning Commission at their regularly scheduled December meeting. To put the project into perspective, they are requesting mini-storage, U-Haul truck rental, and sales of packing materials within the commercial district. There are various concerns regarding the application and precedent associated with its consideration.

Although the applicant would like to "get away" from calling their mini-storage use warehousing, this does not justify creating a new definition or Amendment to the C-P district. The Ordinance defines the use as such:

Warehouse: A structure for the storage and/or distribution of goods or material.

The use is permitted by right in two of our industrial districts:

Section 323 USES PERMITTED BY RIGHT & Section 324 USES PERMITTED BY RIGHT

Warehouses, including but not limited to:

- (a) Storage facilities for sand, gravel, stone, and contractor's equipment
- (b) Small warehousing establishments, with totally enclosed storage
- (c) Wholesale Operations
- (d) Distribution Centers

Due to the use being permitted in two non-commercial districts as a Materially Similar Use under a Section 311 D. Interpretation, Staff has deemed the proposed use of "Retail and Self-Storage and Truck and Trailer Share" materially similar to Warehousing, which is permitted by right in the I-G Industrial and I-L Industrial Districts. Furthermore, the application supports the fact that the use is warehousing and not retail. Based on the information provided by the applicant, the use breaks down as follows:

Within the K-Mart Structure

- Self Storage = 80,626 sf
- General Retail/Showroom = 3,686 sf
- D&R = 1,844 sf

Outside of K-Mart Structure

- Mini-storage near Garfield Road = 6,000 sf

TOTAL SELF STORAGE (warehousing) = 86,626 sf

TOTAL OTHER (retail/showroom, etc.) = 5,530 sf

TOTAL NON-STORAGE < 7%

Accessory Use: A use customarily incidental and subordinate to the principal use or building located on the same lot as the principal use or building.

CONCLUSION

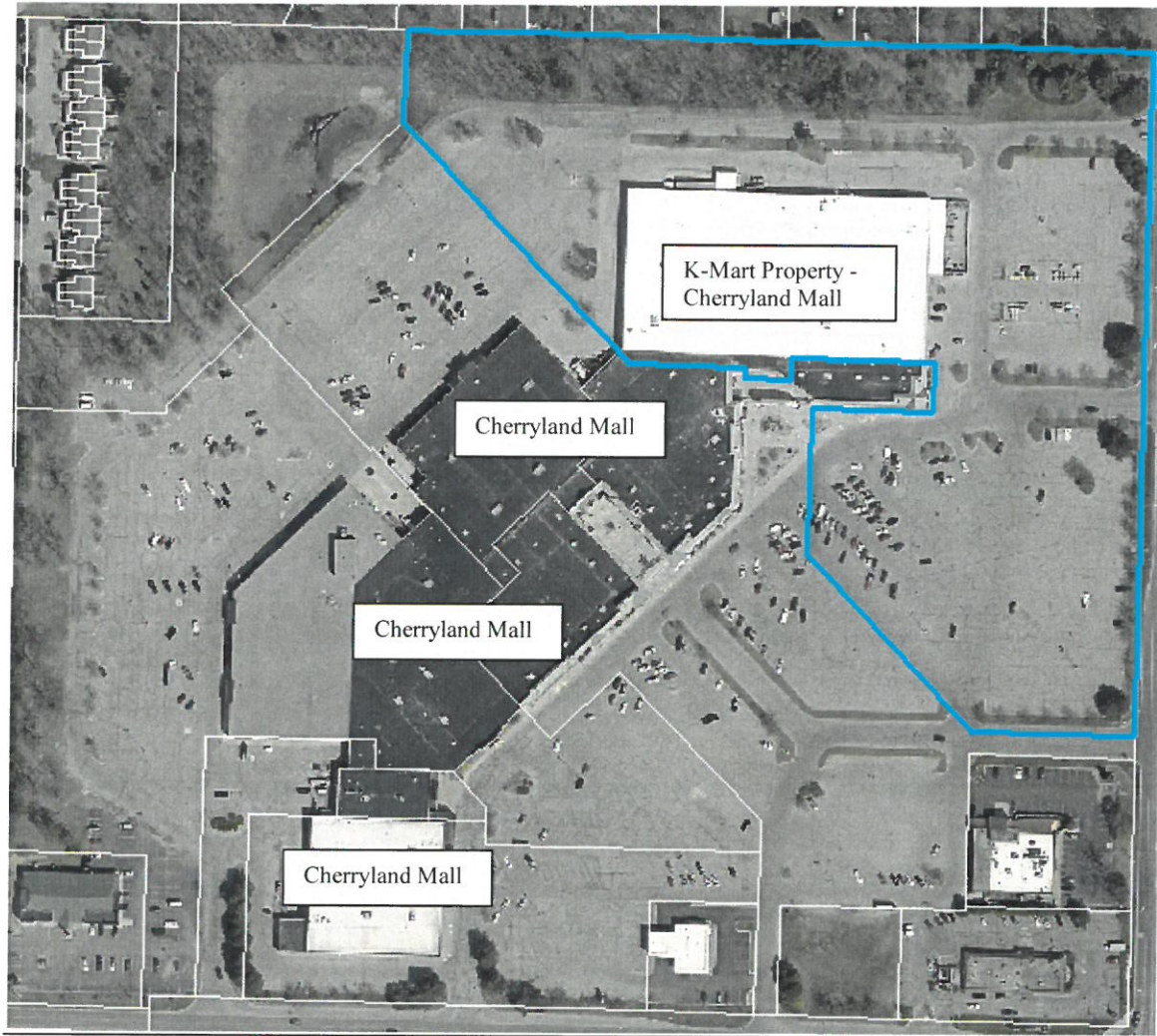
Garfield Township's Planned Shopping Centers are located along our major thoroughfares and adjacent to single-family neighborhoods, which provides a compatibility challenge when trying to justify a warehousing use. In addition, there are hundreds of acres that are properly zoned to accommodate the proposed warehousing use and the request does not justify or demonstrate a need to expand the warehousing use into commercial areas. Staff would recommend further study of the Planned Shopping Districts to properly address the commercial needs of the community.

Upon review of the standards required to justify any amendment to our Zoning Ordinance (421.F(1) Master Plan Consistency through 421.F(5) Other Factors), it does not appear that this request can be justified.

ACTION REQUESTED:

The Planning Commission is a recommending body for the purpose of a zoning ordinance amendment.

Therefore, following an opportunity for public comment and commission discussion, the planning commission should provide the Applicant the opportunity to withdraw the application OR consider directing Staff to prepare findings for DENIAL of Application Z-2017-04.



Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

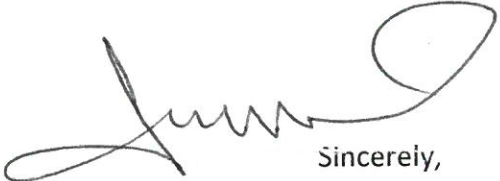
Date: December 18, 2017

To: Garfield Township Hall
3848 Veterans Dr.
Traverse City, MI 49684


RE: Application by Anita and Chris Scussel to amend the Zoning Ordinance and Zoning Map
Parcel#28-05-024-019-20

To Whom it May Concern,

Upon reviewing the above Notice of Public Hearing of the Zoning Board of Appeals, I would like to express my view with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and country to do all we can to improve and promote growth in any way possible.



Sincerely,
JOHN HAGGARD

 Charter Township of Garfield Planning Department Report No. 2018-05			
Prepared:	December 20, 2017	Pages:	1 of 4
Meeting:	January 10, 2018-Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Fox Run Multi-Family PURD		
Applicant:	William Clous-Eastwood Custom Homes		

BACKGROUND:

This Planned Unit Residential Development (PURD) application was introduced at the September 21, 2017, Planning Commission meeting. Commissioners held an onsite meeting on September 27, 2017, to better understand the application and associated waivers, then held a public hearing on the application at their October 11, 2017, meeting. At the hearing, the Planning Commission requested that the applicant provide an amenity for young children, such as a playground, to further justify the density sought.

At the December 13, 2017, Planning Commission meeting, the applicant returned to continue discussion regarding proposed amenities for the project. At this meeting, Commissioners did not appear to feel that the applicant was offering enough in terms of amenities to justify the increased density sought and made several suggestions.

On December 20, 2017, the applicant provided Staff with revised plans which include additional proposed amenities; three tot lots, a fenced dog park, picnic tables, picnic pavilions, and benches in response to the December 13, 2017, meeting. This report will discuss these proposed amenities.

The property is currently zoned R-3 Multi-Family Residential and allows apartments by way of a Special Use Permit (SUP) or PURD. The property is approximately 8 acres in area, 3.75 acres of which is open space, thus leaving 4.25 acres of developable land. When the new Zoning Ordinance was adopted, new design standards for PURDs were implemented to encourage quality of life and neighborhood interaction. The plan, as proposed, contemplates transferring the density from the low wet areas (3.75 acres) and clustering it upfront to provide a density of approximately 10 units per acre.

STAFF COMMENT:

This report has been formatted so as to summarize the specific concerns Planning Commissioners have expressed about the project to date. A green highlight indicates that Staff considers the issue to be resolved; a yellow highlight indicates that Staff considers the issue to be pending at this time; and a red highlight indicates that Staff considers the issue to be unresolved at this time.

> Vehicular Circulation

The project is proposed to be accessed by a single point of ingress and egress from Garfield Road.

The Commission is awaiting further information from the applicant and GTCRC with regard to this issue; for example, whether a turn lane might be required. Staff has not yet received anything from the applicant to pass on to the Commission at this time.

> Traffic Impact Report

Fox Run PURD-Planning Commission Continued Discussion

Section 618 of the Zoning Ordinance provides the Planning Commission with the authority to require a traffic study for a project of this type. Staff recommended that the applicant work with the GTCRC to determine if improvements can be agreed upon in lieu of a traffic study.

1/2/2018 UPDATE: An email dated September 7, 2017, from the GTCRC was provided to Staff on December 21, 2017. This email states the following:

Based on the submitted plans, a traffic study would not be required as part of the permit review. Completed plans and a completed ROW application will be required prior to the start of construction.

Based on the opinion of the GTCRC, the Planning Commission might consider this concern resolved. If the Planning Commission still feels a traffic study is nonetheless warranted, it certainly has the authority to require one.

> Sidewalks

The applicant must install a sidewalk along Garfield Road with curb and gutter to provide a safe pedestrian passage as required by Section 522 of the Zoning Ordinance. In accordance with Section 522, the required sidewalk must be made of concrete and measure 6 feet in width. However, according to the note on the site plan, the applicant is proposing a "5' asphalt pathway." This proposal does not meet the explicit engineering standards of the Ordinance. In addition, there is no pedestrian striping shown across the vehicular entrance.

1/2/2018 UPDATE: A GTCRC email dated October 4, 2017, was provided to Staff on December 21, 2017. This email states the following:

The proposal for Fox Run to construct a curb along the frontage of Garfield Ave. along with a snow bench, would be permissible by the Road Commission. The proposed design would need to be submitted to the Road Commission for approval, and a permit issued prior to construction.

The drawings must show the grades, drainage, details, and location of the proposed curb and snow bench. It must be a sealed drawing from a licensed engineer.

Based on the preliminary consideration by the GTCRC, the Planning Commission should discuss the width requirement of the sidewalk. In addition, clearing of the sidewalk is a requirement that should be made a condition of approval for this project.

> Children's Playground

The Planning Commission suggested that the applicant provide a safe and visible children's playground for the residents of the complex. Staff suggested that the applicant either eliminate a 6-unit building on the south side of the project, or reposition the units to create an adequate playground.

In response, the applicant is now proposing three separate tot lots in various locations around the site, each containing one sandbox, one bench, and one swing set. The proposed "South Tot Lot" is located at the southeast corner of the existing stormwater basin and has split rail fencing where it fronts the parking lot, the "North Tot Lot" is located at the northeast corner of the same basin and also has split rail fencing where it fronts the parking lot, and a third tot lot is located just outside of the eastern fence line of the proposed dog park.

1/2/2018 UPDATE: The Planning Commission should consider discussing whether the proposed tot lots provide a safe, centralized location for kids. In addition, does the inclusion of such tot lots justify the increase in density proposed.

> Natural Trail

Commissioners questioned the lack of improvements planned as a part of the nature trail, which is proposed as an amenity. In addition, Commissioners raised questions regarding the environmental or water quality aspects of locating the trail in the wetlands.

Due to Commissioners' concerns, the applicant stated that they would work with the MDEQ on the trail construction. Staff recommends that it be made a condition of any approval that the Planning Department receives all correspondence between the applicant and the MDEQ regarding the trail construction.

In addition, the applicant has added some cross-connections to the trail to improve circulation.

> Density

Commissioners questioned the transfer of density from the wetland area to the buildable area. In short, the applicant would be permitted 46± units (5.75 units per *buildable acre*) on the property. The applicant is requesting 84 units under the PURD (10.5 units in excess of the total acreage). The PURD was drafted as a design-based approval; in other words, the better the project design and quality of life amenities, the more density and/or waivers the applicant may receive. In this case, based on the *buildable acreage*, 46± units is the starting point.

For context, there are three high-density projects adjacent to or within approximately 700 feet of this property: Manitou Woods (99 units @ 9/ac); Garfield Condominiums (75+ units @ 7/ac); and Sugar Plum Apartments (172 units @ 8/ac). An office/industrial park is also located within this distance.

This issue remains undecided.

√ Open Space

The applicant is proposing to preserve approximately 3.77 acres of wetlands and lowlands located to the east of the site. The low area of the site is proposed as a natural park area.

√ Parking

The Planning Commission was satisfied with the parking proposed provided the applicant agrees to the numbering and assignment of spaces to ensure each unit has a designated space. Staff recommends conditioning any approval on the applicant including details regarding parking space numbering in the plan set.

√ Snow Storage

Snow storage may cause additional issues for parking as the applicant is requesting to utilize some of the parking spaces for snow storage, effectively lowering the winter parking availability by an additional 6 spaces to 156 total winter parking spaces. The Planning Commission was generally satisfied with this concern provided the applicant numbers and assigns spaces to the residential units.

√ Stormwater-Low Impact Design

Fox Run PURD-Planning Commission Continued Discussion

The applicant has created a low impact design for capturing the parking lot stormwater runoff. Two landscaped swales will capture parking lot stormwater and direct it into a catch basin and underground retention area, which will then direct water into the stormwater basin before entering the wetland area. The Planning Commission should credit this amenity to the project.

√ Gravel Access Drive/Parking Area

The gravel drive was moved away from the property line and the parking area has been reshaped and resized. The Planning Commission may consider this concern resolved.

ADDITIONAL AMENITIES NOW PROPOSED:

In addition to the three tot lots, the applicant is now proposing a fenced and gated dog park near the southeast corner of the property, as well as a park area containing the easternmost tot lot, a picnic table, and a covered pavilion. There is also a proposed picnic table and pavilion within the fenced dog park area.

In light of the amenities proposed, has the applicant justified the increased density being requested of the Planning Commission?

ACTION REQUESTED:

Following Planning Commission discussion, it would be appropriate to continue deliberation with the applicant to resolve the concerns discussed above **OR** direct Staff to prepare findings in support of an anticipated decision.



848 US 31 South
Traverse City, MI 49685
Office: 231.941.5046
Fax: 231.941.4297

December 20, 2017

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

RE: Fox Run Apartments, Garfield Rd, Garfield Township

Dear Garfield Township Planning Commission:

The following amenities are proposed to be added to Fox Run:

1. Two Tot Lots, North and South, have been added to the Site Plan East of the existing Stomwater Basin. The North and South Tot Lots are further described in detail on the "Tot Lot Plan". Each Tot Lot includes a split rail fence separating the Tot Lot from the parking lot, a swing set, sand box and a bench for seating. Tot Lot South has an adjacent bike rack.
2. The Natural Walking Trail has been increased by 260 lineal feet from 1,308 lineal feet to a total of 1,568 lineal feet. This is shown on the Walking Path / Dog Park Plan.
3. A Dog Park is proposed on the Walking Path / Dog Park Plan. The Dog Park consists of 3,300 SF of fenced area with (2) gates, a 12'x10' Pavilion and (2) picnic tables and a dog waste bag dispenser. Adjacent to the Dog Park is a Park Area (3,900) for gatherings etc. for the residents of Fox Run. This park includes a 12'x10' Pavilion, (2) picnic tables, swing set, sand box and (3) benches for seating.

I have forwarded Rob Larrea the communications from Garth Greenan at the Grand Traverse County Road Commission in regards to the Sidewalk along Garfield Rd and Traffic Study.

Thank you for reviewing Fox Run.

Sincerely,

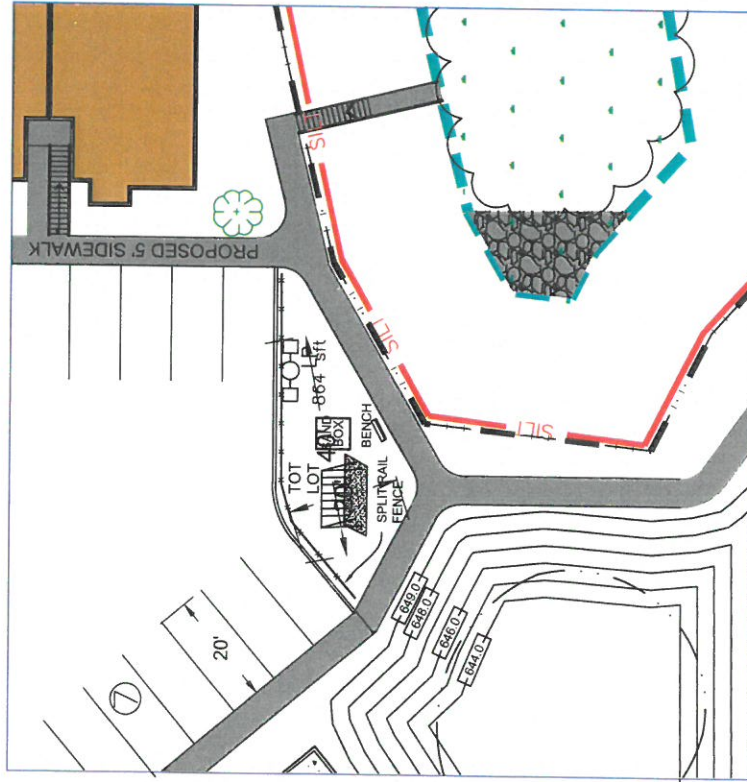
Travis L. Clous

TOT LOTS

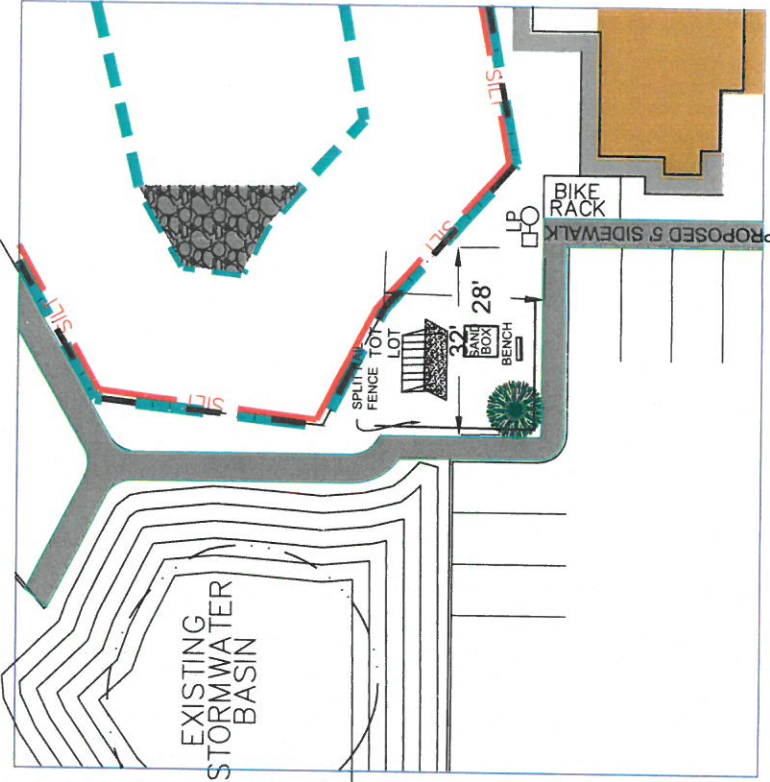
Crain Engineering, LLC

SCALE: 1" = 20 FEET

NORTH TOT LOT



SOUTH TOT LOT



Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bolt Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengllc@gmail.com



DRWN BY: WLC
 DSGN BY: WLC
 DATE: 12-20-2017
 REV DATE:

TOT LOT PLAN
 FOX RUN
 GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY, MICHIGAN

TOTLOT
 JOB NUMBER:
 115617

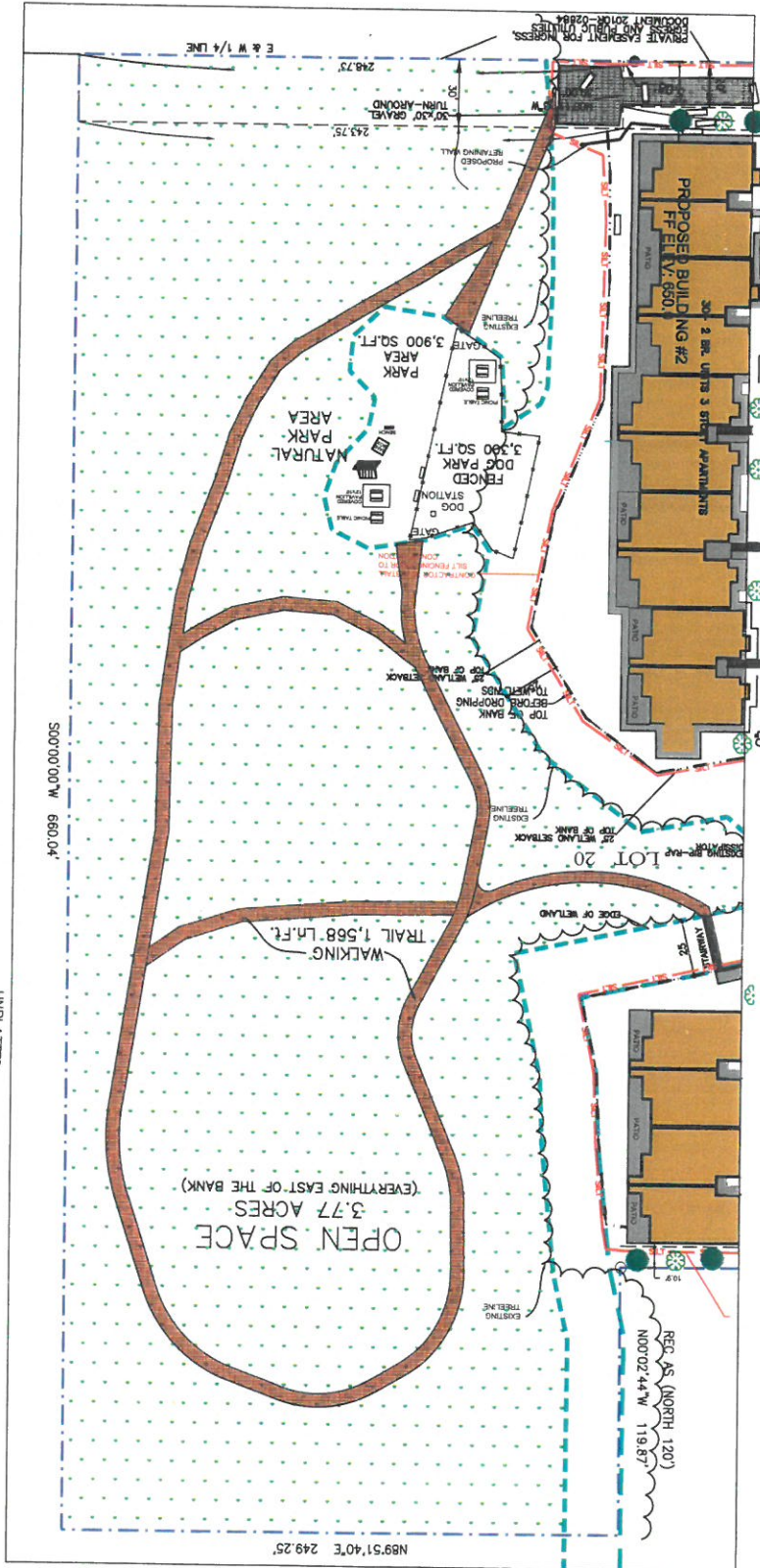
JOB NUMBER:
115617

PATH

WALKING PATH / DOG PARK
FOX RUN
GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-20-2017
REV DATE:

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com



UNPLATTED

Crain Engineering, LLC
SCALE: 1" = 60 FEET

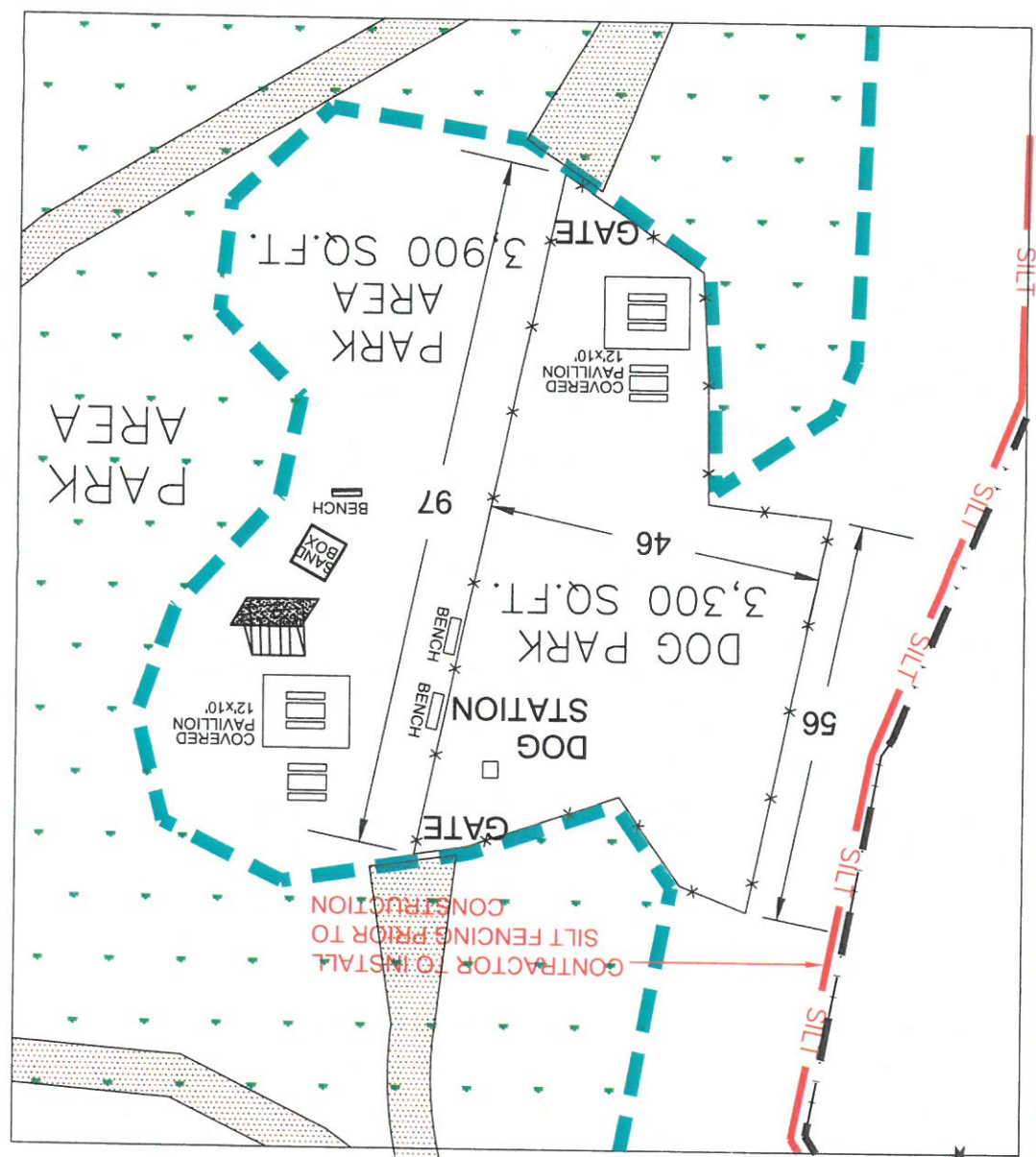




Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

DOG PARK
 FOX RUN
 GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY, MICHIGAN

12-20-2017



Crain Engineering, LLC
 SCALE: 1" = 20 FEET





Charter Township of Garfield
Planning Department Report No. 2018-06

Prepared:	December 12, 2017	Pages:	1 of 3
Meeting:	January 10, 2018-Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Hickory Hills-SUP-Introduction		
Applicant:	City of Traverse City		

PURPOSE

The application requests approval of a Special Use Permit (SUP) to begin implementation of the Master Plan for the Hickory Hills Ski Park and Recreation Area. Hickory Hills is located within the Charter Township of Garfield and owned by the City of Traverse City.

Aerial image of subject property (highlighted in blue):



OVERVIEW

In 2014, a partnership between the City of Traverse City, the Charter Township of Garfield, Preserve Hickory, and the Grand Traverse Ski Club was formed. This group jointly funded a Master Plan for Hickory Hills that was adopted by both Municipalities. This Master Plan was intended to reinvigorate and reinvent Hickory Hills, transforming it into an all-season recreation destination.

STAFF COMMENT:

Following the adoption of the Master Plan and a highly successful fund raising campaign, the City is now in the engineering and approval phase. The SUP before you would implement various elements of the Master Plan including a new lodge, parking area, and maintenance building. Due to the size of the property and location of current and proposed amenities, impacts on neighboring properties are anticipated to be minimal.

Hickory Hills SUP-Planning Commission Introduction

Vehicular Circulation:

The property is accessed by a single point of ingress and egress from Randolph Street with modifications to the parking area. The gravel entrance area is among the most used in non-winter months due to the popularity of the disc golf course at Hickory Meadows. Disc golfers will often park in the roadway, which has been a point of contention with neighboring property owners. An improved parking area should address this concern moving forward. Emergency vehicle circulation appears to be improved and is pending fire department review.

Non-Motorized Circulation:

It appears that a walkway is proposed along the western portion of the main parking area; however, considering extending the pedestrian path along the south line of the main parking area, as indicated in the Master Plan, is recommended to provide proper pedestrian circulation.

Landscaping:

The proposed improvements are concentrated in a mostly forested area. Although the applicant will be installing landscaping, the majority of the buffer standards required by Section 530 of the Zoning Ordinance are recommended to be waived under Section 530.H(1), due to the topography and vegetation providing an established screen or buffer which is equal, or superior, in its ability to meet the intent of the Section.

Lighting:

A review of the lighting plan shows proper illumination levels and placement to meet the standards of the Zoning Ordinance. All lighting will be full cutoff and dark sky compliant.

Site Grading and Stormwater:

A stormwater, grading, and soil erosion control plan has been provided and appears to meet the standards of the Ordinance. Consultant review is pending at this time.

Sewer/Water:

Hickory Hills is proposing to construct/reconstruct a large septic system to serve the use. The septic system is proposed on the adjoining Hickory Meadows property, which is owned by the joint Recreation Authority (City of Traverse City and Charter Township of Garfield). Final review by the Grand Traverse County Health Department will be required as a condition of approval.

Other Comments:

Although fundraising efforts have exceeded expectations, it appears that there are still several thousands of dollars to be raised before the Master Plan can become a reality. This SUP request is the first major step in the Plan's implementation. Non-winter month traffic over the years appears to have long been a concern of some Randolph Street residents. These complaints appear to be in part due to the large contingency of disc golfers and the lack of onsite parking for the course. In addition, speeding traffic along Randolph was also a concern of property owners over the years, but it may have been resolved with the increased police presence and posted speed limit.

ACTION REQUESTED:

The purpose of this introductory meeting is to accept the application and identify any Planning Commission concerns which should be addressed prior to further deliberation on the application. As such, following an opportunity for applicant presentation and commissioner discussion, the following motion is offered for consideration:

Hickory Hills SUP-Planning Commission Introduction

MOTION THAT application SUP-2017-04, submitted by the City of Traverse City for a Special Use Permit (SUP) to make improvements to the Hickory Hills Ski Park and Recreation Area BE ACCEPTED and scheduled for public hearing at a meeting to be held in February of 2018, subject to the applicant providing additional detail as required by the Planning Department.

Any additional information that the Planning Commission determines to be necessary should be discussed. If the Planning Commission is not satisfied with the level of information provided to date, the above motion would be premature and should not be adopted.

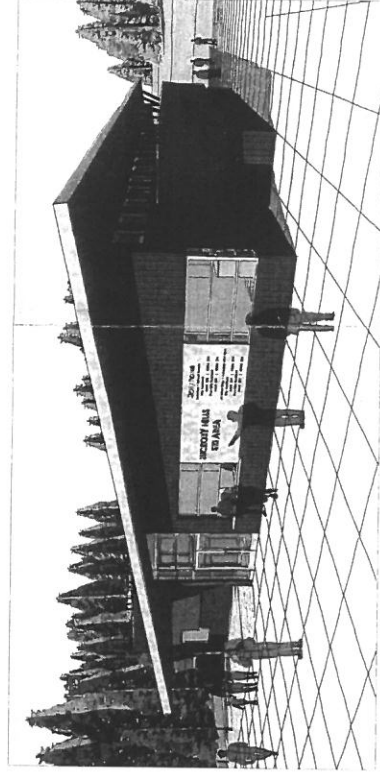
Hickory Hills Lodge

GARFIELD TOWNSHIP - SPECIAL USE PERMIT APPLICATION - DECEMBER 4, 2017

SHEET INDEX

ATS	TITLE SHEET
MASTER	APPROVED MASTER PLAN - CONCEPT 'B'
C-1	PARCEL INFORMATION
C-2	REMOVAL SHEET
C-3	SESC PLAN
C-4	STORMWATER
C-5	PROPOSED LIGHTING PLAN
C-6	LANDSCAPE PLAN
C-7	PARKING PLAN
BC-1	OVERALL WATER & SEPTIC PLAN
BC-2	OVERALL WATER & SEPTIC PLAN
BC-3	SEPTIC DETAILS
A101	LODGE FLOOR PLAN
A201	LODGE EXTERIOR ELEVATIONS
A202	MAINTENANCE BLDG. PLAN & ELEVATIONS
E100	PHOTOMETRIC BUILDING PLAN
E110	EXTERIOR FIXTURE SPECIFICATIONS

LOCATION MAP



GENERAL NOTES:

1. **OWNERSHIP AND USE OF DOCUMENTS:** This is an document of professional services and shall remain the property of Cornerstone Architects Inc. whether the project, for which it is developed, is executed or not. No changes, alterations, additions, deletions, or omissions shall be made to these documents without the express written consent of Cornerstone Architects, Inc. Submission of documents to meet the requirements of this project is not to be construed as publication in derogation of the rights of Cornerstone Architects, Inc. © COPYRIGHT 2017 Cornerstone Architects, Inc.
2. All work and materials shall be in conformance with the current federal, state and local laws, codes and ordinances, including revisions, additions, amendments, and interpretations. All codes and compliance are to be deemed as part of this contract and part of the construction documents as they have been written in full. In the event of conflict, the most stringent requirements shall apply.
3. All dimensions and existing conditions shall be checked and verified by the contractor at the site.
4. Hold indicated dimensions. Do not scale drawings. Resolve any discrepancies with the architect before beginning work.
5. In the case of inconsistencies between the drawings and specifications, or within documents not clarified by addendum, the better quality, more expensive, or greater quantity of work shall be provided in accordance with the architect's interpretation.
6. It shall be the responsibility of each contractor to verify all dimensions and respect conditions of prior work of the other trades before starting work. Proceeding with the work shall constitute acceptance of prior work.
7. All materials and equipment shall be installed per manufacturer's written instructions.
8. **Sealant, caulking, and flashing locations shown on drawings are not intended to be inclusive.** Follow manufacturer's installation recommendations and standard industry and building practice.
9. Work depicted in these drawings represents a complete system composed of separate parts. It is the responsibility of the General Contractor to provide all of the parts, components, accessories, hardware fasteners, etc. required for a complete and fully functioning assembly within the definitions of normal industry standards, whether or not these miscellaneous items are directly specified in the construction documents.

CITY-CIVIL

City of Traverse City
400 Boardman Avenue
Traverse City, MI 49684
ph: 231.922.4457
contact:
Trinity J. Lodge, PE
tlodge@traverscitymi.gov

CIVIL

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1280 Business Park Drive
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fx: 231.941.4603
contact:
Bob Merschaue, PE
mmerstator@goslingczubak.com

M.E.P.

Nealis Engineering
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Traverse City, MI 49684
ph: 231.933.0510
fx: 231.933.3215
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jvanhookin@nealisengineering.com

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Cornerstone Architects
122 S. Union St. Suite 200
Traverse City, MI 49684
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fx: 231.933.4310
contact:
John Dancak, AIA
jdancak@cornerstone-arch.com

OWNER

City of Traverse City
400 Boardman Avenue
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ph: 231.922.4455
fx: 231.922.4457
contact:
Trinity J. Lodge, PE
tlodge@traverscitymi.gov

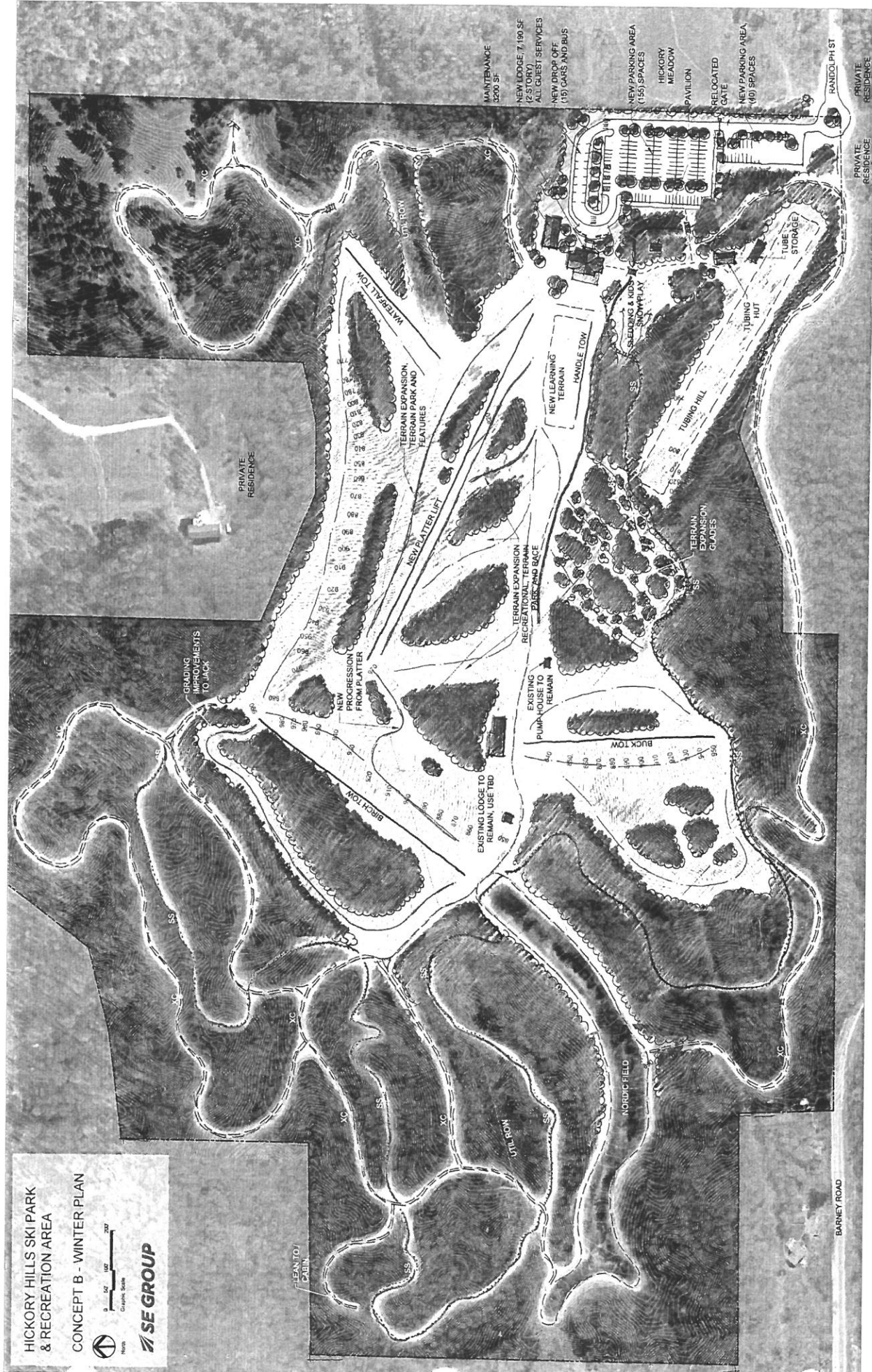
Hickory Hills Lodge
Traverse City, MI 49684

Cornerstone Architects
Traverse City - Grand Rapids
122 S. Union
Traverse City, MI 49684
231.947.2177
www.cornerstone-arch.com

17.515
sheet no.

TITLE SHEET

ATS



HICKORY HILLS SKI PARK
& RECREATION AREA

CONCEPT B - WINTER PLAN



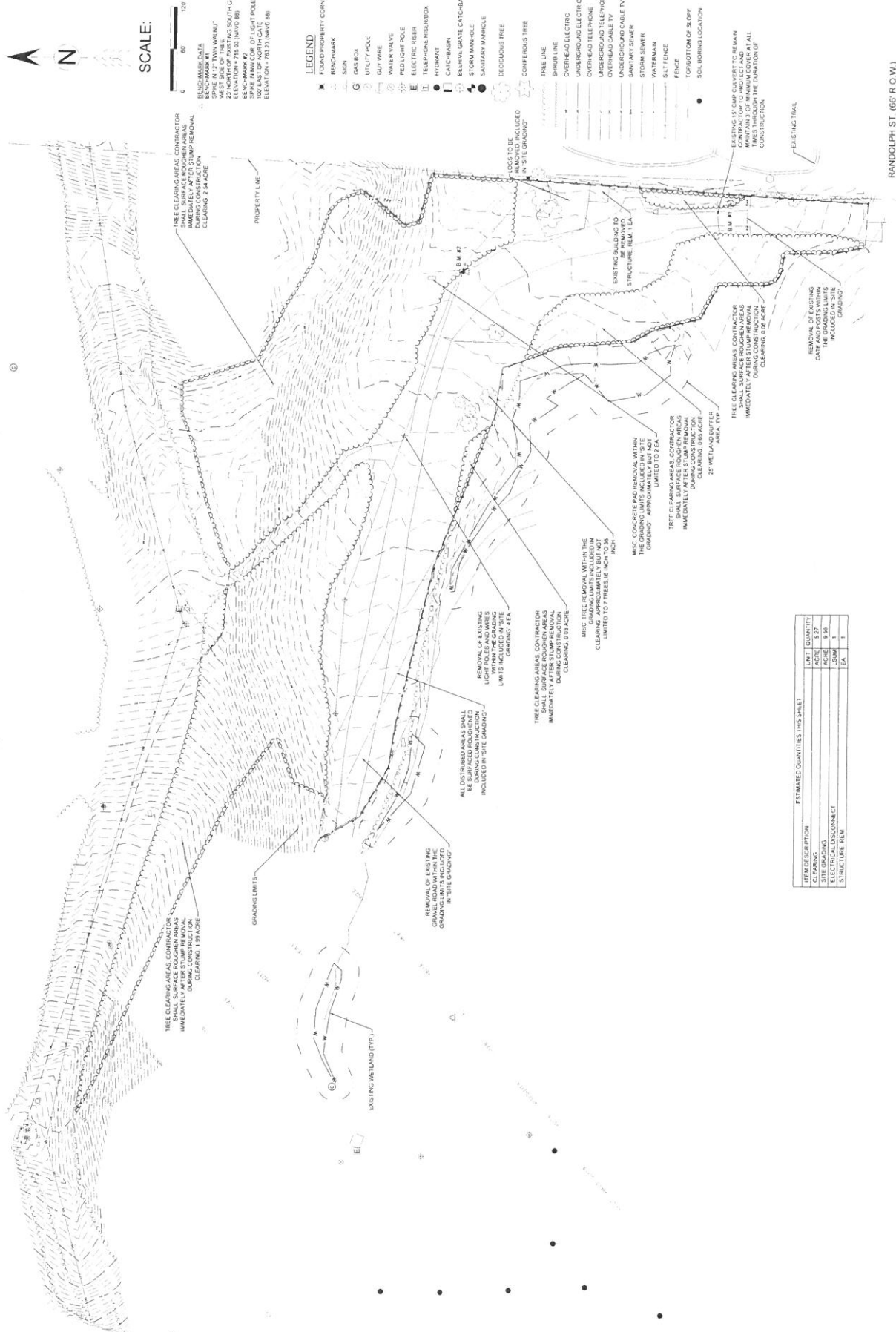
SE GROUP



TRaverse City
 PUBLIC UTILITIES
 DEPARTMENT

CITY OF TRAVERSE CITY 2018 HICKORY HILLS IMPROVEMENT PROJECT LODGE - REMOVAL SHEET

PROJECT NO: 2018-01
 SHEET NO: 106111
 DATE: 11-1-17
 ZONE: ZNC
 SCALE: 1" = 60'



LEGEND

- FOUND PROPERTY CORNER
- BENCHMARK
- SIGN
- G GAS BOX
- U UTILITY POLE
- W WATER VALVE
- EL ELECTRIC RISER
- TE TELEPHONE RISER/BOX
- HYD
- CATCH BASIN
- BEHIND GATE CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- SPRINKLER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- OVERHEAD CABLE TV
- UNDERGROUND CABLE TV
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- SILT FENCE
- TOP/BOTTOM OF SLOPE
- SOIL BORING LOCATION

SCALE:
 0 50 100 200



REMOVAL LIMITS
 SPIKE IN 12" TWIN WALNUT
 23' NORTH OF EXISTING SOUTH GATE
 ELEVATION = 755.53 (NAD 83)
 SPIKE IN NW COR OF LIGHT POLE
 10' EAST OF WEST GATE
 10' SOUTH OF 100' (POSSIBLE)

ESTIMATED QUANTITIES THIS SHEET

ITEM DESCRIPTION	UNIT	QUANTITY
STUMP REMOVAL	ACRE	2.77
SITE GRADING	ACRE	1.99
ELECTRICAL DISCONNECT	LSUM	1
STRUCTURE REM	EA	1

RANDOLPH ST (66' R.O.W.)



CITY OF TRAVERSE CITY 2018 HICKORY HILLS IMPROVEMENT PROJECT LODGE - STORMWATER

Prepared by: [] Date: 12-4-17
 Prelim Set: 2018 01
 Scale: 1" = 60'
 Date: 11-13-17
 Project: 2018 01
 Client: ZNC
 Designer: []
 Checker: []
 Title: C-4



- LEGEND**
- FOUND PROPERTY CORNER
 - BENCHMARK
 - SIGN
 - GAS BOX
 - UTILITY POLE
 - GUY WIRE
 - WATER VALVE
 - FED LIGHT POLE
 - TELEPHONE POLE
 - TELEPHONE CABLE
 - FIRE HYDRANT
 - CATCH BASIN
 - BEEMING GRADE CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TRIPLE LINE
 - SHIELD LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - OVERHEAD CABLE TV
 - UNDERGROUND CABLE TV
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - SILT FENCE
 - TOP/BOTTOM OF SLOPE
 - FENCE
 - SOIL BORING LOCATION

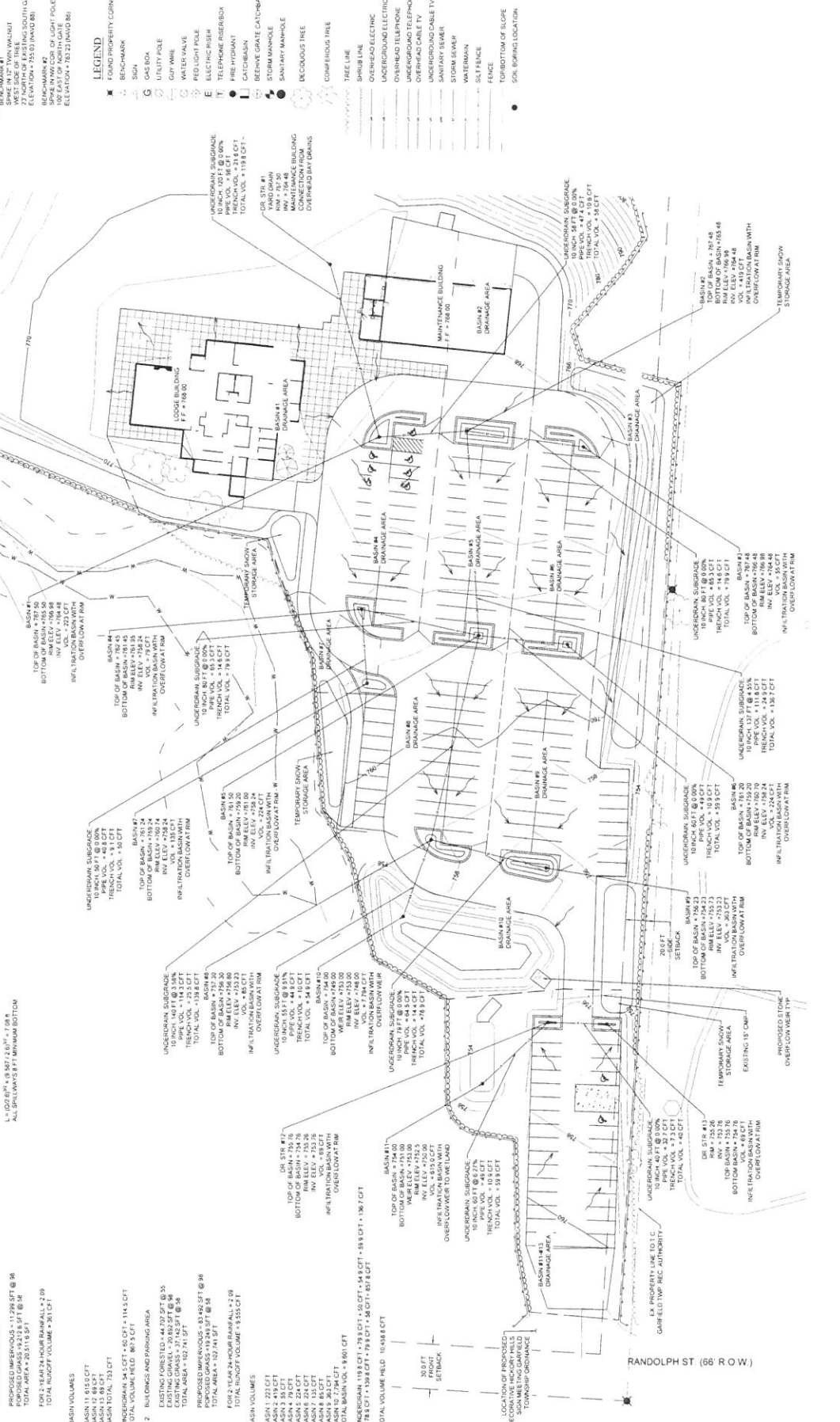
- NOTES**
- ALL SHOW STORAGE SHOWN AS TEMPORARY STORAGE. ONCE THE CONSTRUCTION IS COMPLETED, THE STORAGE SHALL BE DISPOSED OF THROUGHOUT THE PROPERTY TO BE DETERMINED BY THE OWNER.
 - EACH BASIN HAS ONE STRUCTURE WITH A 24" DUMP. THIS DUMP SHALL BE USED TO REMOVE THE SEDIMENT FROM AS WELL AS BEING FULLY MAINTAINED.
 - ALL BASINS AND SEWER LINES SHALL BE DESIGNED TO BE FULLY MAINTAINED.
 - INFILTRATION CREDIT OF 0.2 INCH PER HOUR SHALL NOT BE TAKEN INTO ACCOUNT FOR STORAGE.

- MAINTENANCE NOTES**
- ALL BASINS SHALL BE VISUALLY INSPECTED ONCE PER MONTH.
 - ALL BASINS SHALL BE CLEANED AND DEBRIS WILL BE REMOVED AND DISPOSED OF THROUGHOUT THE PROPERTY TO BE DETERMINED BY THE OWNER.
 - ADDITIONAL CLEANINGS MAY BE NECESSARY AND ADDED AS NECESSARY TO ADJUST FOR SEASONAL ACCUMULATION RATES.
 - BASINS WILL NOT BE USED FOR SHOW DISPOSAL OR STORAGE.

ITEM DESCRIPTION	ESTIMATED QUANTITIES THIS SHEET	UNITS
DR. STR. 24 INCH	1	FT
10" PIPE PIPE	743	FT

SPALLWAY DESIGN
 0' = 2.00"
 WHERE: H = 1 FT MAX. AND V = 1/4"
 A = 102.94 INCH (8' 6.17")
 B = 102.94 INCH (8' 6.17")
 C = 102.94 INCH (8' 6.17")
 ALL SPALLWAYS 8 FT MINIMUM BOTTOM

ENTRANCE AREA
 EXISTING FORESTED = 9,259.1 SFT @ .55
 EXISTING GRASS = 2,402.5 SFT @ .28
 TOTAL AREA = 20,511.8 SFT
 PROPOSED IMPERVIOUS = 11,299 SFT @ .98
 PROPOSED GRASS = 9,212.8 SFT @ .28
 TOTAL AREA = 20,511.8 SFT
 FOR 2 YEAR 24 HOUR RAINFALL = 2.09
 TOTAL RUNOFF VOLUME = 261,021



BASIN VOLUMES
 BASIN #1 221 CFT
 BASIN #2 418 CFT
 BASIN #3 418 CFT
 BASIN #4 79 CFT
 BASIN #5 224 CFT
 BASIN #6 132 CFT
 BASIN #7 362 CFT
 BASIN #8 362 CFT
 BASIN #9 362 CFT
 BASIN #10 362 CFT
 BASIN #11 362 CFT
 TOTAL BASIN VOL. = 6,901 CFT
 UNDERDRAIN SUBGRADE
 10 INCH 40 FT @ 0.00%
 TRENCH VOL. = 40 CFT
 TOTAL VOLUME HEAD = 10,488 CFT



TRaverse City
MICHIGAN

CITY OF TRAVERSE CITY 2018 HICKORY HILLS IMPROVEMENT PROJECT PROPOSED LIGHTING PLAN

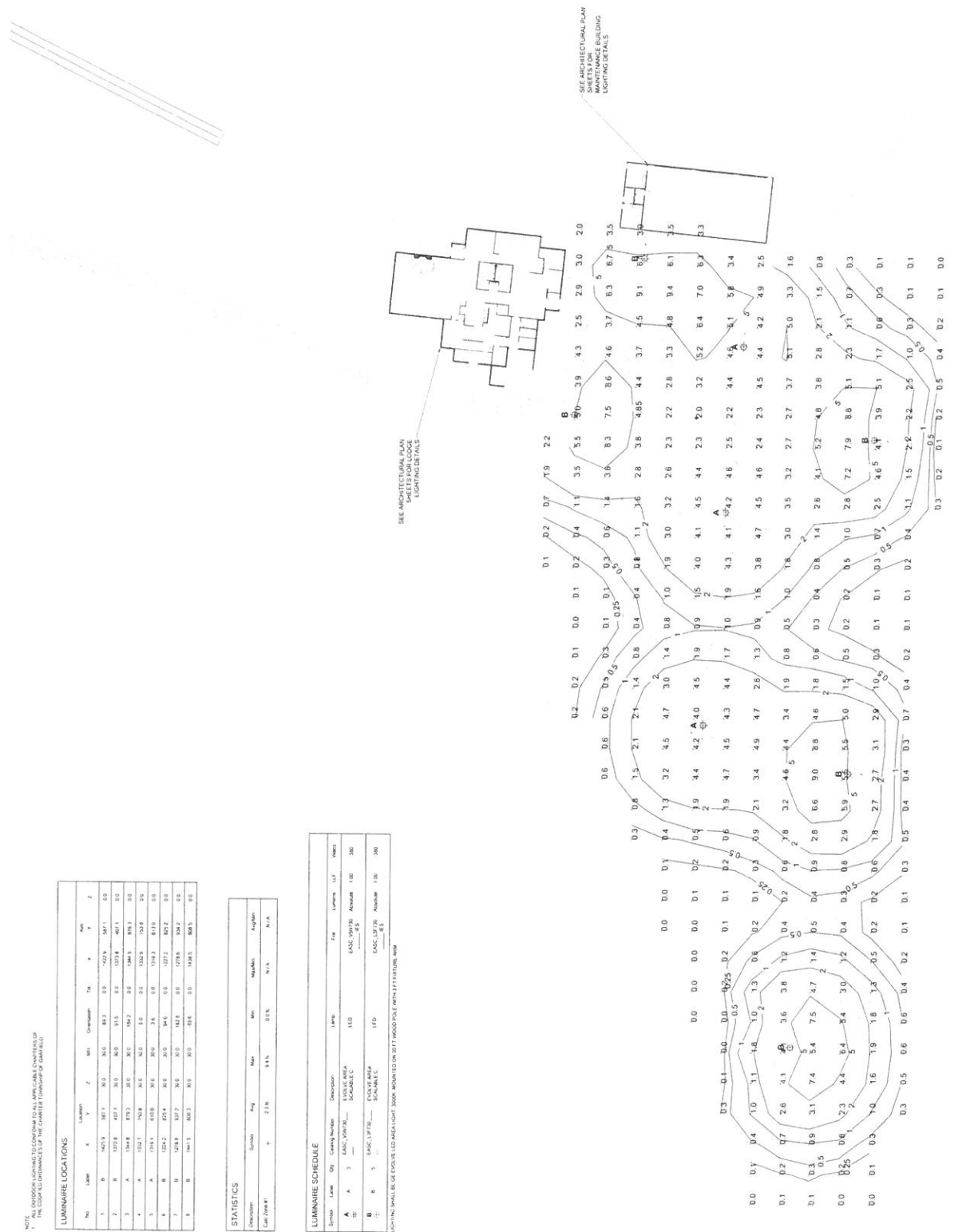
11-30-17
2018-01
ARY
1" = 30'
C-5



SCALE:
0 30 60

BENCHMARK DATA
BENCHMARK #1
FOUND TOP OF 4" PUMPER
HYD RISE
ELEVATION = 592.1 (NAVD 88)
BENCHMARK #2
HYD RISE
ELEVATION = 594.2 (NAVD 88)

- LEGEND**
- FOUND PROPERTY CORNER
 - BENCHMARK
 - G GAS BOX
 - UTILITY POLE
 - WATER VALVE
 - PED LIGHT POLE
 - E ELECTRIC RISER
 - T TELEPHONE RISER/BOX
 - FIRE HYDRANT
 - CATCH BASIN
 - BENEVOLENT CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE LINE
 - SPUR LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - OVERHEAD CABLE TV
 - UNDERGROUND CABLE TV
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - SILT FENCE
 - TOP/BOTTOM OF SLOPE
 - FENCE
 - SOIL BORING LOCATION



NOTE: ALL FOOTCANDLE READINGS TO CONFORM TO ALL APPLICABLE FOOTCANDLE OF THE COMPETITIVENESS OF THE CENTER TOWNSHIP OF GRAND ISLAND

LUMINAIRE LOCATIONS

No.	Label	X	Y	Z	Height	Beam	Angle	Footcandle	Area	Notes
1	B	1625.9	881.1	30.0	30.0	84.2	0.0	727.8	547.1	0.0
2	B	1522.8	891.1	30.0	30.0	81.5	0.0	1071.8	407.1	0.0
3	A	1544.8	875.1	30.0	30.0	104.2	0.0	1044.5	874.3	0.0
4	A	1521.7	794.8	30.0	30.0	93.0	0.0	1322.9	752.8	0.0
5	A	1518.1	855.8	30.0	30.0	91.0	0.0	1318.3	613.8	0.0
6	B	1524.2	854.4	30.0	30.0	94.1	0.0	1272.2	621.2	0.0
7	B	1524.8	817.7	30.0	30.0	102.8	0.0	1278.6	534.2	0.0
8	B	1641.5	883.7	30.0	30.0	85.8	0.0	1048.5	888.5	0.0

STATISTICS

Statistic	Value	Unit	Notes
Beam	2.1K	ft	N/A
Area	6.4K	sq ft	N/A
Height	N/A	ft	N/A

LUMINAIRE SCHEDULE

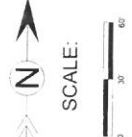
Label	Qty	Category	Manufacturer	Model	Power	Beam	Height	Notes
A	3	ASAC, 100W, 3000K, SCRAMBLE	ASAC	100	ASAC 100W/3000K	100	100	300
B	5	ASAC, 100W, 3000K, SCRAMBLE	ASAC	100	ASAC 100W/3000K	100	100	300

CONTINGENCY: 10% FOR THE AREA LIGHT 2000W, 10000 LUMENS PER FOOT CANDLE WITH 12' TYPICAL HGT.



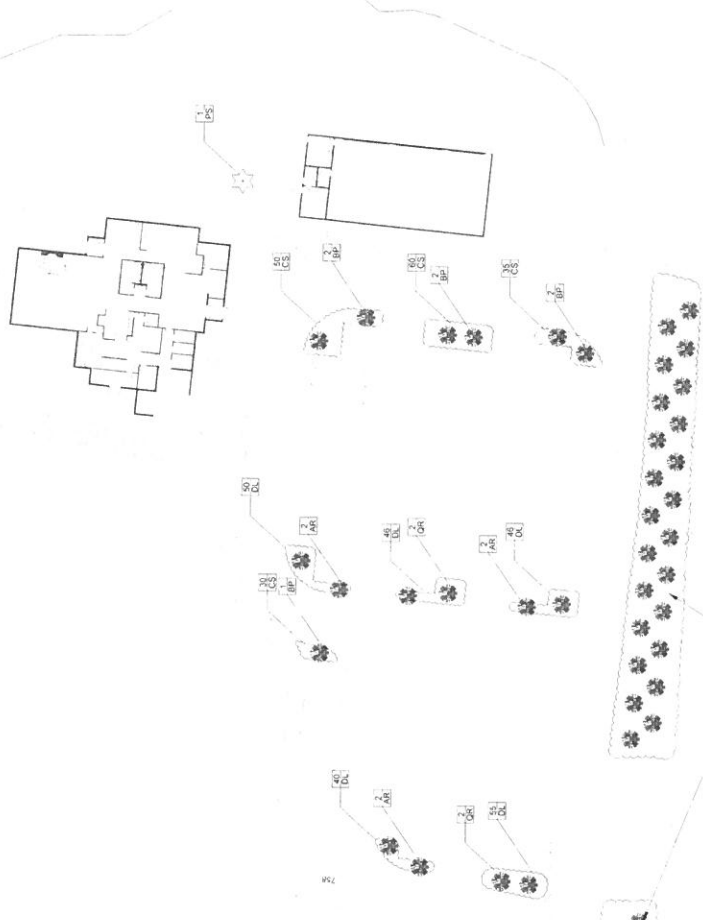
CITY OF TRAVERSE CITY 2018 HICKORY HILLS IMPROVEMENT PROJECT LODGE - LANDSCAPE PLAN

Revised/Issued	DATE
PRELIM SET	10/01/17
DATE	11/30/2017
PROJECT	2018-01
DESIGNED BY	BMG
SCALE	1" = 30'
DATE	C-6



BENCHMARK DATA
 BENCHMARK #1: 100' EAST OF NORTH GATE
 WEST SIDE OF TREE
 ELEVATION - 759.02 (MVD 81)
 BENCHMARK #2: 100' EAST OF NORTH GATE
 TOP OF LIGHT POLE
 ELEVATION - 763.22 (MVD 81)

- LEGEND**
- FOUND PROPERTY CORNER
 - BENCHMARK
 - G GAS BOX
 - UTILITY POLE
 - GUY WIRE
 - WATER VALVE
 - PED LIGHT POLE
 - E ELECTRIC RISER
 - T TELEPHONE RISER/BOX
 - FIRE HYDRANT
 - CATCHBASIN
 - BEHIVE GRAPE CATCHBASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE LINE
 - SHRUB LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - OVERHEAD CABLE TV
 - UNDERGROUND CABLE TV
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - SILT FENCE
 - FENCE
 - TOP/BOTTOM OF SLOPE
 - SOIL BORING LOCATION



KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
AP	Asplenium Platyneuron	Rock Fern	2-1/2' CA 185B	6
BP	Betula pumila	Baldwin Yellow Birch	5' GAL POK	175
CS	Cornus sericea	Kent Blue Dogwood	5' GAL POK	235
DL	Desmodium illinoense	White Pine	8-10' PL 18.0 B	1
PS	Pinus strobus	White Pine	8-10' PL 18.0 B	1
GR	Quercus robur	Red Oak	2-1/2' CA 185B	4

TRANSPLANT 32 TREES WITH TREE SPACE 2'-4" FROM EXISTING PROPERTY LINE OR BUFFER AS DIRECTED BY OWNER IN SPRING

BRANCHES DEAD OR BROKEN
 REMOVE NURSERY APPLIED TREE WOUND
 REMOVE ALL BRANCHES FROM TRUNK AND CROWN
 REMOVE ALL TAGS AND LABELS

PRUNE SUCKERS OFF
 OR SLIGHTLY ABOVE TOPK LARK IS AT
 BRANCHES ABOVE TOPK LARK IS AT
 BASKET ON TOP IS 1/2" OF ROOTBALL

CENTER TREE ON PLANTING HOLE. LEAVE BOTTOM
 BACKFILLING. WATER TO SETTLE AND REMOVE AIR POCKETS

DO NOT PRUNE TERMINAL
 LEADER OR BRANCH TIPS

IF TREE IS JUST TABLE OR IN HIGH
 STAKE WITH 2" X 2" HARDWOOD STAKES OR APPROXIMATE
 1' CLOSERLY STAKE TREE TO ALLOW FOR TRUNK MOVEMENT
 STRAPPING SUCH AS WOVEN FABRIC OR ANTI-RATTLE
 CONTRACTOR RESPONSIBLE FOR MATERIALS AND
 MATERIALS TO BE USED TO PREVENT
 TOUCHING TRUNK

8" MIN. 8" MIN.
 EQUALS THREE
 BALL DIRT
 EQUALS THREE
 BALL DIRT
 DECIDUOUS TREE
 EVERGREEN TREE
TREE & SHRUB PLANTING INSTALLATION
 N.T.S.



THE CITY OF TRAVERSE CITY
 100 WEST WALNUT STREET
 TRAVERSE CITY, MICHIGAN 49782
 PHONE: 231.947.2000
 FAX: 231.947.2001

CITY OF TRAVERSE CITY 2018 HICKORY HILLS IMPROVEMENT PROJECT LODGE - PARKING PLAN

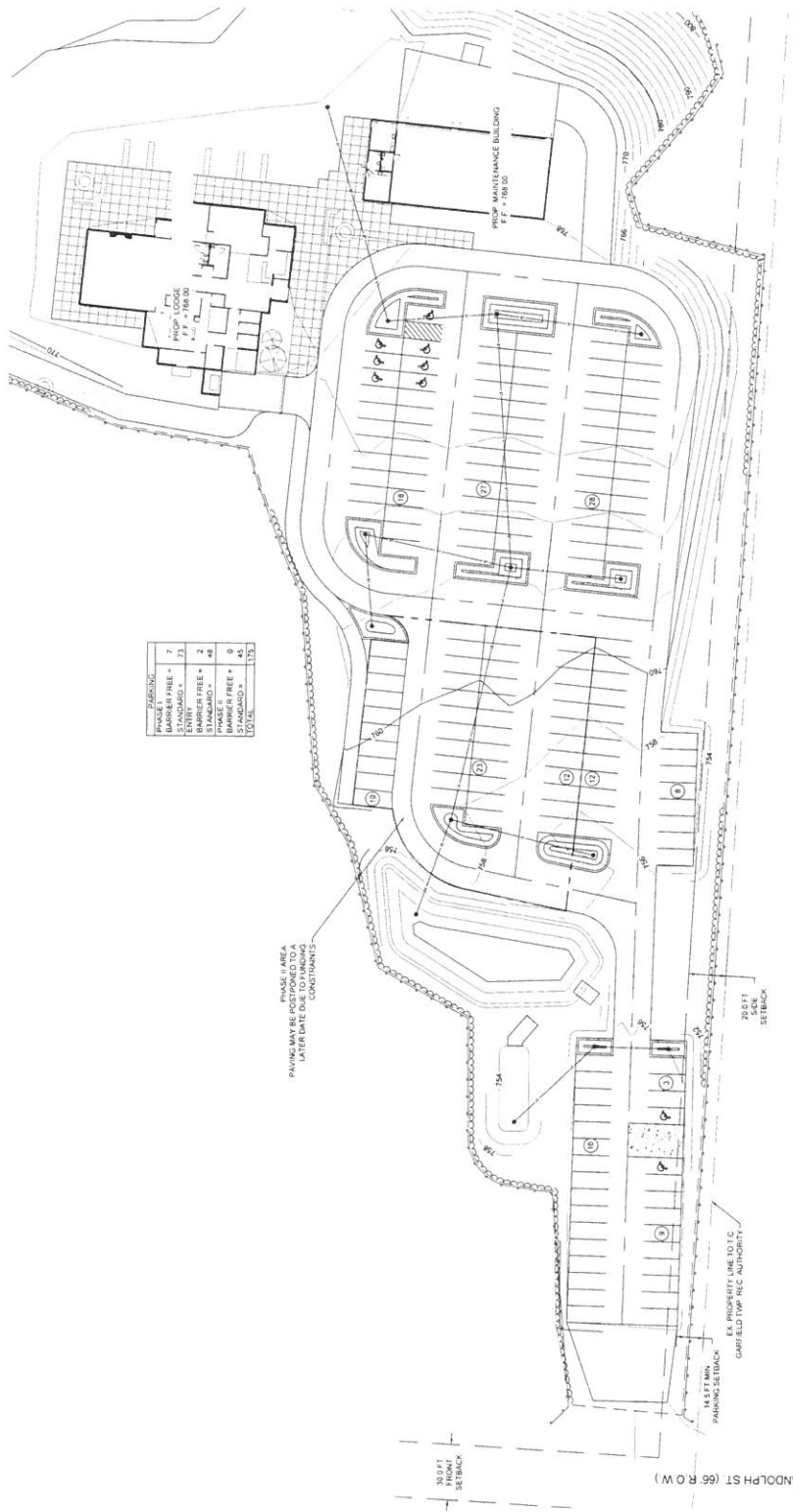
PRELIM SET	10/4/17
DATE	11/1/17
PROJECT NO.	2018-01
CLIENT	ZNC
SCALE	1" = 30'
DRAWN BY	C-7



BENCHMARK DATA
 BENCHMARK #1: MANHOLE
 WEST SIDE OF TREE
 100' EAST OF NORTH GATE
 ELEVATION = 755.0 (NAVD 88)
 BENCHMARK #2: LIGHT POLE
 100' EAST OF NORTH GATE
 ELEVATION = 763.2 (NAVD 88)

- LEGEND**
- ▲ FOUND PROPERTY CORNER
 - BENCHMARK
 - SIDE
 - G GAS BOX
 - U UTILITY POLE
 - W WATER VALVE
 - PLD LIGHT POLE
 - E ELECTRIC RISER
 - T TELEPHONE RISE/BOX
 - F FIRE HYDRANT
 - C CATCHBASIN
 - B BEEHIVE GRAPE CATCHBASIN
 - S STORM MANHOLE
 - SM SANITARY MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE LINE
 - SHRUB LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - OVERHEAD TELEPHONE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE TV
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - SET FENCE
 - TOP/BOTTOM OF SLOPE
 - SOIL BORING LOCATION

PARKING	
MARKER TREE *	7
STANDARD *	73
MARKER TREE *	2
STANDARD *	48
MARKER TREE *	0
STANDARD *	45
TOTAL	135



DRIVE AISLES
 PARKING MAY BE POSTPONED TO A
 LATER DATE DUE TO PARKING
 CONDITIONS

20 FT
 FRONT
 SETBACK

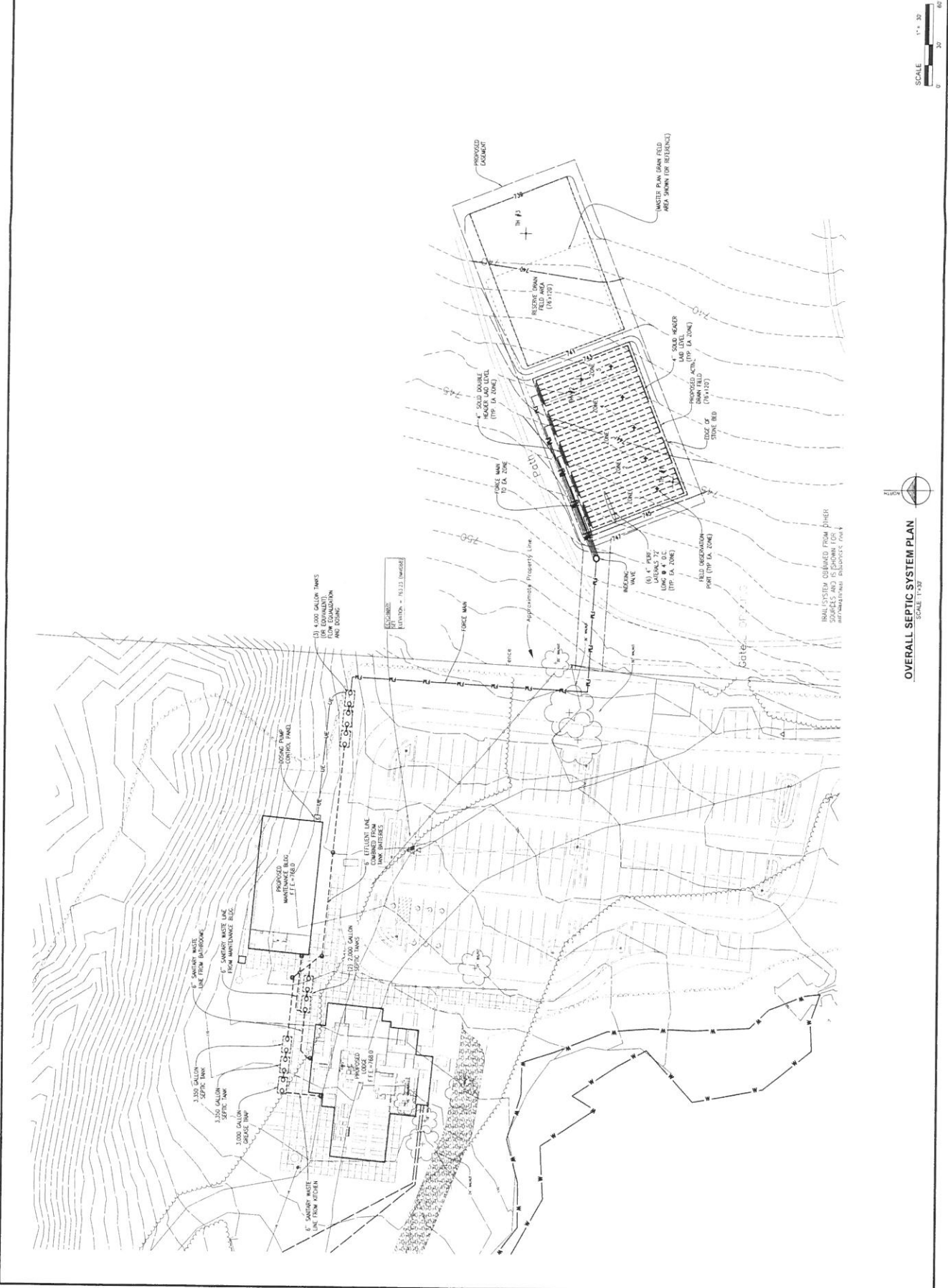
EX PROPERTY LINE TO TC
 GOLF FIELD TWP REC AUTHORITY

RANDOLPH ST (66 R.O.W.)

No.	Date	Revision
1	12-20-21	ISSUED FOR PERMITS
2	01-10-22	REVISED FOR PERMITS

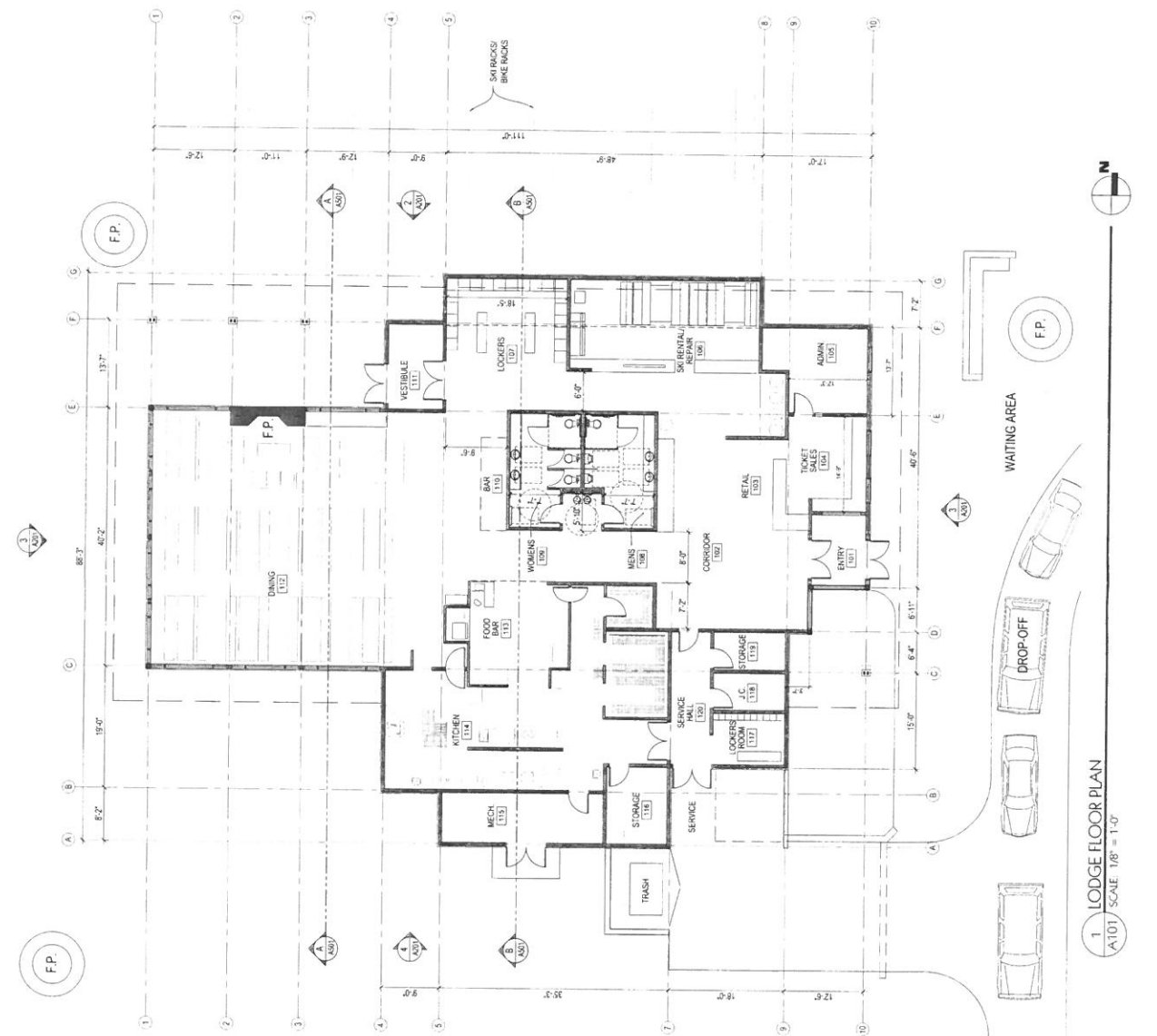
OVERALL SEPTIC SYSTEM PLAN
HICKORY HILLS
 Cornerstone Architects

DATE: 12-20-21
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT NO.: 2017780007-01
 SHEET NO.: BC-2

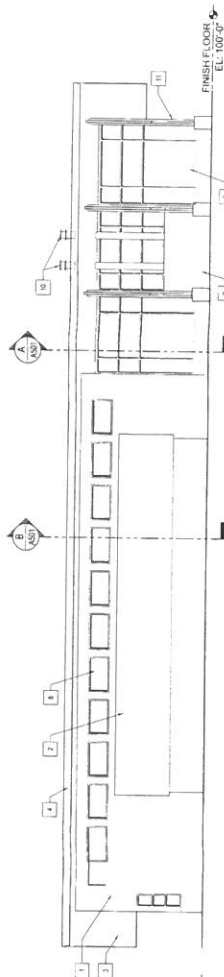


OVERALL SEPTIC SYSTEM PLAN
 SCALE: 1"=30'

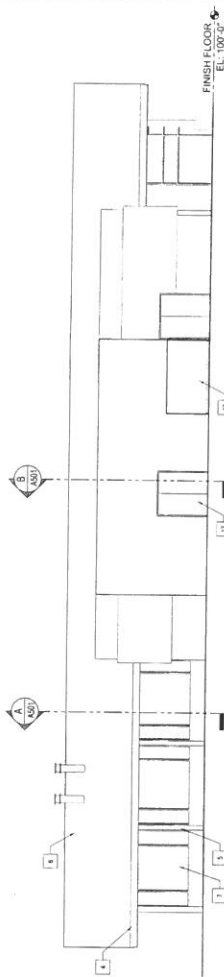




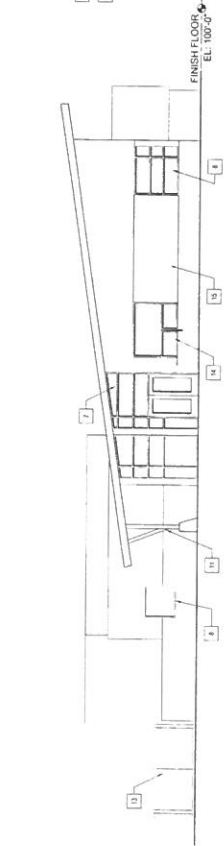
1 LODGE FLOOR PLAN
 A101 SCALE: 1/8" = 1'-0"



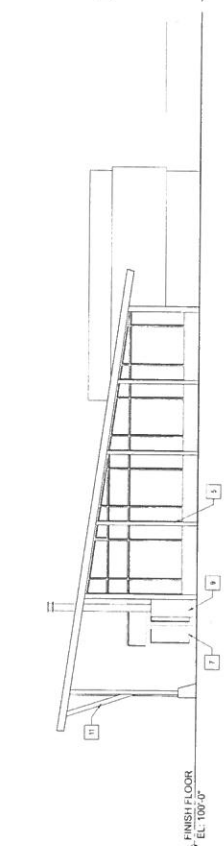
2 NORTH ELEVATION
 A201 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 A201 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 A201 SCALE: 1/8" = 1'-0"



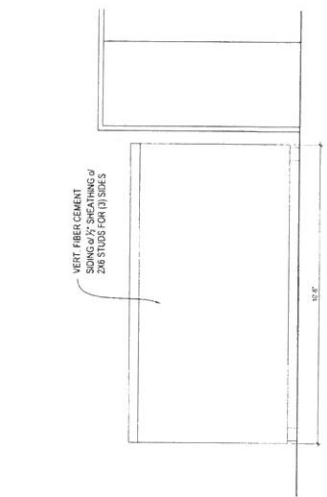
3 WEST ELEVATION
 A201 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

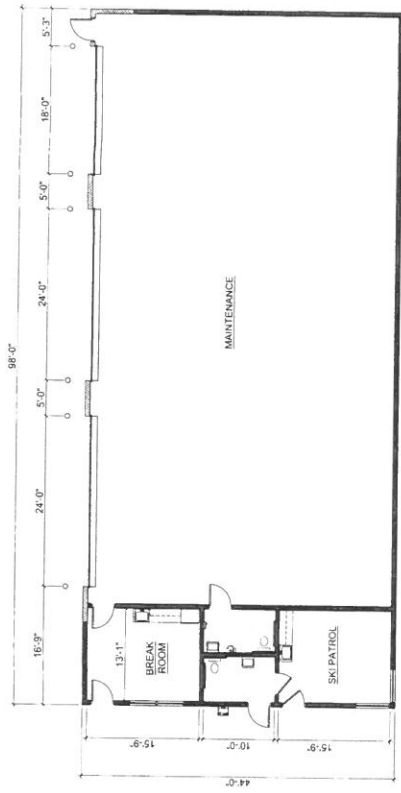
- 1 1/2" THICK FIBER CEMENT VERT SIDING
- 2 HORIZONTAL FIBER CEMENT SIDING
- 3 1/4" WOOD DECKING AT SOFFIT
- 4 GALV. METAL FASCIA
- 5 WOOD TRIM
- 6 60 MIL PVC FULLY ADHERED MEMBRANE w/ DECORATIVE STANDING SEAM FIBES
- 7 INSUL. GLAZING IN ALUM. STOREFRONT SYSTEM
- 8 INSULATED GLAZING IN ALUM. FRAME
- 9 CUT STONE VENEER
- 10 EXPOSED METAL CHIMNEY STACK
- 11 WOOD COLUMN w/ BRACKETS & CONCRETE BASE
- 12 HM DOOR & FRAME
- 13 DUMPSTER ENCLOSURE
- 14 SOLID SURFACE COUNTERTOP & SINK-SERVICE WINDOW
- 15 CORRUGATED GALV. STEEL PANEL



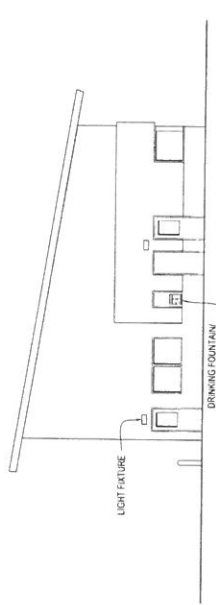
6 TRASH ENCLOSURE EAST
 A201 SCALE: 1/2" = 1'-0"



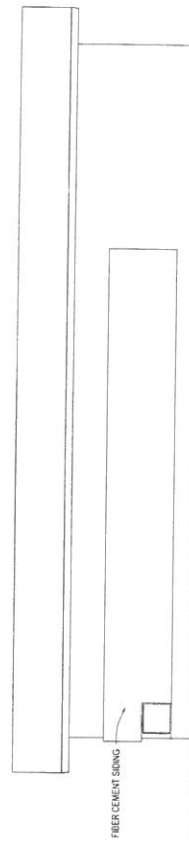
5 TRASH ENCLOSURE SOUTH
 A201 SCALE: 1/2" = 1'-0"



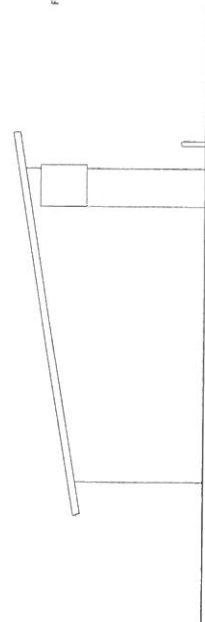
1 MAINTENANCE BLDG. FLOOR PLAN
A302 SCALE: 1/8" = 1'-0"



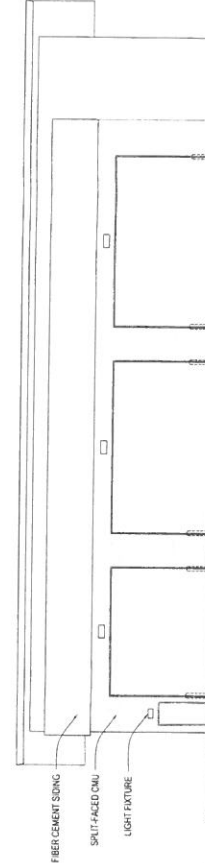
2 WEST ELEVATION
A302 SCALE: 1/8" = 1'-0"



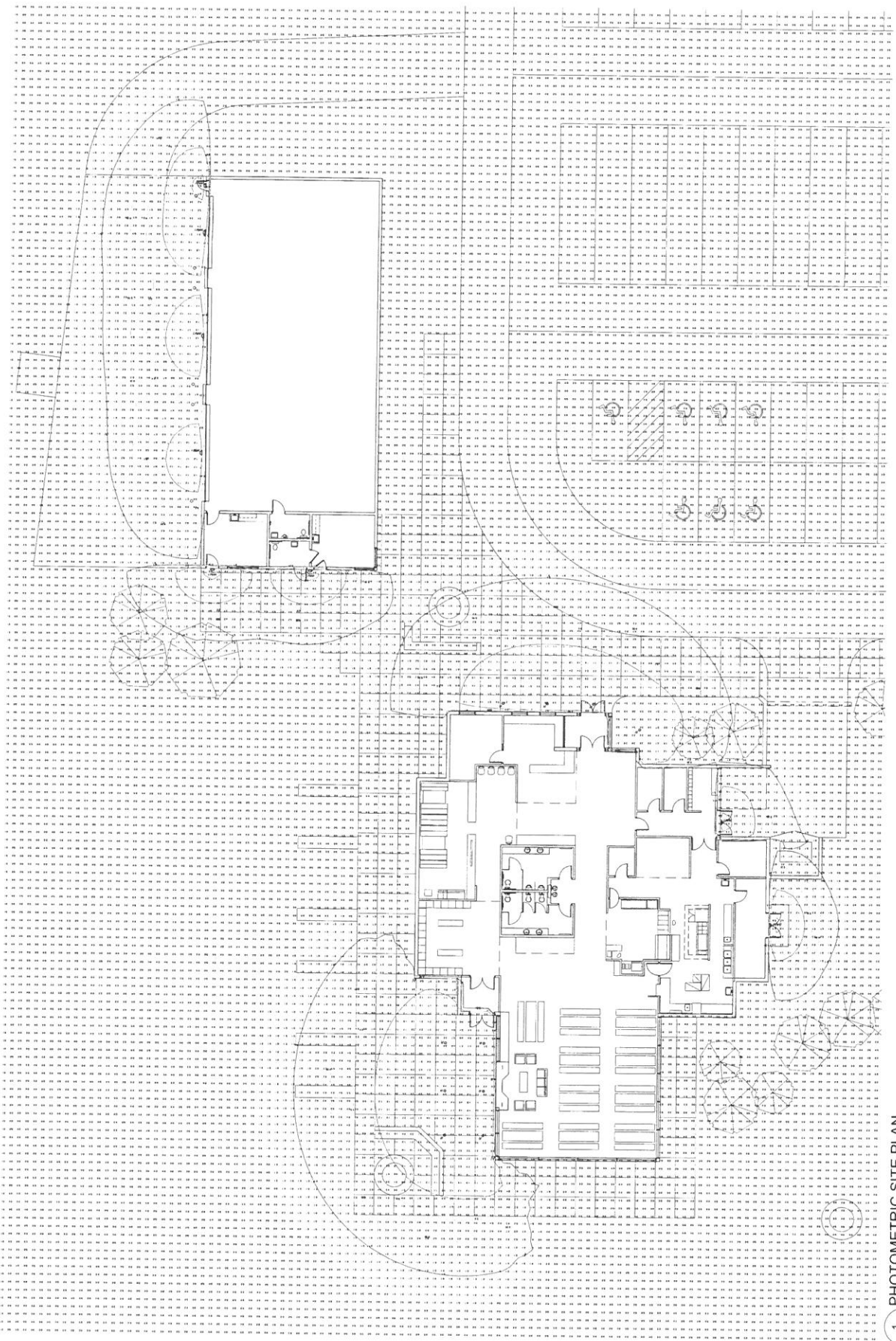
3 SOUTH ELEVATION
A302 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A302 SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION
A302 SCALE: 1/8" = 1'-0"



1 PHOTOMETRIC SITE PLAN
 E100 SCALE: 3/32" = 1'-0"

E-T-N

HALO

SLDS 1200 UNV
 UNIVERSAL VOLTAGE
 DIMMABLE
 1200mm x 600mm x 120mm
 1200mm x 600mm x 120mm
 1200mm x 600mm x 120mm
 1200mm x 600mm x 120mm

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 UNIVERSAL VOLTAGE
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CREATING WITH INNOVATION

High Quality LED
 1200mm x 600mm x 120mm
 1200mm x 600mm x 120mm
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E-T-N

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RECESSED CEILING FIXTURE

WALL-MOUNTED FIXTURE

