

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

**Wednesday, January 9, 2019 @ 7:00pm
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. Minutes**
December 12, 2018
- 3. Correspondence**
Letter from Pastor Carey Waldie – (Receive and File)
- 4. Reports**
 - a. Township Board
 - b. Planning Commissioners
- 5. Business to Come Before the Commission**
 - a. PD Report 2018-122 Hobby Lobby Wall Sign—Findings of Fact
 - b. PD Report 2018-123 Fox Run Planned Unit Residential Development—Continued Discussion
 - c. Commissioner Gil Uithol Certificate of Appreciation
 - d. University of Michigan eCities Recognition
 - e. Selection of Officers
- 6. Public Comment**
- 7. Items for Next Agenda – February 13, 2019**
To be determined
- 8. 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

2. a.

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 12, 2018

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 McManus, Joe Robertson, Pat Cline, Chris DeGood, and John Racine

Absent and Excused: Gil Uithol

Staff Present: Erik Perdonik

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

John Racine declared a conflict with 5b.

Cline moved and Duell seconded to approve the agenda as presented.

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

Nays: None

2. **Minutes (7:01)**

a. **October 24, 2018**

Duell moved and DeGood seconded to adopt the minutes of October 24, 2018 as presented.

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

Nays: None

3. **Correspondence (7:01)**

Letter from Watershed Center and letter in support of Hobby Lobby

4. **Reports (7:02)**

Township Board Report

Duell said that the U-Haul text amendment was also denied by the Board.

Portions of Silver Lake Park will be groomed and the rezoning of property next to Sam's Club has been rezoned to Multi-Family. There will be a no-wake zone on a boat landing on Silver Lake and the board passed a resolution to break from Metro Fire.

Planning Commissioners

None

Planning Department

The new Planning Director, John Sych will be starting Monday, December 17th.

5. Business to Come Before the Commission**a. PD 2018-115 Grand Traverse Oral Surgery SUP – Finding of Fact (7:06)**

The application requests approval of a Special Use Permit for a 15,000 square foot dental clinic with a basement, covered pick up and drop off areas, and an 85-space paved parking lot. A 40' x 100' future expansion is proposed for the south end of the proposed building.

Robertson moved and McManus seconded THAT the Findings of Fact for application SUP-2018-05, as presented in Planning Department Report 2018-115 and being made a part of this motion, BE ADOPTED.

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

Robertson moved and Duell seconded that application SUP 2018-05 BE APPROVED, subject to the following conditions:

- 1) Final engineering review and approval by the Township Engineer including all infrastructure, stormwater and FAA, if necessary.*
- 2) All final reviews from agencies with jurisdiction shall be provided prior to any land use permits being issued.*
- 3) All proposed sidewalks, landscaping and amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
- 4) The applicant shall provide two (2) full-size sets, one (1) 11x17" plan set and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the zoning ordinance.*
- 5) The applicant shall record promptly the amended 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 township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.*

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

b. PD 2018-116 Miller Creek Drive Crematorium – Conceptual Review (7:09)

This application proposes a 2,900 square foot crematorium with an associated 12 space parking area, on a 1.47acre property near the northwest corner of Miller Creek Drive and Cass Road. The property is currently vacant and is zoned I-L Limited Industrial. Crematoriums are permitted in the I-L zoning district by SUP. John Racine excused himself from the discussion. The driveway setbacks were granted by the ZBA subject to two conditions. Jeff Cockfield presented the proposed development on the site. He said that the developers can meet all requirements except the current stormwater control ordinance.

Developers could eliminate some parking and get closer to meeting the ordinance. There is water and sewer nearby that they would connect to. Stormwater would be pre-treated before discharging to the wetlands. Duell proposes another pond between the two that are proposed. Cockfield said that they are looking for guidance on the parking issue. Dan Jonkoff said most crematoriums have 2-3 parking spots, but that he would like a few more. Based on evidence, Commissioners agree that parking could likely be reduced to help with the stormwater issue. Deputy Planner Perdonik explained what the waiver from the stormwater ordinance would entail. Commissioners said that they would need an industry standard for parking and a revised stormwater plan before moving forward.

c. PD 208-117 Hobby Lobby Wall Sign - Public Hearing (7:35)

The application requests approval of a single wall sign for the front of the new Hobby Lobby building located at 3675 Marketplace Circle within the Buffalo Ridge PUD. The applicant has proposed two options – a 148.2 square foot sign and a 99.7 square foot option. The ordinance allows for 100 square feet of signage in the Buffalo Ridge PUD. Kevin Vann of Signplicity Signs representing Hobby Lobby, is asking for the 148.2 square foot option and gave commissioners pictures of other large signs in the area.

Racine opened the Public Hearing at 7:39pm.

Kirk Lewellen, District Manager of Hobby Lobby asked for similar exposure as the other retailers in the area.

Kirby Taylor commented on the proposed signage.

Racine closed the Public Hearing at 7:41pm.

Commissioners discussed the proposed signage and it was noted that all other signage within the PUD complies with the 100 feet or less requirement. Commissioners discussed proportions of signage to buildings and discussed the criteria for signage as it pertained to this sign.

DeGood moved to direct staff to draft Findings of Fact against application PUD-2014-02-D for consideration at the next Regular Meeting of the Planning Commission on the basis that two of the criteria would not be met and thus larger signage would be denied. Robertson supported the motion.

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

Nays: None

d. PD 2018-118 Living Hope Church Text Amendment – Introduction (8:01)

The application proposes a text amendment to the Garfield Township Zoning Ordinance to amend Article 7, Section 753.A(2) to read “Buildings shall be set back 30 ft from all street right-of-way lines and 30 ft from any property line. Parking areas shall be set back 10’ from all street right of

way lines and 10' from any property line in a residential and/or agricultural district for churches." Carey Waldie gave a review of why the setbacks need to be amended for institutional uses and asked for Commissioner comment. Commissioners said that the definition of "institutional use" was not only for churches, but other uses as well and all uses would be affected by this text amendment. They recommend that Waldie find support to structure his argument towards the entire use in the township. Racine asked for more analysis of these uses and the setbacks and how they apply to these types of properties. Commissioners explained to the applicant how the Planning Commission works and what evidence would be needed to prove his point. They told him to bring forth proof that this is needed for ALL institutional uses in the township.

DeGood moved to postpone the request awaiting more information from Staff regarding the setbacks and when they were put into enforcement. The applicant shall determine when he wants to come back for a Public Hearing. Duell seconded the motion.

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

e. PD 2018-119 Draft Access Management Amendment Revised – Public Hearing (8:55)

Perdonik has provided a draft of the finalized version with agricultural drives and criteria for them added.

Racine opened the Public Hearing at 8:58pm.

Jim Schmuckal of Airport Road asked for clarification of what this amendment was covering.

The Public Hearing was closed at 8:59pm.

Commissioners add language to #3 stating that "standards can be met and only so long as the following standards continue to be met."

Duell moved and Robertson seconded to recommend to the Township Board the proposed amendment to Section 512 – Service Drives in the Zoning Ordinance, as attached to PD Report 2018-119 BE ADOPTED.

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

f. 2019 Proposed Meeting Dates

Duell moved and DeGood seconded to adopt the 2019 Proposed Meeting Dates.

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

6. Public Comment (9:08)

Jeff Jocks of Sondee, Racine and Doren commented on the crematorium project. His client has concerns about the stormwater plans and a possible waiver.

Jim Schmuckal commented on the signage criteria #1.

Mark Martin of East River Road commented on the setback for the institutional uses.

Bill Crain of Buckley expressed concerns with the stormwater ordinance.

Carie Waldie commented on his application.

7. Items For Next Agenda – January 9, 2019 (9:19)

DeGood pointed out that Kohl's cut down some trees and is being remanded.

8. Adjournment

Duell moved to adjourn the meeting at 9:27pm.

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



FROM THE DESK OF
PASTOR CAREY WALDIE

LIVING HOPE CHURCH • TRAVERSE CITY, MI

3. a.

Dear Gentlemen of the Planning Commission,

This letter is regarding comments made at the end of the last meeting on October 24th. Statements were made that, painted an incorrect picture of our actions in the back of our property of Living Hope Church.

On, October 18th, I received a letter and an email stating we were in violation of paragraph 415 for a "substantial earth change."

At the planning commission meeting it was said, "They've been moving a lot of earth out there without telling anybody," Then Chris asked, "They're moving dirt?" I'm assuming to clarify whether we are moving forward with un-permitted development. Staff answered, "They weren't quite upfront about what they were doing."

This couldn't be more inaccurate, and it incorrectly ascribes wrong and deceptive motives on the church's part and painted us in a wrong light. We don't operate with governmental authority, we do not have the power to coerce someone. All we operate with is *moral authority* so when our morality is questioned, I must correct the record as best as I can.

First, I do not agree that we were in any violation. Section 4, division 4 of the zoning ordinance applies to development approvals. We were not "moving a lot of earth" pursuant to any development. We simply wanted to beautify the parcel by removing overgrown foliage. Honestly, this spring I was throwing a ball with a 14 year-old parishioner out in the back field. It was so overgrown and feral we couldn't run or play in it. So, I put a plan into action with a member of our church that is a seasoned contractor to clean up the parcel. He assured me no permits were necessary as we weren't violating any ordinance. ***It had nothing to do making a parking lot as was implied at the commission meeting and in numerous conversations with Mike Green.*** Somehow the zoning office arrived at the idea that we were going ahead with some kind of development. Nobody talked to us. Nobody asked. They assumed because we had equipment parked out back that we were in violation. They simply violated us for cleaning up our own back yard. When we went to soil erosion with the county, they thought it was ludicrous and signed off that we don't need a soil erosion permit. If making some space for a kid to throw a ball is a violation, then I guess we are in violation and we are moving to rectify it. However, to be clear, we did NOTHING in pursuant to any development that we may or may not do in the future regarding expansion of parking or building. We were assured in a previous meeting that we could improve the *exterior* of our property without a violation as long as we didn't add to the square footage of our building or parking lot. We even made sure to correct the specific wording in the minutes of the meeting *before* we went ahead with this project.

Second, division 415 (the paragraph cited as our violation), states, "Separate grading development approval is required for disturbances of land that require ***the removal of soil*** (emphasis mine) prior to the issuance of any development approval." I can assure you that all we removed was some overgrown brush. WE REMOVED NO SOIL, WE ADDED NO SOIL AND WE CHANGED NO GRADE. THE ONLY TIME WE



FROM THE DESK OF
PASTOR CAREY WALDIE

LIVING HOPE CHURCH • TRAVERSE CITY, MI


MOVED SOIL AT ALL WAS TO SMOOTH IT OUT SO AS TO MAKE IT USEFUL FOR WALKING AND TO MAKE IT AESTHETICALLY PLEASING AND READY FOR SEEDING. AGAIN, WE WERE NOT DOING ANYTHING PURSUANT TO ANY DEVELOPMENT NOR DID WE REMOVE ANY SOIL.

Third, staff mentioned that “we weren’t upfront about what we were doing.” We didn’t come and ask permission to clean up our back yard. However, this wasn’t an attempt to hide anything. Nobody I talked to (including the soil erosion people later) thought we needed a permit. I do resent and refute the implication that anyone at Living Hope did anything unethical or underhanded. Furthermore, after we received the notice, I personally explained our plan with Mike Green and one other staff member (I can’t remember her name—she’s super nice though.) multiple times. I personally invited Mr. Green *that day* to come and view the property. (He violated us without even looking at it.) In trying to get clarity on the law, he said that even if we tilled the land to plant a garden we would be in violation. This seems absurd. Our heart is not to try and do something behind your back, we honestly didn’t think that beautifying the property would be a violation. We have moved to comply, and we have the appropriate permits.

As stated previously, we just want to help our community. Our entire church is an amenity for Garfield Township, and wanted to beautify it and make better use of the little land that we do have. This letter is to clarify for all interested parties our perspective.

Sincerely,

Pastor Carey Waldie
Living Hope Church
1231.944.8237

 Charter Township of Garfield Planning Department Report No. 2018-122		
Prepared:	December 18, 2018	Pages: Page 1 of 3
Meeting:	January 9, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Buffalo Ridge PUD Hobby Lobby Wall Sign Request-Findings of Fact	
File No.	PUD-2014-02-D	Parcel No. 05-016-032-20
Owner:	Buffalo Ridge Center South, LLC	
Applicant:	Signplicity	

PURPOSE OF APPLICATION:

The application requests Planning Commission approval of a single wall sign for the front of the new Hobby Lobby building at 3675 Marketplace Circle within the Buffalo Ridge Planned Unit Development (PUD). The applicant is presented two options to the Planning Commission at their December 12, 2018 Regular Meeting; the first option measures 99.7 square feet (Option 1) and the second 148.2 square feet (Option 2).

STAFF COMMENT:

Under Section 630.J of the Zoning Ordinance, “[a]ll proposed signs within a Planned Unit Development shall be submitted to the Planning Commission for final review and approval.” In addition, the Report and Decision Order (RDO) for the recently approved master plan for the Buffalo Ridge PUD (SUP-2014-02-C) which permitted the construction of the Hobby Lobby includes the following condition among twenty-three others: “All signage requests not meeting the published standards of the Ordinance within the PUD go directly to the Planning Commission for determination.”

Under Sec.630.J(1)(a), signs within a PUD may be permitted in accordance with what is normally permitted by right in the underlying zoning district, and subject to the same limitations thereof. In this case, the underlying zoning district is C-G General Commercial, which permits up to one-hundred (100) square feet of total sign area per building wall.

At the December 12, 2018 Planning Commission Regular Meeting, a public hearing was held on the application, after which Commissioners discussed the request in light of the approval criteria of Section 630.J(3) of the Zoning Ordinance. Commissioners concluded that Option 2 does not meet the criteria in Sec. 630.J(3)(a)-(b), and unanimously passed a motion directing Staff to draft Findings of Fact reflecting this conclusion, which are provided below for your consideration tonight.

FINDINGS OF FACT:

Under Sec. 630.J(3), “[t]he Planning Commission shall have the authority to increase the maximum wall sign standards...based upon appropriate findings of fact demonstrating that each of the following criteria are met:”

- a) The maximum sign standards of subsection (1) do not provide for the reasonable use of the parcel as provided for within the planned unit development.
- The Planning Commission finds that this criterion is NOT MET for the following reason(s): The maximum sign standards of subsection (1) provide for reasonable use of the parcel as evidenced by no wall sign within the PUD being approved at larger than one-hundred (100)-square feet, and the applicant’s own application proposing a 99.7-square foot alternative (Option 1) to the 148.2-square foot sign (Option 2).

- b) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel as provided for within the planned unit development.
- The Planning Commission finds that this criterion is NOT MET for the following reason(s): Similar to as in criterion (a) above, the proposed modification is not necessary for the reasonable use of the parcel as provided for within the PUD as evidenced by no wall sign within the PUD being approved at larger than one-hundred (100)-square feet, and the applicant's own application proposing a 99.7-square foot alternative (Option 1) to the 148.2-square foot sign (Option 2).
- c) The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.
- The Planning Commission finds that this criterion is MET for the following reason(s): Relative to the other buildings within the PUD with one-hundred (100)-square foot wall signs which are less bulky, 148.2 square feet is generally consistent with the larger size of the Hobby Lobby building.
- d) All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.
- The Planning Commission finds that this criterion is NOT APPLICABLE for the following reason(s): The Planning Commission has determined that the request for the modification should be denied based on criteria (a) and (b) above.
- e) The requested increase in wall sign area shall not exceed fifty (50) percent over that allowed in Subsection (1) or the underlying zoning district, whichever is greater.
- The Planning Commission finds that this criterion is MET for the following reason(s): With 148.2 square feet of wall sign area proposed as Option 1, and with one-hundred (100) square feet maximum wall sign area permitted per wall in the underlying General Commercial zoning district, the requested increase in wall sign area does not exceed fifty (50) percent over that allowed in Subsection (1) or the underlying zoning district.

CONCLUSION:

In sum, the Planning Commission finds that Option 2 does not meet criteria (a) and (b) above, and each of the criteria above must be met in order for the request to be approved.

ACTION REQUESTED:

The purpose of this item being on tonight's agenda is to consider adopting Findings of Fact for the application. If, following discussion, the Planning Commission is prepared to adopt the Findings provided with any changes, the following two separate motions are suggested; the first to adopt the Findings, and the second to deny the request based upon those Findings:

MOTION THAT the Findings of Fact for application PUD-2014-02-D pertaining to signage Option 2 submitted by the applicant, as presented in Planning Department Report 2018-122 and being made a part of this motion, BE ADOPTED.


The following motion is recommended to deny the project:

MOTION THAT application PUD-2014-02-D pertaining to signage option 2 submitted by the applicant, BE DENIED based on the adopted Findings of Fact presented in Planning Department Report 2018-122.

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

Attachments:

1. Two-sided document showing sign design and dimensions provided by applicant dated October 29, 2018

		Charter Township of Garfield	
		Planning Department Report No. 2018-123	
Prepared:	December 18, 2018	Pages:	Page 1 of 2
Meeting:	January 8, 2019	Attachments:	<input checked="" type="checkbox"/>
Subject:	For Run PURD Continued Discussion		
File No.	PURD-2017-01	Parcel No.	05-130-003-00
Applicant/Owner:	William Clous, Eastwood Custom Homes		

BACKGROUND:*Proposal Recap:*

The applicant is proposing 84 units on approximately 4.25 acres of land with onsite amenities such as three (3) playgrounds, a dog park, and a natural walking trail. The roughly 3.75 acres of wetland area on the site will remain open space, with some of the amenities, such as the dog park and trail, proposed within it.

Approval Process:

In accordance with Section 427.B-C of the Zoning Ordinance, PURDs are subject to a two-stage approval process: The first stage is *preliminary* review and decision, which does not require final engineering. The second is *final* review and decision, which requires final engineering and that the applicant has addressed each of the conditions imposed via the preliminary approval.

Expiration:

Preliminary Planned Unit Residential Development (PURD) approval was granted for this application at the February 14, 2018 Planning Commission Regular Meeting (*see* Planning Department Report 2018-21). Under Sec. 427.B(3)(d), “preliminary approvals are valid for twelve (12) months and not subject to an extension. Preliminary approval shall expire automatically.” This means that the applicant’s preliminary approval will automatically expire on February 14, 2019, which is roughly one month away. Therefore, time is of the essence.

STAFF COMMENT:

As mentioned above, under Sec. 427.C, final review requires final engineered plans which demonstrate compliance with the Zoning Ordinance and that each of the conditions imposed via preliminary approval are met. The Planning Commission *may* call for a public hearing when considering final approval.

In this case, the applicant has not submitted complete final engineered plans and therefore the submission is incomplete for the purposes of final review and decision under Sec. 427.C. For this reason, a public hearing was not scheduled for tonight.

Nevertheless, the applicant has asked to be placed on the agenda, and has submitted an updated site plan and documentation regarding an application to the MDEQ/Army Corps of Engineers for placing the trail in the wetland area. In addition, Staff was forwarded correspondence from the MDEQ that indicates that the proposed dog park and one of the playground areas are within a regulated wetland as originally proposed. It appears that the applicant’s updated site plan changes the location of those amenities based on the MDEQ’s finding. An executed permit has not been received and it does not appear that a professional or MDEQ delineation has been conducted for the site.

Furthermore, based on the information submitted, Staff has not been able to determine if the proposed trail has been approved by MDEQ. However, based on the public record, it appears that the applicant has

been working closely with the MDEQ on its location and the materials to be used. The Planning Commission should discuss whether the amenities proposed are acceptable in light of the changes and whether the applicant must have an executed permit from the MDEQ prior to final approval.

As noted above, this approval will expire on February 14, 2019 and therefore the applicant now has one chance to be on the agenda for final review and decision, which would be the February 13, 2019 Regular Meeting of the Planning Commission. Commissioners should give Staff and the applicant a sense of whether they feel that the project is ripe for final review and decision in light of the new information submitted.

ACTION REQUESTED:

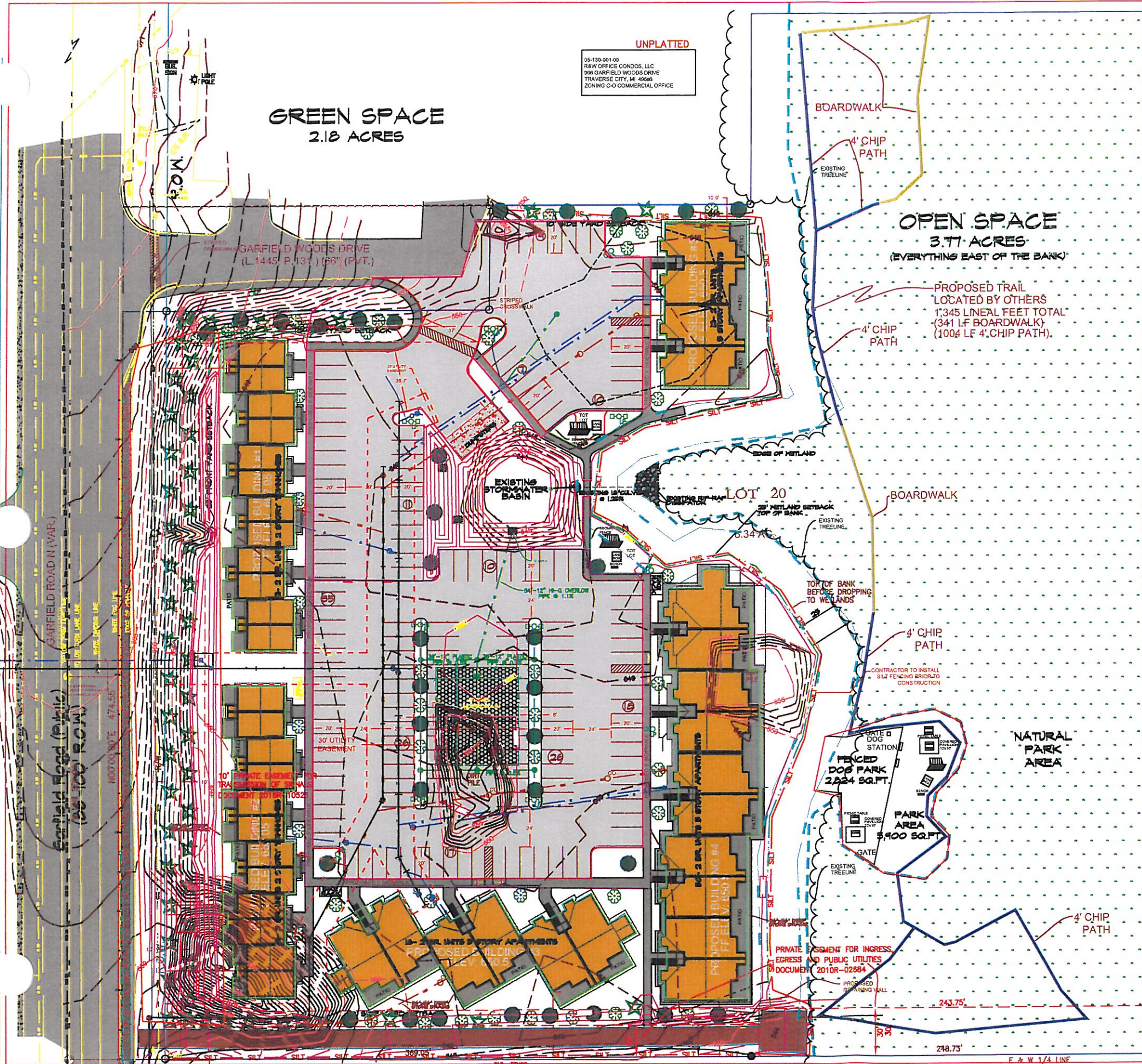
If the Planning Commission feels that the application is ripe for final review and decision (subject to completeness review) in light of the new information submitted, the following motion is suggested:

MOTION THAT application PURD-2017-01 BE SCHEDULED for a public hearing for the February 13, 2019 Regular Meeting of the Planning Commission.

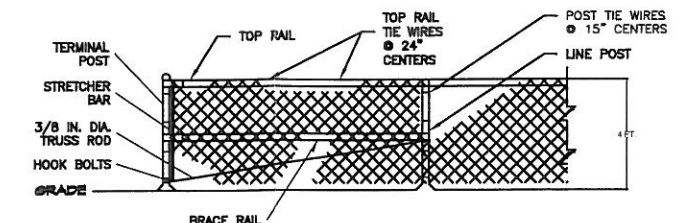
Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

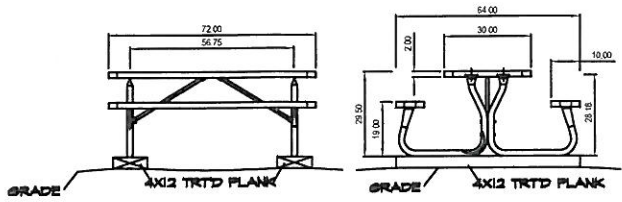
1. Site plan provided by applicant received December 12, 2018
2. MDEQ wetland determination illustration stamped July 24, 2018 by MDEQ
3. Joint permit application received November 5, 2018



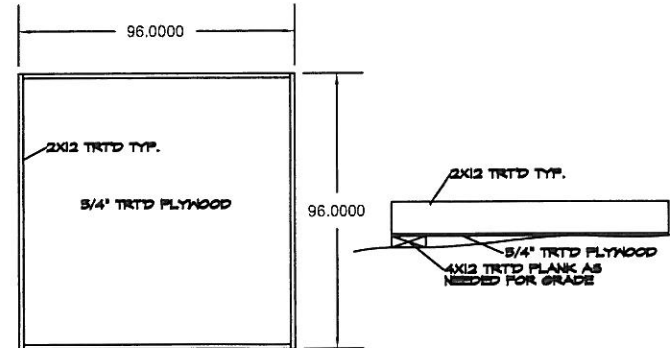
We would like to place the fence, playground & park equipment as shown. We believe this will be the safest location for the children to play as it is the furthest from vehicular traffic while all residents can relax and enjoy the Park Area and Dog Park.



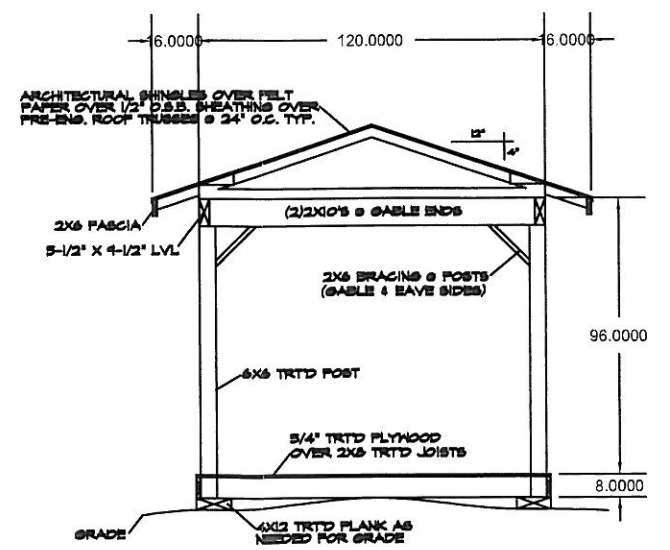
4' CHAIN LENGTH FENCE DETAIL



PICNIC TABLE DETAILS



SAND BOX DETAILS



PAVILLION SECTION

EASTWOOD CUSTOM HOMES INC.
 848 US 31 South
 Traverse City, Michigan
 (231) 941-5046

THESE DRAWINGS ARE THE PROPERTY OF EASTWOOD CUSTOM HOMES INC. USE OF THESE DRAWINGS BY OTHERS IS STRICTLY FORBIDDEN AND PUNISHABLE BY LAW.

date: DEC. 18, 2018

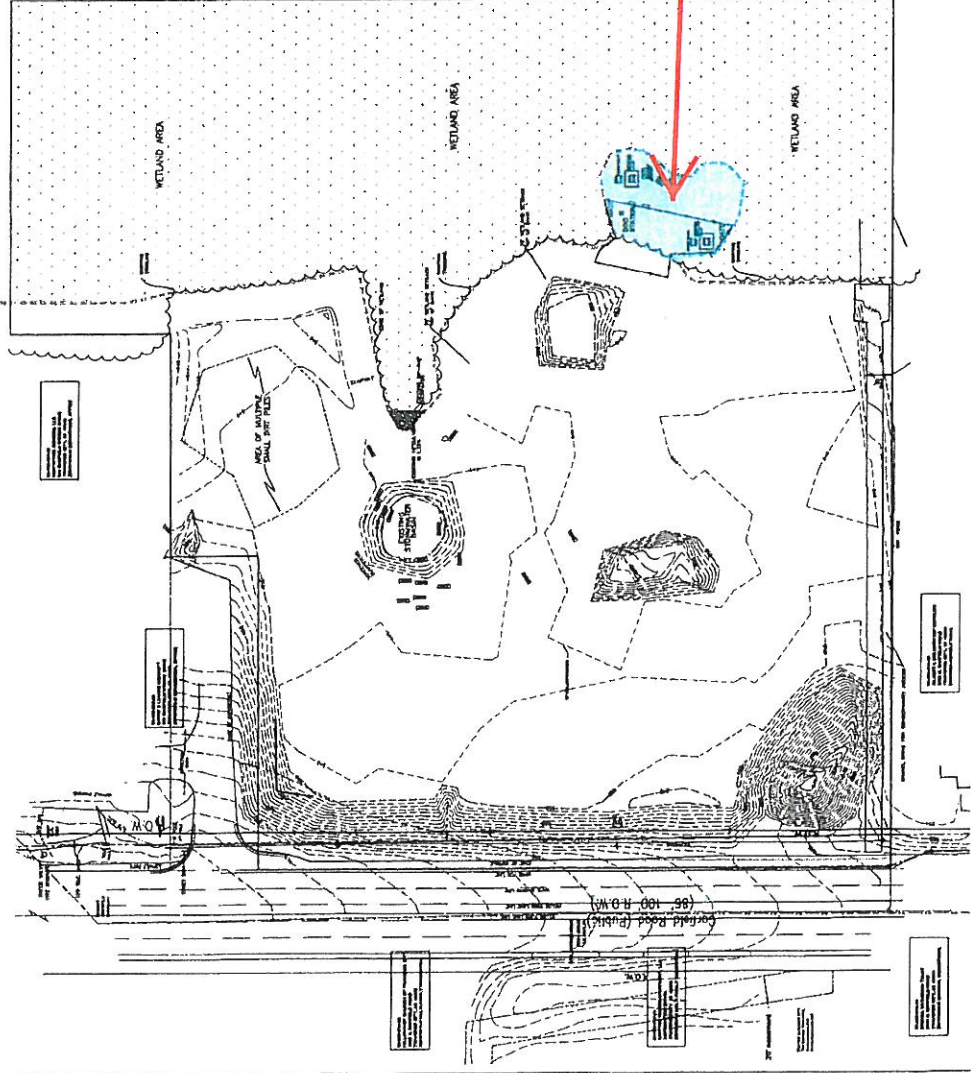
scale: N.T.S.

drawn by: S.M.N.

FOX RUN
WALKING PATH
SITE PLAN



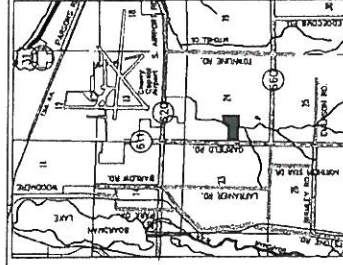
sheet: 1 OF 1



LEGEND

---	PROPERTY LINE
---	PROPOSED LANDMARK LINE
---	EXISTING CONTOUR
---	EXISTING TREE LINE
---	EXISTING MATRIX LINE
---	EXISTING BENTPALLE LINE
---	WETLAND AREA

LOCATION MAP



SITE DATA

PROJECT LOCATION & JURISDICTION:
7622 BOH ROAD
FOX RUN
EASTWOOD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

OWNER: EASTWOOD CUSTOM HOMES

PREPARED BY: CRAIN ENGINEERING, LLC

DATE: 07/24/2018

SCALE: AS SHOWN

PROJECT DESCRIPTION: 1.5 ACRES OF LAND WITH PROPOSED 2,500 SQ FT BUILT UP AREA. THE PROPOSED BUILDING IS TO BE SITUATED ON A 0.5 ACRE PARCEL. THE REMAINING 1.0 ACRES IS TO BE MAINTAINED AS WETLANDS. THE PROPOSED BUILDING IS TO BE SITUATED ON A 0.5 ACRE PARCEL. THE REMAINING 1.0 ACRES IS TO BE MAINTAINED AS WETLANDS.

Wetland

EXISTING CONDITIONS PLAN
FOX RUN
SECTION 24 - TOWN 27 NORTH - RANGE 14 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

DATE: 06-11-2017
DRAWN BY: WJD
CHECKED BY: WJD
15-02-2017 TWP REVIEW



JOB NUMBER: 115617
SHEET: C-2

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Boh Road
Buckley, MI 49820
Phone: (231) 847-7255
Cell: (231) 832-4207
email: craineng@craineng.com



RECEIVED
 DEQ

NOV 05 2018

Joint Permit Application

For Work in Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams,
 High Risk Erosion Areas and Critical Dune Areas

www.mi.gov/jointpermit

PLANNING

<p>What is the purpose of the Joint Permit Application?</p>	<p>This Joint Permit Application was developed to facilitate the state and federal permit application process administered by the Michigan Department of Environmental Quality (DEQ) and the U.S. Army Corps of Engineers (USACE).</p> <p>The Joint Permit Application is a multi-purpose application used to describe and quantify proposed activities regulated by the DEQ and/or the USACE. This application is for those activities regulated by the following Parts of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended by the State of Michigan.</p> <ul style="list-style-type: none"> • Part 301, Inland Lakes and Streams • Part 325, Great Lakes Submerged Lands • Part 303, Wetlands Protection • Floodplain Regulatory Authority found in Part 31, Water Resources Protection • Part 315, Dam Safety • Part 323, Shorelands Protection and Management (High Risk Erosion Areas) • Part 353, Sand Dunes Protection and Management (Critical Dune Areas) <p>The regulated activities are summarized in Appendix D. The statutes and rules are available at www.mi.gov/jointpermit.</p> <p>This application is also for those activities regulated by the USACE within the waters of the United States under Section 10, Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404, Clean Water Act of 1977 (33 U.S.C. 1344).</p> <p><u>Preapplication Meeting:</u> This is an optional service available for activities proposed in inland lakes and streams (Part 301), wetlands (Part 303), and critical dune areas (Part 353). A preapplication meeting can answer many questions regarding whether or not a permit is required and the review process. The application form and fee schedule are available at www.mi.gov/jointpermit.</p>
<p>How do I complete the Joint Permit Application?</p> <p><i>An accurate and complete application package is required for processing; inaccurate or missing information will delay processing.</i></p>	<p>There are three parts to a complete Joint Permit Application package:</p> <ol style="list-style-type: none"> 1. Application Form 2. Maps and Drawings 3. Fee <p>Follow the checklists on the following page for each part of the application package.</p> <p>When you have questions or need assistance in completing the application package refer to the following information on our website www.mi.gov/jointpermit or you may contact the appropriate district office, page iii, or through the website link "Who to Contact."</p> <ul style="list-style-type: none"> • Joint Permit Application Training Manual • EZ Guides for small projects • Acronyms in Appendix A • Sample drawings in Appendix B • Minor Project and General Permit Categories in Appendix C • Fee schedule in Appendix C • State and Federal Authority and Penalties in Appendix D • Glossary in Appendix E



Application Checklist

The following website will provide township, range, section, latitude and longitude information:

www.mcgi.state.mi.us/wetlands/

In each section check all boxes that apply to your project.

Show and label property lines on the site plan.

Label existing and proposed contours, dimensions, excavation and/or fill on the site plans and cross sections.

Provide tables for multiple impact areas.

1. Application Form

- Complete Sections 1 through 9 of the application form.
- An authorization letter from the property owner if someone other than the property owner is signing the application.
- Complete those Sections 10 through 20 that apply to your project. Follow the instructions at the beginning of each section. For additional information, the instructions for each sample drawing in Appendix B indicate the application sections you will most likely need to complete. Complete the application form as much as possible before adding attachments. Label each attachment with the applicant's name.
- Stake or flag the area for site inspection including the property corners, proposed road or driveway centerlines, and areas of proposed impacts. The site must be flagged when the application is submitted.

2. Maps and Drawings

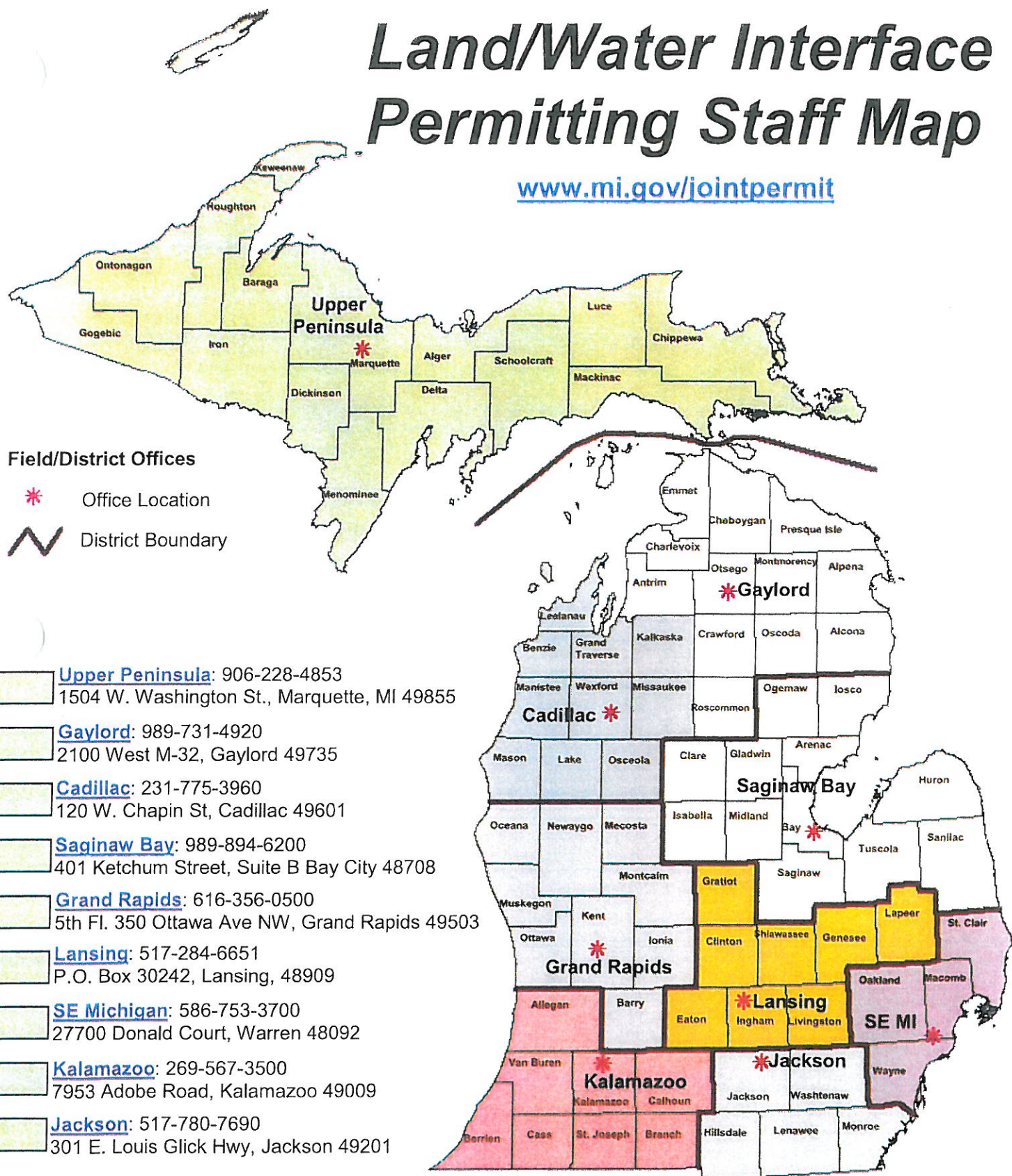
- All maps and drawings must be black and white, legible, reproducible, and sized to 8.5" x 11". Aerial photographs do not substitute for site plans. If larger drawings or blueprints are required to show adequate detail for review, you may also submit one full size copy.
- Vicinity Map: A map to the proposed project location that includes ALL streets, roads, intersections, highways, or cross-roads to the project. Do not assume review staff knows your project location.
- Project Site Plan: Overhead drawings to scale or with dimensions, length and width, of the proposed project are required. Show and label property lines on the site plan.
- Cross-section drawings are required. Provide the cross-sections and profile views to scale or with dimensions, length, width, and height.
- Elevation data must include a description of the reference point or benchmark used and its corresponding elevation. For projects on the Great Lakes or Section 10 Waters, elevations must be provided in IGLD 85. For observed Great Lake water elevations in IGLD, visit the USACE website under "water levels". If elevations are from still water, provide the observation date and water elevation. On inland sites, elevations can use NGVD 29, NAVD 88, a local datum or an assumed bench mark.
- Provide descriptive photographs of the proposed work site showing vegetation if wetlands are involved or the shoreline for shore protection projects. All photographs must be labeled with your name and the date of the photograph, indicate what they show, and be referenced to the site plan. Proposed activities or structure(s) may be indicated directly on the photographs using indelible markers or ink pens. Provide aerial photographs 1:400 or larger for major projects.

3. Fee

- Payment to the **State of Michigan**. Fees typically range from \$50 to \$4,000 depending on the type of project. Refer to Appendix C of the application and/or visit www.mi.gov/jointpermit to determine the appropriate fee for your project and for directions to pay by credit card or electronic fund transfer payment.
- Applications should be sent directly to the district offices. Please refer to page iii, or refer to www.mi.gov/jointpermit "who to contact" for address and/or phone number. Applications that cross county boundaries should be sent to the district containing the primary work effort.
- Applications for dams regulated under Part 315 or from public agencies eligible to receive federal and/or state transportation funding for a project involving public roadways, non-motorized paths, airports, or related facilities should be mailed to: DEQ, WRD, P.O. BOX 30458, LANSING, MI 48909-7958.

Land/Water Interface Permitting Staff Map

www.mi.gov/jointpermit



DEQ Water Resources Division 517-284-5567



APPENDICES

Appendix A:	Acronyms and Abbreviations	A-1
Appendix B:	Sample Drawings	
	1. General Instructions for all Drawings and Sample Site Location Maps	B-1
	2. Inland Lake Shore Protection	B-2
	3. Bulkhead/Seawall	B-2
	4. Pond Construction	B-3
	5. Floodplain Fill.....	B-3
	6. Wetland Boardwalk.....	B-4
	7. Dredging	B-4
	8. Driveway Across Wetland.....	B-5
	9. Residential Wetland Fill and Boardwalk Construction	B-5
	10. Docks - Piers - Mooring Piles	B-6
	11. Beach Sanding	B-6
	12. Pipe/Utility Crossings in a Trench.....	B-7
	13. Pipe/Utility Crossings using Directional Bore.....	B-7
	14. Bridge or Culvert (4 drawings)	B-8
	15. Dam Construction	B-12
	16. Water Intake	B-12
	17. Great Lakes Shore Protection	B-13
	18. Maintenance Dredge Channel	B-13
	19. Proposed Residence in a High Risk Erosion Area	B-14
	20. Proposed Residence in a Critical Dune Area	B-14
	21. Marina Site Plan	B-15
	22. Outlet Pipe.....	B-16
	23. Temporary Logging Road Crossing.....	B-16
Appendix C:	Fees and Categories for Minor Project and General Permit for Minor Activities	C-1
Appendix D:	State Authority, Federal Authority, Privacy Act Statement, and State and Federal Penalties.....	D-1
Appendix E:	Glossary (listed words are italicized in the application package)	E-1

Application status can be viewed on the Water Resources Division (WRD) website at www.michigan.gov/miwaters. During the application period, if any information is missing from the application or if any clarification is needed regarding materials provided, the application is incomplete and staff will request the information from the applicant/agent by letter, email, fax or phone call. If a complete response is not provided within 30 days, the application will be closed. Some regulatory parts allow extensions if requested within the 30 day time frame. Once the WRD has received the information necessary for review of the project, including a thoroughly completed application, consistent drawings that have adequate detail for review and the full application fee, the file will be reviewed for final processing. A mailed postcard or a public notice will provide the file number and the telephone number of the office where the application is being processed. The review time to determine if an application is complete for processing ranges from 15 to 30 days. Technical processing times, after the application is administratively complete, may range from 60 to 90 days. Processing times will be longer if a public hearing is held. Staff from your local District/Field Office may visit the project site and may request additional information prior to a decision on the application. Application fees are not refundable or transferable.

If a federal permit will also be required, a copy of the permit application will be sent to the Detroit District Office, USACE, for processing at the federal level. Additional copies of this application form can be downloaded from the WRD website at www.mi.gov/jointpermit or can be photocopied from the original. If you have any questions about the permitting process or if you need to modify your application, you can contact the WRD by phone or fax at the addresses on the previous page, or email at DEQ-WRD-MiWaters@michigan.gov.

AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received \$
<p>Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.</p> <p><input type="checkbox"/> All items in Sections 1 through 9 are completed.</p> <p><input type="checkbox"/> Project-specific Sections 10 through 20 are completed.</p> <p><input type="checkbox"/> Dimensions, volumes, and calculations are provided for all impact areas.</p> <p><input type="checkbox"/> All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➔) are included.</p> <p><input type="checkbox"/> Map, site plan(s), cross sections; one set must be black and white on 8 1/2 by 11 inch paper; photographs.</p> <p><input type="checkbox"/> Application fee is attached.</p>			
1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcqi.state.ni.us/wetlands/			
Project Address (road, if no street address) N. Garfield Woods Dr.	Zip Code 49686	Municipality (Township/Village/City) Garfield Township	County Grand Traverse County
Property Tax Identification Number(s) 28-05-130-003-00	Latitude 44°43'23.8" N	Township/Range/Section (TRS) T 27 N or S; R 11 E or W; Sec 24	
Subdivision/Plat and Lot Number Gross' Subdivision Lot 20	Longitude -85°35'41.3 W	OR Private Claim # _____	
2 Applicant and Agent Information			
Owner/Applicant (individual or corporate name) William F. Clous - Eastwood Custom Homes		Agent/Contractor (firm name and contact person)	
Mailing Address 848 US 31 South		Mailing Address	
City Traverse City	State MI	Zip Code 49685	City State Zip Code
Contact Phone Number 31-342-3001	Fax 231-941-4297	Contact Phone Number	Fax
Email bclous@eastwoodcustomhomes.com	E-mail		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.			
Property Owner's Name (If different from applicant)		Mailing Address	
Contact Phone Number	City	State	Zip Code
3 Project Description			
Project Name Fox Run	Preapplication File Number - - -P		
Name of Water body	Date project staked/flagged		
<p>The proposed project is on, within, or involves (check all that apply)</p> <p><input type="checkbox"/> an inland lake (5 acres or more)</p> <p><input type="checkbox"/> a pond (less than 5 acres)</p> <p><input type="checkbox"/> a stream, river, ditch or drain</p> <p><input type="checkbox"/> a legally established County Drain</p> <p>Date Drain was established</p> <p><input type="checkbox"/> a channel/canal</p> <p><input type="checkbox"/> 500 feet of an existing water body</p>		<p>Project Use</p> <p><input checked="" type="checkbox"/> private</p> <p><input type="checkbox"/> commercial</p> <p><input type="checkbox"/> public/government</p> <p><input type="checkbox"/> project is receiving federal/state transportation funds</p> <p><input type="checkbox"/> Wetland Restoration</p> <p><input type="checkbox"/> other</p>	
Indicate the type of permit being applied for: <input type="checkbox"/> General Permit <input type="checkbox"/> Minor Project <input type="checkbox"/> Individual (All other projects.) ➔ See Appendix C.			
Written Summary of All Proposed Activities Placement of wood chips to create a 1,294' x 4' walking path.			
Instruction Sequence and Methods Sh cut trees, chip the trees on site and place to create a walking path. Stumps will be left in place and will not be removed.			



4 Project Purpose, Use and Alternatives *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.
o create a 1,294' x 4' walking path for by the Residents of Fox Run.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.
We would like to place the woodchips to create the walking path in the driest portions of the wetland area as much as possible.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*

Names of roads of closest intersection N. Garfield Woods Drive & Garfield Road

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body
480' East of the intersection of N Garfield Woods Drive & Garfield Road

Description of buildings on the site (color; 1 or 2 story, other) N/A
Description of adjacent landmarks or buildings (address; color; etc) Applied Imaging - 990A Garfield Woods Dr, Traverse City, MI 49686

How can your site be identified if there is no visible address?
The site is roughly 8.69 Acres & 5 +/- acres are flat, clear upland due east of Manitou Dr.

6 Easements and Other Permits

No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?
➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial

7 Compliance

When a permit is issued, when will the activity begin? (M/D/Y) 9/15/18
Proposed completion date (M/D/Y) 7/1/19

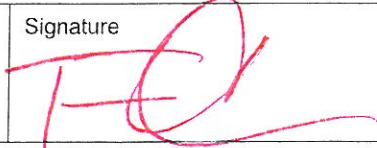
No Yes Has any construction activity commenced or been completed in a regulated area?
➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).
 No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?
➔ If Yes, list the permit numbers
 No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?
➔ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.*

Established Lake Board Contact Person Mailing Address City State and Zip Code
 Lake Association

List all adjoining property owners.
If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
BARRY S & LEANNE GORBUTT	990 GARFIELD WOODS DR	Traverse City	MI 49686
CHARLES SVEC	2748 N GARFIELD RD	Traverse City	MI 49696
GILBERT & DOLORES GERALDO	2452 N GARFIELD RD	Traverse City	MI 49686
GRAND TRAVERSE REGIONAL LAND CONSERVANCY	3860 N LONG LK RD STE D	Traverse City	MI 49684

9 Applicant's Certification <i>Read carefully before signing.</i>			
<p>I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.</p>			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input type="checkbox"/> Corp. or Public Agency / Title	Printed Name William F. Clous	Signature 	Date 7/18/19 9/4/18

10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains

Complete only those sections A through M applicable to your project.
 If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.

- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.
 - Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.
 - Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.

Water Level Elevation
 On inland waters NGVD 29 NAVD 88 other Observed water elevation (ft) date of observation (M/D/Y)
 On a Great Lake IGLD 85 surveyed converted from observed still water elevation.

A. PROJECTS REQUIRING FILL (See All Sample Drawings)
 Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.
 For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose		<input type="checkbox"/> bioengineered shore protection	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert	<input type="checkbox"/> crib dock
		<input type="checkbox"/> riprap	<input type="checkbox"/> seawall	<input type="checkbox"/> swim area	<input checked="" type="checkbox"/> other	
Dimensions of fill (ft)		Total volume (cubic yards)		Volume below OHWM (cubic yards)		
Length 1,294	Width 4'	Maximum Depth 2"	32	0		
Maximum water depth in fill area (ft) 0		Area filled (sq ft) 5,176		Will filter fabric be used under proposed fill?		
				<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)		
Fill will extend		feet into the water from the shoreline and upland		feet out of the water.		
Type of clean fill		<input type="checkbox"/> peastone	% <input type="checkbox"/> sand	% <input type="checkbox"/> gravel	% <input type="checkbox"/> other	
Source of clean fill		<input type="checkbox"/> commercial	<input type="checkbox"/> on-site	If on-site, show location on site plan.		
		<input type="checkbox"/> other	If other, attach description of location.			

B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)
 Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements.
 Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.
 For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.

Purpose		<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert	<input type="checkbox"/> maintenance dredge
		<input type="checkbox"/> navigation	<input type="checkbox"/> pond/basin	<input type="checkbox"/> other	
Dimensions (ft)		Total volume (cu yds)		Volume below OHWM (cu yds)	
Length	Width	Maximum Depth			
Has this same area been previously dredged?		<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, provide date and permit number:		
Will the previously dredged area be enlarged?		<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, when and how much?		
Is long-term maintenance dredging planned?		<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, how often?		

Dredge or Excavation Method Hydraulic Mechanical other

Spoils Disposal
 Dredged or excavated spoils will be placed on-site landfill USACE confined disposal facility other upland off-site
 For disposal, provide a Detailed spoils disposal area location map and site plan with property lines.
 Letter of authorization from property owner of spoils disposal site, if disposed off-site.

For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years?
 No Yes If Yes, provide test results with a map of sampling locations.

C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)

Riprap water ward of the ordinary high water mark: dimensions (ft)		length	width	depth	Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft)		length	width	depth	Volume(cu yd)
Shape and size of riprap (inches)		Will filter fabric or pea stone be used under proposed riprap?			
<input type="checkbox"/> field stone <input type="checkbox"/> angular rock <input type="checkbox"/> other		<input type="checkbox"/> No <input type="checkbox"/> Yes, Type			

12 Activities That May Impact Wetlands (See Sample Drawings 8 & 9). Complete other Sections as applicable.

Locate your site and wetland information with the DEQ Wetlands Map Viewer at www.mcqi.state.mi.us/wetlands/
 For information on the DEQ's Wetland Identification Program (WIP) visit www.mi.gov/wetlands.

- ➔ Provide a detailed site plan with labeled property lines, upland and wetland areas, and dimensions and volumes of wetland impacts.
- ➔ Complete the wetland dredge and wetland fill dimension information below for each impacted wetland area.
- ➔ Attach tables for multiple impact areas or activities.
- ➔ Attach at least one cross-section for each wetland dredge and/or fill area; show wetland and upland boundaries on the cross-section.

Has the DEQ conducted a wetland assessment for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:		
Has a professional wetland delineation been conducted for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets		
Is there a recorded DEQ easement on the property?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide the easement number		
Did the applicant purchase the property before October 1, 1980?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide documentation.		
Is any grading or mechanized land clearing proposed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan.		
Has any of the proposed grading or mechanized land clearing been completed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan		
Proposed Activity	<input type="checkbox"/> boardwalk or deck (Section 10I) <input type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> designated environmental area <input type="checkbox"/> dewatering <input type="checkbox"/> draining surface water <input type="checkbox"/> driveway / road <input type="checkbox"/> fences (Section 10L) <input type="checkbox"/> fill or dredge <input type="checkbox"/> restoration <input type="checkbox"/> septic system <input type="checkbox"/> stormwater discharge (Section 10J) <input checked="" type="checkbox"/> other			
FILL	Dimensions maximum length (ft) 1,294' maximum width (ft) 4'	Area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 5,176	Average depth (ft) 2"	Volume (cu yd) 32
REDGE	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.			
Septic System	The proposed project will be serviced by: <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system ➔ Show system on plans.			
Describe the wetland impacts, the proposed use or development, and the alternatives considered: Flush cut trees, chip the trees on site and place to create a walking path. Stumps will be left in place and will not be removed.				
Does the project impact more than 1/3 acre of wetland? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to www.mi.gov/wetlands				
Describe how impacts to waters of the United States will be avoided and minimized: We only plan to place woodchips in the driest of the wetland area.				
Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts. I do not believe compensatory mitigation should not be required. The placement of woodchips is low impact and can be placed in the driest of the wetland areas.				

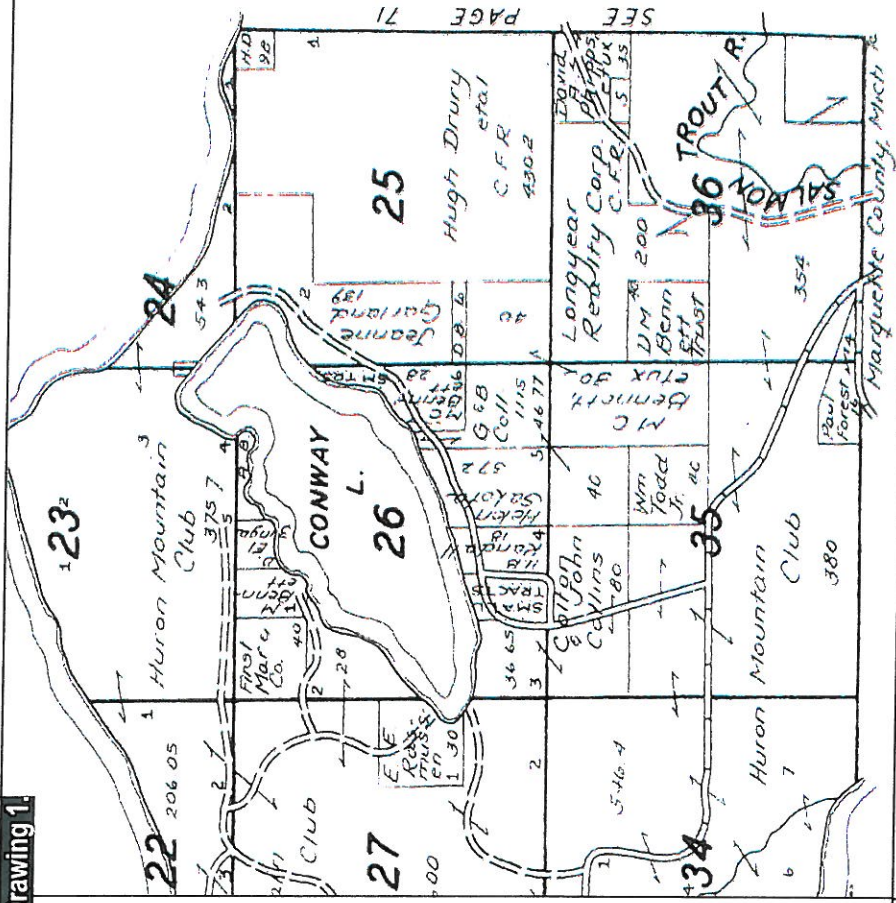
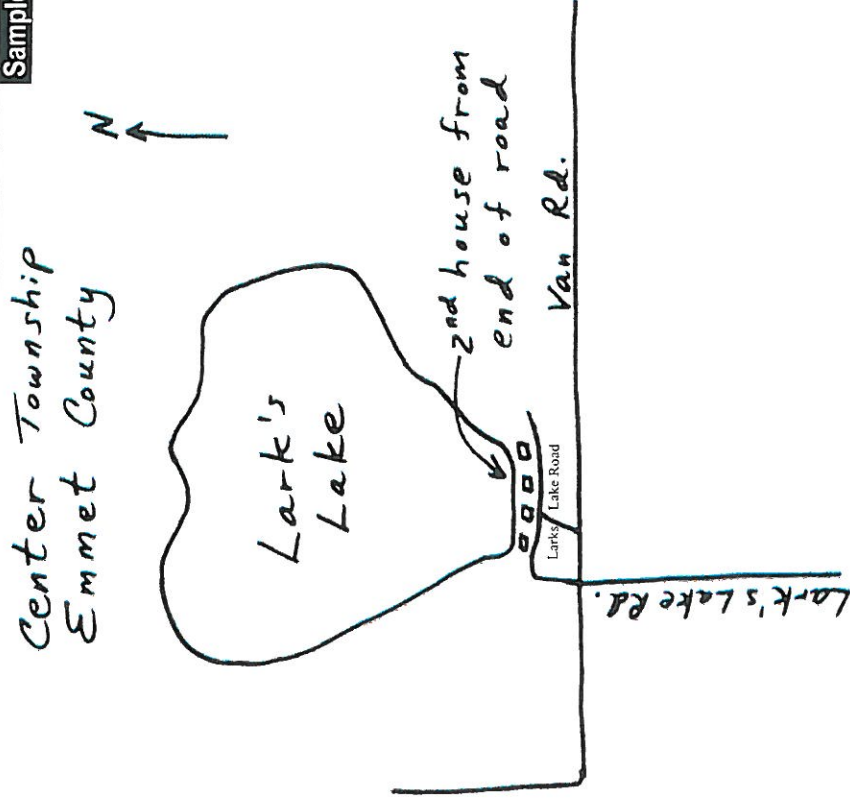
APPENDIX B

General Instructions for All Drawings and Sample Drawings
 Also Refer to EZ Guides at www.mi.gov/jointpermit

General Instruction All Drawings.

- Requirements:
- Site location map** that clearly identifies your project location. Draw a map, copy a plat map or a county map, or create a map using the Internet (see Sample Drawing 1).
 - Overall site plan** showing areas of proposed impacts, existing lakes, streams, wetlands, floodplains, and other water features. Include name of waterbodies, property boundaries and corners, easement boundaries, neighboring property owner information, and soil erosion and sedimentation control measures.
 - Plan view and cross-section** (elevation) drawings that are site-specific and adequate for detailed review. Show both existing and proposed conditions (see Sample Drawings 2 through 23).
- All drawings should:
- Be legible and clearly labeled on standard weight paper of 8-1/2 x 11-inch size.
 - Title block on each drawing which includes: proposed activity; applicant's name; waterbody; city, village or township; county; drawing number and number in set (i.e., Drawing 1 of 4), and date prepared.
 - Reference a datum (NGVD 29, MVD 88, or IGLD 85) if the proposed project is on Section 10 Waters.
 - Be drawn with dimensions or to scale with the scale identified on each drawing. Show vertical scale if different than horizontal scale on each drawing.
 - All plan view drawings should include a north arrow.
 - Label all existing and proposed relevant features and dimensions relative to those features, especially those that correspond to questions on the application form.
 - Include soil erosion and sedimentation control measures.
- NOTE: To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27.

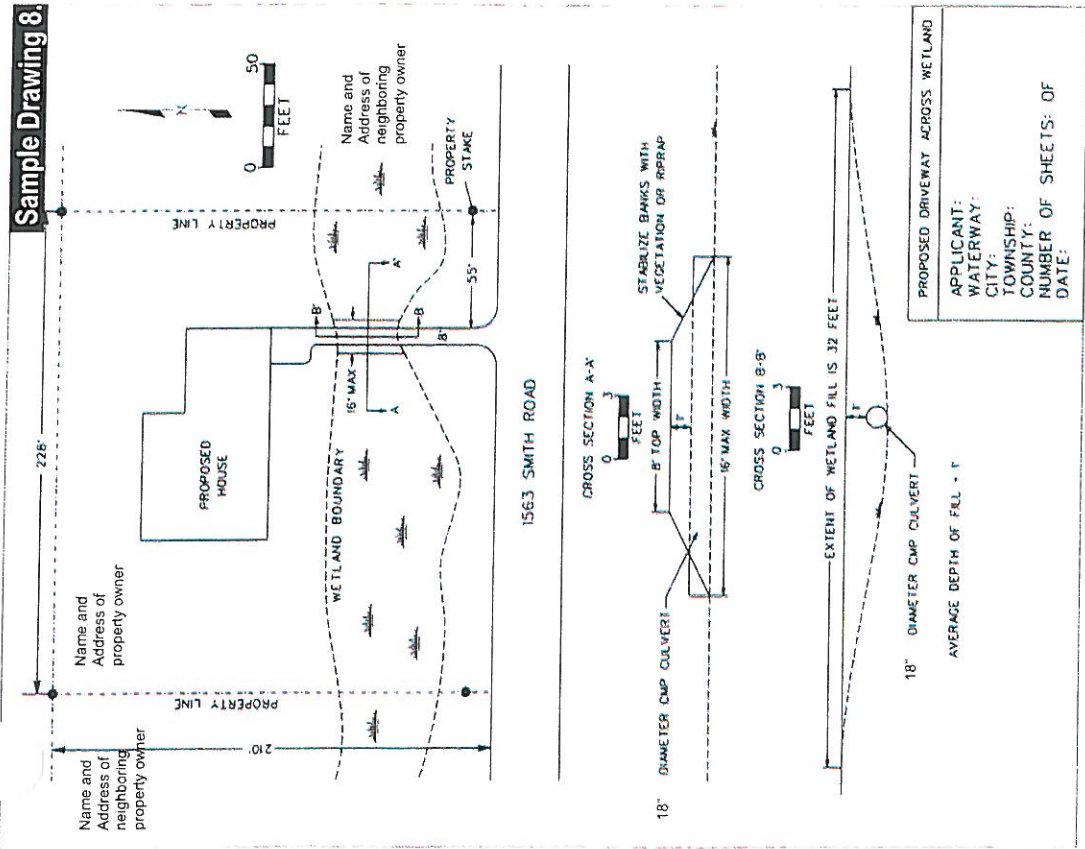
Sample Drawing 1.



Site location map using a copy of a county plat book

Site location map using a hand-drawn map that is clearly labeled

Sample Drawing 8.

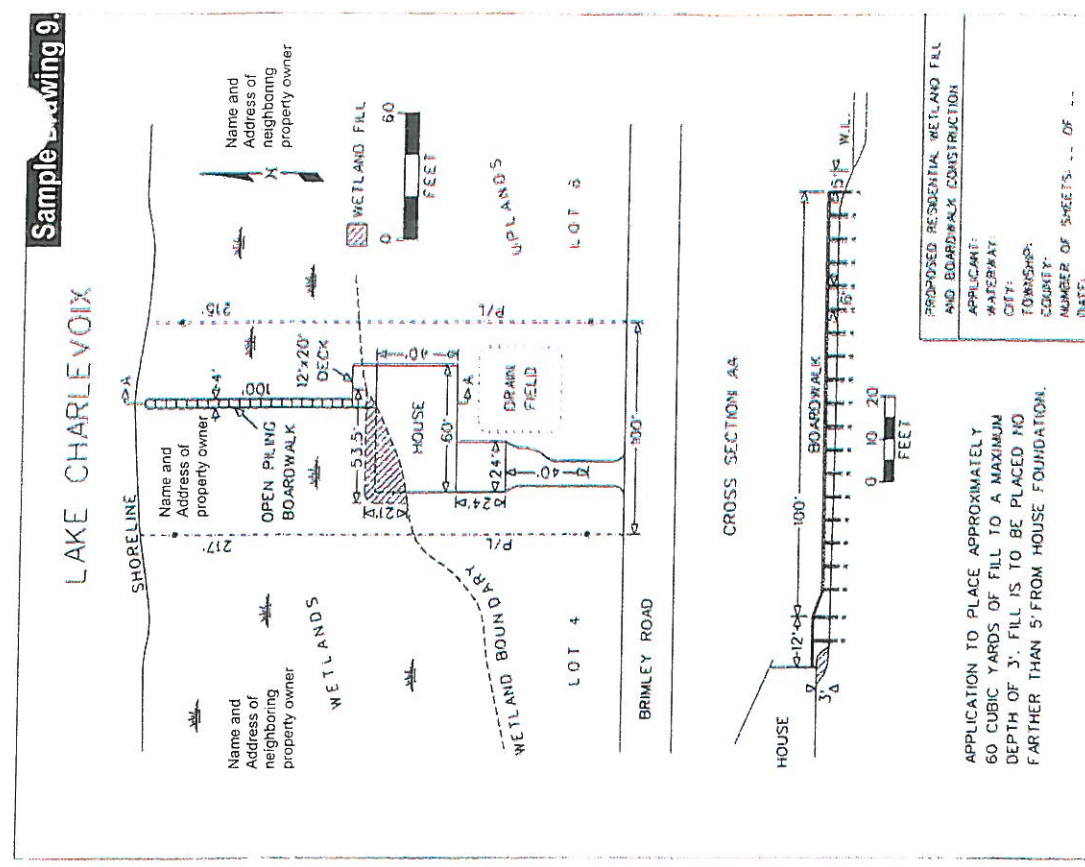


- Complete Sections 10A, 10B, 10C, 12, 13, and 14 if applicable to your project.
 Provide *plan view* and *cross-section* site-specific drawings adequate for detailed review, include:
- An overall site plan showing existing lakes, streams, wetlands, floodplains, and other water features.
 - Name of waterbodies, property boundaries, and neighboring property owner information.
 - Choose the crossing location to provide for minimum impact to the wetland.
 - The length, diameter, and type of culvert that is proposed.
 - The volume of fill in cubic yards by multiplying average (depth) x (width) x (length) and dividing by 27.
 - Method of bank stabilization at the culvert ends.
 - The dimensions for maximum depth and maximum extent of fill. Include dimensions from fixed objects and property boundaries to wetland fill area.
 - Soil erosion and sedimentation control measures, if within 500 feet of a lake or stream.

Joint Permit Application

Appendix B - Page 5 of 16

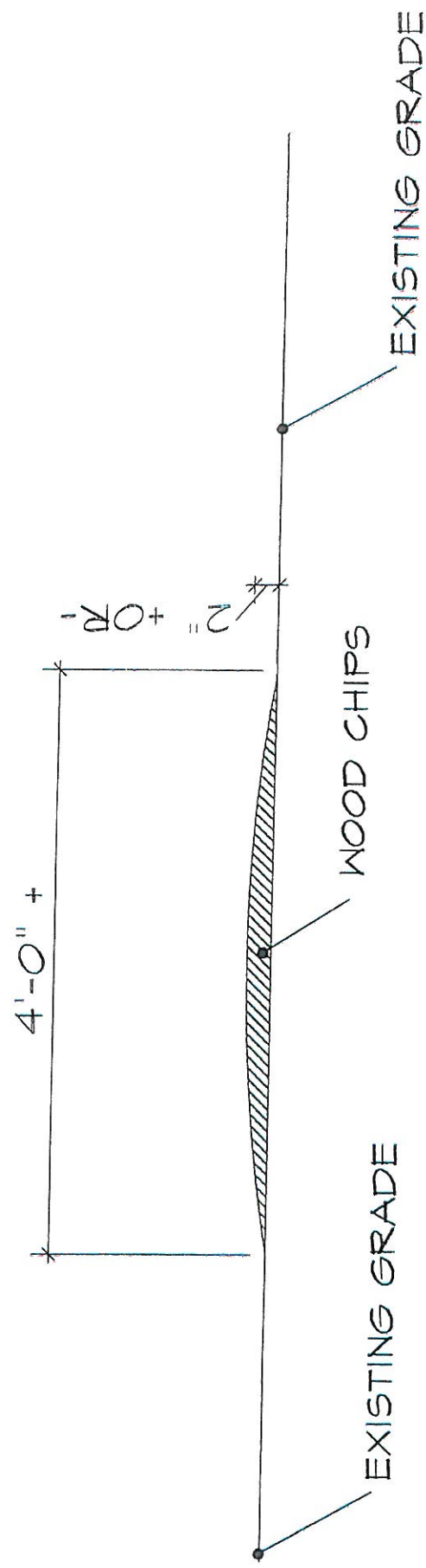
Sample Drawing 9.



- Complete Sections 10A, 10B, 10C, 12, 13, and 14 if applicable to your project.
 Provide *plan view* and *cross-section* site-specific drawings adequate for detailed review, include:
- An overall site plan showing existing lakes, streams, wetlands, floodplains and other water features.
 - Name of waterbodies, property boundaries, and neighboring property owner information.
 - Site location plan that provides for minimum impact to the wetland.
 - The dimensions for maximum depth and maximum extent of fill. Include dimensions from fixed objects and property boundaries to wetland fill area.
 - The fill volume (cu yd) calculated by multiplying average (depth) x (width) x (length) in feet and dividing by 27.
 - Soil erosion and sedimentation control measures.
 - Observed water elevation, date of observation (M/D/Y).
 - Datum (IGLD 85 or NGVD 29 on Section 10 Waters).

EOP 2731-1 Revised 5/2012

FOX RUN WALKING PATH SECTION



CERTIFICATE OF APPRECIATION

Whereas, it is the desire of the Garfield Township Planning Commission to extend its sincere appreciation to Gil Uithol for his 7 years of service to the Planning Commission;

Whereas, Gil Uithol in his capacity as a member of the Planning Commission, provided insight to assist his fellow commission members in making sound decisions in order to protect the future of the community through thoughtful planning;

Now, Therefore, Be It Resolved that the Garfield Township Planning Commission does hereby express its sincere appreciation on behalf of the community to Gil Uithol for his dedicated service. He inspired respect for all those who have had the privilege to work with him and his outstanding effort and dedication will be missed.

JOHN SYCH, PLANNING DIRECTOR

JOHN RACINE, CHAIR

5. d.

Dear Community Leader,

Thank you for your participation in UM-Dearborn's 2018 eCities program!

Each year, the eCities project collects and analyzes data across Michigan communities as it relates to entrepreneurship, economic development, and job growth. Specifically, the study examines five-year's worth of publicly available data relating to community growth and investment metrics that impact the business community. This information is available on the performance report and showcases your community's progress on a number of key values. Further, the data points are benchmarked against the State of Michigan, as well as the other 276 participating communities, allowing you to easily interpret your results. Award certificates are included for communities that showed the most success numerically over the last five years. Top performers are considered five-star communities, while the next best performers are four-star communities.

In addition, we invited each community to answer four best practice questions regarding local improvements, future development goals, and small business attraction. These responses enabled us to highlight success stories and strategies throughout Michigan. If your community participated in this portion of the project, a report card containing reviewer feedback about your entries is included.

Summary details of the project are available on the eCities website, umdilabs.com/ecities.

We sincerely appreciate your contribution to the 2018 eCities project. We will send you an email in the summer as the 2019 project commences. We hope that you will join us next year in sharing your local successes and strategies so we can continue supporting development across Michigan. If you have any questions before then, feel free to send me an email.

Thank you for your involvement in this project.



Timothy Davis
Director of iLabs
University of Michigan-Dearborn

GARFIELD CHARTER TOWNSHIP

PERFORMANCE REPORT



	DATA POINT	FIVE-YEAR COMMUNITY TREND	FIVE-YEAR COMPARISON TREND
A1	Real Commercial Property	2.29%	3.19%
A2	Real Industrial Property	0.98%	2.09%
A3	Total Real Property	4.19%	5.01%
A4	Personal Commercial Property	-2.86%	-1.67%
A5	Personal Industrial Property	-12.71%	-13.78%
A6	Total Personal Property	-4.28%	-2.83%
A7	Total Overall Property	3.40%	4.38%
B1	Non-Depreciated Governmental Assets	1.13%	-0.67%
B2	Depreciated Governmental Assets	2.35%	2.36%
B3	Total Governmental Assets	1.85%	2.05%
C1	Non-Homestead Tax Rate	0.67%	0.78%

eCities examines eleven data points relating to community growth and investment metrics. Using the past five years' data (2013-2017), this document reports your community's growth rate ("Five-Year Community Trend" column) for each data point. The equivalent growth rates, ("Five-Year Comparison Trend" column), are displayed for the state of Michigan values for the first seven points, and the last four points for the 277 eCities 2018 participating communities.

A1-A7 are property values within the community as reported by the Michigan Department of Treasury.

B1-B3 are the year-end governmental assets as reported on your annual audited financial reports.

C1 is the tax rate(s) for non-homestead (non-PRE) properties within the community as reported by the Michigan Department of Treasury.

eCities 2018

★ ★ ★ ★
HONORED COMMUNITY

2018

PARTICIPATING
COMMUNITY

M

DEARBORN

eCities



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