

R. EDWARD KUHN  
TERRY C. ROGERS  
(LLM, Taxation)  
EDGAR ROY III  
JOSEPH E. QUANDT  
GREGORY J. DONAHUE  
GREGORY L. JENKINS  
TROY W. STEWART  
GINA A. BOZZER



412 SOUTH UNION STREET  
TRAVERSE CITY, MICHIGAN 49684  
TELEPHONE: 231-947-7900  
FAX: 231-941-5154

CHRISTOPHER G. ROGERS  
(also admitted in Illinois)  
J. D. PRAASTERINK  
(also admitted in Arizona)  
MARC S. McKELLAR II  
PATRICK M. ELLIS

LANSING OFFICE:  
2937 ATRIUM DRIVE, STE 200  
OKEMOS, MI 48864

MOUNT PLEASANT OFFICE:  
3046 JEN'S WAY  
MT. PLEASANT, MI 48858

OF COUNSEL:  
LEWIS G. GATCH  
A. BROOKS DARLING

March 11, 2020

**Via Email**

Garfield Township Planning Commission

Re: March 11, 2020 Planning Commission Meeting

Dear Chairperson Racine and Planning Commission Members:

This letter is submitted on behalf of Memorial Gardens and Jason Bostwick in conjunction with your ongoing review of Chick-fil-A's ("CFA") Application for issuance of a Special Use Permit ("SUP"). This letter identifies issues based upon our preliminary review and current understanding of CFA's initial formal submission.

It is my understanding that CFA continues to work with John Sych to revise and supplement CFA's initial submission of early February 2020. We understand that this is a dynamic process and one being undertaken to ensure CFA's compliance with the Zoning Ordinance provisions and other laws and regulations. This letter is intended to facilitate a careful review of the proposed project to ensure, among other things, that the property interests of my client are protected; and to ensure that the project is beneficial to the community overall.

What follows is an identification of items which need or may need to be addressed as part of the P/C's ongoing review process:

1. As you may recall from CFA's rezoning request, my client owns the parcel over which CFA's proposed access/build-out to US-31 (Parcel C on the Deed Plot attached here). Some of CFA's drawings to date reveal prohibited structures/uses both within the Parcel C easement area and outside of the legally designated easement area. **Objective:** To ensure that any SUP approval is not in violation of the scope of the dedicated access easement depicted as Parcel C.
2. Parcel B on the attached Deed Plot may not have a dedicated connection or dedicated easement to connect with Parcel C? The proposed use of Parcel C - according to CFA's diagrams - shows a Parcel B connection to Parcel C. **Objective:** CFA to provide evidence Parcel B can lawfully connect to Parcel C for ingress and egress.

3. It appears that some of the drawings, surveys, etc. have not been signed, dated nor "sealed". **Objective:** Obtain properly executed and sealed documents.
4. Is there a cross-access easement for connection between the CFA and Walgreens' parcel? **Objective:** Obtain copy of consensual three party agreement for cross-access easement in recordable form.
5. Is it necessary for CFA and Jason Bostwick to come to a written agreement accurately memorializing the scope of the access easement, a temporary grading/construction easement and a maintenance agreement - for Parcel C? **Objective:** CFA to provide appropriately signed document to the P/C as a condition of approval addressing these issue(s).
6. Should CFA be required to expand the width of the improved roadway on Parcel C to accommodate future traffic from the Bostwick parcel to the east (currently zoned R-1) and to include a 6 - 10' sidewalk along Parcel C to service the CFA project and to allow for future inter-connectivity for pedestrian travel from the Bostwick parcel (pedestrian travel through the site to US-31/walking path)? **Objective:** P/C to consider imposition of a reasonable condition to enhance pedestrian travel within the site and for pedestrian travel from future off-site development.
7. Traffic impacts - on-site and off-site: I have not had time to carefully review CFA's submission to date: **Objective:** The P/C to take into consideration future development on the Bostwick parcel as part of the P/C's evaluation of CFA's proposed internal roadway system and consideration of proposed connection to US-31 and consideration of imposition of any necessary mitigation conditions, e.g. right turn only.

Thank you for your time and ongoing consideration of this project and my clients' concerns throughout your review process.

Sincerely,



Edgar Roy III  
Direct dial: 231-947-7901 x 107  
Email: [eroy@krlawtc.com](mailto:eroy@krlawtc.com)

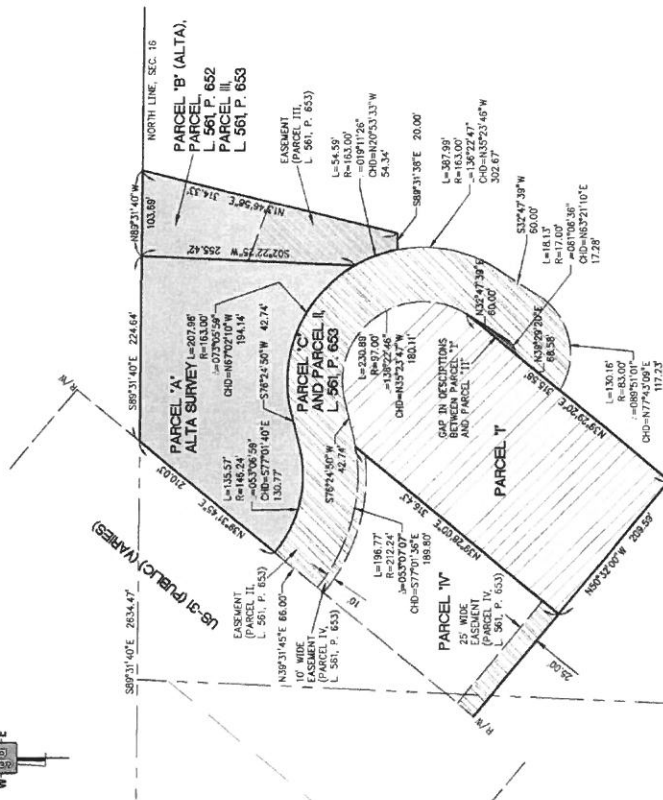
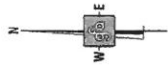
ER/ljd  
Enclosures

cc John Sych (via email)

Jason Bostwick, Grand Traverse Memorial Gardens (via email)

H:\ljderusha\Laura\Bostwick\planning comm.wpd

# DEED PLOT



## SURVEY LEGEND

- PARCEL FROM ALTA SURVEY
- PARCEL I, L 561, P. 653
- EASEMENTS FROM L 561, P. 652



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19183

R. EDWARD KUHN  
TERRY C. ROGERS  
(LLM, Taxation)  
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PATRICK M. ELLIS

OF COUNSEL:  
LEWIS G. GATCH  
A. BROOKS DARLING

April 21, 2020

**Via Email**

Garfield Township Planning Commission

Re: Pending Issues

Dear Chairperson Racine and Planning Commission Members:

You no doubt recall my prior submissions and appearances at two prior Planning Commission meetings emphasizing Grand Traverse Memorial Gardens, Inc.'s (Jason Bostwick) legal interests needed to be protected as part of the SUP process. Primarily this is due to the fact that Bostwick owns the fee simple interest in the real estate over which CFA plans a portion of its development (where CFA as a potential successor owner only has "easement rights"). At the last P/C meeting, it was quite clear that the P/C members expected CFA to reach out to us to reach an agreement on all issues important to both CFA and Bostwick.

CFA's initial SUP drawing indicated that the development intended structures/use beyond the scope of one of the easements. Last week, CFA identified that it needed certain accommodations from Bostwick.

Last week, CFA also presented a "Cross-Easement Agreement" it had negotiated with Walgreens (without Bostwick's participation). That Cross-Easement Agreement requires Bostwick's approval for, among other reasons, there is a 10' wide utility easement to the south of the current access easement to US-31. (In other words, Bostwick owns the 10' swath of property to the south of the current access easement to US-31.)

Due to my out of office and travel schedule last week, and other issues, I have not been able to communicate or negotiate with Kevin Woolf, attorney for CFA. Additionally, the seller of the property, Jeff Lobdell, will need to be involved in the negotiations.

From what I see presently, I believe there is a "way forward", but in order to protect everyone's interests, any agreement to be reached will need to have sufficient detail (protections) and be in recordable form. (I have not received a proposed Amended Access Easement to permit CFA to develop the primary parcels consistent with the first proposed site plan.)

April 21, 2020

Page 2

My goal for my client this week is to move ahead with communications to try to memorialize a written agreement - accurate and fair to all three parties - over the near term.

Thank you for your consideration of the attendant issues and, most especially, the protection of my client's property interests.

Sincerely,

*/s/ Edgar Roy III*

Edgar Roy III  
Direct dial: 231-947-7901 x 107  
Email: [eroy@krlawtc.com](mailto:eroy@krlawtc.com)

ER/ljd

cc John Sych (via email)  
Kevin Woolf (via email)  
Jason Bostwick, Grand Traverse Memorial Gardens (via email)

H:\ljderusha\Laura\Bostwick\planning comm 4-21-2020.wpd

## John Sych

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**From:** Kathleen Hyland <khyland333@gmail.com>  
**Sent:** Tuesday, April 21, 2020 2:14 PM  
**To:** John Sych; Tim Hyland  
**Cc:** Steve Hannon  
**Subject:** Re: Zoning meeting

Hello John,

Thank you for your prompt reply.  
I would be opposed to this zoning change.

Currently the property directly to the East of my property has private storage units.  
During the summer months there appears to be people living in these units.

I also own Pets Naturally and because my staff has to use the parking lot directly next to the storage units, this became an issue.

We had people loitering in our parking lot sometimes intoxicated which obviously was not setting well with my employees as they came and went from work (along with employees from the other businesses that occupy my commercial building).

I did resort to security cameras which has helped the situation.  
Overall I would be opposed to this change in zoning.

Respectfully

Kathy Hyland

On Tue, Apr 21, 2020 at 10:27 AM John Sych <[jsych@garfield-twp.com](mailto:jsych@garfield-twp.com)> wrote:

Good Morning Kathleen,

An applicant for the property at 3077 Garfield is requesting a conditional rezoning to allow personal self-storage units at the back two-thirds of the property. The front one-third of the property would remain as its currently zoned for commercial retail. I have attached the staff report that will provide you with more detailed information.

As for process, this is the first of two public hearings. This public hearing is being held by the Planning Commission. The Township Board is also required to hold a public hearing before a final decision is made.

If you have any comments, I can carry them forward to the Planning Commission or you can attend the meeting yourself. Here is the information for attending tomorrow night's meeting:

You are invited to join the Garfield Township Planning Commission Meeting on April 22, 2020 at 7:00 p.m.

Please click the link below to join the webinar:

<https://zoom.us/j/93969039569>

Or iPhone one-tap :

US: +19292056099,,93969039569# or +13126266799,,93969039569#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799

Webinar ID: 939 6903 9569

International numbers available: <https://zoom.us/u/aHbQl2IGP>

Please let me know if you have any questions or would like any additional information.

Thank you,

John

John Sych, AICP

Planning Director

Charter Township of Garfield

3848 Veterans Drive

Traverse City, MI 49684

[jsych@garfield-twp.com](mailto:jsych@garfield-twp.com)

231.225.3155



---

**From:** Kathleen Hyland <[khyland333@gmail.com](mailto:khyland333@gmail.com)>  
**Sent:** Monday, April 20, 2020 6:39 PM  
**To:** John Sych <[jsych@garfield-twp.com](mailto:jsych@garfield-twp.com)>  
**Subject:** Zoning meeting

Hello

I own the property at 1117 W. South Airport Rd. in Traverse City and I am inquiring about the notice of public hearing to be held electronically regarding zoning at the property directly to the south of mine.

I would like more information on exactly what type of business they are proposing before the meeting please.

Thank you  
Kathy Hyland

Sent from Kathy's iPhone

--  
**Kathy Hyland | Owner/Member**  
Bay View Flooring  
67 US 31 South  
Traverse City, MI 49685-7922  
231-947-6900 (Office)  
231-499-5653 (Cell)  
[www.bayviewflooring.com](http://www.bayviewflooring.com)



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**John Sych**

---

**From:** Bret Backus <bret@ravenmgmt.com>  
**Sent:** Monday, April 20, 2020 5:40 PM  
**To:** John Sych  
**Cc:** Doug Backus; Steve Hannon  
**Subject:** RE: NOTICE OF PUBLIC HEARING Proposed Conditional Rezoning - 3077 Garfield, MI

John,

Thank you for sending this information.

Raven represents DAB WAG TC LLC ("DAB"), the owner of 975 W. South Airport Road.

DAB objects to the Proposed Conditional Rezoning of 3077 N. Garfield Rd.

DAB believes that prior to any rezoning being considered for this property the following must occur:

1. The owner needs to submit a definitive development plan that establishes land uses for the entire property; and,
2. The owner must agree to specific conditions related to the development of the property. And, those conditions must insure the quality of the development that occurs on the property as well as rules for the proper operation of the use(s) on the property.

DAB requests that the Township deny the request for rezoning until such time that the property owner can satisfactorily meet the conditions contained in 1 and 2 above.

Thank you for your consideration.

God bless and be well. Bret

Bret Backus  
President  
Raven Property Group, Inc.  
ring/text:608-347-2930  
[bret@ravenmgmt.com](mailto:bret@ravenmgmt.com)



## Charter Township of Garfield

### Planning Department Report No. 2020-58

Prepared:	April 15, 2020	Pages:	6
Meeting:	April 22, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	3077 Garfield Conditional Rezoning – Public Hearing		
File No.	Z-2020-03	Parcel No.	05-014-077-00 (portion)
Owner:	3077 Garfield LLC / Richard Weaver		
Applicant:	Premier Space Solutions		

#### **PURPOSE OF APPLICATION:**

This application requests the conditional rezoning of a portion of Parcel #05-014-077-00 at 3077 Garfield Road, identified as the “Subject Lands for Conditional Rezoning” by the applicant. These subject lands consist of approximately 2.85 acres of a 4.43-acre parcel. The request is to conditionally rezone this part of the site from C-G General Commercial to I-G General Industrial via the process described below.

#### **BACKGROUND:**

The applicant has offered a set of proposed conditions including that the only use on the subject lands will be small warehousing establishments; no servicing, repair or maintenance will be allowed, and the hours of operation will be limited. The full Statement of Conditions is attached to this report.

This application was introduced at the March 11, 2020 Planning Commission meeting. This report has much of the same information as the report (PD-2020-45) for this application at that meeting. However, this PD report includes a preliminary analysis of how this application compares to the requirements for a zoning map amendment, as listed in Section 421.E Approval Criteria of Zoning Map Amendment.

#### **SUBJECT PROPERTY:**

The subject property is currently vacant including several vacant buildings. The site is on the west side of Garfield Road just south of the intersection with South Airport Road. The neighborhood includes several commercial developments along South Airport and Garfield Roads. The portion of the property which is proposed for conditional rezoning is described by a legal description included as an attachment.

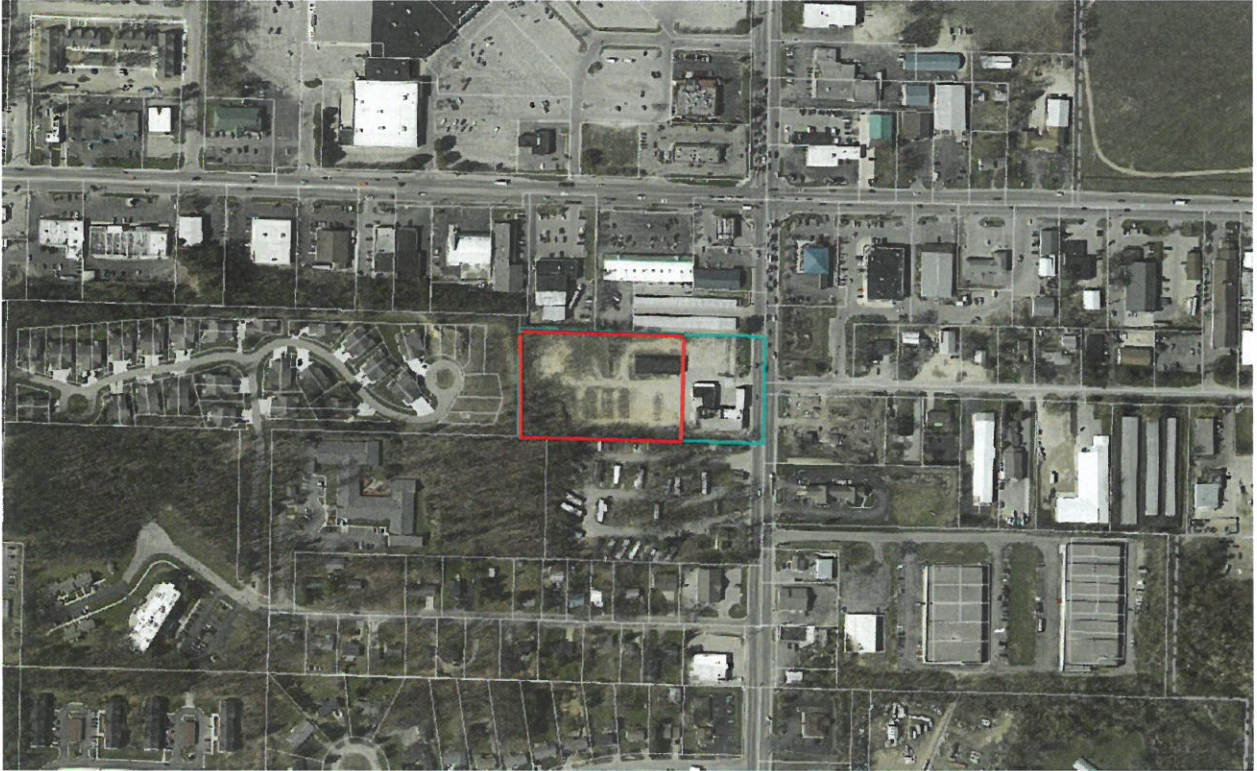
#### **PROCESS FOR CONDITIONAL REZONING:**

The process for conditional rezoning is described in Section 422 of the Zoning Ordinance. The procedure for approving a conditional rezoning is the same as for a rezoning and includes the following:

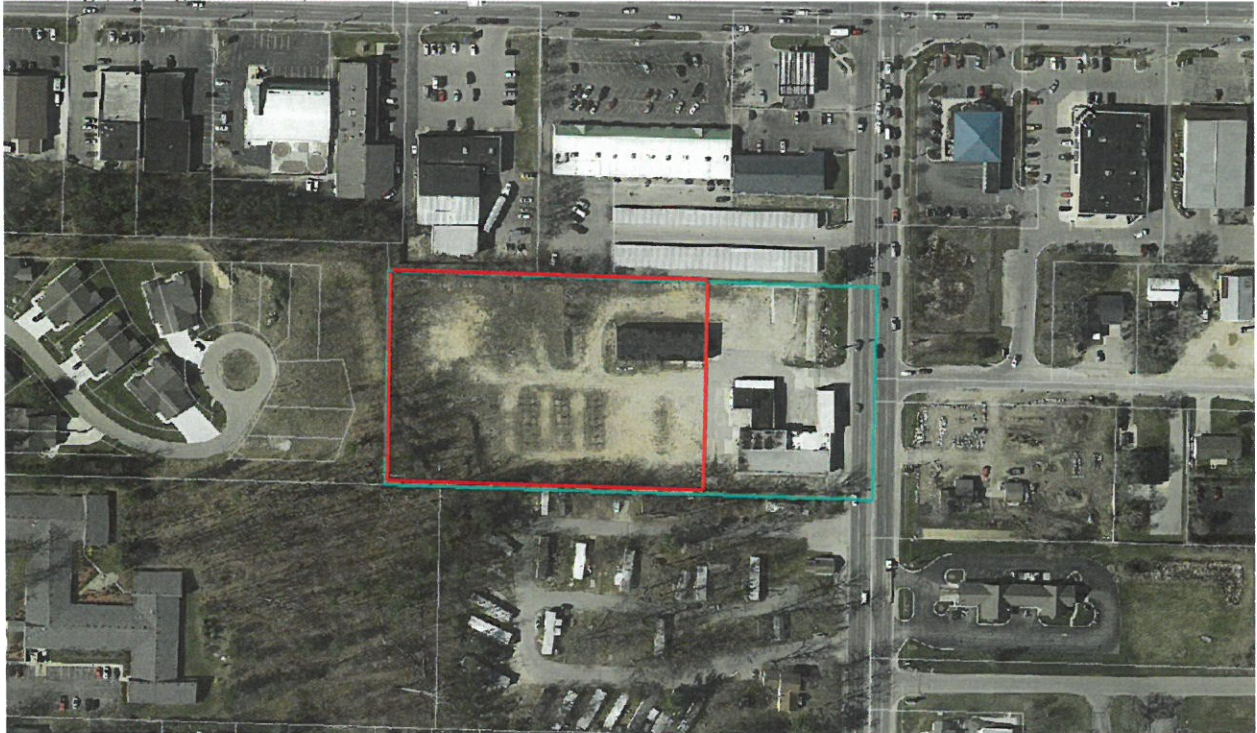
- A landowner may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.
- The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.
- If the Township Board approves the conditional rezoning request and offer of conditions, the offered conditions shall be incorporated into a formal written Statement of Conditions.
- Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this ordinance and be punishable accordingly including by rezoning of the property to its base zoning classification.



*Zoomed-out aerial view of the subject property (highlighted in blue), including portion of property for conditional rezoning (highlighted in red)*



*Zoomed-in aerial view of the subject property (highlighted in blue), including portion of property for conditional rezoning (highlighted in red)*





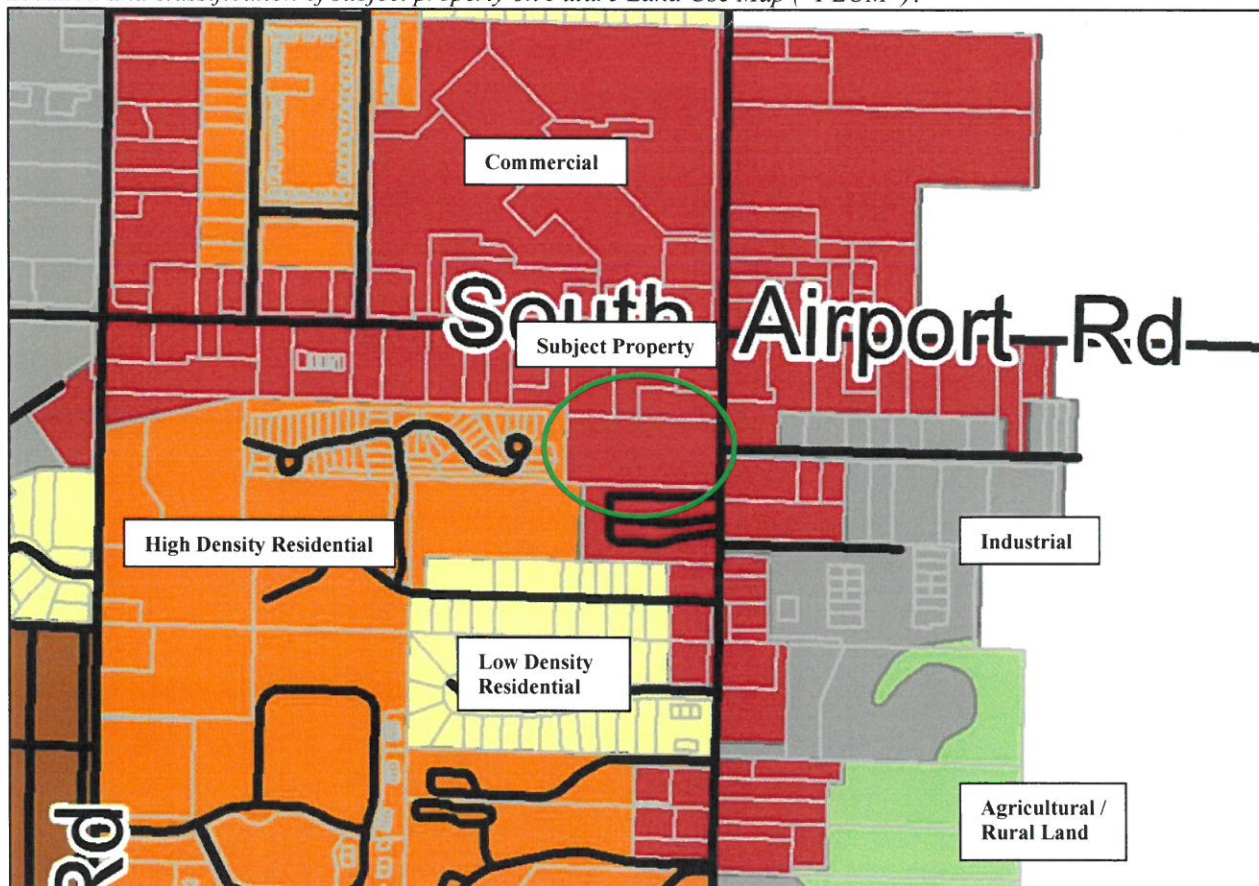
**MASTER PLAN CONSIDERATIONS:**

A key factor in considering a rezoning request, including conditional rezoning, is whether the request is consistent with the Master Plan. In this case, the Master Plan shows the subject site with the Future Land Use designation of “Commercial.” This designation is intended for commercial uses of varying intensity. The Plan includes only one broad “Commercial” category intended to encompass a variety of commercial zoning districts which may be appropriate on a case-by-case, property-by-property basis. Any of the five commercial zoning districts (C-L Local Commercial, C-P Planned Shopping, C-H Highway Commercial, C-G General Commercial, and C-O Office Commercial) are potentially compatible with this category.

The Future Land Use map shows Commercial along both sides of Garfield Road and South Airport Road in the surrounding neighborhood and High Density Residential to the west and southwest. The sites with Commercial designation are generally zoned C-G General Commercial except for the northwest corner of Garfield Road and South Airport Road, which is zoned as C-P Planned Shopping.

The subject parcel is currently zoned C-G General Commercial, and the request is to conditionally zone a portion of the site as I-G General Industrial. There are some sites zoned I-G General Industrial within the neighborhood behind the C-G parcels on the east side of Garfield Road and south side of South Airport Road. An excerpt from the Zoning Plan for the I-G district is provided below.

*Location and classification of subject property on Future Land Use Map (“FLUM”):*





*Excerpt from Zoning Plan:*

<b>Master Plan Designation</b>	Commercial
<b>[Requested] Zoning</b>	I-G General Industrial (with conditions)
<b>Zoning Ordinance District Intent</b>	The intent of the General Mixed-Use Industrial Business (I-G) district is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Nonindustrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.
<b>Potentially Compatible District</b>	R-M/I-L
<b>Considerations for Downzoning (Less Density)</b>	The R-M district may be deemed compatible in various areas of the Township. These areas could provide workforce housing in close proximity to manufacturing opportunities. Nuisance issues should be considered for future residents when considering a change in zoning to allow for residential uses. Generally, the I-G and I-L districts should remain as employment hubs and not changed to a commercial zoning.
<b>Considerations for Upzoning (More Density)</b>	In areas adjacent to I-L, consideration could be given to rezoning an area to a more intense zoning classification. The I-L district allows far more intense uses so consideration to surrounding areas should be carefully scrutinized.

**SUBJECT AND SURROUNDING PROPERTY ZONING:**

The subject site is currently zoned C-G General Commercial, shown below in red. Several of the nearby sites are also zoned C-G. To the east are several industrial sites zoned as I-G General Industrial, shown in grey. To the west is the Terrace Estates Condominiums zoned as R-3 Multi-Family Residential, shown in orange. To the north is Cherryland Center zoned as C-P Planned Shopping, shown in lavender.



**USES OF SUBJECT SITE AND SURROUNDING SITES:**

The subject property is currently vacant including several vacant buildings. Immediately adjacent uses are a mobile home park to the south and self-storage units to the north. Across the street is a landscaping and nursery supply business, with Walgreens and Chase Bank further north and a car wash further south.

**STAFF COMMENT:**

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site, context of zoning and future land uses of the surrounding neighborhood, and other factors, Staff recommends that the Planning Commission consider several different factors regarding this request. Commissioners should consider the preliminary analysis in the following section describing how this application compares to the requirements for a zoning map amendment.

**PRELIMINARY APPROVAL CRITERIA DISCUSSION:**

A conditional rezoning is subject to review of the same criteria as any other Map Amendment. To focus the discussion on the factors relevant to approving a Map Amendment, the following approval criteria are included below for reference:

**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 to address the following:

***Master Plan Consistency***

The proposed conditional rezoning does not match the Future Land Use designation and the Zoning Plan of the Master Plan for the subject lands indicated, but the front portion of the parcel would keep its zoning which does match the Future Land Use map and the Zoning Plan. The Master Plan does not provide any specific guidelines on conditional rezoning.

With conditional rezoning, the underlying zoning district and regulations remain in place. For this parcel the underlying zoning district is C-G General Commercial, which is compatible with the Master Plan and Future Land Use designation of Commercial.

***Adverse Impacts on Neighboring Lands***

Impacts of the proposed rezoning could be from new uses that are not currently allowed on this site that would be allowed under the conditional zoning and how these uses impact nearby parcels. The proposed conditional rezoning would create an area with General Industrial behind General Commercial. This is a situation which can be seen across the street on the other side of Garfield Road and along the south side of South Airport Road, east of Garfield Road. The proposed conditional rezoning would create an area with General Industrial next to an area of Multi-Family Residential. This situation is not seen in the immediate vicinity but is replicated elsewhere in the Township.

If the proposed conditional rezoning is approved, the front portion of the parcel remaining as C-G General Commercial shall not include any aspects of the self-storage use. This portion of Garfield Road is a main commercial corridor and it is necessary to maintain commercial activity along the frontage of this site and others along Garfield Road.

The only proposed use on the subject lands would be small warehousing facilities, otherwise described as self-storage units. The adjacent site to the north is used for self-storage units, but the zoning for this site is General Commercial and this is an existing nonconforming use.

***Suitability as Presently Zoned***

The subject site is currently zoned C-G General Commercial and is currently vacant. The rear portion of this site, with the subject lands for conditional rezoning, has been claimed to be difficult to develop with commercial uses given the lack of visibility from the road. The front portion of the site would retain the underlying C-G General Commercial zoning. If the conditional rezoning were granted and a commercial use was found for the rear portion of the site, the conditional rezoning could be abandoned with the site reverting to the underlying C-G zoning regulations.

***Changed Conditions***

Any changes in conditions since the adoption of the zoning ordinance shall be considered as part of this rezoning request. No specific changed conditions have yet been identified.

***Health, Safety, and Welfare***

Commissioners shall consider the application as it relates to the public health, safety, and general welfare, and how the proposal may affect any nearby historical and cultural places and areas.

***Public Policy***

Certain public policies in favor of rezoning may be considered, including an identified need for economic development or mixed-use development. The Master Plan is the only currently adopted plan covering this area until the Township adopts the Barlow Garfield Neighborhood Plan currently under review.

***Size of Tract***

The size, shape, and characteristics of the tract shall be considered in relation to the affected neighboring lands. Under a conditional rezoning, the underlying zoning district and regulations remain in effect. The subject lands for the conditional rezoning request include approximately 2.85 acres of a 4.43-acre parcel measuring 290 feet by 428 feet. The front portion of the parcel remaining as C-G is approximately 1.58 acres measuring 290 feet by 189 feet. The C-G district dimensional standards still apply and are met.

***Other Factors***

Any other factors relevant to the application under state law may be considered by Commissioners as part of this rezoning request.

**ACTION REQUESTED:**

The item is placed on the agenda to conduct a public hearing on the conditional rezoning application. If, following the public hearing, the Planning Commission is prepared to direct Staff to draft the Findings of Fact for the application, then the following motion is suggested:

MOTION TO direct Staff to draft Findings of Fact for application Z-2020-03.

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

**Attachments:**

1. Statement of Conditions



## Statement of Conditions

The following is the Statement of Conditions under which the Charter Township of Garfield, Grand Traverse County, Michigan approved the Conditional Rezoning of the property exhibited in the accompanying Legal Description from General Commercial C-G to General Industrial I-G.

### The Conditions

The only use permitted on the subject lands shall be small warehousing establishments, with totally enclosed storage.

All other requirements of the I-G General Industrial zoning district and the Garfield Township Zoning Ordinance shall apply to the subject lands.

No servicing, repair or mechanical maintenance of stored materials will be allowed.

Hours of operation shall be 7:00 am to 9:00 pm.

### Requirements

This Statement of Conditions may be recorded by the Township with the Register of Deeds upon approval by the Township. The Conditional Rezoning is not valid until such a time that this document, as well as any other exhibits and applications/narratives that were relied upon in the Conditional Rezoning approval are recorded with the Register of Deeds.

These Conditions as well as any other exhibits or application/narratives that were relied upon in the Conditional Rezoning approval, run with the land and are binding upon successor owners of the land.

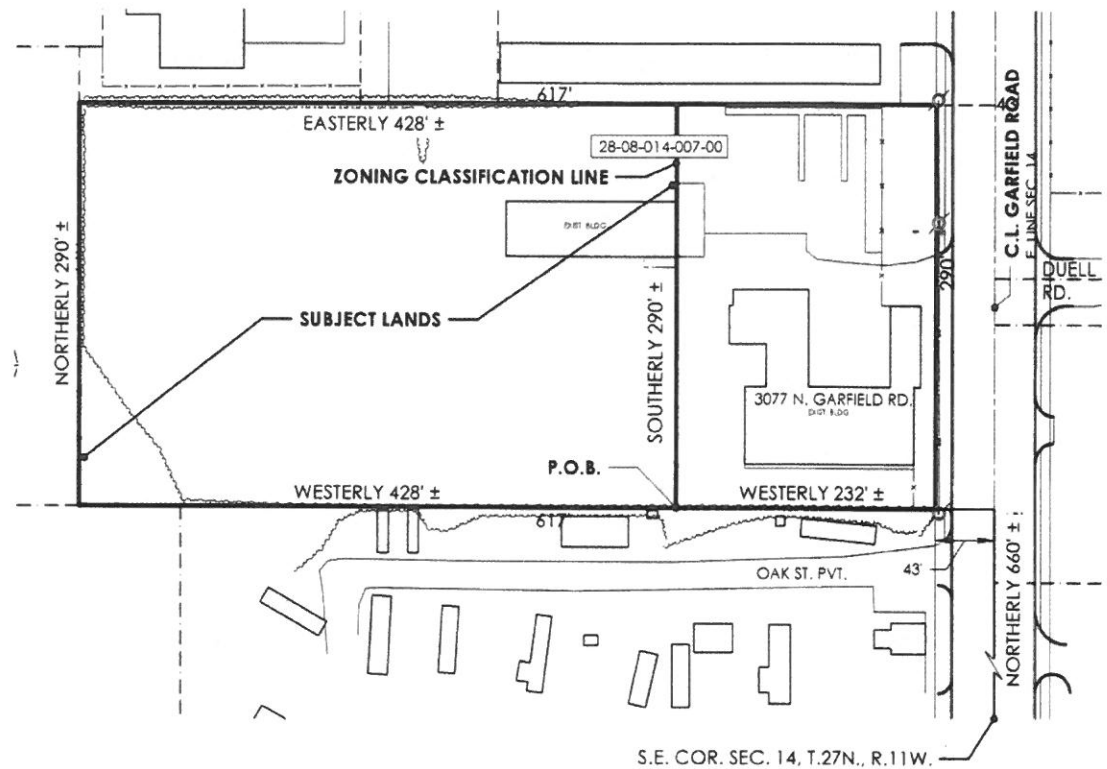
This Statement of Conditions, as well as any other exhibits or applications/narratives utilized in the Conditional Rezoning Process, have been voluntarily offered by the present owner(s) and Applicant, and in such they hereby consent to the provisions contained within this Statement of Conditions as well as any other that were relied upon in the Conditional Rezoning approval.

\_\_\_\_\_  
Property Owner (signature)      Date \_\_\_\_\_

\_\_\_\_\_  
Property Owner (print name)

Notary \_\_\_\_\_ Date \_\_\_\_\_ # \_\_\_\_\_

## Survey Sketch



### SUBJECT LANDS FOR CONDITIONAL REZONING:

Subject Lands being part of a parcel described as: The South 290 feet of the Northeast quarter of the Southeast quarter of the Southeast quarter, except road right-of-way, of Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan. Subject Lands more fully described as follows:

Commencing at the Southeast Corner of said Section 14:

thence Northerly, 660 feet, more or less,

along the East line of said Section to a point on the southerly line of said parcel, as extended, to the East line of said Section 14;

thence Westerly, 232 feet, more or less,

along the southerly line of said parcel to the POINT OF BEGINNING of said Subject Lands;

thence Westerly, 428 feet, more or less,

along the southerly line of said parcel and Subject Lands, to the westerly line of said parcel and Subject Lands;

thence Northerly, 290 feet, more or less,

along the westerly line of said parcel and Subject Lands;

thence Easterly, 428 feet, more or less,

along the northerly line of said parcel and Subject Lands;

thence Southerly, 290 feet, more or less,

to the POINT OF BEGINNING of Subject Lands.

Said Subject Lands contain 2.8 acres, more or less



GRAPHIC SCALE: 1 inch = 100 feet  
0 50' 100' 200'

**Mansfield**  
Land Use Consultants  
Planners - Civil Engineers - Surveyors

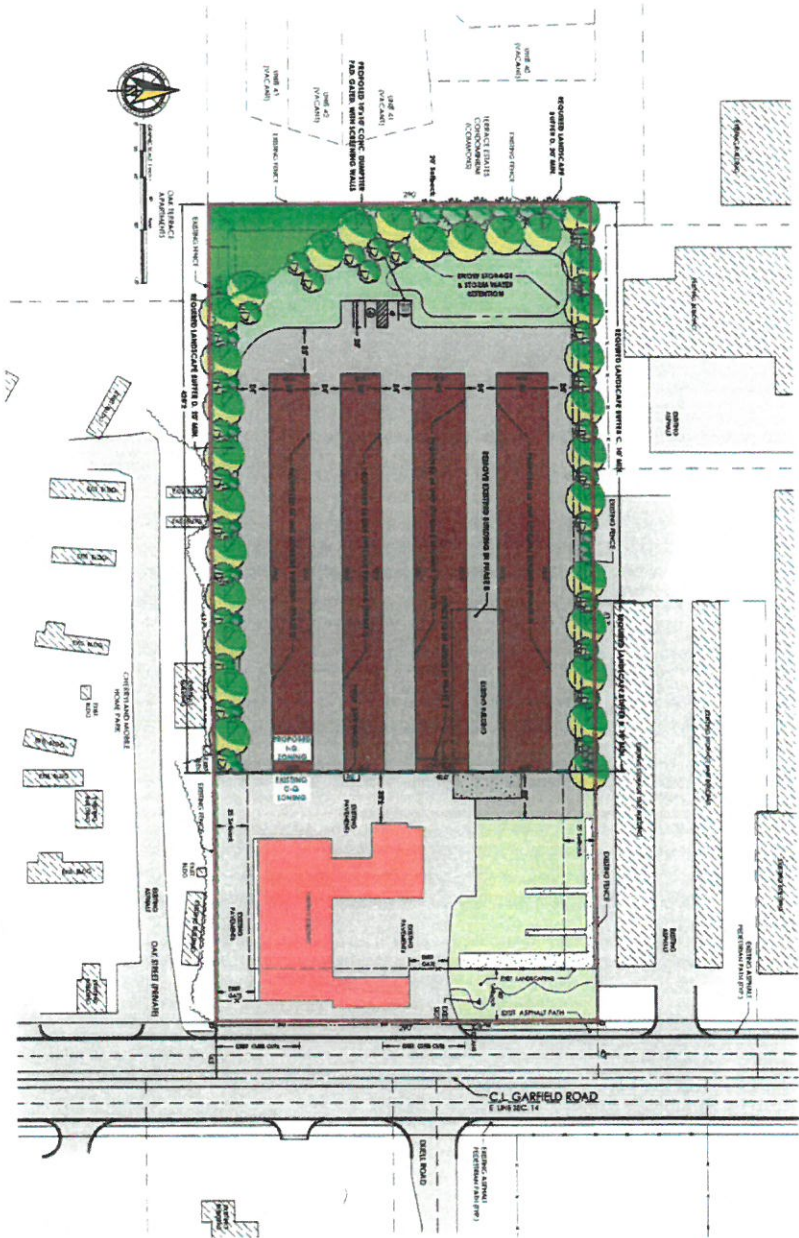
PO Box 4015  
830 Cottageview Dr., Suite 201  
Traverse City, MI 49685  
Ph: (231) 946-9310  
Fax: (231) 946-8926  
www.maaeps.com

Premier Space Solutions

Conditional Rezoning Exhibit  
Section 14, T.27N., R.11W.  
Garfield Township, Grand Traverse County, Michigan

DRN: mmm	CKD: dlm
03.02.20	
20013	
SHT 1 OF 1	

LEGEND: SYMBOLS: GENERAL COMMERCIAL (C-1)  
 SYMBOLS: OFFICE BUILDING (O-1)  
 SYMBOLS: RETAIL BUILDING (R-1)  
 SYMBOLS: INDUSTRIAL BUILDING (I-1)  
 SYMBOLS: PARKING LOT (P-1)  
 SYMBOLS: ROADWAY (R-2)  
 SYMBOLS: FUTURE DEVELOPMENT (F-1)  
 SYMBOLS: EXISTING DEVELOPMENT (E-1)  
 SYMBOLS: EXISTING ROADWAY (E-2)  
 SYMBOLS: EXISTING PARKING LOT (E-3)  
 SYMBOLS: EXISTING BUILDING (E-4)  
 SYMBOLS: EXISTING LANDSCAPE (E-5)  
 SYMBOLS: EXISTING UTILITIES (E-6)  
 SYMBOLS: EXISTING FENCE (E-7)  
 SYMBOLS: EXISTING WALL (E-8)  
 SYMBOLS: EXISTING CURB (E-9)  
 SYMBOLS: EXISTING DRIVEWAY (E-10)  
 SYMBOLS: EXISTING SIDEWALK (E-11)  
 SYMBOLS: EXISTING BIKEWAY (E-12)  
 SYMBOLS: EXISTING TRAIL (E-13)  
 SYMBOLS: EXISTING FENCE (E-14)  
 SYMBOLS: EXISTING WALL (E-15)  
 SYMBOLS: EXISTING CURB (E-16)  
 SYMBOLS: EXISTING DRIVEWAY (E-17)  
 SYMBOLS: EXISTING SIDEWALK (E-18)  
 SYMBOLS: EXISTING BIKEWAY (E-19)  
 SYMBOLS: EXISTING TRAIL (E-20)



NOTES:  
 1. All dimensions are in feet and inches.  
 2. All dimensions are to the centerline of the road.  
 3. All dimensions are to the centerline of the building.  
 4. All dimensions are to the centerline of the parking lot.  
 5. All dimensions are to the centerline of the driveway.  
 6. All dimensions are to the centerline of the sidewalk.  
 7. All dimensions are to the centerline of the bikeway.  
 8. All dimensions are to the centerline of the trail.  
 9. All dimensions are to the centerline of the fence.  
 10. All dimensions are to the centerline of the wall.  
 11. All dimensions are to the centerline of the curb.  
 12. All dimensions are to the centerline of the driveway.  
 13. All dimensions are to the centerline of the sidewalk.  
 14. All dimensions are to the centerline of the bikeway.  
 15. All dimensions are to the centerline of the trail.

20013  
 C40

Premier Space Solutions  
 Proposed Storage Units  
 CONCEPTUAL SITE AND DIMENSION PLAN  
 Section 14, Town 27 North, Range 11 West  
 Garfield Township, Grand Traverse County, Michigan

NO.	DATE	BY	FOR	REVISIONS
1	10/20/2011	JD	JD	Initial design
2	11/20/2011	JD	JD	Revised conceptual design

**Mansfield**  
 Land Use Consultants  
 850 Comstock Dr., Ste. 201  
 P.O. Box 4015  
 Traverse City, MI 49985  
 Phone: 231.946.9310  
 www.mansfield.com  
 info@mansfield.com







