Regular Meeting
August 6, 2015

Emmet County Planning Commission Meeting
1. Case #9-15
Jonathan R. Crane for SBA Towers VI LLC

SPECIAL USE PERMIT-RADIO TOWER
6162 W Robinson Rd
Section 28
Readmond Township
Location Map
Revised plan based on Twp recommendation
The property is zoned FR Forest Recreation District (not FF-2 Farm and Forest as advertised in the legal notice).

The entire property is approximately 488 acres in area.

The fenced area is 80'x60'; proposed area licensed to SBA from the State of Michigan is 90'x70'.

The site is primarily hardwoods.

The applicant proposes a 455 ft. high guyed tower facility, including a 8' high fence enclosure, tower, and equipment shelters within the fenced area.

Proposed guy wires appear to meet the setbacks from road right-of-way.

Tower setback is based on the 50% reduction of Section 2102. 2. A) "The setback standard may be reduced by up to fifty 50% percent, if the construction plan, the tower, and its guying/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling onto public roads or adjoining properties." A sealed letter has been received indicating that the tower would collapse within a radius of 325 feet.

Access easement is from Robinson Road via an existing access on the adjacent property.

The use on the adjacent property (shared access) is a Michigan State Police Communications tower.
Site photos
Revised plan based on Twp recommendation
2. Case #174A-96

Ceci Bauer

SITE PLAN REVIEW-AMENDMENT
1129 N Lake Shore Dr,
Section 25
Readmond Township
Location Map
Facts

- Site is 190'x87' (~0.38 acres).
- Site is located on the west side of M-119.
- Site is zoned B-1 Local Tourist Business. Adjacent parcels north and south zoned B-1; parcel across M-119 zoned SR-2 Scenic Resource, rear of parcel and parcel to the west zoned RR-2 Recreation residential.
- Proposed additional use is a food vending operation (Section 900-4 permits this use).
- A retail establishment exists on the property and was approved in 1997.
- Parking for the retail use was provided on the site behind the building, however, there is no access to that parking lot. Vehicles are parking in the front of the property in the front setback.
- The vending vehicle is proposed to be setback 25 feet from the road right-of-way.
- No additional parking has been provided for the vending vehicle.
- Existing buildings are a mix of 1 and 2 levels totaling 1778 sq. ft. of which 900 was projected to be retail space. Four of the proposed 9 parking spaces were deferred.
- A freestanding sign has been used in conjunction with the food vending truck (placed on the site without approval and blocking the designated off-street parking area).
- Fire department review has been received with no concerns.
- MDOT review has not been submitted.
- Health department review has not been submitted.
- Sanitary services state "same as existing business"...no details provided.
Street view – before food cart
3. Case #10-15

Carolyn Sutherland

SITE PLAN REVIEW-Amendment
1075 N Lake Shore Dr
Section 25
Readmond Township
Location Map
Site Plan-Applicant
Facts

- Site includes 2 lots: 132' x 366' + 327' x 225' + (3.22 acres).
- Site is located on the west side of M-119.
- Site is zoned B-1 Local Tourist Business. Adjacent parcels north and south zoned B-1; parcel across M-119 zoned SR-2 Scenic Resource, parcels to the west zoned RR-2 Recreation residential.
- Proposed additional use is outdoor vending (Section 900-4 permits retail uses). Operation similar to farmers market. Proposed 1 day per week July through October.
- A retail establishment (general store/deli) exists on the property and is non-conforming.
- Parking for the retail use is in front of the existing general store. Parking shown being provided on the subject parcels. Vehicles are parking in the front of the property in the front setback.
- The vending area is proposed to be setback 25 feet from the road right-of-way.
- Sixteen additional parking spaces have been provided for the market use.
- Twenty additional parking spaces provided for vendors and employees on adjacent parcel (within 300 feet of use).
- Other existing buildings and uses on the property include 3 dwellings and two accessory buildings.
- Fire department review has not been received.
- MDOT review has not been submitted. (Staff meeting with MDOT on-site 7/28/2015)
- Business supplies a port-a-john for sanitary facility.
Site Plan-PZCR Staff

Site Plan 7/24/2015

- Existing General Store
- Vendor Area 100' x 30'
- Existing Garage
- Existing House
- Existing Cottage
- Parking 20' x 20'
- grass surface

Proposed Parking for Employees and Vendors 100' x 60' (grass surface)

Maximum number of vendors = 20
Parking required = 30
Parking spaces is 20
Maximum 1 day per week
Maximum duration is last week of June through second week of October

Plan prepared by
Emmet County Planning and Zoning based on plot plan provided by
Carolyn Sutherland dated 5/9/2015

1 in = 60 feet
4. Case #19A-13
Warren & Laura Morche`

SPECIAL USE PERMIT-WES over 60’
4717 Arbutus Ln.
Section 35
Cross Village Township
The property is 40 acres zoned FF-1 Farm and Forest. The property is located on the south side of Arbutus Road. The proposal is to install a 110 ft. high WES. The blade clearance is reported to be 104 feet. The proposed tower is a lattice tower. The property and surrounding properties are all zoned FF-1 Farm and Forest or FR-Forest Recreation. The subject property is a mixture of trees, shrubs, and open areas. This request will be reviewed under Section 2102-16C. Tower is proposed to be located 175' from the north property line, approximately 800 feet from the east side property line, 400 feet +/- from the west property line and approximately 1100 feet from the south property line. Fall zone requirements are met. One neighbor has voiced opposition to the proposed tower. Zoning Ordinance standards for type of structure does not appear to be met.
Photos
Photos
5. Case #11-15
Arnold Muzyl for Alpine Propane, LLC

SITE PLAN REVIEW-Propane gas yard
7470 Keystone Park Dr.
Section 11
Littlefield Township
Site Plan-Proposed
Elevations

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION

ALPINE PROpane

EXTERIOR ELEVATIONS

A2
The property is zoned I-1 Light Industrial.
The property is 1.03 acres in area.
The property is vacant.
The site is adjacent to I-1 zoned properties to the north, east, and south; and a residence (zoned FF-1) to the west.
The proposed 2800 sq. ft. building meets the setback standards of the Zoning District.
The use is a permitted use in the zoning district.
The proposed office and storage building is 40'x70'.
One curb cut is proposed from a private road accessed via the approved M-68 access.
Parking lot proposed to be asphalt with gravel surface where propane storage tanks proposed. Sealed drainage plan provided.
Septic and well will be private systems requiring Health Department approval.
Six ft. high chain link fence with 3 strands of barbed wire on top proposed around propane storage area.
Parking standards are met. No landscaping required.
Ample snow storage area shown on plan.
Sign and Lighting Committee review needed for outdoor lighting. Sign would need review according to Ordinance standards. Location of sign meets standards.
Photos
Site Plan-Proposed
6. Case #15D-02
Highlander Golf, LLC

FINAL MIXED USE PUD-1 Amendment
2500 True North Dr.
Section 13
Friendship Township
Aerial Map
Site Plan
The entire PUD encompasses approximately 320 acres.
The parcel is zoned FF-2 Farm and Forest.
Preliminary PUD was approved by the Board of Commissioners allowing the developer to move forward with the Final Plan.
The Final PUD is to increase from 80 single family homes and/or tourist homes on approximately one acre sites to 89 single family homes and/or tourist homes. This is an increase of nine building sites from the original approval.
Gross density permitted is 160 single family dwellings. The proposal would create a total of 89 sites.
Existing and proposed deed restrictions have been provided.
The development is located on a private road - no need for Road Commission approval.
Density standards are met.
Health Department review provided.
No height or elevation sketches provided.
Detailed total density now provided on the plan.
Acreage of proposed open space/common area now provided.
Use of each building now identified on the plan.
Details have been provided regarding design, construction, maintenance and operation of utility systems. Each site will be developed by individual property owners.
The PUD’s ownership, management, and construction details have now been provided. The Master Deed has been provided.
All common open spaces areas, greenbelts, transition area have now been identified on the plan.
Photos
7. Case #12-15

Dan Gorman for Steve Sewejkis

SPECIAL USE PERMIT - Exception to accessory building size standards
3060 Welsheimer Rd.
Section 24
Friendship Township
Location Map
Parcel map
Site Plan

NOTES:

This is not intended or represented to be a land or property survey. No property corners were set as part of this sketch. The buildings are shown approximately and were taken from County aerial maps and may or may not reflect actual field locations.

The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

Bearings and distances shown on this map were taken from a survey by J. Young, P.S. 24629 for Paul Matthews.

LEGAL DESCRIPTIONS:


PROPOSED SITE PLAN

ZONING REQUIREMENTS

ZONING DISTRICT: PFD

REAR SETBACK:
Rear - 30'
Side - 30'

PROPOSED PARCEL SPOTPLATE

PLAN OF ADDITION

LEGAL DESCRIPTIONS:


The property is zoned FF-2 Farm and Forest.
The property is approximately 6.8 acres in area.
The property is on the southwest corner of Welsheimer and Stutsmanville Roads.
The proposed building meets the setback standards of the Zoning District (Front = 95' (east); Front = Side = 20' (E); 80' (W); 680' (N)).
Accessory building permitted size = 2,400 sq. ft. (rear yard)
Accessory building size proposed = 4,236 sq. ft. in the front yard.
Location partially screened from both roads.
Township recommendation not yet received.
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LEGAL DESCRIPTIONS:


LEGEND

- FOUNDATION CORNER AS BURIED
- PREVIOUSLY SET ON BY OTHERS
- PROPERTY BOUNDARY LINE
- PROPOSED PARCEL BOUNDARY
- ROAD RIGHT OF WAY

VERIFY WITH TWP. ZONING REQUIREMENTS

- ZONING DISTRICT = FP-3
- MINIMUM LOT WIDTH = 300'
- MINIMUM LOT AREA = 60,000 SQFT
- SIDEWALKS: FRONT = 40
- SIDE = 20

PROPOSED SITE PLAN
Other Business

- Enforcement Report
- By-Laws
- Melrose Township Master Plan