Regular Meeting
December 3, 2015

Emmet County
Planning Commission Meeting
1. Case #PSUP15-0003

Dick Huvaere Land, LLC
REQUEST 3 MONTH POSTPONEMENT

SPECIAL USE PERMIT- Heliport for private use
1780 Commerce Ct.
Section 26
Bear Creek Township
Site Plan (2 lots)
Site Plan (subject parcel)
- The property is zoned I-1 Light Industrial.
- The property is located at the end of the Fochtman Industrial Park on a private road.
- The request is for site condo unit 8, however, the property is comprised of 2 site condo units (7 & 8) totaling approximately 1.75 acres.
- The use on unit 7, owned by the applicant, is storage.
- There are no proposed structural changes.
- The proposal is for a private heliport on a grass, fenced-in location on the property adjacent to the storage building.
- The property is adjacent to other industrially zoned (I-1) property (N, E & W) and FF-1 zoned property(S).
- Uses to the north and west are industrial, east is Hearthside Grove Motorcoach Development and south is a resource extraction operation.
- No outdoor lighting or signs have been proposed.
- Flight pattern and map submitted to FAA.
- One letter of support (Haggard’s Plumbing and Heating)
Example 1370 lb. MTOW helicopter
Example 4960 MTOW helicopter
Site Plan (subject parcel)
2. Case #PSUP15-0008

Ethan Swiger for Ken & Lisa Krawczyk

SPECIAL USE PERMIT-
Land Development Standards
4255 Greenwood Rd
Section 11
Bear Creek Township
Location – Northwest Corner
Tax Parcel Map
Aerial - 2012
Aerial of subject parcel
Proposal
Facts

FACTS:
- The property is zoned FF-1 Farm and Forest.
- Required lot sizes: FF-1 Area = 1 acre; Width = 150’.
- The entire parcel is approximately 13.649 acres in size. The original parcel, 10 years ago, was 152+/- acres.
- The parcel fronts on Greenwood Road and Maplewood Drive (NW Corner).
- Emmet County Road Commission review has been received and approval authorized.
- The proposal is to create 2 new parcels “K” and “Remainder of Parcel #01-19-11-300-021”. This proposal creates over five parcels within a ten year period, thus requiring Planning Commission review.
- A parcels larger than 15 acres and wider than 330ft is not counted as a lot split under the land development standards.
- The proposed parcels are 3.434 and 10.215 acres with 2 parcels over 15 acres included in the original parcel.
- Parcels 300-017, 300-018, 300-020, 300-021, and 300-022 were part of previous lot splits within the last 10 years.
- All setback standards are met from the existing structures – Residences and accessory buildings exist on both new parcels.
Proposal

Township
Recommend Approval
3. Case #PSUP15-0009
Mark Tracy

SPECIAL USE PERMIT-Home
Occupation- Instruction in the use of
firearms
3501 Shanley Rd
Section 10
Bear Creek Township
Location
gal Description: Comm at SW cor of E 1/2 of SE 1/4; TH E 370 ft. to RB; TH N 660 ft.; E 150 ft.; S 660 ft.; TH W 150 ft. to RB. 2.27 A. Section 10, T 34N, RSW.
Floor Plan for instruction
FACTS:
The request is for a Home Occupation – Firearms Training/Range
The property is zoned FF-1 Farm and Forest.
Applicant resides at the property.
The property is 2.25 acres.
Request is to use a portion of the residence for the business (see floor plan). The proposed business would be classroom type instruction for a portion of the instruction and then firearms training behind the accessory building of the subject property.
No additional construction is proposed. The property owner has bermed the area proposed to be used for firearms discharge.
Proposed hours of operation – M-F 6 PM to 8PM and Saturday 9:00AM-6:00 PM with range hours on Saturday 9 AM to 6PM.
Up to 8 students expected per class (possibly 8 extra cars plus instructor’s cars).
Maximum sign permitted is 2 sq. ft. if Home Occupation approved.
Proposal to use existing driveway.
North from Shanley Rd
East – Shanley Rd
West – Shanley Rd
North beside garage
North - range
gal Description: Com at SW cor of E 1/2 of SE 1/4; TH E 370 ft. to P0B; TH N 660 ft.; E 150 ft.; S 660 ft.; TH W 150 ft. to P0B. 2.27 A. Section 10, T34N, R5W.
4. Case #PSUP15-0010

Jack Anderson for Anderson
NWTT LLC

SITE PLAN REVIEW -
Parking lot expansion & use
2250 N US 31 Hwy
Section 26
Bear Creek Township
Location
Site Plan
Aerial map
FACTS:
- The property is zoned I-1 Light Industrial.
- The property is approximately 0.9 acres in area with approximately 150’ lot width.
- The property had been used as a real estate office and then a cosmetology school but burned beyond repair. The site is currently paved and concrete, the building has been demolished.
- The site is adjacent to industrially zoned properties and commercial uses. The proposal is to utilize the site for parking.
- The proposed building is to house electrical and security equipment only.
- The use is a permitted use within the Zoning District.
- The proposal includes removal of the trees along US-31 and planting deciduous trees to comply with the landscaping standards (1 tree per 10 parking spaces).
- The existing curb cut is proposed to be used.
- Minimal expansion of impervious surface.
- Sewer will be capped.
- Fence will be installed along the front property line to ensure compliance with the setback.
- Ample snow storage area provided.
- Existing parking lot lights to remain.
- Existing sign can be reused without approval, provided it meets the Ordinance standards.
Photos
Photos
Photos
Photos
Site Plan
5. Case #PSPR15-0002

John Cupps
Township and Applicant requested postponement

FINAL PUD & SITE PLAN REVIEW
Wood cutting operation
2849 State Rd
Section 14
Friendship Township
Location
Current Site Plan – Prelim PUD
Site Plan
Public Comment
Other Business

- 2016 Proposed Meeting Schedule
  - First Thursday of each month – no known conflicts
Other Business

- Zoning Ordinance Text Amendments
  - Heliport
  - Airport Overlay District
  - Lake Michigan waterfront setback
  - Home Occupations
  - Signs and Billboards
  - Outdoor Sales – I-1 and I-2
Airport Overlay
Other Business

- Enforcement Report
2140 Anderson Rd