Regular Meeting
May 5, 2016

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

Dick Huvaere Land, LLC

SPECIAL USE PERMIT - Heliport for private use
1780 Commerce Ct.
Section 26
Bear Creek Township
Site Plan (2 lots)
Site Plan (subject parcel)
This Open Area is all level and covered with grass.
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 2700 MTOW helicopter
Example 4960 MTOW helicopter
Site Plan (subject parcel)
2. **PPUDF16-0001**

Duane & Kristi Schuil

**PUD - REZONE -**
Amend existing PUD to allow
Winery and Events
2800 E. Mitchell Rd
Section 3
Bear Creek Township
Location
Zoning Map
- The property is zoned R-1 One and Two Family Residential with a PUD-1 overlay.
- The property is approximately 20 acres in area. The entire PUD encompasses 80 acres.
- Permitted uses within the original PUD were residential and related accessory uses south of the subject parcel. The subject parcel, on the original PUD, doesn't identify specific uses, however, the Plan shows residential, agricultural, open space, and trail usage.
- The site is used for agricultural purposes including growing grape vines, fruits and vegetables.
- The commercial farm operation is regulated by the Michigan Right to Farm Act. The proposed uses include an event center using the existing barn (for up to 99 guests) and a winery.
- The subject property is impacted by wetlands which are identified on the plan.
- The non-motorized path has been added back onto the proposed plan.
- The access proposed uses the existing access approved for the residential development to the south of the subject property. The access doesn't appear to match the original approved site plan.
- A Pre-application meeting was held between the applicant and staff.
- The proposal is a PUD Rezoning under Zoning Ordinance #15-1. Board review will be required.
- Fire Department review has not yet been received.
- Acreages to be allotted to all uses on the subject parcel have been identified.
- Letter of support received from owner (adjacent property owners signed).
- Objections received at Township meeting – noise, hours, impact to neighborhood.
- Letter received from Conservancy regarding the drainage ponds proposed on the previously approved plan, they're not allowed on the conservation easement.
Current Site Plan
3. PPUDF16-0002

Crooked Lake Yacht Club
REQUESTED POSTPONEMENT

PLANNED UNIT DEVELOPMENT-1
Amendment – Parking
3656 Oden Rd
Section 18
Littlefield Township
Subject Parcel
Aerial - 2012
Previously approved plan
Overall PUD Plan
Proposed Site Plan
The property is zoned R-2 General Residential with a Planned Unit Development-1 (PUD-1) overlay.

The entire PUD is approximately 6.3 acres; the portion of the property subject to review is 0.37 acres.

The area of proposed change was originally approved for 6 multiple family units including garages and pedestrian open space/public areas.

The proposal is to create a 30 space parking lot to use for 12 boat slips and remove the residential units.

No new curb-cuts are proposed – proposal sent to MDOT for review, they are satisfied with the proposal.

“Bridge & Walkway” to connect public area from one side of the lagoon to the other have been eliminated from proposed plan.

“Public walkway” proposed to be moved to be located along the lake, safety fencing has been added to the plan.

Parking lot surface proposed to be gravel, green space proposed to be added between parking and road which would create defined entrances – a definite benefit to the property as access from the highway now is essentially unlimited.

Original approval required 16 parking spaces for 32 boat slips (currently used by 451-016). See PUD Agreement.

Concerns raised by adjacent property owner regarding public area required by original PUD. (See enclosed documents and applicant’s response).

The PUD’s ownership, management, and construction have not been provided (17.01.6.4).

The proposed open space area is identified.

The proposal includes removal of the boardwalk (which is in disrepair).

The documents related to Section 17.01.6.7 have not been presented: (7. Any existing or proposed deed restrictions, easements, or covenants pertinent to the project property shall be presented at this time. Actual filing of the documents need not occur until after site plan review, but before a zoning permit is issued.)
4. PPUDF16-03
Boathouse Village LLC
REQUESTED POSTPONEMENT

PLANNED UNIT DEVELOPMENT-1
Amendment
3656 Oden Rd
Section 18
Littlefield Township
Location
Current Plan
# Ordinance density standards

## B. Multiple Family Dwelling Density Table

<table>
<thead>
<tr>
<th>Type of Units in R-2 Districts</th>
<th>Minimum Land Area per Dwelling Unit Excluding Public Roads</th>
<th>Net Density in Units per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>6,000 Square Feet</td>
<td>7.260</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>8,500 Square Feet</td>
<td>5.125</td>
</tr>
<tr>
<td>Each Additional Bedroom</td>
<td>Add 4,000 Square Feet</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**DENSITY NOTES:**

a) A "den" or "library" or "extra room" shall count as a bedroom for the purposes of computing density.

b) In a rooming house, boarding house, group quarters, or residential care facility, every three (3) persons of occupancy shall count as being equivalent to one (1) bedroom for purposes of computing density.

c) Unless the construction plans include tying into an existing municipal or community sewer and/or water system, the on-site services to be constructed shall be designed so that central collection/distribution points are installed in anticipation of future tie-ins with a municipal type system. The local sewer/water authority having jurisdiction shall be consulted on matters of service tie-ins and pre-utility plans to minimize site disruption on future tie-in or hook-up projects.
The property is zoned R-2 General Residential with a PUD-1 Overlay.
The entire PUD is approximately 6.3 acres in area.
The area of proposed change is approximately 0.91 acres.
The site was originally approved for twelve (12) 2-bedroom multiple family dwellings. The proposal is for 12 multiple family dwellings (number of bedrooms not identified) and 1 single family dwelling. The density is not met based on current zoning ordinance standards using only the subject (0.91 acres) property and the public space. The footprints of the dwellings are larger than those originally approved, extending the same distance over the water and expanding landward by 22 feet. Previous plans were for 42’x24’; current plan is for 24’x40’ dwellings with various deck depths from 10 feet to 24 feet. Density cannot be modified in a PUD. No density justification was provided by the applicant.

- Twelve 2-car garages allow for parking for the 12 attached units, 2 parking spaces are shown for the single family dwelling.
- The original plan contained “public area” which was used for double density over the entire PUD. The public area has been reduced to 2300 sq. ft. and relocated from between the garages and dwellings to north of the garages, between the road and parking/maneuvering lanes.
- Sidewalk proposed to be a 5 ft. concrete walkway.
- No new accesses proposed (using existing access point).
- Utilities are shown on the plan (sanitary sewer). Drainage system is shown for stormwater drainage. Need estimated cost of drainage for performance guarantee and will need as-built plans upon completion.
- Easement for shared egress shown on plan.
- All garages are existing on the property.
- No elevation details provided.
5. PSUP16-0001

Jason Saddison

Special Use Permit – Resource Extraction – Level III
179 Garber Rd
Section 22
Bliss Township
Site is approximately 19.7 acres, zoned FF-2 Farm and Forest. Request is per Section 8.01 and 26.10 of the Zoning Ordinance for Level III Mining Operation.
Mining area proposed to be approximately 10.9 acres. Resource extraction is for topsoil only and will be to a depth of 6”-12”.
Top soil excavation is proposed to take place within the 50 feet perimeter setback on the north and west sides of the property.
Excavation not visible from Garber Rd. due to buffer of trees.
Hours of operation proposed 8:00 a.m. to 6:00 p.m. Monday through Saturday
No lighting proposed.
No recommendation received from the township.
Soil Erosion permit not required as long as earth disturbance remains below 1 acre.

Township recommended approval with requests that the loads are covered, temporary signs to alert drivers that trucks will be entering the road.
6. PPTEXT16-01

Emmet County Planning Commission

Text Amendments
Heliports/Helistops
Home Occupations
Outdoor Sales
Height Variances
Single Family Homes
Public Comment
Other Business

- Zoning Ordinance Text Amendment
  - Airport Overlay District
- Enforcement Report
- St Francis X Federal Credit Union
- Health Care concerns – should we research?
Approved Plan – St Francis X Federal Credit Union – US 131
Proposed Plan – St Francis X Federal Credit Union – US 131
Proposed Plan – St Francis X
Federal Credit Union – US 131
Change of Use – Administratively Approved