1. PSUP17-003 ECRC

SPECIAL USE PERMIT
LEVEL III RESOURCE MINING
ACCESSSED VIA BELLMER RD
SECTION 30
SPRINGVALE TOWNSHIP
Location Map
Location Map
Aerial Map
Aerial Map
Aerial Map
Original Site Plan

ECRC New Gravel Pit
Parcel I.D. # 14-17-30-100-081

PHASE ONE
PHASE TWO
PHASE THREE
PHASE FOUR

SPRINGVALE TWP

1320.0'

1200.0'

50.0'

50.0'

5000'
Original Site Plan
REVISED Site Plan
REVISED Site Plan
REVISED Site Plan
No changes to location map
Since last meeting - No changes to description of work or equipment to be used for gravel production
REVISED Site Plan – RECEIVED 5/1/2017
REVISED Site Plan – WITH AERIAL
Facts:

Zoned FF-1 Farm & Forest

40 acres

Property vacant – adjacent to existing County gravel pit

Proposal to use existing access drives from Bellmer Rd

Request for Level III Mining Operation

Expected to be used every 3 to 5 years for 15 to 20 years

Fifty Ft. perimeter setback standard met.

No lighting proposed.

No new structures proposed.
Facts (cont):

No hours of operation proposed.

Site would not be visible from public locations.

Letter of opposition received from Torchia – effect on environment, increased noise, destruction of the natural woods now present

Letter of concern received from Scholl – requesting screening with berms and native evergreen along north and east property lines.

Emails of concern from Michael Sollinger – opposed, if approved requested proper screening and berm

Email of concern from Marilyn Crotty – noise, dust, air pollutants, incompatible

Email from Bill Winslow – concerned with number of people notified

Township concerned with depth of excavation, location of stockpiles, ground water conditions, processing equipment to be used, reclamation plan, visual screening (fence/berms), hours of operation, hours and # of days for crushing
Facts (cont):

- Letter of opposition received from Brad & Anne Pinter – questions environmental or hydrological study.

- Letter of opposition Howard & Jeanne Canada

- Letter of opposition John & Linda DeCamp

- Letter from Tip of the Mitt Watershed Council – no wetlands, not a water recharge zone, suggest a stormwater runoff plan with monitoring and BMPs used.

- Letter of support – Haggard’s P&H

- Legal Opinion provided regarding existing operation

- Aerial photos provided 1952 & 1965
Photo
Photo
Photo
Photo
Photo
Photo
2. Robert Drost

Applicant requested postponement

PLANNED UNIT DEVELOPMENT
REZONING
FF-1 USES + MULTI-FAMILY HOUSING, STORAGE, NURSERY
2157 HOWARD RD
SECTION 17
BEAR CREEK TOWNSHIP
Location Map
Aerial Photo
(existing conditions - vacant)
Existing Zoning
Proposed Rezoning to allow Storage, multiple family housing, nursery/farming and FF-1 uses using a PUD
Concept Plan

PLANNED UNIT DEVELOPMENT - ZONING CHANGE REQUEST FROM FF1

PARCEL #s: 01-19-17-100-019 and 01-19-17-100-005

OWNER: ROBERT DROST

STORAGE BUILDINGS (8,000 sq ft)

NURSERY (5,000 sq ft)

MULTI-FAMILY DWELLING UNITS

100-005

(9 ACRES ± 1/2)

584.3'

524.1'

393'

1039.35'

HOWARD ROAD

515

FINK ROAD

445
Facts

• Current zoning is FF-1 Farm and Forest.
• The request includes two properties totaling 24.5 acres.
• The properties have frontage on both Howard and River Roads.
• The proposal is to rezone the property to PUD to allow multiple family dwellings, storage uses, and nursery uses in addition to the FF-1 district uses allowed by the Zoning Ordinance.
Facts (cont.)

• This is a Preliminary PUD review – rezoning. The Township approval is necessary. Final approval is by the Emmet County Board of Commissioners.
• The Emmet County Road Commission has approved the Howard Road access.
• There are no PUD modifications proposed.
• If the Preliminary PUD is approved, then the application would proceed with a Final PUD Plan and Site Plan Review by the Planning Commission.
Facts (cont.)

- Surrounding uses include former City of Petoskey landfill (capped) to the north; residence and non-conforming auto repair shop to the south; residential to the east and west.
- Both properties are currently vacant. The property fronting on Howard Road was approved for topsoil extraction.
- City of Petoskey provided letter disclosing land use to the north – former city land fill.
- Township postponed decision (applicant not present)
Future Land Use Map

**FUTURE LAND USE LEGEND**
- RR: Rural Residential
- LDR: Low Density Residential
- MDR: Medium Density Residential
- HDR: High Density Residential
- MU: Mixed Use
- Light Commercial
- Commercial
- Industrial
- Parks and Recreation
- Little Traverse Bay Bands of Odawa Indians Reservation Boundary

**PUBLIC AND QUASI-PUBLIC LANDS LEGEND**
- State of Michigan, Federal (F)
- Emmet County
- Road Commission
- Cities, Villages, Townships, Lands in Tribal Trust
- Schools, Colleges, Universities
- Commercial Forest and Conservancy Lands
<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Zoning Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential (RR)</td>
<td>Forest Recreation (FR)</td>
</tr>
<tr>
<td>Low Density Residential (LDR)</td>
<td>Farm Forest (FF-1 and FF-2)</td>
</tr>
<tr>
<td>Medium Density Residential (MDR)</td>
<td>One Family Residential (R-1A and R-1B), General Residential (R-2A), Recreation Residential (RR-1 and RR-2), and Scenic Resource (SR-1 and SR-2)</td>
</tr>
<tr>
<td>High Density Residential (HDR)</td>
<td>General Residential (R-2A, R-2B, and R-2C)</td>
</tr>
<tr>
<td>Mixed Use (MU)</td>
<td>General Residential (R-2B and R-2C), Local-Tourist Business (B-1), General Business (B-2), Parking Transition (P-T)</td>
</tr>
<tr>
<td>Light Commercial (LC)</td>
<td>Local-Tourist Business (B-1), General Residential (R-2B and R-2C)</td>
</tr>
<tr>
<td>General Commercial (GC)</td>
<td>General Residential (R-2B, R-2C), Local-Tourist Business (B-1), General Business (B-2), Commercial/Industrial (B-3), Parking Transition (P-T)</td>
</tr>
<tr>
<td>Industrial (I)</td>
<td>Commercial/Industrial (B-3), Light Industrial (I-1), General Industrial (I-2)</td>
</tr>
</tbody>
</table>

Planned Unit Development (PUD-1 and PUD-2) may be applied to any future land use category listed above.
Photo
Photo
Photo
Photo
Proposed Rezoning to allow Storage, multiple family housing, nursery/farming and FF-1 uses using a PUD
Concept Plan

PLANNED UNIT DEVELOPMENT ZONING CHANGE REQUEST FROM FFL
PARCEL #S: 01-19-17-100-019 and 01-19-17-100-005
OWNER: ROBERT DROST

STORAGE BUILDINGS (8,000 SF)
NURSERY (1,500 SF)
MULTI-FAMILY DWELLING UNITS (100-005)
MULTI-FAMILY DWELLING UNITS (9 ACRES 1/2)

HOWARD ROAD
FIRER ROAD
NORTH
3. Christine Parker  PSUP17-005
Twp requested postponement

SPECIAL USE PERMIT
RESOURCE EXTRACTION
1675 INTERTOWN ROAD
SECTION 18
BEAR CREEK TOWNSHIP
Location Map
Aerial Photo
Site Plan
Facts

• Current Zoning is FF-1 Farm and Forest.
• Entire property 13.44 acres/12 acres proposed for mining
• The properties have frontage on both Intertown and Cemetery Roads.
• One house and accessory buildings exist on the property.
• The proposal is for a Level III resource extraction special use permit.
Facts (cont.)

- Vegetation proposed to remain along property lines in 50’ setback.
- Berms along Intertown Road proposed.
- The Emmet County Road Commission review requested by applicant for 2 accesses, 1 from Intertown Rd, 1 from Cemetery Rd.
- No lighting proposed.
- Hours of operation proposed M-F 8AM-6:30PM; Sat 8AM-2PM.
Facts (cont.)

- No impact to ground water expected.
- Top soil proposed to be retained and used in reclamation of the site.
- Soil Erosion permit would be required.
- Township postponed – requested additional information/possible changes to plan.
Photo – south on Cemetery
Photo – north on Cemetery
Photo – west on Intertown
Photo – east on Intertown
Photo
Photo provided by applicant
Photo provided by applicant
Photo provided by applicant
Photo provided by applicant
Drive sketch location
Concept with phases
Site Plan
4. Christine Parker  PPUD17-001

Case withdrawn by applicant

REZONING

FF-1 FARM & FOREST TO R-2
GENERAL RESIDENTIAL

1675 INTERTOWN ROAD

SECTION 18

BEAR CREEK TOWNSHIP
5. PPTEXT16-03

Proposal to replace existing sign and billboard ordinance section with new.

Text amended in response to requirement not regulate content.

Text has been reviewed by Civil Counsel.

Text provided to Chamber for input from business community and posted on web-site for over 2 weeks. No written comments received.

Bear Creek, McKinley, and Cross Village Townships recommended approval. Springvale Township recommended approval. Readmond Township recommended approval with recommendation regarding enforcement procedures outlined in text.

Littlefield Township requested that one paragraph remain.

Carp Lake Township not in favor.
6. Stanley & Richard Jackimowicz for Jack’s Trucking & Excavating

SPECIAL USE PERMIT-AMENDMENT
LEVEL III RESOURCE EXTRACTION

5960 E MITCHELL RD
SECTION 6
SPRINGVALETOWNSHIP
Location Map
Facts

The property is zoned FF-2 Farm and Forest.

The total property is 41 acres (27.6 acres in area for the site being mined - based on the legal description).

The property was approved for the current SUP for a Level III Resource Extraction Operation.

The owner of the business lives on the 15 acres adjacent to the mining operation.

Site is partially mined and partially wooded.

The minimum perimeter setback appears to be met.

Visual buffers from E. Mitchell Road are an existing earthen berm, the existing topography and hardwood forest. Evergreens have been planted along the berm.

The existing drive to be used for the operation.

The current permit was approved in 2007. A redi-mix plant was proposed in 2007 but was not approved. Meeting minutes of approval and current permit are enclosed with the application packet.

Enforcement letters and photos included in packet.

Proposal to allow stock piles of asphalt, concrete, and other materials as listed on the site plan.

No lighting proposed.

Berms of top soil in place for future reclamation reuse.

Soil Erosion permit is current.

Stockpiles proposed to include: fill sand, mason sand, peastone, drainstone, crushed stone, screened topsoil, unscreened topsoil, concrete & asphalt, Afton stone, 22A, top dressing sand, and clay.
Proposed Changes to Permit

No changes proposed to hours of operation, but length of crushing proposed to be extended from three to five weeks per year.

Changes proposed to paragraph 10 of the draft permit regarding reclamation.

Paragraph 11 of the existing permit has been removed because the berm is shown on the site plan and it has been seeded as required in the current permit.

Modification to paragraph 13 (12 on revised permit) to allow for materials from off-site to be brought onto the site.

Modifications to paragraph 16 (15 on revised permit) to allow for small structures (under 200 sq. ft.) as currently exist on the property and limited equipment.
Site Plan
7. Blumke Brothers Redi-Mix & Excavating

SITE PLAN REVIEW
MINI-STORAGE
5215 POWERS ROAD

SECTION 9
LITTLEFIELD TOWNSHIP
Location Map
Facts

The property is zoned I-1 Light Industrial.

The property is 13.4 acres in area.

The property is used for a redi-mix concrete production business, business office and equipment garage. Those uses are proposed to remain.

The adjacent site to the west is owned by the MDNR.

The proposal is to construct two mini-storage buildings on the site.

The use is a permitted use within the Zoning District.

The proposed buildings meet a 50 ft. setback which exceeds the minimum standards of the Zoning District.

Proposed buildings are 130’x15’ and 130’x30’.

Parking appears to meet Zoning Ordinance standards.

Gravel parking and access drives proposed.
Facts continued

Access to Powers Road has been approved by the Emmet County Road Commission.

Sealed drainage plan provided, however, staff questions calculations used. Estimated cost of drainage system is not provided.

No sanitary facilities proposed for the site.

Properties to the north and east are zoned R-1 One Family Residential, property to the west is zoned FR Forest Recreation, property to the south, across Powers Road is zoned I-1 Light Industrial with a resource mining use on the property.

No dumpster is proposed.

Ample snow storage area is shown on the plan.

No outdoor lighting identified, however, notation is made on the site plan that there will be building mounted lights on the ends of the buildings. All lights must be full cut-off.
Photos
Photos
Photos
Photos
Photos
Photos
Site Plan 4-4-17
Revised Site Plan 4-27-17
8. Adelbert Dell
Twp requested postponement

SPECIAL USE PERMIT-HOME
OCCUPATION-SMALL ENGINE REPAIR

2153 CEDAR VALLEY ROAD

SECTION 15
BEAR CREEK TOWNSHIP
Location Map
Facts

The request is for a Home Occupation – Small Engine Repair.
The property is zoned FF-1 Farm and Forest.
Residency at the property needs to be established.
The total property is 80 acres.
Request is to use an accessory building for the business.
No additional construction proposed.
Proposed hours of operation – M-F 9:00AM-5:00 PM.
Five cars per day expected.
Maximum sign permitted is 2 sq. ft. Two signs exist on the property, both greater than 2 sq. ft.
Proposal to use existing driveway.
Outdoor display and storage exist on the property.
Site plan inadequate, requested revised site plan (letter enclosed).
Photo
Photo
Site Plan
Public Comment
Other Business

- Temporary Dwellings – Discussion
- Farming – Accessory Uses - update
- Indoor Shooting Range
- Enforcement Report
- Planning Commission Membership
- Proposed Legislation regarding short-term rental
- ZBA letter/request
- Zoning Ordinance amendment – Parking – next steps