Emmet County Planning Commission Meeting
REGULAR MEETING
NOVEMBER 2, 2017
1. PSPR17-008 – ALPHA INVEESCO
   – James Shondel

SITE PLAN REVIEW
TOWN HOUSES/MULTI-FAMILY DWELLINGS

2514 N US 31 HWY
SECTION 22
MCKINLEY TOWNSHIP
Location Map
Proposed Site Plan
Proposed Elevation Plan

Typical Side Elevation

Typical Front Elevation

Floor Plan of Proposed 3 Unit (2) 1BR, (1) 2 BR Townhouse = 1930 S.F.

Floor Plan of Proposed 3 Unit (4) 1BR, (1) 2 BR Townhouse Townhouse = 3020 S.F.
Facts

- The property is zoned R-2 General Residential and FF-2 Farm and Forest.
- The entire property is 6.13 acres in area. The portion zoned R-2 is 2.08 acres.
- The property was used for a dwelling and motel. The existing buildings are being remodeled. A garage/accessory building is located on the south side of the proposed driveway. The proposal is to add 2 additional multiple family buildings.
- Proposal is to allow 12 one-bedroom units and 2 two-bedroom units. Density standards met.
- The site is adjacent to residential uses.
- Access is through an existing drive. MDOT preliminary review shows the location approved and a paved approach will be required.
Facts

- The proposed buildings meet the setback standards of the Zoning District.
- Proposed buildings are 64.25’x30’ and 100.75’x30’.
- Parking appears to meet Zoning Ordinance standards. Each space is 10’x20’ and allows for 2 parking spaces per unit. One additional barrier free parking space will be needed. One of those will be required to be van accessible – to meet building code.
- Multiple family use is a permitted use in the R-2 zoning district.
- Parking lot proposed to be gravel. Sealed drainage plan required. Estimated cost of drainage system is not provided.
- Two private wells and three septic/drainfield locations for each building shown on the site plan. Health Department preliminary review received indicates mound system, but that an official evaluation is needed to determine exact requirements for sanitary facilities.
Facts

- Properties to the north are zoned the same as the subject parcel. East, west and south are all zoned FF-2 Farm and Forest.
- Dumpster is shown on the plan behind the existing accessory building. Details indicate decorative concrete.
- Buildings are single story-14 feet to the peak.
- Ample snow storage area shown on plan.
- Trees provided based on number of parking spaces meet minimum Ordinance standards.
- Plan has been submitted to Fire Chief by P&Z staff for review. No comments received to date.
- No outdoor lighting identified. Lighting Committee review needed for outdoor lighting.
- No drainage plan submitted to date. Applicant’s representative has requested conditional approval and sealed drainage plan required before issuance of a Zoning Permit.
- Letter of support – Haggard’s Plumbing & Heating.
- Township has requested postponement – applicant submitted revised plan to township.
Photo – existing buildings
Photo – view to north
Photo – view to south
Photo – existing accessory building
Photo – view east – toward proposed buildings
Proposed Site Plan
2. PSPR17-009 – PHIL & KRISTIN SCHANER

SITE PLAN REVIEW
HOTEL/MOTEL/MOTOR INN
(LODGE & VILLAS)

1256 N US 31 HWY
SECTION 34
BEAR CREEK TOWNSHIP
Location Map
Proposed Site Plan - Revised
Proposed Access
Existing Conditions Map

Flood Plain Line Identified
Facts

The property is zoned R-2 General Residential.

The property is approximately 2.25 acres in area.

The undeveloped public road right-of-way that would have provided access to the property has been abandoned by the Emmet County Road Commission.

The use proposed, villas and lodge, was approved in 2016 through the Special Use Permit process in the category of hotels & motels, & motor inns (attached or detached units). This use is a Special Use in the Zoning District, provided the standards of Sections 21.01, 21.01, and 26.23 can be met.

The site has the Tannery Creek running through it on the west side.

The site is partially wooded.
Facts

The applicant had requested review of the use only in 2016 and is now requesting site plan review.

Access is proposed via an easement access through the Pirate’s Cove and Burger King properties. Recorded easement and graphic of that easement provided in packet.

Setback standards appear to be met on the concept plan.

The proposal is for a lodge building which would include the owners’ residence plus 9 individual freestanding buildings approximately 480 sq. ft. each.

Adjacent uses include: Burger King/Pirate’s Cove/ProBuild to the north, golf course to the west, vacant land then hotel/motel to the east, vacant and single family residential to the south. The property borders B-2 to the north, R-2 to the east, and R-1 to the south and west.

11 required; 18 provided based on no meeting room or restaurant in lodge. The required parking for the use is 2 for the dwelling plus 1 for each sleeping room in the 9 buildings plus 1 per 150 sq. ft. of meeting room or restaurant. Floor plan doesn’t clearly identify uses within the lodge.

Parking is in centralized area with pedestrian access provided to each rental unit.

Letter of support – Haggard’s Plumbing & Heating.

Township PC recommended approval – Fire Chief has reviewed – Drain Commissioner has reviewed.
Proposed Site Plan - Revised
3. PPUD17-002 – WHERESS
WALDA LLC – William and Donald
McMaster (owners)
PRELIMINARY PUD REZONING
R-2 USES + OFFICE,
WAREHOUSE, WHOLESALE
DISTRIBUTION, STORAGE

M-68 HWY - SECTION 10,
LITTLEFIELD TOWNSHIP
Location Map – aerial (2012)
Proposed Preliminary PUD Plan
Proposed Elevation Plan
Proposed Elevation Plan
Facts

The property is vacant and is located north of Louie’s Market on M-68 (6977 M-68).
The property is zoned R-2 General Residential.
The request includes one property totaling approximately 10 acres.
The property has access to M-68 Hwy through a private easement.
The proposal is to rezone the property to PUD to allow all R-2 uses (both principal and special land uses) plus office, storage/warehouse, and wholesale distribution.
This is a Preliminary PUD review – rezoning. The Township approval is necessary. Final approval is by the Emmet County Board of Commissioners.
Facts

The perimeter setback of fifty feet is proposed to be maintained. There appears to be wetland in the northwest corner of the property. If the Preliminary PUD is approved, then the application would proceed with a Final PUD Plan and Site Plan Review by the Planning Commission. Surrounding uses include vacant land on the north, east and west. The use to the south is retail/gas/grocery. There are residences on the parcels to the east and west which are south of this property. Property shows as “Mixed Use” on the Emmet County Future Land Use Map. Littlefield Township corridor plan shows the property as “PUD”. See Emmet County Master Plan (2015) and excerpt of Future Land Use Map and Zoning Plan. Letter of support – Haggard’s Plumbing & Heating. MDOT REVIEW needed – Rezoning case file. Easement.
Facts
Questions to consider

The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request.

Is the proposed rezoning consistent with the current Master Plan?

Are all of the allowable uses in the proposed district reasonably consistent with surrounding uses?

Will there be an adverse physical impact on surrounding properties?

Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?

Will rezoning create a deterrent to the improvement or development of adjacent property in accord with existing regulations?
Questions to consider

Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

What is the impact on the ability of the County and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?

A zoning ordinance amendment approved by the Planning Commission shall not increase any inconsistency that may exist between the zoning ordinance or structures or uses and any airport zoning regulations, airport layout plan, or airport approach plan.
Questions to consider

Article 17 – Planned Unit Development
Photo – From Louie’s toward M-68 - westerly
Photo – view to north
Photo – view to west
Photo – Louie’s parking lot
Photo
Future Land Use Map
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Planned Unit Development (PUD-1 and PUD-2) may be applied to any future land use category listed above.
Proposed Preliminary PUD Plan
Zoning Map
Proposed Zoning Map
4. PSPR17-011 – Michael Hauger for Joseph Hauger

SITE PLAN REVIEW - AMENDMENT
FOREST PRODUCTION & HARVESTING
7963 REED RD
SECTION 28
CARP LAKE TOWNSHIP
Location Map
Aerial Photo
Previously approved plan
Proposed Site Plan - Revised
Facts

- The property is zoned FF-2 Farm and Forest.
- The property is 5.0 acres in area.
- The property is located on the southwest corner of Reed and Schmalzried Rds.
- The property is used for a logging business approved in 2006 via Site Plan Review.
- Staff observed the stock piles located in the front of the building, reviewed site plan and found site to be out of compliance with the approved site plan.
Facts

- Site is west of a County of Emmet property which appears to be a resource extraction site. It is south of residential uses and east of vacant property.
- The proposed amendment would allow stock piles of logs in the front yards.
- Proposed stock piles 45 ft. from Schmalzried Road and 50 ft. from Reed Road.
- Access drives approved in 2006 by the ECRC.
- Existing building was approved in 2006.
- No changes to site, other than amend site plan to bring site into compliance with current storage practices.
- Letter of support – Haggard’s Plumbing & Heating.
- Township recommended approval.
Photo
Photo
Photo
Proposed Site Plan - Revised
5. PSUP17-017 – Zachary Goodwin

SPECIAL USE PERMIT
HOME OCCUPATION

1050 MAPLEWOOD DR
SECTION 11
BEAR CREEK TOWNSHIP
Location Map
Aerial
Proposed Site Plan
Facts

The request is for a Home Occupation – refurbish business.

The property is zoned FF-1 Farm and Forest.

Applicant resides at the property.

The property is 1.36 acres.

Request is to use a portion of the accessory building for the business (500 sq. ft.).

No additional construction proposed.
Facts

Proposed hours of operation – M-Th 5:30 PM - 7:00 PM; F 9AM-5PM; Sat 9AM-2PM.

One car average per day expected.

Proposal to use existing driveway.

Fire Chief has reviewed and has 2 requirements: Provide information on storage and use of flammable and combustible liquids and portable fire extinguishers are to be provided.

ECRC has reviewed – location is acceptable – condition will be that if road is ever improved, access will be reviewed at that time.

Health Department has no concerns.

Letter from Haggard’s Plumbing and Heating received supporting case.

Township recommended approval.
Proposed Site Plan
6. PPUD17-003 – Aaron Miller & John Mark Petre

PRELIMINARY PUD REZONING

FF USES + WORKSHOP FOR CONSTRUCTING PORTABLE SHEDS, WOOD WORKING, AND OR OTHER POSSIBLE FAMILY OCCUPATIONS

1912 PLAINS RD & 7575 WOODLAND RD - SECTION 11, MAPLE RIVER TOWNSHIP
Location Map
Location Map – aerial (2012)
Proposed Preliminary PUD Plan
Proposed Preliminary PUD Plan
Facts

- The PUD rezone includes two properties totaling approximately 198.5 acres. Parcel 400-002 is approximately 78.5 acres and 100-002 is 120 acres.
- The properties are primarily zoned FF Farm and Forest with 400-002 being zoned FF-2 and 100-002 zoned FF-1 and SR Scenic Resources along the East Branch of the Maple River in the northwest corner of the parcel. The portion zoned SR (12 acres) cannot be included in the PUD.
- The properties both front on Woodland Rd. One parcel fronts on Plains Road.
- The proposal is to rezone the property to PUD to allow all FF uses plus construction of portable sheds, wood working businesses and other similar family occupations.
Facts

- This is a Preliminary PUD review – rezoning. The Township approval is necessary. Final approval is by the Emmet County Board of Commissioners.
- The request includes a perimeter setback modification from the required 50’ PUD setback to accommodate existing buildings on parcel 400-002.
- If the Preliminary PUD is approved, then the applicant could proceed with a Final PUD Plan and Site Plan Review by the Planning Commission.
- Surrounding uses include residential and agricultural uses.
- See Emmet County Master Plan (2015) and excerpt of Future Land Use Map and Zoning Plan.
- Township recommended approval.
Questions to consider

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Questions to consider

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Zoning Map
Proposed Zoning Map
Public Comment
Other Business

- Friendship Township Request to amend Ordinance
- Essentials of Planning and Zoning Workshop & MAP Conference
- Enforcement Report.
- Medical Marihuana – Cross Village Township Resolution – update
- Farming – meeting scheduled next week with Bay View Wine Trail representative
- By-laws – distributed – review for discussion next meeting
- Recreation Plan update – request adoption with recommendation to distribute to public for input.
- Site Plan Deviation
- Site Development Notification – Littlefield Township
Recreation Plan Update

- Parks and Recreation Committee adopted for public review with minor changes.
- Changes to:
  - Add new Parks and Recreation Member (Jim Rummer)
  - Change spelling of Danna Marvin’s first name
  - Change Vision Statement to read:

  Our vision is to provide enjoyable, safe, innovative, and quality public spaces, programs, and facilities. We shall strive to maintain a vibrant community that enhances the physical, mental, and social health of our residents and visitors in a fiscally responsible manner while being respectful of the rich cultural and natural resources entrusted to us.
Recreation Plan Update

- Changes to:
  - Top Goals for the Next Five Years

Following is the list of the top priorities for the next five years:

Create an action plan for invasive species control. Work with other organizations and units of government to implement the action plan.

Conduct a study on the economic benefits of parks, trails, and open spaces in Emmet County to obtain data to assist in justification of funding.

Identify and protect wilderness areas for wildlife corridors and wildlife habitat by creating a Wildlife Management Plan.

Hire a County recreation/environmental/trail planner.
Recreation Plan Update

- Changes to:
  - Top Goals for the Next Five Years

Following is the list of the top priorities for the next five years (cont):

- Improve pedestrian bridges, walkways and pathways at Camp Petosega.
- Develop a mountain bike trail at Camp Petosega or other appropriate park.
- Review Headlands Property Plan for possible update.
- Improve access to the water at the Headlands.
- Celebrate and promote the existing facilities and programs at all County Parks.
- Implement the Emmet County forestry plan.
- Develop and promote ORV trails in Emmet County.
Recreation Plan Update

Retained existing Vision Statement, but moved it to Community Description and modified slightly.

Updated maps and formatting.

Updated inventory list according to township and public input.
Trinity Missionary Church
610 N Division
Trinity Missionary Church
Trinity Missionary Church
Hay Lake Marina and Park
Hay Lake Marina and Park

OVERALL PROPOSED LAYOUT