1. PPUDP18-01 – JACK VanTRESESE FOR Maple River Resort LLC
    PRELIMINARY PUD – AMENDMENT (REZONING)

3435 S US 31 HWY
SECTION 22
MAPLE RIVER TOWNSHIP
Location Map
Proposed Preliminary PUD Plan - Revised
Modified Proposed uses: B-1 and outside display for small storage buildings and small cabin models on 30 acres +/-
East from southern boundary

Northerly
Southeasterly view - golf

Clubhouse/Restaurant - parking
Facts

- The REVISED PUD rezoning request includes 1 parcel - approximately 30 acres.
- The parcel fronts US 31 and is zoned RR, Residential Recreation.
- The surrounding zoning is predominantly Farm Forest, FF-1 with Business, B-2 and Residential, R-2 to the south and east.
- The revised proposal is to rezone the RR property to PUD and allow B-1 uses proposed plus outdoor display of storage sheds/buildings and FF uses on the property.
- This is a Preliminary PUD review-rezoning. The township has recommended approval. Final approval is by the Emmet County Board of Commissioners.
- 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 agriculture uses.
- The Emmet County Master Plan and Future Land Use Map show this area as rural residential.
- Township recommended Preliminary approval of a revised rezoning to allow B-1 uses only on the south half of the property and only to the depth of the adjacent property’s business zoning district. Plus outdoor display area of model cabins and storage building, restricted to the southwest corner of the B-1 area next to the neighboring B-2 parcel. The remaining portion of the subject parcel be allowed cabin court use along with existing restaurant/clubhouse.
Current Zoning Map
Recommended Zoning Map
2. PSPR18-002 – DAVE WILSON FOR NORTHERN MONUMENT

SPECIAL USE PERMIT/SITE PLAN REVIEW - AMENDMENT
RETAIL SALES WITH OUTDOOR DISPLAY
1807 N US 31 HWY
SECTION 26
BEAR CREEK TOWNSHIP
Aerial Photo
Existing approved Site Plan
Originally proposed Site Plan
Facts

- The property is zoned B-2 General Business. Properties to the north, south and east are also zoned B-2.
- The property to the west is zoned R-2 General Residential.
- The property includes two tax parcels totaling 0.39 acres on the northeast corner of US 31 and Shaw Road.
- The request is to amend the site plan to allow 470 sq. ft. of outdoor display on the existing parking area. (8’x40’ + 10’x15’)
- Four parking spaces required and 12 provided currently. Proposing to eliminate 5 parking spaces for monument display.
- Proposed display is in the front setback area, but setback 10 feet.
Facts

- No new buildings proposed.
- Using existing drives.
- No new lighting requested.
- Proposing to use existing sign
- Snow storage/management not shown on plan.
- One letter of opposition received from “Concerned Citizens, Bear Creek Township Taxpayer”.
- One letter of support received from Haggard’s Plumbing and Heating.
- Dumpster not located on site plan – but physically present on site – not screened.
- History of site uses provided.
2008 aerial – 2 buildings on westerly lot
2012 aerial - buildings on westerly lot removed
Revised plan based on Township recommendations
Photos of other locations
Photos of other locations
Revised plan based on Township recommendations
3. PPUDF18-01 – Robert Drost

PLANNED UNIT DEVELOPMENT
FINAL & SITE PLAN REVIEW
2157 HOWARD RD
SECTION 17
BEAR CREEK TOWNSHIP
2017 Aerial Photo
Photo
Facts

- The Preliminary PUD- Planned Unit Development amendment has been approved by the Emmet County Board of Commissioners, however, a revision has been proposed. Due to the revision proposal, staff would recommend only Phase 1 be reviewed for Final PUD at this time.
- Phase 1 includes the two tax parcels - ~22 acres - east of Howard Road – west of River Rd.
- Approved uses are storage accessed via Howard Rd and forest product processing accessed via River Rd.
- Review is Final PUD and Site Plan Review.
Facts - storage uses - Howard Rd
access - PHASE 1 ONLY

- 3 individual storage buildings proposed for Phase 1 (#6, 10 & 15)
- 2 of the proposed buildings (6 & 10 are 66’x126’/15 is 50’x150’ – each with 4 units)
- Parking provided for each unit
- Trees provided at the rate of 1/10 parking spaces
- Landscape plan provided 2/26/2018
- Height/elevation plan provided 2/26/2018
- Howard Road access via existing – approved commercial driveway.
- All perimeter setback standards met for Phase 1 storage buildings
- Drainage plan provided 4/24/2018 meets Zoning Ordinance standards. Estimated cost for Phase 1 drainage system = $26,856.
- PUD management plan needed.
- Draft PUD Agreement provided to applicant and reviewed by Civil Counsel. Needs to be reviewed by Planning Commission.
Approved Preliminary PUD Plan
Proposed Preliminary PUD Plan
Proposed Final PUD Plan
Phase 1 only suggested
Proposed Final PUD Plan (phases shown)
Revised Site Plan
Howard Road site
Elevation & Landscape Plan

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubrum 'Autumn Blaze'</td>
<td>Autumn Blaze Red Maple</td>
<td>4&quot; Cal.</td>
<td>9</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>River Birch Multi-Plant</td>
<td>3&quot;-9&quot;</td>
<td>3</td>
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<tr>
<td>Ilex x 'Winter Red'</td>
<td>Winter Red Holly</td>
<td>10 x 13&quot;</td>
<td>1</td>
</tr>
<tr>
<td>Pinus abies</td>
<td>Norway Spruce</td>
<td>16 x 9&quot;</td>
<td>1</td>
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<tr>
<td>Pinus rigida</td>
<td>Austrian Black Pine</td>
<td>13'-16'</td>
<td>12</td>
</tr>
<tr>
<td>Thuja occidentalis 'Vigil'</td>
<td>Dark Green Arborvitae</td>
<td>13'-14'</td>
<td>14</td>
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</table>

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>M. x deodara 'Majestic'</td>
<td>Deodar Cedar</td>
<td>2 gals.</td>
<td>8</td>
</tr>
<tr>
<td>M. x deodara 'Majestic'</td>
<td>Deodar Cedar</td>
<td>2 gals.</td>
<td>8</td>
</tr>
<tr>
<td>Taxus x media 'Pendula'</td>
<td>Weeping Taxus</td>
<td>3 gals.</td>
<td>7</td>
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</table>

ANNUAL & PERENNIALS

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geranium x 'Rozanne' TM</td>
<td>Rozanne Geranium</td>
<td>1 gallon</td>
<td>12</td>
</tr>
<tr>
<td>L. x 'Erythrospermum'</td>
<td>Erythrospermum</td>
<td>1 gallon</td>
<td>13</td>
</tr>
<tr>
<td>P. nigra 'North Wind'</td>
<td>Northern Red Oak</td>
<td>2 gallons</td>
<td>40</td>
</tr>
<tr>
<td>P. nigra 'Blue Heaven'</td>
<td>Blue Heaven</td>
<td>1 gallon</td>
<td>9</td>
</tr>
<tr>
<td>P. nigra 'Blue Boss'</td>
<td>Blue Boss</td>
<td>1 gallon</td>
<td>7</td>
</tr>
<tr>
<td>S. rubra 'May Night'</td>
<td>May Night Redbud</td>
<td>1 gallon</td>
<td>19</td>
</tr>
<tr>
<td>W. x 'Raspberry'</td>
<td>Raspberry</td>
<td>2&quot; x 2&quot;</td>
<td>6</td>
</tr>
</tbody>
</table>
Landscape Graphics
Landscape Graphics
Landscape Graphics
Elevations
Elevations
Elevations
Elevations
Elevations
Elevations
Elevations
Elevations

STORAGE UNIT ELEVATION
Elevations

Right Elevation

Top Elevation

Left Elevation

Bottom Elevation
Facts – Forest Product Processing use – River Road access

- Approved use is Forest Product Processing.
- Storage area provided for logs and wood chips. Other materials shown on plan not approved.
- Wetland area identified on the plan.
- Forest product processing proposed on dirt surface (previously proposed as gravel).
- Access approved by ECRC.
- Perimeter setback maintained – except for access between parcels.
- No structures proposed.
- Drainage plan indicates no impervious surface.
- PUD management plan needed.
- Details needed regarding management of the use.
  - Hours of operation, frequency of chipping, height of stock piles, etc. – incorporated into PUD Agreement.
Proposed Site Plan
River Road side
Proposed Final PUD Plan
Phase 1 only suggested
Proposed Final PUD Plan (phases shown)
4. PPUD18-02 – Robert Drost

PLANNED UNIT DEVELOPMENT
PRELIMINARY AMENDMENT
2157 & 2165 HOWARD RD
SECTION 17
BEAR CREEK TOWNSHIP
Location Map
Facts

- The request is to Amend the Preliminary PUD- Planned Unit Development to add a 3rd parcel (2165 Howard Rd) and request modification of the north setback line from 50 feet to 20 feet.
- The proposal does not change the approved uses.
- The proposal would require review by the Board of Commissioners.
Approved Preliminary PUD Plan
Proposed Preliminary PUD Plan
5. PSUP18-002 – Susan & William Klco

- SPECIAL USE PERMIT
- Home occupation
- 910 N Lamkin Rd
- Section 36
- Readmond Township
Facts

- The request is for a Home Occupation - Artist’s Residence.
- The property is zoned RR Recreational Residential.
- Occupant will be a guest of the property owner.
- The property is 0.81 acres - a platted lot.
- Request is to use a 576 sq. ft. accessory building for the artist’s studio.
- The site is currently vacant. The dwelling and accessory building permit applications have been submitted. Zoning permits have been issued for the dwelling and accessory building.
- Zoning Administrator (ZA) issued a Level I Home Occupation Permit. Building Inspector questioned Permit. Review is being requested by ZA based on Section 26.11.G.
- Proposed hours of operation - occupant of the dwelling would have access to studio at any time. Studio proposed to be open to the public 1-2 Saturdays per month from 10AM-2PM.
- Less than 1 vehicle per day expected (based on Impact Statement provided by applicant).
- Maximum sign permitted is 2 sq. ft. for Home Occupation - no sign proposed.
- Driveway permit issued for dwelling by ECRC. Follow-up requested by ZA to ECRC.
- Several letters of opposition have been received.
- Several letters of support have been received.
- Township Planning Commission recommended approval (5-2).
- Additional letters of opposition and support have been received.
### Letters received

<table>
<thead>
<tr>
<th>Support</th>
<th>Location</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephanie &amp; Richard Guyor</td>
<td>624 Lamkin</td>
<td>Open hours are so few, they would not be any more disruptive than a resident having a private summer party or book club at their home on Lamkin</td>
</tr>
<tr>
<td>Pat &amp; KC Dobson</td>
<td>1178 Lamkin</td>
<td>Positive effects on community</td>
</tr>
<tr>
<td>David Vaughn &amp; Mo Shannon</td>
<td>980 N. Lamkin</td>
<td>Positive effects on community</td>
</tr>
<tr>
<td>Sheridan Jones &amp; Stephen Wolf</td>
<td>1217 N. Lakeshore</td>
<td>Supports efforts</td>
</tr>
<tr>
<td>Ceci Bauer &amp; Tim Flynn</td>
<td>1156 Lamkin Dr</td>
<td>Asset to community</td>
</tr>
<tr>
<td>John Carr</td>
<td>32 West Townline</td>
<td>Strongly support</td>
</tr>
<tr>
<td>Susan Carson</td>
<td>577 N. Lamkin</td>
<td>Enthusiastically support</td>
</tr>
<tr>
<td>Trina Hayes</td>
<td>1155 N. Lamkin</td>
<td>Wonderful use – minimal traffic and noise</td>
</tr>
<tr>
<td>Nona Carr</td>
<td>32 West Townline</td>
<td>Excellent fit</td>
</tr>
<tr>
<td>Roland Krause</td>
<td>2823 N. Lakeshore</td>
<td>Gift to our community</td>
</tr>
<tr>
<td>Megan Klco Kellner</td>
<td>Community</td>
<td>Adds to Northern Michigan’s vibrant arts community</td>
</tr>
<tr>
<td>Kirsten Furlong</td>
<td>Prev Artist in Res</td>
<td>Board member – support &amp; endorse proposal</td>
</tr>
<tr>
<td>Bill Hosterman</td>
<td>Prev Artist in Res</td>
<td>Supports program</td>
</tr>
<tr>
<td>Annette Moriarty</td>
<td></td>
<td>Small and quaint</td>
</tr>
<tr>
<td>John &amp; Mary Bodt</td>
<td>Neighbors</td>
<td>Favor – asset to community</td>
</tr>
</tbody>
</table>

### Object

<table>
<thead>
<tr>
<th>Support</th>
<th>Location</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barbara &amp; Dennis Alward</td>
<td>821 N. Lakeshore</td>
<td>Traffic, Parking, Sign – against changing zoning</td>
</tr>
<tr>
<td>Ernest Bouck (2 letters)</td>
<td>843 N. Lakeshore</td>
<td>Traffic, Parking, Noise (do not want it rezoned) – late notice, time to consult legal counsel, township review process, occupant artist, parking, sale of art work</td>
</tr>
<tr>
<td>Jeffrey Jones – several emails and email chains</td>
<td>900 N. Lakeshore</td>
<td>Strongly opposed - # Vehicles, Sign (rezoning – opposed) noise, disrupt peace &amp; quiet – spot zoning</td>
</tr>
<tr>
<td>Victoria Powers &amp; David Horn</td>
<td>895 N. Lamkin</td>
<td>Conflict with residential character, traffic, sign, parking, noise</td>
</tr>
<tr>
<td>Nancy Thomas</td>
<td>860 N. Lamkin</td>
<td>Commercial venture, traffic, precedent setting, pollution, disrupt up-north experience</td>
</tr>
<tr>
<td>Eric Russell &amp; Randel Richner</td>
<td>Across Lamkin</td>
<td>Oppose workshops or public use</td>
</tr>
<tr>
<td>Object</td>
<td>Address</td>
<td>Note</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Ami Woods</td>
<td>M-119 &amp; Lamkin</td>
<td>narrow, residential county road, commercial venture, precedence</td>
</tr>
<tr>
<td>Judith Greenberg</td>
<td>855 Lamkin</td>
<td>Against special permit</td>
</tr>
<tr>
<td>Donna Scarpuzza-Jones</td>
<td>900 N Lakeshore</td>
<td>Concerned with how visitors to Open Houses will be handled. Parking, signage, noise – questions regarding # of cars (cap?); signage, parking, spot zoning, precedent - respectfully request that you do not grant this special use...</td>
</tr>
<tr>
<td>Emily Fox, Patricia McKay, Ted Fox</td>
<td>951 N Lake Shore Dr</td>
<td>parking</td>
</tr>
</tbody>
</table>
BOUNDARY SURVEY
WILLIAMS PROPERTY
LOT 1, GOODHART SHORES, IN SECTION 36, T37N, R7W,
READMOND TOWNSHIP, EMMET COUNTY, MICHIGAN

NOTES:
The property description was recorded, and no check of this relative to ownership, ages, conceal or permiting has been performed as part of this survey.

Dates of boundary and corner bearings and distances shown on this map were taken from the Plat of Goodhart Shores.

This is a professional opinion supporting the location of the property boundaries depicted herein, based upon the appropriate boundary line procedures governing by the facts and evidences gathered and evaluated during the course of this survey. Measurements, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been tested or not as indicated herein. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.

LEGEND

PREVIOUSLY SET COR, BY OTHERS
SET 800 SPIKE
PARENT PARCEL BOUNDARY LINE
OVERHEAD POWER
OTHER PLAT LINE
ROAD RIGHT-OF-WAY
POWER POLE
Site Plan

PRELIMINARY NOT FOR CONSTRUCTION
6. PSUP18-001 – Patrick Leitelt for ML68 Properties LLC

- SPECIAL USE PERMIT
- Contractor’s Use
- 8737 M-68 Hwy
- Section 12
- Littlefield Township
Aerial Photo
Proposed Site Plan
Revised Site Plan based on staff and township review
Revised Site Plan based on staff and township review
Photos
Facts

- Revised site plan received 5/3/2018.
- The property is approximately 9.8 acres.
- The property is zoned FF-1 Farm and Forest.
- Surrounding parcels are zoned FF-1.
- Request is to change the use from one Special Land Use (kennel/grooming) to another (contractor’s use-landscaping/property maintenance).
- Kennel & grooming is the only approved past commercial use on parcel.
- Existing structures include a mobile home, 1200 sq. ft. pole building, 384 sq. ft. accessory building, and ~100 sq. ft. accessory building.
- One additional 1680 sq. ft. storage building proposed.
- Site partially screened from M-68 with landscaping.
- No outside storage is proposed.
Facts

- Twelve parking spaces required and provided.
- Maximum sign permitted is 32 sq. ft. No sign proposed at this time.
- No new lighting proposed.
- Proposed hours of operation not provided.
- MDOT review pending.
- Fire Dept. review – received – verbal approval.
- Snow storage show on revised site plan.
- Stormwater drainage not addressed on site plan. Applicant requested waiver due to parcel size.
- No scale provided with site plan.
- No topography provided on site plan.
- Dumpster shown on site plan – would require screening in compliance with Ordinance (concrete enclosure).
Revised Site Plan based on staff and township review
7. PSPR18-004 – Elaine Keiser, Architect for P&L Liquid Investments LLC

► SITE PLAN REVIEW - AMENDMENT
► Brewery and storage/distribution facility
► 1844 & 1884 Harbor-Petoskey Rd (M-119)
► Section 27
► Bear Creek Township
Location Map
Aerial Photo
Drainage plan
Proposed Site Plan
Existing Site Plan
Brewery 2015
Existing Site Plan
warehouse/distribution
1978
Petoskey Brewery restaurant and brewery
Petoskey Brewery
warehouse/distribution
Facts

- The request involves two developed parcels both zoned B-2 General Business.
- Parcels are the Petoskey Brewery and the former Coca-Cola bottling plant and distribution warehouse on the corner of M-119 and Hiawatha Trail.
- The combined property is approximately 3.95 acres.
- No new buildings are proposed.
- The proposal is to increase outdoor seating and relocate vehicle parking and add bicycle parking.
- One drive entry of M-119 Hwy to be eliminated – MDOT has approved of the concept.
- Vehicle and pedestrian access between the two parcels provided.
Facts

- Stormwater drainage plan provided and meets the standards of the Zoning Ordinance.
- Existing well and septic. Sites connected to township sewer service.
- Properties to the north and south both zoned B-2. Properties to the east and west zoned R-2 General Residential.
- Fifty parking spaces required. Seventy-six parking spaces provided including 4 barrier free spaces. Parking standards are met.
- Ample snow storage area shown on plan.
- One outdoor light pole to be relocated. One new wall mounted light shown on exterior of building.
- No new signs proposed. Will use existing with modifications.
Proposed Site Plan
8. PSUP18-003 – Jason Smith
APPLICANT REQUESTED POSTPONEMENT

► SPECIAL USE PERMIT
► Contractor’s Use
► Powers Rd
► Section 17
► Littlefield Township
Aerial Photo
Proposed Site Plan
Photos
Photos
Photos
Facts

- The property is approximately 8.19 acres with frontage on Powers and Luce Roads.
- The property is zoned FF-1 Farm and Forest.
- Surrounding parcels are zoned FF-1.
- The property is vacant and the property owner does not intend to reside at the property.
- Request is to construct a pole building to be used as contractor's storage for landscaping & snow removal business.
- Outside storage is proposed to be screened.
Facts

- Screening is provided by existing berms and trees on the north, south & west side of property.
- Six parking spaces required and six delineated on plan.
- No lighting proposed.
- Proposed hours of operation; Monday through Friday with occasional Saturday/Sunday.
- Maximum sign permitted is 8 sq. ft. No sign proposed at this time
- Proposal to use existing commercial driveway shared with adjacent owner.
- Road Commission review not required as will be using existing commercial drive
- Fire Dept. review verbal approval.
Proposed Site Plan

- Screened brush pile
- Setback Lines:
  - North & West: 40'
  - South & East: 20'
- Property Lines:
  - Proposed Lot Coverage less than 1%
  - No wetlands on property
  - Site had been mined by a previous owner
  - Site is vacant
  - Using existing commercial drive
  - No structures within 100' of property boundaries
- Parking area:
  - 40'x80'
  - 6 parking spaces provided
- Dumpster
- Snow storage
- Existing Commercial
- East Lake Loamy Sand and Blue Lake Loamy Sand
- 1 in = 200 feet

Date: 4/8/2018
Public Comment
Other Business

- Enforcement Report
- Accessory Uses in FF-1 & FF-2
- Wineries, Breweries, etc.
- Letter from Julianne Michaels