Approval of Minutes: Urman reported that we have minutes from our last meeting of April 25, 2018. Haven stated that there is a correction to page 3, 2/3 of the way down where Haven motioned to postpone and it should have been Coveyou.

Motion by Haven and seconded by Brown we approve the minutes as corrected.

Case # PPUFD18-01: Robert Drost, Final PUD & Site Plan Review, 2157 Howard Rd., Section 17. Doernenburg reported that this case has been seen the last few months and this is the final PUD and site plan review for tax parcels 24-01-19-17-100-019 & 005. It includes a modification to the perimeter setback along the north property lines and west property line of 100-005. There are two previously approved SUPs on parcel 100-019 for log chipping. This review is for Final PUD and Site Plan approval of the entire site as shown on the site plan dated received May 24, 2018. The proposed uses have not changed -- Forest Product Processing and Storage Buildings. The properties have frontage on both Howard and River Roads. The Emmet County Road Commission has approved the Howard Rd. access and River Rd. access. Review includes the previously provided landscape plans, changes to the Phase 1 screening on the River Rd. property and buildings as shown on the 5/24/18 plan. Had drawings of the buildings, landscaping and gate on the Howard Rd. property. Buildings will be 16 ft. high and will be built in phases.

Robert Drost present had no further comments.

Urman commented regarding the trees that have been planted at the entrance.

Drost stated that there will be a 4 ft. fence along the perimeter that will have signs "No Trespassing" on the River Rd. property. This property will also have a sign stating the hours of operation.

Public Comment:
Keiser asked if this will be done in phases, what will the time line be for the gate?

Doernenburg stated that she hopes it comes in Phase 1.

Drost felt that he needs the gate even if he has one building there.

Coveyou feels that the trees look great that were put in and will provide significant screening. Asked if the slope against the property line is a 3-1 slope and when will it be completed.

Drost stated that it is 3-1 and hope to have it done by June 15. He asked that he would have up to a year to get the back wall done but hopes to have completed by Dec. He explained that he will be using large block and grade to them and do not believe that it will be more than 10 ft. high. The fence comes from River Rd. and then along where the retaining wall will be to the back.

Coveyou asked if the retention ponds dump into the wetland area.

Drost stated that it is the way the engineer designed it and called them detention ponds and they should take all the water within 24 hours and then drain to the lower area.

Coveyou is concerned with the run-off over the years into the wetland area and possibly a berm and swale would help.

Doernenburg stated that the DEQ could look at and address this to see if it could be a problem. Also staff requested that this site be looked at by an engineer and it is addressed on plan that it is okay as it is.

Haven stated in regards to the letter received from the Fettig's, he wants to make sure there is no path between the two parcels and none in the future. Hopefully the wall will eliminate this.

Doernenburg stated that the fence will eliminate this.

Haven also asked about the encroachment onto the Fettig property has been taken care of.

Fettig's responded that it has.

Urman asked if the drainage will be part of Phase 1.

Drost stated that it will and looking at starting Aug. 1.

Coveyou asked about the Howard Rd. property and the slope on the City of Petoskey side of the property where there will be a 2-1 slope and wants to make sure there is no erosion in this area.
Planning Commission Meeting
May 30, 2018

Drost will probably do a fabric and tile so that it is hooked into the drainage system. Will put this on the drainage plan.
Keiser stated that when he gets the building permits, there is a grade he has to meet and could have to have a retaining wall, but hard to see at this time.
Urman stated that we received the Fire Chief’s report and seems in order.
Coveyou asked what the slope will be to the east where the rock wall is going in Phase 1.
Drost stated that this has not changed.
Haven stated that it is an 80% slope.
Motion by Fry and seconded by Haven we approve Case #PPUDF18-01, Robert Drost for a Final PUD on properties located at 2157 Howard Rd. and a vacant lot fronting River Rd. in section 17, BCT, tax parcels 24-01-19-17-100-005 & -019, as shown on the Proposed PUD Plan dated received May 24, 2018 because the standards for the proposal is consistent with the Preliminary PUD. Approval includes all conditions as shown on the draft PUD Agreement dated May 4, 2018. Hours of operation for the entire site are to be no more than Monday through Friday 8am to 5pm except that there may be limited access to the Howard Rd. site via the secure gate entry, deed restrictions for the Howard Rd. property/storage buildings must be reviewed by the Zoning Administrator prior occupancy of any buildings, starting with Phase 1 it will include the gate, landscaping and completed drainage plan. Security fence on the south and west property of the wood processing location.
Roll Call Vote: Yes: Urman, Haven, Coveyou, Brown, Oliffe, Fry and Mays
No: 0

Motion carried

Doernenburg reported that the chipping is occurring on Howard Rd. and is quieter than anticipated.
Went to the River Rd. property and could be heard a little louder, but the backup beeper was louder than the chipping.
Public Comment: Jonathan Scheel was speaking as a Commissioner and stated that this was a lengthy case and the timeliness of documents. He is suggesting to the County to put a policy in place that states that documentation needs to be in three (3) days prior to the case being heard.
Mays stated that she does not believe three days is enough time for copies to be made and review done.
The township just passed a policy that stated 10 days.
Scheel will look at what other townships have done and see what the number should be.
Brown stated that getting the full size plans on the bigger cases is helpful.
Keiser feels that the smaller size plans should be to scale.
Coveyou feels we need to emphasize that the applicant put details on the plan of what they are going to do.

Enforcement Report: Doernenburg went over each issue on the Enforcement Report.
Master Plan Update: Keiser reported that our plan expired Dec., 2017 and we are back to more than a cursory review. Would like to have Sarah Lucas come to show you what she can do. The cost is $6,100 to $15,000. If we do a full review now we would have all new information in 2020 from the Census to put into it and another cost. Possibly do a cursory review now and wait till after the Census and then do the full review and add all the new information in. Could ask her to come prior to our next meeting on June 27, 2018 at 6:15 p.m. and will be a joint meeting with the Board. Commission was in agreement.
Doernenburg stated that there is a copy of the Text Amendments that will be at our next meeting and need to review and comment on if you have suggestions.
With no further business the meeting was adjourned at 8:30 p.m.
Respectfully submitted:

Judy Mays
Clerk

Recording Secretary
Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

Date: May 29, 2018

To: Emmet County Planning and Zoning
   3434 M-119
   Harbor Springs, MI 49740

RE: Request by Michelle Schlueter for a special use permit for an accessory building as a main to use allow 1,200sq detached residential accessory building across the road from 10932 Botsford Ln, Section 36, Springvale Township Parcel#24-14-17-36-101-025. To allow a 30'x40' residential accessory building per Sections 22.091 and 26.16 of Zoning Ordinance.

To Whom it May Concern,

Upon reviewing the above Notice, I would like to express my view with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and county to do all we can to improve and promote growth in any way possible.

Sincerely,
JOHN HAGGARD
Date: May 29, 2018

To: Emmet County Planning and Zoning
3434 M-119
Harbor Springs, MI 49770

RE: PSUP18-005 request by BlissFest Music Organization for a Special Use Permit for temporary campground with parking. Parcel#24-12-08-12-200-002 Request is per Section 8.01 and 26.29 and Article 21 of the Zoning Ordinance.

PSUP18-004 request by BlissFest Music Organization for Special Use Permit located at 3510 Division Rd, Section 1 Zoned FF-2 Farm and Forest Parcel#24-05-08-01-300-013 Request is per Section 8.01 and Article 21 of the Zoning Ordinance

To Whom it May Concern,

Upon reviewing the above Notice, I would like to express my view with the above case’s requests. Haggard’s Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and county to do all we can to improve and promote growth in any way possible.

Sincerely,

JOHN HAGGARD
May 22, 2018

Julianne Michaels
3030 Beckon Rd
Harbor Springs, MI 49740

Dear Julianne,

I am responding to your letters regarding the Blissfest. One from June 2017 regarding the 2016 event and a recent one sent to the Zoning Office in May 2018 regarding the 2017 event. From your letters it is apparent that you have some concerns regarding the impacts that Blissfest has on your life especially during the 3 day annual event. It also appears that you do appreciate what the mission of the organization has meant to the community and to you personally. And, just to clarify, our Blissfest Arts Recreation Center Special Use Permit limits events outside the festival to 300 people or less on the original 40 acre property to minimize community impacts.

It is truly unfortunate to me when longtime supporters like yourself are having concerns and we would like to make an effort to develop some solutions that could mitigate the specific negative impacts that are troubling you.

As an organization, we have been addressing many of the concerns that you included in your communication last year when we developed our 2017 operations plan. Our festival operations committee meets monthly to address festival quality improvement and we also meet with the Emmet County Review Committee annually which addresses community impacts. The festival operations committee produces an annual festival operation plan that we present to the Emmet County Review Committee and use internally to improve our operations prior to each festival. Last year we addressed some key issues that came up in the community during the 2016 festival in our 2017 plan, including many of those listed in your first letter. Among these were trespass, noise levels, and traffic and drug issues. We increased our private security and expanded our perimeter patrol, we adhered to our stage curfew plan, we executed our traffic plan to increase efficiency and get traffic off the road as soon as possible and we developed more education and intervention strategies to reduce drug and alcohol abuse. We received a favorable report from Commissioner Toni Drier who came to the festival last year to observe. We also got favorable reports from the Sherriff’s Department and the Zoning Department. However, your recent letter continues to list these issues, I am concerned that you are not experiencing relief. I propose the following options for this year’s festival to see if we can address your specific concerns. First, we would be willing to place No Parking Signs along your property line on Beckon and increase our private security patrol near your property line to reduce Thurs night impacts. We would also be willing to station a Portable Toilet in your vicinity for Thurs night’s line up. We could install a trail cam to monitor the trespass along the power line easement on your property. We could also put up no trespassing signs along Dzedzie Rd. and we plan to do more monitoring along Dzedzie during the weekend. We can use a decibel meter and monitor noise levels along your property line during the festival this year as well. We also encourage you to use our Blissfest Emergency Response Team number- 231-348-7047 if you need assistance during the weekend or to report any problems.
I am hopeful that we can reduce the negative impacts that you are experiencing with increased vigilance on our part. I would be available to discuss these ideas with you along with our community liaison Nan Hogan and Dave Trautman.

Customer service concerns
I am sorry that you had a negative experience at our gate last year. I did review the particulars and discovered the following

1. You ordered neighbor tickets after the June 1 deadline. Postcards were sent out to neighbors in late January with deadlines listed.
2. We did accommodate your neighbor order on June 12 but since you were late (June 1 deadline) we were not able to send the wristbands through our fulfillment service. Your wristbands were held at the gate and available when the main and service gates were open at 9pm.
3. You attempted to enter the festival at the service gate around 8 am prior to the gate opening on Friday. Your Grandson was allowed in because he had been preauthorized due to working an early volunteer shift. The staff could have been more professional but they were not authorized to allow you in at that time. Our records indicate that you did receive your wristbands and entered the festival through the main gate at 4:30 on Friday July 7.
4. I do believe we could have done a better job. I am addressing our customer service response to improve this aspect of our gate for the coming year.
5. I recommend that you order neighbor wristbands in a timely manner and they will arrive by mail directly to you well before the festival event if you choose to attend.
6. I will ask our Board about our neighbor wristband program to see if those directly affected along major festival approach roads may be given a greater neighbor discount.

Sincerely,

Jim Gillespie, Executive Director
Phone: 231-838-6239

cc: Toni Drier, Gordon Kruskie, Gene Reck, Nan Hogan

The Blissfest Music Organization's mission is to preserve traditions and promote innovators of American and world music, arts and sustainable living through performance, education and community participation.
From: Anneke Myers [mailto:annekemyers@yahoo.com]
Sent: Monday, May 28, 2018 4:52 PM
To: PZCR <PZCR@emmetcounty.org>
Cc: Monkey Dude <ralphdude23@yahoo.com>
Subject: CASE #PSUP18-005

Emmet County Office of Planning, Zoning and Construction Resources,

We are property owners within 300 feet of tax parcel 21-12-08-12-20-002, and received a letter dated May 21, 2018 regarding a Special Land Use Permit application made by Blissfest Music Organization.

We have the following requests regarding clarification of the notice we received:

1) We are requesting more information on the "the same conditions as the consent judgement" referred to in the letter. Is this Consent Judgement document, that we assume controls the uses of Blissfest's other properties available online? Or can you send us a PDF of this document?

2) Can you also please send information as to where we can read the Zoning Ordinance and find the referenced Section 8.01 and 26.29 and Article 21?

3) We would also like to know what section in the Zoning Ordinance references the notification period and process for notification of neighbors for Special Land Use Permits.

4) Does either the Readmond Planning Commission or the Emmet County Planning Commission take public comment at their meetings? If so, is this comment period at the beginning, during or at the end of the meeting?

Thank you for your attention to our questions. You can reach me by email or phone 906-430-7493.

Regards,

Anneke & Matthew Myers
Emmet County Planning Commission & Readmond Township Planning Commission

RE: PSUP18-005 Blissfest Music Organization

Dear Commission Members,

As the owners of 3232 Division Rd, the property across the street from the proposed SUP, we respectfully submit the following comments.

We are long time members, supporters and attendees of the Blissfest Music Organization. Matthew Myers previously served on the Board of Directors, and we have both served in various volunteer positions before, during and after festivals.

We feel that more time should be taken for consideration of this large expansion.

It is our understanding that this subject property was purchased in September of 2017, and Blissfest would like to use this new camping and parking area for this 2018 Festival. It is our calculation that Blissfest already has a minimum of 62 acres designated for camping, and now is requesting 2.5 additional acres at 3510 Division Road, and this 40 acres at 3115 Division Road. How many campsites already exist on the festival site? According to Blissfest.org camping rules, each camp site is allowed a maximum of 8 people, which in the case of this proposed SUP could result in 2720 people total in the proposed 340 campsites. This is a significant addition to the existing Consent Agreement. We hope that when reviewing this SUP, festival operations will be considered in their entirety.

There is no indication how campers and parkers will be directed to and from this new site which is a considerable distance from the main area. All other agency approvals Fire, Road, Health are still pending at this time.

Blissfest also owns Property #12-08-12-200-001, 40 acres Zoned FF-2, this is between the main festival area and this proposed campground. That property is not part of the Consent Agreement, and it has not been added or requested to be added as a campground, however Blissfest lists this area on its website as available for primitive camping as an area called Blissfest Future Forest Camping, patrons can register in advance for this camping area. We question why this parcel is being used as a festival campground without a SUP.

The Consent agreement as amended only allows 4500 tickets for Friday and Sunday, and 5000 tickets for Saturday. Blissfest now includes camping with the purchase of the weekend ticket and only sells day tickets for Saturday and Sunday. As a result they are stating that they have more campers, and density issues. We question if this is indeed the case, and if Blissfest is committed to keeping the festival at the current size or if by your granting additional camping and parking the festival will seek to expand ticket sales.
21.02 Standards A & C & F Impact upon surrounding areas, sanitary facilities and use of residential streets

We are concerned about this proposed expansion further down Division Road. The proposed camping and parking area is .5 miles from the Main Stage, and even further from the other amenities. There is no explanation provided as to how campers and parkers will reach the main festival area. The adjoining property is not shown on the site plan. Will they be traveling on Division Road via car, shuttle, golf carts, bicycles or walking? This road is dirt and during the festival is either dusty or muddy, and there is no lighting on the road.

How will security be monitoring this satellite campground? It appears our driveway will be directly across the road from the proposed campground entrance. We have experienced trespassing in the past. This parcel will become the new eastern boundary of the festival and will need to be closely monitored.

If there is already more use of the existing campgrounds, as stated, are the current sanitary facilities adequate and can they meet the needs of the proposed addition of two new camping areas.

Noise and traffic will be significantly increased in this area that has not experienced direct festival activity in the past, current Blissfest camping rules require a quiet time only between 2am -7am. The wooded 40 acre parcel #12-08-12-200-001 to the west has always provided a neighborhood buffer, visually and somewhat acoustically. Creating a festival camping and parking area beyond that buffer will significantly impact the surrounding residential properties.

21.02 Standard H Open Spaces and Common area & 26.29 D Visibility from public streets

Although there is a conservation easement on the main Blissfest property, this subject parcel is further down the road and not in an area that previously experienced direct festival activity. The consent agreement stipulated conservation easements and buffers. We feel that the same consideration should be given to this property, the proposed setbacks and plantings may meet the FF-2 requirements but they are not adequate to meet the spirit of the consent agreement that buffered neighbors from festival activity.

Thank you for considering our concerns, we plan to attend your upcoming meetings.

Anneke & Matthew Myers
TO: Emmet County Planning Commission

FROM: Chief Chris Krupa

SUBJECT: SITE PLAN REVIEW

Case# BlissFest

I have reviewed the site plan issue dated: 5/23/18

FOR: BlissFest

LOCATION: Cross Village and Readmond Townships

After reviewing the plans the following will be required:

1. Engineered approved design driveway and all designated driving areas that would withstand at least 75000lbs
2. All designated driving areas to be at a minimum of 20 feet wide with 28 feet turning radius.
3. Full driving access around perimeter of property #3
4. A permanent fixated emergency audible warning system on properties #3 and #5
5. Property #5 (South/West Section) Parking area dead end must have an acceptable alternative type turnaround.
SITE PLAN - EAST 40 ANNEX - 4/23/15

SCALE 1/2 INCH = 40 FEET

FF-2 ZONING

WALK-IN CAMP RUGGED: 30 SITES
WALK-IN CAMP YOUNG FOREST: 150 SITES
DRIVE-IN CAMP FIELD: 90 SITES
DRIVE-IN CAMP WOODS EDGE: 55 SITES

TOTAL CAMP SITES: 335 SITES

LONG TERM PARKING: 10X20 SLOTS: 30 FT. WIDE DRIVEWAYS: 416 SLOTS
WALK-IN CAMP PARKING: 10X20FT SLOTS: 140 SLOTS

BLISSFEST MUSIC ORGANIZATION

LANDSCAPING: WHITE PINE SPACED 8' APART IN 2 STAGGERED ROWS 10 FT. APART
Comments pertaining to Accessory Uses

I am in favor of the Accessory uses for several reasons:

- One being that I own a catering business and restaurant that would benefit from this being put in place.
- Another reason being that the local communities benefitting from the economic impact of a wedding or special event being held in our area.

For example: 200 person wedding

- Hotel, one room for every three people ($8k - $12k)
- Discretionary spending, $100 per person ($20k)
- Event (photographer, florist, venue, catering, etc etc ($30-$60k)

*These are my guestimates, probably conservative. However, it gives an example of how nice encouraging these types of events to come to our communities is for assisting seasonal businesses succeed and creating additional full and part time jobs.

These accessory uses also give additional uses to help us conserve many of the old farms and properties in Emmet County. I grew up on a farm in Michigan. The smaller farms are becoming farther and few in between, as the efficiencies are all being driven toward the much-much larger farming operations. So to create another avenue for smaller farms to find ways to bring in additional revenue will help them sustain themselves. This will help our area conserve these amazing and beautiful farms and properties for years to come.

Thank you for your time for this very important consideration!!

Joe Guthrie
County-Resident
Vernales – Co-Owner/Partner