1. **PSPR18-009**: Northern Excavating & Topsoil Inc.

- Site Plan Review – Amendment
- 4150 Wressel Rd.
- Section 23
- Friendship Township
Aerial Map
Proposed Site Plan
Parcel Map
Photos 2 & 3
Photos 4 & 5
Photos 6 & 7
Photo 10
Facts

- The property is zoned FF-2 Farm and Forest.
- The property is 10.1 acres on the north side of Wressel Road (two tax parcels).
- The applicant lives on the property.
- A house, barn, garage, and office exist on the property.
- Contractor's Use approved in 2013 which allowed an addition of 768 sq. ft. to an existing 1600 sq. ft. accessory building.
- Building addition did not occur, but a separate building, same size was administratively approved.
- The contractor's use is an excavation business. No extraction approved for the site.
- Township contacted office with complaints of resource extraction from the property. Investigations have occurred in the past. Aerial photo shows some earth disturbance on the north side of the area approved for the contractor's use.
- The site is screened from public view and the property to the west.
- Land use to the east is a resource extraction operation.
- Road Commission approval has been provided previously.
- Use appears to have expanded beyond the area approved in 2013 based on aerial photo comparison between 2012 and 2017.
- Township recommendation to postpone - applicant not present at meeting(s).
Aerial View of Property
Proposed Site Plan
2. PPUD18-003 : Friendship Township

POSTPONED UNTIL NOVEMBER 1, 2018

- PUD-2 Amendment
- S State Rd & Stutsmanville Rd
- Sections 14 & 23
- Friendship Township
Location Map
Zoning Map
Photos
Photos
Photos
Facts

- The property is zoned RR Recreational Residential.
- The property is a platted lot approximately 1.13 acres.
- The proposed building meets the setback standards of the Zoning District (Front = 50’ (from R-O-W); Side = 50’; 67’; Rear 200’+/−).
- Accessory building permitted size = 1,200 sq. ft. (front yard); accessory building size proposed = 1,176 sq. ft.
- Location is not screened from Oak Dr. Site is screened from west and north properties.
- Road Commission approval for access required.
- Affidavit of use provided showing pole barn/storage and indicates it will not be for commercial use.
- Several emails and one phone call of opposition have been received.
Revised Site Plan
3. **PSPR18-010**:
Grady Graham for Graham Construction Corp.
For Jim Fabiano II, 5G Properties LLC

- Site Plan Review - Amendment
- 5692 US 131 Hwy
- Section 32
- Bear Creek Township
Aerial Map
Topographic Survey of Existing Buildings
Photos 1 & 2
Photos 5 & 6
Photos 7 & 8
Facts

- The property is zoned I-1, Light Industrial. A portion of properties to the north is also zoned I-1.
- All other properties surrounding the site are zoned FF-1, Farm Forest.
- The property is 13.06 acres.
- The proposed use is commercial storage.
- Currently there are 3 buildings on site.
- Proposal is to add an 80’ x 200’ 16,000 sq. ft. building.
- The height will be 22’ at the eave.
- Township recommended to postpone.
- Health Dept. review approved proposed use for well & septic.
Facts

- Stormwater calculations provided, but incomplete without updated site plan.
- 10 parking spaces required. 10 parking spaces provided and designated on site plan.
- Fire Dept. approved with conditions.
- MDOT has not yet provided feedback, however no new access onto US 131 Hwy.
- Separate lighting review required. Plans indicate no parking lights - however, plans show parking lot lighting to be relocated, building mounted lighting details not fully legible.
- Proposing to use existing sign.
- Snow storage/management not shown on site plan.
- Dumpster located on site plan - screening complies with zoning standards.
4. **PPTEXT18-001**: Emmet County Planning Commission Text Amendment
Accessory Uses to a Farm Operation

- Zoning Ordinance Text Amendment
- Accessory Uses in FF-1 & FF-2
Section 26.50  Commercial Accessory Uses in FF-1 or FF-2

- 26.50.1 FF-1 or FF-2 District

- **Intent**
  - It is the intent of these zoning provisions to:
  - promote and maintain local farming,
  - preserve open space and farmland,
  - maintain the cultural heritage and a rural character,
  - maintain and promote tourism,
  - protect residential uses from negative impacts of commercial uses.

- Specified commercial accessory uses may be permitted subject to the following standards including Planning Commission review:
A. Permitted Accessory Uses
The uses permitted pursuant to this Section may include one or more of the following: Social events which may include weddings, receptions, and similar social activities operated or intended to be operated as a commercial operation.

Uses permitted within this section must be clearly incidental to a “Farm Operation” as defined by the Michigan Right to Farm Act (1981 PA 93, as amended).
Section 26.50  Commercial Accessory Uses in FF-1 or FF-2

B. Outside Activities
All primary activities which involve sound systems or amplification systems shall be within a completely enclosed structure or sound systems or amplification systems may be located outside, but shall be setback a minimum of 1,000 feet from off-premises permanent dwellings.

The applicant may request a reduced setback if they can provide documentation showing they could meet the following standards: all primary activities which involve sound systems or sound amplification systems shall maintain a decibel level not to exceed 75 dB(A) at any property line between the hours of 10AM through 10 PM Sunday through Thursday and 10AM through 11 PM Friday and Saturday. All other hours, decibel levels may not exceed ambient sound levels.
Section 26.50  Commercial Accessory Uses in FF-1 or FF-2

C. Owner Occupancy
Buildings and uses permitted shall only be approved on properties or contiguous properties occupied by the owner/operator.

D. Site Size and Setback
The minimum property size shall be twenty (20) acres or larger by description, having at least 600 ft. of lot width. The accessory use shall be setback a minimum of 150 ft. from the side and rear property lines and meet the front yard setback standard of the Zoning Ordinance. Setback standards shall apply to the accessory use and structures associated with the accessory use.
Section 26.50 Commercial Accessory Uses in FF-1 or FF-2

E. Hours of Operation
The Accessory Use shall be limited to the hours of 8AM to 11PM. The number of events per month shall be provided by the applicant to the Planning Commission and may be limited based on specific site conditions and the characteristics of the neighborhood.

F. Building Limitations
The ground floor area of proposed buildings associated with the uses permitted shall not exceed an area of 2,400 sq. ft. Larger buildings may be considered by the Planning Commission based on specific site conditions and characteristics of the neighborhood.
Section 26.50  Commercial Accessory Uses in FF-1 or FF-2

G. Parking
Parking spaces shall be provided in accordance with the standards of Section 22.02 of this Ordinance except that parking areas shall be setback a minimum of 100 feet from the side and rear property lines and 40 feet from the road right-of-way. Parking shall be adequate to accommodate all users and uses on-site. Parking shall be kept in a natural vegetated condition to the greatest extent possible.

H. Screening
The accessory use shall be effectively screened from adjacent properties in accordance with the standards of Section 22.04.2.
Section 26.50 Commercial Accessory Uses in FF-1 or FF-2

I. Lighting
Lighting shall meet the Standards of Section 22.06 of this Ordinance.

J. Signs
Accessory signs shall follow the Standards of Section 22.07 of this Ordinance.

Uses listed above are subject to review on a case-by-case basis and may be approved by the Planning Commission, if the intent of Article 8 FF-1 and FF-2 Farm and Forest and this Section 26.32 are kept and the surrounding properties are protected from nuisances. These standards shall not apply to private (non-commercial) similar uses on properties used for residential purposes and which occur on an occasional basis (four times per year or less).
5. PPTEXT18-003:
Emmet County Planning Commission
Text Amendment
Accessory Building Exceptions

- Zoning Ordinance Text Amendment
- Accessory Building Exceptions
A request by Emmet County Planning Commission to add to Section 22.01 a new paragraph:

“Section 22.01.4 EXCEPTIONS

Where it can be demonstrated to the Planning Commission by the applicant that no good purpose would be served by strict compliance with the provisions of this Section 22.01, the Planning Commission may waive or modify said standards subject to a Public Hearing and approval of the Site Plan by the Planning Commission and notifications to adjoining property owners as required for a Special Land Use.”
Public Comments
Other Business

- Enforcement Report
- Wineries – No New Information
- LIAA Workshop – November 2, 2018
  Little Traverse Township Hall