## SUPPLEMENTAL PACKET SUMMARY  
**EMMET COUNTY**  
**PLANNING COMMISSION MEETING**  
*May 2, 2019 - 7:30 PM*

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
</table>
| PPUDF 18-02 | Crooked Lake Yacht Club  
3704 Oden Rd  
Littlefield Township | - No new information.  
- Civil Counsel review and recommendation sent with original packet. |
| PSPR18-016 | David Firman  
Site Plan Review – amendment  
3529 Howard Rd  
Bear Creek Township | - Updated staff report enclosed based on site plan provided.  
- Township requested postponement on 4/24/2019.  
- Township requested additional screening, complete site plan (semi-trailer not shown), dimensioned storage areas for wood and pipe – including height, evergreen trees (not cedar trees for screening), dust control on the driveway and # of times per year to require, and hours of operation for wood chipping (suggested 8AM-4PM 3 days maximum per year). |
| PSUP19-003 | David Coveyou  
Special Use Permit  
Accessory Farm Uses  
4160 US 131 Hwy  
Bear Creek Township | - Updated staff report enclosed.  
- Applicant’s presentation enclosed.  
- Township recommended approval with conditions: 1) access to Greg Rd from proposed parking area to be blocked during events, 2) events limited to 12 per month from April 15 to Dec 15; 3) confirmation of MDOT approval – received.  
- MDOT review enclosed. |
| PSUP19-005 | Ernest & Mike Spierling | - No new information |
| PPUD19-003 | David McBride | - No new information |
| PSPR19-001 | Kristin & Phillip Schaner  
Site Plan Review – Amendment  
1256 Pirate’s Way  
Section 34  
Bear Creek Township | - Fire Chief review enclosed.  
- Township recommended approval with conditions as outlined in draft motion of approval and further on condition the entrance drive be pitched so the water drains away from Tannery Creek and that the hard surface be completed by occupancy. |
| PPUD19-003 | Ralph Dubey for Wolverine Interstate Properties  
PUD-1 Amendment  
Professional Offices  
347 Creekside Dr  
Section 4  
Bear Creek Township | - Fire Chief review enclosed.  
- Updated site plan, elevation, floor plans enclosed.  
- Township recommended approval with conditions as outlined in the draft motion and further that a complete accurate site plan be provided before a zoning permit is issued (remove notation regarding retaining wall and show proper locations of doors on the site plan). Also, an as-built drainage plan be provided within six months of occupancy. |
| PPTEXT19-01 | Setback modifications | - Bear Creek Township recommended approval. |
| PPTEXT19-02 | Wineries | - Springvale Township recommended approval – requested clarification on text. See meeting minutes.  
- Bear Creek Township did not recommend, but requested modification. See township supervisor email. |
| PPTEXT19-03 | Signs | - Springvale Township recommended approval.  
- Bear Creek Township recommended approval. |
| PPTEXT19-04 | Outdoor lighting | - Springvale Township recommended approval.  
- Bear Creek Township recommended approval (PC vote: 6-1). |
| PPTEXT19-05 | Violations | - Springvale Township recommended approval.  
- Bear Creek Township recommended approval. |
| Other | Master Plan | - Meeting notes provided. Meetings being scheduled. |
ZONING EVALUATION FORM
REVISED
Office of Planning and Zoning
Emmet County, MI

DATE: 4/10/2019
CASE #: SPR18-016

APPLICANT: David Firman

PROPERTY: 3529 Howard Rd

TOWNSHIP: Bear Creek Township

REQUEST: Contractor’s Use - SITE PLAN REVIEW AMENDMENT

FACTS:
- The property is zoned FF-1 Farm and Forest.
- The property is 34.64 acres on the east side of Howard Road (increased from 13 in 2013).
- A Special Use Permit was approved in 2013 for this property for a contractor’s use. A 2,400 sq. ft. office/storage building has been constructed on the site as approved.
- The approved use is a tree service and irrigation business.
- Request to amend the site plan as shown on the revised plan dated Received April 2019 to allow outdoor additional parking and storage of logs as shown on the proposed site plan. Outdoor storage was not part of the original approval.
- Screening revised and now proposes two rows of staggered White Pine trees along the west property line. Additional screening proposed along Howard Road with White Pine and Cedar trees. Existing Tamarack along the north property line also proposed to be replaced with White Pine trees.
- Proposed loading dock and fuel tanks proposed to be screened with a variety of tree species including Maple, Tamarack, Redwood, and Spruce.

ZONING ORDINANCE STANDARDS:
Section 801-8

In FF-1 and FF-2 Districts, specified contractors uses may be permitted subject to the following standards including Planning Commission review:

a) Permitted Uses: The uses permitted pursuant to this section may include one or more of the following:

1) Storage buildings for recreation vehicles, travel trailers, boats, water craft and similar items, but not sales and/or servicing, or commercial warehousing.

2) Buildings to store equipment and materials associated with the following specific trades: landscapers, excavators, nurserymen, building contractors, plumbers, electricians, carpenters, pipe fitters, heating-cooling-refrigeration tradesmen, telephone and communication system installers, provided such individuals are fully licensed to operate in the State of Michigan if a license is required.

b) Outside Storage: All primary storage/use activity shall be in enclosed buildings. Any outside storage that may be permitted shall be in areas effectively screened from public view. Storage was to be located inside the building located behind existing trees 340 feet from the road right-of-way and approximately 40 feet from the north side property line. Outdoor storage has expanded into other
locations on the site. Revised plan appears to meet Ordinance standards. Trees should be required to be 4-6 feet in height.

c) Owner Occupancy: Buildings and uses permitted herein shall only be approved on properties occupied by the owner and be the primary place of the owners residence.
Owner does not reside on the property. This provision was waived during the initial review [as allowed by the paragraph following standard f].

d) Site Size: The minimum property size shall be ten (10) acres or larger by description, having at least 600 ft. of lot width and at least 600 ft. of lot depth.
Property is over 10 acres (~35 acres). The lot is 300' wide at Howard Rd but expands to over 1,000' wide at the east property line. This provision was waived during the initial review [as allowed by the paragraph following standard f]. Site has been increased in size by 20+ acres since the original approval.

e) Building Limitations: The ground floor area of proposed buildings associated with the uses permitted herein shall not exceed an area of 2,400 sq. ft. One additional 2,400 sq. ft. building may be permitted on sites of 20 acres or more, by description, provided the two buildings are separated by at least forty (40) feet. One building up to 3,400 sq. ft. may be permitted if the applicant stipulates not to construct two (2) buildings for contractor uses.
No new buildings are proposed.

f) Signs: Accessory identification signs associated with the uses permitted pursuant to this section shall not exceed an area of eight (8) sq. ft., and shall comply in all other respects with the sign section of this Ordinance.
No signs are proposed at this time.

- Modifications to the standards listed in items b) thru f) above may be approved by the Planning Commission, provided that the intent of Article VIII is retained and the surrounding properties are protected from nuisances.

_NARRATIVE_

The proposal is to allow for screened outdoor storage and site plan amendment. The use is not changing from the original SUP review approved in 2013 (contractor’s use). No outdoor storage was proposed in the original review/proposal. Trees proposed to be used for screening now seem to provide adequate screening year round. Minimum height requirement should be included.

_Draft Motions:_

Motion to _postpone_ Case #SPR18-016, David Firman, Site Plan Review amendment to allow outdoor storage as an accessory use to the approved contractor’s use on property located at 3529 Howard Road, Section 20, Bear Creek Township, tax parcel 24-01-19-20-300-014 for the following reasons:

Motion to _approve_ Case #SPR18-016, David Firman, Site Plan Review amendment to allow outdoor storage as an accessory use to the approved contractor’s use on property located at 3529 Howard Road, Section 20, Bear Creek Township, tax parcel 24-01-19-20-300-014. The approval is for the site plan dated Rec April 12, 2019 because the outdoor storage use is setback over 300 feet from public view and meets the standards of the Zoning Ordinance, adequate screening is provided and the trees must be a minimum of 4 feet in height (conditions or reasons may be added).

Motion to _deny_ Case #SPR18-016, David Firman, Site Plan Review amendment to allow outdoor storage as an accessory use to the approved contractor’s use on property located at 3529 Howard Road, Section 20, Bear Creek Township, tax parcel 24-01-19-20-300-014 based on the site plan dated Rec April 12, 2019 for the following reasons:
ZONING EVALUATION FORM
Office of Planning and Zoning
Emmet County, MI

DATE: 04/24/2019  CASE #: PSUP19-003

APPLICANT: DAVID COVEYOU

PROPERTY: 4160 US 131 HWY

TOWNSHIP: BEAR CREEK

REQUEST: Special Use Permit – Accessory Uses on Commercial Farm (UPDATED REQUEST)

FACTS:
- The proposal includes one tax parcel located on the west side of US 131 Highway.
- Site is the location of the existing farm house, barns, and farm market.
- The property is zoned FF-1 Farm and Forest and Scenic Resource where it is adjacent to Walloon Lake (SR depth is 400 feet).
- The property is approximately 150 acres in area.
- The proposal is for one location for social events including farm-to-table dinners, catered meals using on-site produce, small weddings, and other social events.
- The property is actively farmed, over 20 acres appears to be in active farm production.
- Proposal is to utilize the existing access from US-131 for the barn/deck venue. MDOT review has been requested.
- The site is a mixture of farmland, pines, and hardwoods.
- The uses on the adjacent properties are residential and vacant/open space. Across US-131 Highway is a mining operation.
- Details provided by applicant regarding use of the proposed area.
- No new permanent structures proposed at any of the sites. The deck exists at the barn.
- Fire Department review has been received.
- Use would include both the deck and a portion of the barn.
- Gravel parking provided for 55-56 cars.
- Nearest off-premise residence is ~550’ from use.
- Proposed hours of operation 8AM-11PM. No amplified music proposed after 10PM.
- Plan for 12 events per month.

ZONING ORDINANCE STANDARDS:

SECTION 21.00 INTENT
Special Land Use permits are required for proposed activities which are essentially compatible with other uses, or activities permitted in a zoning district, but which possess characteristics or locational qualities which require individual review. The purpose of this individual review is to ensure compatibility with the character of the surrounding area, with public services and facilities,
with adjacent properties, and to ensure conformance with the standards set forth in this Ordinance. Special Land Uses shall be subject to the general provisions and supplemental site development standards of this Ordinance as well as to the provisions of the zoning district where it is located. Each use shall be considered on an individual basis.

Section 21.02 Special Land Use Review Standards

In reviewing all requests for Special Land Uses the Planning Commission or Zoning Administrator shall require compliance with any of the following as may reasonably apply to the particular use under consideration (See also Article 20 and Section 21.01):

A. Non-detrimental impact upon the surrounding uses in the District, particularly as related to traffic generating potential, servicing by trucks, hours of operation and pedestrian traffic. A traffic impact study may be required by the Planning Commission.

B. A large enough size of the parcel or project site to accommodate the use, its future expansion, customary accessory uses and on-site services (such as but not limited to sewage disposal and water supply).

C. Impact of the proposed use on the quality and quantity of water resources, domestic water supplies and capacity to absorb the anticipated sewage disposal demand.

D. Entrance drives to the use and off-street parking areas shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from the boundary of a different Zoning District. Road agency review shall be required.

E. The use does not conflict with the principles, goals, or objectives of the County Comprehensive Plan.

F. Suitability of access to the use, assuring that minor residential streets are not used to serve uses that have larger area-wide patronage.

G. Allowance is made for vehicles to enter and exit the use safely and no visibility impediments to drivers are created by signs, buildings, land uses, plantings, etc.

H. Open spaces and common areas, when offered by an applicant as an integral element of a Planned Unit Development or Special Land Use Project, may be required to be formally assured by one or more of the following instruments: Scenic Easement; Conservation Easement; Deed Restriction; or similar dedication mechanism.

The open space dedication instrument shall name the State, the County, a Local Unit of Government, or a land conservation/conservancy organization, as a party to the instrument, as determined to be most acceptable for the particular property and agency involved.

SECTION 26.50 Accessory Uses on Commercial Farms

R-1, R-2, RR, SR, 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).
This standard appears to be met.

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 10 AM through 10 PM. All other hours, decibel levels may not exceed ambient sound levels.

The barn along US-131 is less than 1,000 feet from the house located a 4444 Pine Rd. (Approximately 700 feet). All amplified sound proposed to be completed by 10 PM. Decibel level documentation provided – anticipated decibel levels show 51.09 dB.

C. Owner Occupancy
Buildings and uses permitted shall only be approved on properties or contiguous properties occupied by the owner/operator.
This standard appears to be met. Owner’s address (tax records) show 4812 Birch Ln, an adjacent property.

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.

This standard is met. Building is approximately 440 feet from nearest side property line.

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.

Twelve events per month proposed to be held between the hours of 8AM and 11PM.

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.
The barn & deck is an existing structure. Total area of both is 4,648 sq. ft.

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.
Gravel parking proposed to gravel for 53-56 cars and parking provided for 2 buses. Parking meets setback standards.

H. Screening
The accessory use shall be effectively screened from adjacent properties in accordance with the standards of Section 22.04.2.
The proposed uses are greater than 400 feet from all off-premise uses. Therefore, this standard appears to be met.

I. Lighting
Lighting shall meet the Standards of Section 22.06 of this Ordinance.
No lighting is proposed. Lighting, if used, would be required to be full cut-off, fully shielded.

J. Signs
Accessory signs shall follow the Standards of Section 22.07 of this Ordinance.
No additional signage proposed at this time. Can be reviewed at a future time.

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 the Zoning Ordinance and this Section 26.50 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).

NARRATIVE:
The proposal has been reduced from four locations to one location on the commercial farm property. The proposal utilizes open spaces and an existing farm market barn area for uses identified above and in the narrative provided by the applicant. The proposal has been provided to MDOT and Fire Chief – Fire Chief review received. MDOT meeting had been scheduled for 4/16/2019. Exception to distance proposed for amplified music based on decibel level information provided. Proposal to exceed the size standard for the building based on existing conditions.

Draft Motions:

To approve Case #PSUP19-003, David Coveyou and Coveyou Farms LLC, for a Special Use Permit for one location, the existing barn/deck area for accessory uses on a commercial farm at 24-01-19-30-100-006 (4160 US 131), in Section 30, Bear Creek Township, as shown on the site plan dated Received April 12, 2019 and the Presentation dated Received April 17, 2019 for the following reasons: (other conditions or statement of facts may be inserted here).
To deny Case #PSUP19-003, David Coveyou and Coveyou Farms LLC, for a Special Use Permit for one location, the existing barn/deck area for accessory uses on a commercial farm at 24-01-19-30-100-006 (4160 US 131), in Section 30, Bear Creek Township, as shown on the site plan dated Received April 12, 2019 and the Presentation dated Received April 17, 2019 for the following reasons: (reasons must be added here).

To postpone until the next regular Planning Commission Case #PSUP19-003, David Coveyou and Coveyou Farms LLC, for a Special Use Permit for one location, the existing barn/deck area for accessory uses on a commercial farm at 24-01-19-30-100-006 (4160 US 131), in Section 30, Bear Creek Township, as shown on the site plan dated Received April 12, 2019 and the Presentation dated Received April 17, 2019 for the following reasons: (reasons must be added here).
Coveyou Scenic Farm
Social Event Space
Special Use Permit
April, 2019 Update

4160 US Highway 131
Petoskey, MI 49770
Updated Special Use Permit Application

The Original Special Use Permit Request was for three locations on Greg Rd and the existing Market/Deck on US131.

We have decided to drop the three Greg Rd. sites from this application and revisit those sites once Greg Rd/US131 access concerns are resolved.

This application is now just focused on the Market/Deck located on US131
Overview

- Coveyou Scenic Farm is a 5th generation family farm operating since it was homesteaded in 1874.
- David and Kathy Coveyou live on the farm.
- 330 acre farm.
- Growers of certified organic vegetables and vegetable transplants along with potted flowers, fall decorations and Christmas greenery.
- Sell through on farm market, Farmer’s Markets, restaurants, retail stores, institutions, schools, senior centers, wholesale.
- Agritourism with Hayrides, U-pick, Farm to Table dinners and other events have been taking place on our farm over the years.
- Our farm business model depends on agritourism as a marketing tool as well as a means of generating a portion of our income to sustain our farm.
Outline of the Coveyou Scenic Farm Main parcels
(approximate boundaries)

Blue circle shows location of Event Space
Barn Market / Deck Event Space

- Existing Barn Market used for our on farm sales and some agritourism.
- 2018 added commercial deck on barn.
- Plan is to have social events on the deck to raise more revenue on the farm (Farm to table dinners, catered meals using our produce, small weddings, other social events).
- Would use a portion of the barn in case of rain, inclement weather or special events but the Barn Market would primarily be used as the marketplace.
- Parking provided with capacity for 55 cars; Hard packed fine gravel walkways from parking to Market/Deck.
- Nearest residential neighbor is south ~550’ on US131 (house has not been lived in last 10+ years); next closest is 665’ on Pine Rd. Trees limit visual view of deck.
- Sound level projected to be 51dB at nearest neighbor on Pine Rd. (see attached); well below 75dB zoning requirement.
- Proposed hours of operation; 8AM to 11PM with any amplified music ending at 10PM.
- Plan for 12 events per month with few of them having any amplified music.
- Barn/Deck to be updated to Fire Dept. and Bldg. Dept requirements.
- Bathrooms planned off south deck stairway in barn
Anticipated sound level at Pine Road from Barn Market Deck

Sound pressure level SPL depending on the distance for point-shaped sound sources in the free field
- Distance-related decrease of sound level

Enter the three gray boxes and get the answer in the white box.

Sound is here the sound level in decibels, no matter if it is the sound pressure level or the sound intensity level – but not the sound power level.

### General Specifications

- **Power Rating**: 250 W / 1000 W
- **Frequency Range**: 60 Hz - 20 kHz
- **Frequency Response**: 80 Hz - 18 kHz
- **Sensitivity (Ω)**: 98 dB SPL (1W/1m)
- **Nominal Impedance**: 8 ohms
- **Maximum SPL**:
  - 250 W to 500 W into 8 ohms
  - 128 dB
  - 90° x 50°
  - 2.1 kHz
- **Nominal Dispersion**:
  - JBL 2414H-C, 1" exit compression driver mounted on Progressive Transition™ Waveguide
- **Crossover Frequency**: High Frequency Driver

### Calculation of the sound level \( L_2 \) which is found at the distance \( r_2 \)

<table>
<thead>
<tr>
<th>Reference distance ( r_1 ) from sound source</th>
<th>Sound level ( L_1 ) at reference distance ( r_1 )</th>
<th>Search for ( L_2 )</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.00 m or ft</td>
<td>98 dB SPL</td>
<td>( L_2 )</td>
</tr>
<tr>
<td>Another distance ( r_2 ) from sound source</td>
<td>Sound level ( L_2 ) at another distance ( r_2 )</td>
<td>Sound level difference ( \Delta L )</td>
</tr>
<tr>
<td>665 m or ft</td>
<td>51.09 dB SPL</td>
<td>46.01 dB</td>
</tr>
</tbody>
</table>

\( \Delta L = L - L_2 \) dB
Comparative sound level at Pine Road from US131 Traffic

- Levels of highway traffic noise typically range from 70 to 80 dB(A) at a distance of 15 meters (50 feet) from the highway*.

* Living with Noise - Federal Highway Administration - US Department ... https://www.fhwa.dot.gov/publications/p31ul/03jul06.cfm

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Sound pressure level SPL depending on the distance for point-shaped sound sources in the free field
- Distance-related decrease of sound level

![Diagram of sound source and distance](image)

Sound is here the sound level in decibels, no matter if it is the sound pressure level or the sound intensity level - but not the sound power level.

Enter the three gray boxes and get the answer in the white box.

| Calculation of the sound level $L_2$, which is found at the distance $r_2$ |
|---|---|---|
| **Reference distance $r_1$** | **Sound level $L_1$** | **Search for $L_2$** |
| from sound source | at reference distance $r_1$ | |
| 50.00 m or ft | 75 dB SPL | |
| **Another distance $r_2$** | **Sound level $L_3$** | **Sound level difference $\Delta L$** |
| from sound source | at another distance $r_2$ | |
| 250.00 m or ft | 61.02 dB SPL | 13.00 dB |

...
Tammy Doernenburg

From: Fisher, Scott (MDOT) <FisherS22@michigan.gov>
Sent: Thursday, April 25, 2019 9:12 AM
To: Tammy Doernenburg; David Coveyou
Subject: FW: Coveyou Farms Special Use Permit
Attachments: Coveyou Driveway Detail.pdf

Tammy and David,

Here is what Andrew determined for the driveway approach.

Thanks,
-Scott

From: Krzisnik, Andrew (MDOT) <KrzisnikA1@michigan.gov>
Sent: Tuesday, April 16, 2019 2:40 PM
To: Fisher, Scott (MDOT) <FisherS22@michigan.gov>; Radulski, Matthew (MDOT) <RadulskiM@michigan.gov>; Gailitis, Jason (MDOT) <GailitisJ@michigan.gov>; Kramer, Chelsea (MDOT) <KramerC3@michigan.gov>
Subject: RE: Coveyou Farms Special Use Permit

All,

The county is going to pursue closing Gregg Road and the landowner is going to propose a first phase of adding 50 additional parking spaces to their farm market area. Sometime in the future the landowner is going to propose additional parking/events off Gregg Road using their commercial drive as the access point.

At this time I am not proposing any required upgrades to their driveway approach. They constructed it to our specifications in 2017.

Thanks,
-Andrew

From: Fisher, Scott (MDOT) <FisherS22@michigan.gov>
Sent: Thursday, March 28, 2019 4:36 PM
To: Krzisnik, Andrew (MDOT) <KrzisnikA1@michigan.gov>; Radulski, Matthew (MDOT) <RadulskiM@michigan.gov>; Gailitis, Jason (MDOT) <GailitisJ@michigan.gov>; Lajko, Mary (MDOT) <LajkoM@michigan.gov>; Kramer, Chelsea (MDOT) <KramerC3@michigan.gov>; 'James Godzik' <ecrcpermit@emmetc.com>
Subject: FW: Coveyou Farms Special Use Permit

Good Afternoon.

As some of you may be aware of...Coveyou Farms, off of US-131 in Petoskey is proposing to expand their venue.

To catch some of you up to speed, there are some major concerns with the vertical curves on US-131 in that area. Greg Rd., which was initially the access in consideration, is in a location with significant sight distance issues.
To my understanding, there is a need to visit the site and discuss the options for access management.

I am hoping to schedule this for **Tuesday, April 2nd at 9am**.

James, if you could forward this to those that were interested at the planning and zoning meeting, I would appreciate it.

Thanks,
-Scott

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From: Tammy Doernenburg <tdoernenburg@emmetcounty.org>
Sent: Monday, March 11, 2019 5:24 PM
To: Fisher, Scott (MDOT) <FisherS22@michigan.gov>
Cc: David Coveyou <dcoveyou@gmail.com>
Subject: FW: Coveyou Farms Special Use Permit

Hi David,

I forwarded your message to our new contact at MDOT, Scott Fisher, for permitting. He called last week and provided updated contact information.

Thank you.

Tammy

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From: Tammy Doernenburg <tdoernenburg@emmetcounty.org>
Sent: Monday, March 11, 2019 5:11 PM
To: Phelps, Gabe (MDOT) <PhelpsG@michigan.gov>; Bodell, Jason (MDOT) <bodellj@michigan.gov>
Cc: Tammy Doernenburg <tdoernenburg@emmetcounty.org>
Subject: Coveyou Farms Special Use Permit

Hello Jason and Gabe,

I have applied for a Special Use Permit with Emmet County to allow us to do some more Agritourism based events on the farm. One of the requirements of the permitting process is exploring if MDOT has any concerns
of the roadway access on to US131. We would plan to use the existing farm driveway on US131 for any events taking place at the Farm Market. Other events would mostly access Greg Road but might have some people cut back through our farm to the market. As you remember, we updated the farm driveway to commercial standards and your design requirements in 2017 and added the small taper at that time with MDOT permit # 24031-046255-17-050517.

Please let me know if you have any questions or concerns about this added use to our existing driveway.

Attached is a copy of the Special Use Permit site plan for your references.

I have also copied Tammy Doernenburg at Emmet county on this email as well.

Thank you,

David

Coveyou Farms
4160 US-131, Petoskey, MI 49770

231 347-4056
PROPOSED FLOTJ
HIGHWAY CENTERLINE

EXISTING WHITE LINE

SUN OUT AND REMOVE EXISTING HMA CURB

COVEYOU DRIVEWAY DETAIL

KEY: FLOW ARROWS

PROPOSED HMA CURB

EXISTING GUARDBALL

PROPOSED HMA CURB

EXISTING HMA CURB

TOPSOIL, SEED, FERTILIZE & MULCH (TYP)

Coveyou Drive Way Detail

HMA CURB DETAIL
TO: BEAR CREEK PLANING COMMISSION

FROM: CHIEF ALFRED L. WELSHEIMER

SUBJECT: SITE PLAN REVIEW

Case# PSPR19-001

I HAVE REVIEWED THE PLAN ISSUE DATED: 3-19-2019

FOR: Schaner Petoskey Resort

LOCATION: 1256 N US 31 Hwy.

After reviewing the site plans the following will be required:

1. Knox Box on main building
2. Review water supply once building plans are submitted
3. Follow International Fire Code for access drives that are not paved
4. Place supply line 6'-8" underground from pavement to location near building 7-8
TO: BEAR CREEK PLANING COMMISSION
FROM: CHIEF ALFRED L. WELLSHEIMER
SUBJECT: SITE PLAN REVIEW
Case# PPUD19-003

I HAVE REVIEWED THE PLAN ISSUE DATED: 3-25-19

FOR: Therapy Rehabilitation
LOCATION: 347 Creekside Drive

After reviewing the plans the following will be required:

1. Knox Box is required
Tammy Doernenburg

From: Supervisor <supervisor@bearcreektownship.com>
Sent: Monday, April 22, 2019 9:59 AM
To: Tammy Doernenburg
Subject: text amendments

Follow Up Flag: Follow up
Flag Status: Completed

Tammy,
I reviewed and discussed at the township board meeting the proposed text amendments that are being proposed. I have two questions in PPTEXT 19-02-
I think we need a definition for Accessory Uses? In paragraph B I think 10 acres isn’t enough land to be farmed on a 20 acre parcel. This is saying that only 50% of the land needs to be put in agriculture use which barley meets the minimum standard for agriculture.

Thanks,
Denny
Springvale Township Planning Committee  
Regular Meeting Minutes April 22, 2019 ** 

Members present: Stan Royalty, Bill Shorter, Dudley Marvin, Jim Scott, Becky Fettig. 

I. Call to order and attendance: Chairman Scott brought the meeting to order at 7:30 PM. 

II. Minutes: The March 25 Minutes were approved as presented with Shorter motioning and Royalty second. Passed unanimous. 

III. Public Comment & visitors: Alyce Conrad and Hunter Hicks (monitoring meeting for Petoskey Public Schools assignment – Hunter is a Springvale Township resident). 

IV. Reports: County Planning Commission: Agenda items, Township Board: No report  
ZBA: No report. 

V. Old business: none 

VI. New business:  

* PPTEXT 19-02 Text amendment to add, Section 26.51, wineries and hard cider operations to County Zoning code; Marvin made a motion to approve, Royalty seconded and the vote was unanimous. Note: that Scott was to seek clarification on restrictions for the square footage of the winery and the tasting rooms, as there was some confusion on interpretation. 

* PPTEXT 19-03. Text amendment to modify Section 22.07, signs and billboards of the County Code. Motion to approve by Shorter, seconded by Marvin and the vote was unanimous. 

* PPTEXT 19-04 Text amendment to replace Section 22.06.3, paragraph C, reduction of duties of the Sign and Lighting Committee. Motion to approve by Marvin, Seconded by Royalty and the vote was unanimous. 

* PPTEXT 19-05. Text amendment to add a sentence to Section 27.09 of the County Code as recommended by County Legal Council, “A violation of a Consent Judgement is a violation of this ordinance and is a nuisance per se”. Motion to approve by Shorter, seconded by Fettig and the vote was unanimous. 

VII. Planning ideas and work in progress: None 

VIII. Announcements: Chairman Scott noted that the Emmet County Master Plan will be discussed at a joint hearing of the County Commissioners and the Planning Commission on April 30, from 11am to 1 pm. 

IX. Adjournment at 8:30 PM. 

_________________________ Authorized Signature 

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary
Master Plan update

April 10, 2019

Tammy Doernenburg and Nancy Salar met with Rob Bacigalupi, of Mission North in office and Chris Khorey, of McKenna by phone conference to start planning how to best achieve public input for the Master Plan.

Two Community Open House meetings are being planned for May/June, one in the northern part of the county and one in the southern part of the county. Meetings to be held in the evening. McKenna will create advertising flyers to be sent out electronically and be available as handouts.

Focus group meetings proposed for end of June or early July. These will be day meetings with the focus on 1) lakeshore shore property owners and 2) those involved in housing/transportation.

Online survey will be developed in conjunction with open house meetings. Survey completion time needs to be limited to 10 minutes or less. McKenna will create the survey with input from Emmet County staff and Planning Commission. Survey to be sent out by Emmet County through existing email groups and available on county website. Survey will be open for approximately 1 to 1 ½ months.

Results of open house meetings, focus group meetings and survey will be tabulated by McKenna. McKenna will provide materials suitable for use in the Master Plan as well as providing raw data results.

Possible incentives for increased participation at meetings were discussed. Possibility of gift certificates from Chamber of Commerce and/or gift certificate for stay at Camp Petosega will be looked into.