1. PPUDF20-01: MKB Holdings, LLC

- Planned Unit Development:
  Amendment to Final Plan & Site Plan Review
- 4772 US 131 Hwy
- Section 30
- Bear Creek Township
Aerial View of Parcel
Currently Approved Site Plan
7-3-14
Updated Plan
Updated Plan based on Township Recommendation received 8/6/20
The property has frontage on US-131 and W. Gruler Road.

The parcel is approximately 23 acres in size.

The property is zoned B-2 General Business along US-131 and FF-1 Farm and Forest at the rear of the property with a Mixed Use Planned Unit Development-1 (PUD-1) Overlay.

The Mixed-Use PUD-1 Overlay was approved in 1998 for commercial uses along US-131 and 6 single family residential sites in the FF-1 zoned area and modified in 2007 to allow four (4) commercial lots, served by an access drive from US-131 to be used for offices, workshops, showrooms of plumbers, electricians, decorators, designers, contractors, or similar trades. A change of use to allow indoor storage and boat repair was administratively approved in 2012. In 2014 a PUD and Site Plan amendment was approved to allow limited outdoor display and storage.

The proposal includes amendment of the PUD overlay to allow expansion of the outdoor storage area.

No changes to the buildings are proposed. No change to the surface of the area to be used for parking proposed.
An updated plan was received 7/20/20.

The updated plan shows storage to the 50’ perimeter setback line during the year, except during winter, no storage from the overhead power easement to the south. Additional screening proposed.

Existing plan prohibits outdoor storage south of the building in the winter.

Additional trees along US 131, near entrance at Gruler Rd, and in power-line easement (to screen from adjacent residence) proposed.

Letter of concern received regarding details on plans (Dan Armstrong).

Township PC and Board recommended approval – minutes provided to ECPC.
Updated Plan
2. PSUP20-010: Ryan Fettig

- Special Use Permit – Accessory Building Exception
- 2500 Oden Island Rd.
- Section 29
- Springvale Township
Location Map
Site Plan
5-6-20
Currently Proposed Site Plan
The property is zoned SR Scenic Resource.

The property is approximately 1.4 acres.

The property fronts Crooked Lake, Oden Island Dr. and touches Channel Rd.

The proposed building is located in the front yard.

The proposed building appears to meet the setback standards of the Zoning District:

- Proposed Setbacks: Front = 40' (from R-O-W); Side = 15'; ~245'; Waterfront ~394'.
- Required Setbacks: Front = 40'; Sides = 15'; Waterfront = 60'.

Accessory building permitted size = 1,200 sq. ft.; accessory building proposed size = 2,400 sq. ft.
Facts : PSUP20-010

- Location partially screened from Oden Island Rd. Additional trees proposed on plot plan.
- Driveway permit from Road Commission has been issued (two accesses to the property).
- A residence with attached garage exists on the property.
- Following the township planning committee meeting, a revised plot plan was submitted, dated 5/20/2020 P&Z. The building has been moved from its originally proposed location, additional trees have been proposed.
- Building concept elevation photos provided by applicant show single story building.
- Entry door expansion not included in application.
- Letters of opposition have been received and provided to PC members.
- Township recommended approval on a 3-2 vote.
3. **PPUDF20-04: David McBride**

- Final Planned Unit Development & Site Plan Review
- 7340 M-68 Hwy
- Section 11
- Littlefield Township
Aerial Map
Aerial View of Parcel
Proposed Self Storage Buildings (1-4)
Grading & Drainage Plan
Future Office Elevation 6-9-2020
Sidewall Elevation
End Wall Elevation
Photo
Facts: PPUDF20-04

- The property is zoned R-1 One & Two Family Dwelling, FF-1 Farm and Forest with a Planned Unit Development (PUD) overlay.
- The subject property is 5 acres in area. The entire PUD is 20 acres adjacent to a 20 acre PUD.
- The property was used for Astro Building Supply which is no longer in business. The Preliminary PUD was originally approved in 1999. The PUD was amended in 2020 to modify the perimeter setback. Storage uses are permitted within the PUD.
- The site is adjacent to PUD properties on the south, east and west with outdoor storage/display permitted on the west, contractor’s use and retail to the east, storage and residential to the south. Across M-68 is zoned B-2 General Business with vacant land immediately adjoining the highway.
- The proposed buildings meet the setback standards of the PUD (50’ from the road right-of-way and 10’ from the east side property line; 170’ from the west interior property line and 40’ from the interior rear property line.
Proposed buildings include storage and office uses with the office located in the existing building and building #1. One building exists (on the west of the proposed buildings: ~160’ long x 50’to 60’ wide); Proposed Buildings: #1 = 140’x30’; #2 = 210’x40’; #3 = 180’x40’; #4 = 225’x25’).

Storage area for boats, cars, RVs labeled south of the proposed storage buildings, however, no dimensions provided.

Parking standards require 44 spaces; 19 spaces provided – based on storage use standards only.

Parking lot proposed to be asphalt surface.

Sealed drainage plan provided. Estimated cost of drainage system is $70,000.

A private well and septic system exists on the site. No Health Department review anticipated.
Facts: PPUUDF20-04

- Dumpster location is shown on the plan. Proposal as described does not appear to meet standards (see Site Plan standards below).
- Snow storage area not shown on plan.
- No outdoor lighting identified. Sign and Lighting review needed for outdoor lighting and signage (can be completed at a future time by Zoning Administrator).
- Road agency review would not appear to be needed, however, plan submitted to MDOT for review due to change in drainage.
- Notice sent to Fire Chief for review.
- Property line dimensions not on site plan, but shown on drainage plan.
4. PSUP20-011: Joseph Daly

- SPECIAL USE PERMIT - Accessory Building as a Main Use
- 770/782 Lears Rd
- Section 7
- Bear Creek Township
Location
Survey
The property is zoned R-1 One & Two Family Residential District and I-1 Light Industrial.

The property is approximately 31 acres in area.

The proposal is to allow an existing accessory building to remain on a parcel (proposed to be split), as a main use.

The proposed building meets the setback standards of the Zoning District.

The accessory building meets the size standards of the zoning district (1,200 sq. ft. allowable; building is 864 sq. ft. and meets the height standard at 14 ft. in height.

Location is mostly screened from Lears Rd and Howard Road with trees and topography.

Driveways are existing. Easements are included on survey.

Proposal is to split the parcel into three lots. Zoning permits have been issued for the 2nd lot for a single family dwelling with attached garage.

Township recommended approval.
5. PSUP20-012: Bob Drost for William & Celeste McKinley

APPLICANT REQUESTED POSTPONEMENT

- SITE PLAN REVIEW – Shoreline Bluff Protection Zone
- 1288 S Lamkin Rd
- Section 12
- Friendship Township
Aerial
The property is zoned SR Scenic Resource and FF-2 Farm and Forest. The portion being reviewed is zoned SR Scenic Resource.

The entire property is 6.13 acres in area – with land on both sides of M-119. The portion to be reviewed is approximately 2 acres.

The property has an existing dwelling, cottage, and two detached accessory buildings.

The subject area is within the Shoreline Bluff Protection Zone – subject to the standards of both Article 20 Site Plan Review and Section 22.10 Shoreline Bluff Protection.

The review is Site Plan Review, but is treated as a Special Land Use (notification process – property owners within 300’ were notified and notice published in Petoskey News Review).

A zoning permit has been issued for an addition to connect the dwelling with one accessory building without constructing a foundation within fifteen feet of the toe of the Shoreline Bluff.

The proposal for review is to re-align the driveway to access the property with construction proposed within fifteen feet of the toe of the shoreline bluff.

Work shown on neighboring property to the north – no authorization for that proposed work provided.

Plan lacking required elements and engineering requirements – see notes below.
6. PSUP20-013: Richard Hitz for Eitel Dahm

- SITE PLAN REVIEW – Shoreline Bluff Protection Zone
- 2082 S Lake Shore Dr
- Section 13
- Friendship Township
CONSTRUCTION ACCESS VIA BARGE TO BEACH

Existing Water’s Edge Dec 2019

PROPOSED SHEET PILE WALL
TOP OF WALL ELEVATION = 587
GRADE AT LAKE SIDE OF WALL = 594+/-

EXCAVATE 120 CU YDS OF MATERIAL ALONG FACE OF WALL FOR INSTALLATION OF TOE STONES.

BACKFILL BEHIND WALL WITH EXCAVATED MATERIAL TO ACHIEVE LEVEL GRADE

APPROXIMATE LINE OF TOE STONES.

WALL CONNECTS TO HARTMAYER WALL
Site Plan South

Lake Michigan
Water Elevation = 581.5 1985 IGLD
Measured December 2019

EGLE 1’ Wave Run Up
2019 Regulation Line

ACOE Recent Storm Erosion Line
2019 Regulation Line
Existing Beach Line Dec 2019

LANDING AND STAIRS TO THE BEACH

Contours outside of the shoreline area are approximate only, and are not intended to be used for engineering designs beyond the limits of the permit.

It is not the intent of this map to define the boundary or...
The property is zoned SR Scenic Resource.

The parcel is 1.23 acres in area.

The property has an existing dwelling and switch-back drive to access the dwelling.

The entire lot is within the Shoreline Bluff Protection Zone - subject to the standards of both Article 20 Site Plan Review and Section 22.10 Shoreline Bluff Protection.

The review is Site Plan Review but is treated as a Special Land Use (notification process - property owners within 300' were notified and notice published in Petoskey News Review).

The house is non-conforming (built before the current Shoreline Bluff Protection standards were in place).

The proposal for review is to allow a temporary driveway to be built from the existing switch-back location to the shoreline to construct a revetment within fifteen feet of the toe of the bluff.

Plan lacking required elements and engineering requirements.

New plan submitted 8/5/20.

Township recommended postponement to allow time for a thorough review – to make sure the plan is complete and adequate to make a decision.
Site Plan

Contours outside of the shoreline area are approximate only, and are not intended to be used for engineering designs beyond the limits of the permit.
7. PSUP20-014: Richard Hitz for Gregg Hartemayer

- SITE PLAN REVIEW – Shoreline Bluff Protection Zone
- 2078 S Lake Shore Dr
- Section 13
- Friendship Township
Site Plan North

- Rackfill behind wall with excavated material to achieve level grade.
- Existing Water's Edge Dec 2019
- Excavate 96 CLYDS of material along face of wall for installation of toe stones; salvage & reuse existing limestone revetment.
- Proposed sheet pile wall: Top of wall elevation = 537 Grade at lake side of wall = variable. 584-588
- Approximate line of toe stones
- ACOE Recent Storm Erosion Line 2019 Regulation Line

Paul Siegel
2013 South Lake Shore Drive
PID No. 00-11-13-100-001
Lake Michigan
Water Elevation = 581.5 1086 IGLD
Measured December 2019

Existing Beach Line Dec 2019

EGLE 1' Wave Run Up
2016 Regulation Line

ACOE Recent Storm Erosion Line
2016 Regulation Line

Site Plan South

CONSTRUCTION ACCESS VIA BARGE TO BEACH
AREA TO BE DREDGED FOR CONSTRUCTION
ACCESS,
MAXIMUM 300 CUBIC YARDS TO BE REMOVED
SIDECAST AND REPLACED UPON COMPLETION
OF SEAWALL CONSTRUCTION.

WALL CONNECTS TO DAHM WALL

BACKFILL BEHIND WALL WITH EXCAVATED
MATERIAL TO ACHIEVE LEVEL GRADE (TYP)

Eitel Dahm
2082 South Lake Shore Drive
PID No. 06-11-13-100-003
- The property is zoned SR Scenic Resource.
- Surrounding parcels are zoned SR as well.
- The property is 1.16 acres in area.
- The site is located on the west side of S Lake Shore Dr (M-119).
- The property has an existing dwelling and switch-back drive to access the dwelling.
- The entire lot is within the Shoreline Bluff Protection Zone – subject to the standards of both Article 20 Site Plan Review and Section 22.10 Shoreline Bluff Protection.
- The review is Site Plan Review but is treated as a Special Land Use (notification process – property owners within 300’ were notified and notice published in Petoskey News Review).
- The house is non-conforming (built before the current Shoreline Bluff Protection standards were in place).
- The proposal for review is to 1) allow construction within fifteen feet of the toe of the bluff and 2) allow construction alterations on the face of the bluff to remove the retaining wall and install helical piers for deck supports and new deck to replace patio.
- Township recommended approval of the construction proposed on the bluff face and postponement of the shoreline work to allow time for a thorough review – to make sure the plan is complete and adequate to make a decision.
Part 2

Existing Conditions
Part 2
Proposal
CROSS SECTION A-A
HARTEMAKER PROPERTY
LOOKING NORTH

SCALE AS SHOWN

WEST PATIO EDGE  WEST BUILDING FACE

ORIGINAL SLOPE

MATERIAL BLOCK WALL

EXISTING SLOPE

NOTES:
ORIGINAL SLOPE GRADING PER 'SITE PLAN & TILE FIELD LAYOUT', SHEET 1 OF 1, PREPARED BY BIDSTRUP ENGINEERING, DATED MAY 4, 2001,
EXISTING SLOPE GRADING DETERMINED FROM TWO GRADING PLANS:
1) 'EXISTING CONDITIONS MAP', SHEET 3, PREPARED BY BENCHMARK ENGINEERING, DATED JANUARY 15, 2020,
2) 'PROPOSED RETAINING WALL OPTION 1', SHEET 1, PREPARED BY GOSLING CZUBAK ENGINEERING SCIENCES, INC., DATED APRIL 16, 2019.

HARTEMAKER RESIDENCE
2678 SOUTH LAKE SHORE DRIVE
SLOPE CROSS SECTION

Drawn by: [Name]  Project No: [Project No]  Scale: [Scale]

Elevation
Proposed Construction

NOTES:

1) TEMPORARY EROSION CONTROL SYSTEM. 4' HIGH CONSTRUCTION SAFETY FENCE WITH 2' HIGH SILT FENCE ATTACHED TO THE UPHILL FACE. FENCE SYSTEM TO BE INSTALLED BEFORE CONSTRUCTION BEGINS AND SHALL BE REMOVED ONLY AFTER PERMANENT EROSION CONTROL MEASURES ARE IN PLACE.

2) PERMANENT EROSION CONTROL SYSTEM. CELLULAR CONFINEMENT SYSTEM MIN 6" DEEP WITH WASHED DRAINSSTONE FILL UNDER DECK AND AT ALL AREAS OF STORMWATER CONCENTRATION. CELLS IN OPEN AREAS OUTSIDE OF NEW DECK FOOTPRINT SHALL BE FILLED WITH TOPSOIL AND PLANTED WITH SWITCHGRASS OR APPROVED ALTERNATE.
6. **PSPR20-002: David Firman**

**POSTPONED UNTIL 9-3-2020**

- Site Plan Review – Amendment, Contractor’s Use
- 3529 Howard Rd.
- Section 20
- Bear Creek Township
Aerial Map
Aerial View of Parcel
Facts: PSPR20-002

- 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.
- A site plan amendment was approved in 2019 to include a second building and outdoor storage.
- The approved uses are a tree service and irrigation business.
- Request to amend the site plan as shown on the plan dated Received Feb 26 2020 to allow additions to the original shop approved in 2013 and the 2nd accessory building approved in 2019.
- Screening identified along Howard road and along the property lines adjacent to residential uses. Screening includes White Pine and Cedar trees.
- Addition to existing 2400 sq. ft. shop is 60 ft. long and ranges from 14 to 17 feet deep. Dumpster and recycle bins screened from public view between the building additions. Total building area = 2,900 sq. ft.
- Addition to second 2400 sq. ft. accessory building is 60’x12’ – total building area = 3,120 sq. ft.
Enlarged Site Plan

WE ARE REQUESTING A WAIVER ON THE STORMWATER DRAINAGE. IT IS NOT AN ISSUE AND DOES NOT AFFECT ANY NEIGHBORS. THE SOIL IS VERY SANDY.

REPLACE EXISTING TAMARAK WITH WHITE PINE

LOADING/UNLOADING

SNOW STORAGE

WOOD SHEET YARD

SHOP 1600 SQ FT

MAX HEIGHT 20' TO PEAK

GARDEN

RECYCLING PIPE STORAGE

PERFECT FIELD

PIPE PILES

SCAP METAL STORAGE

STORAGE D

ORCHARD

Cedar Trees

ADD CEDARS IN BETWEEN THE SPRUCES
Public Comments
Other Business

1. Enforcement Report
2. Planning Projects