6. PSPR20-014 J. Cesario Builders for Highlander Golf LLC

- SITE PLAN REVIEW AMENDMENT – ACCESSORY BUILDING
- 2500 True North Drive
- Section 13
- Friendship Township
Facts

- The property is zoned FF-2 Farm and Forest with a Planned Unit Development-1 overlay and is 320 acres in area.
- The original approval was for 74 site units for single family dwellings and an 18-hole golf course with clubhouse, restaurant, and other structures associated with the golf course. No changes to density proposed.
- Subsequent approvals have been obtained to increase the number of site units and allow cluster housing and tourist type housing.
- The property is used for golf course, club house, and housing.
- The proposal is to construct a restroom building to be used as an accessory use to the golf course in the northeasterly corner of the golf course, east of site unit 33.
- Access to the development is through an existing single road from Stutsmanville Rd (no road agency approval required). Access to the accessory building is through golf cart paths.
The proposed building meets the setback standards of the Zoning District and PUD. Proposed building is approximately 225 from the north and 560’ from the west PUD perimeter property lines. The building is approximately 60’ from the internal residential property line. It is over 2000’ from the east and south perimeter property lines.

Proposed building is 20’x27’ (540 sq. ft.) for common use within the development. Height is 14’ to the peak of the main building with a decorative feature approximately 3’ above the peak.

No additional parking provided - or needed - as proposed use is accessory to golf course.

Accessory use is permitted.

Health department permit has been issued.

No dumpster is shown on the plan or expected to be needed.

No snow storage area provided or expected to be needed.

No outdoor lighting identified or expected.

Friendship Township Board has no comments/concerns.
7. PPTEXT20-01 Emmet County Planning Commission

- Zoning Ordinance Text Amendments
- Submittal Dates Change
- Sections 25.05, 16.03.2, 16.03.3, 16.03.5.B, 17.01.3, 17.01.7, 20.07
Facts

- The proposal is to change all instances within the Zoning Ordinance where an application for zoning action is to be reviewed by the Planning Commission or Zoning Board of Appeals, to require a 28-day prior submittal.
- The proposal increases the submittal deadline by 4 days for Planning Commission and 6 days for Zoning Board of Appeals.
- The proposed text is in response to notification deadlines and reviews necessary to prepare documents for board reviews.
- The proposed text creates consistent submittal deadlines between the two review bodies.
- West Traverse, Pleasantview & Resort Townships and Cheboygan County require 30-day prior meeting submittal for Special Land Use reviews.
- Springvale, Littlefield and Bear Creek Townships recommended approval.
- Haggard’s Plumbing and Heating has no objection.
Public Comments
Other Business

- Admiral’s Point - Kurt Hoffman - time extension request
- Zoning Ordinance Text Discussion
- Planning Commission By-laws Review
Hi Tammy, I was wondering if we could get the two storage buildings that are suppose to be moved after the project is built out to 50% extended to date. We had talked about this sometime ago. We would like to extend to no later than 2026. When we talked last you had thought this could be done administratively. Let me know if this can be done and what you need from me. Thanks Kurt

The township approved with conditions.

1. Above ground fuel tank meet the set-backs and be approved by DLRD.
2. The retail use will be in the old office and warehouse building for right now must meet the standards of the Build. Dept.
3. Parking is adequate for retail.
4. Will need Fire Dept. and Health Dept. review.
5. Will remove or relocated the two exist. buildings when 60% of the residential lots are developed.
6. Have a screened dumpster.

Vote 4 Yes and 1 Absent