WHITEWATER TOWNSHIP PLANNING COMMISSION AGENDA FOR REGULAR MEETING,
Wednesday, May 4th, 2022 7:00 p.m.,
Whitewater Township Hall Via ZOOM and in person
5777 Vinton Road, Williamsburg, MI 49690
Phone 231-267-5141/Fax 231-267-9020

Zoom access has been implemented by Whitewater Township for the public through 12/31/2022.

Join Zoom Meeting:
Time: May 4, 2022 07:00 PM Eastern Time (US and Canada)
https://us06web.zoom.us/j/81358891192?pwd=bm43TE1mUW91MXU3ZlFCcGcxODhQUT09
Meeting ID: 813 5889 1192
Passcode: 818619

+16465588656,,81358891192#,,,,*818619# US (New York)
+13017158592,,81358891192#,,,,*818619# US (Washington DC)
Dial by your location
+1 646 558 8656 US (New York)
+1 312 626 6799 US (Chicago)

Kim Mangus, Chairperson – pc4@whitewatertownship.org
Mike Jacobson, Vice Chairperson – PO Box 159, Williamsburg MI 49690
Carlyle Wroubel – pc5@whitewatertownship.org
Alex Darrow – pc2@whitewatertownship.org
Al Keaton, Secretary – PO Box 159, Williamsburg MI 49690
Vacant, – pc1@whitewatertownship.org – resigned awaiting replacement
Vacancy – Township Board Representative

1. Call to Order/Pledge Allegiance
2. Roll Call of Commission Members
3. Set/Adjust Meeting Agenda
4. Declaration of Conflict of Interest
5. Public Comment: Any person shall be permitted to address a meeting of the Planning Commission. Public comments shall be carried out in accordance with the following rules and procedures:
    a. Comments shall be directed to the Commission, with questions directed to the Chair.
    b. Any person wishing to address the Commission shall speak from the lectern and state his/her name and address.
    c. Persons may address the commission on matters that are relevant to township planning and zoning issues.
    d. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer Commission members' questions.
    e. Public comment shall be limited to 3 minutes.

6. Public Hearings:
    Article 25, Site Plan Review and Special Use Permits (SUP)

SUP – Classic Equine - Veterinary Hospital

7. Approval of minutes of March 2 and March 11, 2022

8. Correspondence:
Gallagher, Peltonen, Rickey, Slopsema, Freeman, McElwee, Nolan, Fox, Singer, Riegle

9. Reports/Presentations/Announcements/Comments
   a. Zoning Administrator, Hall:
   b. Chair, Mangus:
   c. Township Board Representative, Not Available
   d. ZBA Representative: Wrouble

10. Unfinished Business:
    a. Article 25, Site Plan Review Amendment Discussion
    b. Article 25, Special Use Permits (SUP) Amendment Discussion
    c. Classic Equine SUP Discussion
    d. Master Plan Review: Status
    e. Article 12, Setbacks – Complete and review for public hearing
    f. Article 5, Zoning Districts – Rules of interpretation and draft maps
    g. Marihuana proposed Zoning Ordinance amendments – Medical

11. New Business:
    a. Preliminary Site Plan Review – Horse Barn – Lossie Rd.
    b. Article 1 Preamble – title, authority, and purpose (new)

12. Next Meeting: June 1, 2022
13. Public Comment
14. Commission Discussion/Comments
15. Continuing Education: Introduction to Site Condo by Bob Hall
16. Adjournment Tabled Items:

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township clerk at 231-267-5141 or the TDD at 800-649- 3777

WHITEWATER TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

Whitewater Township Zoning Ordinance, Township Ordinance #6, effective December 23, 1972, as amended

Whitewater Township ordains:

Part I: The Whitewater Township Zoning Ordinance is hereby amended by replacing Article 25.10.A: SITE PLAN REVIEW AUTHORIZATION with the following:

ARTICLE XXV

SITE PLAN REVIEW AND SPECIAL LAND USES

25.10 SITE PLAN REVIEW / SPECIAL USE PERMIT (SUP) - AUTHORIZATION and PROCEDURES

A. The Zoning Administrator and/or Planning Commission as specified in this section shall review and approve, approve with conditions or deny all site plans and SUPs applications submitted under this Ordinance. Each action taken shall be duly recorded in the official record by the Zoning Administrator or in the minutes of the Planning Commission. Those applications which require Planning Commission review will then be submitted to the Planning Commission for action along with the recommendation of the Zoning Administrator as to compliance with Ordinance requirements. The Zoning Administrator shall also seek the recommendation of the Fire Chief, Road Commission, Drain Commission, Health Department, and Michigan Department of Environment Great Lakes and Energy (EGLE), or their successors, where applicable.

Part II: The Whitewater Township Zoning Ordinance is hereby amended by removing Article 25.11.A.6: SITE PLAN REVIEW: WHERE REQUIRED.

SITE PLAN REVIEW: WHERE REQUIRED

~~25,11.A.**6**. All proposed uses or developments in environmentally sensitive areas as required under Article 27.00, Environmentally Sensitive Areas.~~

Part III. Severability

The various parts, sections and clauses of this Zoning Amendment are hereby declared to be severable. Should any part, clause, sentence, paragraph or section of this Zoning Amendment be found invalid or unconstitutional for any reason by any court of competent jurisdiction, any such decision shall not affect the validity of the reminder of this Zoning Amendment.

Part IV. Conflict and Interpretation

The standards and provisions of this Zoning Amendment shall be interpreted as being the minimum requirements necessary to uphold the purposes of this Ordinance. Whenever this Zoning Amendment imposes a higher standard than that required by other regulations, ordinances, or rules, or by easements, covenants or agreements, the provisions of this Zoning Amendment shall govern. When the provisions of any other statute impose higher standards the provisions of such statutes shall govern. When it is alleged by a petitioner that there is an error in interpretation of this Zoning Amendment by the Zoning Administrator or designee, the Whitewater Township Zoning Board of Appeals pursuant to Article 18 of the Zoning Ordinance shall review such an appeal, provided that a written appeal is filed within thirty (30) days of the decision of the Zoning Administrator or designee. The concurring vote of a majority of the Zoning Board of Appeals shall be necessary to reverse any interpretation of this Zoning Amendment by the Zoning Administrator or designee.

Part V. Savings Clause

All proceedings pending and rights and liabilities existing, acquired or incurred at the time this Zoning Amendment takes effect are saved and may be consummated according to the law in force when they were commenced.

Part VI. Effective Date

The provisions of this Zoning Amendment are ordered to take effect seven (7) days after publication (as the full text or as a summary thereof) in a newspaper of general circulation in the Township.

Part VII. Adoption

This Zoning Amendment was duly adopted by the Whitewater Township Board at its regular meeting called and held on the ____ day of _____, 2022.

Part IIX Publication

The Township Clerk shall cause this Zoning Amendment or summary of this Zoning Amendment to be published in a newspaper of general circulation within Whitewater Township within seven (7) days after adoption.

_____
Ron Popp, Supervisor, Whitewater Township

_____
Cheryl A. Goss, Clerk, Whitewater Township

Adoption date:

Publication date:

Effective date:

CERTIFICATION

I, Cheryl A. Goss, the Clerk for Whitewater Township, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of this Zoning Amendment adopted by the Whitewater Township Board at a regular meeting held on _____, 2022. The following members of the Township Board were present at the meeting:

_____

_____

_____

The Zoning Amendment was adopted by the Whitewater Township Board with ___ members of the Board voting in favor (_____) and ___ voting against (_____). A copy of the Zoning Amendment or a summary thereof was published in the Traverse City Record Eagle on _____.

_____

Cheryl A. Goss, Clerk, Whitewater Township

WHITEWATER TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

Whitewater Township Zoning Ordinance, Township Ordinance #6,
effective December 23, 1972, as amended.

Whitewater Township ordains:

Part I: The Whitewater Township Zoning Ordinance is hereby amended by replacing Article 25.21: Special Use Permit Application Requirements with the following:

25.21 SPECIAL USES

25.21.01. Purpose

This Ordinance divides the Township into districts in which specific uses are permitted which are mutually compatible. In addition, there may be certain other uses which may be appropriate to include in a district due to the specific circumstances surrounding the use, the impact on neighboring uses and public facilities. Such uses, because of their particular location or the particular nature of the service offered, may be established in a district through a Special Use permit.

25.21.02 Authority to Grant Permits

The Planning Commission has the authority to approve, deny or approve with conditions Special Use permits in accordance with this Ordinance. If approved or conditionally approved by the Planning Commission, the Zoning Administrator shall issue Special Use permits.

25.21.03 Application and Fee

Application for any Special Use Permit permissible under the provisions of this Ordinance shall be made to the Zoning Administrator by filing a completed Special Use permit application form, including all required data, exhibits and information, and depositing the required minimum fee. Such application shall be accompanied by the minimum fee as established from time to time by the Township Board. No part of such fee shall be refundable to the Applicant.

If an application of a complex nature is received, the Zoning Administrator may determine that the application requires the assistance of expert(s) resulting in additional costs.-Upon the Zoning Administrator's determination that expert review is required requiring additional fees, review of the application shall stop until the applicant has paid a minimum additional fee of up to two thousand five hundred ($2,500.00) dollars. The applicant shall deposit the additional fee with ~~the~~ Whitewater Township ~~Treasurer~~ who shall keep an accurate accounting of the funds in a separate account. If the applicant does not deposit the required amount, no further action on the

application shall be taken and it will be deemed denied without prejudice. The Zoning Administrator shall use the additional fee to contact and select necessary experts, receive a work proposal and estimate from the experts on their fees and costs for the application, and for the services of the expert(s).

At the next meeting of the Planning Commission, or prior to the next meeting of the Planning Commission the Zoning Administrator in consultation with the Chair of the Planning Commission, shall: a) establish a budget for the services of the expert(s), meeting costs, zoning administration expenses; and b) send an invoice to the applicant for the amount of the budget established with a request the applicant notify the township within ten (10) days, in writing, that he will withdraw the application, or will proceed and pay the balance of the additional fees based on the budget.

The applicant shall deposit the additional fee with the Township Treasurer who shall keep an. accurate accounting of the funds in the same account. If the applicant does not deposit the required amount, no further action on the application shall be taken and it will be deemed denied without prejudice. The Planning Commission shall use the additional fee to pay the services of the expert(s), meeting costs, and zoning administration expenses.

During the application process, the Planning Commission may from time-to-time modify the budget for such costs. Any additional actual costs incurred in processing such application shall be paid before a permit is issued, and may be required to be payable in increments as review of the application progresses. The additional costs shall be for no more than the actual costs incurred by the Township processing the application. No part of such actual cost shall be returnable to the applicant. If there are any remaining monies in the Township Treasurer's account upon conclusion of the application, those monies shall be returned to the Applicant.

The deposit required by this section is in addition to any security required elsewhere in this Ordinance.

25.21.04 Pre-Application Conference

Applicant(s) may request a meeting with the Zoning Administrator and not more than two (2) members of the Planning Commission before submitting an application. The purpose of the meeting is to discuss special use permit processing procedures, explanation of this Zoning Ordinance, what has been required of similar applications in the past, and to assist the Applicant and Township with understanding of general concepts and design parameters prior to investment in preparation of a Site Plan or Special Use permit application. Township officials at this meeting shall not indicate or otherwise commit the Township to any particular action regarding the application.

25.21.05 Information Required in Application

An application for Special Use Permit shall include:

a. The Applicant(s) name(s) and address(s).
b. A signed affidavit the Applicant(s) are the owner, or has an ownership interest, or is acting on the behalf of owners.
c. The address and legal description of the property.
d. A detailed Site Plan as specified in Article 25.10 *et seq*. of this Ordinance, **unless waived or otherwise determined to be unnecessary by the Planning Commission**.

25.21.06 Review for Completeness

Upon receipt of the Special Use Permit application, the Zoning Administrator will review the application for administrative completeness. If the application is not administratively complete, the Zoning Administrator will return the application to the Applicant(s) with a letter that specifies the additional material(s) required. If the application is deemed administratively complete, the Zoning Administrator and Chair of the Planning Commission shall establish a date to hold a public hearing on the Special Use Permit application.

25.21.07 Notice of Public Hearing

If the application is administratively complete, the Zoning Administrator shall notify the following persons of the application being considered. This notice must be sent not less than fifteen (15) days before the date of the public hearing. These notices shall be sent to:

a. The Applicant(s).
b. The owner of the property, if different.
c. The owners of all real property within 300 feet of the boundary for the property for which the Special Use review has been requested, as shown by the latest assessment roll, regardless of whether the owner and property is located in the Township.
d. Occupants of any structures within 300 feet of the boundary for the property for which the Special Use review has been requested, regardless of whether the owner and property is located in the Township.
e. The public by notification in a newspaper of general circulation in Whitewater Township.
f. The members of the Planning Commission.
g. The adjoining Township(s) (if proposed special use is located within 1 mile), Grand Traverse County, and the Grand Traverse Band of Ottawa and Chippewa Indians.
h. Utility providers, **when requested by a utility or otherwise deemed necessary**.

i. Michigan Department of Transportation, if within 300 feet of a state highway.
j. Michigan Department of Environment Great Lakes and Energy (EGLE) if the proposed Special Use is on property with surface water, wetlands, groundwater, or otherwise requires a permit from EGLE.

Failure of the Zoning Administrator to notify those persons and entities listed in Subsection 25.21.07 of this Ordinance shall not be grounds to challenge the validity of the proposed special use permit, provided notice has been given in accordance with the Michigan Zoning Enabling Act.

The notice shall include:

a. The nature of the Special Use Permit being requested.
b. The property(-ies) for which the request has been made.
c. A listing of all existing street addresses within the property(-ies) subject of the Special Use (i.e., street addresses do not need to be created and listed if no such addresses currently exist and another means of identification may be used.)
d. Where the application documents can be viewed prior to the date of its consideration.
e. The date, time and location of the public hearing.
f. The address at which written comments may be directed prior to Township consideration.
g. For members of the Planning Commission only, a complete copy of the Special Use permit application and supporting documents in the record.

Any person or entity that receives notice pursuant to this section of this Ordinance may choose to submit material to the Planning Commission. Such submissions shall be delivered to the Township at or before the hearing on the issue. Such submissions shall be considered advice to the Planning Commission. The applicant may wish to review an application with Grand Traverse County, Grand Traverse Band, public utilities, EGLE, road agencies, and other governing authorities having jurisdiction over the proposed special use prior to the hearing, or prior to submitting the application to the Commission.

25.21.08 Hearing and Decision

The Planning Commission shall hold a public hearing on the Special Use permit application. Anyone who receives notice pursuant to Section 25.21.07 may choose to submit material to the Planning Commission. Such submissions shall be delivered to the Township at or before the public hearing. Such submissions shall be considered advice to the Planning Commission.

The Planning Commission shall either approve, approve with conditions, or deny the application. The decision shall be in writing and clearly state the reasons for the decision. At a minimum the record of the decision shall include:

a. A summary of public comments made at the hearing;

b. Formal finding of facts;
c. The conclusions derived from the facts (reasons for the decision);
d. The decision; and
e. A listing of any conditions upon which issuing a permit is issued.

25.21.09 Special Use Permit Standards

A. In addition to the standards established for specific uses herein, an application for a Special Use permit shall be reviewed for compliance with Site Plan review standards in Article 25.10 through 25.20 of this Ordinance. The Planning Commission may impose reasonable conditions upon a Special Use permit.

B. No Special Use permit may be approved unless all of the following standards are met. Each application shall be reviewed for the purpose of determining that the proposed Special Use shall:

1. Be designed, constructed, operated and maintained so as to be harmonious and compatible with the existing or intended character of the general vicinity, and that the use will not change the essential character of the area in which it is proposed.
2. Be adequately served by essential public facilities and services such as highways, streets, fire and safety, drainage, refuse disposal, water and sewage treatment, etc.
3. Not create excessive additional public costs for essential public services or facilities.
4. Not involve activities, processes, materials, equipment or conditions that will be detrimental to any persons, property, or the public from the traffic, noise, smoke, vibration, fumes, glare, odors, etc.
5. Be sufficiently designed to maintain adequate provision for the protection of the health, safety, and welfare of those proposing the special use, residents and adjoining landowners and the community as a whole.
6. Be consistent with the intent of this Zoning Ordinance and the Master Plan.
7. Not create or substantially add to traffic hazards.
8. Not have significant adverse impacts to environmental, ecological or natural resources.
9. Not have significant adverse impacts on adjoining properties, or to allowed or established uses.

25.21.10 Special Land Use Permit Conditions

Special Land Use Permits can be granted with conditions, limitations, or additional requirements imposed by the Planning Commission. Any conditions, limitations or requirements upon which approval is based shall be based upon findings of fact and be:

1) reasonable and designed to protect natural resources, the health, safety and welfare of the public;

2) relevant to the social and economic well-being of the owners and occupants of the lot in question, of the area adjacent thereto and of the community as a whole;
3) related to the purposes which are affected by the proposed use or activity;
4) consistent with the intent and purpose of this Ordinance, generally and specifically, for the respective zoning district;
5) designed to ensure compatibility with adjacent uses of land and the natural environment; and
6) the proposed special use or activity will be designed to ensure compatibility with public services and facilities.

25.21.11 Record of Special Land Use Permit

A notice of the Special Use Permit shall be recorded with a property description with the Grand Traverse County Register of Deeds. The application and all other information relating to the Special Use Permit shall be filed with the Township by the Zoning Administrator.

25.21.12 Security Requirement

To ensure compliance with relevant sections of the Zoning Ordinance, Site Plan, and any Special Use Permit conditions, limitations or requirements imposed by the Planning Commission as necessary to protect natural resources or the health, safety, and welfare of the residents of the Township and future users or inhabitants of the proposed project or project area, in addition to action 25.16 Site Plan Performance Guarantee the Planning Commission, may require a cash deposit, certified check, irrevocable bank letter of credit or surety bond in an amount and under the conditions permitted by law. Such security shall be deposited with the Township Clerk at the time of the issuance of the Special Use permit authorizing the commencement of such project. Where the project will take more than ninety (90) days to be completed, the Planning Commission may authorize a rebate of any cash deposit in reasonable proportion to the ratio of the work completed as the work progresses. Such security shall not exceed the estimated cost of the required conditions, limitations, requirements for which the security is designed to ensure compliance.

25.21.13 Amendment of Special Use Permits

Major amendments to Special Use Permits shall be handled in the same manner as the initial Special Use Permit application. **Minor Special Use Permit amendments shall be reviewed by the Zoning Administrator. Major Special Use Permit amendments, changes out of scope of the Zoning Administrator's authority, or any item the Zoning Administrator deems necessary shall be presented to the Planning Commission for their consideration.** ~~However, minor non-substantive changes may be made to an existing Special Use Permit by mutual agreement between the Township as represented and recorded by the Zoning Administrator and Applicant(s)~~.

25.21.14 Transfer of Special Use Permit

A Special Use permit, with any and all associated benefits, conditions and required security may be transferred to a new landowner. The responsibility for effecting the transfer shall be the original landowner. If not transferred, the original landowner shall continue to be held responsible for any conditions, security, etc. required by the Special Land Use Permit. The original landowner, upon transferring the Special Use permit shall advise the Zoning Administrator of said transfer in order to ensure the continued validity of the permit, compliance with security and other conditions.

25.21.15. Construction Code Permits

A Special Use permit shall be required prior to the issuance of a building permit from the Grand Traverse County Building Department pursuant to 2015 Michigan Building Code, 2015 Rehabilitation Code for Existing Buildings, 2015 Michigan Energy Code, 2015 Michigan Residential Code, 2017 Michigan Electrical Code, 2015 Michigan Mechanical Code, and 2018 Michigan Plumbing Code.

25.21.16. Expiration of Special Use Permits

A Special Use permit shall be valid for as long as the approved Special Use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:

a) If replaced or superseded by a subsequent Special Use permit.
b) If replaced or superseded by a permitted use.
c) If the applicant requests the rescinding of the Special Use permit.
d) If the use is discontinued, relocated, or vacated for a period of one (1) year. Notice of the expiration shall be given to the property owner in writing.

25.21.17 Violation of Special Use Permit

Any violation of the terms, conditions or limitations of a Special Use permit shall be cause for revocation or suspension of the Special Use permit. The Planning Commission may either revoke or suspend, pending correction of the violation, any Special Use Permit. The act to revoke or suspend the Special Use permit shall occur after giving notice to the permit holder, specifying the violation(s) alleged to exist and when a hearing will be held on the matter. The notice shall be delivered by registered mail. Any interested party may appear in person or by attorney at the hearing. The act to revoke or suspend the Special Use permit shall occur after or at the hearing on the matter. Before revoking or suspending the permit the Zoning Administrator shall make a finding that a material violation of the Special Use permit exists, **and shall provide written**

notice to the applicant and the landowner of record, if different parties. The permit holder shall be given a reasonable opportunity to correct the violation(s).

Part II. Severability

The various parts, sections and clauses of this Zoning Amendment are hereby declared to be severable. Should any part, clause, sentence, paragraph or section of this Zoning Amendment be found invalid or unconstitutional for any reason by any court of competent jurisdiction, any such decision shall not affect the validity of the reminder of this Zoning Amendment.

Part III. Conflict and Interpretation

The standards and provisions of this Zoning Amendment shall be interpreted as being the minimum requirements necessary to uphold the purposes of this Ordinance. Whenever this Zoning Amendment imposes a higher standard than that required by other regulations, ordinances, or rules, or by easements, covenants or agreements, the provisions of this Zoning Amendment shall govern. When the provisions of any other statute impose higher standards the provisions of such statutes shall govern. When it is alleged by a petitioner that there is an error in interpretation of this Zoning Amendment by the Zoning Administrator or designee, the Whitewater Township Zoning Board of Appeals pursuant to Article 18 of the Zoning Ordinance shall review such an appeal, provided that a written appeal is filed within thirty (30) days of the decision of the Zoning Administrator or designee. The concurring vote of a majority of the Zoning Board of Appeals shall be necessary to reverse any interpretation of this Zoning Amendment by the Zoning Administrator or designee.

Part IV. Savings Clause

All proceedings pending and rights and liabilities existing, acquired or incurred at the time this Zoning Amendment takes effect are saved and may be consummated according to the law in force when they were commenced.

Part V. Effective Date

The provisions of this Zoning Amendment are ordered to take effect seven (7) days after publication (as the full text or as a summary thereof) in a newspaper of general circulation in the Township.

Part VI. Adoption

This Zoning Amendment was duly adopted by the Whitewater Township Board at its regular meeting called and held on the ____ day of _____, 2022.

Part VII. Publication

The Township Clerk shall cause this Zoning Amendment or summary of this Zoning Amendment to be published in a newspaper of general circulation within Whitewater Township within seven (7) days after adoption.

_____
Ron Popp, Supervisor, Whitewater Township

_____
Cheryl A. Goss, Clerk, Whitewater Township

Adoption date:
Publication date:
Effective date:

CERTIFICATION

I, Cheryl A. Goss, the Clerk for Whitewater Township, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of this Zoning Amendment adopted by the Whitewater Township Board at a regular meeting held on _____, 2022. The following members of the Township Board were present at the meeting:

_____
_____
_____
.

The Zoning Amendment was adopted by the Whitewater Township Board with ___ members of the Board voting in favor (_____) and ___ voting against (_____).
A copy of the Zoning Amendment or a summary thereof was published in the Traverse City Record Eagle on _____.

_____
Cheryl A. Goss, Clerk, Whitewater Township

Special Use Permit/
Site Plan Review Application

WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159
Williamsburg MI 49690
PH (231) 267-5141 Fax (231) 267-9020

Case No. _____
Date Rec. _____
Fee _____

Property Information

Parcel Number 13-005-008-20
Address E - M72
Zoning District C-1 Acres 3.32 Current Use VACANT

Property Owner Information

Name KIRK JOHNSON DVM
Address 8925 2 MILE ROAD, ADA, MICHIGAN 49301
Phone 616-642-6784 Fax _____

Applicant Information

Name JOHN KERRIDGE ARCHITECT
Address 8140 BEL CHERRIE DR. , TRAVERSE CITY, MI. 49686
Phone 231-620-4200 Fax jkpmbk@gmail.com

Description of Proposed Use (Use reverse side or attach pages as needed)

A new Equine Veterinary Clinic and supporting spaces. Includes general office use area, Exam areas, and treatment exercise areas. Also includes partial upper level with efficiencies for use by staff and support employees for overnight stays. This is a clinic only, not a surgery center. Surgery will be done at a seperate location. Staffing is 3-4 and will vary. This is a low traffic use. The buildings will be light frame construction, slab on grade.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

John Kerridge AIA — 02/16/22
Signature of Applicant — Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

Agent — 02/16/22
Signature of Property Owner — Date

7 PM WED 4/6/22

KIRK - 200AM

ACT AS AGENT - JOHN KERRIDGE ARCHITECT

February 9, 2022

Re: Designated Agent Authorization
Classic Equine

To Whom It May Concern:

This letter serves as notification that John Kerridge Architect is authorized to serve as our designated agent to procure Heath, Soil Erosion, Fire, MDOT, Special Use, Land Use, and Building Permits in our name, for the Classic Equine Facility E-M-72, Williamsburg, Mi. 49690.

Parcel Number: 13-005-08-20

We appreciate your help and cooperation regarding this matter.

John Kerridge Architect PLLC

8140 Bel Cherrie Dr.
Traverse City, MI. 49686
231-620-4200

Owner:

DVM 2/11/2022
Date

Site Plan Requirements

1. Each submittal for Site Plan Review shall be accompanied by an application and site plan in the quantities specified in subsection 5 below. The application shall at a minimum, include the following information:

a. The applicant's name, address and phone number in full.

b. Proof of property ownership, and whether there are any options on the property, or liens against it. See attached GT Parcel Ownership Information.

c. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf. See attached Act as Agent Letter.

d. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s). See owner information on Drawings.

e. The address and/or parcel number of the property.
Parcel Number: 13-005-008-20

f. Name and address of the developer (if different from the applicant).
Same as Owner.
g. Name and address of engineer, architect and/or land surveyor.
John Kerridge Architect PLLC
h. Project title.
Classic Equine
i. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Ordinance.

The project consists of one building of type VB construction. The front northern portion of the building is two stories. The building is an Equine Veterinary Clinic. It is a satellite office for the main facility in Ada, Michigan. The front main level is for Office with the middle section for Lab/Veterinary offices and rear portion an indoor open riding/evaluation area.

Areas:
Office: 1320 SF
Exam:1556 SF
Evaluation Barn:3961 SF
3-Efficiency Studio Staff Units (2nd Level):1200 SF
2-3 Employees Operational Hours

Parking:
N.U.A. Clinic: 958SF = 6 Spaces including 1 BF
Efficiencies: 1/ Unit= 3 Spaces
Total Provided: 9 Parking Spaces

j. A vicinity map drawn at a scale of 1" = 2000' with the Northpoint indicated.
See attached site plan.

k. The gross and net acreage of all parcels in the project.
See attached site plan for parcel information. The parcel is 3.32 Acres

l. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels within 300 feet of the site.
See attached zoning classification analysis. C-1 Zoning at each side.

m. Project completion schedule/development phases.
See attached overall project schedule.

n. Written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools and existing utilities) and on the natural environment of the site and adjoining lands. A formal impact statement may be required.
The project impact will be minimal for traffic ingress and egress. The specialized veterinary use will have a small full-time staff with limited cliental and egress for clients. The existing site consists of a Old orchard with a portion in a mixed wooded area of little growth and open fields.

o. A listing of types and quantities of hazardous substances and polluting materials which will be used, stored or generated on-site at the facility, and completion of the "Hazardous Substance Reporting Form for Site Plan Review".

There are no planned hazardous substances or polluting materials. The Unfinished barn area will be used for evaluation purposes. Manure from the patient horses will be handled with standard agricultural practices.

2. The site plan shall consist of an accurate, reproducible drawing at a scale of 1"=100' or less, showing the site and all land within 300' of the sites. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following: See attached site plan showing existing topographic Survey and proposed site plan.

a. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations. See attached site plan.

b. Existing topographic elevations at two-foot intervals, proposed grades and direction of drainage flows. See attached site plan for existing topography and proposed grading and drainage.

c. The location and type of existing soils on the site at least to the detail provided by the U. S. Soil Conservation Service and any certifications of borings. Soils on site consist of sandy well drained soils. They are mostly of the Leelanau-Kalkaska Sandy Loams.

d. Location and type of significant existing vegetation. There is no significant vegetation other than the small sparsely wooded area on the east middle portion of the site which will be left primarily undisturbed.

e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains and wetlands. No flood plains or wetlands on site.

f. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building and typical elevation views of proposed structures.
See site plan for proposed buildings. Site is vacant land currently. The use of the buildings is for the proposed Equine Clinic uses. These include office spaces, support areas, including exam and lab areas, horse stalls, padded horse stalls, and exercise evaluation areas. Also included are efficiency spaces on the second level for use and in support of traveling veterinary staff and visiting clinic staffing. See attached concept drawings of the building elevations.

g. Proposed location of accessory structures, buildings and uses, including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
See site plans for accessory structures.

h. Location of existing public roads, rights-of-way and private easements of record and abutting streets.
See site plan and survey for site information.

i. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations should be separately depicted with an elevation view. See plans for all Entry details, including curb cuts, drives, deceleration lanes. See drawings for sign elevation and location.

Location, design and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof. See plans for barrier free access, parking, and lighting locations. All site light lighting to be full cut off dark sky type fixtures utilizing LED source.

j. Location, size and characteristics of all loading and unloading areas. As an Equine clinic off loading will be from horse trailers. The main entry provides Access with secondary access to the building provided on the west elevation.

k. Location and design of all sidewalks, walkways, bicycle paths and areas for public use. See site plan drawings. No bicycle paths.

l. Location, design and specifications of existing and proposed service facilities and structures, above and below ground, including:

(1) Public and private groundwater supply wells on-site and related distribution systems including fire hydrants and shut off valves. The project will be supplied by an GTC Health Department well. There will be no fire hydrants on site.

(2) Septic systems and other waste water treatment systems (the location of the drain field and the septic tank should be clearly distinguished). An on-site septic system will be provided for the project per the GTC Health Department requirements.

(3) Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas as well as any containment structures or clear zones required by government regulation or designed to meet the standards of this Article. See attached site plan. There will be no disposal of harzardous substances as part of the building use.

(4) Underground storage tank locations together with connected distribution and collection systems. There will be no underground storage tank locations except for the approved septic tanks.

(5) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store or transport wastewater or stormwater to the naturally occurring aquifer. The point of discharge for all drains and pipes shall be specified on the site plan. See site plan for collection basins and for stone drains at all building eave locations and at parking west side. All runoff will be retained on site through Soil Erosion requirements and practices.

m. Location of all other utilities on the site including, but not limited to natural gas, electric, cable TV, telephone and steam. See site plan for proposed utility entrance locations. All service utilities to be Underground.

n. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable. There will be no community use on site.

o. Location, size and specifications of all signs, both temporary and permanent, and advertising features, with cross-sections. See attached site plan and drawing.

p. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used. On site exterior lighting to be provided by full cut of LED exterior lighting. Pole mount lighting to be provided at main parking areas and along entry drive. Building mounted exterior lighting to be provided at all entry/egress locations. Location and specifications for all fences, walls, and other screening features with cross sections. See attached site plan for proposed fencing and locations. A 3-bar traditional White fence to be provided along M72 and along east and west sides for approximately 100' to south. A traditional farm fence to be provided around balance of site perimeter.

q. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate. See site landscape plans and detail.

r. Location, size and specifications for screening and fencing of all trash receptacles and other solid waste or liquid waste disposal facilities. Trash to be stored internally as there is minimal waste generation. A screened enclosure to be provided at south end of building.

s. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site clean-up. There are no known contaminated or suspected contaminated areas on site.

t. Identification of any significant site amenities or unique natural features.

u. Identification of any significant views onto or from the site to or from adjoining areas. There are no significant views onto or from site.

v. A scale model of the proposed development may be required for all projects greater than 40 acres, with more than 200 dwelling units, more than 40,000 square feet of building space or a proposed height of a principal structure of greater than 35 feet. Does not apply. Not provided.

w. North arrow, scale and date of original submittal and last revision. See site plan.

x. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan. Plan prepared and sealed by John Kerridge Architect.

Site Plan Requirements

1. Each submittal for Site Plan Review shall be accompanied by an application and site plan in the quantities specified in subsection 5 below. The application shall at a minimum, include the following information:

a. The applicant's name, address and phone number in full.

b. Proof of property ownership, and whether there are any options on the property, or liens against it. See attached GT Parcel Ownership Information.

c. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf. See attached Act as Agent Letter.

d. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s). See owner information on Drawings.

e. The address and/or parcel number of the property.
Parcel Number: 13-005-008-20

f. Name and address of the developer (if different from the applicant).
Same as Owner.
g. Name and address of engineer, architect and/or land surveyor.
John Kerridge Architect PLLC
h. Project title.
Classic Equine
i. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Ordinance.

The project consists of one building of type VB construction. The front northern portion of the building is two stories. The building is an Equine Veterinary Clinic. It is a satellite office for the main facility in Ada, Michigan. The front main level is for Office with the middle section for Lab/Veterinary offices and rear portion an indoor open riding/evaluation area.

Areas:
Office: 1320 SF
Exam:1556 SF
Evaluation Barn:3961 SF
3-Efficiency Studio Staff Units (2nd Level):1200 SF
2-3 Employees Operational Hours

Parking:
N.U.A. Clinic: 958SF = 6 Spaces including 1 BF
Efficiencies: 1/ Unit= 3 Spaces
Total Provided: 9 Parking Spaces

j. A vicinity map drawn at a scale of 1" = 2000' with the Northpoint indicated.
See attached site plan.

k. The gross and net acreage of all parcels in the project.
See attached site plan for parcel information. The parcel is 3.32 Acres

l. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels within 300 feet of the site.
See attached zoning classification analysis. C-1 Zoning at each side.

m. Project completion schedule/development phases.
See attached overall project schedule.

n. Written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools and existing utilities) and on the natural environment of the site and adjoining lands. A formal impact statement may be required.
The project impact will be minimal for traffic ingress and egress. The specialized veterinary use will have a small full-time staff with limited cliental and egress for clients. The existing site consists of a Old orchard with a portion in a mixed wooded area of little growth and open fields.

o. A listing of types and quantities of hazardous substances and polluting materials which will be used, stored or generated on-site at the facility, and completion of the "Hazardous Substance Reporting Form for Site Plan Review".

There are no planned hazardous substances or polluting materials. The Unfinished barn area will be used for evaluation purposes. Manure from the patient horses will be handled with standard agricultural practices.

2. The site plan shall consist of an accurate, reproducible drawing at a scale of 1"=100' or less, showing the site and all land within 300' of the sites. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following: See attached site plan showing existing topographic Survey and proposed site plan.

a. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations. See attached site plan.

b. Existing topographic elevations at two-foot intervals, proposed grades and direction of drainage flows. See attached site plan for existing topography and proposed grading and drainage.

c. The location and type of existing soils on the site at least to the detail provided by the U. S. Soil Conservation Service and any certifications of borings. Soils on site consist of sandy well drained soils. They are mostly of the Leelanau-Kalkaska Sandy Loams.

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w. North arrow, scale and date of original submittal and last revision. See site plan.

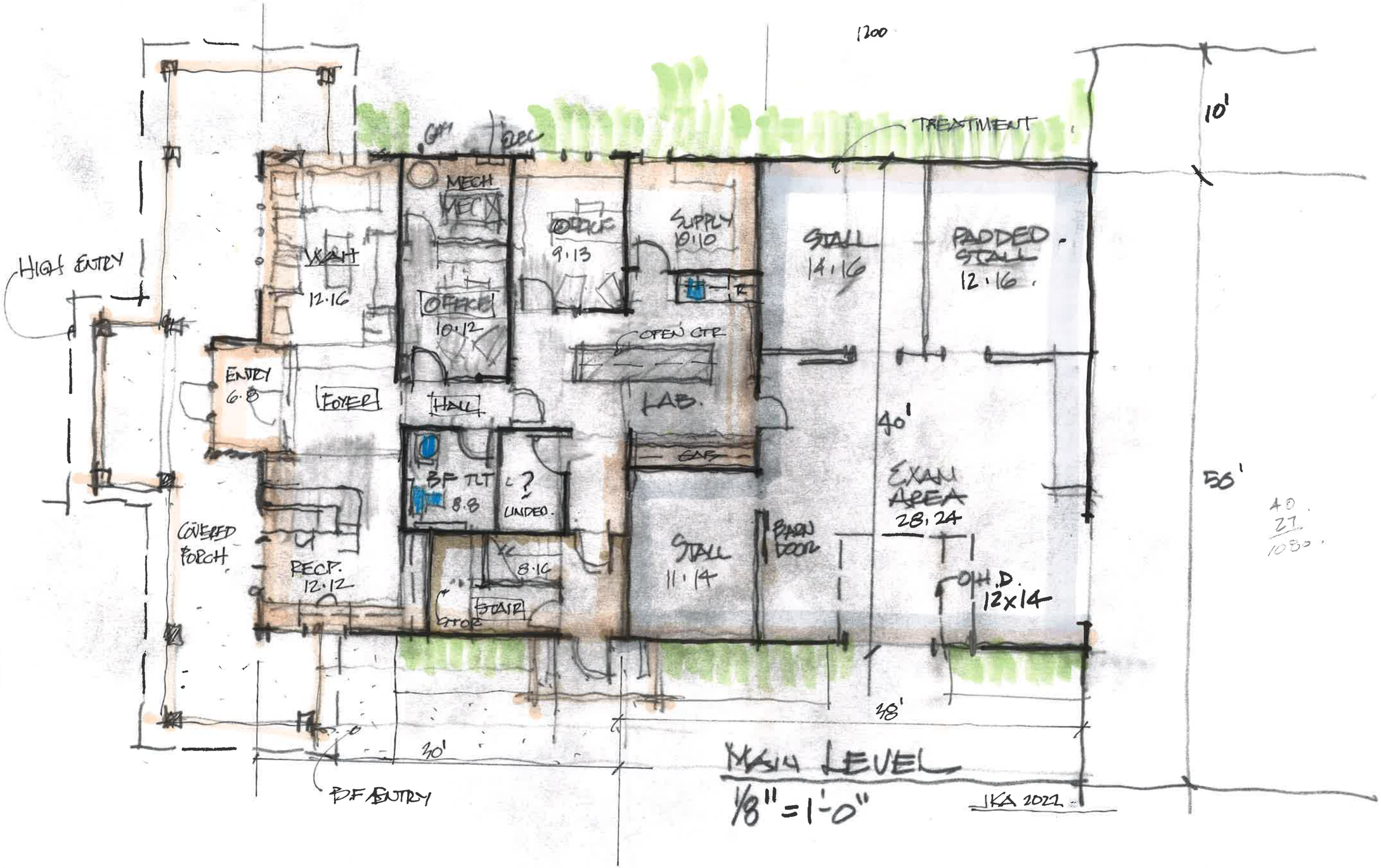
x. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan. Plan prepared and sealed by John Kerridge Architect.

NEW CLINIC FOR
CLASSIC EQUINE
WILLIAMSBURG, MI.

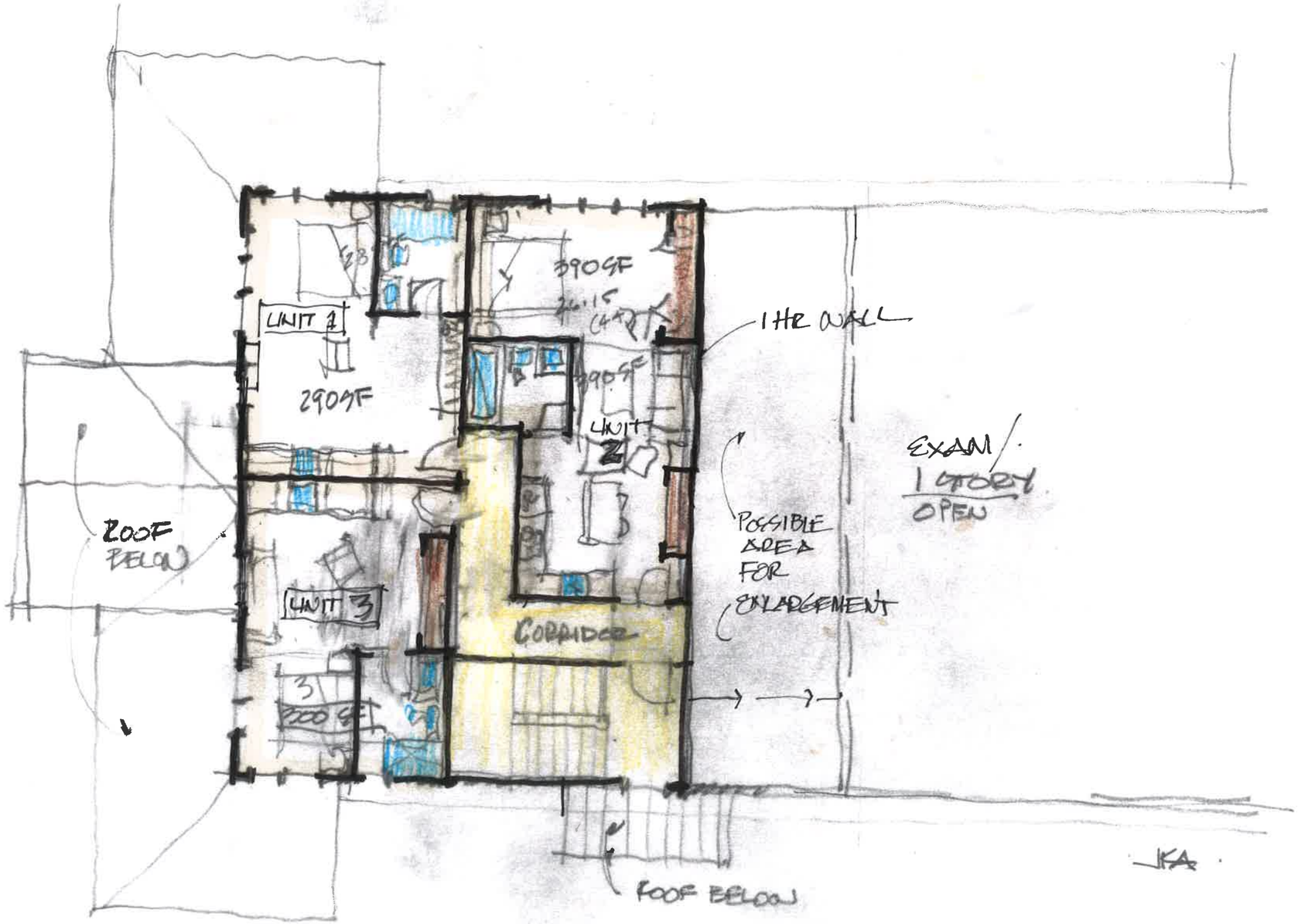
NORTH ELEVATION.

CKA 2022

1.25.22

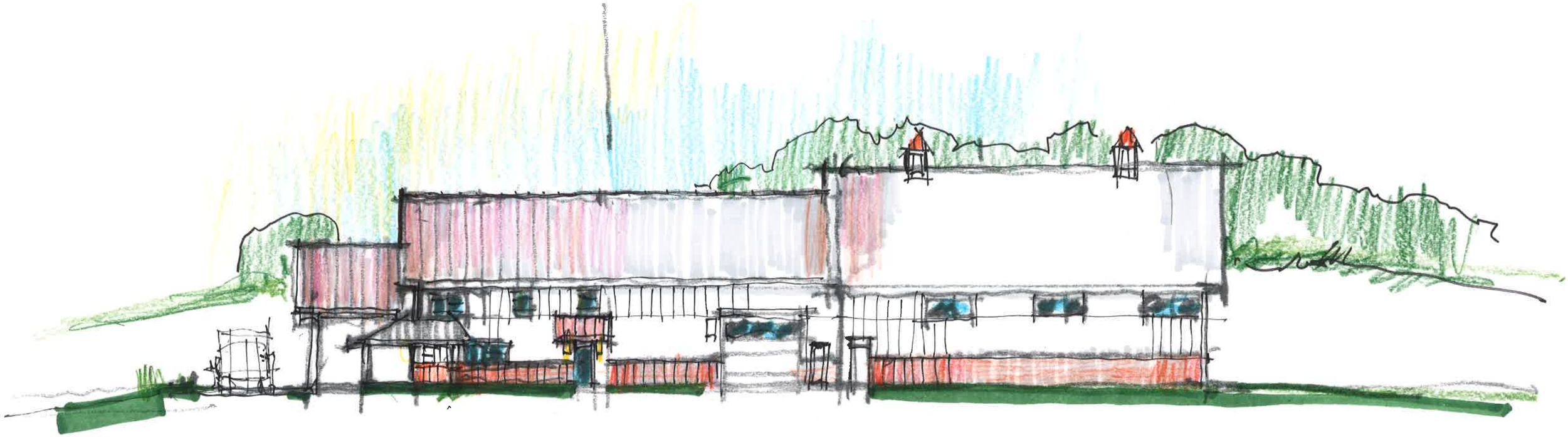

1200
TREATMENT
10'
HIGH ENTRY
MECH
MECH
OFFICE
9.13
SUPPLY
10.10
STALL
14.16
PADDED STALL
12.16
WAIT
12.16
OFFICE
10.12
OPEN CTR
ENTRY
6.8
FOYER
HALL
LAB.
CAB
40'
BF TLT
8.8
UNDED.
EXAM AREA
28.24
COVERED PORCH
RECP.
12.12
STALL
11.14
BARN DOOR
8.16
STOR
STAIR
O.H.D.
12x14
56'
40
27
1080
38'
30'
BF ENTRY
MAIN LEVEL
1/8" = 1'-0"
JKA 2022

3



UPPER LEVEL

1/8" = 1'-0" KA 2012



WEST ELEVATION.

NEW FACILITY FOR:

CLASSIC EQUINE
E. M-72
WILLIAMSBURG, MICHIGAN

SPECIAL USE PERMIT APPLICATION DRAWINGS
MARCH 2022

TAX ID: 13-005-008-20

REVISIONS

012822	OWNER REVIEW 1
021622	S.U.P. APPLICATION –
031022	S.U.P. APPLICATION –

DO NOT SCALE DRAWINGS

PROJECT TEAM

OWNER

CLASSIC EQUINE
KIRK JOHNSON DVM
8925 2 MILE ROAD
ADA, MICHIGAN 49301
616-642-6784

ARCHITECT

JOHN KERRIDGE ARCHITECT PLLC
8140 BEL CHERRIE DR.
TRAVERSE CITY, MICHIGAN 49686
231.620-4200

APPROVAL AGENCIES

BUILDING PLAN REVIEW

GRAND TRAVERSE COUNTY CONSTRUCTION CODE
2650 LAFRANIER ROAD
TRAVERSE CITY, MICHIGAN 49686
231.995.6644

CONSTRUCTION CODE BUILDING INSPECTIONS

GRAND TRAVERSE COUNTY CONSTRUCTION CODE
2650 LAFRANIER ROAD
TRAVERSE CITY, MICHIGAN 49686
231.995.6644

SOIL EROSION PERMITS

GRAND TRAVERSE COUNTY
2650 LAFRANIER ROAD
TRAVERSE CITY, MICHIGAN 49686
231.995.6644

HEALTH DEPARTMENT

GRAND TRAVERSE COUNTY
2650 LAFRANIER ROAD
TRAVERSE CITY, MICHIGAN 49686
231.995.6644

FIRE SAFETY

BRANDON FLYNN – FIRE CHIEF
WHITEWATER TOWNSHIP FIRE DEPARTMENT
8380 OLD M72 PO BOX 9
WILLIAMSBURG, MI. 49690
231-267-5969

BRAD SCHNAIDT
GRAND TRAVERSE COUNTY FIRE PREVENTION BUREAU
TRAVERSE CITY, MI. 49686
231-922-2077

ZONING

WHITEWATER TOWNSHIP
OFFICE OF PLANNING & ZONING
Robert Hall Zoning Adminstrator
5777 VITON ROAD
WILLIAMSBURG, MI 49690
231-267-5141 EXT. 21
zoning@whitewatertownship.org

ZONING AND TAX PARCEL INFORMATION

ZONING : C-1 COMMERCIAL
TAX ID: 13-005-008-20

CODE REVIEW

FOR SPECIAL USE PERMIT

ALL WORK TO COMPLY WITH THE 2015 MICHIGAN BUILDING CODE

GENERAL NOTATIONS:

1. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
2. USE NECESSARY BRACING, SHORING, SHEATHING DURING CONSTRUCTION TO PROPERLY SUPPORT EXCAVATIONS AND FORMWORK.
3. CONCRETE WORK TO CONFORM TO ACI 310.
4. ALL CONCRETE TO BE PLACED ON 6" MIN. COMPACTED GRANULAR FILL
5. ALL WORK TO CONFORM TO THE MICHIGAN RESIDENTIAL CODE 2015.
6. SUBMIT ALL ENGINEERED WOOD TRUSSES AND FLOOR SYSTEMS PRIOR TO ROUGH FRAMING FOR ARCHITECT REVIEW AND APPROVAL.

SHEET INDEX

A0.0	TITLE SHEET
A1.0	EXISTING SITE PLAN
A1.1	SITE PLAN/ S.E.C PLAN
A1.2	LANSCAPE PLANS

ATTACHED:
MAIN LEVEL/UPPER LEVEL FLOOR PLANS
EXTERIOR ELEVATIONS

ALTERNATES:

SHEET NUMBERING

DICIPLINE → A5.4 ← SHEET
↑ DRAWING GROUP

COPY RIGHT 2022 JAK PLLC

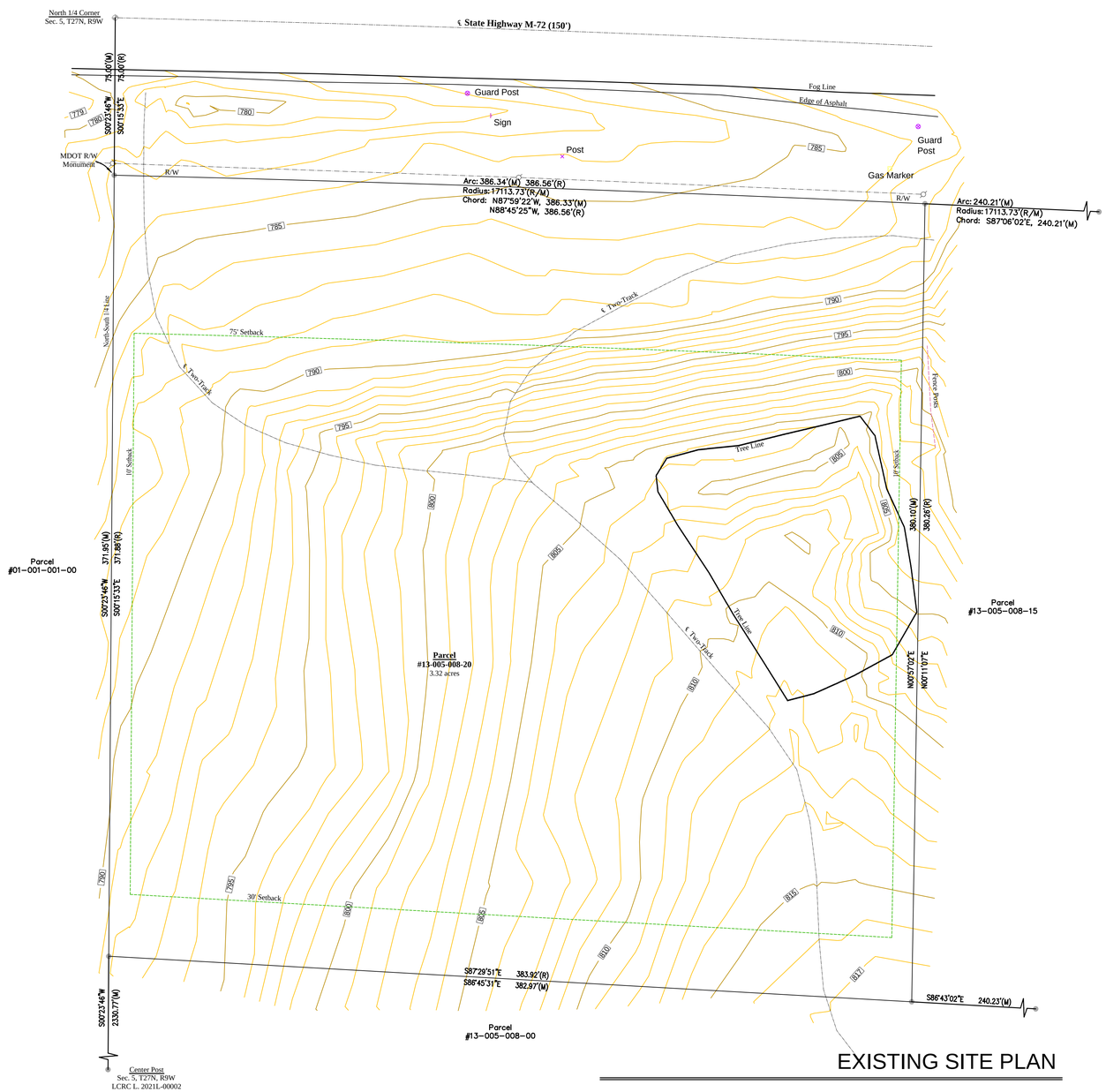
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPAIRED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MICHIGAN

_____
REG.NO 1301035147

ARCHITECT SEAL

SHEET NUMBER:

A0.0



EXISTING SITE PLAN

SITE VICINITY PLAN

SCALE: 1"=30'

0 10 20 30

Contour Interval: 1'
Datum: NAVD88
Bearing Basis: MSPCS Zone 2112

LEGEND

- ○ = Set Iron (set)
- ● = Found Iron
- ⊙ = Found Monument
- (R) = Record
- (M) = Measured
- = Utility Pole
- = Cable Marker
- = Gas Marker
- = Utility Riser
- = Sign
- = Guy Anchor
- = Light Pole
- —— = Overhead Utility Lines
- —— = Underground Gas
- —— = Underground Cable
- —— = Fence

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

DATE	REVISED
12-10-21	PRELIMINARY REVIEW
02-15-22	S.U.P. PRELIM.REVIEW
03-10-22	S.U.P. REVIEW

JOHN KERRIDGE ARCHITECT PLLC
8140 BEL CHERRIE DR.
TRAVERSE CITY, MICHIGAN 49686
T. 231.620-4200
JKPMBK@GMAIL.COM

EXISTING SITE PLAN

CLASSIC EQUINE
E M-72
WILLIAMSBURG, MI.

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM JOHN KERRIDGE ARCHITECT ANY SUCH VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF COPYRIGHT LAWS.
© COPYRIGHT 2021 JKA

DRAWN:	CHECKED:
JK	JK

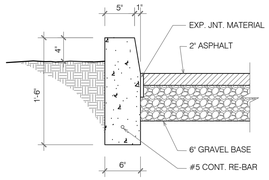
DATE: FEBRUARY 16, 2022

SCALE: 1"=30'

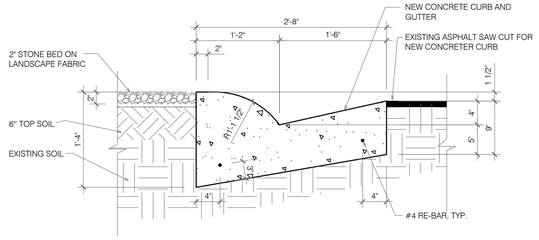
PROPOSED CONCEPT SITE PLAN

SHEET:

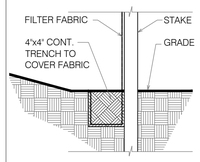
A1.0



3 C1.2 CONCRETE CURB
SCALE 1' = 1'-0"



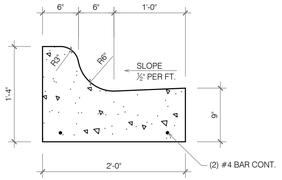
7 C1.7 CURB – ROLL FORM
SCALE 1" = 1'-0"



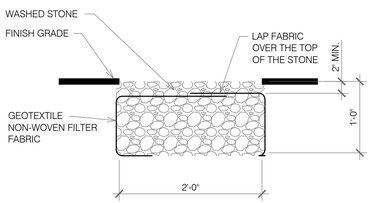
GENERAL NOTES:

1) INSTALL SILT FENCE PRIOR TO EXCAVATION
2) INSTALL ON DOWNSLOPE SIDES OF SITE, PARALLEL TO CONTOUR OF THE LAND
3) EXTEND ENDS UPSLOPE ENOUGH TO ALLOW WATER TO POND BEHIND FENCE
4) BURY 8" OF FABRIC INTO TRENCH
5) LEAVE NO GAPS. INTERTWINE SECTION OF THE SILT FENCE.
6) REMOVE SEDIMENT IF DEPOSITS REACH HALF OF THE FENCE HEIGHT
7) MAINTAIN UNTIL VEGETATION IS ESTABLISHED

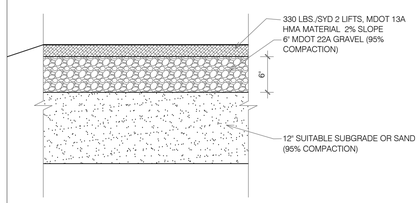
2 C1.2 SILT FENCE DETAIL
SCALE 1' = 1'-0"



10 C1.7 CURB – ROLL FORM
SCALE 1" = 1'-0"



7 C1.3 FRENCH DRAIN (TYP.)
SCALE 1" = 1'-0"



5 C1.2 COUNTY DRIVE PROFILE
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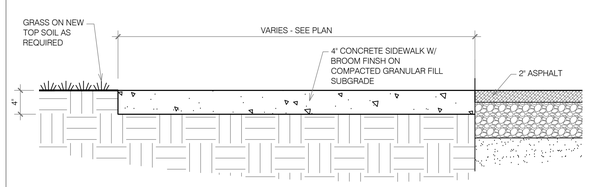
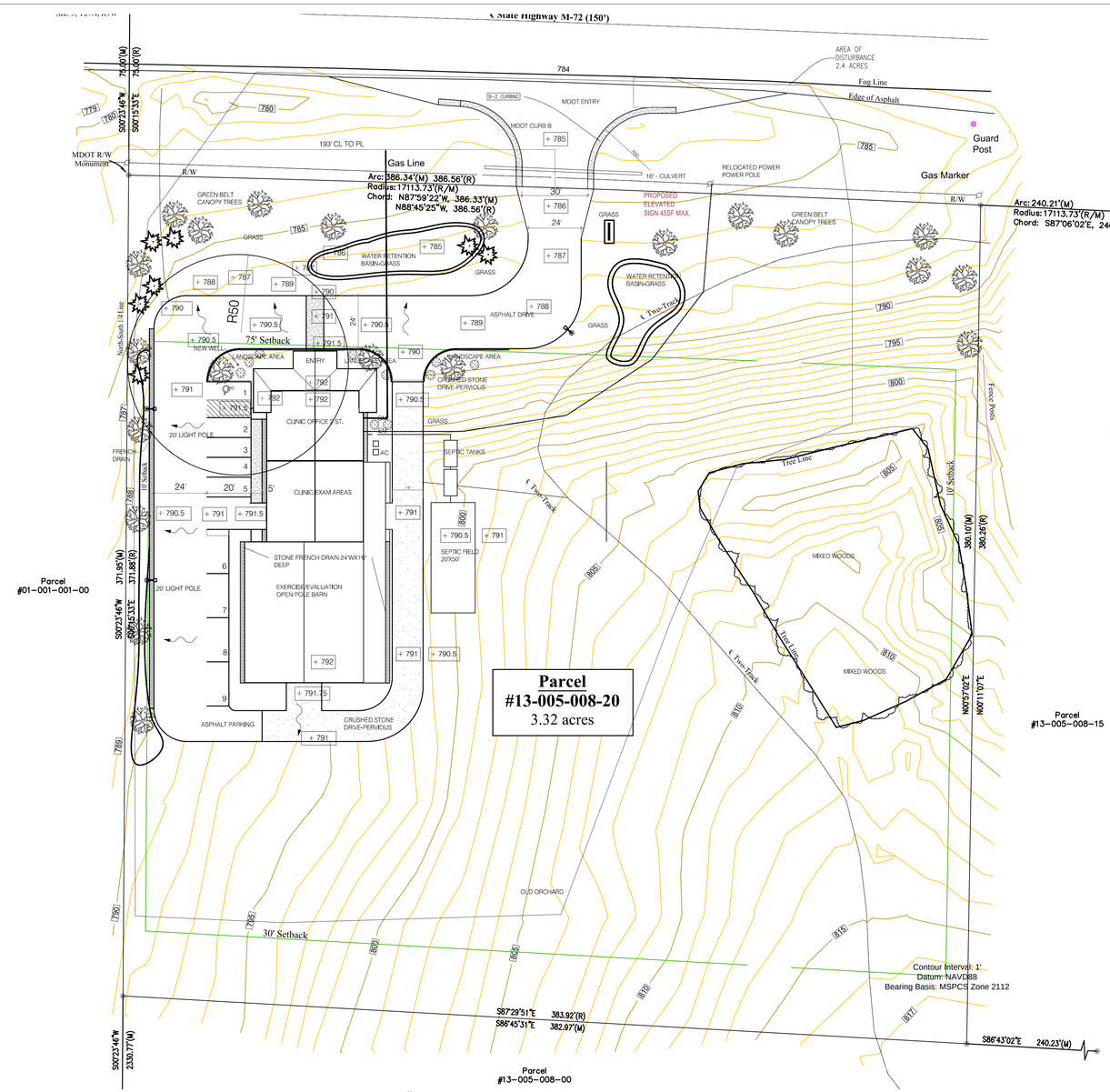


4 C1.2 CONCRETE WALK
SCALE 1' = 1'-0"



WHITEWATER TOWNSHIP ZONING CRITERIA

ZONING		COMMERCIAL C-1
BUILDING SETBACKS:		
FRONT YARD	75'	COMPLIES
SIDE YARD	10'	COMPLIES
REAR YARD	30'	COMPLIES

SPECIAL USE PERMIT : VETERNARY CLINIC / RESIDENTIAL UNITS
PARKING REQUIREMENTS
CLINICS: 1 PER 150 SF OF NET USEABLE AREA
RESIDENTAIL: 1 PER UNIT

SOIL EROSION, SEDIMENTATION AND STORMWATER CONTROL PRACTICES

1. SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS AS PROVIDED BY GRAND TRAVERSE COUNTY SOIL EROSION CONTROL PERMIT
2. SOIL PILES, TEMPORY SEED WITH ANNUAL RYE OR WINTER WHEAT IS RECOMMENED.
3. AFTER ALL STORMS, CLEAN UP ANY SOILS WASHED OFF-SITE.
4. PLACE PLASTIC MESH OR SNOW FENCE BARRIERS AROUND TREES NEAR THE CONSTRUCTION ZONE TO PROTECT.
5. SOIL EROSION FENCING SHALL NOT BE REMOVED UNTIL VEGITAION IS ESTABLISHED.

CONSTRUCTION SCHEDULE

MAY	2022	EXCAVATION - SITE WORK
MAY	2022	BUILDING CONSTRUCTION
JULY	2022	FINAL GRADING/SEED
AUGUST	2022	LANDSCAPING
OCTOBER	2022	BUILDING COMPLETION

GENERAL NOTES

1. THE CONTRACTOR SHALL CALL MISS DIG AT 1-900-482-7171, 72 HOURS BEFOR DIGGING (3 DAYS), FOR THE LOCATION OF UNDERGROUND UTILITIES.

2. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR RECEIVES A "NOTICE OF PROCEED" AND HAS OBTAINED ALL PERMITS.

3. THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIAMTE ONLY: THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONFIMING IF "OTHER UTILITIES", NOT SHOWN ON THE PLANS, EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD "OTHER UTILITIES" EXIST, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWN(S) AND RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS.

N W E S

LEGEND

- ○ = Set Iron (set)
- ● = Found Iron
- ⊙ = Found Monument
- (R) = Record
- (M) = Measured
- = Utility Pole
- = Cable Marker
- = Gas Marker
- = Utility Riser
- = Sign
- = Guy Anchor
- = Light Pole
- —— = Overhead Utility Lines
- —— = Underground Gas
- —— = Underground Cable
- —— = Fence

PROPOSED SITE PLAN

SCALE: 1"=30'
0 10 20 30

MISS DIG
72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG
800-482-7171 (TOLL FREE)

SURVEY PREPARED BY:
GRAND TRAVERSE SURVEYING AND MAPPING
CEDAR, MICHIGAN

DATE REVISED
12-10-21 PRELIMINARY REVIEW
02-15-22 S.U.P. PRELIM.REVIEW
03-10-22 S.U.P. REVIEW

JOHN KERRIDGE ARCHITECT PLLC
8140 BEL CHERRIE DR.
TRAVERSE CITY, MICHIGAN 49686
T. 231.620-4200
JKPMBK@GMAIL.COM

PROPOSED SITE PLAN

CLASSIC EQUINE
E M-72
WILLIAMSBURG, MI.

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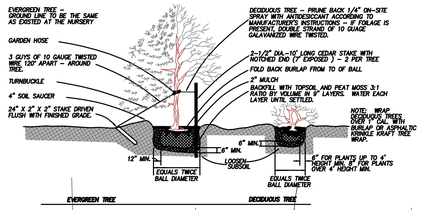
DRAWN:	CHECKED:
JK	JK

DATE: JUNE 20, 2017
SCALE: VARIES
PROPOSED CONCEPT SITE PLAN
SHEET:

A1.1



PLANTING DETAIL - TREES AND SHRUBS

NO SCALE

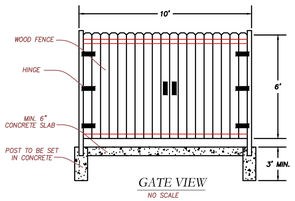
LANDSCAPING

EVERGREENS & CONIFERS
BLUE SPRUCE, BALSAM FIR

CANOPY TREES (MIN. 3" CALIPER)
SUGAR MAPLE
COLUMNAR MAPLE

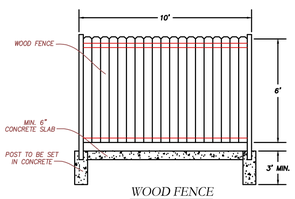
GROUND COVER SHRUBS
GROUND JUNIPER, BURNING BUSH

LARGE SHRUBS
AMERICAN CRANBERRY, HONEYSUCKLI



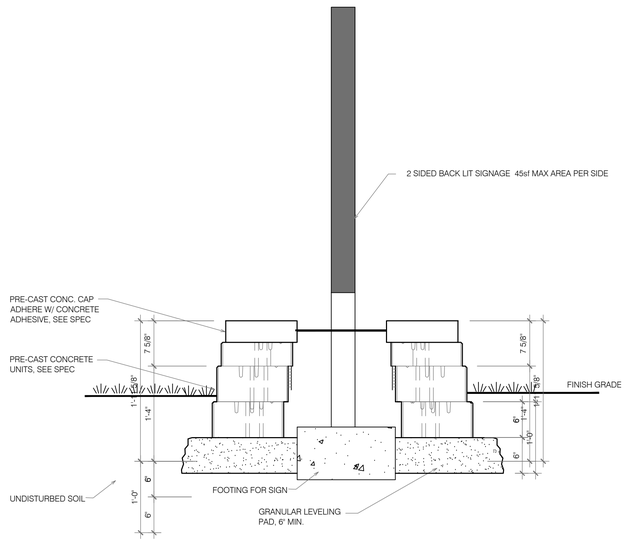
GATE VIEW

NO SCALE



WOOD FENCE DUMPSTER SCREEN DETAIL

NO SCALE



5 C1.7 GROUND MOUNT SIGN

SCALE 1" = 1'-0"

DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.

3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.

4. ALL RETENTION BASINS SHALL HAVE 3 ON 1 SIDE SLOPES. (UNLESS NOTED OTHERWISE)

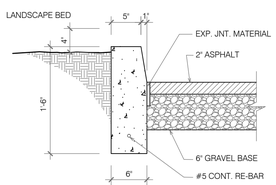
5. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.

6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.

7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

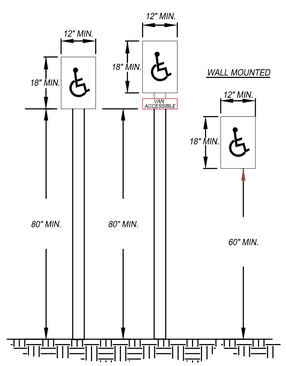
8. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.

9. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.

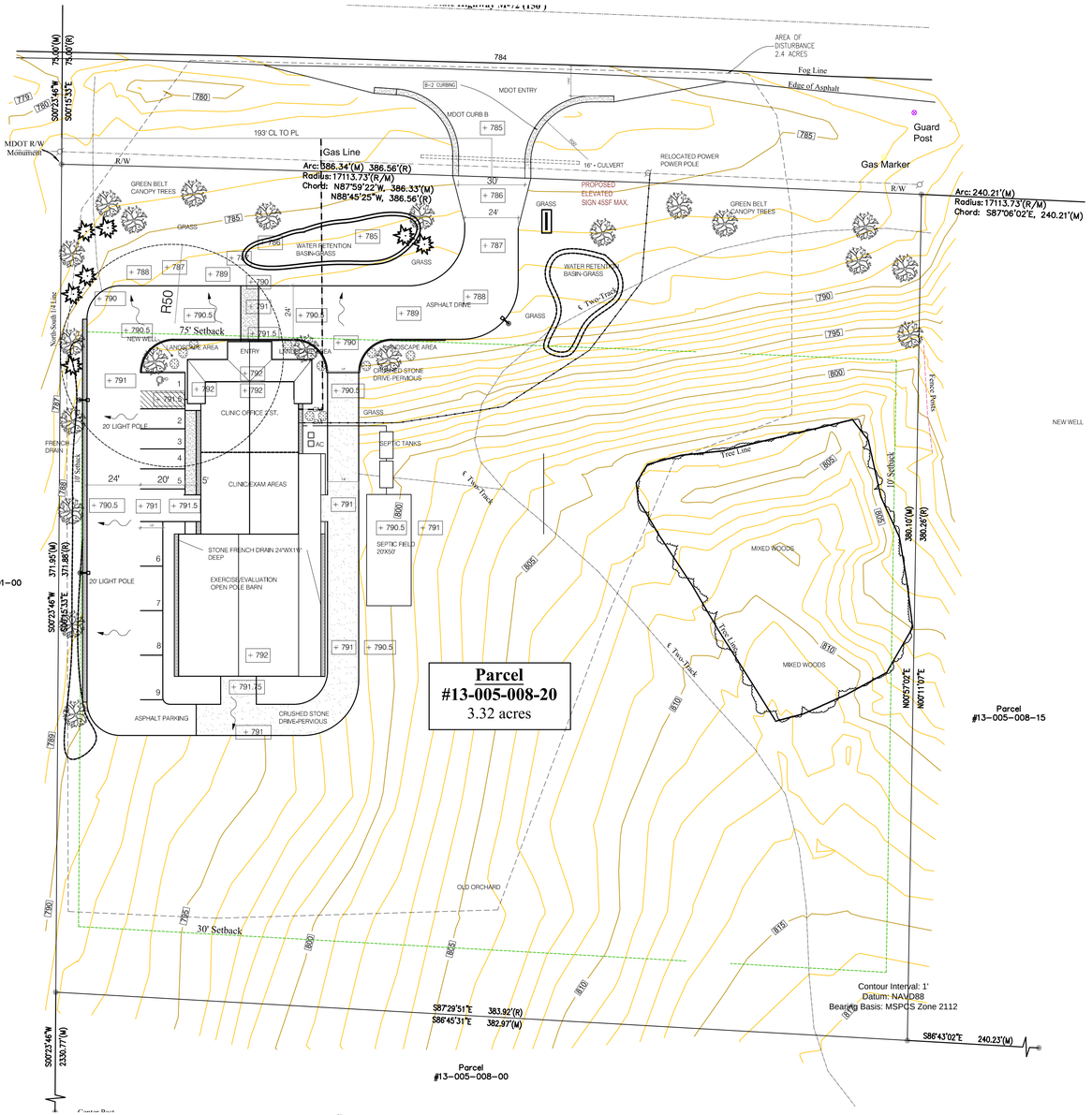


3 C1.2 CONCRETE CURB

SCALE 1" = 1'-0"



BARRIER-FREE SIGNAGE



PROPOSED SITE PLAN

SCALE: 1"=30'

0 10 20 30

LEGEND

PROPOSED LOT LINE
PROPOSED EASEMENT LINE
EXISTING CONTOUR
PROPOSED CONTOUR
DRAINAGE DIRECTION ARROW
EXISTING TREE LINE
PROPOSED RETENTION BASIN
PROPOSED GRADES
PROPOSED WATER LINE
PROPOSED SEWER LINE
EXISTING WATER LINE
EXISTING SEWER LINE
PROPOSED LANDSCAPING
PROPOSED LIGHT POLE

LEGEND

= Set Iron (set)
= Found Iron
= Found Monument
(R) = Record
(M) = Measured
= Utility Pole
= Cable Marker
= Gas Marker
= Utility Riser
= Sign
= Guy Anchor
= Light Pole
= Overhead Utility Lines
= Underground Gas
= Underground Cable
= Fence

MISS DIG

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG

800-482-7171 (TOLL FREE)

SURVEY PREPARED BY:

GRAND TRAVERSE SURVEYING AND MAPPING
CEDAR, MICHIGAN

DATE REVISED
12-10-21 PRELIMINARY REVIEW
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JOHN KERRIDGE ARCHITECT PLLC
8140 BEL CHERRIE DR.
TRAVERSE CITY, MICHIGAN 49686
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JKPMBK@GMAIL.COM

LANDSCAPE PLANS

CLASSIC EQUINE
E M-72
WILLIAMSBURG, MI.

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DRAWN:	CHECKED:
JK	JK

DATE: JUNE 20, 2017

SCALE: VARIES

PROPOSED CONCEPT SITE PLAN

SHEET:

A1.2

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 03/16/22 14:12 by dling

---

Acct #: 2055 Ad #: 582519 Status: New WHOLD

WHITEWATER TOWNSHIP CLERK
CHERYL GOSS
P.O. BOX 159
WILLIAMSBURG MI 49690

Start: 03/20/2022 Stop: 03/20/2022
Times Ord: 1 Times Run: ***
STDAD 3.00 X 4.10 Words: 245
Total STDAD 12.30
Class: 147 LEGALS
Rate: LEGAL Cost: 116.65
Affidavits: 1

Contact:
Phone: (231)267-5141
Fax#:
Email: clerk@whitewatertownship.org
Agency:

Ad Descrpt: LEGAL NOTICE NOTICE OF PU
Given by: EMAIL CHERYL GOSS
P.O. #:
Created: dling 03/16/22 14:08
Last Changed: dling 03/16/22 14:11

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
RE	A	97	W	Sun 03/20/22	1	Sun 03/20/22	SMTWTFS
IN	AIN	97	W	Sun 03/20/22	1	Sun 03/20/22	SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT Printed at 03/16/22 14:12 by dling

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Acct #: 2055 Ad #: 582519 Status: New WHOLD WHOL

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
Whitewater Township Planning Commission

The Whitewater Township Planning Commission will conduct a public hearing at its regular meeting on **APRIL 6, 2022 at 7:00 PM**, at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI, to receive public comment on a proposed special use application.

A request has been received to operate a Veterinary Clinic, Hospital and related kennel facilities in the Commercial zoning district as listed in Article VIII, Section 8.11.L. The request involves the construction of a new building. The property subject to this request is parcel #28-13-005-008-20 located on the south side of E. M-72 at the extreme western boundary of Whitewater Township, Williamsburg, Michigan 49690.

All persons are welcome to attend and will be heard concerning the proposed request. Remote participation through Zoom will be available. A copy of the complete application is available for public viewing at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI 49690, during regular office hours, as well as on the township website.

Written comments will be received until the time of the meeting and should be addressed to the Whitewater Township Planning Commission, Attn: Zoning, P.O. Box 159, Williamsburg, MI 49690.

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township clerk at (231) 267-5141 x24 at least 5 days in advance of the public hearing.

Cheryl A. Goss
Whitewater Township Clerk

March 20, 2022-1T 582519

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
w/ public participation via Zoom
March 2, 2022

Call to Order at 7:01 p.m.
Roll Call: In person: Darrow, Jacobson, Keaton, Mangus, Wroubel
Absent: Dean
Unfilled seats: Township Board Representative

Also in attendance: Zoning Administrator Hall via Zoom and Recording Secretary MacLean

Set / Adjust Agenda: Move New Business items in front of Unfinished Business items

Declaration of Conflict of Interest: None.

Public Comment:
Connie Hymort, 6761 Baggs Rd., opposes the condominium development being reviewed on Baggs Rd.
Vicky Beam, 6847 Baggs Rd., opposes the site condominium project being proposed.
Jacob Foster, 11811 M72, opposes the site condominium project being proposed.
Stacy VanWasshnova, 7400 Hoyles Dr., opposition to the site condominium project being reviewed.
Nikki, 7999 Baggs Rd., opposes the site condominium project being reviewed.
Amy Haskell, 6699 Baggs Rd., opposes the site condominium project being reviewed.
Claire Williams, 7867 Hoyles Dr., regarding the Baggs Rd. project, will there be short term rentals (STR)? Mangus notes that Whitewater Township has no STR zoning.

Public Hearing: Open Public hearing Case #2022-01-SLUP, Site Plan and Special Use Permit at 7:19 p.m.
Parcel # 28-13-004-001-20, 8976 E M-72, Williamsburg, Michigan, 49690, zoned Commercial.
Send Brothers Property, LLC, authorized the applicant, Paige Fowler, and her agent, Bill Crain of Crain Engineering, LLC to submit the application for a change of use – special use. Requested special use is a veterinary clinic as listed in Article VIII, Section 8.11.L as a use permitted by special use permit.
Required notice of public hearing was posted in the Traverse City Record Eagle on February 13, 2022. Required notices were sent out to all property owners within 300' on February 10, 2022.
Staff report, Zoning Administrator presentation: Staff report included in the packet. Topographical survey may be waived by the PC since it is a property already in use.
Staff recommends that the requested special use be approved.
Applicant / Agent presentation: Bill Crain, representing the applicant, the change of use from Sends Feed to Williamsburg Vet Hospital. Minimum changes on the exterior. We are proposing additional trees to meet current landscaping requirements. We have Health Department approval. MDOT has approved drive/entrance. We will be making improvements to the parking lot, including striping, lighting for security and sidewalks to be added.
Will be modifying the interior to meet the needs of a veterinary clinic.

Correspondence: None received
Public comment in favor: None
Public comment opposed: None
Public comment, anyone who has not yet spoken: Via zoom: In our rural area a vet clinic is a wonderful addition to the community.
Close public hearing at 7:29 p.m.

Approval of Minutes:
MOTION by Jacobson, second by Darrow to approve March 2, 2022, meeting minutes.
Roll call: Jacobson-yes; Keaton-yes; Mangus-yes; Wroubel-yes; Darrow-yes; Dean-NA. All in favor. Motion carried.

Correspondence: (Included in packet) MRA information, regarding state application process and instructions for marijuana related businesses.
Reports:
Zoning Administrator Report, Hall: There is development pressure in Whitewater Township. Very important to engage

the public during the Master Plan review process. Permit activity is slow at this time of year. Continue to have multiple inquiries along the M72 corridor.
Chair's Report, Mangus: Welcome Al Keaton, first meeting to join us – thank you.
Township Board Rep,. None assigned.
ZBA Representative,Wroubel: No cases in February.
Committee Reports: None.
Additional Items: None.

New Business before the Unfinished Business (see below).

Unfinished Business:

1. Master Plan (MP) Review: Special meeting, March 11, 2022, 7 p.m., with or without Mr. Grobbel: Master Plan: Go through and present to Grobbel as a group. Want it to be worded in a way we can explain to the public when questions arise. Mean what we say, say what we mean. (Mr. Grobbel will be available on the 11th)
2. Bylaws yearly review: Wording regarding the PC member to the ZBA selection process. Regarding PC membership categories to be included / represented: Change littoral to water front.
   Conflict of interest. Rule of necessity. If it inhibits the functionality of the commission the conflict is over written. Specify the exception in the bylaws – section 6, add line number 4, these guidelines shall be superceded when the "rule of necessity" is invoked.
   Approve with changes as proposed.
   MOTION by Keaton, second by Jacobson to approve the bylaw changes as discussed.
   Roll call vote: Keaton-yes; Mangus-yes; Wroubel-yes; Darrow-yes; Dean-NA; Jacobson-yes. Motion carried.

3. Election of officers: Dean is not up for Vice Chair at this time. Description of position duties. Jacobson nominates Mangus as Chair – Mangus accepts nomination.
   MOTION by Jacobson, second by Wroubel, for Mangus to continue as Chair.
   Roll call vote: Mangus-yes; Wroubel-yes; Darrow-yes; Dean-NA; Jacobson-yes; Keaton-yes. Motion carried.

   Keaton nominates as Vice Chair. Jacobson accepts.
   MOTION by Keaton, second by Darrow, for Jacobson as Vice Chair.
   Roll call vote: Wroubel-yes; Darrow-yes; Dean-NA; Jacobson-yes; Keaton-yes; Mangus-yes. Motion carried.

   Wroubel nominates Keaton as Secretary. Keaton accepts.
   MOTION by Wroubel, second by Darrow for Keaton as Secretary.
   Roll call vote: Darrow-yes; Dean-NA; Jacobson-yes; Keaton-yes; Mangus-yes; Wroubel-yes. Motion carried.

4. Article 25, Special Use Permits guidelines. Discussion: The Board did not put the requested moratorium in.
   Explanation: Site Plan review and Special Use permit in our zoning ordinance are mixed. Site plan review is pretty clear cut. Special use permits are much more extensive / complicated with discretionary options. Does it match with the Master Plan, etc. Special Use and Site Plan review standards are vital.
   Step through the draft provided by Mr. Grobbel. Numbering will have to be adjusted to coincide with the rest of the ordinance.
   Discussion: Consensus to remove the word Treasurer at the bottom of page one.
   Page two okay.
   Page three, detailed site plan as specified . . . include "unless waived or determined to be unnecessary by the PC".
   Utility providers (adjust the number and lettering throughout). Utility providers "as required" or "when deemed necessary".
   Page four and five are okay.
   Page six: Special use: Zoning Administration approval with guidance. Clarity on who is the township representative. Mutual agreement – minor changes may be approved by the ZA, major changes or those out of the scope of the ZA's authority shall be referred to the PC. Shall be signed by the ZA and the applicant.
   Page seven okay,
   Page eight: revocation: verbiage change, in writing for paper trail.
   Page nine okay.

Send to Grobbel for final touches. Make adjustments at the meeting if necessary.
MOTION by Jacobson, second by Keaton, to bring Article 25, Special Use Permits guidelines to a public hearing at the next regular meeting on April 6, 2022, with the proposed changes.
Roll call vote: Mangus-yes; Wroubel-yes; Darrow-yes; Dean-NA; Jacobson-yes; Keaton-yes. Motion carried.
(Public hearing notice needs to go out by the 20th, information to the Clerk as soon as possible.)

5. Article 12, Setbacks and corresponding recommendations. Postpone discussion to next meeting. Please review before the next meeting. Density per acre, campground and apartments. Apartments are allowed, campgrounds are allowed. Cluster development, overall density. Apartments have not been needed to be addressed previously. People can request a zoning change and / or request PUD.

6. Marihuana proposed Zoning Ordinance Amendment #79-Medical. Postpone to April meeting. Will have the proposed draft.

New Business:

1. Public Hearing, Special Use Permit, Veterinary Clinic, Case #2022-01-SLUP, Site Plan and Special Use Permit.
Discussion of appeal: It will be a small animal only clinic. We may come back for potential growth. No boarding or grooming. Monday-Friday. Basic pet care and surgeries. No overnight stays. If animals require overnight care the clinic is partnering with Bay Area Hospital (BAH) where they will be taken if necessary. BAH has 24 hour care available.
Specific bio-hazard waste will be handled via a pickup service.
Looks like a good fit for the property and good for the community. Will be nice to have a local vet. Good fit for the community with minimal change.
The proximity to the road will make it extremely not likely to have escaped animals make it to the highway.
There will be direct entrance doors to exam rooms. Vestibule will be an additional area to corral running animals.
Existing sign will be used and updated.

Zoning Administrator findings of fact stated in the ZA staff report are specifically regarding the site plan, not the special use. 1.) Property is located in the C1-Commercial zoning district of Whitewater Township. 2.) Veterinary clinics, veterinary hospitals and related kennel facilities are listed as special uses in the C1-Commercial zoning district. 3.) Article XXV, Section 25.18 of the Whitewater Township Zoning Ordinance does not allow the Zoning Administrator review for a "special" use. 4.) There is no "minimum" lot size listed for a lot/parcel located in the Commercial zoning district. 5.) The maximum lot width to depth ratio of 4:1 is not exceeded. 6.) This is (more or less) a change of use. 7.) The proposed use is in accordance to the general health, safety and welfare of the community.

Planning Commission Findings of Fact:
1.) Whereas Williamsburg Veterinary Hospital (WVH) meets all requirements of the Whitewater Township zoning ordinance.
2.) Whereas, this facility is supported by the Master Plan in that it is compatible with the surrounding businesses and this community.
3.) Whereas this facility is supported by the Master Plan in that it supports the compact nature of the commercial district.
4.) Whereas this facility is in keeping with the rural character.

Additional provision: No topographical survey needed as there are no alterations to the topography of the property or parking lot. PC feels the need for the survey is not warranted. There will be additional trees added along M72.

Decision: Approve the facility as proposed.

MOTION by Keaton, second by Wroubel to approve Case #2022-01-SLUP to allow the special use as allowed in Article 8.11.L, veterinary clinics, veterinary hospitals and related kennel facilities, based on the stated findings of fact.

DRAFT

Roll Call vote: Darrow-yes; Jacobson-yes; Keaton-yes; Mangus-yes; Wroubel-yes; Dean-NA. Motion carried.

2. Preliminary Site Plan Review – Equine Veterinary Clinic: This will require a public hearing in the future. No one is available. Will postpone until such time that the applicant can be here or they can work with the ZA and go directly to a public hearing.
3. Preliminary Site Plan Review – Site Condo: Hall: The Planning Commission has a tough job balancing property rights and zoning. We are here because the Zoning Ordinance says we need to be here. You will notice site condominiums are permitted in all zoning districts as basic property rights.
   Mansfield Land Use Consultants – Doug Mansfield. On approximately 30 acres they are proposing 22 units/parcels for single family homes. It will be serviced by a private road off Baggs Road. Each site will have their own well and septic. We wanted to let you know what is going on while testing and work is being done. There will be a condo association, bylaws, etc.
   Being addressed: soil analysis is being done, drainage basin, ponds, storm water permit, health department, soil erosion, etc., will all be done and brought forth before the public hearing for your review.
   Mangus recommends early discussions with the fire chief? Encourage you to contact Chief Flynn.
   Is there a concern that there are currently lots and parcels available in the township already?
   Green space? There will be no common elements.
   Is there going to be a buffer zone? Going to maintain the character of the area.
   Please contact Bob Hall if there are any concerns.
   Everyone wants the most use of <u>their</u> land. Everyone around you wants you to not make the most use of your land. If you want to control the property next to you, buy it.
   Recommend the sales pitch includes notification that the property is in the AG district.
   Large lots, beautiful homes across Baggs Road.
   Balancing act between number of lots and the monies it cost to create roads and supply electric and utilities.
   Is anyone considering our Master Plan? Is this allowed by our Master Plan? The Master Plan is a guide, the Zoning Ordinance is the law and the ZO allows for site condominiums.
   There is a lot of confusion when the word condo is used. Site condo is more like a subdivision – residential community with single family homes.
   Does the plan meet the law of the zoning ordinance?
   Will there be another road required by the fire department?
   Reminder that site condo is not a special use. There is a lot that needs to be done and we would be highly amazed if we would see a public hearing.
   Recommend the PC set an escrow fee amount.

   Developer just wanted to let everyone know what is going on and will be back with the completed information.

   MOTION by Jacobson, second by Darrow to set a preliminary escrow fee of $2,500 to be held for, what we will call, the Baggs Road site condo project.
   Roll Call vote: Jacobson-yes; Keaton-yes; Mangus-yes; Wroubel-yes; Dean-NA; Darrow-yes. Motion carried.

   Although it is not a special use, the Planning Commission will hold a public hearing to make a recommendation to the Board. The Board has the final say.

   Land division was a part of the Morrison Orchard that exceeded the width to depth ratio.

Next Regular Meeting is scheduled for April 6, 2022.
Special meeting Friday, March 11, 2022, 7 p.m. Master Plan review.
Next meeting agenda: Article 25 Public Hearing; Article 12, Setbacks and density; MP review; Marihuana ordinances.

<u>Public Comment:</u>
Kate Lett, 7711 Hoyles Drive – disapprove of the proposed subdivision, concerned about the traffic, noise and light.
Commenter: Do the Master Plan goals match up with the project? Reading through part of the Master Plan. Oppose the proposed Baggs Road site plan.
Mangus notes that the Master Plan is a guide. The law is the zoning ordinance. No public hearing is scheduled. Notice will be sent to people who are within 300' of the proposed project when a public hearing is scheduled.

Wroubel – if it does not meet our MP it is not allowed.
Commenter: Opposed to the Baggs Road site plan. Master Plan, rural nature, etc. We do things the right way, keeping it rural. Running water / drainage impact.
Write to the developer, speak with the Zoning Administrator.
Encourage you to contact the developer via the zoning administrator with your concerns.
Commenter: Mr. Copeland said he has a concern about the traffic issue on M72 in regards to the proposed Baggs Road site plan.

Commission Discussion/Comments: Bob: great meeting. Site plan reviews and special uses training.
Mark your calendars for Wednesday, April 20, 5:30 – 8. Wexford county road commission building for specific training on all things site plan review and special uses.
March 10, 1 p.m. webinar regarding Short Term Rentals.
March 22, 12 – 1, attorney client privilege, webinar. Contact the clerk.

Continuing Education: Year in Review.

Adjournment: 9:57 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

DRAFT

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
March 11, 2022

Call to Order at 7:00 p.m.
Roll Call: In person: Darrow, Jacobson, Keaton, Mangus, Wroubel
Absent: Dean
Unfilled seat: Township Board Representative

Also in attendance: Zoning Administrator Hall, Chris Grobbel-Consultant and Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment:
Randy and Sue Mielnik, Wheeler Oaks, here for the Master Plan discussion
Vicki Beam, opposed to the proposed Baggs Road development noting the rural character, noise, lights, etc.
Eileen Cianciolo, 11670 Baggs Road, opposed to the proposed development, noting barriers to put up a horse barn
Denise Peltonen, setbacks, roads/intersections and green zones around developments for rural character
Connie Hymore, 6761 Baggs Road, opposed to the proposed Baggs Road development noting the Master Plan and the zoning ordinance

Mangus notes that the proposed development is very early in the process. Will help people understand that some things are a use by right per state law.

Reports:
Zoning Administrator Report, Hall: None
Chair's Report, Mangus: Dean has formally tendered his resignation from the Planning Commission. He will be missed.
Township Board Representative,vacant: NA
ZBA Representative,Wroubel: None.
Committee Reports: None.
Additional Items: None.

Special Meeting Business:

1. Article 25, Special Use Permit Amendment, draft update: Got the edited copy back from Mr. Grobbel. This item has previously been set for a public hearing in April.
   Presented the updated Site Plan Review so the two items in Article 25 can be handled in one public hearing.
   MOTION by Darrow second by Jacobson to set the Article 25, Site Plan Review / Special Use Permit Amendment, for public hearing at the April 6, 2022, meeting.
   Roll Call: Mangus-yes; Wroubel-yes; Keaton-yes; Darrow-yes; Jacobson-yes

2. Master Plan Review consultation, Grobbel, demographics and transportation comments have been addressed in the new handout. A Master Plan (MP) is a vision of how you would like your community to look It is a 20+ year plan with reviews every five years. Five areas that are required that are missing in your current MP. These are being addressed first, the four that have been presented, economic development plan, blight, demographics, transportation plus the zoning plan – how the MP relates to zoning will be coming. There will be a questionnaire for appointed and elected officials and there will be surveys and public outreach planned with the community. Looking to get an on-line survey on the website next month. We will update the land use map.

   Transportation: The biggest concern he has heard is the Complete Streets concept. All forms of transportation must be considered, per the state requirements. Grobbel has updated the verbiage to meet the recommended comments. These are going to be recommended rather than required, use the word "may" rather than "shall". Mangus would like a chart / map list of roads and road types.

Jacobson has a list of road corrections. These can be presented separately, after the meeting.

(Grobbel indicates this is off topic: The state statute says PUDs and Condominium developments have to be allowed. The township gets to put good rules together. Grobbel notes that he has a presentation he can do regarding this very issue.)

Community Demographics: A couple noted items have been corrected in the handout at this meeting. We have had a significant increase in population. Growth has occurred even since the 2020 census.
Read through and discussion. Census data presented. Mangus notes that it can be difficult to read – do we have to have all of this? Grobbel notes that these are census data definitions for clarity. Do these need to be in here? Yes, if you want people to understand it.
Jacobson notes that some of the information seems intrusive and being available for everyone out on the web. It is noted that all of this is public information on-line and is required to be assembled in a comprehensive way in the MP. That is the question: do we have to have it? Yes – it is in the statute.
Hall notes this is important information for planning, planning for growth, planning for young families, planning for a more senior demographic, etc.
Grobbel notes that you have to do planning if you are going to do zoning and if you are doing planning you have to include demographics.
Jacobson notes that he opposes breaking it down into color/ethnicity. You are a citizen or you are not. Grobbel indicates that this is just census data. Mangus: it covers race but not citizenship. Jacobson notes it should not be about race. Grobbel notes this is just census data from the Federal government. Jacobson: can we word it differently than they word it? Grobbel-no. Mangus: do we have to have an interpretive paragraph or can we simply have the table that provides the data?
Grobbel indicates he has been taken aback by this. Reading through the paragraph – I did not invent the categories; these are census categories.
Jacobson: at the local level of government, we are the strongest at the federal level we are the weakest. Would like to make the changes at the local level and would prefer a statement that we have a diverse community.
Grobbel notes that we do not, at 94.7% white it is not diverse.
Mangus: is it possible to have the intro paragraph state the composition is similar to Grand Traverse County?
Grobbel: that is not a MP I am going to provide and it makes no sense. If you are going to be this strange on race, we are not going to be able to work together on the project. He notes that Italians were not considered white until the 1940's, LatinX people are being considered white – one by one. These are social constructs imposed by the world on us, self-reported to us in the census. This is not the place for discussion of concerns of race and color.
Mangus: it is not that we a have problem with persons of color; it is that we have no problem with persons of color and discussion of racial and ethnic composition. Why are we doing a breakdown and analysis by race?

Grobbel says "wow" and that he will tender his resignation. These statements are things that cause me great concern. This is totally inappropriate. I have a right to stand here and say that, too. He notes that this conversation is problematic, hopes it is recorded.
Jacobson notes that we don't call people French/Americans or Italian/Americans, we don't label them by the color, they are just Americans.
Grobbel: why did you bring this up in the first place? I don't know what this is about. This is just self-reported census data.
Mangus: why do we have to have an interpretation? Why can't we just have the data? The paragraph compares to surrounding areas.
Grobbel: they are words interpreting/describing the table.
Wroubel: I don't understand the point of any of this.

Grobbel left the building at 8:06.

Wroubel notes that this is just data from the census that is required for the MP. I don't understand the argument. It is there. It is data. Leave it alone. This is census data of the US government, period.
Mangus notes the paragraph is interpretation.

Keaton: We have to be able to have a discussion, everyone has an opinion.
Wroubel: It has nothing to do with it. We have a homogenous community.
Jacobson notes that we can encourage them to see that.
Wroubel: we cannot do that in this document. This is what it is, it is the data.
Keaton reiterated needing to be able to ask questions.
Mangus: We have to be able to ask questions. If we cannot ask questions on that one, there is a lot of other stuff that will be a problem.

Mangus asked Hall if there is a problem using the documents that have been received.
Hall indicates that these sections have been paid for.
Mangus notes that we will need to look for someone else to assist with the MP.

Mangus notes that this has to be a Whitewater Township (WT) document. The proposed economic development plan has nothing to do with WT, doesn't mention a single thing that fits WT.
Consensus to continue discussion using this information.
Make it more simple and readable, easy to understand.
Run through and discussion of the charts and verbiage in Community Demographics making changes to the interpretive paragraphs.

Wroubel notes there is no need to change any of this. This is just background and data and it is nothing to do with actual planning. It is background information to be used for planning for the future of the township in making it a more homogenous community. Taking all this time for nothing. No reason for any of this. Don't agree with all of it but it is what the government provided for categories. We can't change it.
Response: we were just asking questions and it is changing the interpretive paragraphs not the actual data.
Wroubel doesn't want anything to do with this. Wroubel quit and indicates he will turn in his computer next week. There was no need for this. We hired an expert and we have lost a very good consultant.
Mangus responds: This is not Chris Grobbel's Master Plan, this is Whitewater Township's Master Plan. He (Grobbel) did a great job addressing the transportation section.
Wroubel says he enjoyed working with the PC but cannot be part of this.
Mangus: I don't think Grobbel understood what we were saying. No one proposed removing data. We have to ask questions.
Discussion continued back and forth.
Wroubel notes that Grobbel indicated that the information has to be in the plan and we should have just left it there, moved on and look at the future.

Mangus asked Wroubel to stay to be able to take public comment and close the meeting with a quorum. Wroubel agrees to stay. [The four remaining would have constituted a quorum]

Hall reiterates what was stated previously, we will have a packed agenda in April. We will have the Classic Equine Veterinary Site Plan on the agenda for a public hearing.

Public Comment:
Randy Mielnik is a professional planner. Don't know how to take the meeting. Data and census are needed to develop the township's planning. Engage the community. Engage the MDOT and the road commission. Big changes to the zoning have to be addressed in the Master Plan.
Vicki Beam: Carl, you are valued, please reconsider resigning. Surprised and shocked by the comments tonight. Township seems to not have a MP and things need to be put on pause. Opposed to the Baggs Road proposed project.
Connie Hymore: opposed to the proposed Baggs Road development. Beside myself by this meeting. This was insane. This is an embarrassment for our community. The gentleman who left was paid for with taxpayer money. You continued with his work and he had no input to answer questions. Makes me question being a part of this community.
Eileen Cianciolo: regardless of the development on Baggs Rd, the way this was handled by people who are supposed to represent the community is absolutely unacceptable. This will be communicated to the rest of the community.
Mr. Haskell: wanted to learn about the process and best way to engage with it. As a committee I don't think you will be

able to engage with the community. Think about how you can do better.

Commission Discussion/Comments: Mangus: none of us anticipated the meeting going like this. We have to be able to discuss and question the interpretation of the data. I ask for leniency from the public. The PC is made up of many new members / citizen planners. Everyone is learning.
Jacobson: have to be able to ask questions.
Keaton: the professionals know what has to be in there, we ask questions because we don't know the answers.

Vicki Beam: the comment that the PC is learning reiterates that there needs to be a pause.

Next Regular Meeting is scheduled for April 6, 2022.
Agenda: Public hearings on Article 25 and Classic Equine Veterinary Site Plan; add setbacks and if time allows the zoning map and marihuana zoning ordinance.

Adjournment: 9:05 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

DRAFT

From: **Mindy Gallagher** <gallagherjm5@gmail.com>
Date: Fri, Mar 11, 2022 at 7:56 AM
Subject: Baggs Road Condominiums
To: Zoning Administrator <zoning@whitewatertownship.org>
Cc: <supervisor@whitewatertownship.org>, <clerk@whitewatertownship.org>, Ardella M Benak <treasurer@whitewatertownship.org>, <heidivyourtrustee@gmail.com>

As a resident of Baggs Road I would like to express my concerns over the proposed Condominium Development on Baggs Road.

We purchased our home on Baggs Road because of its beautiful rural surroundings. Consequently we are extremely disappointed to hear about the potential destruction of our rural landscape.

But more importantly, we are concerned with the safety aspects of such a development.

Come to boat launch on Baggs Road on any beautiful summer weekend, and you will find the mile or so before and after the boat launch (Baggs Rd and Lakeside Trail) are almost impassable due to the large numbers of cars, trucks and boat trailers parked along the road. Passing in a vehicle is unsafe, not to mention people walking, biking or walking their dogs. It is already a hazard, the boat launch is overcrowded and can not handle more traffic.

In discussions with neighbors and listening to the people who spoke at the public comment phase, it is quite clear that this development will absolutely NOT be compatible with preserving the rural character of Whitewater Township.

"The Whitewater Master Plan, 2015, states only four (4) few goals for the township. One of these important goals, Goal # 2 is dedicated solely, as stated, to **"Preserve Whitewater Townships Rural Character". "**

How is this development in line with our rural character? What will the traffic impact be? How will it affect the environment? What will the impact be on Lake Skegemog?

Please explain the positives this will bring to the Rural Character of our community.

Please let the developer know that the residents are strongly opposed to this development.

Mindy and James Gallagher
7900 Baggs Road NW

Pate Talisman <advertisers.junk.others@gmail.com>
To:pc4@whitewatertownship.org,Kim Mangus,pc2@whitewatertownship.org
Mon, Mar 14 at 5:13 PM
Dear PC Commissioners,

If you could pass on to the other P C members.

Setbacks:
Please consider the following:
In order to maintain a rural character in our township:

1) Use setbacks for example, around a housing development which has less than a minimum lot size of 5 acres. Request a 30-40 easement around the condominium plat or subdivision or PUD which is to be maintained as trees, walking paths or used for buried electrical power or gas lines.
In addition, this green zone could connect to a wildlife corridor for deer, fox, and other wildlife to migrate. Farmers are putting up 10-12 foot perimeter fencing around crops forcing the wildlife out of past trail areas and onto other lands. The wildlife need a corridor to the state owned lands where they can breed and live. We need to concentrate on these corridors before the development, not afterwards, when options are limited or nonexistent. Have a map of the corridors in the zoning overlay. These corridors could be located in harder to develop topographies with drainage areas and gullies but it needs to be a connected corridor to the state lands, not a dead end street.

2). Marijuana ordinances. Make it a zoning ordinance to have the marijuana processors in the industrial zone, not Ag/Industrial. If you have to enlarge the industrial zone, do so. With grower permits, require setbacks of 500 feet from the owners parcel property line, not the nearest existing neighbors building structures. If the farmer has the right to grow, the crops should be closer to their residence than the neighbors in experiencing the side effects because they are the ones making a profit. Require a green zone around the building with the employee parking spaces on the side of the building or behind the road so there isn't the appearance of a parking lot in the front yard.
77 ag parcels in the township, according to GT county Equalization report dated 4/13/ 2021, 120 permits to be issued by Whitewater Township. Even with stacking permits, there will be a huge change in the township. Why do we need to start with so many?

Remember marijuana has been a crop for decades that has been grown, harvested, packaged, and distributed under the radar, just use the historical template. No need for a neighbor to even know what is happening next door.

3) Hemp is going to migrate to the MRA in June. New name Cannabis Regulatory Agency effective April 13, 2022. One change is permit fees to drop from $6,000 to $3000 in 2023.
Many changes are occurring and someone will need to track all the updates. Not sure what regs will effect hemp growers but needs to be monitored.

FULL DISCLOSURE BY COMMISSION MEMBERS: Please reduce any question of

conflict of interest by not becoming a member of a cannabis processor or grower business or a related family member until you resign from your position. It will not go undetected by your friends and neighbors resulting in uncomfortable public comments. This is applicable mostly in the master planning and zoning ordinance stage of this new industry of growing and selling marijuana legally. This would not be a concern if you publicly traded stock in a marijuana corporation.

Sincerely,
D Peltonen

Avery Excavating <kyriegle@gmail.com>
To:pc4@whitewatertownship.org,pc1@whitewatertownship.org,pc5@whitewatertownship.org,pc2@whitewatertownship.org
Thu, Mar 10 at 3:35 PM

To all who it concerns.

My name is Kyle Riegle. I grew up in the community and live and work throughout the region.

I don't think the condo complex proposed off of Baggs road is a good Idea. Im all for growth and development of the region and area but Condo's in that particular area just don't fit.

Ive only heard 'hearsay' regard the regulations/laws of what can happen and it sounds like the overall zoning master plan can put a stop to this development.
It also sounds like the zoning rules will allow such a eyesore move forward.
I've heard from many people building in the area that some things are allowed and others are not.

My view is that these condos should not be allowed. That area should be kept as rural property in 5 acres lots or more.
I appreciate your time and hope this can be resolved for all of the community.
Thank you
Kyle Riegle.
--
Live Inspired.

MARK RICKEY <merickey@msn.com>
To:zoning@whitewatertownship.org,pc4@whitewatertownship.org
Thu, Mar 10 at 8:45 PM

I would like to express my concerns about the proposed condominium project at Baggs Rd and M-72. We moved to our home on Hoiles Dr from Colorado in 2018 and I retired the following year. We've enjoyed lake life and the rural setting.

Please forward this note to the developer.

While I consider myself a pro-growth individual, I have some concerns about the project mentioned above. Since moving to our home, there are regular examples of people driving east on M-72 and attempting to turn left onto Baggs. As you likely know, a few hundred yards further east on M-72 the road narrows into one lane. This is important to recognize because, quite often, vehicles heading east that are in the passing lane are driving very fast and sometimes are counting on the driver ahead of them (who has their left turn signal on) to turn left onto Baggs. When the "turning driver" doesn't feel it's safe to turn left, and looks into their rear-view mirror, they sometimes need to abruptly press on their gas pedal so as not to be rear-ended. This situation has happened to my wife and me a couple times as well as others in our neighborhood. The downhill nature of M-72 heading east at this location makes this particularly dangerous. Adding more residential units of the magnitude of the condominium project will make the situation worse.

The enlarging of the boat ramp on Lakeside Trail a year or so ago has magnified the issue of greater traffic. On any given weekend, it's not unusual to have 50+ vehicles parked on this street in addition to the jammed parking at the boat ramp. More traffic caused by the proposed condo proposal will likely spread additional parked vehicles onto Hoiles Drive. Soon, I'll feel like we live back in Detroit, Chicago, or Seattle. This situation is hardly fair, as it will have an obvious adverse effect on the value of our home. Drivers have noticeably been driving faster on Baggs Rd since we moved there. More traffic, people driving faster on Baggs, and local residents walking on Baggs Rd is a recipe for disaster.

One way to potentially mitigate some of the above is to address the access to the proposed condominium project. I assume there is a fire hazard plan that needs to be considered with the project, regarding more than one avenue to enter and exit the project's parking lot. Could there be a separate entrance/exit directly to/from Baggs Road? Could a round-about be considered at the Baggs/M-72 intersection or, better yet, at the Skegemog Point Rd/M-72 intersection (before the road begins its descent at Baggs Rd?

Another primary concern is flooding. Since moving to our home, I have been educated by the longtime homeowners about flooding concerns for those who live on the lake. Sure enough, to address the issue at our home that had water in the crawl space, I had to dig 200 feet of drain tile to address it. The drainage plan along Baggs Rd that feeds into the ditches on Hoiles and Lakeside Trail is not working like it should. Because of that, the water heads in a more direct path to the lake, and our homes are right in the way of the water. By building the condo

complex, the water run-off will create more issues. I imagine that no one will ever admit that it could be an issue, but as we all know, water runs downhill and it will be headed for our lakeside homes.

I am opposed to the development of this project. Like most projects, I assume this is going to be just the first phase, so it will only get worse.

Thank you for taking the time to consider my concerns. Would you please add me to the mailing list as I only know about these meetings through word-of-mouth at this time.

Mark Rickey
merickey@msn.com
231-676-8276
7950 Hoiles Dr NW
Williamsburg, MI 49690

Linda Slopsema <lindaslopsema@gmail.com>
To: Kim Mangus
Fri, Mar 11 at 10:33 AM
you may find this helpful info when working on your marijuana ordinance.

I only looked at pg 15 - there may be more in there of use to you.

Linda Slopsema
lindaslopsema@gmail.com
517-614-4887 (cell)

https://www.gtcountymi.gov/DocumentCenter/View/16403/2021-Equalization-Report---Final?bidId=

From: John Freeman
Date: March 4, 2022
Subject: Baggs Road Condominiums

I attended the recent public comment meeting on March 3rd via zoom but I was not able to locate the "raise your hand" icon fast enough. My inexperience, with zoom meeting skills, was the culprit. In any event, I would have spoken in opposition to the proposed condominium development on Baggs Road. The following are my comments and questions.

1. The Whitewater Master Plan, 2015, states only four (4) few goals for the township. One of these important goals, Goal # 2 is dedicated solely, as stated, to **"Preserve Whitewater Townships Rural Character".** Can you please explain how the proposed Condominium Development for Baggs Road by an entity from Grand Rapids, MI., preserves the rural character of the area?
2. If you agree with every single person who spoke at the public comment phase that this development will absolutely NOT be compatible with preserving the rural character then what power does the township have to prevent this encroachment and truly represent the spirit of the rural community?
3. If you have **no** power to make decisions that prevent the beginning of the townships dribble into a Grand Rapids like suburban sprawl, then should the goal of preserving the rural character be deleted from the Master Plan because there is no real meat behind the language and no intention of doing what it takes to accomplish the goal?
4. The Whitewater Townships Zoning Ordinance Article XXXI states in its subsections that **"The purpose of a Planned Unit Development (PUD)…..is to maintain the rural landscape"**. It further states that **"Conventional Developments are those that are not PUD's….The township discourages this type of development where it may detract from the …..rural landscape."** So is this development proposing to be a PUD? If not, then it certainly must not be interested in conforming to one of the only 4 goals the community has adopted. No?
5. Recently, a many generation local family farm, directly across the street from this proposed subdivision, had the foresight to obtain a Conservation Easement to protect the magnificent Baggs Road view-shed of the Skegemog Valley. A view that all of us will continue to enjoy, as that parcel can never be developed. Unfortunately, if the condominium project is approved, then not only is the rural landscape of Whitewater Township compromised but the effect clearly will diminish this beautiful family gift. This family, I might add, were relatives of the FIRST white settlers in that county. Additionally, I have seen historical maps showing that the ancient Native American "Saginaw Trail" came right through this area to the Skegemog Point Samels Farm. As you know, a very ancient, 10,000 year old, documented site. Where is the protection for areas of historical significance in this proposed urban sprawl-like development? Protecting

historical areas is another very honorable objective stated in the Townships Goals and Ordinances that would be violated.

6. Has there been any soil testing of this proposed Condominium property, zoned A-1 farmland for toxins. For example, arsenic was commonly used on farms and orchards. If found, will the parts per million (ppm) meet current safety recommendations for children, pets, and adults?
7. How will the quality of life that the "Goals and Ordinances" are meant to enhance for the rural residents who already struggle to find parking spaces at the local boat launch via Baggs Road be affected? Of course, these new condominium residents will be making it even more difficult for the long time local families to enjoy their multi-generational lake access heritage.

I know that some of you may feel the same way that all of those who spoke at the recent "public comment" meeting. And, you may also feel that your hands will be tied because of this or that precedent or lack of more fully prohibitive language, etc, etc, etc. Somehow, the notion that a Developer from Grand Rapids ends up with more rights to pursue their happiness than the already existing residents have to maintain their own quality of life is, well, saddening. That notion is, in my opinion, the opposite of the Townships own stated goal.

Thank you for your valuable time and past contributions to your townships well being. It’s a difficult job.

Derek VanSolkema

Baggs Partners LLC

53 Easthampton Ct NE

Grand Rapids, MI 49546

Mr. VanSolkema,

We have lived down Baggs Rd for 13 years. We have seen development occur down the road. We are not opposed to responsible development that maintains the rural landscape. We are quite opposed to your plans to put in a 22 lot site condo development in this area. The plans put forth do not fit with the character of the area. The rural character of the area is maintained by what is planned by the new land purchasers of the rest of the Morrison Farm. They have 5-40 acre plots with plans for a single family home or horse barn. Very rural. Very low density housing. Very considerate of their neighbors. In the past we have donated significant funds to support the Grand Traverse Regional Land Conservancy as they secured a conservation easement for the Copeland farm on the east side of Baggs Road and we understand other Copeland family members have also put their large land holdings along Baggs Road into conservatorship as a very direct way of maintaining the views and rural nature of the area.

What Baggs Partners is proposing will greatly disrupt the character of the area. 22 homesites will significantly increase traffic on the road, both at the M72 intersection as well as down the road to the boat launch. I would ask that the proposed development be tasked with adding a left turn lane from eastbound M72 turning on to Baggs. Despite slowing down and putting on our blinker on M72 as we come down that hill from the west there have been anxious close calls as we wait for westbound traffic to clear before turning onto Baggs. Turning east out of Baggs on to M72 will be considerably more challenging with the addition of 22 home sites and attendant vehicles as well. Despite a recent paving and enlargement of the parking area at the DNR boat launch, there are many summer days with dozens of vehicles/trailers parked on Baggs and Lakeside Trail. Adding this many more local residents using the boat launch will only make this more of a problem for the residents in that area, ourselves included. With the additional traffic, taking a neighborhood walk along Baggs Road will be more dangerous and challenging for the residents.

We understand that it was stated at the March 2 Planning Commission meeting that there are no plans in place for green zones to encompass the proposed condo development. To make things worse, the proposed plans would entail removal of a large number of trees on the property! Not neighbor friendly at all. Not “maintain(ing) the rural landscape” as indicated in the Whitewater Township Master Plan. We do not want to look at all of the buildings. We do not want to see all of the light pollution affect our dark skies.

Adding rainwater runoff to the low areas of the surrounding parcels is an added concern. Already, even with the trees and vegetation there are times of the year where there is flowing water to the north. Adding

roads, driveways and roofs in a relatively high density subdivision will amplify this effect. There should be no water flow from this development to the surrounding properties.

If the township allows this condo development to proceed I can only request you, as the developer, institute the following as a good neighbor and supporter of the land and environment:

1. Implement left turn lanes into and out of Baggs Road as a requirement of the developer.
2. Outlaw short term rentals as part of the condo association rules.
3. Increase lot sizes to 3-5 acres to decrease population density, drainage issues and the need to remove trees
4. Strict light pollution protocols in the plan and condo association rules
5. Mandated green belt to encompass the development for the aesthetics as well as the view of the neighbors

Sincerely,

Tom and Shelle McElwee

8016 Lakeside Trail

Williamsburg, MI 49690

To all whom this may concern,

As we're looking at the progression of things and how the dates line up at this time, we have some questions for all of you to consider.

As you've continued to listen to the community, the dates for applications permits have continually been pushed out. That says something. Now, the new application date is just over 8 weeks before the entire community will actually have their first opportunity to VOTE on this. When I asked Ron, quite some time ago, what the big deal was about waiting for a vote for the entirety of the township community to cast their vote on industrial/commercial scale marihuana manufacturing in our small farming community, I was basically told it was about timing and money.

As we said in our last letter:
The members of the Whitewater Twp. Government have been spending Our money—and lots of it, without our permission—on an issue that ALL have not been allowed to have a say in as a whole. Currently with the dates set out in front of us, there are literally 47 days between 'application acceptance' and an actual vote of the people who are paying for all of this… and will live with all of the affects. Really, what is this all about?

You have one entity already suing the rest of their own community over this. What's to stop other community members from suing the Township over the facts of spending our money, on an issue that was not waited for in order for all who pay the bills to have a say?

Setbacks: They need to be FURTHER AWAY from people's homes. 100-300 ft is nothing.

The quantity and placement of the marijuana grow and process locations: This part needs to be scaled back if indeed the people vote to allow it. Consider the size of our community and the land that is NOT allowed to be involved (RC district) and revise it to a more reasonable number like Acme Township has. Keep it out of our rural landscape and within the manufacturing/industrial/commercial areas. We know from personal experience, having something like this outside those required areas, makes it virtually impossible to effectively monitor; a nightmare many of us have already lived through, in the making. This doesn't even begin to touch on the very real possible water aquifer issues that could impact our community as well as other environmental risks.

Last point:
In my researched, I found this article:
https://www.bridgemi.com/business-watch/marijuana-prices-plummet-michigan-customers-are-happy-farmers-worried

It appears to shed some light on the future. At the very least it seems prudent to carefully read through it in order to protect everyone, including the farmer who is suing the community. Here is an excerpt from it:

>> "When you see larger (growers) coming in and growing thousands of square foot of product, (then) releasing it for lower prices, it forces everyone else to fall in line behind that price," Palmatier said.

"The smaller guys can't compete at that price level and they're not going to find that out till it's too late. So, they might end up shutting down."

Palmatier is concerned that when smaller grow operations shut down, large companies will raise their prices when the price bottoms out and limit the market. "Eventually, I think we will see fewer options at higher prices from these larger companies," Palmatier said.<<

All things considered; we believe it behooves all of us not to push things. And for the sake of our beautiful community, it is your job as Commissioners, not only to carefully watch things unfold in areas that have already been doing this, but continue to do plenty of research in this regard. Last and most important, it is imperative to push the permit applications date of 6-16-2022, beyond the August 2, 2022 Vote date. It makes logical sense.

Denny and Jan Fox
10423 Elk Lake Rd
Williamsburg, MI

Mrs. Mangus,

Sorry for what may be a dumb question.

I was wondering what is all the urgency driving the Master Plan rewrite? My understanding of the Master Plan, it is for information/guidance purposes.

I have to admit, I just read the 2015 Master Plan and found it very informative. I failed to see referral on how the Township is to be managed.

Not to be a martyr, I see no value of including consultant editorials on census data.

Feel free to share my thoughts.

Regards,

John Nolan

TO THE ADMINISTRATION OF WHITEWATER TOWNSHIP: KIM MANGUS, COMMISSION MEMBERS, AND RON POPP

I AM WRITING THIS EMAIL IN LIEU OF BEING PRESENT FOR THE MEETING ON 4/12/22
I AM OPPOSED TO THE PROPOSED CONDO DEVELOPMENT FOR THE FOLLOWING REASONS:
1.INCREASED POLLUTION TO THE AIR , NOISE AND WATER
2.A MASSIVE DEVELOPMENT HAS NO PLACE IN A RURAL AGRICULTURAL SETTING
3.WITH 30 NEW HOMES THE WATER POLLUTION POTENTIAL INCREASES,INCREASED SEPTIC LOSS OF TREES-- OUR FRESH WATER IS AT RISK FROM RUNOFF FROM DEVELOPED FARMLAND
4. NIGHT LIGHT LEVELS WILL BE INCREASED CHANGING THE ENVIRONMENT AND ECOSYSTEM
5. TRAFFIC ON BAGGS ROAD WILL BE INCREASED
6. THIRTY MORE FAMILIES WILL INCREASE BOAT TRAFFIC AT THE LAUNCH WHICH IS ALREADY OVER CROWDED NO DOUBT PARKING ON THE ROAD
7. **THERE IS WORD THAT ONE OF THE BOARD MEMBERS HAS PROPERTY IN THE TOWNSHIP THAT IF THIS DEVELOPMENT WERE ALLOWED TO PROCEED THEY COULD FOLLOW THE COURSE AND THE RURAL TOWNSHIP WOULD NO LONGER BE AS IT IS CURRENTLY.**

FINALLY I QUESTION THE LEGALITY OF THIS WITH THE ORDINANCES IN PLACE

PLEASE NO CONDOS!

SINCERELY,
RICHARD SINGER M.D. 8644 SKEGEMOG POINT ROAD
248-3439253

Draft Zoning Ordinance Amendment 12-3-21 to 4-6-22

Color Code: **Black** = original **Red** = Needs review or evaluation **Blue** = Suggested New or Notes

WHITEWATER TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

Whitewater Township Zoning Ordinance, Township Ordinance #6, effective December 23, 1972, as amended

Whitewater Township ordains:

Part I: The Whitewater Township Zoning Ordinance is hereby amended by replacing Article 12, BUILDING SIZES AND YARD REQUIREMENTS with the following:

ARTICLE XII

BUILDING SIZES AND YARD REQUIREMENTS

12.00 BUILDING SIZES AND YARD REQUIREMENTS

12.10 BUILDING SIZES

A. Each Dwelling or other main building excepting itinerant labor housing quarters, hereafter erected in any district shall have a permanent foundation and a minimum of seven hundred (700) square feet of floor space, not including breezeways, porches, and garages.

B. The floor area of a mobile home shall be that stated as the manufacturer's declared measurements.

C. Campground cabins shall not exceed six hundred and fifty (650) square feet including covered porches.

D. All structures, lots, and structure setbacks from property lines shall comply with the regulations established in Article XII of this Ordinance, unless specifically exempted elsewhere in this Ordinance.

12.11 Residential Districts

District	Use	Minimum Lot Width	Minimum Lot Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Additional Standards

R1		100’	20,000	30’	15’	30’	
R2	Single family	100’	12,000	30’	15’	30’	
	Two Family	120’	22,000	30’	15’	30’	
R3		120’	11,000 Per Dwelling	30’	15’	30’	See 12.17.F

12.12 Agricultural and Recreation

District	Use	Minimum Lot Width	Minimum Lot Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Additional Standards
Ag	General	200’	40,000	30’	15’	30’	
	Commercial Campground		40 acre min	100’	100’	100’	Limit of 8 campsites per acre. Limit of 2 cabins per acre.
Determine max # of campsites per acre. Determine max # of cabins per acre.							
RC	General	100’	5 acres	30’	15’	30’	
	Commercial Campground		40 acre min	100’	100’	100’	Limit of 1 site per 2 acres. Limit of 1 cabin per 5 acres.

12.13 Commercial, Village, and Industrial Districts

District	Use	Minimum Lot Width	Minimum Lot Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Additional Standards
Commercial - C	General	100’	-	50’	* 10’	30’	Yes 40% Max. lot coverage (building footprint)
	Multi-family Housing		11,000 Per Dwelling	50’	50’	50’	See 12.17.F
*Combination shall total 30% of width but not less than 10’ per side.							

Village -V	General	*	*	*	10’	15’	
	Multi-family Housing	*	11,000 Per Dwelling	*	*	*	See 12.17.F
*Refer to conditional standards in Article 8.6.							
Industrial - N	General	100’		50’	*	30”	Yes 40% Max. lot coverage (building footprint)
	Multi-family Housing		11,000 Per Dwelling	50’	50’	50’	See 12.17.F
*Combination shall total 30% of width but not less than 15’ per side.							

12.14 Reserved for Marihuana Grow and Processing Establishments

12.15 Special Situations: Except for the specific requirements stated, the regulation for the underlying zone shall remain unchanged.

Situation /Use	Minimum Lot Width	Minimum Lot Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Additional Standards
Frontage on Boardman River and tributaries	200’		100’ from Ordinary High Water Mark			Yes
Frontage on all other Lakes and Streams			50” from the Ordinary High Water Mark			Yes
M72 in the Ag District			100’			
Supply Rd.			100’			
Old M72 in the C District			30’	0		Yes
M-72 in C, R3, and N	100’		75’	25’	30’	Yes 40% Max. lot coverage (building footprint)

12.16 Animals: Except for the specific requirements stated the regulation for the underlying zone shall remain unchanged.

Situation /Use	Minimum Lot Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Additional Standards
Enclosures/structures for livestock, domestic animals (except house pets)	**2 ½ acres**	100	100	100	
OR replace with Article 37 standards					
Enclosures/structures Horses/livestock	2 ½ acres	100'	100'	100'	
Chickens/rabbits	2 ½ acres	40' or 100'	40' or 100'	40' or 100'	
Dog Kennels – Sled, Hunting, or Breeding	10 acres	200'	200'	200'	

12.17 Additional conditions:

A. No structure shall be built within the minimum yards required except when expressly allowed elsewhere in the ordinance. Relocated from 12.11

B. Minimum Lot Areas shall be calculated by square foot unbroken by any road, street, or thoroughfare. Relocated from table.

C. Maximum Structure Height in all districts shall be 35' or 2 ½ stories above grade. Relocated from table.

D. Minimum Width to Maximum Depth Ratio regulating lot shape of new parcels shall be 1:4 in all districts. Relocated from table.

E. Variance provisions for Depth to Width Ratio are found in General Ordinance 25, Land Division Ordinance. Relocated from 12.11.

F. There shall be a 30'? Setback in all directions between multifamily residential structures in any district. New

12.18 Hardship

No requirements contained in this Article shall prevent the use of a lot or parcel of land of lesser size, provided the same was of legal record or had been laid out by a registered surveyor prior to the effective date of this Ordinance; and provided, further, that as to any lot or parcel of land not of legal record or so laid out on the date of passage of this Ordinance, if any conditions shall create a hardship in complying with the restrictions contained in this Article, ~~the Planning Commission~~ Zoning Board of Appeals (ZBA) may grant deviation therefrom after first determining that the same shall not be inimical to the public health, safety or welfare.

Amendments to Article 14.11

Part II: The Whitewater Township Zoning Ordinance is hereby amended by moving Article 12, "NOTES TO SECTION" 12.11 (2) to 14.11.C SPECIAL REQUIREMENTS FOR THE BOARDMAN RIVER VALLEY.

14.11.C. In no case shall a lot or parcel having frontage on the Boardman River or its tributaries be less than two hundred (200) feet wide at the water's edge or the building setback line, or be less than two hundred (200) feet deep.

Part III: The Whitewater Township Zoning Ordinance is hereby amended by moving Article 12, "NOTES TO SECTION" 12.11 (4) to 14.11.D SPECIAL REQUIREMENTS FOR THE BOARDMAN RIVER VALLEY.

14.11.D. A dock may be constructed parallel to the bank, not exceeding ten (10) feet in length and not protruding in the stream, and when constructed of natural materials such as rocks or logs.

Part 000:

Amendments to Article 37.20 Raising and keeping of animals or 12 Chickens/Rabbits. 37.20 C or 12 Should be amended. 37 Currently reads 40' for chickens/rabbits - 12 indicates 100'. 37 indicate 200' for dogs that are not house pets, 12 indicates 100'.

Renumber balance as appropriate.

Part IV. Severability

The various parts, sections and clauses of this Zoning Amendment are hereby declared to be severable. Should any part, clause, sentence, paragraph or section of this Zoning Amendment be found invalid or unconstitutional for any reason by any court of competent jurisdiction, any such decision shall not affect the validity of the reminder of this Zoning Amendment.

Part V. Conflict and Interpretation

The standards and provisions of this Zoning Amendment shall be interpreted as being the minimum requirements necessary to uphold the purposes of this Ordinance. Whenever this Zoning Amendment imposes a higher standard than that required by other regulations, ordinances, or rules, or by easements, covenants or agreements, the provisions of this Zoning Amendment shall govern. When the provisions

of any other statute impose higher standards the provisions of such statutes shall govern. When it is alleged by a petitioner that there is an error in interpretation of this Zoning Amendment by the Zoning Administrator or designee, the Whitewater Township Zoning Board of Appeals pursuant to Article 18 of the Zoning Ordinance shall review such an appeal, provided that a written appeal is filed within thirty (30) days of the decision of the Zoning Administrator or designee. The concurring vote of a majority of the Zoning Board of Appeals shall be necessary to reverse any interpretation of this Zoning Amendment by the Zoning Administrator or designee.

Part VI. Savings Clause

All proceedings pending and rights and liabilities existing, acquired or incurred at the time this Zoning Amendment takes effect are saved and may be consummated according to the law in force when they were commenced.

Part VII. Effective Date

The provisions of this Zoning Amendment are ordered to take effect seven (7) days after publication (as the full text or as a summary thereof) in a newspaper of general circulation in the Township.

Part IIX. Adoption

This Zoning Amendment was duly adopted by the Whitewater Township Board at its regular meeting called and held on the ____ day of _____, 2022.

Part IX Publication

The Township Clerk shall cause this Zoning Amendment or summary of this Zoning Amendment to be published in a newspaper of general circulation within Whitewater Township within seven (7) days after adoption.

_____
Ron Popp, Supervisor, Whitewater Township

_____ Cheryl A. Goss, Clerk, Whitewater Township

Adoption date:

Publication date:

Effective date:

CERTIFICATION

I, Cheryl A. Goss, the Clerk for Whitewater Township, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of this Zoning Amendment adopted by the

Whitewater Township Board at a regular meeting held on _____, 2022. The following members of the Township Board were present at the meeting:
_____
_____
_____

The Zoning Amendment was adopted by the Whitewater Township Board with ___ members of the Board voting in favor (_____) and ___ voting against (_____). A copy of the Zoning Amendment or a summary thereof was published in the Traverse City Record Eagle on _____.

_____ Cheryl A. Goss, Clerk, Whitewater Township

Proposed Zoning Ordinance Amendment No. 79

Color Code: Black: existing **Red: new, notes, or needs review**

WHITEWATER TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN
MARIHUANA BUSINESS ZONING ORDINANCE AMENDMENT

An Ordinance to amend the Whitewater Township Zoning Ordinance, as amended, to provide for the regulation of Commercial Medical Marihuana Facilities, and Primary Caregiver operations; and designate such Facilities, Establishments, and Operations as permitted or special *uses; in order to maintain the public health, safety and welfare of the residents and visitors to Whitewater Township.*

THE TOWNSHIP OF WHITEWATER ORDAINS:

Section 1. Amendment of Article III, Definitions: The Whitewater Township Zoning Ordinance, Article III, Definitions, shall be amended to add the following definitions:

RESIDENTIAL DEVELOPMENTS shall include subdivisions, condominium developments, and Planned Unit Developments (PUD) intended for residential use.

MARIHUANA RELATED DEFINITIONS:

MMFLA: Medical Marihuana Facilities Licensing Act

MRTMA: Michigan Regulation and Taxation of Marihuana Act

MARIHUANA CAREGIVER OPERATION: is the cultivation, storage, or distribution of medical marihuana by a Primary Caregiver in accordance with the Michigan Medical Marihuana Act, Initiated Law 1 of 2008 ("MMMA"), See Article 37.60."

Marihuana - CONSUMPTION ESTABLISHMENT: as that term is defined by the Department of Licensing and Regulatory Affairs being a commercial space that is licensed by LARA or the MRA and authorized to permit adults 21 years of age and older to consume marihuana products at the location indicated on the state license or as may be defined in the MRTMA.

EXCESS MARIHUANA GROWER: as that term is defined by the Department of Licensing and Regulatory Affairs, being a grower authorized to grow additional marihuana plants in increments of2,000 or as may be defined in the MRTMA.

MARIHUANA BUSINESS: means any of the following marihuana-related businesses licensed under the MMFLA or MRTMA:

MARIHUANA EVENT ORGANIZER: as that term is defined by the Department of Licensing and Regulatory Affairs, being a person authorized to hold a temporary marihuana event or as may be defined in the MRTMA.

MARIHUANA GROWER is a commercial entity licensed to cultivate, dry, trim, or cure and package marihuana for sale to a processor or provisioning center.

MARIHUANA MICROBUSINESS: as that term is defined in the MRTMA, being a person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments.

Marihuana - PRIMARY CAREGIVER means a person who has agreed to assist a patient with the medical use of marihuana and has a valid state license to do so. See Article 37.60.

MARIHUANA PROCESSER is a commercial entity licensed to purchase marihuana from a grower and extract resin, package, create marijuana-infused products, or similarly prepare marihuana substances for sale.

MARIHUANA RETAILER: as that term is defined in the MRTMA, being a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.

MARIHUANA SAFETY COMPLIANCE FACILITY: as that term is defined in the MRTMA, being a person licensed to test marihuana, including certification for potency and the presence of contaminants.

Marihuana - SECURE TRANSPORTER is a commercial entity licensed to store and/or transport marihuana between facilities.

TEMPORARY MARIHUANA EVENT: as that term is defined by the Department of Licensing and Regulatory Affairs being a state license held by a marihuana event organizer under the MRTMA, for an event where the onsite sale or consumption of marihuana products, or both, are authorized at the location indicated on the state license or as may be defined in the MRTMA.

Marihuana - QUALIFYING PATIENT is a person who had been diagnosed by a physician as having a debilitating medical condition being treated by marihuana. See Article 37.60

OTHER MARIHUANA RELATED DEFINITIONS: other marihuana related terms undefined by this Township Zoning Ordinance will be given their meaning assigned by the Whitewater Township Ordinance Authorizing and Permitting Adult-Use Marihuana Establishments or the Whitewater Township Ordinance Authorizing and Permitting Commercial Medical Marihuana Facilities. Any other marihuana related terms undefined by other Whitewater Township ordinances shall be assigned their meaning contained in the Michigan Medical Marihuana Act (MMMA), Initiated Law 1 of 2008; the Medical Marihuana Facilities Licensing Act (MMFLA), Public Act 281 of 2016; the Michigan Regulation & Taxation of Marihuana Act (MRTMA), Initiated Law 1 of 2018; by the Marijuana Regulatory Agency (MRA); and by applicable Michigan Department of Licensing and Regulatory Affairs (LARA) Rules and Regulations.

Section 2. Amendment of Article 6, Section 6.10, Permitted Uses: The Whitewater Township Zoning Ordinance, Article 6 Residential R-1, Section 6.10, Permitted Uses, shall be amended to include the following:

I. Caregiver Operations subject to the standards in Article 37.60.

~~**Section 3.**~~

Section 4. Amendment of Article 9, Section 9.11, Uses Permitted by Special Use Permit: The Whitewater Township Zoning Ordinance, Article 9 Industrial District N, Section 9.11, Uses Permitted by Special Use Permit, shall be amended to include the following:

E. Medical Marihuana Grow Facility subject to the standards of Article 25.22.E.
F. Medical Marihuana Processor Facility subject to the standards of Article 25.22.E.
Renumber balance of section, 9.11, without change to text.

Section 5. Amendment of Article 10, Section 10.11, Uses Permitted by Special Use Permit: The Whitewater Township Zoning Ordinance, Article 10 Agricultural A-1, Section 10.11, Uses Permitted by Special Use Permit, shall be amended to include the following:

C. Medical Marihuana Grow Facility subject to the standards of Article 25.22.E.
D. Medical Marihuana Processor Facility subject to the standards of Article 25.22.E.
Renumber balance of section, 10.11, without change to text.

Section 6. Amendment of Article 25, Section 25.22, Additional Conditions of Special Uses: The Whitewater Township Zoning Ordinance, Article 25 Site Plan Review and Special Land Uses, Section 25.22, Additional Conditions of Special Uses, shall be amended to include the following:

E. S.U.P. STANDARDS GOVERNING LOCATION AND OPERATION OF MARIJUANA BUSINESSES.

Statement of Intent: It is the intent of this section to provide for the regulation of Commercial Medical and Adult-use Marihuana Facilities and designate such Facilities, Establishments, and Operations requiring a special use permit; in order to maintain the public health, safety and welfare of the residents and visitors to Whitewater Township.

Grower and Processer Businesses: Any S.U.P. application in the Industrial (N), or Agricultural (Ag) district and shall comply with the following standards and shall include the following information in addition to the existing requirement for site plan and SUP.

A. SUP applicants shall provide the following:

1. Whether the Marihuana Business will be a principle or accessory use on the property:

   a. An SUP for a Marihuana Business may be granted as a principal or accessory use in the Agricultural District (Ag).
   b. An SUP for a Marihuana Business may be granted as a principal use in the ~~Commercial (C-1) or~~ Industrial (N) districts.

2. A waste disposal plan shall be included with all applications detailing plans for solid, liquid, chemical, plant, and byproduct disposal ^ or processing which does not include on site incineration.

Add ?: which conforms to STATE OF MICHIGAN EGLE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS FOR GROWING AND PROCESSING MARIJUANA, rev. Dec. 2019. Incineration is addressed in B.5.

3. A security plan that details compliance with the following requirements:

   a. Security surveillance cameras installed to monitor all entrances, along with the interior and exterior of the Permitted Premises; and

   b. Robbery and burglary alarm systems that are professionally monitored and operated 24 hours a day, 7 days a week; and

   c. A locking vault permanently affixed to the Permitted Premises that shall store cash or product as required by Michigan State law.

   d. All Marihuana in whatever form stored at the Permitted Premises shall be kept in a secure manner, and it shall not be exchanged, displayed or dispensed outside the Permitted Premises; and

   e. All security recordings and documentation shall be preserved for at least seven (7) days by the Permit Holder and made available to any law enforcement agency upon request for inspection.

   OR change to **30 days** as many issues do not show up in the 7 day timeframe.

4. Lighting Plans detailing compliance with the following standards and those detailed in Article 29, External Lighting Regulations:

   a. A Security Lighting Plan which takes into consideration neighboring properties.

   b. Any artificial lighting must be shielded to prevent glare and light trespass and must not be visible from neighboring properties, adjacent streets or public right of ways.

   c. All lighting, and associated equipment, such as but not limited to lamps, lights, ballasts, switches, controllers, computers, and any and all other equipment used on the premises must meet and fully comply with all applicable rules as required by the Federal Communications Commission. Further, there must be no harmful and/or interfering electromagnetic emissions to any one-way or two-way radio communications, on or off the premises. Compliance with FCC Rules and Regulations is a condition of licensure by the Township.

00. All applicants shall provide an Energy Consumption Study and provide verification from energy supplier that facility operations will not impact the functionality of the local energy grid.

5. Proposed hours of operation shall be specified in the application and are subject to Planning Commission approvals.

Proposed Zoning Ordinance Amendment No. 79

Add?: There shall be no shipments, deliveries, or mechanized loading/unloading between the hours of 10pm and 7am. Or 9pm to 8am.

B. SUP permit holders for Marihuana Businesses are subject to the following conditions:

1. No Marihuana Business shall be located within one thousand (1000) feet of any licensed educational institution or school, college or university, church or house of worship or other religious facility, or public or private park, if such uses are in existence at the time the Marihuana Business is issued an initial permit, with the minimum distance between uses measured horizontally between the closest edge of any such building or use on the property**.** **(2000?)**

2. Any structure housing a Marihuana Businesses in any district shall maintain a total footprint of all buildings equal to or less than a 40% maximum coverage of the property. **Acreage minimum? 5, 10, 20, 50?**

3. Signage shall not indicate the nature of the location as a Marihuana Business. A Marihuana Business can only have a sign if approved by the Township Planning Commission by SUP or under the Additional Signage by Special Use process defined in Article 30.

4. A Marihuana Business's operations shall create no disturbance detectable to the normal senses at or beyond its property line, including but not limited to processes that create noise, dust, vibration, glare, fumes, odor or electrical interference. **Does this need to be stronger? Reference TWSH Noise Ord.?**

5. Incineration shall not be permitted at any marihuana business location.

6. Marihuana Businesses located in the Agricultural District shall subject to the following additional standards:

00. There shall be a limit of not more than three (3-5) distinctive Marihuana Business locations permitted to be established within the Agricultural Zoning District.

a. Any Marihuana Business shall be held to the Exterior Lighting Regulations for Commercial and Industrial Zones as listed in Article 29.
b. Any Marihuana Business may **(shall)** be required to include a landscape buffer adhering to the Industrial District Standards as defined in Landscape Standards, Article 33.
c. Any Marihuana Business shall be held to the Industrial standards in Article 34, Off Street Parking and Loading.
d. All Marihuana Business structures and operations shall maintain a two hundred **(200)** foot setback measured horizontally between the closest edge of any building or operation and the property line of any existing residential development, residential zoning district, or a district in which Commercial Medical Marihuana Facilities or Marihuana Establishments are not permitted.
e. All Marihuana Business structures and operations shall maintain a three hundred **(300)** foot setback measured horizontally between the closest edge of any building or operation and any existing residential dwelling not held in like ownership.
Should this change to "property line". Add graphic Illustration? How far? 500' and 1000'
f. A variance may be sought as provided for in the zoning ordinance and where the Marihuana Business would operate from a structure previously used for commercial purposes…

OR - A setback variance of up to 000 feet may be sought from the Zoning Board of Appeals when a Marihuana Business is locating in a structure previously used for commercial purposes and uniquely otherwise appropriate for this use.

Can we do this? Should we remove completely?

00. All applicant shall provide an Traffic Impact Study indicating potential impact of operation on the surrounding property owners.

7. In additions to these requirements a Marihuana Business shall comply with all state and local laws, regulations, and Ordinances, including without limitation other sections of the Township Zoning Ordinance, the MMFLA and the MRTMA to the extent such ordinances do not create obligations in conflict with this Ordinance.

8. Any Marihuana Establishments shall comply with the underlying zoning in that district.

Section 7. Amendment of Article 37, Supplementary Provisions: The Whitewater Township Zoning Ordinance, Article 37 Temporary Buildings and Uses, shall be amended to include the following:

37.60 Marihuana Caregiver Operations

A. Caregiver Operations by a Primary Caregiver shall be governed by the following standards:

1. 1. A Caregiver Operation shall comply with the Michigan Medical Marihuana Act, Michigan Initiated Law 1 of 2008, MCL 333.26421, et seq. ("MMMA").

2. 2. A Caregiver Operations shall be an Accessory Use of the premises.

3. There shall be no more than one Primary Caregiver Operation per premises.

4. All medical marihuana must be contained within a separate enclosed, locked facility for medical marihuana patients for which the medical marihuana caregiver is lawfully connected, in accordance with the MMMA. The enclosed, locked facility shall have secure windows and doors where applicable and the medical marihuana caregiver shall implement security measures to prevent theft of stored marihuana.

5. Distribution, growth or cultivation of medical marihuana, and all other related activity, must occur indoors.

6. The Qualifying Patient or Primary Caregiver must possess and maintain a valid registry identification card by the Bureau of Health Professions, Michigan Department of Licensing and Regulatory Affairs or their successors.

7. Caregiver Operations shall obtain all necessary building, electrical, plumbing, and mechanical permits for any part of the structure in which electrical, wiring, lighting, or watering devices that support the cultivation, growing, or harvesting of marihuana occurs.

8. All lighting, and associated equipment, such as but not limited to lamps, lights, ballasts, switches, controllers, computers, and any and all other electrical, electromechanical, or electronic devices employed on the premises must meet and fully comply with all applicable rules as required by the Federal Communications Commission ("FCC") Further, there must be no harmful and/or interfering electromagnetic emissions to any one-way or two-way radio communications, on or off the premises. Compliance with FCC Rules and Regulations is a condition of licensure by the Township.

9. Caregiver Operations shall control any odor from the premises by regularly maintaining and operating an air scrubbing and carbon filtration system or other reasonably available odor control technology so that no odor from the acquisition, possession, cultivation, processing, transfer, or sale of marihuana is detectable at the property line of the parcel.

10. A Caregiver Operation shall be operated in a manner that does not create excessive noise, dust, vibrations, glare, fumes, electrical interference, or odors that are detectible to a reasonable person of normal sensitivities beyond the parcel on which the use occurs. There shall be no external evidence, signage, or lighting related to the Caregiver Cultivation Operation detectable from the exterior of the property.

11. There shall be no external evidence, signage, or lighting related to the Caregiver Operation detectable from the exterior of the premises.

Site Plan Review Application

WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159
Williamsburg MI 49690
PH (231) 267-5141 Fax (231) 267-9020

Case No. SPR2022-01
Date Rec. 03/24/2022
Fee 500.00

#50/23937 Lk#130
#450/23946 Lk#139

Property Information

Parcel Number 136-001-03
Address 11670 Lossie Rd
Zoning District A-1 Acres 25 Current Use Agricultural

Property Owner Information

Name Vince & Eileen Cianciolo
Address 5220 NW 33rd PL Ocala FL 34482
Phone 406-890-1428 Fax N/A

Applicant Information

Name Vince & Eileen Cianciolo
Address 5220 NW 33rd PL Ocala FL 34482
Phone 406-890-1428 Fax

Description of Proposed Use (Use reverse side or attach pages as needed)

See Attached page

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Signature of Applicant 3/14/22 Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

Signature of Property Owner 3/14/22 Date

SUBMISSION REQUIREMENTS

Site Plan Review

11670 Lossie Rd.

Description of proposed use:

Our intent is to run a horse farm as defined under both MI and Federal regulations for Cianciolo Sport Horses, LLC. We intend to train, board, breed and raise sport horses and keep the property as currently agricultural zoning. We eventually plan on having a couple of barns and structure for storing of equipment and hay. In addition, we plan on having an outdoor riding ring and pastures for the horses. We also plan on raising bees and planting lavender.

We are starting this year with putting up a barn for our horses to stay and train. The documents submitted for this site plan review include the site plan with survey showing layout of property and where barn will be constructed. Also included are the building plans for the barn and foundation.

We are requesting approval for the barn to be constructed.

Thank you.

PH: 231.22.52.56
CHOOSESTS.COM
400 W. FRONT STREET, SUITE 206 TRAVERSE CITY, MI 49684

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL
6.10.2021

Warranty Deed Northern Latitudes Legal, PLLC

The Grantor Morrison Orchards, L.L.C., a Michigan Limited Liability Company FKA Morrison Orchards, a Michigan General Partnership,

whose address is PO Box 148, Williamsburg, MI 49690,

convey and warrants to Vince Cianciolo and Eileen Cianciolo, husband and wife

whose address is 5220 NW 33rd Place, Ocala FL 34482

the following described premises situated in the Whitewater Township , County of Grand Traverse, State of Michigan to wit:

Parcel C:
Part of the Northeast ¼ of Section 36, Town 28 North, Range 9 West described as: Beginning at the North ¼ corner of said section; thence South 00°21'14" West along the North and South ¼ line of said section, 1300.90 feet, thence North 89°28'52" East, 841.36 feet; thence North 00°00'03" West, 1300.90 feet to the North line of said section; thence South 89°28'27" West along said North section line, 833.31 feet to the Point of Beginning. (as described by survey by farrier surveying inc., file no. 3920a, dated April 21, 2020 and revised 4/13/2021)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto.

SUBJECT TO all easement, reservations, rights-of-way and restrictions of record, if any.

The Grantor(s) grant(s) to the Grantee(s) the right to make 3 divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The deed is given for the sum of One Hundred Sixty Nine Thousand ($169,000.00) Dollars.

6.10.2021

Signed

Morrison Orchards, L.L.C., a Michigan Limited Liability Company

Pete C. Morrison III

BY: Peter C. Morrison, III a/k/a Pete Morrison
ITS: Member

State of Michigan
County of Grand Traverse

This foregoing instrument was acknowledged before me 10 day of June 2021 by Peter C. Morrison, III, aka Peter Morrison, Member of Morrison Orchards, L.L.C., a Michigan Limited Liability Company

Notary Public _____

_____ County, Michigan

My commission expires: _____

Drafted by and return to:
Northern Latitudes Legal, PLLC
Michael R. Rossman, Esq.
400 W. Front Street, Suite 206
Traverse City, MI 49684

STS-3058

Chrys Ann Livingston
Notary Public of Michigan
Grand Traverse County
Expires 01/24/ 2024
Acting in the County of Grand Traverse

3/22/2022

Whitewater Township Planning and Zoning – SITE PLAN REVIEW - STAFF REPORT
Case #SPR-2022-01

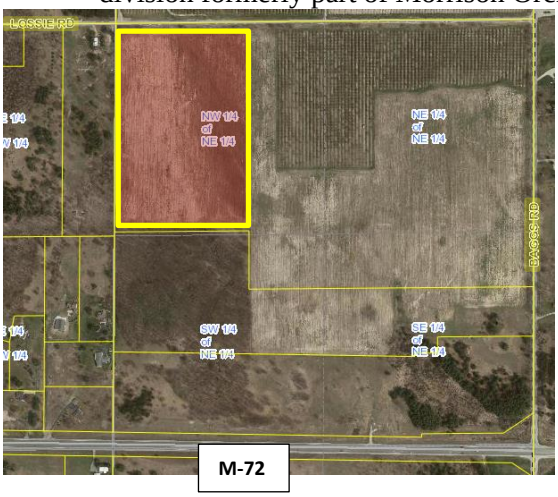
Parcel #28-13-136-001-03
Property Address: 11670 Lossie Road - Williamsburg, Michigan 49690
Zoning District: **A-1 AGRICULTURE**

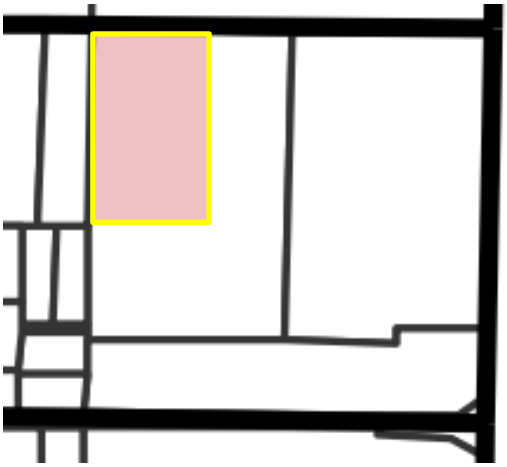
Applicant / Agent: [Cianciolo, Vince and Eileen]
[5220 NW 33rd Place]
[Ocala, Florida 34482]

Phone: [406]-[890]-[1428] Email: eileencianciolo@gmail.com

Owner: [SAME AS APPLICANT / AGENT]

Tax Description: **28-13-136-001-03** **See Attached Survey** – this parcel was created from a recent land division formerly part of Morrison Orchards:





Requested 'USE' of property: [***NEW CONSTRUCTION and ESTABLISHMENT*** ***of a Riding Stable as listed in Article X, Section 10.10.D – subject to Site Plan Review by the Whitewater Township Planning Commission.***

Introduction

The subject property associated with this request was recently created as one of several new parcels from what was formerly known as Morrison Orchards. The parcel is 25 acres, more or less. Traditionally, Whitewater Township does not permit an Accessory Building before the establishment of the 'primary' use. This is further evidenced by a recent amendment to the Whitewater Township clarifying the definition of an **Accessory Building**: **A supplemental building or structure located on the same lot as or a lot contiguous to the primary building or where a primary use is being established.** Approval of this request will establish the non-residential primary use upon the property.

Article XXV, Section 25.11.A.1 requires Site Plan Review for – 1.) Erection, moving, conversion or structural alteration to a building or structure ***other*** than a single-family dwelling. (**emphasis added**)

Based upon the size established in Article XXV, Section 25.18.A, the Zoning Administrator is required to refer the site plan to the Planning Commission for review

Specific Staff Comments will be in italics (like this) and shaded in yellow

SPECIFIC ZONING DISTRICT COMMENTARY

ARTICLE X: AGRICULTURAL A-1 ZONING DISTRICT
10.10 USES PERMITTED BY SPECIAL USE PERMIT

10.10.D Riding academies and stables, veterinarian hospitals and kennels, provided that no enclosure or space for the permanent housing of animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

FACT: *The subject parcel / property is located in the A-1 Agriculture zoning district of Whitewater Township.*
FACT: *Riding academies and stables are listed as 'uses permitted' in the A-1 Agriculture zoning district.*
FACT: *Article XXV, Section 25.18 of the Whitewater Township Zoning Ordinance does **NOT** allow Zoning Administrator review for this use.*
DECISION: *Based upon the facts recited immediately above, the application is placed upon the agenda of the planning commission; as this use is **NOT** subject to a public hearing, no notice or publication is required prior to review.*

8.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS

Article X:

- *The 'minimum' lot size listed for a lot / parcel located in the Agriculture zoning district is 40,000 square feet; **FACT:** the subject property far exceeds the minimum.*
- Minimum lot width required (at front yard setback line) is 200' (two-hundred) feet – ***FACT:*** *the actual lot width is approximately 833' (eight hundred and thirty-three) feet.*
- ***FACT:*** *The maximum lot width to depth ratio of 4:1 is not exceeded; the lot is approximately 1268' (one thousand two hundred and sixty-eight) feet deep.*

Article XII - BUILDING SIZES, LOT SIZES ANDY ARD REQUIREMENTS
12.11- Schedule of Regulations

Front (north) Required: 30'
Rear (south) Required: 30'
Side (east) Required: 15'
Side (west) Required: 15'

The site plan demonstrates *setback compliance* with a 211' front setback, a 100' +/- side-east setback, a 650'+ side-west setback, and a 1000' + rear setback.

25.11.E Final Site Plan Review

Staff advised applicant that addressing all the required elements of a site plan was imperative to being placed on the agenda before the planning commission. The applicant provided packet (see attached) addresses the requirements. Any areas that the applicant deemed as not applicable have been justified by the applicant but are subject to planning commission approval.

25.12 Standards for Decisions (site plan)

The Whitewater Township Zoning Ordinance contains no less than 18 (eighteen) independent standards that require findings during the review process. Several of these are inapplicable (in the opinion of staff). The applicant has been advised to justify any items that they believe are not applicable.

Staff Recommendation – Site Plan*: Staff recommends that the planning commission (in addition to this report as an exhibit) make independent findings based upon this staff report and their own understanding of the proposed project; apply the site plan review standards as applicable and approve with any conditions if deemed necessary.*

Respectfully submitted for Planning Commission review and action,

Robert A. Hall

Robert Hall
Zoning Administrator

Vince and Eileen Cianciolo

11670 Lossie Rd, Williamsburg, MI

Final Site Plan Review Information Requested per Zoning Administrator.

Project: Horse Barn

F. REQUIRED INFORMATION

1. Each submittal for site plan review shall contain all information required in this Ordinance including the following:
a. The applicant's name, address and phone number in full. Vince and Eileen Cianciolo, 5220 NW 33rd Place, Ocla FL 34482. Property requested for site plan review: 11670 Lossie Rd, Williamsburg MI
b. Proof of property ownership, and whether there are any options on the property, or liens against it.

Proof of ownership was submitted with the site plan review packet. There are no liens on the property and will be no liens on the proposed horse barn.

c. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf. Not applicable, the owner is the applicant.
d. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s). Not applicable the owner is the applicant.

e. The address and/or parcel number of the property. 11670 Lossie Rd, Williamsburg, parcel #136-001-03

f. Name and address of the developer (if different from the applicant). There is not a separate developer.
g. Name and address of engineer, architect, planner and/or land surveyor. Land surveyor is Farrier Surveying Inc. 244 S. Cedar Street, Kalkaska, MI 49646. Architect and barn construction is Horizon Structures, 5075 Lower Valley Road, Atglen, PA 19310.

h. Project title. Cianciolo Horse Farm
i. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Ordinance. The project is an 8 stall horse barn. The barn is 48' long, 22' high and 36' wide with 8' overhang on each side. The blueprints are included in the site plan review document and parking is the gravel drive on site plan as well.
j. A vicinity map drawn at a scale of 1" = 2000' with the north point indicated. Site Plan
k. The gross and net acreage of all parcels in the project. 25 Acres
l. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels within 300 Feet of the site. Property is zoned A-1 agricultural

m. Project completion schedule/development phases. The barn is waiting on approval of land use and permit process and will be completed in May 2022
n. Written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools and existing utilities) and on the natural environment of the site and adjoining lands. A formal impact statement may be required. The 8 stall proposed barn will have no impact on existing infrastructure.

o. A listing of types and quantities of hazardous substances and polluting materials which will be used, stored or generated on-site at the facility, and completion of the "Hazardous Substance Reporting Form for Site Plan Reiew". There will be no hazardous substances or polluting materials stored or generated on the property.

2. The site plan shall consist of an accurate, reproducible drawing at a scale of not less than 1" =20' or more than 1"=200, showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following: Site Plan

a. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations. Site Plan

b. Existing topographic elevations at two foot intervals, proposed grades and direction of drainage flows. Site for barn is flat and excavation will ensure proper final grade around barn ensures appropriate drainage flow.

c. The location and type of existing soils on the site at least to the detail provided by U.S Soil Conversation Service and any certifications of borings. Agricultural property, soil is a combination of topsoil, sand and clay per perk holes for septic system performed by Grand Traverse County.

d. Location and type of significant existing vegetation. The property is open with a mix of grass vegetation. There are trees that line the property on 3 sides. None of the trees will be impacted from the horse barn.

e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains and wetlands. There are no existing water courses or bodies of water.

f. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building and typical elevation views of proposed structures. Site Plan and Barn blueprints submitted in site review plan package. Intended use is for a horse barn is the description of use of property in site plan review plan package per instructions from zoning administrator. This will be a horse training, boarding and breeding property.

g. Proposed location of accessory structures, building and uses, including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators

and similar equipment and the method of screening where applicable. Site Plan shows shed that is on property and used for agricultural storage.

h. Location of existing public roads, right-of-ways and private easements of record and abutting streets. Location of public road; Lossie Rd is indicated on the Site Plan

i. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations should be separately depicted with an elevation view. There is only a gravel driveway for the barn and it is shown on the site plan,

j. Location, design and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas including indication of all spaces and method of surfacing), fire lanes and all lighting thereof. Site plan shows gravel driveway.

k. Location, size an characteristics of all loading and unloading areas. There will be no loading or unloading areas.

l. Location and design of sidewalks, walkways, bicycle paths and areas for public use. There will be no sidewalks, walkways or bicycle paths or areas for public use.

m. Location, design and specifications of existing and proposed service facilities and structures, above and below ground including:

1. Public and private groundwater supply wells on-site and related distribution systems including fire hydrants and shut off valves. Site plan shows where well placement is and has been permitted by Grand Traverse County

2. Septic systems and other waste water treatment systems. Site Plan shows septic system that has been installed as permit provided by Grand Traverse County.

3. Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas as well as any containment structures or clear zones required by government regulation or designed to meet the standards of this article. There will be none of this on the property.

4. Underground storage tank locations together with connected distribution and collection systems. The septic storage tank is installed and on site plan and per permit from Grand Traverse County

5. Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store or transport wastewater or stormwater to the naturally occurring aquifer. The point of discharge for all drains and pipes shall be specified on the site plan. There will be no exterior drains to store or transport wastewater other than the septic system on site plan and per permit from Grand Traverse County.

n. Location of all other utilities on the site including, but not limited to natural gass, electric, cable TV, telephone and steam. There is no natural gas on the property. Electric and internet run 10 feet in from east property line back to shed.

o. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable. There will be no community common spaces.

p. Location, size and specifications of all signs, both temporary and permanent, and advertising features, with cross-sections, if applicable. There will be no signs or advertising.

q. Exterior lighting locations with areas of illumination illustrated as well as the type of fixtures and shielding to be used. The only exterior lighting will be lights on the barn which will illuminate the front and back of the barn.

r. Location, size for all fences, walls and other screening features with cross sections. We have not determined how pasture fencing will be. Any parameter or pasture fencing will be within required placements from property line and will follow all zoning requirements. The type of fencing planned will be 3 board Kentucky style fencing and will be done at a future phase.

s. Location and specifications for all proposed perimeter and internal landscaping and other buffer features. For each new landscape material in the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate. There will be no buffer features.

t. Location, size and specifications for screening and fencing of all trash receptacles and other solid waste or liquid waste disposal facilities. Any trash will be stored in the barn. Any horse manure will spread throughout fields for fertilizer

u. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site clean-up. This does not apply to the property, there are no contaminated sites on the property

v. Identification of any significant site amenities or unique natural features. Anything is depicted on the site plan.

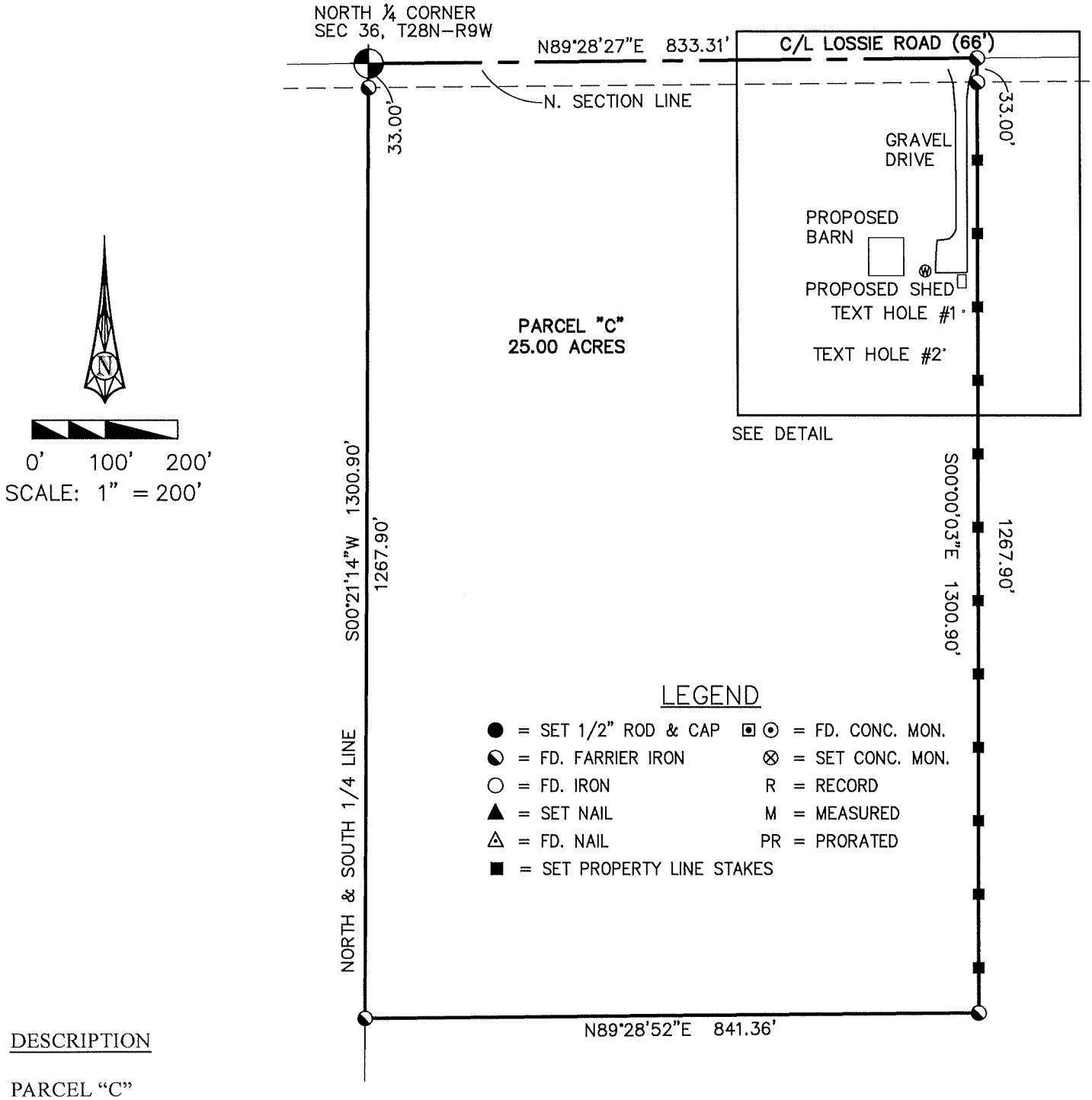
w. Identification of any significant views onto or from the site to or from adjoining areas. There are no significant views onto or from the site to or from adjoining areas.

x. A scale model of the proposed development may be required for all projects greater than 40 acres, with more than 200 dwelling units, more than 40,000 square feet of building space or a proposed height of a principal structure of greater than 35 feet. This site is not more than 40 acres and only has one barn on it. It is not more than 40,000 square feet or greater than 35 feet. See blue print for barn provided with site plan review packet.

y. North arrow, scale and date of original submittal and last revision. Site plan

z. Seal of the registered engineer, architect, landscape architect, surveyor or planner who prepared the plan. Site plan has Surveyor Information and architect information on blue prints,

PROPERTY SKETCH



DESCRIPTION

PARCEL "C"

PART OF THE NORTHEAST ¼ OF SECTION 36, T28N-R9W DESCRIBED AS BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION; THENCE S00°21'14"W ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION, 1300.90 FEET; THENCE N89°28'52"E, 841.36 FEET; THENCE N00°00'03"W, 1300.90 FEET TO THE NORTH LINE OF SAID SECTION; THENCE S89°28'27"W ALONG SAID NORTH SECTION LINE, 833.31 FEET TO THE POINT OF BEGINNING. CONTAINING 25.00 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR LOSSIE ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 office@farriersurveying.com	CLIENT M. J. WHELAN CONSTRUCTION	DRAWN: DES	FILE No. 27521
	DESCRIPTION PART OF THE NW 1/4 OF THE NE 1/4, SECTION 36, T28N–R9W, WHITEWATER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN	CHECK: DRF	Fd. Bk. 264, Pg. 52
		REVISED:	DATE: 7/19/2021
			SHEET: 1 of 2

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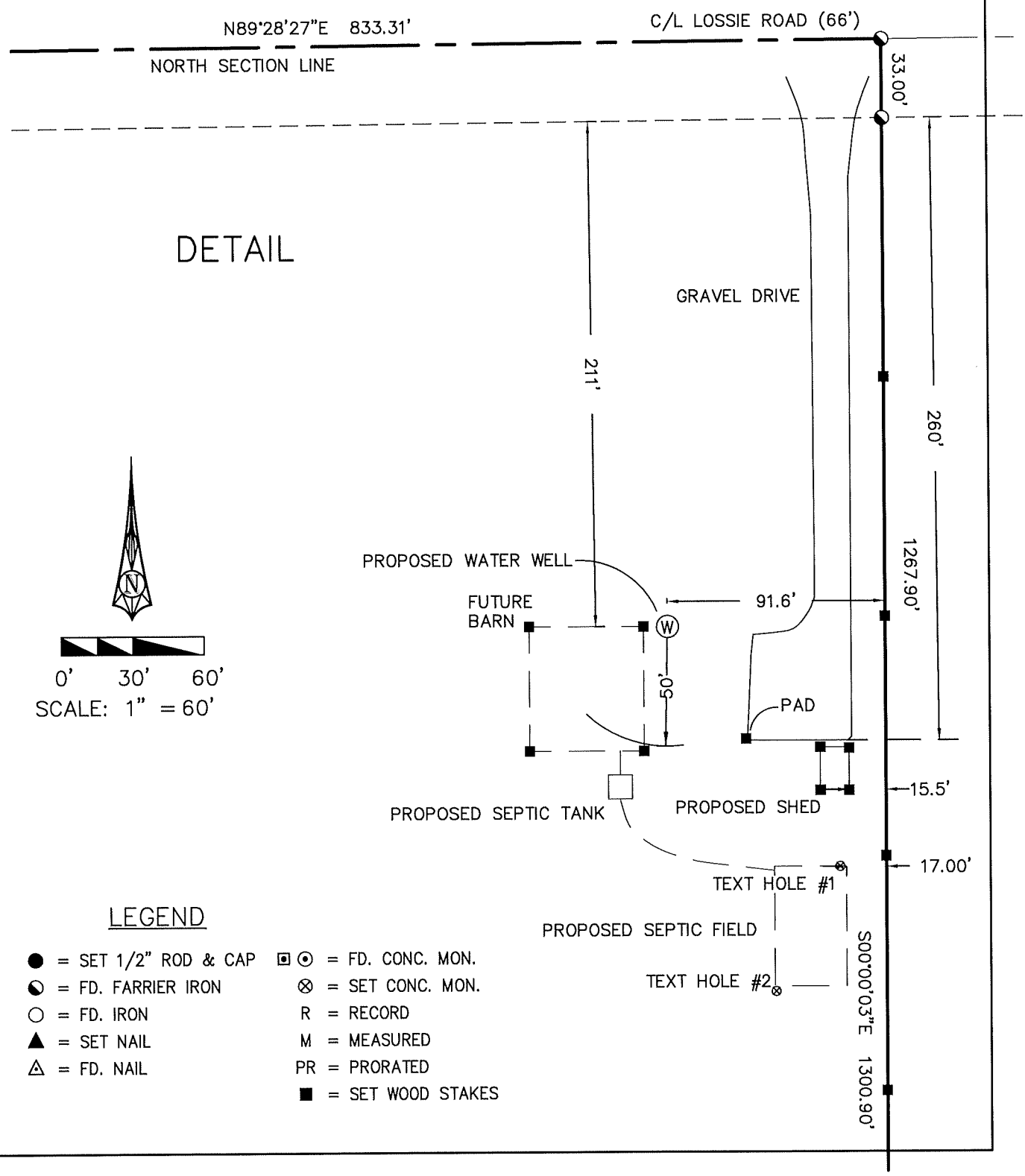

LEGEND

- ● = SET 1/2" ROD & CAP
- ◐ = FD. FARRIER IRON
- ○ = FD. IRON
- ▲ = SET NAIL
- △ = FD. NAIL
- ⊡ ⊙ = FD. CONC. MON.
- ⊗ = SET CONC. MON.
- R = RECORD
- M = MEASURED
- PR = PRORATED
- ■ = SET WOOD STAKES

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 office@farriersurveying.com	CLIENT **M. J. WHELAN CONSTRUCTION**	DRAWN: DES	FILE No. 27521
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		REVISED:	DATE: 7/19/2021
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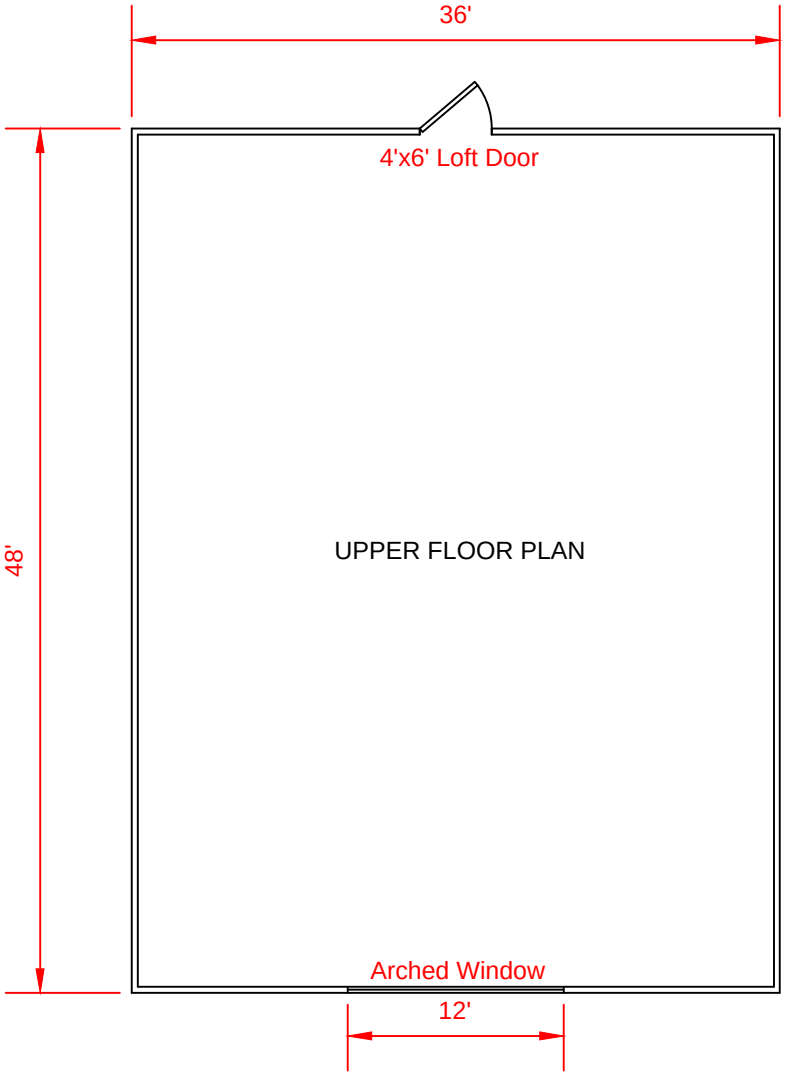

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Eileen Cianciolo
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8/12/2021

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			DATE: July 19, 2021	REVISIONS: 0
			PLAN-DESCRIPTION	
Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751 PAHIC # PA050943	Horizon Structures 5075 Lower Valley Road Atglen, PA 19310	Eileen Cianciolo	36' x 48' High Country- 8' Lean-tos UPPER Floor Plan Scale: 3/32" = 1'	

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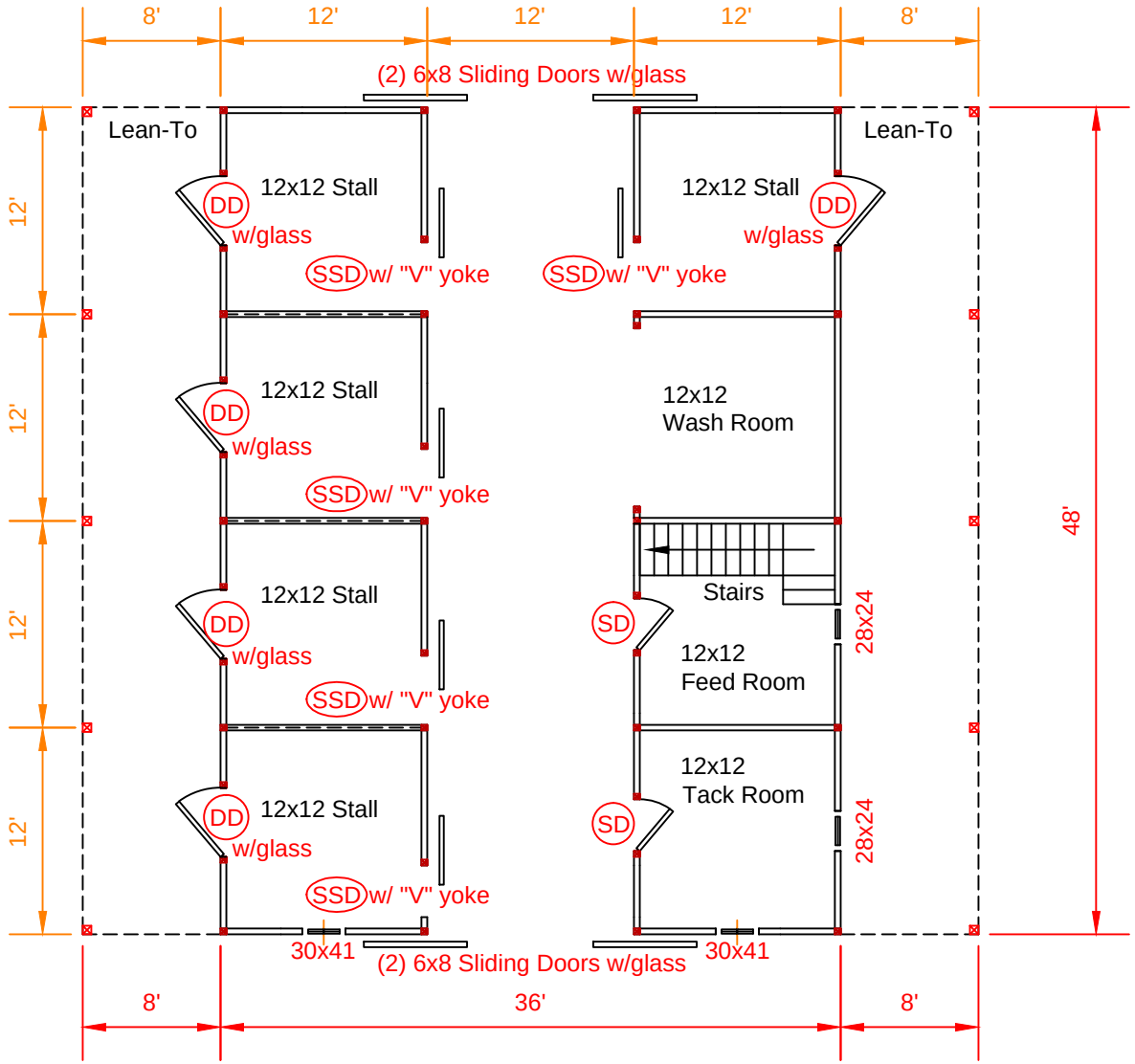

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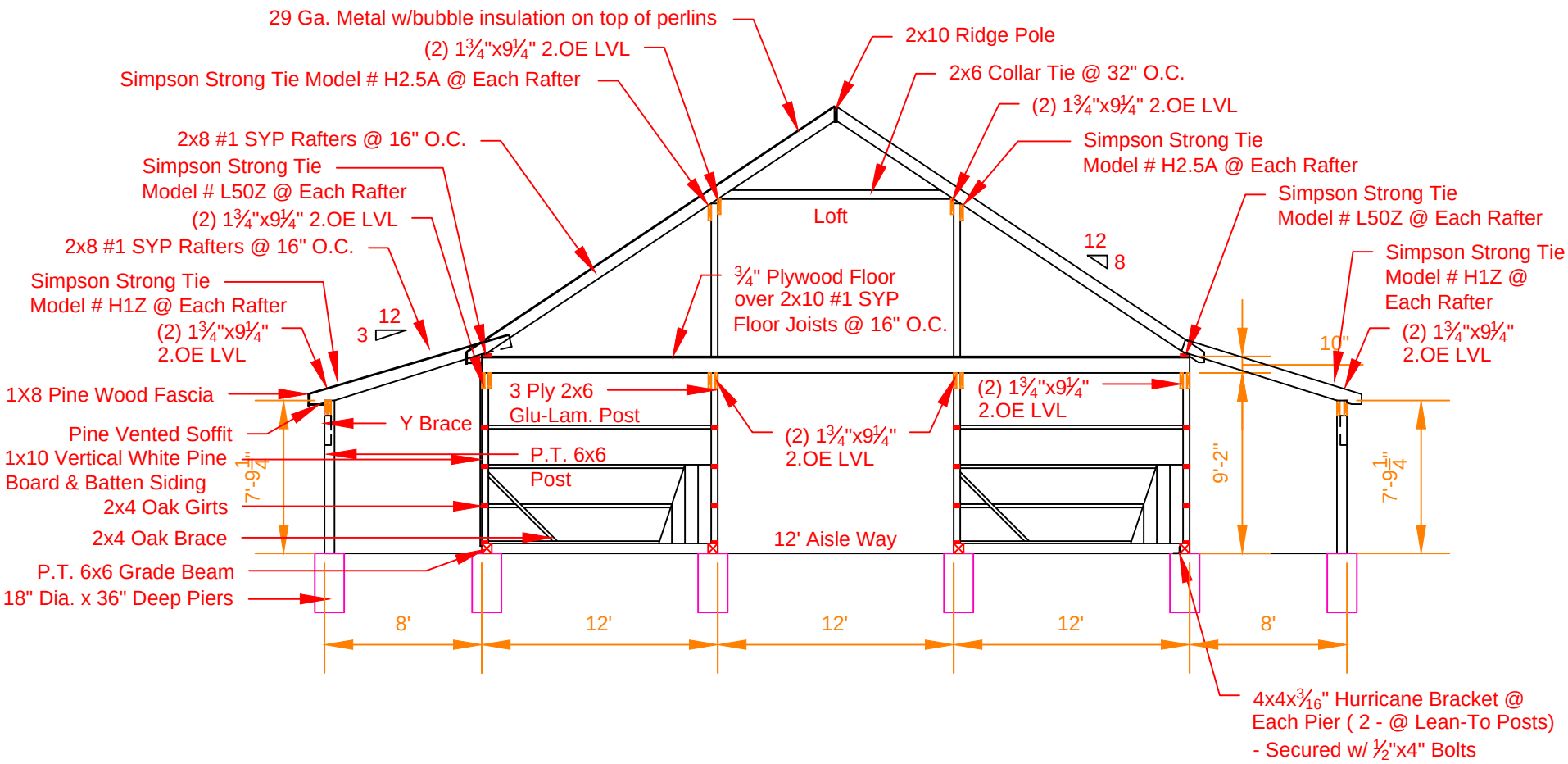

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DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David H.	PLAN NO: 21057
			DATE: July 13, 2021	PAGE: 1 of:
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Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751	Horizon Structures 5075 Lower Valley Road Atglen, PA 19310	Eileen Cianciolo	36' x 48' High Country with Lean-Tos Building Section Scale: ⅛" = 1'	

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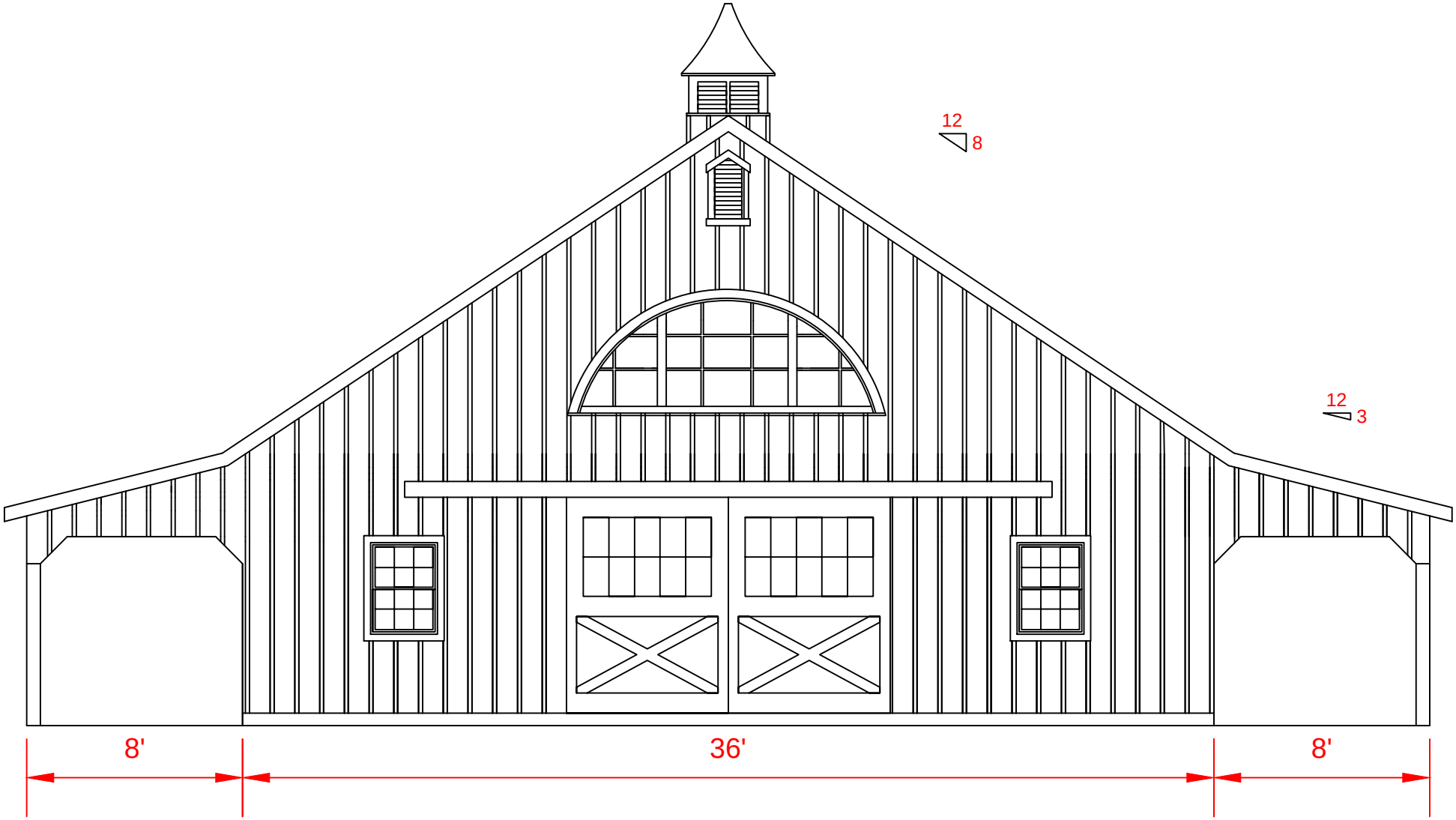

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			DATE: July 13, 2021	REVISIONS: 0
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Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751 PAHIC # PA050943	Horizon Structures 5075 Lower Valley Road Atglen, PA 19310	Eileen Cianciolo	36' x 48' High Country- 8' Lean-tos Front Elevation Scale: 3/16" = 1'	

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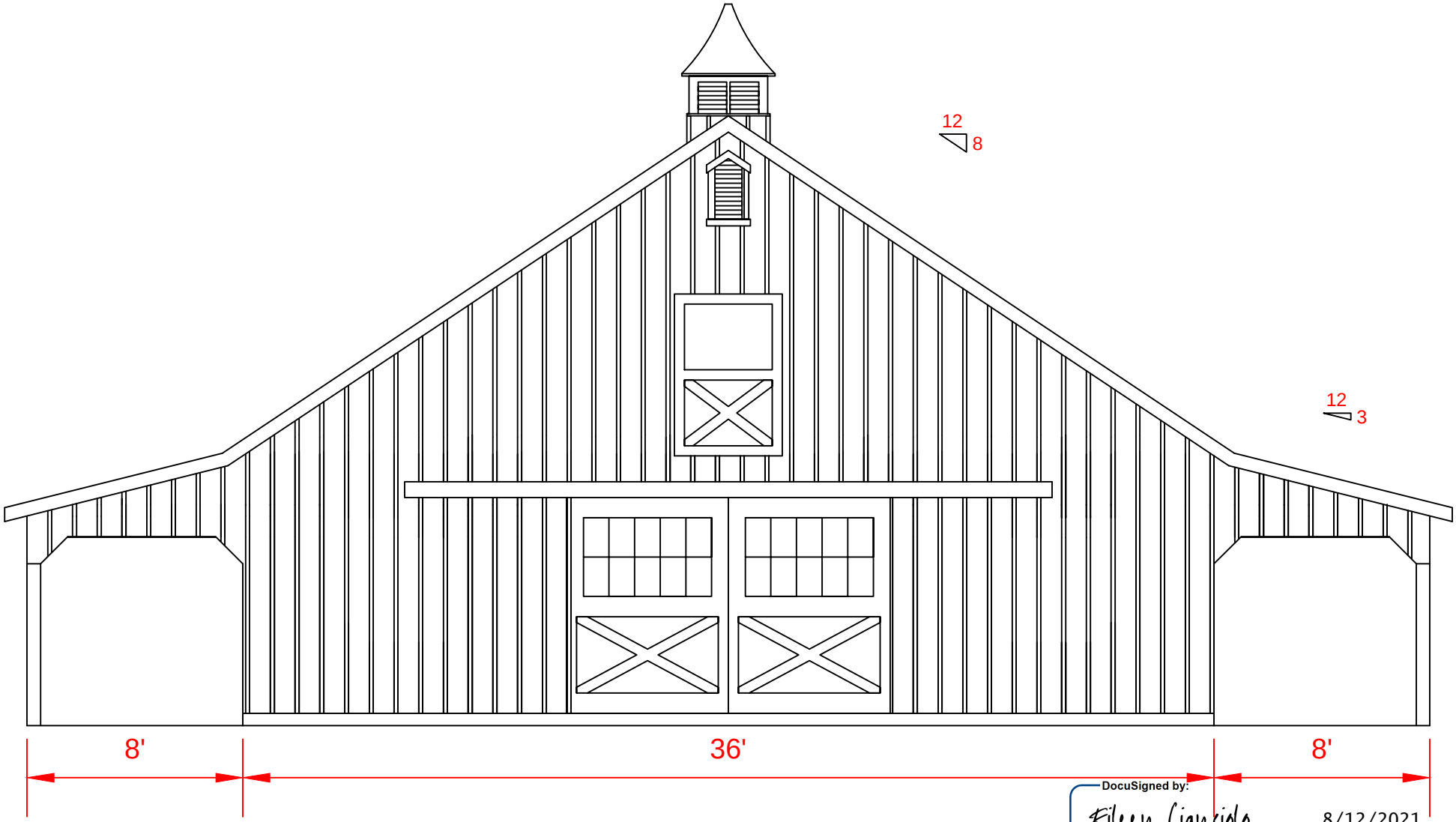

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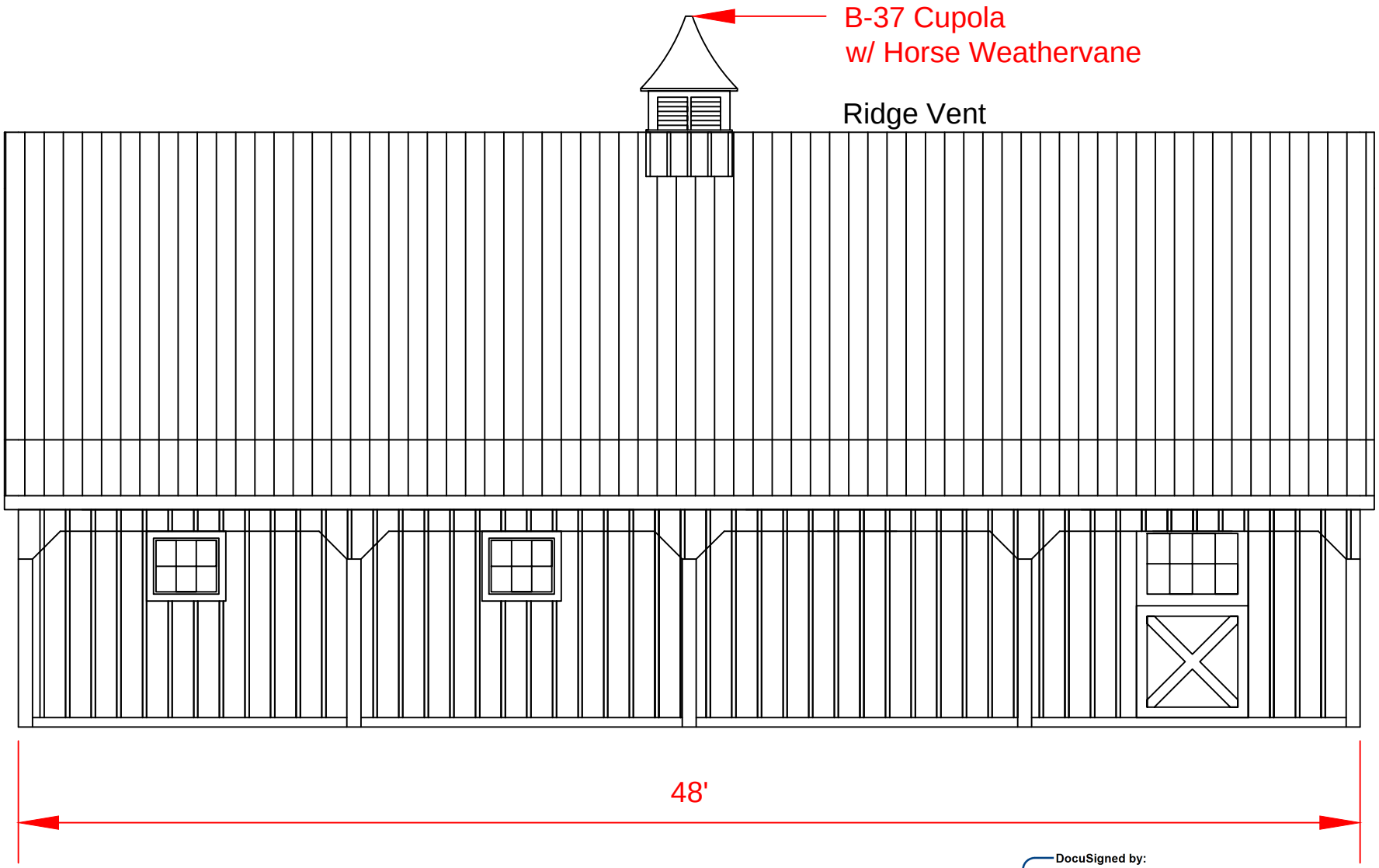

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Eileen Cianciolo
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8/12/2021

DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David H.	PLAN NO: 16051
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			PLAN-DESCRIPTION	
Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751	Horizon Structures 5075 Lower Valley Road Atglen, PA 19310	Jackie Nevarre 1083 Oakridge Drive Johnstown, PA 15094	36' x 48' High Country with Lean-Tos Right Elevation Scale: 3/16" = 1'	

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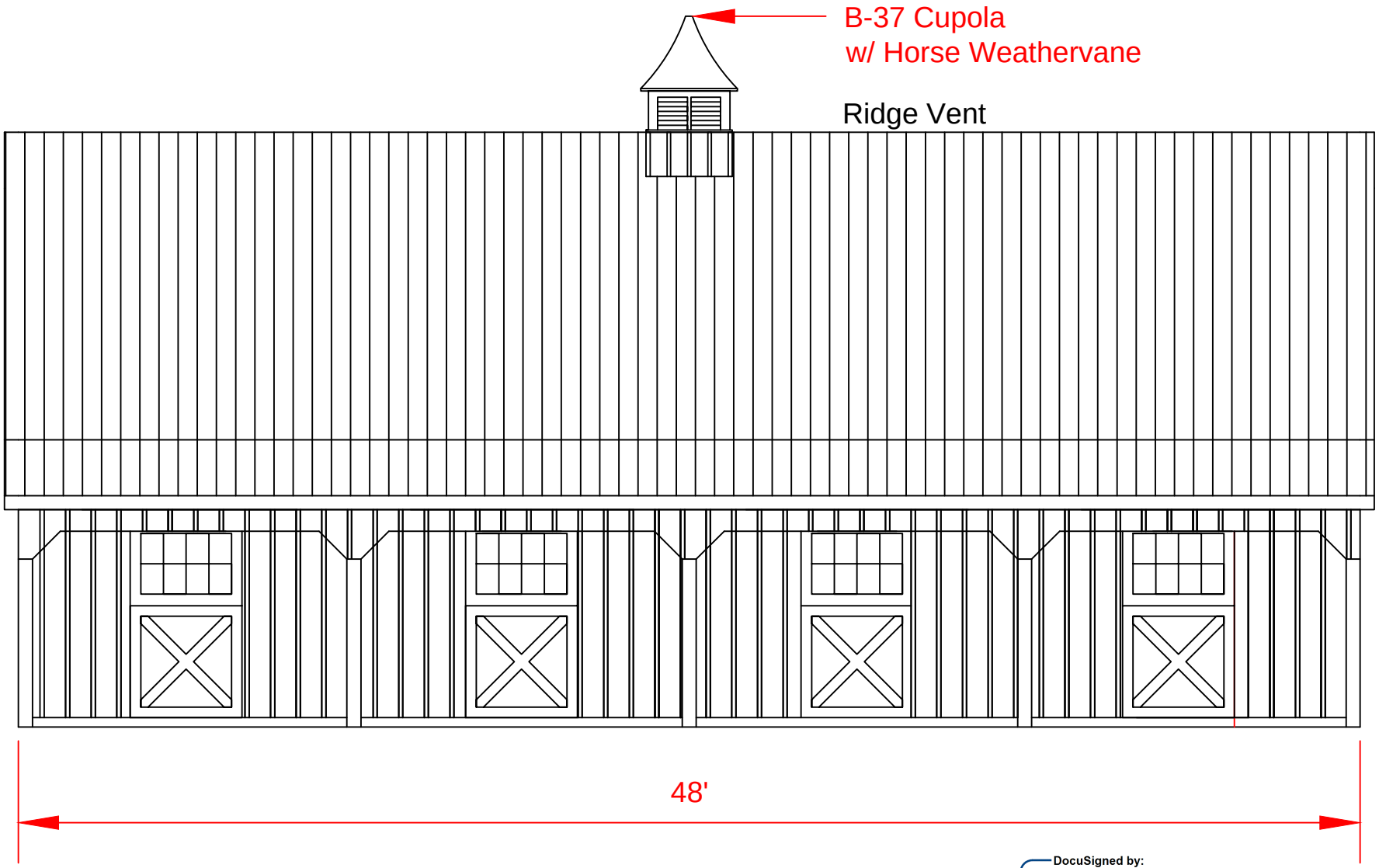

DocuSigned by:
Eileen Cianciolo
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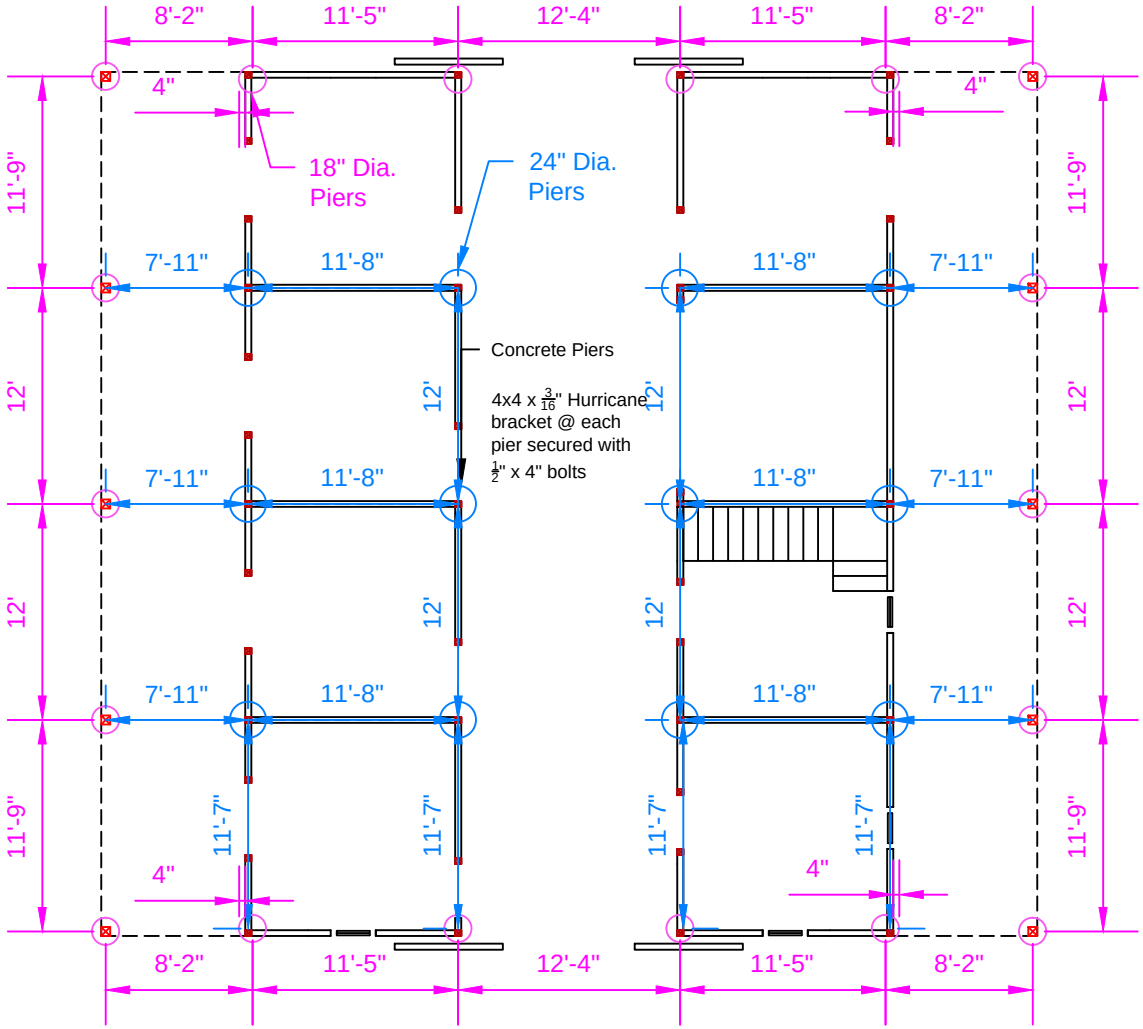
8/12/2021

DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David H.	PLAN NO: 21057
			DATE: July 13, 2021	PAGE: 1 of:
			PLAN-DESCRIPTION	
Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751	Horizon Structures 5075 Lower Valley Road Atglen, PA 19310	Eileen Cianciolo	36' x 48' High Country with Lean-Tos Left Elevation Scale: 3/16" = 1'	

Manufacturer Recommended Pier Placement

Measurements are from center
of tube to center of tube



1. Excavate area for building so water drains away from building. Make sure site is accessible to deliver modular units unto prepared pad.

2. Dig holes for concrete piers. Ideally these should be 18" diameter x 36"-48" deep, or down to undisturbed soil, depending on local building code in your area. Loose soil should be removed from hole. Tops of concrete piers should be perfectly level. 18" Sonotubes are ideal to form the concrete for the piers. (www.sonotube.com)

3. After concrete piers are poured and concrete hardened, fill in dirt in layers between piers and compact well. The final 4" to 6" of material should be stone, well tampered with a mechanical tamper. The stone should not be higher than the top of the piers. A finished prepared site should have gravel extending 2' past sides and ends of building. After building is in place, additional stones may be placed up against the 6x6 base of building and tapered away (see diagram 2). Stalls and center aisles may be filled in with 4" of stone, stone dust or concrete up to bottom of 2x8 stall front boards.

DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David H.	PLAN NO: 21057
			DATE: July 22, 2021	REVISIONS: 0
			PLAN-DESCRIPTION	
Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751 PAHIC # PA050943	Horizon Structures 5075 Lower Valley Road Atglen, PA 19310	Eileen Cianciolo. 11670 Lossie Road Williamsburg, MI 49690	36' x 48' High Country- 8' Lean-tos Pier Placement Scale: 3/32" = 1'	

Diagram 1
Prepared site before building is set. Site should be level with top of concrete piers.

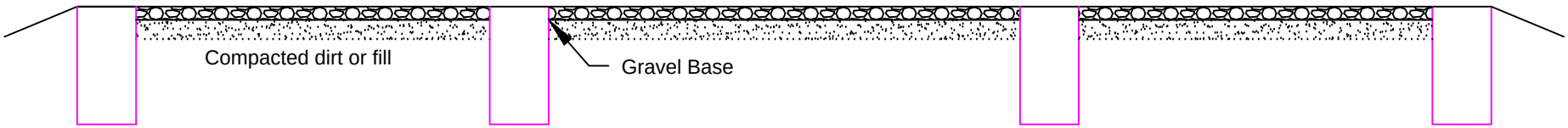
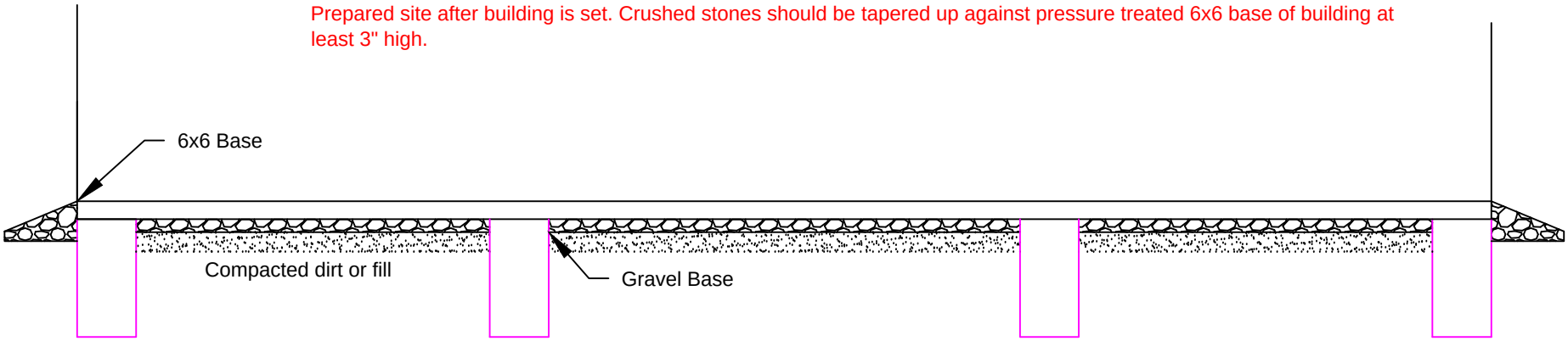


Diagram 2
Prepared site after building is set. Crushed stones should be tapered up against pressure treated 6x6 base of building at least 3" high.



DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David H.	PLAN NO: 16000
			DATE: January 20, 2016	PAGE: 2 of:
			PLAN-DESCRIPTION	
Appalachian Woodcrafts, LLC. 88 Airstrip Drive Mill Hall, PA 17751			Pier Placement Diagrams Scale: 1/4" = 1'	

Zoning Ordinance
Whitewater Township, Michigan
Ord. No. 6 eff. Dec.23, 1972.

An ordinance to establish zoning districts and regulations in the Township of Whitewater, County of Grand Traverse and State of Michigan in accordance with the provisions of Act 110 of the Public Acts of 2006 as amended; to define certain terms used herein; to provide for regulations governing nonconforming uses and structures; to establish a Zoning Board of Appeals and define its duties and powers; to provide for the administration and enforcement of this Ordinance; to provide for amendments to this Ordinance; and to provide penalties for the violation of this Ordinance.

ARTICLE I
SHORT TITLE AND PURPOSE

1.0 SHORT TITLE

This Ordinance shall be known as the "Whitewater Township Zoning Ordinance" and will be referred to as "this Ordinance."

1.1 PURPOSE

The fundamental purpose of this Ordinance is to promote the public health, safety, and general welfare of Whitewater Township residents and visitors; and to implement the purposes enumerated in MCL 125.3203 (PA 110 of 2006) in order to implement the goals, principles, and recommendations set forth in the Master Plan.

We could also add any or all of the following:

to provide for the orderly development of the Township;
to reduce hazard to life and property;
to establish the location and size of, and the specific uses for which structures may hereafter be erected or altered, and the sanitary, safety and protective measures that shall be required for such structures;
to conserve life, property and natural resources,

Or
Eliminate "Purpose"