

**Charter Township of Elmwood
Planning Commission Special Meeting
June 13, 2024 at 6:30 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 6:30 PM.

B. Pledge of Allegiance: The Chair led the Pledge of Allegiance.

C. Roll Call: Present: Jeff Aprill, Doug Roberts, Chris Mikowski, Rick Bechtold, Kendra Luta, Nate McDonald. Excused: Jonah Kuzma

D. Limited Public Comment: None

E. Agenda Modifications/Approval: *MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER APRILL TO APPROVE THE AGENDA WITH CORRECTION OF THE DAY OF THE MEETING. MOTION PASSED UNANIMOUSLY.*

F. Minutes- April 16, 2024: *MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER ROBERTS TO APPROVE THE MINUTES OF APRIL 16, 2024 AS PRINTED. MOTION APPROVED UNANIMOUSLY.*

G. Consent Calendar: *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER LUTA TO ACCEPT THE CONSENT CALENDAR AS PRESENTED. MOTION PASSED UNANIMOUSLY.*

H. Declaration of Conflict of Interest: None

I. Old Business: None

J. New Business:

1.) Comprehensive/Master Plan Kickoff. Discussion on Schedule, Outreach (open houses and survey), Requirements, etc.: The Commissioners discussed “comprehensive plan” versus “master plan”. The Chair said they’ll use the terms interchangeably for now.

Sara Kopriva from Beckett and Raeder went over the plan for a survey and getting that out, and other community engagement with an open house happening this summer, as well as starting to review chapters at the October meeting. The plan is to get the survey out after the July Board meeting. For the survey, she started with some questions to work through. There are some that are typical for a survey, then Staff looked at some questions, and then they came up with some questions specific to the community. This is the start for the survey to get the Commission thinking about topics. She would like them to focus broadly on topics they need to include versus word-smithing the question. They are going to be putting this into survey monkey, which is online so you can use a link or QR code to take it. She said they could go through the survey page by page and give their input.

Commissioner Aprill commented that he thought they should go through the survey question by question.

The Commissioners went through the survey and discussed changes and additions. Sara and Staff will update the survey as discussed and send it out to the Commissioners to ensure all requested changes were incorporated. If any member of the Commission wants additional major modifications, a second special meeting can be held for further discussion. If only small changes are deemed necessary, Staff and the Consultant can make those modifications.

K. 1) Article 10 Nonconformities: The Chair noted he read and re-read the text prepared by Counsel and wondered if that would have to stand by itself sometime. Staff responded, that the proposed draft text the attorney prepared can be modified. Staff said that the Commission can spend more time with the drafted text and she will provide text used in other nearby municipalities to compare. *MOTION BY COMMISSIONER MCDONALD, SECONDED BY COMMISSIONER MIKOWSKI TO MOVE K1 ARTICLE 10 NON-CONFORMITIES TO A REGULAR MEETING. MOTION CARRIED UNANIMOUSLY.*

2.) Section 5.4 Permitted Uses: The Chair noted that he asked Staff to go through the ZO and come up with a list of items that don't have a lot of verbiage to support them. Commissioner Roberts relayed that some of the uses are regulated by other agencies. Staff agrees, but noted that it would be possible for the Township to also have regulations. The Commissioners discussed where to start and it was suggested that each Commissioner select a few to discuss at a future meeting.

L. Comments from the Chair: Chairman Bechtold thanked the Commissioners for making themselves available for the special meeting and for the good discussion on the survey.

M. Comments from Planning Commissioners: Commissioner Roberts thanked Sara and Staff for the work that went into the survey. Commissioner Aprill also thanked them for the work on the survey.

N. Comments from Staff: Staff thanked the Commissioners for their hard work. She also noted that the Commission's Tuesday meeting would be cancelled. Lastly, the City of Traverse City is having a housing summit at the Opera House June 18 from 6:00-8:00 p.m.

O. Public Comment: None

P. Adjourn: *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER LUTA TO ADJOURN MEETING AT 8:12 PM. MOTION PASSED UNANIMOUSLY.*

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: July 2024 Planning and Zoning Report

PERMITS:	7/2024	7/2023	YTD 2024	YTD 2023
Single Family Dwelling	3	1	15	7
Attached SFD	0	0	0	0
Accessory Building	0	0	3	3
AG Building	0	0	1	3
Residential Addition	0	2	0	5
Deck	2	1	9	6
Sign	0	0	1	1
Commercial	0	0	4	2
B&B	0	0	3	0
Misc.	1	0	4	5
Total Permits	6	4	40	32
Fees Collected	\$604.28	392.68	\$5,028.12	\$2,766.81

Zoning Board of Appeals:

July 10, Regular Meeting. Cancelled due to no new business.

August 7, Regular Meeting. No new hearings, but meeting has been scheduled to review minutes from 5/1/24.

Planning Commission:

July 16, Regular Meeting. Cancelled due to no new business.

August 15, Special Meeting. Master (Comprehensive) Plan Community Open House. Township Consultant Sara Kopriva of Beckett & Raeder will facilitate an open house to garner community input regarding the Plan.

August 20, Regular Meeting. Agenda not yet set.

Office Updates:

STRs. 93 licenses for 2024 have been issued. 11 applications are on waitlist.

Trainings/Conferences. Staff will be attending the MI APA Conference 9/25-9/27.

Parks. Staff attended kickoff meeting and onsite walkthrough with consultant from Beckett and Raeder regarding the conceptual site plan for Cherry Bend Park; currently waiting on preliminary plan to discuss with Parks and Recreation Committee at their August meeting. Hopeful to have additional information (and possibly plan) for the Board at their September meeting. Equipment update: equipment approved by the Township Board at the last meeting has been ordered; no estimated arrival date.

Master (Comprehensive) Plan. Staff continues to provide information to our consultants at Beckett & Raeder as they work on preliminary chapters. Postcards for survey mailed and survey will be live until 8/31. The survey can be accessed at <http://tiny.cc/ElmwoodTwp> (case sensitive). A PDF of the survey is available on the Planning Commission's webpage and hard copies are also available at Township Hall. Beckett & Raeder will facilitate an Open House on 8/15 from 4-6pm at Township Hall. Attendees can come and go at any time as the Open House will be focused on conversations and there will be no formal presentations. The purpose of this open house is to gather public input on current and future Township planning efforts.

NOTICE OF PUBLIC HEARING

**THE LEELANAU COUNTY BOARD OF COMMISSIONERS
WILL HOLD A PUBLIC HEARING ON THE TERMINATION OF THE
WEST BAY/WEST SHORE BROWNFIELD PLAN,
ELMWOOD TOWNSHIP LEELANAU COUNTY, MICHIGAN**

TO ALL INTERESTED PERSONS IN LEELANAU COUNTY

PLEASE TAKE NOTICE that the Leelanau County Board of Commissioners will hold a **Public Hearing on Tuesday, the 20th day of August 2024, at 6:30 p.m.**, Eastern Daylight Time in the Board of Commissioners Meeting Room, Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI, 49682 to receive public comment on the termination of a Brownfield Redevelopment Plan on the property located at 13336 and 13380 S. West-Bay Shore Dr. The following legal parcels are included in the “eligible property”:

Parcel ID 004-033-088-00, 004-033-090-01, 004-898-090-01

The property consists of three parcels of property in Elmwood Township. The property subject to this brownfield plan is the geographic area described within this plan, inclusive of any parcel splits, combinations, new parcel tax identification numbers, or address changes that may occur in the future.

The Brownfield Plan, which was adopted on March 20, 2007 and amended June 20, 2017, includes a site map and legal description of the parcel, is available for public inspection at the Leelanau County Government Center, 8527 E. Government Center Dr., Suite 108 Suttons Bay, MI, 49682. The Brownfield Plan was adopted by resolution at the Leelanau County Board of Commissioners meeting following a publicly noticed Public Hearing.

FURTHER INFORMATION may be obtained from Ms. Gail Myer, Director of Brownfield Redevelopment Authority, at gmyer@leelanau.gov or (231) 256-9812.

Leelanau County will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities upon twenty-four (24) hours' notice to Leelanau County. Individuals with disabilities requiring auxiliary aids or services should contact the Leelanau County Clerk by calling as follows:

Michelle L. Crocker
Leelanau County Clerk
(231)256-9824

To: Elmwood Planning Commission
From: Sarah Clarren, Planner / Zoning Administrator
Date: 8/14/24
RE: SPR/SUP 2024-05, Farm Club Expansion (2)

Below you will find a staff report, using the template for Findings of Fact, for Farm Club’s application for a major amendment to their 2023 approval. If the Planning Commission finds the application to be complete, the following motion may be used:

Motion: To schedule a public hearing for SPR/SUP 2024-05, Farm Club Expansion (2) the next regularly scheduled meeting.

PLANNING COMMISSION
FINDINGS OF FACT, DECISION AND ORDER
SPR/SUP 2024-05, Farm Club Expansion (2)

Owner/Applicant:	Field La Femme Properties, LLC 448 E Front Street Traverse City, MI 49684	Engineer/Surveyor:	Mansfield Land Use Consultants 10241 E Cherry Bend Road Traverse City, MI 49684
Hearing Date:	TBD		
Case Number:	SPR/SUP 2024-05 – Request by Field la Femme Properties LLC regarding property at 10051 S Lake Leelanau Dr (Parcel 004-018-004-25) for work described as ‘Farm Club.’ The request is for the expansion and relocation of the Agricultural Commercial Enterprise (Farm Market) building previously approved by the Planning Commission on 10/24/2023.		

PROPERTY DESCRIPTION

Parcel ID # 004-018-004-25 (10051 S Lake Leelanau Dr., 8.97 acres)

The above referenced parcel is located in an Agricultural-Rural (AR) Zoning District. The parcel is located in Section 18 of Elmwood Township.

APPLICATION

Field La Femme Properties, LLC is requesting a Special Use Permit (SUP)/Site Plan Review (SPR) for a major amendment to their 2023 approval (SPR/SUP 2023-10, approved on 10/24/23, minutes approved 12/19/23). Specifically, they are seeking an amendment to their previously permitted Farm Market (Agricultural Commercial Enterprise). Staff determined the proposed amendments were major as Section 8.7.A.2.b states that “Movement of buildings or other structures by no more than ten (10) feet measured horizontally” is a minor amendment. The building is proposed to be moved 24 feet. This is more than twice the amount permitted by a minor modification. Therefore, pursuant to Section 8.7.B, “Any amendment or change to an approved site plan not considered minor by the Zoning Administrator shall be approved by the Planning Commission and will require a new site plan review, payment of applicable fees, and processing in accordance with this Article as a new site plan application.”

The proposed modifications are also considered a major amendment under Section 9 (Special Use Permit) and therefore requires a new application and review pursuant to Section 9.4.A.3; Section 9.4.A.2.c states that a minor amendment could include “An increase of less than twenty-five (25) percent in the main building’s usable floor area,

the land area occupied by the main or accessory uses, the size of the parking area, the number of parking spaces provided, occupancy load, capacity or membership, or traffic generation.” What is now proposed exceeds what is permitted under a minor amendment. The previously approved Farm Market building is increasing in size by approximately 11% (approved at 1836sf, now proposed to be 2040sf per site plan sheet C6.0). Also, a second story is now proposed, which more than doubles the previously approved building’s usable floor area. The interior layout is modified from what was previously approved by the Planning Commission, but the layout within the plans electronically provided on 8/12/24 (and included for review) do not appear to alter the approved use. Staff questioned the proposed use of the lower level which was addressed within the 7/30/24 letter from Christensen. This letter states that

“The proposed location of the farm market building has been shifted west of the previously approved location, which allowed for the structure to take advantage of grade changes on the site and include a walkout lower level for storage and food preservation activities. Farm Club utilizes their own produce in products sold on site throughout the entire year, necessitating the ability to preserve and store produce for future use. Farm Club stores approximately 30,000 pounds of their produce for use through the year and the proposed lower level of the market building will provide much needed space. Packaging materials and other food processing and preserving supplies will also be stored in this lower level.”

It is necessary to understand the uses approved onsite and their location as the definition of Agricultural Commercial Enterprise has changed.

In 2018, the definition of an Agricultural Commercial Enterprise was “Uses dependent upon **on site agricultural operation**, such as: community-supported agriculture, “u-pick” or **pick-your-own operation, farm market, nursery, agri-tourism, winery, brewery, distillery, interpretive farm, beekeeping/honey production, maple syrup production, greenhouse, commercial hunting grounds, agricultural processing, riding stables, sales of agricultural related products, farm vacations, crafts, and similar uses”** (emphasis added to highlight uses proposed in 2018 application).

In 2019 the definition of an Agricultural Commercial Enterprise was changed to “Uses dependent upon on site farm operation and agriculture related products, such as: community-supported agriculture, “u-pick” or pick-your-own operation, farm market, agri-tourism, and similar uses.” Processing components of the definition were removed. This uses are still allowed, but as a separate use outside of the umbrella of Agricultural Commercial Enterprise.

It is important to note that there are some elements on the plan that are referred to as future and proposed. Per Dusty Christensen, “There are no modifications related to the microbrewery use, only changes related to the market building location and size. Some items may still be labeled as proposed if they have not been physically constructed as these plans are also used for agency permitting and those agencies want to differentiate between existing conditions on site and what they need to include in their permits.”

For reference and detail on past permitting, the Decision and Order from SPR/SUP 2023-10 is included within the packet provided to the Commission.

In regards to rendering a decision, after having held a public meeting and public hearing on *TO BE SCHEDULED* with due notice as required by law, the Planning Commission having heard the statements of the applicant and agents, the Planning Commission having considered documents and testimony submitted by members of the public, the Planning Commission having considered all exhibits and the Planning Commission having reached a decision on this matter, state that the below Findings are based on the entire record regardless of whether a specific exhibit is not listed under a specific Finding or Standard. In addition, the Planning Commission recognizes that, pursuant to law, the applicant has the burden of establishing that applicable standards and requirements have been met.

SECTION 9.8 ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL LAND USES

Several land uses require additional requirements that must be met in addition to the Standards, Requirements, and Findings in Section 9.3. These additional standards are listed below.

M. Agricultural Commercial Enterprises (Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019)

The purpose is to promote agricultural commerce, to conserve valuable farmland, and to protect public safety.

1. The use must be associated with a farm operation, operated according to the Generally Accepted Agricultural and Management Practices for Farm Markets (GAAMPS) for the State of Michigan and any additional GAAMPS that may apply for the proposed use. ***Existing farm operations shown Sheet C3.0. Also, typically conditioned during approval process.***
2. Accessory Uses. The following are allowed as accessory uses to agricultural commercial enterprises:
 - a. Petting zoos, animal attractions, and playgrounds.
 - b. Children's games and activities.
 - c. Crop mazes and pumpkin patches.
 - d. Holiday-oriented activities.
 - e. Sales shall be limited to farm products in compliance with GAAMPS for Farm Markets, such as fruit, vegetables, or baked goods; plant and nursery stock; or farm-related products such as milk, cheeses, honey, preserves, or butter. A bakery may exist as part of a farm market.
Typically conditioned during approval process.
3. Sales of the following are prohibited unless otherwise authorized by the Ordinance:
 - a. Fuel or related products.
 - b. Tobacco products.
 - c. Lottery tickets.
 - d. Vehicles or related products.
 - e. New & Used household goods.
 - f. Alcohol production and sales.
Typically conditioned during approval process.
4. Shall be located on a minimum parcel size of one (1) acre and shall be owned or leased by the farmer. ***Met; parcel is 8.97 acres.***
5. The minimum setback from any lot line for any structure shall be fifty (50) feet. Vegetative planting or agricultural use of land is encouraged between the structure and any property line. ***Met; approx. 160.' / Sheet L1.0 shows vegetated buffer.***
6. Parking shall be setback a minimum of fifty (50) feet from any side or rear lot line and a minimum of ten (10) feet from the road right-of-way line. ***Met; Sheet L1.0 shows parking 65' from lot line.***
7. Landscaping shall comply with Section 6.4 including buffering requirements. ***Plan provided, but still does not meet the requirements of Section 6.4.3.A of the Ordinance. Can be made a condition of approval.***
8. Lighting. Greenhouse and other grow lights internal to agricultural enterprises are exempt from the lighting requirements of this Section. For all other lighting requirements, see Section 6.5, Lighting. ***N/A***

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

1. Applicant's name, address, and telephone number. ***Provided (application).***
2. Property owner's name, address, telephone number, and signature. ***Provided (application).***
3. Proof of property ownership, and whether there are any options or liens on the property. ***Provided***

4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. *N/A; applicant is owner*
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. *Provided (Sheet C1.0).*
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. *Provided (Sheet C1.0).*
7. Project title or name of the proposed development. *"Farm Club"*
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Provided ("The construction of the market building and site improvements will commence in fall of 2024 (pending permits and SUP amendment) and be finished in spring or summer of 2025.")*
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. *Provided (7/30/24 (received 8/2/24) letter).*
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. *Provided (7/30/24 (received 8/2/24) letter).*
11. A vicinity map showing the area and road network surrounding the property. *Provided (Sheet C1.0)*
12. The gross and net acreage of the parcel. *Provided (Sheet C2.0)*
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. *Provided (Application / Sheet C2.0).*
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. *Provided (Sheets C1.0, C2.0).*
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. *Provided (Sheets C2.0, C3.0).*
16. The location and type of existing soils on the site, and any certifications of borings. *Provided (C2.0, C6.0).*
17. Location and type of significant existing vegetation. *Location provided (L1.0, C4.1). Type not provided other than stating 'existing wooded area to remain' Commission typically has not required every tree identified.*
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. *Provided (C3.0, C4.0 (wetlands approximate and don't show full extent, but does not appear to be on subject parcel (EGLE Wetlands Map View)).*
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. *Provided (Various sheets).*
20. Proposed location of all proposed structures, buildings, equipment, and uses. *Provided (Various sheets).*
21. Elevation drawings of typical proposed structures and accessory structures. *Provided (Sheet A5.1-A5.3, A6.1).*
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. *Provided (various*

sheets)

23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. ***None proposed.***
24. 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. ***Location shown on various sheets; no changes per Christensen.***
25. Location, size, and characteristics of all loading and unloading areas. ***Provided (C4.1); no changes per Christensen.***
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. ***Provided (C4.1)***
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). ***Provided (Various including C1.2, C3.0, C4.0, C4.1, C5.0)***
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. ***Provided (C6.0).***
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. ***N/A***
30. Location, size, and specifications of all signs and advertising features, including cross-sections. ***Provided (N/A)***
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. ***Provided (Sconce detail and Site Lighting Exhibit).***
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. ***Location of vegetated buffer shown (L1.0), dumpster screening and planting detail (C1.1). Note that buffering on plan still does not meet the requirements of Section 6.4.3.A of the Ordinance. Can be made a condition of approval.***
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. ***Location of vegetated buffer shown (L1.0) Location provided (L1.0, C4.1). Type not provided other than stating 'existing wooded area to remain' Commission typically has not required every tree identified.***
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. ***Provided (C1.1 (screening) and C3.0 (location))***
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. ***Provided (N/A)***
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. ***N/A; undelineated wetlands do not appear on subject parcel (EGLE Wetlands Map Viewer)***
37. North arrow, scale, and date of original submittal and last revision. ***Provided, various sheets.***

SECTION 8.5 REVIEW AND APPROVAL

- A. All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.
- B. **Standards for Site Plan Approval.** The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:
1. All required site plan and application information has been provided as specified in this Article.
 2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval. Further, all applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met or can be made a condition of site plan approval.
 3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
 4. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.
 5. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.
 6. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
 7. All buildings and structures are accessible to emergency vehicles.
 8. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
 9. The percentage of impervious surface has been limited on the site to the extent practicable.
 10. Efforts have been made to protect the natural environment to the greatest extent possible.
 11. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
 12. The proposal furthers the goals and objectives of the Master Plan.

SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS

The Planning Commission shall review the particular circumstances of the special land use permit application in accordance with the requirements of this Article and Article 8. Approval of the special land use application shall be contingent upon approval of the site plan and a finding of compliance with all of the General Standards and Specific Requirements listed below:

- A. **General Standards.**
1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.

2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.
4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.
5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.
6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.
7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.
8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.
9. The following specific requirements shall be met to the extent applicable to the proposed special land use:
 - a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:
 - a. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
 - b. Proximity and relation of driveway to intersections;
 - c. Minimization of pedestrian and vehicular traffic conflicts;
 - d. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
 - e. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
 - f. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
 - g. Adequate maneuverability and circulation for emergency vehicles.
 - b. Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site.

July 30, 2024

Sarah Clarren, Planner
Elmwood Township
10090 E. Lincoln Road
Traverse City, MI 49684

Re: Farm Club Site Plan Amendment

Ms. Clarren,

Thank you for your 7/25/24 application review summary. We have supplemented and updated the drawing set for the proposed site plan amendments for the Farm Club project and have submitted them with this letter. In addition to the updated plans, we are providing the following information to address the list of specific information requested from your review, identified by Ordinance section. Ordinance language is shown in normal text and responses are shown in **bold text**.

- Section 8.3.C.3. Evidence that the plans were sent to the appropriate agencies shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration. **Updated plans have been submitted to the relevant permitting agencies for review and/or permit. Copies of submittal correspondence have been provided to you via email.**
- 8.4.7 Project title or name of the proposed development. **The project name is still considered "Farm Club." The proposed SPR/SUP amendment request is for relocation and updated design of the previously approved farm market building.**
- 8.4.8 Statement of proposed use of land, project completion schedule, and any proposed development phasing. **The currently proposed site plan amendments related to the size and location of the previously approved farm market building would be considered an amendment to the approved Agricultural Commercial Enterprise. Other approved uses on the site include the primary Farm Club facility (Ag. Commercial Enterprise) and Microbrewery use.**
- 8.4.9 Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.
 - **Access and Circulation**
Existing vehicular access to the site occurs off of South Lake Leelanau Drive (C.R. 641), which is maintained by the County Road Commission in a manner that allows for safe access to the subject property and easily accommodates any potential increase in traffic. The driveway winds its way east up the hill to the parking area adjacent to the primary Farm Club building. The existing driveway approach on C.R. 641 complies with all necessary Leelanau County Road Commission standards and regulations in order to maintain safe driving conditions for patrons and drivers on the County road. An additional bicycle and pedestrian connection exists directly from the Leelanau Trail, across the property and directly to the proposed market space adjacent to the main building. There are no proposed changes to the access and circulation to and from, or within, the Farm Club site as part of this amendment request.
 - **Utilities**

The existing approved uses and proposed amendments are, and will be, served by private well and septic. These utilities will comply with all of the applicable standards of the Leelanau County Health Department, which has been provided with proposed plans to review, comment on, and permit. Upon receipt of the permit application for the new market building septic system, the Health Department requested that the septic system size be increased to accommodate the increased use at Farm Club. The results are a significant increase in drain field size to accommodate the measured levels of effluent discharge from the existing facility and the anticipated volume of discharge from the new market building.

- Schools

The proposed use has no impact on the local school systems.

- Storm Water Control

The existing permitted storm water control system and upcoming additions do, and will, comply with all standards and regulations of the Leelanau County Drain Commissioner's office. The system consists of surface drainage to storm water infiltration basins that will hold the required amount of storm water from the hard surfaces on the site and allow it to infiltrate.

- Natural Environment

The proposed amendments to the site plan for the approved uses will have no adverse impact on the natural environment, wetlands, or bodies of water. The existing uses, buildings, storm water control system, utilities, and other site features will be approved and permitted by the appropriate regulatory agencies and meet the standards set by those agencies to protect the natural environment and water bodies and proposed plan amendments do not change the approved site disturbance, runoff, etc. to any significant degree.

- 8.4.10 Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance.

There are no residential units already approved for the Farm Club project, or proposed as part of this site plan amendment request. Similarly, there are no bedrooms, offices, or open spaces within the project. During its busiest shifts, Farm Club has between 20 and 30 kitchen, service, and farm employees on site at the same time. The occupiable structures within the approved uses (including amendment enlargement of the market building) is approximately 8,970 S.F.

- 8.4.30. Location, size, and specifications of all signs and advertising features, including cross-sections.

The only signage on the site for the existing approved uses was permitted and installed per Township requirements as part of the original construction phase for the Farm Club project. No new signage is proposed as part of this site plan amendment request.

- 8.4.31 Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.

An updated site lighting diagram reflecting the relocated market building has been submitted with this request.

- 8.4.35 Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities.

Mansfield

Land Use Consultants

There are no existing or proposed storage facilities for any chemicals, salts, flammable materials, or hazardous materials on the site.

In the time since the previous plans were approved, additional design work for the farm market building led to it being enlarged and moved slightly from its previously approved location on the plans. The approved building footprint size is 1,756 S.F. and the proposed footprint size is 1,995 S.F. The proposed location of the farm market building has been shifted west of the previously approved location, which allowed for the structure to take advantage of grade changes on the site and include a walkout lower level for storage and food preservation activities. Farm Club utilizes their own produce in products sold on site throughout the entire year, necessitating the ability to preserve and store produce for future use. Farm Club stores approximately 30,000 pounds of their produce for use through the year and the proposed lower level of the market building will provide much needed space. Packaging materials and other food processing and preserving supplies will also be stored in this lower level.

Thank you for your assistance.

Sincerely,
Mansfield Land Use Consultants



Dusty Christensen, LLA



CHARTER TOWNSHIP OF ELMWOOD

Planning and Zoning

10090 E. Lincoln Rd., Traverse City, MI 49684
(231) 946-0921 Fax (231) 946-9320
Email: planner@elmwoodtownship.net

Special Use Permit Application

Applications will not be accepted unless containing all the following information:

- 1) Completed application form with owner's signature
- 2) A site plan with all required information
- 3) Escrow Policy with escrow amount as determined by Planner (any and all unused escrow funds will be returned per the escrow agreement)
- 4) Payment of an application fee (\$875)

Applications are to be submitted 30 days prior to the Planning Commission meeting. Regular meetings are the 3rd Tuesday of each month.

The Application process is summarized below (See Section 9.2.D for more detail)

1. **Pre-Application Meeting:** The applicant meets with the Zoning Administrator to discuss the proposal, design elements, ordinance requirements, etc.
2. **Submission of Application:** The applicant submit two applications and plans for a completeness review by the Zoning Administrator. If found to be incomplete, the ZA will notify applicant in writing. Once found complete, the ZA will request additional plans for the Commission and will be put on the next available Planning Commission meeting for initial consideration.
3. **Planning Commission Initial Review:** When the Commission finds the application to be complete, they will vote to schedule a public hearing. However, if the Commission finds the application incomplete, they will request additional information; until the Commission determines that the application is complete, a public hearing will not be scheduled.
4. **Public Hearing:** On the appointed date and time, the Planning Commission shall conduct the public hearing.
5. **Action of the Planning Commission:** Upon completion of the Planning Commission's review and completion of the public hearing, the Commission shall make findings to determine if the application meets the required standards and requirements.

Elmwood Township 06/2022

CASE NUMBER _____

**Charter Township of Elmwood
Application for Special Use Permit**

Applicant

Name Field La Femme Properties, LLC

Street Address 448 E. Front St.

City Traverse City State MI Zip 49686

City Traverse City State MI Zip 49686

City Traverse City State MI Zip 49686

City Traverse City State MI Zip 49686

City Traverse City State MI Zip 49686

Owner (if different)

Name Same as Applicant

Street Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Engineer

Name Mansfield Land Use Consultants

Street Address PO Box 4015

City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

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City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

City Traverse City State MI Zip 49685

Surveyor

Name Same as Engineer

Street Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

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City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Contact Person (All communications from the Township will be sent to this individual regarding the submitted application) Applicant Owner Engineer Surveyor

Property Information:

Property Address: 10051 & 10103 S. Lake Leelanau Dr.

Parcel Number: 45-004-018-004-25 & 14 Current Master Plan Designation Rural Low Density

Zoning District: A-R Current Use of Property: Ag. Com. Enterprise/Resident

Adjacent Property Zoning AND Use(s): North: A-R, Ag/Residential

East: R-2, Residential

South: A-R, Residential

West: A-R, Residential

Other Remarks:

Site Plan and SUP have already been approved by the Planning Commis

As required by Section 9.3 of the Zoning Ordinance, the Planning Commission shall review the particular circumstances of the special land use permit application in accordance with the requirements of Article 9 (Special Use Permits) and Article 8 (Site Plan Review). Approval of the special land use application shall be contingent upon approval of the site plan and a finding of compliance with all of the General Standards and Specific Requirements.

Please use the below tables to detail (with additional pages as necessary) how the proposed project meets the required standards and requirements for a Special Use Permit and Site Plan Review.

<u>Special Use Permit General Standard</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.	Previously approved site plan/SUP being amended for minor changes to proposed market building. See attached materials for details.	
2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.		
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.		
4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.		
5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it		

shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.		
6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.		
7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.		
8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.		
9. The following specific requirements shall be met to the extent applicable to the proposed special land use:		
a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:		
i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;		
ii. Proximity and relation of driveway to intersections;		
iii. Minimization of pedestrian and vehicular traffic conflicts;		

iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.		
v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;		
vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.		
vii. Adequate maneuverability and circulation for emergency vehicles.		
b. Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site.		

Please note that certain Special land Uses have additional requirements. Please see Section 9.8 of the Zoning Ordinance to see if the proposed special land use has additional requirements. If so, please submit documentation showing how the additional requirements have been met.

<u>Site Plan Review Standard</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. All required site plan and application information has been provided as specified in this Article.		

2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.		
3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.		
4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.		
5. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.		
6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.		
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.		
8. All buildings and structures are accessible to emergency vehicles.		
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.		
10. The percentage of impervious surface has been limited on the site to the extent practicable.		

11. Efforts have been made to protect the natural environment to the greatest extent possible.		
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.		
13. The proposal furthers the goals and objectives of the Master Plan.		

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The Ordinance requires specific information be included in each application for Site Plan Approval. Please use the following table to ensure that you have included the required information either on your plan (which must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less) or included elsewhere in your application. Please use additional pages, as necessary.

<u>Site Plan Review Requirement</u>	<u>Applicant Review</u>	<u>Office Use Only</u>
1. Applicant's name, address, and telephone number.		
2. Property owner's name, address, telephone number, and signature.		
3. Proof of property ownership, and whether there are any options or liens on the property.		
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent.		
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage.		
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers.		
7. Project title or name of the proposed development.		
8. Statement of proposed use of land, project completion schedule, and any proposed development phasing.		

9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site.		
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance.		
11. A vicinity map showing the area and road network surrounding the property.		
12. The gross and net acreage of the parcel.		
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels.		
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations.		
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%.		
16. The location and type of existing soils on the site, and any certifications of borings.		
17. Location and type of significant existing vegetation.		
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes.		
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope.		
20. Proposed location of all proposed structures, buildings, equipment, and uses.		
21. Elevation drawings of typical proposed structures and accessory structures.		

22. Location of existing public roads, rights-of-way, easements of record, and abutting streets.		
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property.		
24. 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.		
25. Location, size, and characteristics of all loading and unloading areas.		
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use.		
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable).		
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam.		
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable.		
30. Location, size, and specifications of all signs and advertising features, including cross-sections.		
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used.		

32. Location and specifications for all fences, walls, and other screening features, with cross sections shown.		
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate.		
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities.		
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities.		
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved.		
37. North arrow, scale, and date of original submittal and last revision.		

Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator.

Affidavit:
 The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.


 Owner Signature _____ Date 7/8/24


 Applicant Signature _____ Date 7/8/24

OFFICE USE ONLY:
 Case Number: _____ Fee: _____ Paid: _____
 PC Decision: _____ Date: _____

Charter Township of Elmwood Escrow Policy

Accordingly, the procedure for the handling and processing of escrow deposits henceforth shall be as follows:

A. In connection with any application for a special land use, site plan approval, zoning amendment, cluster residential development review, site condominium review, planned unit development review, appeal, interpretation, variance, or other application as required by this Ordinance, the Township may require the applicant to pay in advance into an escrow fund established to cover the reasonable costs of reviewing the application. These costs may include staff costs or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No application shall be reviewed further or considered complete, and no permit shall be issued, until all costs have been paid and/or the escrow fund has been replenished as outlined below. The Township shall account for the expenditure of all escrow funds, and the Township Clerk shall refund any unexpended funds within sixty (60) days of final action.

B. Should the escrow fund ever dip below fifty (50%) of the original fund amount, the applicant shall be advised and required to replenish said escrow fund to the full original amount within five (5) business days of having been so notified by the Township Clerk.

C. The applicant may seek an accounting from the Township Clerk of expenditures from the escrow fund when a request is made by the Township to replenish the fund and/or after a final decision on the application has been made. However, the applicant has no authority to approve or deny expenditures.

Amount of Escrow Deposit Required: _____

Amount of Escrow Deposit Received: _____

Date: _____

Signature: _____

Name: _____

Phone Number: _____

Address: _____

Sarah Clarren

From: Dusty Christensen <dusty@maaeps.com>
Sent: Wednesday, August 7, 2024 1:24 PM
To: Keith Tampa
Cc: Sarah Clarren
Subject: Farm Club
Attachments: 17113 plan17 - Township Conditions Set.pdf; Farm Club Progress SET_8-1-24.pdf

Good afternoon Chief Tampa – I hope all is well!

We have made some revisions to the Farm Club plans which have been submitted for consideration as a Site Plan/SUP amendment by the Planning Commission and I have attached the plans here for your review as well.

The proposed changes are related to the size and location of the proposed farm market building that is to be added to the site. The building footprint was enlarged slightly and a walkout lower level for storage was added. The building has been relocated slightly to the west of where it was on the original plans in order to take advantage of the grade change there to facilitate the walkout.

If you have any questions, please let me know!

Thank you,

Dusty Christensen, LLA
Landscape Architect
Mansfield Land Use Consultants
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
231-360-7021

Sarah Clarren

From: Dusty Christensen <dusty@maaeps.com>
Sent: Wednesday, August 7, 2024 1:19 PM
To: Sarah Clarren
Subject: FW: Farm Club - septic revisions

Hi Sarah,

Forwarding our latest email from the ongoing review with the Health Department related to the updates to the Farm Club project for your file.

Thanks,

Dusty Christensen, LLA
Landscape Architect
Mansfield Land Use Consultants
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
231-360-7021

From: Eric Wilde <ericw@maaeps.com>
Sent: Tuesday, August 6, 2024 3:56 PM
To: Brett Yonker <byonker@bldhd.org>
Cc: Clay McNitt <CMcNitt@bldhd.org>; Dusty Christensen <dusty@maaeps.com>; Gary Jonas <gary@farmclubtc.com>
Subject: Farm Club - septic revisions

Hey Brett,

Attached are revised plans and septic calcs showing the changes that were discussed a couple weeks ago. We are going to have a couple hard copies dropped of for you guys tomorrow morning.

Please let me know if you have any questions.

Thank you,
Eric Wilde, P.E.

Mansfield Land Use Consultants
Planners – Civil Engineers – Surveyors

830 Cottageview Dr., Suite 201
P.O. Box 4015
Traverse City, MI 49685

Office: ~~(231) 946-9310~~
Cell: (815) 236-0940
E: ericw@maaeps.com

Sarah Clarren

From: Dusty Christensen <dusty@maaeps.com>
Sent: Thursday, August 1, 2024 9:45 AM
To: Steve Christensen; blong@leelanau.gov
Cc: Sarah Clarren
Subject: Farm Club - Updated Plans
Attachments: 17113 plan17 - Township Conditions Set.pdf

Good morning,

Updated plans for the Farm Club application are attached here as discussed – please let me know if you have any further questions, please let me know.

Sarah, I've copied you here to satisfy the ordinance requirement to show that plans/applications have been submitted to applicable agencies.

Thank you!

Dusty Christensen, LLA
Landscape Architect
Mansfield Land Use Consultants
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
231-360-7021

[Map View](#) | [Search Tools](#) | [Share](#)

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Place Search

Click on Map Location to view it on the map.

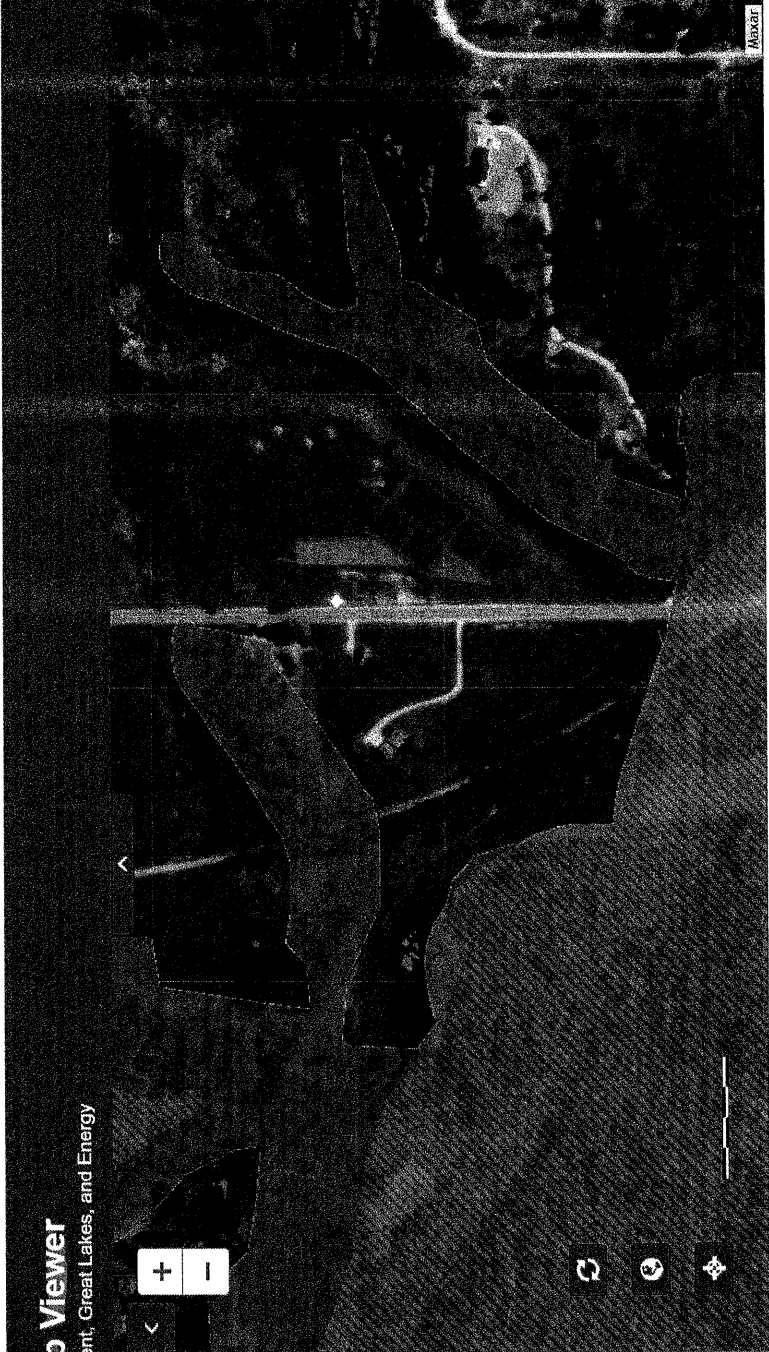
Click on Clear to start a new search.

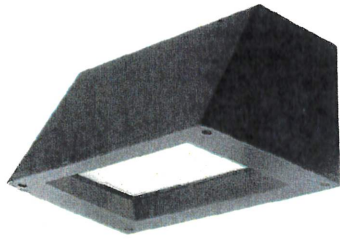
1 Results Found:

Place: 10051 Lake Leelanau Dr, Traverse City, MI 49684

[Map Location](#)

Clear





WST LED

Architectural Wall Sconce

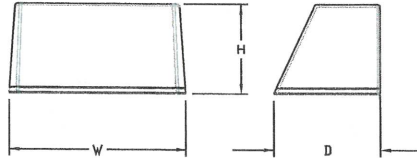


Catalog Number
Notes
Type

Specifications

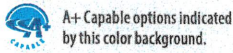
Luminaire

- Height:** 8-1/2" (21.59 cm)
- Width:** 17" (43.18 cm)
- Depth:** 10-3/16" (25.9 cm)
- Weight:** 20 lbs (9.1 kg)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ²	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ² 347 ²	
	P3 6,000 Lumen package	40K 4000 K		208 ² 480 ²	
		50K 5000 K		240 ²	

Options	Finish (required)
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6,7}	DDBXD Dark bronze
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7}	DBLXD Black
PE Photoelectric cell, button type ⁸	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ⁹	DWHXD White
PER5 Five-wire receptacle only (controls ordered separate) ⁹	DSSXD Sandstone
PER7 Seven-wire receptacle only (controls ordered separate) ⁹	DDBTXD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6}	DBLTXD Textured black
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6}	DNATXD Textured natural aluminum
PIRH 180° motion/ambient light sensor, 15-30' mounting height ^{5,6}	DWHGXD Textured white
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6}	DSSTXD Textured sandstone
SF Single fuse (120, 277, 347V) ²	
DF Double fuse (208, 240, 480V) ²	
DS Dual switching ¹⁰	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹	
E7WH Emergency battery backup, Non CEC compliant (7W) ⁷	
E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{7,12}	
E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{7,13}	
E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷	
E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12}	
E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{7,12,14}	
LCE Left side conduit entry ¹⁵	
RCE Right side conduit entry ¹⁵	
BAA Buy America(n) Act Compliant	
Shipped separately	
RBPW Retrofit back plate ³	
VG Vandal guard ¹⁵	
WG Wire guard ¹⁵	

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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WST-LED
 Rev. 08/02/22

Accessories

Ordered and shipped separately.

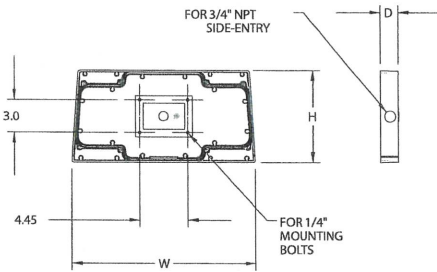
WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available with 347/480V.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

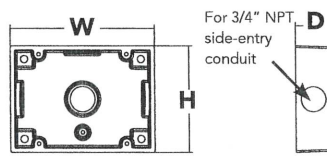
Optional Back Box (PBBW)

Height:	8.49" (21.56 cm)
Width:	17.01" (43.21 cm)
Depth:	1.70" (4.32 cm)



Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



Emergency Battery Operation

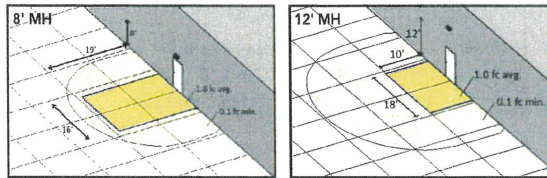
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

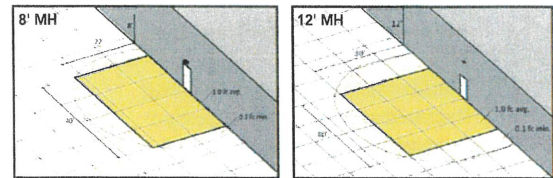
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	P2	25	0.21	0.13	0.11	0.1	---
30		---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
	P3	50	0.42	0.24	0.21	0.19	---
56		---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
		Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7			
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

- ✓ Recommended
- ⊘ Will not work
- ⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT*)	Dist. Type	27K (2700K, 70 CRI)				30K (3000K, 70 CRI)				40K (4000K, 70 CRI)				50K (5000K, 70 CRI)							
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
			VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
			VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
			VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1



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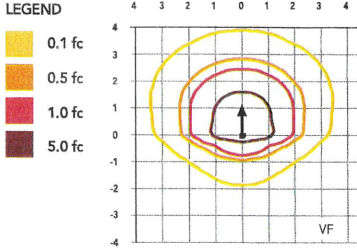
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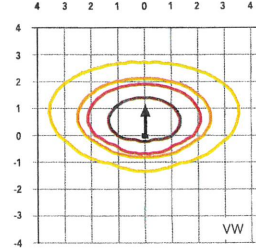
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').

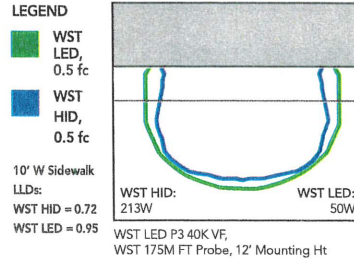


Test No. 3096532 tested in accordance with IESNA LM-79-08.



Test No. 31115F32 tested in accordance with IESNA LM-79-08.

Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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**ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION**

FINDINGS OF FACT, DECISION AND ORDER
SPR/SUP 2023-10, Farm Club Expansion

Owner/Applicant: Field La Femme Properties, LLC
448 E Front Street
Traverse City, MI 49684

Engineer/Surveyor: Mansfield Land Use Consultants
Surveyor: 10241 E Cherry Bend Road
Traverse City, MI 49684

Hearing Date: October 24, 2023

Case Number: SPR/SUP 2023-10, Farm Club Expansion

PROPERTY DESCRIPTION

Parcel ID # 004-018-004-25 (10051 S Lake Leelanau Dr., 8.97 acres)

The above referenced parcel is located in an Agricultural-Rural (AR) Zoning District. The parcels are located in Section 18 of Elmwood Township.

APPLICATION

Field La Femme Properties, LLC is requesting a Special Use Permit (SUP)/Site Plan Review (SPR) for an Agricultural Commercial Enterprise (Farm Market) and a Microbrewery (SPR) on a parcel containing ‘Farm Club.’

Past Permitting. Understanding the past permitting that has occurred onsite is essential in reviewing this application. Field La Femme Properties, LLC came before the Planning Commission for an Agricultural Commercial Enterprise use in August 2018. At the time of permitting, the use only required Site Plan Review (no public hearing) and the definition was different than it is now.

In 2018, the definition of an Agricultural Commercial Enterprise was “Uses dependent upon **on site agricultural operation**, such as: community-supported agriculture, “u-pick” or **pick-your-own operation, farm market**, nursery, **agri-tourism**, winery, **brewery**, distillery, interpretive farm, **beekeeping/honey production**, maple syrup production, **greenhouse**, commercial hunting grounds, **agricultural processing**, riding stables, **sales of agricultural related products**, farm vacations, crafts, and similar uses” (emphasis added to highlight uses proposed in 2018 application).

The only structure that has been constructed that was permitted in 2018 is the main building. The interior plan of that building included the footprint as included in the adjacent table. NOTE: this was the plan that was submitted and approved by the Planning Commission. On 10/1/2019, a Land Use Permit was issued revising the interior layout; the table does not include the SF of the revised layout. The

<u>Square footage of 2018 Permitted Commercial Structure</u>	
Kitchen	1026 SF
Dining Room / Market Area	900 SF
Restrooms	398 SF
Corridors	615 SF
Processing / Brewing Area	1398 SF
Cooler	150 SF
Tasting room	500 SF

narrative submitted with the original application indicated that the outdoor patio “...will be used for additional outdoor seating, dining, and gathering space. The patio space opens up onto an open area and path that leads into the planted garden...planting beds integrated into the patio space provide an additional connection between the seating area and the farm while providing an ideal space for educational displays, demonstration gardens, and educational presentations and workshops.” Anything outside that area has not been approved for use as a tasting room/bar/restaurant. In 2018, it is worth noting that one of the four conditions placed on the project is that the brewery is accessory use to farm market and agricultural commercial enterprise.

At the meeting immediately after Field La Femme was permitted, the Commission began discussing the use 'Agricultural Commercial Enterprise' and ultimately, in September 2019, the regulations surrounding the use changed. 1) the definition of Agricultural Commercial Enterprise changed to the current definition, 2) the use became a special use, and 3) the requirements of the use were modified. The current definition of the use is "Uses dependent upon on site farm operation and agriculture related products, such as: community-supported agriculture, "u-pick" or pick-your-own operation, farm market, agri-tourism, and similar uses." This meant that certain aspects of what is known as Farm Club became a pre-existing non-conforming use; this includes the restaurant, brewery, winery (cider), and wine tasting room. Any expansion of those uses must conform to the current Zoning Ordinance or it cannot be allowed. It is worth noting that restaurants are not currently an allowed use within the A-R zoning district in Elmwood Township.

In 2022, an unpermitted structure ('beverage service station') was installed without any permits from the Township or County. As the brewery permitted in 2018 under the Agricultural Commercial Enterprise is pre-existing non-conforming, a Land Use Permit could not be issued for the after-the-fact construction of the 'bar.' As microbreweries are a permitted use within the A-R zoning district through Site Plan Review, the property owner is seeking approval for that use so that the permitted use (albeit under a different definition) can be expanded. It is worth noting that the 2018 approval for the brewery was conditioned to be an accessory use to farm market and agricultural commercial enterprise.

Surprisingly, 'Microbreweries' are not defined within the Ordinance. However, the following use is permitted under Site Plan Review within the A-R District "Microbreweries/Distilleries regulated by Michigan Liquor Control Commission." This requires the Commission to utilize definitions set by the Michigan Liquor Control Commission. As defined by MCL, a micro brewer as "a brewer that manufactures in total less than 60,000 barrels of beer per year and that may sell the beer manufactured to consumers at the licensed brewery premises **for consumption on or off the licensed brewery premises** and to retailers as provided in section 203a. In determining the 60,000-barrel threshold, all brands and labels of a brewer, whether manufactured in this state or outside this state, must be combined and all facilities for the manufacturing of beer that are owned or controlled by the same person must be treated as a single facility" (emphasis added). If the Michigan Liquor Control Commission finds what is proposed falls under their definition of a Microbrewery, it is a permitted use within the Zoning Ordinance. That said, the Commission the proposed project must meet all standards and requirements of Article 8 in order to be approved.

Parking. In the 2018 approval, 36 parking spaces were permitted. At that time, the Commission approved 10 additional parking spaces which exceeded what was allowed by the Ordinance (26 spaces (1 per 100 s.f. of public floor area for ACE (based on 2,600 s.f. of public floor area). In 2018, additional parking was requested "...due to the fact that it is anticipated that there will be additional demand for parking on the site during busy seasons and times of day and that there is **additional outdoor space open to the public that the Ordinance does not require parking to be provided for**" (emphasis added).

The Narrative submitted for the proposed Microbrewery (expansion) and ACE (Farm Market) states:

"Parking:

Required: Required number of parking spaces cannot be calculated, as the Ordinance does not specify a minimum number of spaces required for outdoor seating areas, which are a prominent element of Farm Club. The following numbers represent the required number of spaces for the existing building and proposed market building. 30 (For Farm Club Main Building: 1 per 3 people allowed by occupancy permit (89)) 9 (For Proposed Farm Market Building: 1 per 100 S.F. retail floor area (860 s.f.))

Proposed: 94 Spaces."

Again, as certain elements are pre-existing nonconforming, they cannot expand. This also means that parking for the nonconforming elements cannot expand. It will be impossible and impractical to enforce separate parking areas for separate uses. That said, the Commission should look at the number of spaces as proposed and determine if are able to grant approval for exceeding the required parking areas in accordance with the Ordinance (Section 6.1.2.H). Given past approvals for parking, the application is requesting 58 parking spaces for the new 'Farm Market' 9 of the

58 requested spaces) building and the expanded 'microbrewery' (49 of the requested spaces).

Section 6.1.3 of the Zoning Ordinance contains a schedule of the parking requirements for individual uses and activities within the township. Microbreweries are not included in the parking schedule. However, for uses not specifically mentioned, section 6.1.2.B.C.E allows the Zoning Administrator to determine the off-street parking space requirement using the use that is most similar in use and intensity. The Commission must be consistent, but there has yet to be another case where a microbrewery has been proposed. That said, distilleries' parking calculations utilized 5 spaces plus 1 per employee on largest shift.

The Ordinance indicates that parking cannot exceed 125% of the parking required under the Ordinance, unless authorized by the Planning Commission. Per Section 6.1.2.H, the Ordinance states "In granting any additional spaces beyond the required amount, the Planning Commission shall determine that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant. The Planning Commission shall also consider impacts on the property and surrounding properties, including any natural features thereon." **Therefore, when making a decision to approve, approve with conditions, or deny the project, the Commission will need to make a finding on if they grant approval for exceeding the maximum parking.**

After having held a public meeting and public hearing on October 24, 2023 with due notice as required by law, the Planning Commission having heard the statements of the applicant and agents, the Planning Commission having considered documents and testimony submitted by members of the public, the Planning Commission having considered all exhibits and the Planning Commission having reached a decision on this matter, state that the below Findings are based on the entire record regardless of whether a specific exhibit is not listed under a specific Finding or Standard. In addition, the Planning Commission recognizes that, pursuant to law, the applicant has the burden of establishing that applicable standards and requirements have been met.

SECTION 9.8 ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL LAND USES

Several land uses require additional requirements that must be met in addition to the Standards, Requirements, and Findings in Section 9.3. These additional standards are listed below.

M. Agricultural Commercial Enterprises (Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019)

The purpose is to promote agricultural commerce, to conserve valuable farmland, and to protect public safety.

1. The use must be associated with a farm operation, operated according to the Generally Accepted Agricultural and Management Practices for Farm Markets (GAAMPS) for the State of Michigan and any additional GAAMPS that may apply for the proposed use. ***Existing farm operations shown Sheet C3.0. Also, typically conditioned during approval process.***
2. Accessory Uses. The following are allowed as accessory uses to agricultural commercial enterprises:
 - a. Petting zoos, animal attractions, and playgrounds.
 - b. Children's games and activities.
 - c. Crop mazes and pumpkin patches.
 - d. Holiday-oriented activities.
 - e. Sales shall be limited to farm products in compliance with GAAMPS for Farm Markets, such as fruit, vegetables, or baked goods; plant and nursery stock; or farm-related products such as milk, cheeses, honey, preserves, or butter. A bakery may exist as part of a farm market.
Typically conditioned during approval process.
3. Sales of the following are prohibited unless otherwise authorized by the Ordinance:
 - a. Fuel or related products.
 - b. Tobacco products.
 - c. Lottery tickets.

- d. Vehicles or related products.
- e. New & Used household goods.
- f. Alcohol production and sales.

Typically conditioned during approval process.

- 4. Shall be located on a minimum parcel size of one (1) acre and shall be owned or leased by the farmer. **Met; parcel is 8.97 acres.**
- 5. The minimum setback from any lot line for any structure shall be fifty (50) feet. Vegetative planting or agricultural use of land is encouraged between the structure and any property line. **Met; approx. 160.' / Sheet L1.0 shows vegetated buffer.**
- 6. Parking shall be setback a minimum of fifty (50) feet from any side or rear lot line and a minimum of ten (10) feet from the road right-of-way line. **Met; Sheet L1.0 shows parking 65' from lot line.**
- 7. Landscaping shall comply with Section 6.4 including buffering requirements. **Met; Sheet L1.0 shows vegetated buffer.**
- 8. Lighting. Greenhouse and other grow lights internal to agricultural enterprises are exempt from the lighting requirements of this Section. For all other lighting requirements, see Section 6.5, Lighting. *N/A*

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

- 1. Applicant's name, address, and telephone number. **Provided (application).**
- 2. Property owner's name, address, telephone number, and signature. **Provided (application).**
- 3. Proof of property ownership, and whether there are any options or liens on the property. **Provided**
- 4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. **N/A; applicant is owner**
- 5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. **Provided (narrative).**
- 6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. **Not yet provided, typically conditioned.**
- 7. Project title or name of the proposed development. **Provided (narrative) 'Farm Club Expansion'**
- 8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. **Provided (Narrative; email "The proposed project (except for the future green houses shown) will be completed in one phase. It is intended that this one phase begin in the fall of 2023 and be completed in spring or summer of 2024.")**
- 9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **Provided (Narrative p. 11-12)**
- 10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation

or open space proposed, and similar information required to evaluate compliance with the Ordinance. **Provided (Narrative (20-30 employees / Email: "The total floor area and usable floor area of the proposed market building are 1,564 S.F."))**

11. A vicinity map showing the area and road network surrounding the property. **Provided (Sheet C1.0)**
12. The gross and net acreage of the parcel. **Provided (Sheet C2.0)**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided (Application / Sheet C2.0).**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided (various sheets / narrative).**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. **Provided (Various sheets, including C2.0).**
16. The location and type of existing soils on the site, and any certifications of borings. **Provided (C2.0).**
17. Location and type of significant existing vegetation. **Location provided (L1.0, C4.1). Type not provided other than stating 'existing wooded area to remain' Commission typically has not required every tree identified.**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided (C3.0, C4.0 (wetlands approximate and don't show full extent, but does not appear to be on subject parcel (EGLE Wetlands Map View)).**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided (Various sheets).**
20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided (Various sheets).**
21. Elevation drawings of typical proposed structures and accessory structures. **Provided (Sheet 1 of 1).**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided (various sheets)**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **None proposed.**
24. 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. **Location shown on various sheets.**
25. Location, size, and characteristics of all loading and unloading areas. **Provided (C4.1)**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Provided (C4.1)**
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided (C4.1, C5.0)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (C4.1).**

29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. *N/A*
30. Location, size, and specifications of all signs and advertising features, including cross-sections. *Narrative indicates no signage other than what is onsite currently is proposed.*
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. *Partially provided (Site Lighting Exhibit)*
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. *Location of vegetated buffer shown (L1.0), dumpster screening and planting detail (C1.1)*
33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. *Location of vegetated buffer shown (L1.0) Location provided (L1.0, C4.1). Type not provided other than stating 'existing wooded area to remain' Commission typically has not required every tree identified.*
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. *Provided (C1.1 (screening) and C3.0 (location))*
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. *Narrative indicates there is no proposed storage of hazardous materials of chemicals.*
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. *N/A; undelineated wetlands do not appear on subject parcel (EGLE Wetlands Map Viewer)*
37. North arrow, scale, and date of original submittal and last revision. *Provided, various sheets.*

SECTION 8.5 REVIEW AND APPROVAL

- A. All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance. Only when satisfied that the application meets all standards and requirements shall the Planning Commission approve, or approve with conditions, an application for site plan approval to ensure the health, safety, and welfare of the residents of Elmwood Township.
- B. **Standards for Site Plan Approval.** The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:
 1. All required site plan and application information has been provided as specified in this Article. *The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.1:*
 - A. In the Application's Site Plan Review Narrative it states "All required information has been provided. Please refer to the complete application submission for additional information."
 - B. The Zoning Administrator has indicated where the required site plan and application information is located, which the Commission has confirmed. *The Commission finds that Standard 8.5.B.1 has been met.*
 2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval. Further, all applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County

Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met or can be made a condition of site plan approval.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.2:

- A. In the Application's Site Plan Review Narrative, it states "Comments related to the proposed additions to the site from relevant outside permitting agencies will be provided. It is intended that the project comply with all applicable standards of the Township, County, State, and any other regulatory agency and that all necessary permits be obtained prior to construction."
- B. The Commission recognizes that although the Ordinance requires this standard be met, Stormwater Management and well / septic permits are reviewed and approved by outside agencies.
- C. The Commission recognizes that multiple agencies will not review or issue permits without the project going before the Township and receiving approval. Therefore, the Commission has typically made the following condition of approvals: The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
- D. The Planning Commission has received a copy of an email dated 8/17/23 indicating that the applicant sent the plans for review to the Leelanau Health Department.
- E. The Planning Commission has received a copy of an email dated 8/17/23 indicating that the applicant sent the plans for review to Steve Christensen of the Leelanau Conservation District. Steve Christensen then replied to Dusty Christensen that "We are in receipt of the proposed plans for the additions to the farm club. We anticipate few if any changes before we can issue a soil erosion control permit. Call with any questions."
- F. The Planning Commission received a letter dated September 21, 2023 from Keith Tampa, Fire Chief, detailing their review of the project. This letter includes multiple recommendations of conditions in order to ensure support to emergency response as well as hazard mitigation. These recommendations include:
 1. Applicant shall comply with IFC standards for clear widths and the maintenance of all fire apparatus access lanes. *Reference: IFC 503.2.1 & 503.4.*
 2. Applicant shall provide address identification visible from the public right-of-way and at other approved locations to facilitate emergency response. Address identification and approved locations will comply, at a minimum, with IFC standards. *Reference: IFC 505.1.*
 3. Applicant shall maintain clear access to the existing on-site fire suppression water tank and dry hydrant located along the southern edge of the existing north parking lot (next to the existing main building). *Reference: IFC 507.5.4.*
 4. Applicant shall place and maintain signage designating "NO PARKING – FIRE LANE" along the main driveway up to the entrance of the furthest parking area and in front of the water tank's dry hydrant. Signs shall be conspicuously spaced to discourage parking in these areas. Signage should substantially meet the IFC Appendix D Fire Apparatus Access Roads – Section D103.6: Signs. Any proposed alternatives to the standard shall be approved by the Fire Chief. *Reference: IFC 503.3 & D103.6.*
 5. Applicant should create and maintain a drivable surface leading to within a minimum of 150 feet of the lawn seating area. The surface may be dirt, gravel, or grass but capable of sustaining the weight of smaller response vehicles (up to 20,000 lbs.) The drivable surface should include enough reasonable area to affect a turn-around and its location reported to the Fire Chief.
- G. The Planning Commission has received a copy of an email sent on 9/19/23 to Craig Brown of the Road Commission requesting comments.

The Commission finds that Standard 8.5.B.2 has been met.

3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.3:

- A. In the Application's Site Plan Review Narrative, it states "Adequate essential facilities and services exist for the proposed project. The existing development provides vehicular access on to County Road 641, which is maintained by the County Road Commission in a manner that allows for safe access to the subject property and easily accommodates any potential increase in traffic. No new vehicular access points

to the site are proposed as part of this submission. Plans for the proposed changes to the site will be reviewed by the Township Fire Department to ensure that the proposed plans comply with all applicable requirements. Proposed plans have been submitted to the relevant regulatory agencies and comments from these agencies will be provided upon receipt.” It later states “Proposed plans have been submitted to the relevant agencies and comments from these agencies will be provided upon receipt. All proposed uses, construction, and activities on the site will comply with the standards of the relevant permitting agencies and permits will be obtained prior to construction.”

B. The Planning Commission incorporates finding “A-G” made under Standard 8.5.B.2.

The Commission finds that Standard 8.5.B.3 has been met.

4. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.4:

- A. In the Application’s Site Plan Review Narrative, it states “The proposed project complies with the Ordinances and standards of the Township. The project submission provides details related to specific standards and how they are being met.”
- B. As the property and its proposed uses are all under one ownership, the Private Road Ordinance is not applicable.

The Commission finds that Standard 8.5.B.4 has been met.

5. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.5:

- A. In the Application’s Site Plan Review Narrative, it states “The proposed Agricultural Commercial Enterprise buildings and structures will be designed, constructed, operated and maintained so as to be harmonious and compatible with the existing and intended character of the general vicinity. The buildings will have an agricultural feel to their design, which is compatible with the surrounding rural character as well as the intent of the A-R zoning district. Please see the provided architectural plans for additional information.”
- B. Two new structures are proposed; a Farm Market (34’ x 54’) and an ‘Outdoor Beverage Service Station’ (14’ x 15.7’).
- C. Agricultural Commercial Enterprises (Farm Market) are a permitted use within the A-R Zoning District with a Special Use Permit.
- D. “Microbreweries/Distilleries regulated by Michigan Liquor Control Commission” are a permitted use within the A-R Zoning District under Site Plan Review.

The Commission finds that Standard 8.5.B.5 has been met.

6. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.6:

- A. In the Application’s Site Plan Review Narrative, it states “The design and location of the proposed structures is harmonious with the surrounding properties and neighborhoods. The existing development and additional proposed development of the site occurs in a relatively small area in the northwest corner of the subject property. Proposed structures have been kept sufficiently distant from property lines and will be buffered from the road and adjacent properties by a proposed landscape buffer that complies with Township Ordinance standards. Existing vegetation along all other property lines will be maintained to provide a buffer between the existing uses on neighboring properties and the proposed development.”
- B. The Commission incorporates finding ‘A’ made under Standard 8.5.B.5
- C. Section 6.4.3 of the Zoning Ordinance requires that “Parking lot screening shall be constructed to create a visual screen at least six feet in height along all adjoining boundaries between a residentially zoned property and either a conflicting nonresidential land use or a conflicting residential land use.”

- D. Sheet L1.0 (last rev. 8/16/23) shows proposed parking screening as well as existing screening onsite. This screening does not meet buffer requirements of the Zoning Ordinance (Sec. 6.4.3 and 6.4.4).
- E. The Applicant has agreed to submit a revised plan meeting buffer requirements.

The Commission finds that Standard 8.5.B.6 has been met.

- 7. All buildings and structures are accessible to emergency vehicles.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.7:

- A. In the Application's Site Plan Review Narrative, it states "The standards of the Township Fire Department for emergency vehicle access have been taken into account in the proposed design. Proposed plans have been submitted to the Township Fire Department for review and it is the intent of the applicants to fully comply with the safety standards set forth by the Fire Department."
- B. The Planning Commission received a letter dated September 21, 2023 from Keith Tampa, Fire Chief, detailing their review of the project. This letter includes multiple recommendations of conditions to ensure support to emergency response as well as hazard mitigation. These recommendations include:
 - 6. Applicant shall comply with IFC standards for clear widths and the maintenance of all fire apparatus access lanes. *Reference: IFC 503.2.1 & 503.4.*
 - 7. Applicant shall provide address identification visible from the public right-of-way and at other approved locations to facilitate emergency response. Address identification and approved locations will comply, at a minimum, with IFC standards. *Reference: IFC 505.1.*
 - 8. Applicant shall maintain clear access to the existing on-site fire suppression water tank and dry hydrant located along the southern edge of the existing north parking lot (next to the existing main building). *Reference: IFC 507.5.4.*
 - 9. Applicant shall place and maintain signage designating "NO PARKING – FIRE LANE" along the main driveway up to the entrance of the furthest parking area and in front of the water tank's dry hydrant. Signs shall be conspicuously spaced to discourage parking in these areas. Signage should substantially meet the IFC Appendix D Fire Apparatus Access Roads – Section D103.6: Signs. Any proposed alternatives to the standard shall be approved by the Fire Chief. *Reference: IFC 503.3 & D103.6.*
 - 10. Applicant should create and maintain a drivable surface leading to within a minimum of 150 feet of the lawn seating area. The surface may be dirt, gravel, or grass but capable of sustaining the weight of smaller response vehicles (up to 20,000 lbs.) The drivable surface should include enough reasonable area to affect a turn-around and its location reported to the Fire Chief.
- C. Parking spaces are delineated on the Site Plan but are not marked onsite.
- D. Pictures provided within the Narrative and an aerial of the site show that cars are parked in areas that are not designated as parking spaces.
- E. The applicant has agreed to mark parking spaces onsite.

The Commission finds that Standard 8.5.B.7 has been met.

- 8. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.8:

- A. In the Application's Site Plan Review Narrative, it states "The existing driveway intersects with County Road 641 in a location that meets the safety standards of the County Road Commission. Non-motorized traffic within the development is provided on a walking/bicycle path that connects the existing and proposed Farm Club buildings to the Leelanau Trail. Connecting pedestrian paths have been provided between buildings intended for customer access."

The Commission finds that Standard 8.5.B.8 has been met.

- 9. The percentage of impervious surface has been limited on the site to the extent practicable.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.9:

- A. In the Application's Site Plan Review Narrative, it states "The percentage of impervious surface on the site has been greatly limited through the proposed design's limited footprint on the site. The proposed plans call for 1.91 total acres of impervious surfaces across the entire site, which is 4.67% of the site's total area."
- B. The site is 8.97 acres. As 1.91 acres are proposed to be covered with impervious surfaces, it equates to 21.3% of the lot area.

The Commission finds that Standard 8.5.B.9 has been met.

10. Efforts have been made to protect the natural environment to the greatest extent possible.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.10:

A. In the Application's Site Plan Review Narrative, it states "The proposed use will have no adverse impact on the natural environment, wetlands, or bodies of water. The existing and proposed buildings, storm water control system, utilities, and other site features have been or will be approved and permitted by the appropriate regulatory agencies and meet the standards set by those agencies to protect the natural environment and water bodies. Great care has been taken in the design of the proposed utilities, road, and storm water system so that the existing natural features on the site are protected. Storm water will be collected in storm water infiltration basins or be stored for future irrigation. Erosion control measures that comply with the Leelanau County Conservation District's standards will be implemented to prevent sediment from reaching the on-site wetlands during construction."

B. The Commission incorporates findings 'A-B' made under Standard 8.5.B.9.

The Commission finds that Standard 8.5.B.10 has been met.

11. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.11:

A. In the Application's Site Plan Review Narrative, it states "The Farm Club project implements storm water control methods that meet the standards of the Leelanau County Drain Commission, the agency that regulates storm water control within the Township. Storm water from the proposed roofs of structures is retained within stone drains surrounding the buildings, and allowed to infiltrate, or within storm water retention basins. Storm water from the proposed driveway and parking area is routed to infiltration basins. Current proposed additions to the site will utilize existing

B. The Planning Commission has received a copy of an email dated 8/17/23 indicating that the applicant sent the plans for review to Steve Christensen of the Leelanau Conservation District. Steve Christensen then replied to Dusty Christensen that "We are in receipt of the proposed plans for the additions to the farm club. We anticipate few if any changes before we can issue a soil erosion control permit. Call with any questions."

C. The Commission incorporates findings 'A-B' made under Standard 8.5.B.9.

D. The Commission incorporates finding 'A' made under Standard 8.5.B.10.

The Commission finds that Standard 8.5.B.11 has been met.

12. The proposal furthers the goals and objectives of the Master Plan.

The Commission makes the following finding(s) concerning this standard, Standard 8.5.B.12:

A. In the Application's Site Plan Review Narrative, it states "The proposed project furthers the goals of the Township Master Plan in a number of ways by providing growth and development in a manner that respects the natural environment and the Township's rural atmosphere. Additionally, the proposed development preserves viable agricultural property within the Township, which is heavily supported throughout the Master Plan."

B. Within the Master Plan, the parcel falls under the designation of 'Rural Low-Density.' Within the Rural Low-Density portion of the Master Plan does not contain objectives or goals. However, page 23 of the Master Plan indicates multiple objectives including "Accommodate future growth within the Township while maintaining its existing rural/residential character" and "Ensure that new land uses are compatible and in character with existing uses." Page 24 states that one objective regarding Environmental Features and Agricultural Land is to "Encourage the retention of important farmlands, orchards, vineyards, forest lands, open space areas, and woodlands."

The Commission finds that Standard 8.5.B.12 has been met.

SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS

The Planning Commission shall review the particular circumstances of the special land use permit application in accordance with the requirements of this Article and Article 8. Approval of the special land use application shall be contingent upon approval of the site plan and a finding of compliance with all of the General Standards and Specific

Requirements listed below:

A. General Standards.

1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.1:

- A. In the Application's Site Plan Review Narrative, it states "The proposed special land use (Agricultural Commercial Enterprise) expands upon an existing, approved Agricultural Commercial Enterprise and meets the objectives, intent, and purposes of the Agricultural-Rural (A-R) zoning district by:
 - Providing for the continuation of active agricultural uses within the district and region while providing visitors to the special use with a better understanding of the day-to-day operations of farms in northwest Michigan.
 - Preserving the open and rural character of the zoning district and Township by maintaining roughly 85% of the approximately 40-acre site as farmed and natural open space.
 - Preserving contiguous greenways for natural habitat by leaving the lower, wooded portions of the site undisturbed.
 - Preserving sloped, wooded, and wetland areas while growing crops on other portions of the site.
 - Preserving a large property within the A-R district as natural and farmed open spaces with limited development of the site when compared to other allowed uses.

Additionally, the proposed expansions to the Farm Club facility meet the objectives and intent of Article 9 of the zoning ordinance by complying with all applicable ordinance and agency standards while being planned to avoid incompatibility with surrounding uses and the character of the rural portions of the Township.

- B. Sheet C4.0 states that "NOTE: ALL CURRENT PROPOSED CHANGES ARE ON PARCEL 45-004-018-004-25."
- C. The subject parcel is owned by Field La Femme is 8.97 acres.
- D. Gary and Alison Jonas own the abutting parcel which is 31.5 acres. Only future phases (farm) are shown on this larger parcel and therefore is not part of the current review. Much of the 'preserved' land referenced in the narrative is on this adjacent parcel.
- E. Approximately 50% of the 8.97 parcel will remain open with grass, farmland, or steep slopes. Note that a portion of the grassed area will be used for the 'microbrewery.'
- F. The intent of the A-R Zoning District, per the Zoning Ordinance is: "1. The A-R zoning district encourages continued agricultural pursuits and recognizes the historic importance of agriculture to the region and the need for productive and unique farmland to sustain the food production needs of the region and the nation. 2. The A-R zoning district encourages an open and rural character for the majority of Elmwood Township. 3. Without unduly limiting private property rights, the A-R zoning district preserves scenic vistas, retains contiguous greenways for natural habitat, limits impacts to the natural environment, and to the extent possible and practical protects significant woodlands, sloped areas, wetlands, and other sensitive lands in the zoning district. 4. Lastly, the use restrictions and dimensional requirements of this zoning district directly or indirectly discourage and limit a sprawling land use pattern and encourage responsible development practices."

The Commission finds that Standard 9.3.A.1 has been met.

2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.2:

- A. In the Application's Site Plan Review Narrative, it states "The proposed special use (Agricultural Commercial Enterprise) is designed and intended to be built, operated, maintained, and managed to be consistent with the existing and intended character of parcels within the zoning district. The proposed uses are an expansion of the existing Farm Club Agricultural Commercial Enterprise utilize the crops grown on site in the production of food and drink available at the existing tasting room and market, providing revenue that helps to maintain the site in active agricultural use and as a large portion of open

space in the A-R district. Building and site design have been carefully considered to create a character that, despite consisting of non-traditional agricultural elements, reflects the rural and agricultural feeling of the rural portions of the Township.

- B. The Commission incorporates finding ‘A-D’ made under Standard 8.5.B.6
- C. The Commission incorporates findings ‘A-B’ made under Standard 8.5.B.10.

The Commission finds that Standard 9.3.A.2 has been met.

- 3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.3:

- A. In the Application’s Site Plan Review Narrative, it states “The proposed special use meets or exceeds the minimum requirements for the A-R zoning district and complies with the additional, use-specific standards contained within the zoning ordinance. Specific instances related to compliance with ordinance requirements is located throughout this project narrative, application documents, and associated plans.”
- B. The property is located within the A-R Zoning District. Minimum requirements for this district include:

District	Minimum Lot Requirements (See Note A)		Minimum Setback (ft.) (See Notes A, B, C, G)					Max. Height (ft.) (See Notes D, E)
	Minimum Area	Minimum Width, Road Frontage (ft.)	Wetlands	Water’s Edge	Front	Sides	Rear	
A-R	1 acre	125	30	30	50	10	25	35

- C. The parcel is 8.97 acres and has approximately 898’ of frontage on S Lake Leelanau Drive; the parcel is more than 1 acre (Sec. 9.8.M.4)
- D. The proposed Farm Market structure is more than 150’ from its closest lot line (front), which exceeds the required 50’ (Sec. 9.8.M.5).
- E. Parking is more than 50’ from the front lot line which exceeds the minimum requirement of 10’ and parking is more than 60’ from the side lot line which exceeds the minimum requirement of 50’ (Sec. 9.8.M.6)

The Commission finds that Standard 9.3.A.3 has been met.

- 4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.4:

- A. In the Application’s Site Plan Review Narrative, it states “Adequate essential facilities and services exist for the proposed project. The existing development provides vehicular access on to County Road 641, which is maintained by the County Road Commission in a manner that allows for safe access to the subject property and easily accommodates any potential increase in traffic. No new vehicular access points to the site are proposed as part of this submission. Plans for the proposed changes to the site will be reviewed by the Township Fire Department to ensure that the proposed plans comply with all applicable requirements. Proposed plans have been submitted to the relevant regulatory agencies and comments from these agencies will be provided upon receipt.”
- B. The Commission incorporates findings ‘A-G’ made under Standard 8.5.B.2
- C. The Commission incorporates finding ‘A’ made under Standard 8.5.B.3

The Commission finds that Standard 9.3.A.4 has been met.

- 5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have

adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.5:

- A. In the Application’s Site Plan Review Narrative, it states “The design and location of the proposed structures is harmonious with the surrounding properties and neighborhoods. The existing development and additional proposed development of the site occurs in a relatively small area in the northwest corner of the subject property. Proposed structures have been kept sufficiently distant from property lines and will be buffered from the road and adjacent properties by a proposed landscape buffer that complies with Township Ordinance standards. Existing vegetation along all other property lines will be maintained to provide a buffer between the existing uses on neighboring properties and the proposed development.

The existing and proposed activities on site will not create any excessive smoke, fumes, glare, noise, vibration, or odors. All processing and preparation of grown crops will occur indoors and the agricultural activities on the site are similar to those on any other small, organic farm in the region. Great care has been taken to consolidate existing and proposed site development to the northwest portion of the subject property, preserving a vast majority of the site as vegetated open space, including existing natural features such as the wooded corridor that runs through the site from northeast to southwest. All storm water control, well, and septic facilities on the site have been or will be permitted by the applicable local agencies tasked with their review for compliance with local and state regulations.”

- B. The Commission incorporates findings ‘A-B’ made under Standard 8.5.B.3
- C. The Commission incorporates findings ‘A-D’ made under Standard 8.5.B.5
- D. The Commission incorporates findings ‘A-D’ made under Standard 8.5.B.6
- E. The subject parcel is surrounded by parcels zoned A-R, but each abutting parcel has a residential use on it.
- F. Sheet C4.1 (last rev. 8/16/23) calls for 94 parking spaces and states “The Applicant is requesting to increase the size of the existing parking areas to include 94 spaces in order to accommodate the demand for on-site parking that has been observed at the facility.”
- G. The 2018 approval included approval of 36 parking spaces.
- H. The Ordinance indicates that parking cannot exceed 125% of the parking required under the Ordinance, unless authorized by the Planning Commission. Per Section 6.1.2.H, the Ordinance states “In granting any additional spaces beyond the required amount, the Planning Commission shall determine that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant. The Planning Commission shall also consider impacts on the property and surrounding properties, including any natural features thereon.”

The Commission finds that Standard 9.3.A.5 has been met.

- 6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.6:

- A. In the Application’s Site Plan Review Narrative, it states “As described above, great care has been taken to consolidate existing and proposed site development to the northwest portion of the subject property, preserving a vast majority of the site as vegetated open space, including existing natural features such as the wooded corridor that runs through the site from northeast to southwest. All storm water control, well, and septic facilities on the site have been or will be permitted by the applicable local agencies tasked with their review for compliance with local and state regulations. Additionally, the nature of the organic agricultural production that takes place on the site reduces or eliminates many of the potential environmental concerns of standard agricultural practices by eliminating the large-scale disturbance of soils and application of chemicals.”
- B. The Commission incorporates findings ‘A-B’ made under Standard 8.5.B.9
- C. The Commission incorporates finding ‘A’ made under Standard 8.5.B.10

The Commission finds that Standard 9.3.A.6 has been met.

7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.7:

- A. In the Application's Site Plan Review Narrative, it states "The proposed special use will not create excessive additional requirements or costs for public facilities, utilities, or services. The existing and proposed uses, structures, and site elements comply with all applicable local and state regulations. No public facilities or utilities are impacted by the existing or proposed uses and there will be no undue impact on public services. It should be noted that the Township Fire Department has reviewed and approved the existing development of the site and has been provided with proposed plans for review and approval as part of the Site Plan Review process."
- B. The Planning Commission incorporates findings 'A-G' made under Standard 8.5.B.2
- C. The Planning Commission incorporates finding 'A' made under Standard 8.5.B.3

The Commission finds that Standard 9.3.A.7 has been met.

8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.8:

- A. In the Application's Site Plan Review Narrative, it states "Proposed plans have been submitted to the relevant agencies and comments from these agencies will be provided upon receipt. All proposed uses, construction, and activities on the site will comply with the standards of the relevant permitting agencies and permits will be obtained prior to construction."
- B. The Commission incorporates findings 'A-G' made under Standard 8.5.B.2.

The Commission finds that Standard 9.3.A.8 has been met.

9. The following specific requirements shall be met to the extent applicable to the proposed special land use:

- a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:
 - a. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
 - b. Proximity and relation of driveway to intersections;
 - c. Minimization of pedestrian and vehicular traffic conflicts;
 - d. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
 - e. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
 - f. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
 - g. Adequate maneuverability and circulation for emergency vehicles.

- b. Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site.

The Commission makes the following finding(s) concerning this standard, Standard 9.3.A.9:

- A. In the Application's Site Plan Review Narrative, it states "The Leelanau County Road Commission has permitted the existing driveways on the subject site for their compliance with all applicable regulations related to driveway number, proximity regulations, potential traffic impacts, sight distance, and maneuverability. Proposed landscape plans complying with Ordinance standards have been submitted with the application for this special use request to provide screening of the proposed uses."
- B. The Commission incorporates findings 'A-G' made under Standard 8.5.B.2.
- C. The Commission incorporates findings 'A-D' made under Standard 8.5.B.6.

- D. The Commission incorporates findings ‘A-D’ made under Standard 8.5.B.7.
- E. The Commission incorporates finding ‘A’ made under Standard 8.5.B.8.
- F. The Commission incorporates finding ‘D’ made under Standard 9.3.A.3.
- G. Access to the proposed gravel parking area closest to the front lot line is located approximately 20’ from the existing commercial drive entrance.

The Commission finds that Standard 9.3.A.9 has been met.

Please remember that the Commission will also need to decide on whether or not to approve:

Exceeding maximum permitted parking by over 125%. Please see p. 1-2 of draft Findings/Staff Report. Highlights include:

- 94 parking spaces are proposed.
- Per Section 6.1.2.H, the Ordinance states “In granting any additional spaces beyond the required amount, the Planning Commission shall determine that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant. The Planning Commission shall also consider impacts on the property and surrounding properties, including any natural features thereon.”
- 36 parking spaces were approved by the Commission (2018). This included 10 more spaces than what was allowed.
- 9 parking spaces are proposed for the Farm Market
- 49 parking spaces are proposed for the Microbrewery expansion.

CONDITIONS

1. The narrative and plans indicate the property owner is seeking 94 parking spaces (36 approved in 2018, 9 spaces for the new Farm Market, and 49 for the expanded microbrewery). In accordance with Section 6.1.2.H of the Ordinance, in granting any additional spaces beyond the required amount, the Planning Commission shall determine that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant. The Planning Commission shall also consider impacts on the property and surrounding properties, including any natural features thereon.

The Commission determines the exceeding permitted parking is APPROVED.

2. The Planning Commission is only approving the expansion of the “microbrewery” into the lawn area *AS DELINEATED ON THE PLAN*, the installation of one beverage service station, a new farm market structure, and parking. Any other work will be deemed a violation of the Zoning Ordinance unless approved under the appropriate process.
3. The Planning Commission is not approving any expansion of the existing non-conforming elements from the 2018 definition of Agricultural Commercial Enterprise which was permitted in 2018.
 - a. No expansion of food service is permitted.
 - b. No expansion of the wine tasting room is permitted. No cider shall be served from the ‘outdoor beverage service station’ or consumed within the ‘lawn seating area for outdoor bar.’
4. Prior to issuance of a Land Use Permit, the Applicant or their representative shall provide evidence that the expansion will not impact their license or the MLCC (or an inspector) has reviewed and approved the expanded use of the microbrewery.
5. Recommendations proposed by the Fire Chief in his 9/21/23 letter will be made a condition of approval. These recommendations include:
 - a. Applicant shall comply with IFC standards for clear widths and the maintenance of all fire apparatus access lanes. *Reference: IFC 503.2.1 & 503.4.*
 - b. Applicant shall provide address identification visible from the public right-of-way and at other approved locations to facilitate emergency response. Address identification and approved locations will comply, at a minimum, with IFC standards. *Reference: IFC 505.1.*
 - c. Applicant shall maintain clear access to the existing on-site fire suppression water tank and dry hydrant located along the southern edge of the existing north parking lot (next to the existing main building). *Reference: IFC 507.5.4.*

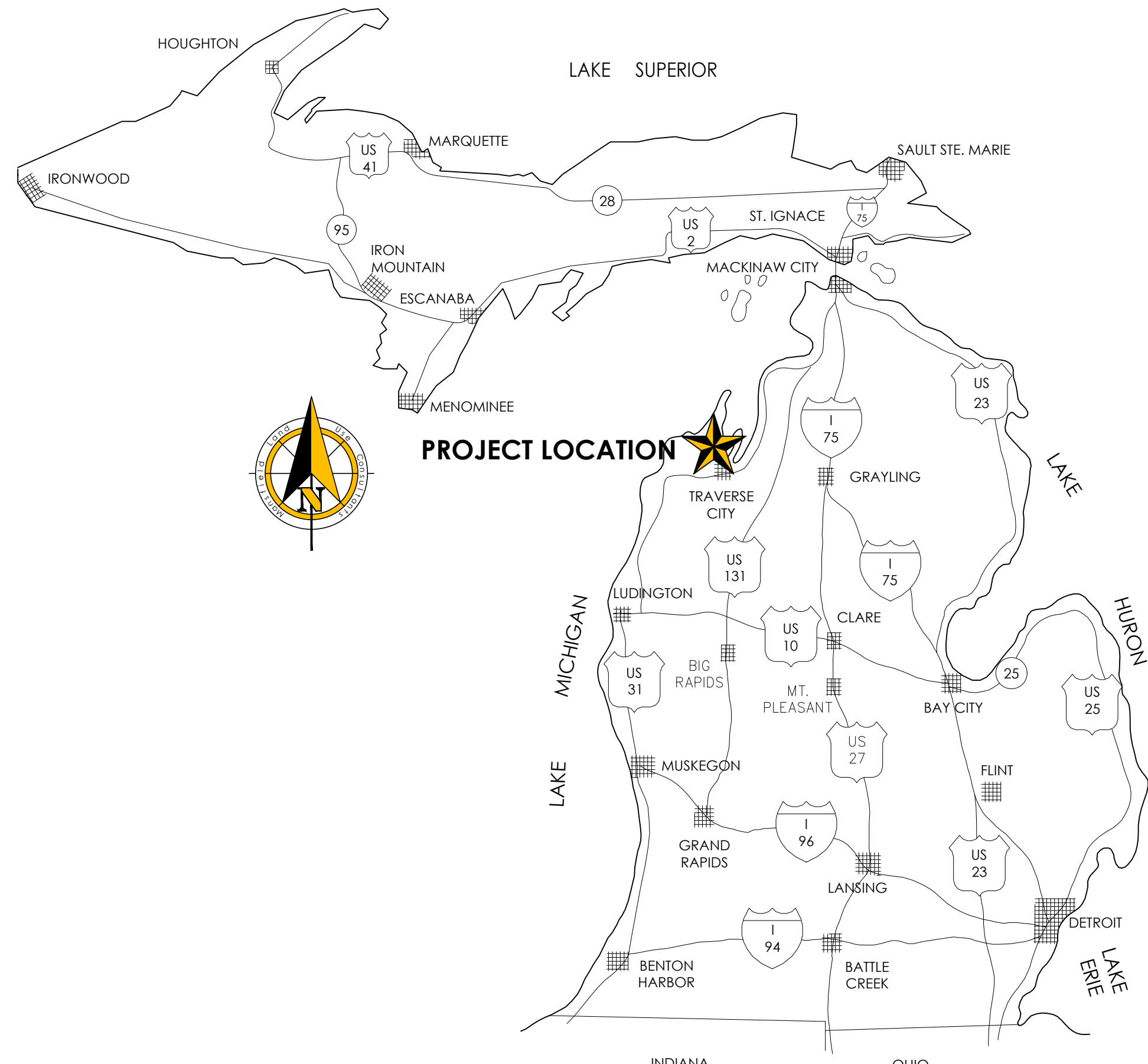
- d. Applicant shall place and maintain signage designating “NO PARKING – FIRE LANE” along the main driveway up to the entrance of the furthest parking area and in front of the water tank’s dry hydrant. Signs shall be conspicuously spaced to discourage parking in these areas. Signage should substantially meet the IFC Appendix D Fire Apparatus Access Roads – Section D103.6: Signs. Any proposed alternatives to the standard shall be approved by the Fire Chief. *Reference: IFC 503.3 & D103.6.*
 - e. Applicant should create and maintain a drivable surface leading to within a minimum of 150 feet of the lawn seating area. The surface may be dirt, gravel, or grass but capable of sustaining the weight of smaller response vehicles (up to 20,000 lbs.) The drivable surface should include enough reasonable area to affect a turn-around and its location reported to the Fire Chief.
6. All requirements for Agricultural Commercial Enterprises (Farm Markets) at the time of permitting are incorporated as conditions of approval. This includes, in part, the following:
 - a. The use must be associated with a farm operation, operated according to the Generally Accepted Agricultural and Management Practices for Farm Markets (GAAMPS) for the State of Michigan and any additional GAAMPS that may apply for the proposed use.
 - b. Sales shall be limited to farm products in compliance with GAAMPS for Farm Markets, such as fruit, vegetables, or baked goods; plant and nursery stock; or farm-related products such as milk, cheeses, honey, preserves, or butter. A bakery may exist as part of a farm market.
 - c. Sales of the following are prohibited unless otherwise authorized by the Ordinance: Fuel or related products; Tobacco products; Lottery tickets; Vehicles or related products; New & Used household goods; Alcohol production and sales.
 7. At the time of permitting, all uses are on one parcel and are owned and operated by one entity. If this changes in the future, the Township shall be notified and the change will be reviewed to determine if the Private Road Ordinance is applicable.
 8. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
 9. The Planning Commission is not approving any signage under this Site Plan Review. Any proposed signage will need to comply with the Zoning Ordinance and the property owner shall obtain a sign permit from the Zoning Administrator.
 10. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season.
 11. Prior to issuance of a Land Use Permit, a stamped copy of the plans shall be provided.
 12. Once the project has been completed, the property owner or their representative shall submit As-Built plans in accordance with Section 8.6 of the Zoning Ordinance.
 13. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval.
 14. Prior to issuance of a Land Use Permit, a revised plan be provided showing the buffer requirements are met.

Decision

ON 10/24/24, THE FOLLOWING MOTIONS WERE MADE:

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER APRILL TO ACCEPT THE FINDINGS OF FACT AS MODIFIED. MOTION APPROVED UNANIMOUSLY.

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MCDONALD THAT BASED ON THE FINDINGS OF FACT PREVIOUSLY ADOPTED, SUP/SUP 2023-10 FARM CLUB EXPANSION IS HEREBY APPROVED SUBJECT TO THE DISCUSSED AND APPROVED CONDITIONS. MOTION APPROVED BY A UNANIMOUS VOTE.

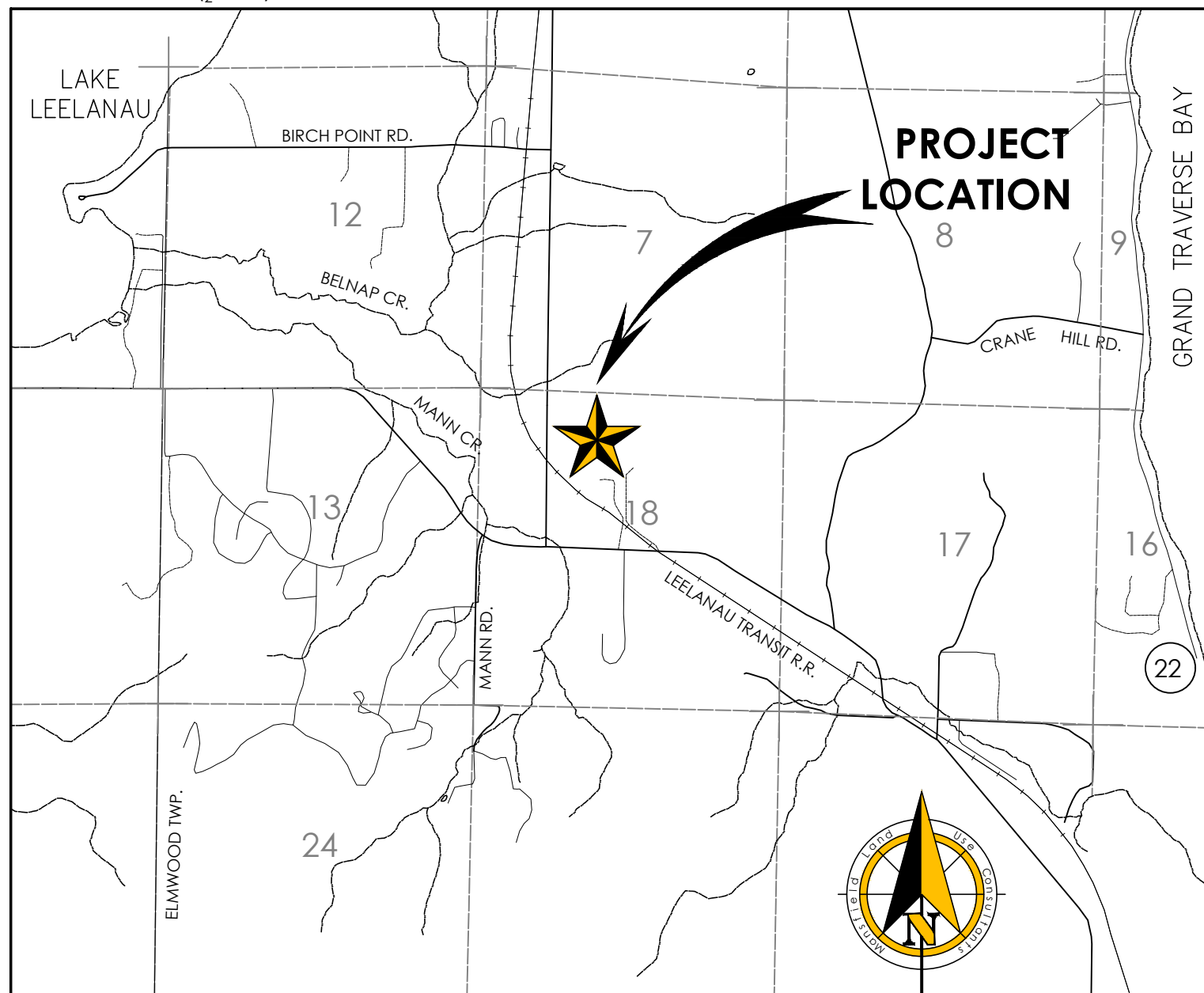


MICHIGAN LOCATION MAP

Project Data				
Owner/Applicant/Developer:	Field La Femme Properties, LLC			
Address:	448 E. Front St., Traverse City, MI 49686			
Contact: Gary Jonas	Cell: 646-263-2732 Email: gary@farmclubtc.com			
Site				
Parcel Address	Tax ID	Parcel Description		
10051 S. Lake Leelanau Dr., Traverse City, MI 49684	45-004-018-004-25	PT NE 1/4 OF NW 1/4 SEC. 18 COM N 1/4 COR SD SEC TH N 90 DEG 00'00" W 631.45 FT TO POB TH S 20 DEG 17'20" W 341 FT TH S 41 DEG 19'41" W 843.73 FT TH N 02 DEG 09'58" W 954.12 FT TH N 90 DEG 00'00" E 711.49 FT TO POB SEC 18 T28N R11W 8.97 A M/L 2022 SPLIT FROM 004-018-004-10		
10103 S. Lake Leelanau Dr., Traverse City, MI 49684	45-004-018-004-15	PT NE 1/4 OF NW 1/4 SEC. 18 BEG N 1/4 COR SD SEC TH S 02 DEG 11'02" E 1323.37 FT TH S 89 DEG 35'40" W 1343.02 FT TH N 02 DEG 09'58" W 378.75 FT TH N 41 DEG 19'41" E 843.73 FT TH N 20 DEG 17'20" E 341 FT TH N 90 DEG 00'00" E 431.45 FT TO POB SEC. 18 T28N R11W 31.95 A M/L 2022 COMB/SPLIT FROM 004-018-004-018-004-10 & 004-018-004-20		
Parcel Zoned: A-R				
Existing Use		Proposed Use		
Agricultural Commercial Enterprise		Microbrewery, Farm Market (Ag. Commercial Enterprise)		
Buildings Setbacks Required				
Setback Front	Side Setbacks	Rear	Max. Bldg. Height	For building height and complete dimensions see Architectural Plan Set.
50	10'	25'	35'	

VICINITY MAP

SCALE: 1" = 2,640' (1/4 MILE)



SITE DATA:

PROPERTY I.D.: 45-004-018-004-25
 PROPERTY SIZE: 8.97 ACRES
 ZONING: AGRICULTURAL-RURAL (A-R)
 PROPOSED LOT COVERAGE: 1.72% (ON PROPERTY 45-004-018-004-25)
 PROP. IMP. SURF. COV.: 15.00%

PROPERTY I.D.: 45-004-018-004-15
 PROPERTY SIZE: 31.95 ACRES
 ZONING: AGRICULTURAL-RURAL (A-R)
 EX. LOT COVERAGE: 0.14% (ON PROPERTY 45-004-018-004-15)
 EX. IMP. SURF. COV.: 1.75%



Dustin M. Christensen

DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR	605	613
SPOT ELEVATION	613.2	613.50
CONTOUR FROM USGS TOPOGRAPHIC MAP		613.50
TOP OF CURB ELEVATION	+ 613.5	613.00
PAVEMENT (OR GUTTER FLOW LINE) ELEVATION	613.0	
DIRECTION OF SURFACE FLOW		←
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
WATER MAIN	---	---
SANITARY FORCE MAIN	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
GAS MAIN	---	---
OVERHEAD ELECTRIC	---	---
PROPERTY LINE	---	---
TREE LINE	---	---
PINE LINE	---	---
EDGE OF WETLAND	---	---
EDGE OF WATER	---	---
C/L OR DRAINAGE DITCH OR WATER LINE	---	---
SILT FENCE	---	---
DETENTION BASIN BERM	---	---
MANHOLE (MH)	○	●
CATCH BASIN (CB)	⊗	⊗
CLEAN OUT (CO)	⊗	⊗
RISER	⊗	⊗
GATE VALVE	⊕	⊕
FIRE HYDRANT ASSEMBLY	⊕	⊕
CURB STOP & BOX	⊗	⊗
POLE, POWER OR ELECTRIC	⊗	⊗
LIGHT POLE	⊗	⊗
SIGN	⊗	⊗
BENCH MARK (BM)	⊕	⊕
U/G UTILITY SIGN	⊕	⊕
GUY ANCHOR	⊕	⊕
SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P=PERMANENT T=TEMPORARY		⊕
IRON FOUND / IRON SET	●	○
CONCRETE MONUMENT	○	○
GOVERNMENT CORNER	⊕	⊕
NAIL FOUND / NAIL SET	▲	▲
RECORD / MEASURED	(R)	(M)
FENCE	---	---
WOOD STAKE	□	□

PUBLIC AGENCIES AND UTILITIES

GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
 Manager: John Divozzo
 Address: 2650 Lafrancier Rd., Traverse City, MI 49686
 Telephone: 231-995-6039

LEELANAU COUNTY ROAD COMMISSION
 Manager: Brendan Mullane
 Address: 10550 E. Eckler Rd., Traverse City, MI 49682
 Telephone: 231-271-3993

LEELANAU CONSERVATION DISTRICT (SOIL EROSION & SEDIMENTATION CONTROL)
 Supervisor: Steve Christensen
 Address: 8527 E. Government Center Dr., Ste. 205 Saffons Bay, MI 49682
 Telephone: 231-256-9783

ELMWOOD TOWNSHIP (WATER, SEWER, ZONING)
 Supervisor: Jeff Shaw
 Address: 10090 E. Lincoln Rd., Traverse City, MI 49684
 Telephone: 231-946-0921

CHERRYLAND ELECTRIC COOPERATIVE (ELEC.)
 Engineer: Frank Seipker
 Address: 5930 US-31 S., Traverse City, MI 49684
 Telephone: 231-486-9220

CONSUMERS ENERGY (ELEC.)
 Engineer: Chuck Walkonis
 Address: 821 Hastings St., Traverse City, MI 49686
 Telephone: 231-929-6228

DTE ENERGY (GAS)
 Engineer: Justin Ames
 Address: 700 Hammond Rd., Suite 2, Traverse City, MI 49686
 Telephone: 231-932-2829

AT&T (TELEPHONE)
 Area Engineer: Kathy Dohm-Beiser
 Address: 142 E. State St., Traverse City, MI 49686
 Telephone: 231-941-2707

CHARTER COMMUNICATIONS (T.V.)
 Contact: Devon Newman
 Address: 701 S. Airport Rd., Traverse City, MI 49686
 Telephone: 231-932-8130

POLICE AGENCIES
 EMERGENCIES: 911
 Michigan State Police: 231-946-4646
 Leelanau County Sheriff: 231-256-8800
 Grand Traverse County Sheriff: 231-995-5001

FIRE DEPARTMENTS
 EMERGENCIES: 911
 Elmwood Twp. F.D.: 231-941-1647



Farm Club

Elmwood Township, Leelanau County, Michigan

- Existing Approved Agricultural Commercial Enterprise Use
- Existing Approved Microbrewery Use
- Existing Approved Farm Market Use (Ag. Com. Enterprise)
- Proposed Major Amendment to Approved Site Plan/SUP

PLAN INDEX

- C1.0 COVER SHEET
- C1.1 NOTES & DETAILS SHEET
- C1.2 CIVIL DETAILS - SEPTIC SYSTEM
- C2.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C4.0 SITE PLAN - OVERALL
- C4.1 SITE & DIMENSION PLAN
- C5.0 GRADING & STORM PLAN
- C6.0 OVERALL UTILITY PLAN
- C6.1 SEPTIC PLAN
- L1.0 LANDSCAPE PLAN

830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mmaeps.com
 info@mmaeps.com

Mansfield
 Land Use Consultants

REV#	DATE	DES	CHK	CHK	DESC
14	02/23/24	dmc	dmc	dmc	Ag. Commercial Enterprise SUP Submission
15	04/24/23	dmc	dmc	dmc	Updated Site Plan Review/SUP Submission
16	08/16/23	dmc	dmc	dmc	New Market Bldg. Footprint and per Twp. Comments
17	01/31/24	dmc	dmc	dmc	H.D. Submittal
18	05/02/24	dmc	dmc	dmc	H.D. Submittal
19	05/29/24	dmc	dmc	dmc	Per Twp. SUP Conditions
20	06/07/24	dmc	dmc	dmc	H.D. Revisions
21	07/25/24	dmc	dmc	dmc	Twp. Revisions

Farm Club
 Farm Club
 COVER SHEET
 Section 18, Town 28 North, Range 11 West
 Elmwood Township, Leelanau County, Michigan

PRELIMINARY

PXC: dmc

DC: mmm CDD: dmc CDATE: 17.06.12

JOB NO.: 17113

C1.0

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GENERAL CONSTRUCTION NOTES:

- MISS DIG**
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- EXISTING UTILITIES**
EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROTECTING UTILITIES**
SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.
- SAFETY**
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
- SOIL EROSION & SEDIMENTATION CONTROL**
THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE CONTRACTOR SHALL MEET WITH THE SOIL EROSION CONTROL OFFICER BEFORE STARTING CONSTRUCTION TO REVIEW THE TEMPORARY SOIL EROSION CONTROL MEASURES AND REQUIREMENTS. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT. NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE LEELANAU CONSERVATION DISTRICT SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.

- PROPERTY CORNERS**
EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.
- SURVEY DATUM**
ALL ELEVATIONS ARE BASED ON THE ORIGINAL SURVEY, COMPLETED ON THE NAVD-88 DATUM.
- RESTORATION WORK**
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

- REMOVAL ITEMS**
THE CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONSTRUCTION SIGNAGE & TRAFFIC CONTROL**
LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES ACCORDING TO THE APPROVED PERMIT BY THE LEELANAU COUNTY ROAD COMMISSION, AND ANY ASSOCIATED PERMIT CONDITIONS.
- DUST CONTROL**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THROUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.

- PROTECTIVE FENCE**
THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.
- EXCESS MATERIALS**
ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.
- SAWCUTTING PAVEMENT**
SAWCUT EXISTING PAVEMENT TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.

- DEWATERING**
ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.
- UTILITY SEPARATION**
MAINTAIN REQUIRED ISOLATION DISTANCES FROM PROPOSED UTILITIES LIVE WELLS, SEPTIC FIELDS, STORM BASINS, ETC.
- RECYCLING**
THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.

GENERAL GRADING CONSTRUCTION NOTES:

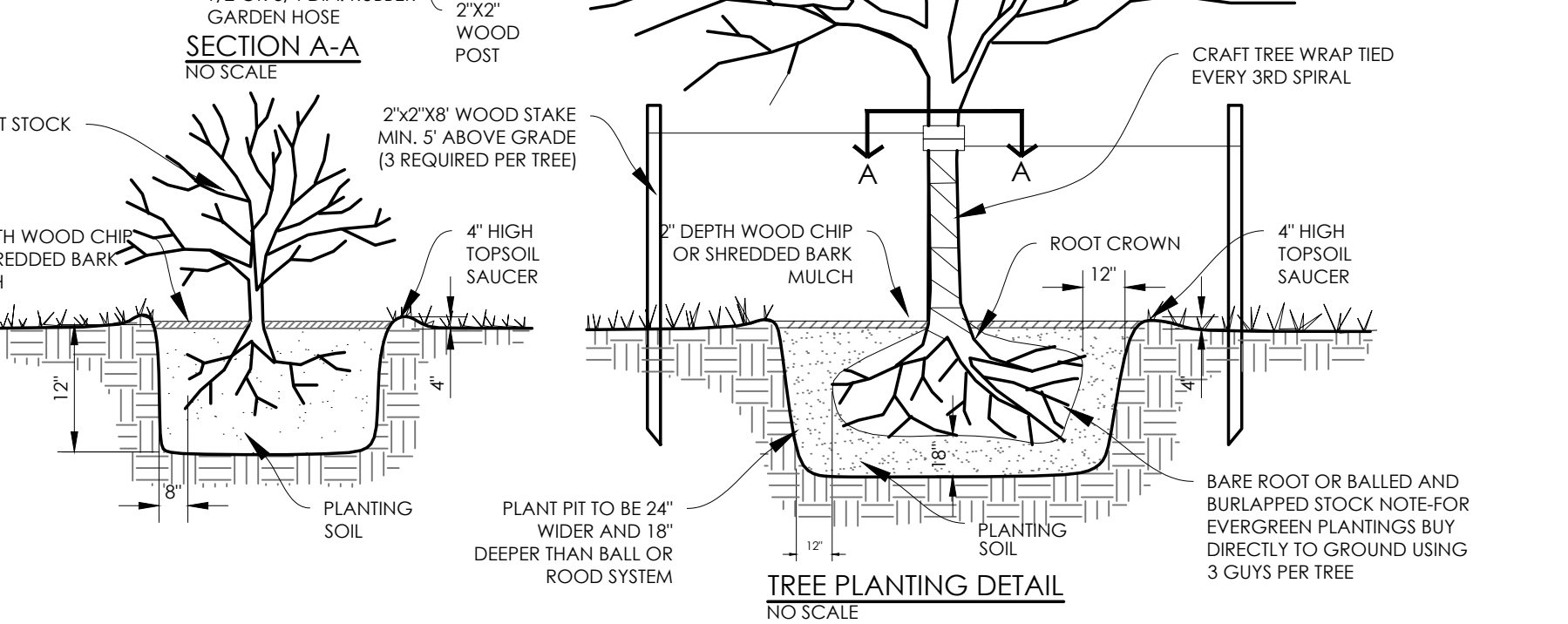
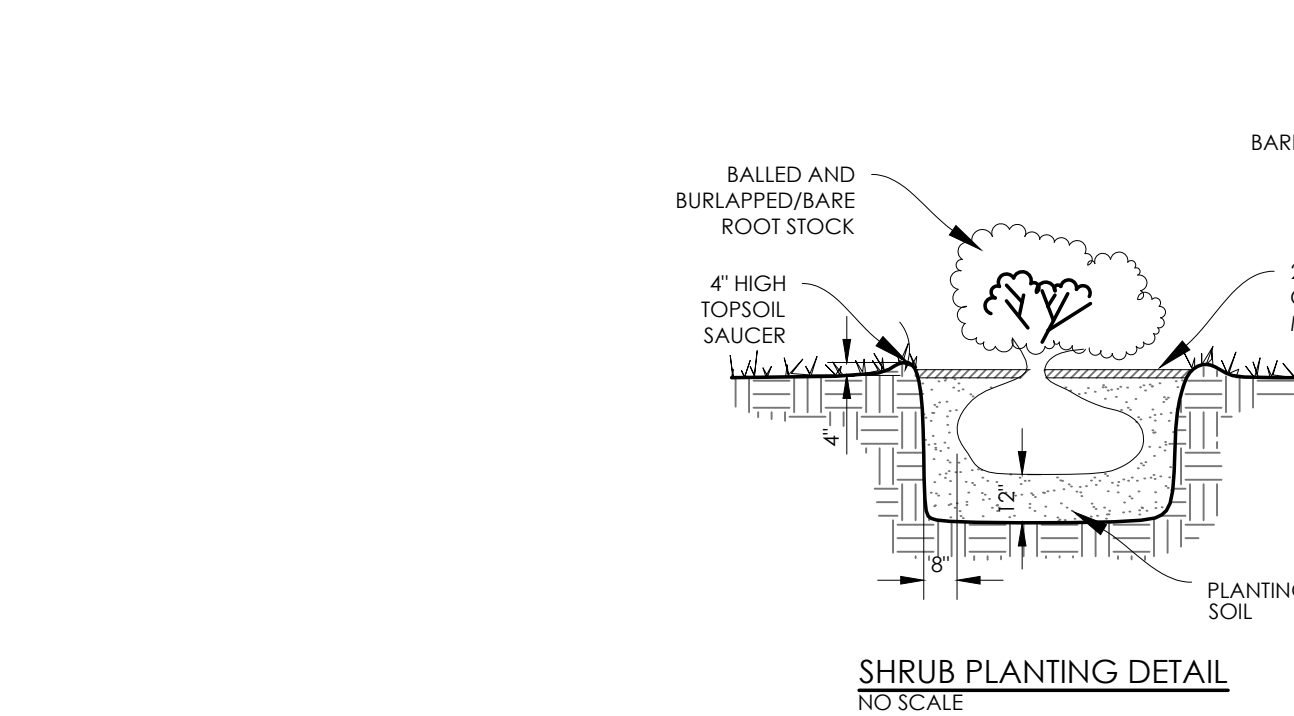
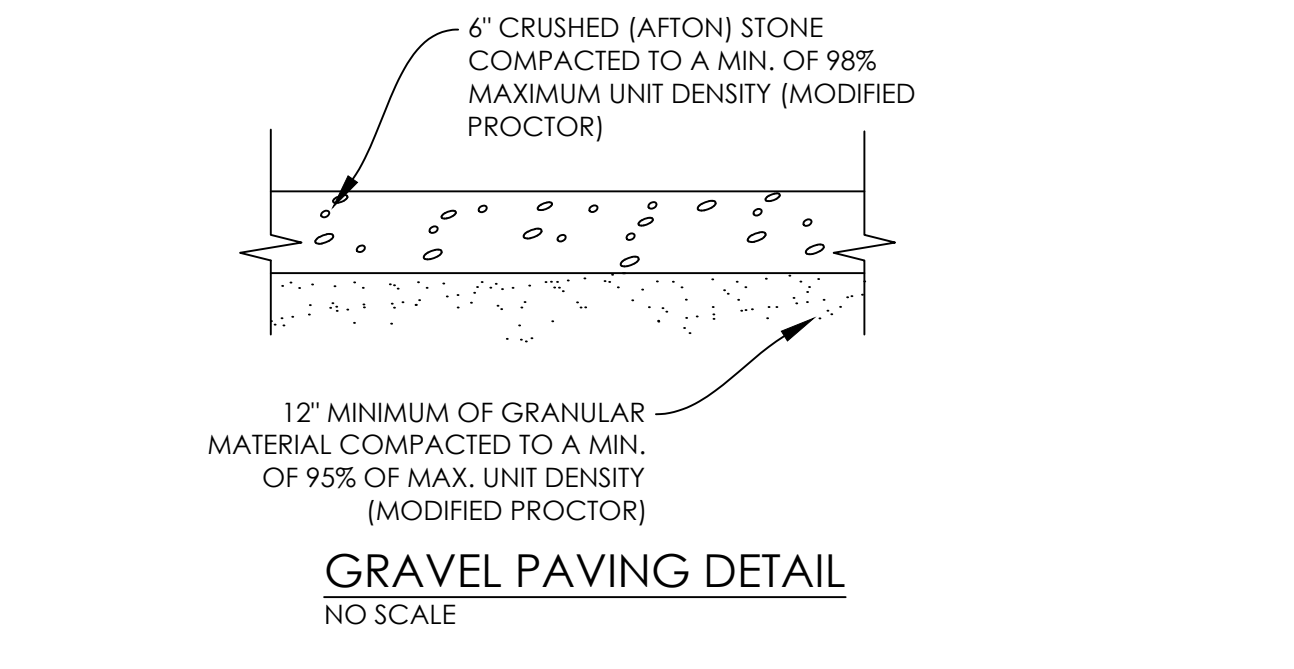
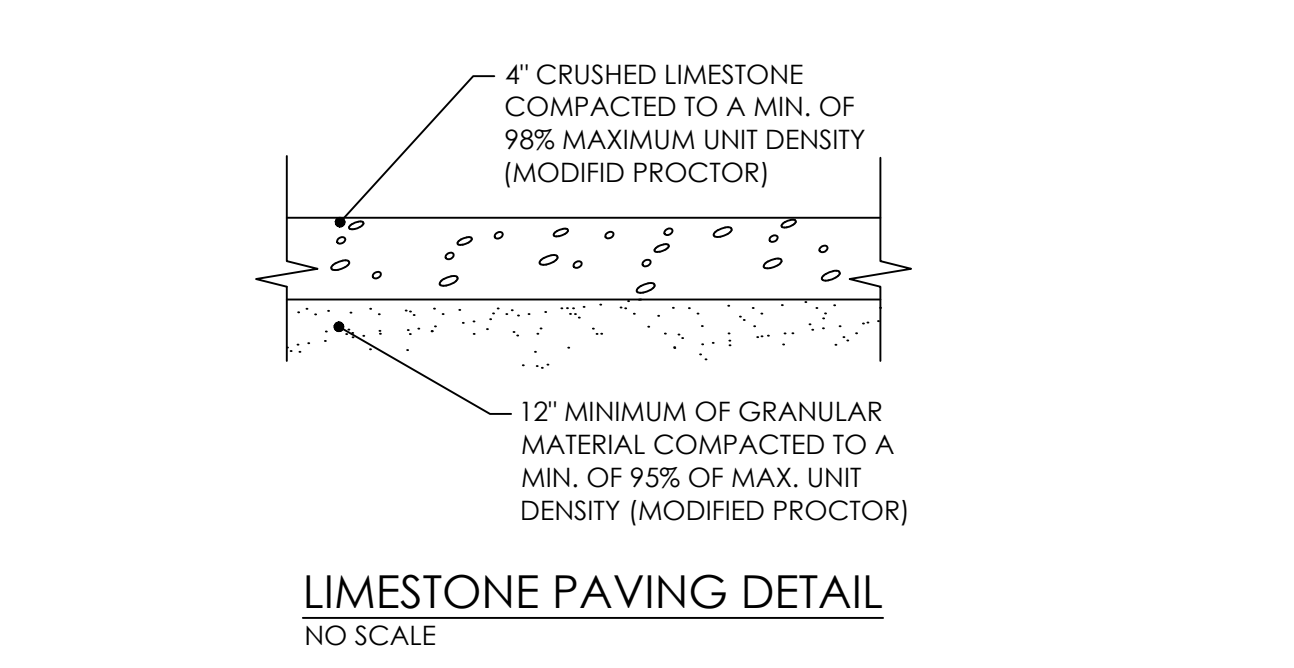
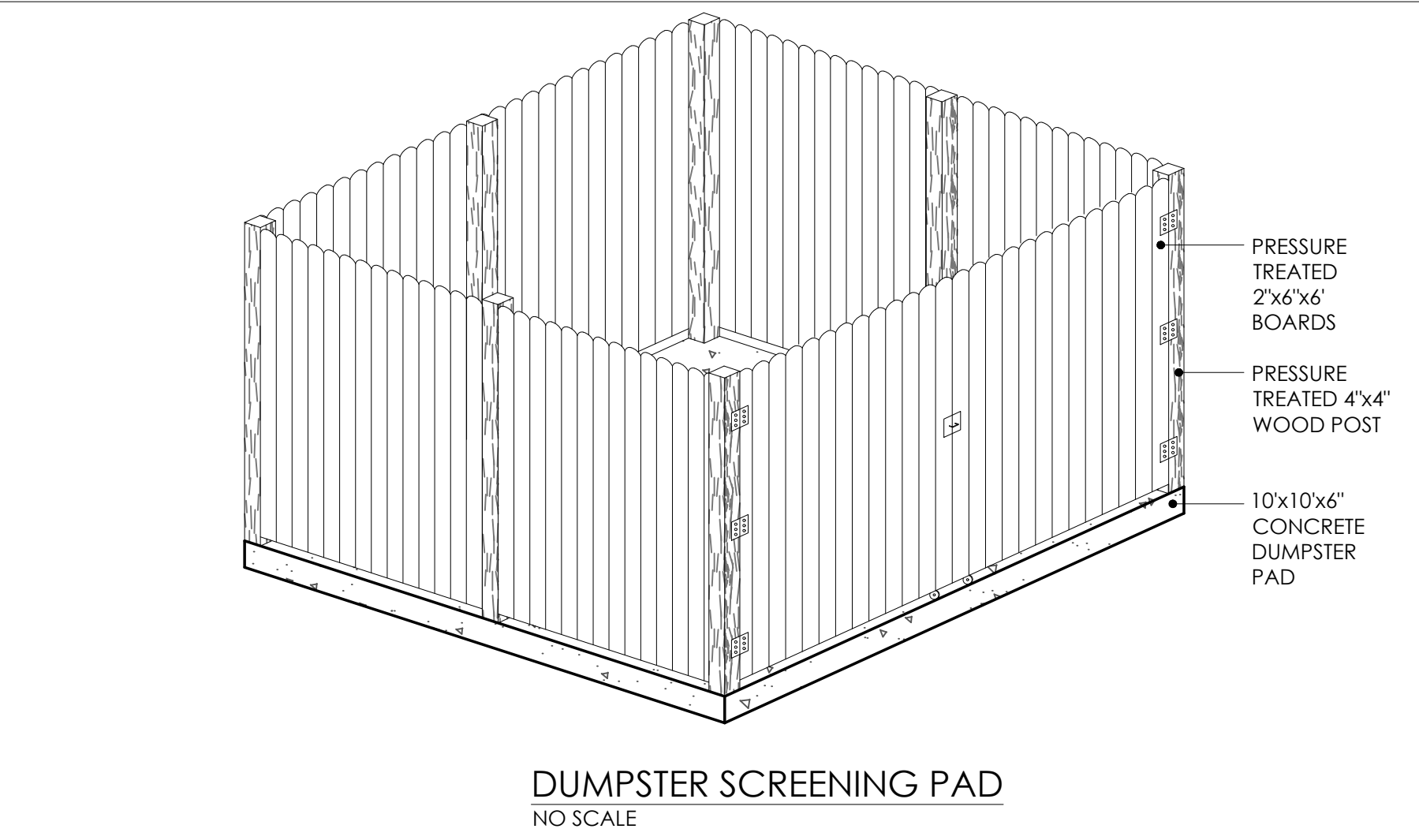
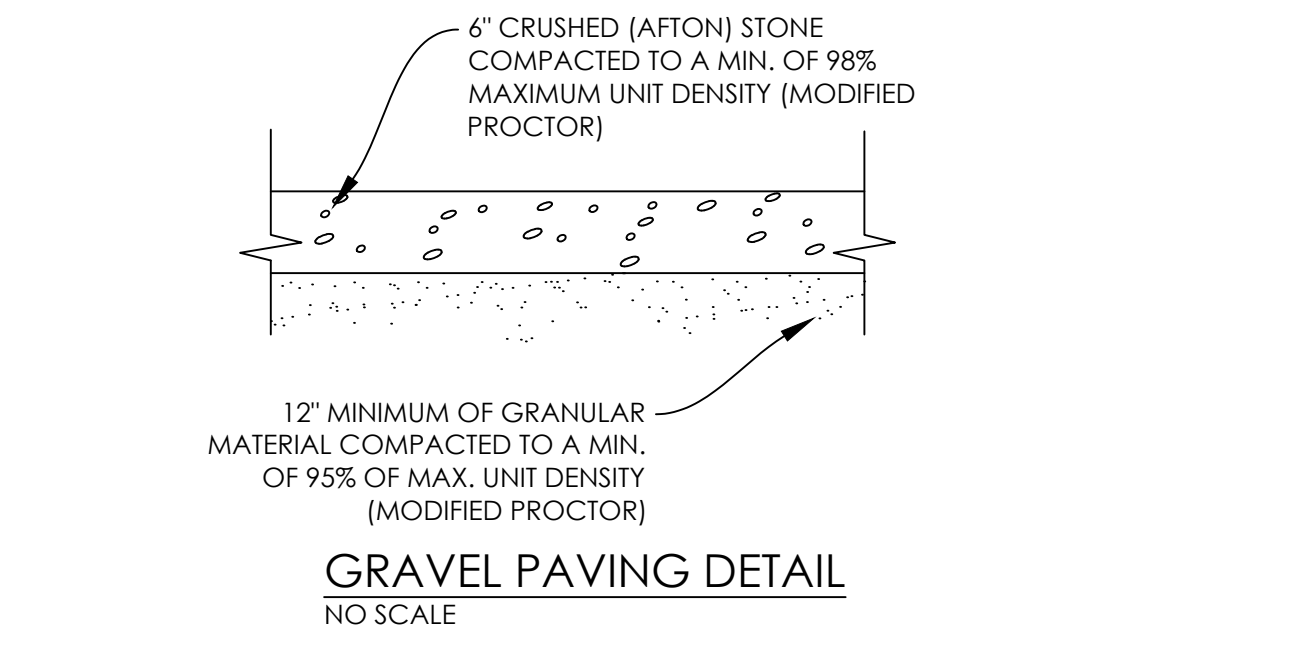
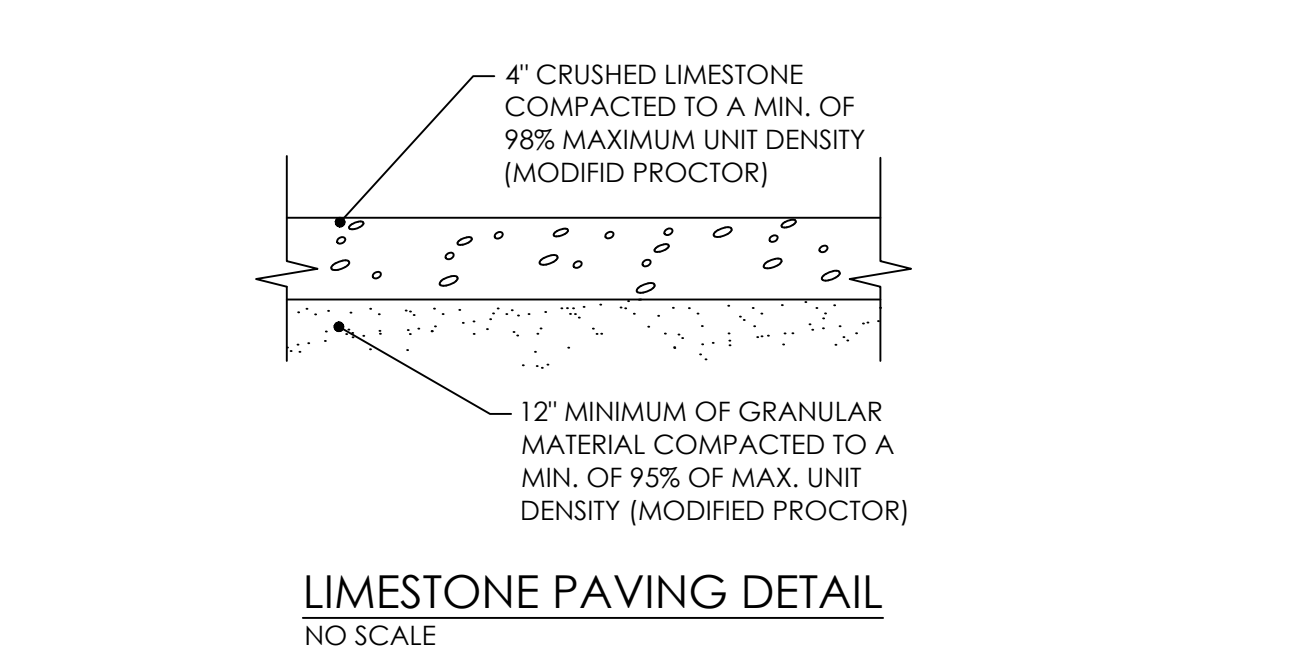
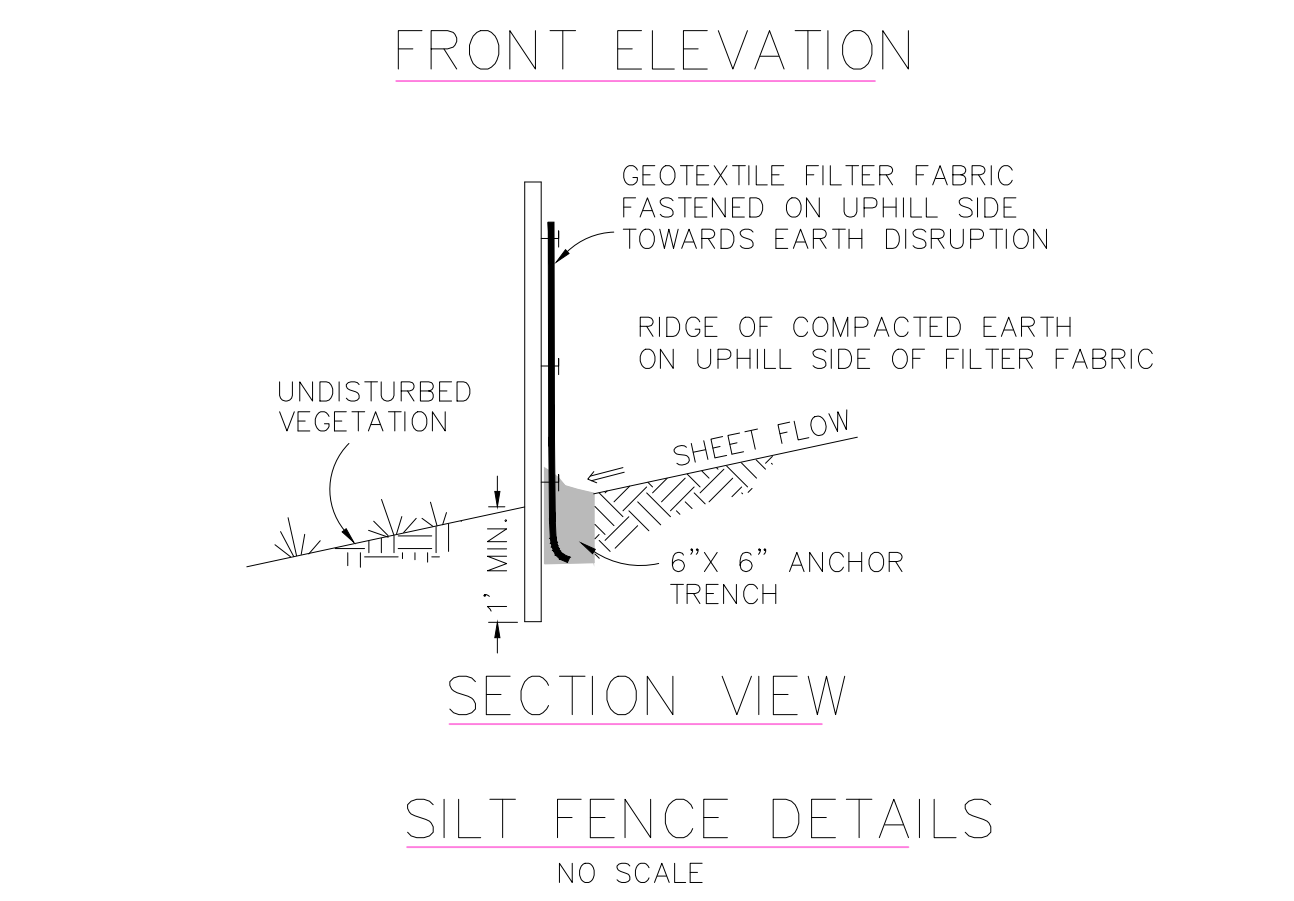
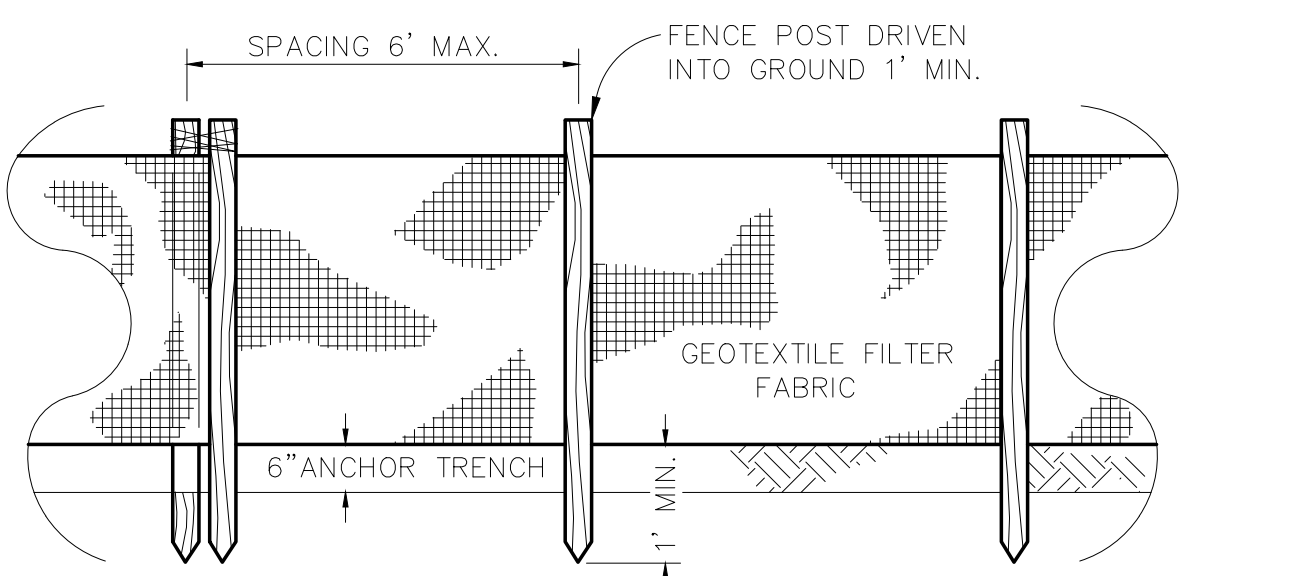
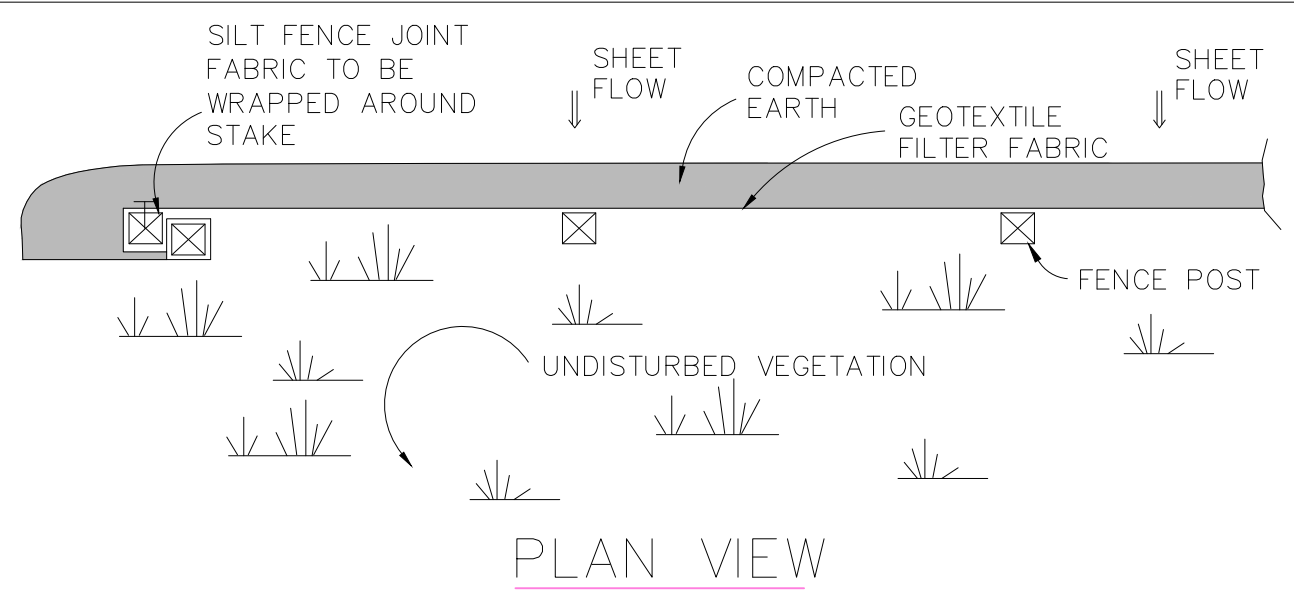
- QUALITY OF WORK**
ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT M.D.O.T. CONSTRUCTION STANDARDS, SPECIFICATIONS AND DETAILS.
- SUBGRADE PREPARATION**
THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.
- AGGREGATE BASE MATERIAL**
AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (CURRENT) STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
- BITUMINOUS PAVEMENT (HMA)**
THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS' NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- REMOVAL OF ORGANICS**
ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE ROADWAY GRADING.
- SITE GRADING**
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION.
- FIELD CHANGES**
ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.
- DRAINAGE**
EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

PLANTING NOTES:

- CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK.
- REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY DELETERIOUS SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, GASOLINE, PAINT, SOLVENTS, ETC., REMOVING THE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES OR TO THE LEVEL OF DRYNESS IN THE AFFECTED AREAS. THE AFFECTED SOIL SHALL BE REPLACED WITH NATIVE OR IMPORTED SOIL AS REQUIRED.
- FINISH GRADING ALL PLANTING AREAS TO A SMOOTH AND EVEN CONDITION, MAKING CERTAIN THAT NO WATER POCKETS OR IRREGULARITIES REMAIN. REMOVE AND DISPOSE OF ALL FOREIGN MATERIALS, CLOUDS AND ROCKS OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.
- ALL PLANT MATERIALS SHALL BE HEALTHY, WELL DEVELOPED REPRESENTATIVES OF THEIR SPECIES OF VARIETIES, FREE FROM DISFIGUREMENT WITH WELL-DEVELOPED BRANCH AND ROOT SYSTEMS, AND SHALL BE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION.
- ALL PLANT SUBSTITUTIONS WILL BE SUBJECT TO THE OWNER'S APPROVAL.
- EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL AMENDMENT AND FERTILIZER. HAND SMOOTH PLANTING AREA AFTER PLANTING TO PROVIDE AN EVEN, SMOOTH, FINAL FINISH GRADE. TO AVOID DRYING OUT, PLANTINGS SHALL BE IMMEDIATELY WATERED AFTER PLANTING UNTIL THE ENTIRE AREA IS SOAKED TO THE FULL DEPTH OF EACH HOLE UNLESS OTHERWISE NOTED ON THE DRAWING.
- MULCH ALL PLANTING BEDS WITH 3 INCHES OF SHREDDED BARK MULCH.
- REMOVE ALL TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANT MATERIAL ONLY AFTER THE APPROVAL OF THE OWNER.
- ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. THE GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. REPLACE AS SOON AS WEATHER PERMITS. ALL DEAD PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE MAINTENANCE PERIOD. SAID PLANTS SHALL BE MAINTAINED FOR A PERIOD OF 90 CALENDAR DAYS FROM THE REPLACEMENT DATE. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY SHALL BE FURNISHED, PLANTED AND FERTILIZED AS SPECIFIED AND GUARANTEED.

LANDSCAPING PREPARED BY:

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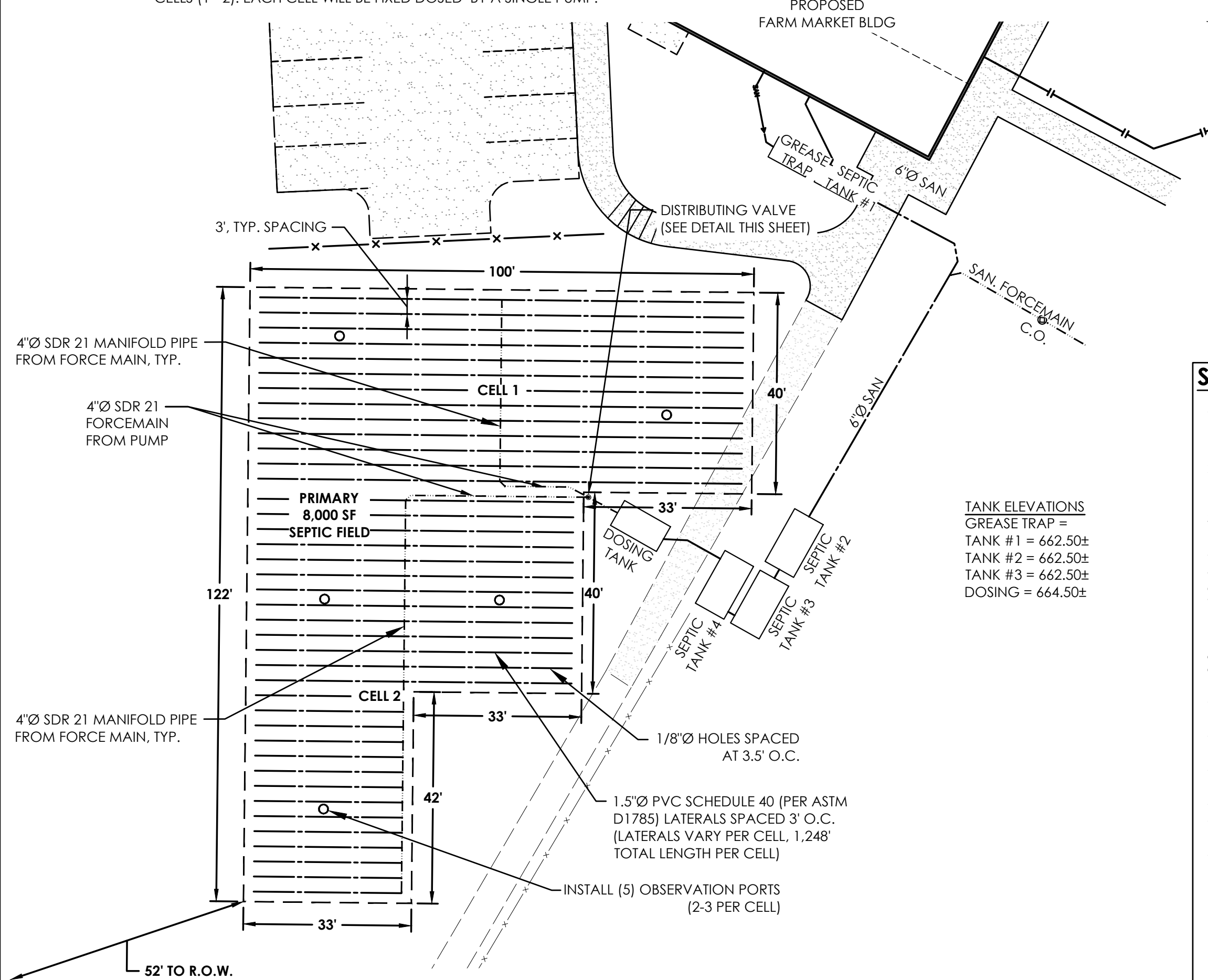
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Farm Club
Farm Club
NOTES & DETAILS SHEET
Section 18, Town 28 North, Range 11 West
Elmwood Township, Leelanau County, Michigan

PRELIMINARY

PK: dmc
DC: mmm
CD: dmc
CR: dmc
DATE: 17.06.12
JOB NO.: 17113
C1.1

NOTE:
THE PROPOSED 8,000 SFT ABSORPTION FIELD IS DIVIDED INTO TWO CELLS (1 - 2). EACH CELL WILL BE FIXED DOSED BY A SINGLE PUMP.



ORIFICE SHIELDS
ORIFICE AND SHIELDS SHALL BE ORIENTED IN THE 12 O'CLOCK POSITION. (1) OR (2) ORIFICES ON EACH LATERAL MAY BE ORIENTED IN THE 6 O'CLOCK POSITION TO FACILITATE DRAINING AFTER EACH PUMP CYCLE (LOCATE ON LOWEST END OF LATERAL). THE ORIFICE SHIELDS ORIENTED IN THE 6 O'CLOCK POSITION MUST HAVE A MECHANISM TO BREAK THE FLOW (AN ORIFICE SHIELD THAT DRAINS OR A PAD OF GRAVEL BELOW EACH SHIELD)

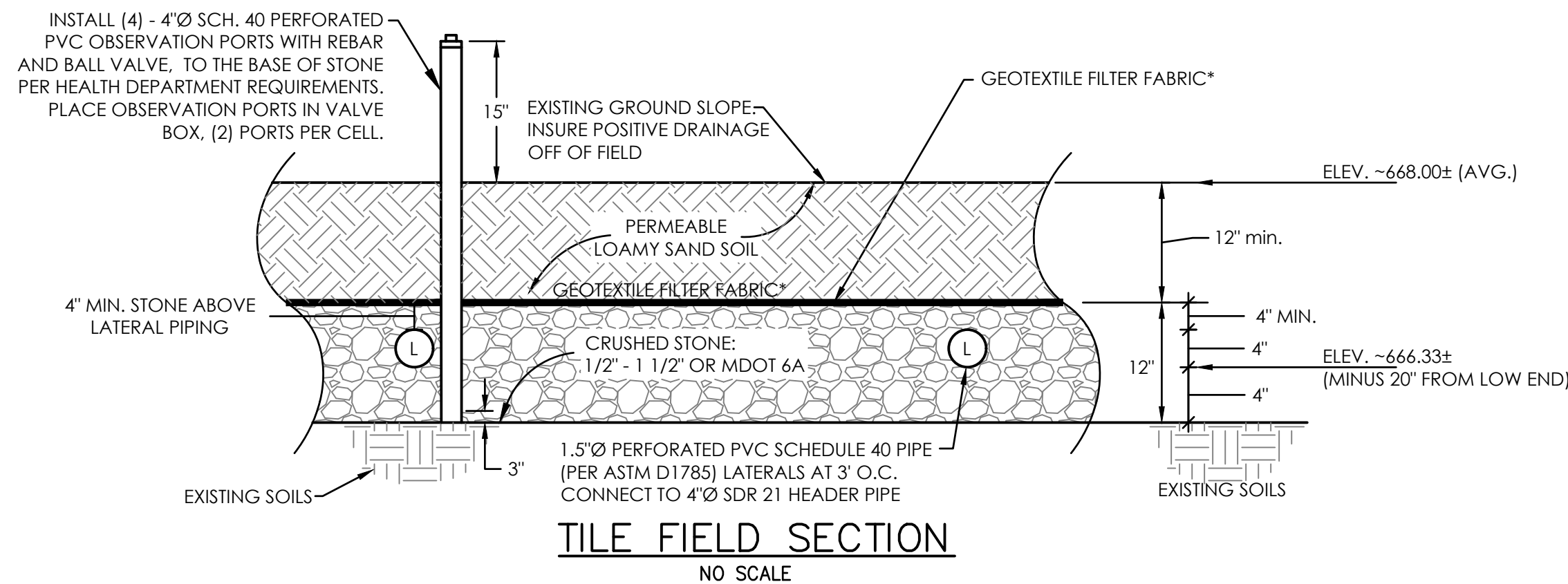
SEPTIC FIELD - PLAN VIEW
SCALE: 1"=20'

GEOTEXTILE FILTER FABRIC*:

FILTER FABRIC USED WITHIN ON-SITE SYSTEMS SHALL MEET THE FOLLOWING SPECIFICATIONS:

- (1) MATERIAL SYNTHETIC FABRIC, EITHER SPUN BONDED OR WOVEN.
- (2) BURST STRENGTH, PSI - NOT LESS THAN 25 PSI.
- (3) AIR PERMEABILITY, CFS PER SQ. FT. - NOT LESS THAN 500.
- (4) WATER FLOW RATE - NOT LESS THAN 500 GPM PER SQ. FT. AT 3-INCHES OF HEAD.
- (5) SURFACE REACTION TO WATER - HYDROPHILIC.
- (6) EQUIVALENT OPENING SIZE - 70 TO 100 SIEVE.
- (7) CHEMICAL PROPERTIES:
 - (A) NON-BIODEGRADABLE
 - (B) RESISTANT TO ACIDS AND ALKALIES WITHIN A pH RANGE OF 1 TO 10.
 - (C) RESISTANT TO COMMON SOLVENTS.

FILER FABRIC SHALL BE PLACED OVER THE FINAL COURSE OF STONE TO KEEP SOIL, SILTS AND FINE GRADED MATERIAL FROM MOVING INTO THE STONE WHILE ALLOWING AIR AND WATER TO PASS FREELY.



SEPTIC SYSTEM CONSTRUCTION

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP MUST CONFORM WITH THE GRAND TRAVERSE COUNTY HEALTH DEPARTMENT CURRENT STANDARDS, SPECIFICATIONS AND DETAILS AND THE APPROVED HEALTH DEPARTMENT PERMITS, UNLESS OTHERWISE APPROVED.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF THE SEPTIC SYSTEM. THE CONTRACTOR SHALL ISSUE A WORK SCHEDULE TO THE ENGINEER PRIOR TO THE START OF SEPTIC SYSTEM CONSTRUCTION.
3. NO CONNECTION RECEIVING START WATER OR GROUND WATER SHALL BE MADE TO THE SEPTIC SYSTEM.
4. ALL PIPES MUST BE SDR 21 OR EQUIVALENT (FROM DOSING CHAMBER TO LATERALS).
5. ALL PIPE JOINTS MUST BE TIGHTLY GLUED & SEALED.
6. THE SEPTIC SYSTEM SHALL BE A MINIMUM OF 4' ABOVE EXISTING GROUND WATER TABLE.
7. CONTROL PANEL PLACEMENT SHALL BE PER THE OWNER AND SYSTEM MAINTENANCE CONTRACTOR. THE CONSTRUCTION CONTRACTOR IS TO WORK WITH THE PUMP SUPPLIER AND ENGINEER TO INSURE PROPER PUMP AND CHAMBER INTERFACE.
8. ALL TANK RISERS SHALL BE INSTALLED WATER TIGHT.
9. THE CONTRACTOR SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS DURING INSTALLATION OF THE PUMP CHAMBER/PUMPS/CONTROL PANEL AND SEPTIC FIELD.
10. CONSTRUCTION SHALL NOT OCCUR WHEN SOILS ARE SATURATED, AND PRIMARY AND RESERVE AREAS SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC.
11. AVOID CONSTRUCTION PRACTICES THAT CAUSE COMPACTION THAT WOULD POTENTIALLY AFFECT THE PERMEABILITY OF THE SOIL.
12. BED EXCAVATION SHOULD NOT REMAIN OPEN FOR AN EXTENDED PERIOD AND SUBJECT TO INCLEMENT WEATHER DURING CONSTRUCTION.
13. THE FORCE MAINS SHALL MAINTAIN A MINIMUM 48" DEPTH OF COVER TO PREVENT FREEZING.
14. THE OWNER SHALL CONTRACT WITH A CERTIFIED WASTEWATER OPERATOR FOR SYSTEM INSTALLATION AND MONITORING.
15. SOILS SHALL BE REMOVED TO A DEPTH OF 32-INCHES AT THE TEST HOLE ELEVATION AND BACKFILL ALL EXCAVATED SOILS WITH CLEAN MEDIUM SAND.

PUMP SYSTEM COMPONENTS

1. PUMP CHAMBER = 2,600 GAL
2. DOSE = 300 GAL
3. DISCHARGE PER SFT AREA = (300 GAL / 4,000 SFT) = 0.075 GAL/SFT
4. PUMP REQUIREMENTS: 100 GPM @ 7' HEAD, 0.5 HP AND THE FOLLOWING: NON-CLOGGING & NON-JAMMING, DESIGNED SPECIFICALLY FOR THE PURPOSE OF PUMPING DOMESTIC WASTEWATER EFFLUENT.
5. BUILT-IN AUTOMATIC RESET OVERLOAD PROTECTION.
6. ANTI-SIPHON VALVE SHALL BE INTEGRAL WITH THE PUMP.
7. PROVIDE NON-FOULING FLOAT LEVEL SENSORS SECURELY ATTACHED TO A FLOAT SWITCH ASSEMBLY STEM, SECURED TO THE TANK AND RISER AND SEPARATE FROM THE PUMP DISCHARGE PIPING. FLOATS SHALL BE IMPACT RESISTANT, CONSTRUCTED OF NON-CORROSIVE MATERIALS, WATERTIGHT AND MEET NSF STANDARD 61.
8. PROVIDE HIGH LEVEL AUDIBLE AND VISUAL WARNING ALARM FOR THE FOLLOWING CONDITIONS: (1) POWER FAILURE, (2) SEAL FAILURE, (3) LOW WATER, (4) HIGH WATER.
9. THE DOSING STATION ALARM SYSTEM SHALL BE ON A SEPARATE ELECTRICAL CIRCUIT. A BATTERY BACKUP SYSTEM IS REQUIRED ALONG WITH 24-HOUR REMOTE CAPABILITIES FOR THE ALARM SYSTEM.
10. THE PUMP/PIPING SYSTEM SHALL BE SET UP TO ALLOW FOR FLUSHING OF THE SYSTEM.
11. THE PUMP ELECTRICAL SHALL MEET ALL STATE AND LOCAL ELECTRICAL CODES.
12. PUMPS AND VALVES SHALL BE FITTED WITH UNIONS, VALVES, RAIL SYSTEMS AND ELECTRICAL CONNECTIONS NECESSARY FOR EASY PUMP REMOVAL AND REPAIR FROM THE GROUND SURFACE AND WITHOUT REMOVING THE STATION FROM SERVICE. THE PUMP SHALL BE MOUNTED ON A GUIDE RAIL SYSTEM WITH QUICK DISCONNECTING MATING FLANGE TO THE DISCHARGE PIPING, GUIDE PLATE AND INTERMEDIATE & UPPER GUIDE RAIL BRACKETS.
13. THE PUMP CONTROLS SHALL HAVE REMOTE MONITORING CAPABILITIES INCLUDING NOTIFICATION OF A PUMP FAILURE.
14. ALL ELECTRICAL EQUIPMENT IN THE DOSING TANK, INCLUDING SUBMERGED PUMP, SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) REQUIREMENTS FOR CLASS 1, GROUP D, DIVISION 1 LOCATIONS. THIS WORK IS SUBJECT TO OVERSIGHT AND COMPLIANCE WITH LOCAL AUTHORITIES (ELECTRIC CODE).

NOTE:
ALL ACCESS COVERS MUST BE SOLID AND LOCKABLE OR BOLT DOWN, AND HAVE A 24" (MIN.) CLEAR OPENING, UNLESS OTHERWISE SPECIFIED. EQUIVALENT ALTERNATIVE FRAMES AND COVERS THAT MEET THESE CRITERIA, AND ANY OTHER REQUIREMENTS DESCRIBED IN THE SPECIFIC NOTES, ARE ACCEPTABLE UPON APPROVAL.

IF ODOR CONTROL IS NECESSARY, REMOVE THE 90° BEND AND INSTALL AN ALL-WEATHER ODOR-CONTROL FILTER BY ODORHOG (OHOG-MUSHCAP) OR EQUAL. ODOR CONTROL DEVICE SHALL MATCH VENT PIPE SIZE OR HAVE AN APPROPRIATELY SIZED REDUCER.

2" DIAMETER PVC SCHEDULE 40 VENT WITH REMOVABLE TURNDOWN 90° BEND AND STAINLESS STEEL MESH FOR VENT OPENING.

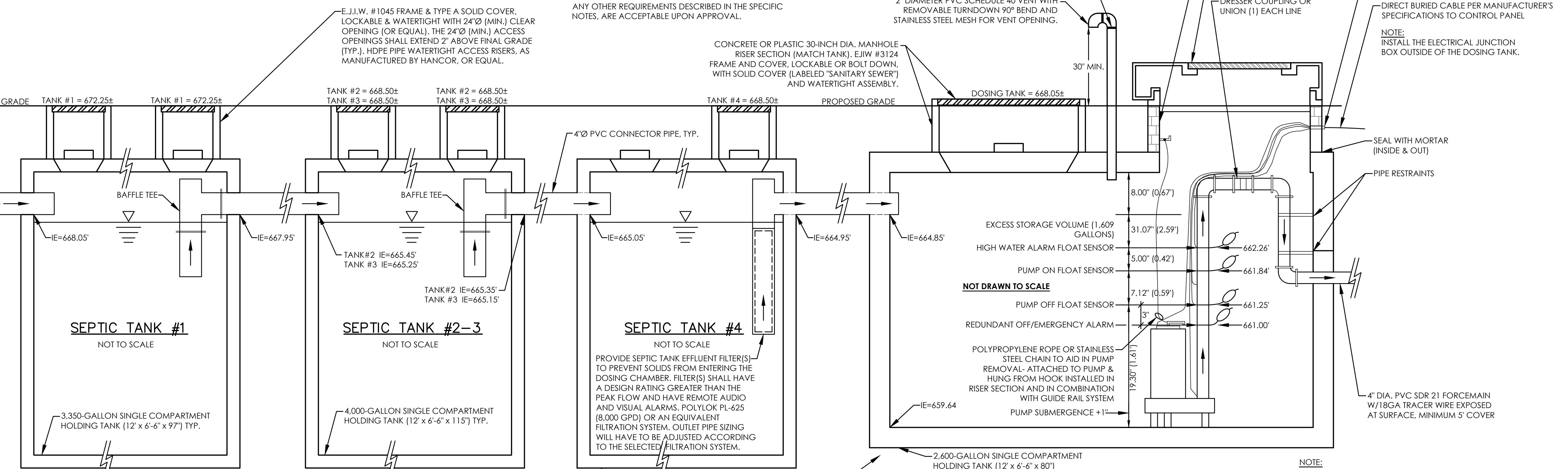
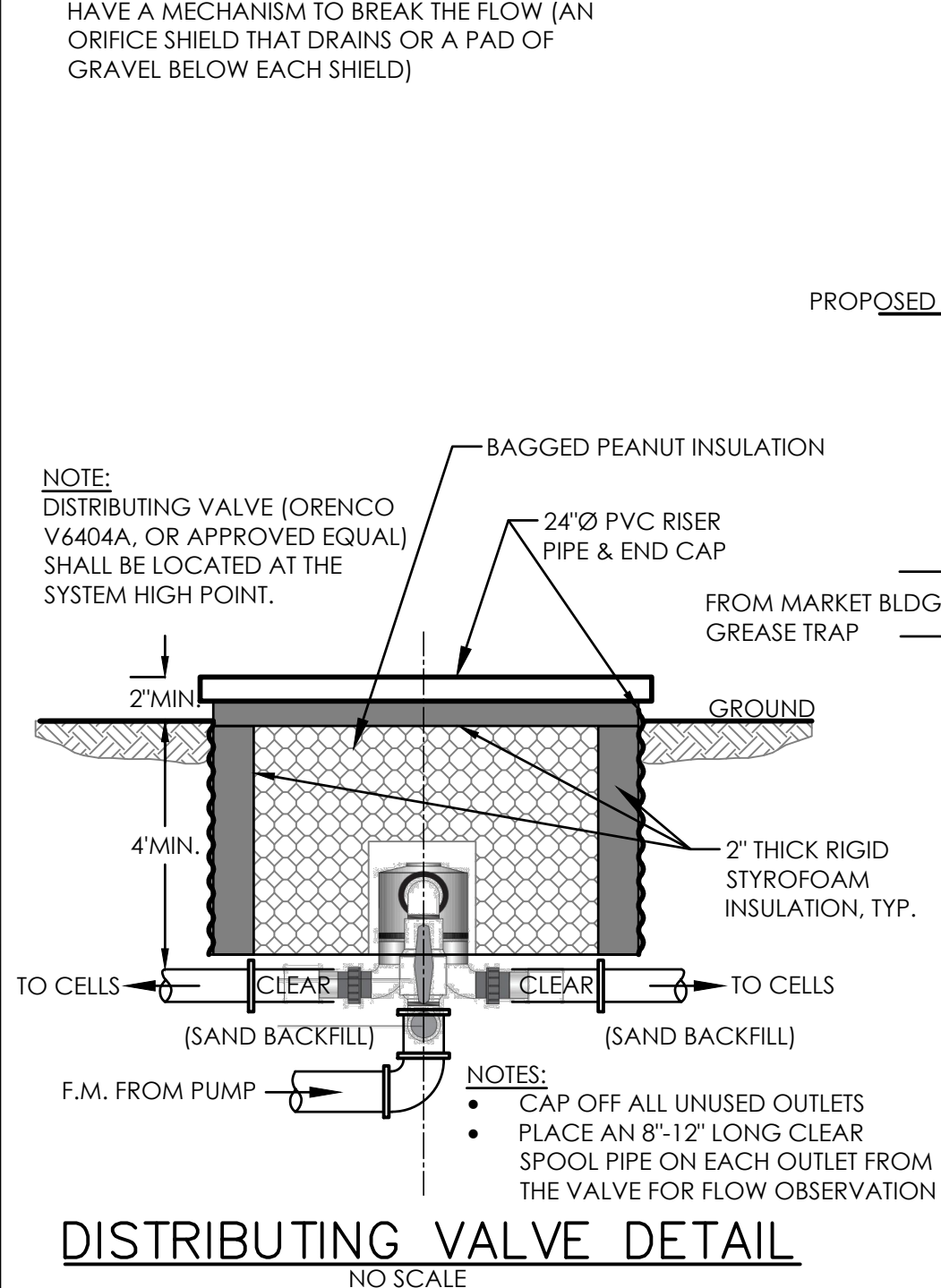
CONCRETE OR PLASTIC 30-INCH DIA. MANHOLE RISER SECTION (MATCH TANK), ELI# #3124 FRAME AND COVER, LOCKABLE OR BOLT DOWN, WITH SOLID COVER (LABELED "SANITARY SEWER") AND WATERTIGHT ASSEMBLY.

CONCRETE OR PLASTIC 4FT DIA. MANHOLE RISER SECTION
ELI# #8233 FRAME & COVER WATERTIGHT, LOCKABLE & W/OUT HINGES (OR APPROVED EQUAL).

ELEC. CONDUIT GROUTED THRU WALL TO WEATHERTIGHT CONTROL PANEL & ALARMS. GAS TIGHT SEALS ARE REQUIRED FOR CONDUITS BETWEEN THE DOSING STATION AND JUNCTION BOX AS WELL AS FOR THE CONTROL PANEL, IN ACCORDANCE WITH THE NEC.

DIRECT BURIED CABLE PER MANUFACTURER'S SPECIFICATIONS TO CONTROL PANEL.

NOTE:
INSTALL THE ELECTRICAL JUNCTION BOX OUTSIDE OF THE DOSING TANK.



- TANK GENERAL NOTES:
1. ALL CONCRETE DOSING TANKS AND SEPTIC TANKS SHALL BE CONSTRUCTED PER ASTM C1227 AND BE WATERTIGHT, ALONG WITH THE FOLLOWING:
 - CAST-IN-PLACE WITH WATERTIGHT FERNO BOOTS OR KOR-N-SEAL RUBBER WATERSTOP OR EQUAL.
 - CAST-IN-PLACE WITH WATERPROOFING AGENT
 - OWNER OPTIONAL: SPRAYED-ON SHEET ROCK SPRAY
 2. ALL TANKS SHALL BE INSTALLED SUCH THAT THE TANK JOINTS ARE A MINIMUM OF 1 FOOT ABOVE THE GROUNDWATER LEVEL WHERE POSSIBLE.

- TANK GENERAL NOTES CONTINUED:
3. ACTUAL ELEVATIONS MAY VARY AS A RESULT OF CHANGES DURING CONSTRUCTION. CONTRACTOR SHALL SUPPLY TO THE ENGINEER ACTUAL LOCATIONS WITH ELEVATIONS IN FIELD FOR VERIFICATION OF DOSING VOLUMES, PUMP CONTROLS AND PUMP OPERATIONS.
 4. DOSING TANK, SEPTIC TANKS AND ALL ASSOCIATED APPURTENANCES SHALL BE PER THE APPROVED PERMIT FROM THE G. T. CO. HEALTH DEPARTMENT.
 5. A WATER TIGHTNESS TEST IS REQUIRED FOR EACH CONCRETE TANK IN ACCORDANCE WITH ASTM C1227 AFTER CONSTRUCTION INSTALLATION AND BEFORE SYSTEM STARTUP TO ENSURE NO INFILTRATION OR EXFILTRATION.

SEPTIC/DOSING TANK DETAIL
NO SCALE

NOTE: PUMP SCHEMATICS MAY DIFFER BASED ON THE FOLLOWING SPECIFICATIONS:

PUMP SPECIFICATIONS:
SUBMERSIBLE EFFLUENT PUMP, 110 GPM @ 4' HEAD, 0.5 HP.

PUMP VAULT SPECIFICATIONS:
2,600 GAL SEPTIC TANK WITH LID OPENING SIZED TO ACCOMMODATE REMOVAL OF PUMP.

CONTROL PANEL:
CUSTOM BUILT W/LOW WATER REDUNDANT OFF ALARM, LOCK PANEL, EVENT COUNTER, HOUR METER, REMOTE MONITORING CAPABILITIES & HOA.

ALL CONTROL DEVICES AND SENSING ELECTRONICS IN THE DOSING TANK SHALL BE INTRINSICALLY SAFE.

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REV	DATE	BY	CHK	DESC
01	07/26/17	dmc	mm	Revise design
02	03/12/18	dmc	mm	Add notes, Proposed House Site Plan
03	04/23/18	dmc	mm	Relocate proposed driveway
04	06/22/18	dmc	mm	Site Plan Review
05	10/11/18	dmc	mm	Drain Field Location Changes
06	01/29/19	dmc	mm	Site Plan Revisions
07	09/27/22	dmc	mm	Additional Buildings and Parking
08	10/12/22	dmc	mm	Additional Buildings and Parking

Gary & Allison Jones
Proposed Home Site
CIVIL DETAILS - SEPTIC SYSTEM
Section 18, Town 28 North, Range 11 West
Elmwood Township, Leelanau County, Michigan

CONCEPTUAL

DATE: dmc

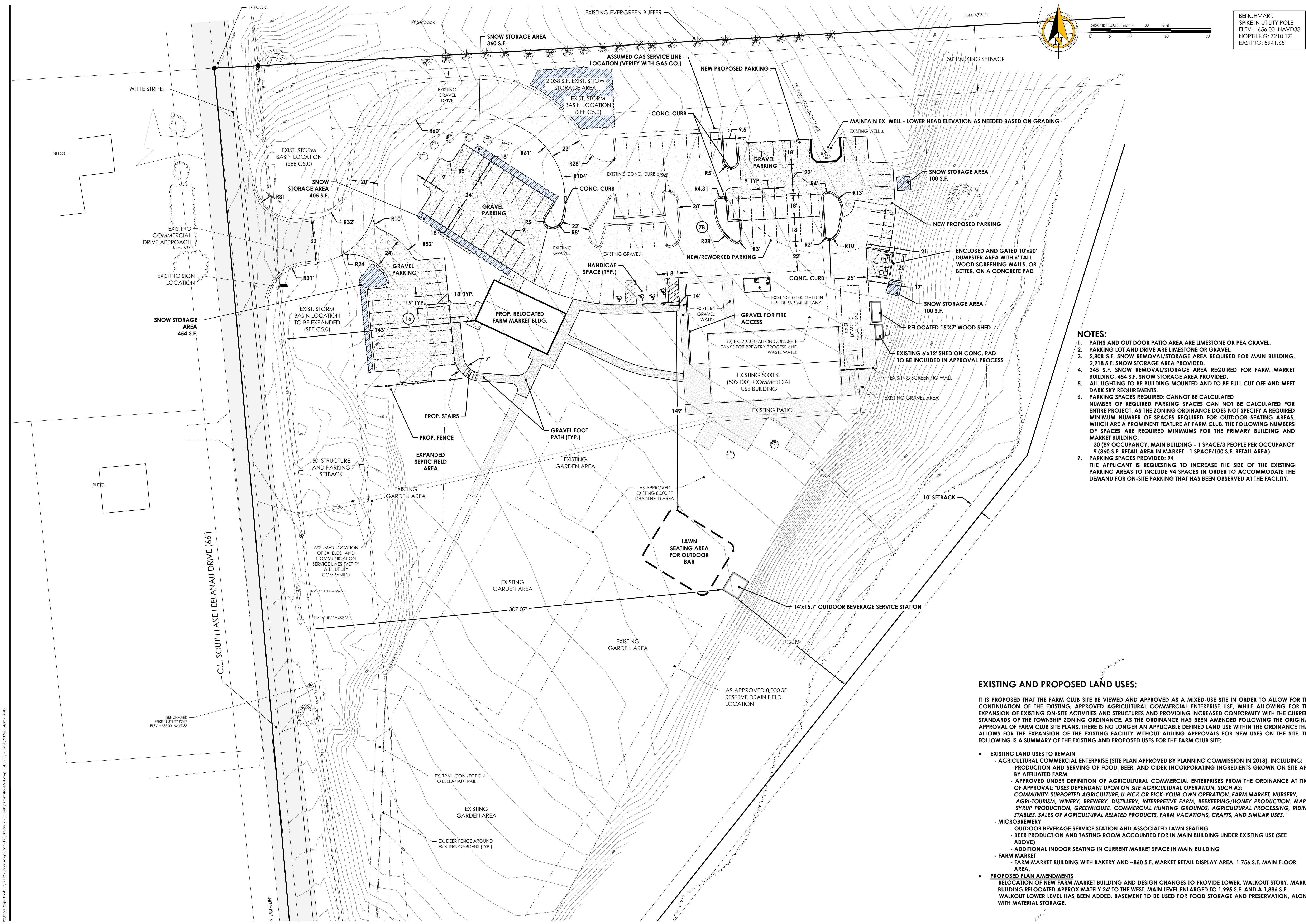
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BENCHMARK SPIKE IN UTILITY POLE
ELEV = 656.00 NAVD88
NORTHING: 7210.17'
EASTING: 5941.65'

GRAPHIC SCALE: 1 inch = 30 feet



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NOTES:

1. PATHS AND OUT DOOR PATIO AREA ARE LIMESTONE OR PEA GRAVEL.
2. PARKING LOT AND DRIVE ARE LIMESTONE OR GRAVEL.
3. 2,808 S.F. SNOW REMOVAL/STORAGE AREA REQUIRED FOR MAIN BUILDING. 2,918 S.F. SNOW STORAGE AREA PROVIDED.
4. 345 S.F. SNOW REMOVAL/STORAGE AREA REQUIRED FOR FARM MARKET BUILDING. 454 S.F. SNOW STORAGE AREA PROVIDED.
5. ALL LIGHTING TO BE BUILDING MOUNTED AND TO BE FULL CUT OFF AND MEET DARK SKY REQUIREMENTS.
6. PARKING SPACES REQUIRED: CANNOT BE CALCULATED
NUMBER OF REQUIRED PARKING SPACES CAN NOT BE CALCULATED FOR ENTIRE PROJECT, AS THE ZONING ORDINANCE DOES NOT SPECIFY A REQUIRED MINIMUM NUMBER OF SPACES REQUIRED FOR OUTDOOR SEATING AREAS, WHICH ARE A PROMINENT FEATURE AT FARM CLUB. THE FOLLOWING NUMBERS OF SPACES ARE REQUIRED MINIMUMS FOR THE PRIMARY BUILDING AND MARKET BUILDING:
30 (89 OCCUPANCY, MAIN BUILDING - 1 SPACE/3 PEOPLE PER OCCUPANCY 9 (860 S.F. RETAIL AREA IN MARKET - 1 SPACE/100 S.F. RETAIL AREA)
7. PARKING SPACES PROVIDED: 94
THE APPLICANT IS REQUESTING TO INCREASE THE SIZE OF THE EXISTING PARKING AREAS TO INCLUDE 94 SPACES IN ORDER TO ACCOMMODATE THE DEMAND FOR ON-SITE PARKING THAT HAS BEEN OBSERVED AT THE FACILITY.

REV#	DATE	DIS	DRN	CHK	DESC
14	02/23/23	dmc	mmmm	dmc	Agj, Commercial Enterprise SJP Submission
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20	04/02/24	dmc	mmmm	dmc	H.D. Revisions
21	07/29/24	dmc	mmmm	dmc	IWS, Revisions

EXISTING AND PROPOSED LAND USES:

IT IS PROPOSED THAT THE FARM CLUB SITE BE VIEWED AND APPROVED AS A MIXED-USE SITE IN ORDER TO ALLOW FOR THE CONTINUATION OF THE EXISTING, APPROVED AGRICULTURAL COMMERCIAL ENTERPRISE USE, WHILE ALLOWING FOR THE EXPANSION OF EXISTING ON-SITE ACTIVITIES AND STRUCTURES AND PROVIDING INCREASED CONFORMITY WITH THE CURRENT STANDARDS OF THE TOWNSHIP ZONING ORDINANCE. AS THE ORDINANCE HAS BEEN AMENDED FOLLOWING THE ORIGINAL APPROVAL OF FARM CLUB SITE PLANS, THERE IS NO LONGER AN APPLICABLE DEFINED LAND USE WITHIN THE ORDINANCE THAT ALLOWS FOR THE EXPANSION OF THE EXISTING FACILITY WITHOUT ADDING APPROVALS FOR NEW USES ON THE SITE. THE FOLLOWING IS A SUMMARY OF THE EXISTING AND PROPOSED USES FOR THE FARM CLUB SITE:

- **EXISTING LAND USES TO REMAIN**
 - AGRICULTURAL COMMERCIAL ENTERPRISE (SITE PLAN APPROVED BY PLANNING COMMISSION IN 2018), INCLUDING:
 - PRODUCTION AND SERVING OF FOOD, BEER, AND CIDER INCORPORATING INGREDIENTS GROWN ON SITE AND BY AFFILIATED FARM.
 - APPROVED UNDER DEFINITION OF AGRICULTURAL COMMERCIAL ENTERPRISES FROM THE ORDINANCE AT TIME OF APPROVAL: "USES DEPENDANT UPON ON SITE AGRICULTURAL OPERATION, SUCH AS: COMMUNITY-SUPPORTED AGRICULTURE, U-PICK OR PICK-YOUR-OWN OPERATION, FARM MARKET, NURSERY, AGRI-TOURISM, WINERY, BREWERY, DISTILLERY, INTERPRETIVE FARM, BEEKEEPING/HONEY PRODUCTION, MAPLE SYRUP PRODUCTION, GREENHOUSE, COMMERCIAL HUNTING GROUNDS, AGRICULTURAL PROCESSING, RIDING STABLES, SALES OF AGRICULTURAL RELATED PRODUCTS, FARM VACATIONS, CRAFTS, AND SIMILAR USES."
 - MICROBREWERY
 - OUTDOOR BEVERAGE SERVICE STATION AND ASSOCIATED LAWN SEATING
 - BEER PRODUCTION AND TASTING ROOM ACCOUNTED FOR IN MAIN BUILDING UNDER EXISTING USE (SEE ABOVE)
 - ADDITIONAL INDOOR SEATING IN CURRENT MARKET SPACE IN MAIN BUILDING
 - FARM MARKET
 - FARM MARKET BUILDING WITH BAKERY AND ~860 S.F. MARKET RETAIL DISPLAY AREA. 1,756 S.F. MAIN FLOOR AREA.
- **PROPOSED PLAN AMENDMENTS**
 - RELOCATION OF NEW FARM MARKET BUILDING AND DESIGN CHANGES TO PROVIDE LOWER, WALKOUT STORY. MARKET BUILDING RELOCATED APPROXIMATELY 24' TO THE WEST. MAIN LEVEL ENLARGED TO 1,995 S.F. AND A 1,886 S.F. WALKOUT LOWER LEVEL HAS BEEN ADDED. BASEMENT TO BE USED FOR FOOD STORAGE AND PRESERVATION, ALONG WITH MATERIAL STORAGE.

PRELIMINARY

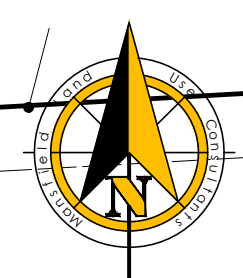
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DR: mmm ckd: dmc CRKATD: 17.06.12

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C4.1

Farm Club
Farm Club
SITE AND DIMENSION PLAN
Section 18, Town 28 North, Range 11 West
Elmwood Township, Leelanau County, Michigan



GRAPHIC SCALE: 1 inch = 30 feet

BENCHMARK
SPIKE IN UTILITY POLE
ELEV = 656.00 NAVD88
NORTHING: 7210.17
EASTING: 5941.65

- NOTES:**
1. REQUIRED BASIN STORAGE VOLUMES CALCULATED USING 2" OF STORM WATER FROM IMPERVIOUS SURFACES
 2. STORM WATER FROM ROOF STRUCTURES TO BE STORED AND INFILTRATED IN FRENCH DRAINS OR TO SHEET FLOW TO GENTLY SLOPING GRASS OR FARM AREAS
 3. STORM WATER FROM DRIVEWAY IMPERVIOUS SURFACES SHEET FLOWS TO PROPOSED BASINS OR TO VEGETATED AREA OF THE SITE FOR INFILTRATION
 4. STORM WATER BASINS 1 & 2 WERE COMPLETED DURING INITIAL PHASE OF PROJECT CONSTRUCTION
 5. STORM BASIN 3 TO BE EXPANDED DURING CURRENT PHASE TO ACCOMMODATE ADDITIONAL STORM WATER FROM NEW/EXPANDED PARKING AREAS AND FARM MARKET
 6. EXISTING CONTOURS DEPICTED ARE FROM TOPOGRAPHIC SURVEY COMPLETED PRIOR TO INITIAL CONSTRUCTION AND FIRST PHASE DESIGN CONTOURS. EXISTING SITE GRADES TO BE VERIFIED PRIOR TO CONSTRUCTION
 7. CONTRACTOR RESPONSIBLE FOR VERIFYING AS-BUILT GRADING AND ELEVATIONS PRIOR TO CONSTRUCTION TO ENSURE THAT PROPOSED DESIGN GRADES FUNCTION
 8. STORM WATER FROM EAST SIDE OF EXISTING AND PROPOSED PARKING AREA TO BE DIRECTED TO EAST EDGE OF PARKING SURFACE AND ALLOWED TO SHEET FLOW INTO EAST VALLEY FOR INFILTRATION. STONE BED TO BE INSTALLED ADJACENT TO EAST PARKING SURFACE EDGE IN AREAS OF SHEET FLOW IN ORDER TO SLOW STORM WATER AND REDUCE EROSION POTENTIAL

Basin	Drainage Area Size (Imp. Surf.)	Design Overflow Elevation	Design Low Water Level	Design Maximum Depth	Storage Volume Required	Storage Volume Provided
EXISTING BASIN #1:	0.21 ACRES	670.00'	667.00'	3.0 FT	1,929 CFT	2,405 CFT
EXISTING BASIN #2:	0.19 ACRES	657.50'	653.00'	4 FT	1,745 CFT	2,493 CFT
EXPANDED BASIN #3:	0.31 ACRES	657.50'	655.00'	2.00 FT	2,775 CFT	2,797 CFT

NOTE: BASINS #1 & #2 WERE COMPLETED DURING FIRST PHASE OF SITE DEVELOPMENT. BASIN #3 IS PROPOSED TO BE ENLARGED TO ACCOMMODATE STORM WATER FROM PROPOSED EXPANSIONS

Pipe No.	From	To	Length	Diameter	Slope	Low Invert	High Invert
1	Drive	Basin #3	41 ft	12 in	1.50%	658.33	658.95

GENERAL CONSTRUCTION NOTES:

1. FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE, EXCEPT AT BUILDING ENTRANCES AND CONCRETE APPROACH SLABS, THE GRADE ADJACENT TO THE BUILDING FOOTPRINT SHALL BE 6" BELOW THE FIRST FLOOR ELEVATION. AT BUILDING ENTRANCES AND CONCRETE APPROACH SLABS, THE GRADE SHOULD BE 3/4" BELOW THE FIRST FLOOR ELEVATION.
2. RESTORATION SHALL INCLUDE FURNISHING AND PLACING 4" OF TOPSOIL AND HYDRO-SEEDING TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULCH BLANKET IS REQUIRED WHERE SLOPES ARE 3:1 OR GREATER.
3. THE FINAL GRADES ADJACENT TO ALL SIDEWALK APRONS SHALL MATCH THE TOP OF CONCRETE WITH NO STEP DOWN.
4. ALL CONSTRUCTED PARKING LOTS, CONCRETE SIDEWALKS, AND SIDEWALK RAMPS SHALL MEET A.D.A. GUIDELINES FOR MAXIMUM SLOPE, ETC.

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Farm Club
Farm Club
GRADING & STORM PLAN
Section 18, Town 28 North, Range 11 West
Elmwood Township, Leelanau County, Michigan

PRELIMINARY

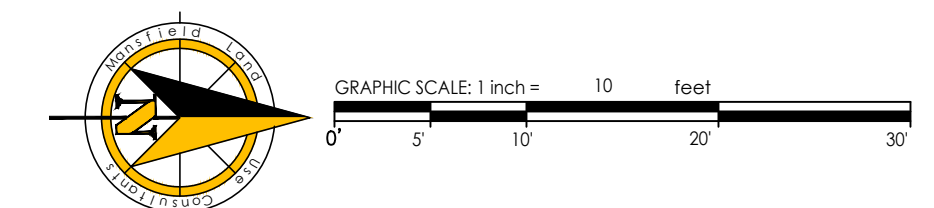
dmc

dmc 17.06.12

17113

C5.0

F:\Users\jmorley\OneDrive\Documents\17113_0000\Map\Plan\17113.dwg (C:\S:\GRAND TOWN) - Jul 30, 2024 8:14pm - Dwg



830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mauqs.com
 info@mauqs.com

Mansfield

or

Land Use Consultants

REV#	DATE	DES	DRN	CHK	DESC
14	02/23/23	dmc	mm	dmc	Ag. Commercial Enterprise SJP Submission
15	04/24/23	dmc	mm	dmc	Updated Site Plan Review/SJP Submission
16	08/16/23	dmc	mm	dmc	New Market Bldg. Footprint and par. twp. Comments
17	01/31/24	dmc	mm	dmc	H.D. Submittal
18	03/07/24	dmc	mm	dmc	H.D. Submittal
19	05/22/24	dmc	mm	dmc	Per. twp. SFR Conditions
20	06/07/24	dmc	mm	dmc	H.D. Revisions
21	07/29/24	dmc	mm	dmc	Per. Revisions

Farm Club
Farm Club
SEPTIC PLAN
 Section 18, Town 28 North, Range 11 West
 Elmwood Township, Leelanau County, Michigan

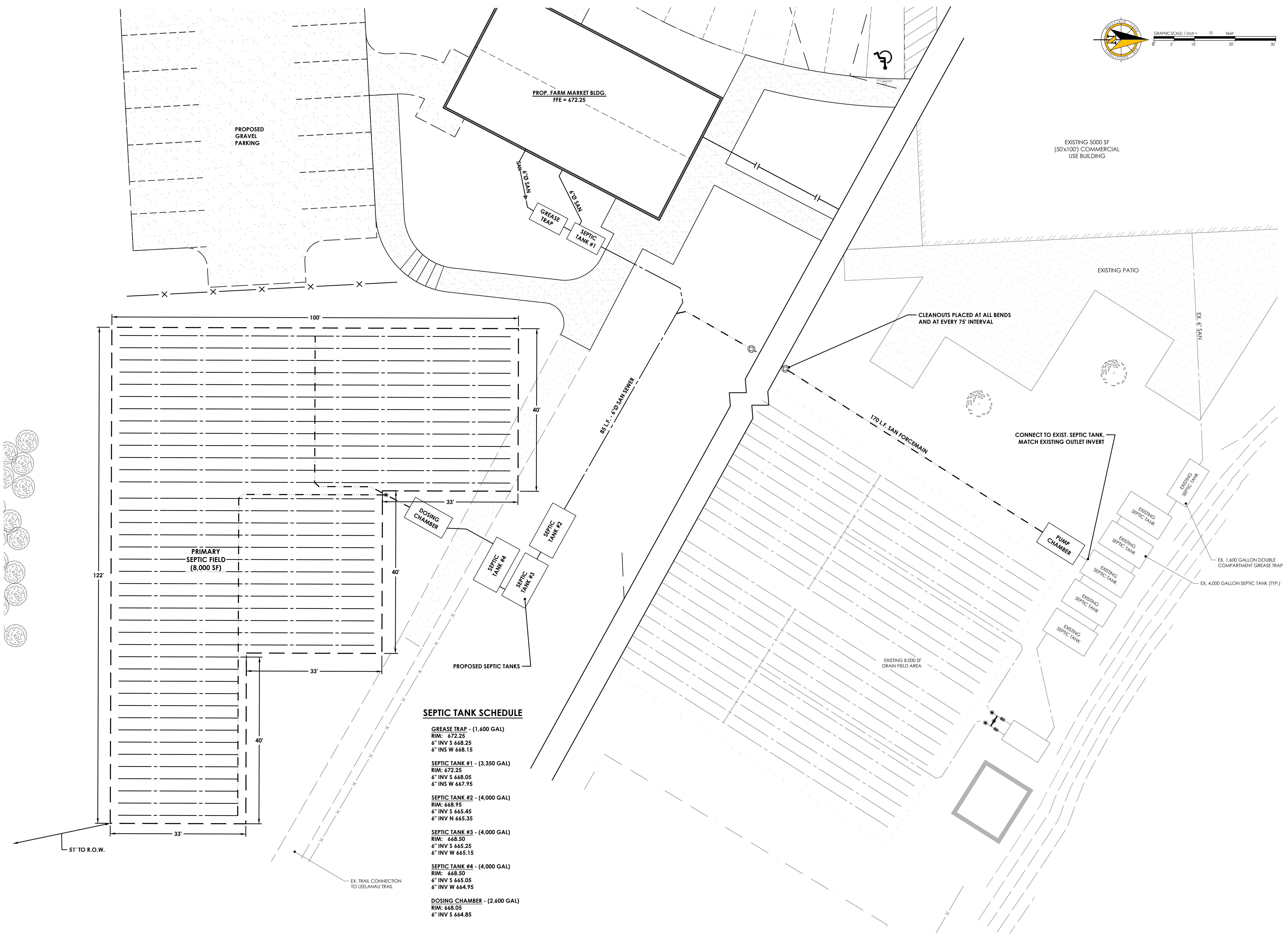
PRELIMINARY

PLN: dmc

DES: mmm CDD: dmc CREATD: 17.06.12

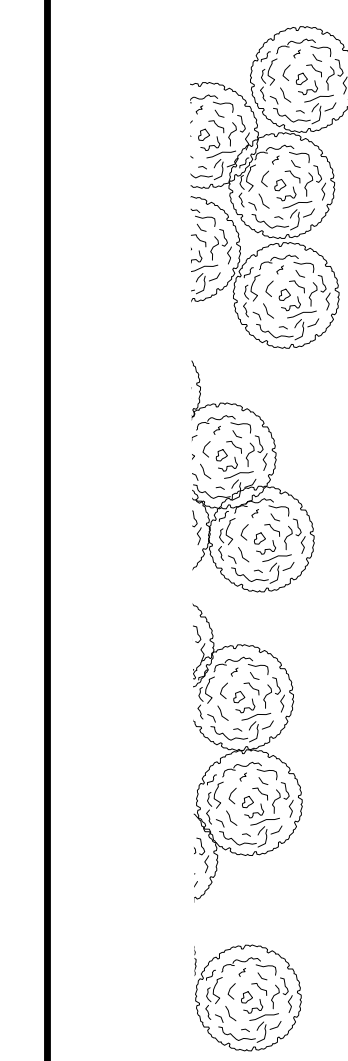
JOB NO: 17113

C6.1



SEPTIC TANK SCHEDULE

- GREASE TRAP - (1,600 GAL)**
 RIM: 672.25
 6" INV S 668.25
 6" INV W 668.15
- SEPTIC TANK #1 - (3,350 GAL)**
 RIM: 672.25
 6" INV S 668.05
 6" INV W 667.95
- SEPTIC TANK #2 - (4,000 GAL)**
 RIM: 668.95
 6" INV S 665.45
 6" INV N 665.35
- SEPTIC TANK #3 - (4,000 GAL)**
 RIM: 668.50
 6" INV S 665.25
 6" INV W 665.15
- SEPTIC TANK #4 - (4,000 GAL)**
 RIM: 668.50
 6" INV S 665.05
 6" INV W 664.95
- DOSING CHAMBER - (2,600 GAL)**
 RIM: 668.05
 6" INV S 664.85





NOTES:
 1. EXISTING VEGETATED BUFFER TREES SHOWN WERE PLANTED AS PART OF ORIGINAL PHASE OF CONSTRUCTION

PLANT LIST			
TREES & SHRUBS			
common name	botanical name	size	quantity
Sugar Maple	Acer saccharum	2 1/2' cal. B&B	10
Serviceberry	Amelanchier canadensis	6 M.S. B&B	12
White Spruce	Picea glauca	6' B&B	33
Grow-Low Sumac	Rhus aromatica 'gro-lo'	3 gal.	52
Wild Black Currant	Ribes americanum	3 gal.	36

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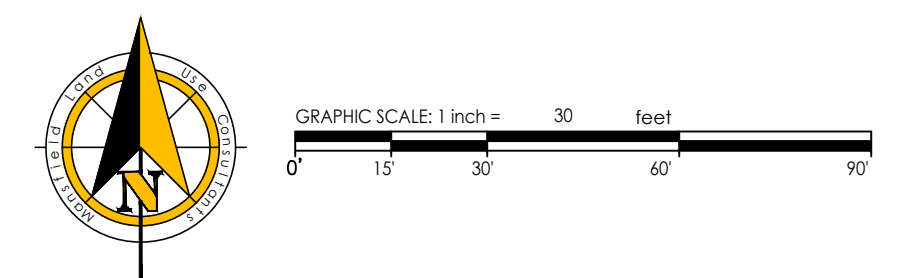
Mansfield

Land Use Consultants

REV#	DATE	DIS	DRN	CHK	DESC
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18	03/07/24	dmc	mm	dmc	H.D. Submittal
19	05/22/24	dmc	mm	dmc	Per. Ins. SFR Conditions
20	06/27/24	dmc	mm	dmc	H.D. Revisions
21	07/29/24	dmc	mm	dmc	Imp. Revisions

Farm Club
 Farm Club
LANDSCAPE PLAN
 Section 18, Town 28 North, Range 11 West
 Elmwood Township, Leelanau County, Michigan

PRELIMINARY
 PXL: dmc
 DR: mm
 CDD: dmc
 CRKATD: 17.06.12
 JOB NO.: 17113
 L1.0



F:\Land Projects\2017\17113 - Leelanau Farm Club\17113.dwg [L:\LANDSCAPE] - Jul 30, 2024 10:10am - dmf

NEW FARM MARKET & BAKERY FOR FARM CLUB

10051 LAKE LEELENAU DRIVE
TRAVERSE CITY, MI 49684

GENERAL NOTES:

- THE A.I.A. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE ADOPTED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED.
- THE MECHANICAL & ELECTRICAL PORTIONS OF THE WORK SHALL BE CONSTRUCTED ON A DESIGN/BUILD BASIS.
- ELECTRICAL CONTRACTOR SHALL VERIFY LOCATIONS, OPENINGS & FIXTURES WITH THE OWNER & ARCHITECT PRIOR TO INSTALLATION. ARRANGE FOR ROUGH-IN FOR TELEPHONE, CABLE TV & SECURITY SYSTEM WIRING. VERIFY THERMOSTAT LOCATIONS W/ MECHANICAL CONTRACTOR. PROVIDE DIRECT WIRE SMOKE DETECTORS PER CODE - VERIFY LOCATIONS.
- ALL SUBCONTRACTORS SHALL VISIT THE SITE TO EXAMINE & VERIFY CONDITIONS UNDER WHICH THEIR WORK WILL BE CONDUCTED.
- TREES, STUMPS, ROOTS, CONSTRUCTION DEBRIS, TRASH & BRUSH TO BE DISPOSED OF OFF SITE. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON SITE.
- FINISH GRADE - 4" MIN. BLACK DIRT TOPSOIL HAND RAKED, READY FOR LANDSCAPING.
- CALL MISS DIG BEFORE EXCAVATION 1-800-482-7171 WHERE UTILITY CUTTING, CAPPING OR PLUGGING IS REQUIRED. PERFORM SUCH WORK IN ACCORDANCE WITH REQUIREMENT OF UTILITY COMPANY OR GOVERNMENT AGENCY HAVING JURISDICTION.
- NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME OF LOADS ARE IMPOSED.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACINGS AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
- DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT/ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT/ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

FOUNDATIONS:

- ALL FOOTINGS ARE DESIGNED USING AN ALLOWABLE SOIL CONTACT PRESSURE OF 2500 PSF IF MATERIAL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATION INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ENGINEER.
- FILL SHALL BE SPREAD IN SHALLOW LIFTS 6" TO 8" MAXIMUM, AND COMPACTED TO 95 MODIFIED PROCTOR DENSITY (ASTM D-1557)
- WHERE FOUNDATION WALLS ARE TO HAVE FILL PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR STRUCTURE AT TOP AND BOTTOM ARE IN PLACE.
- GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL MECHANICAL LINES BEFORE CASTING FOUNDATIONS AND PROVIDE SLEEVES, LOWER FOUNDATIONS OR CAST PROTECTION AROUND LINES AS REQUIRED.

CONCRETE:

- ALL CONCRETE SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH f_c OF 3500 psi (U.N.O.) ALL C.I.P. CONCRETE SHALL BE NORMAL WEIGHT.
- REINFORCEMENT FOR CONCRETE SHALL CONFORM TO THE FOLLOWING:
DEFORMED BARS SHALL BE ASTM A615 GRADE 60. U.N.O.
WELDED WIRE FABRIC SHALL BE ASTM A185 AND SHALL HAVE A MINIMUM END AND SIDE LAP OF 6".
- ANCHOR BOLTS AND ANCHOR RODS EMBEDDED IN CONCRETE SHALL CONFORM TO THE FOLLOWING:
ANCHOR BOLTS SHALL BE ASTM A307
ANCHOR RODS SHALL BE ASTM A36
- ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MOST RECENT VERSION OF THE FOLLOWING STANDARDS:
"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)"
"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (ACI 301)"
"DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 315)"
- PROVIDE DOWELS FROM ALL WALL FOOTINGS INTO CONC. WALLS. DOWELS SHALL MATCH SIZE AND SPACING OF VERTICAL REINFORCING STEEL IN WALLS.
- HORIZONTAL FOOTING REINFORCEMENT CALLED FOR ON THE DRAWING SHALL BE CONTINUOUS AND SHALL HAVE A MINIMUM OF 36 BAR DIAMETER LAP. CORNER BARS SHALL BE PROVIDED AT ALL OUTSIDE CORNERS AND SHALL BE OF THE SAME SIZE AND SPACING OF MAIN REINFORCEMENT.
- BASE PLATES, ANCHOR BOLTS, SUPPORT ANGLES, ETC. BELOW GRADE SHALL BE COVERED WITH A MINIMUM OF 3" CONCRETE.
- MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS SHALL BE REFERRED TO FOR DRAINS, SLEEVES, OUTLET BOXES, CONDUIT, ANCHORS, ETC.

WOOD FRAMING:

- WOOD REQUIREMENTS FOR VARIOUS USES SHALL BE AS FOLLOWS:
 - STRUCTURAL FRAMING LUMBER: # 2 OR BETTER SPRUCE-PINE-FIR
 $F_b = 875$ psi (1000 psi REPETITIVE) IN BENDING
 $F_v = 70$ psi IN SHEAR PARALLEL TO GRAIN
 $F_{c\perp} = 425$ psi IN COMPRESSION PERPENDICULAR TO GRAIN (TYP. TOP AND BOTTOM)
 $F_{c\parallel} = 1100$ psi IN COMPRESSION PARALLEL TO GRAIN
 $E = 1,400,000$ psi IN MODULUS OF ELASTICITY
 - LAMINATED VENEER LUMBER (LVL):
LVL BEAMS SHALL HAVE DESIGN STRESSES AS FOLLOWS:
 $F_b = 2600$ psi BENDING
 $F_v = 285$ psi HORIZONTAL SHEAR
 $F_{c\perp} = 750$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,800,000$ psi MODULUS OF ELASTICITY
- ALL ROUGH FRAMING SHALL BE EXECUTED IN ACCORDANCE WITH ACCEPTED PRACTICE AND LAID OUT AS CALLED FOR IN THE DRAWINGS.
- ALL WORK SHALL BE CUT AND FITTED AS NECESSITATED BY CONDITIONS ENCOUNTERED AND SHALL BE PLUMBED, LEVELED, AND BRACED WITH SUFFICIENT NAILS, SPIKES, BOLTS AND OTHER FASTENERS TO ENSURE RIGIDITY.
- WASHERS SHALL BE USED IN CONTACT WITH ALL BOLT HEADS AND NUTS THAT WOULD OTHERWISE BE IN CONTACT WITH WOOD.
- INSTALL SIMPSON HURRICANE ANCHORS AT BEARING POINTS OF ALL ROOF TRUSSES, ANCHORS ARE TO BE SIZED TO RESIST ROOF TRUSS UPLIFT LOAD. ALIGN WITH STUD AT ANCHOR LOCATIONS WHERE APPLICABLE.
- NOTCHES IN EXTERIOR WALLS OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED A 1/4 OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40 % OF THE STUD WIDTH.
- SPECIFIED LUMBER DIMENSIONS ARE NOMINAL. ACTUAL DIMENSIONS SHALL CONFORM TO PS-20
- ALL EXPOSED LUMBER OR LUMBER IN CONTACT WITH THE GROUND SHALL BE TREATED MOLMANIZED NATURAL SELECT
- TRUSSES SHALL BE DESIGNED FOR THE DESIGN LOADS INDICATED AND THE DESIGN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT'S/ENGINEER'S OFFICE FOR REVIEW.
- TRUSS MANUFACTURER SHALL PROVIDE ERECTION DRAWINGS INDICATING ALL BRIDGING AND BRACING REQUIRED.
- STRUCTURAL FRAMING IS SHOWN AS A GENERAL LAYOUT ONLY AND EXACT PLACEMENT SHALL BE VERIFIED IN THE FIELD, HOWEVER FRAMING PLACEMENT SHALL NOT EXCEED THE SPACING SHOWN ON THE DRAWINGS.
- ALL ROOF SHEATHING SHALL BE APA RATED SHEATHING, EXPOSURE 1 WITH A MINIMUM THICKNESS AS INDICATED ON THE DRAWINGS AND A SPAN RATING MEETING OR EXCEEDING THAT REQUIRED FOR THE DESIGN LOADS AND SPACING OF SUPPORTS.
- PROVIDE ARCHITECT & GENERAL CONTRACTOR PRE-ENGINEERED ROOF TRUSS SHOP DRAWINGS SEALED BY A STATE OF MICHIGAN REGISTERED ENGINEER.
- ALL SHEATHING SHALL BE INSTALLED CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN ACROSS SUPPORTS. SHEATHING SHALL BE NAILED AT 6" O.C. ALONG EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS WITH 8d COMMON NAILS U.N.O. ALLOW 1/8" GAP AT PANEL EDGES AND ENDS.
- COORDINATE FRAMING LOCATIONS FOR OPENINGS REQUIRED BY THE MECHANICAL TRADES. WHEN OPENING SIZES REQUIRE SPACING OF FRAMING GREATER THAN THAT SHOWN ON THE DRAWINGS PROVIDE DOUBLE MEMBERS ON EACH SIDE OF THE OPENING AND PROPERLY HEADER THE ENDS OF THE OPENING TO SUPPORT THE INTERMEDIATE MEMBERS. NOTIFY AND CONSULT THE ENGINEER IF SPECIAL FRAMING IS REQUIRED.
- STRUCTURAL FRAMING MEMBERS SHALL BE ADEQUATELY BRIDGED TO ENSURE BEAM STABILITY AS CALLED FOR IN SECTION 4.4.I OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (N.D.S.).
- ALL SILL PLATES, BLOCKING AND NAILERS THAT ARE IN DIRECT CONTACT WITH CONCRETE SHALL BE MOISTURE RESISTANT TREATED. ALL JOISTS AND BEAM ENDS IN BEARING POCKETS SHALL BE PROTECTED AND PHYSICALLY SEPARATED FROM THE ADJACENT CONCRETE.
- PROVIDE 1/2" DIAMETER x 12" LONG (U.N.O.) A36 STEEL ANCHOR BOLTS SPACED AT 4'-0" O.C. MAXIMUM AND 1'-0" FROM CORNERS AND DOOR OPENINGS.
- WOOD TRUSSES AND/OR STRUCTURAL FRAMING ARE SHOWN AS A GENERAL LAYOUT ONLY AND EXACT PLACEMENT SHALL BE VERIFIED IN THE FIELD, HOWEVER FRAMING PLACEMENT SHALL NOT EXCEED THE SPACING SHOWN ON THE DRAWINGS. WOOD TRUSS PLACEMENT SHALL ALSO BE COORDINATED WITH THE TRUSS ERECTION DRAWINGS

METAL PLATE CONNECTED WOOD TRUSSES:

- PREFABRICATED WOOD FLOOR/ ROOF TRUSS COMPONENTS, INCLUDING TEMPORARY AND PERMANENT LATERAL BRACING, SHALL BE DESIGNED BY THE TRUSS SUPPLIER UNDER THE DIRECT SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE WHERE THE TRUSSES ARE FABRICATED AND IN THE STATE OF MICHIGAN.
- TRUSS MANUF. SHALL PROVIDE SHOP DRAWINGS SEALED BY A LICENSED STATE OF MICHIGAN ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING MINIMUM REQUIREMENTS:
 - TRUSS CONFIGURATION
 - DESIGN LOADS AND LOAD COMBINATIONS
 - END REACTION FORCE
 - LUMBAR SIZE, SPECIES AND GRADE FOR EACH MEMBER
 - METAL PLATE CONNECTOR SIZE
 - CONNECTION REQUIREMENTS FOR TRUSS TO GIRDER, TRUSS PLY TO PLY AND FIELD ASSEMBLY OF TRUSSES
 - PERMANENT LATERAL BRACING/BRIDGING REQUIREMENTS FOR TRUSS COMPONENTS
 - TRUSS DEFLECTION
- TRUSSES SHALL BE DESIGNED AND FABRICATED PER TRUSS PLATE INSTITUTE, INC. SPECS.
- TRUSS LOADING: SEE DESIGN LOADS
- THE CONTRACTOR SHALL PROVIDE PERMANENT LATERAL BRACING/BRIDGING THAT IS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MICHIGAN. THE DESIGN SHALL BE BASED PM THE TRUSS MANUFACTURER'S REQUIREMENTS AND IS REQUIRED TO TRANSFER ALL LATERAL LOADS TO THE TRUSS BEARING LOCATIONS. PERMANENT LATERAL BRACING SHALL INCLUDE THE FOLLOWING AS A MINIMUM REQUIREMENT:
 - CONTINUOUS LATERAL BRACING (CLB) AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS SHALL BE INSTALLED WITH DIAGONAL BRACING SPACED AT 20'-0" MAXIMUM INTERVALS.
 - TRUSS HEELS AT SUPPORT BEARING LOCATIONS SHALL BE Laterally BLOCKED/BRACED TO TRANSFER LATERAL LOADS AND STABILIZE THE TRUSS CHORDS.
 - BOTTOM CHORD LATERAL BRACING (CLB) SHALL BE INSTALLED AT 10'-0" MAXIMUM INTERVALS. BOTTOM CHORD CLB SHALL INCLUDE DIAGONAL BRACING AT 20'-0" MAXIMUM INTERVALS. LOCATE BOTTOM CHORD CLB ADJACENT TO TRUSS WEB CLB.
 - CONTINUOUS LATERAL BRACING (CLB) SHALL BE INSTALLED AND CONNECTED TO EACH TRUSS WITH MINIMUM (2) 16d NAILS. LAP CLB A MINIMUM OF ONE TRUSS SPACE.
 - DIAGONAL BRACING SHALL BE INSTALLED AND CONNECTED TO EACH TRUSS WITH MINIMUM (2) 16d NAILS.
 - BRACING MEMBER SHALL BE MINIMUM 2x4 SPF #2 OR BETTER.
- WOOD TRUSSES AND/OR STRUCTURAL FRAMING ARE SHOWN AS A GENERAL LAYOUT ONLY AND THE EXACT PLACEMENT SHALL BE FIELD VERIFIED. HOWEVER FRAMING PLACEMENT SHALL NOT EXCEED THE DRAWING REQUIREMENTS.

DESIGN CRITERIA

- THE STRUCTURE IS DESIGNED FOR ALL APPLICABLE DEAD LOADS AND THE FOLLOWING DESIGN LIVE LOADS:
FLOOR LIVE LOADS:
A. MERCANTILE, BUSINESS, STORAGE: 100 LBS. PER SQ. FT.
SNOW LOADS: BASED ON 60 PSF GROUND SNOW LOAD
SNOW EXPOSURE FACTOR $C_e = 1.0$
THERMAL FACTOR $C_t = 1.1$
IMPORTANCE FACTOR $I = 1.0$
WIND LOADS:
WIND SPEED = 115 MPH (BASED ON A 3 SECOND GUST)
EXPOSURE D - FULLY EXPOSED
IMPORTANCE FACTOR $I = 1.0$

APPLICABLE CODES:

- MICHIGAN BUILDING CODE 2015
- ICC A117.1-2010 ACCESSIBLE & USABLE BUILDINGS & FACILITIES

CONSTRUCTION TYPE:

TYPE VB CONSTRUCTION

USE GROUP/ GROSS SQUARE FOOTAGES:

- NON SEPARATED MIXED USES BETWEEN "M"/"B" AND "S2"
- BASEMENT DIRECT EXIT TO EXTERIOR
- "B"- BUSINESS & BAKERY/ FOOD PREPARATION
- "M"- MERCANTILE
- "S2"- MISC STORAGE/ COOLER/ PANTRY

- FIRST LEVEL FLOOR PLAN: 1,995 GROSS SQ. FT.
- BASEMENT: 1,886 GROSS SQ. FT.

OCCUPANT LOAD:

- MERCANTILE AREA:13 OCCUPANTS
 - BAKERY/ FOOD PREP AREA:7 OCCUPANTS
 - BASEMENT AREA:6 OCCUPANTS
- TOTAL OCCUPANT LOAD: 26 OCCUPANTS

SCHEDULE OF DRAWINGS

A1.0 GENERAL NOTES, DESIGN CRITERIA


SITE DRAWINGS:

- C1.0 SITE COVER SHEET
- C1.1 SITE NOTES AND DETAILS
- C2.0 EXISTING CONDITIONS AND DEMOLITION PLAN
- C3.0 S.E.S.C. PLAN
- C4.0 OVERALL SITE PLAN
- C4.1 SITE AND DIMENSION PLAN
- C5.0 GRADING AND STORM PLAN
- L1.0 LANDSCAPE PLAN

ARCHITECTURAL DRAWINGS:

- A2.0 BASEMENT FOUNDATION PLAN
- A2.1 FIRST LEVEL FLOOR PLAN
- A5.1 EXTERIOR ELEVATIONS
- A5.2 BUILDING SECTIONS & MISC. DETAILS
- A5.3 BUILDING SECTIONS
- A6.1 WALL SECTIONS & MISC. DETAILS

TRAVERSE CITY ARCHITECTURE GROUP
830 Cottageview Dr., Suite 201
P.O. Box 4015
Traverse City, MI 49685
Ph: 231-946-5940 Fax: 231-946-6926



GENERAL NOTES, DESIGN CRITERIA

NEW FARM MARKET & BAKERY FOR FARM CLUB

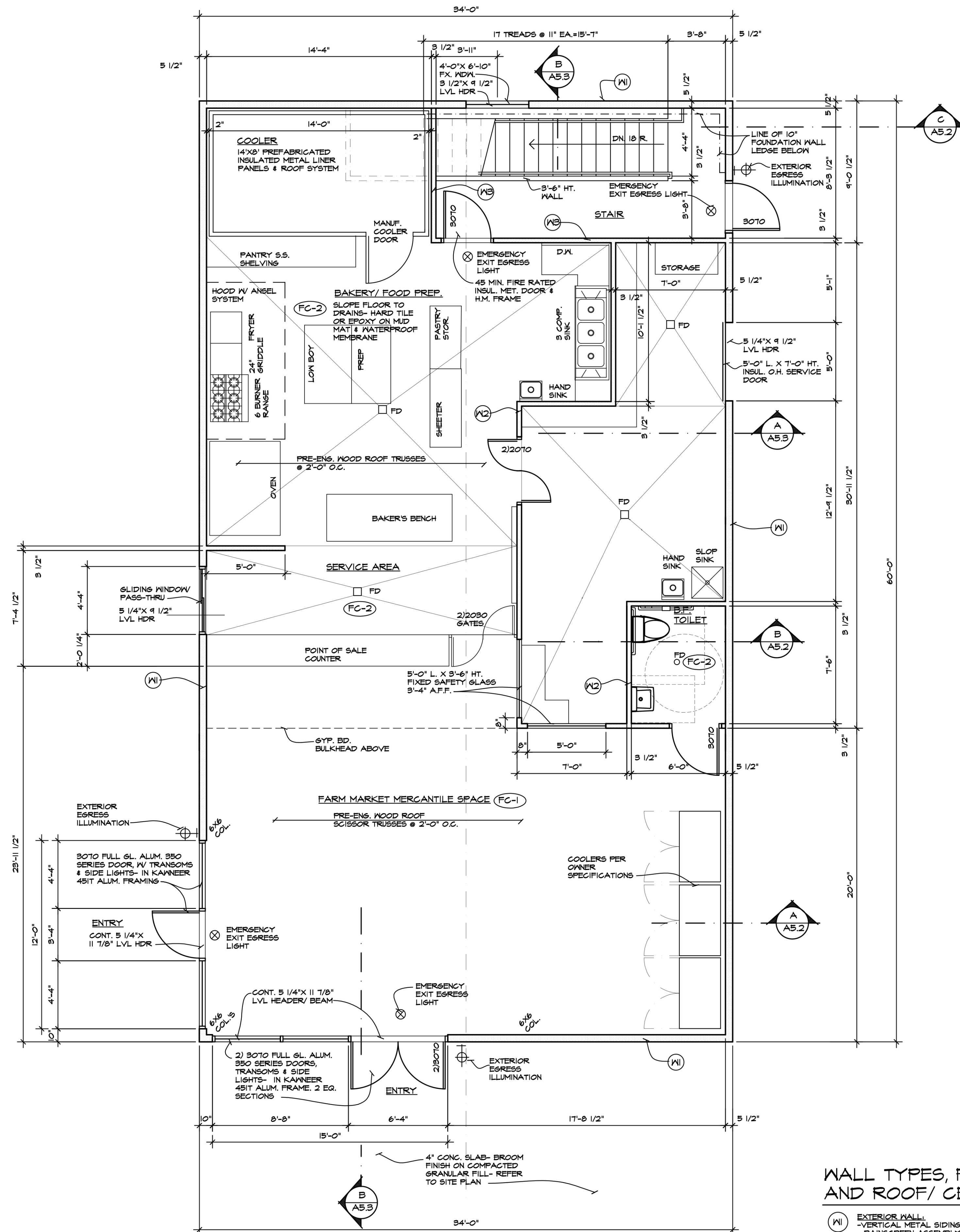
10051 LAKE LEELENAU DRIVE
TRAVERSE CITY, MI 49684

PRELIMINARY
 CONSTRUCTION
 FINAL RECORD

DRAWING HISTORY:

DATE	DESCRIPTION

DRAWN BY: DLS
CHECKED BY: CLIENT
DATE: 05/14/24
JOB NO.: 22256
SHEET #
A1.0



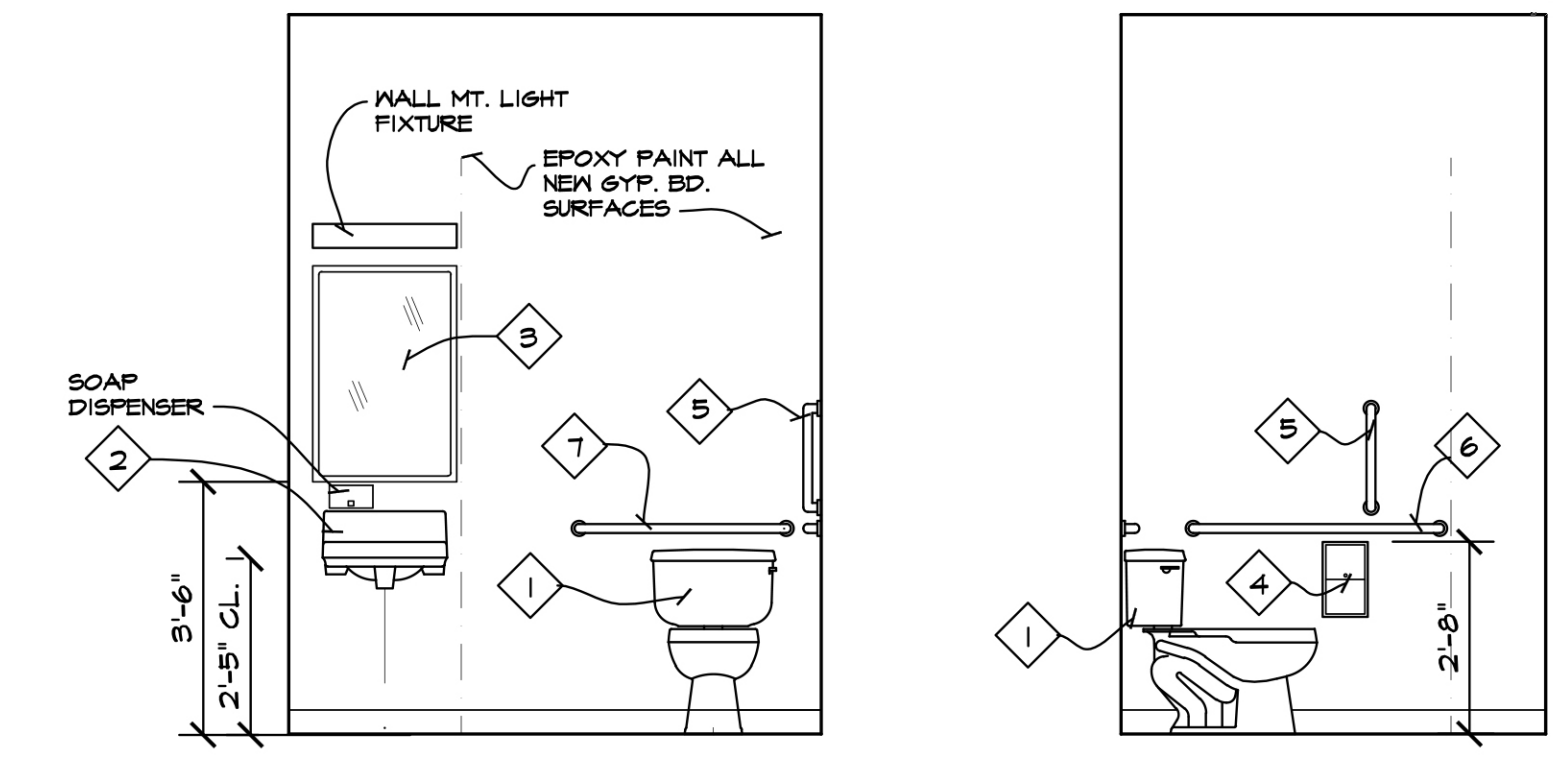
FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

- FOOD PREP/ FOOD SERVICE EQUIPMENT BY OWNER. O.C. TO COORDINATE W/ MEP PRIME CONTRACTORS. PROVIDE RANGE HOOD W/ FIRE PROTECTION ANSEL SYSTEM
- FLOOR DRAIN LOCATIONS PER PLANS-VERIFY W/ PLUMBING CODE
- ELECTRICAL SERVICE PANEL TO BE VERIFIED W/ OWNER.

WALL TYPES, FLOOR/ CEILING TYPES, AND ROOF/ CEILING TYPES

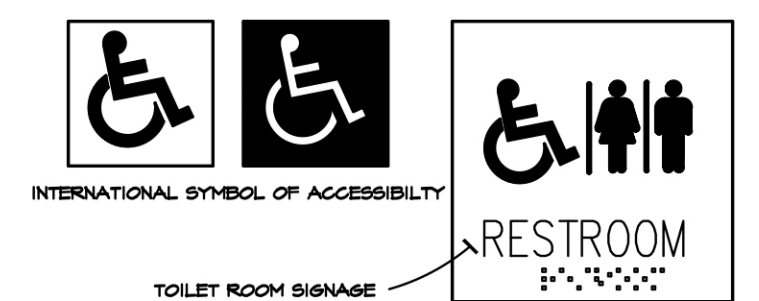
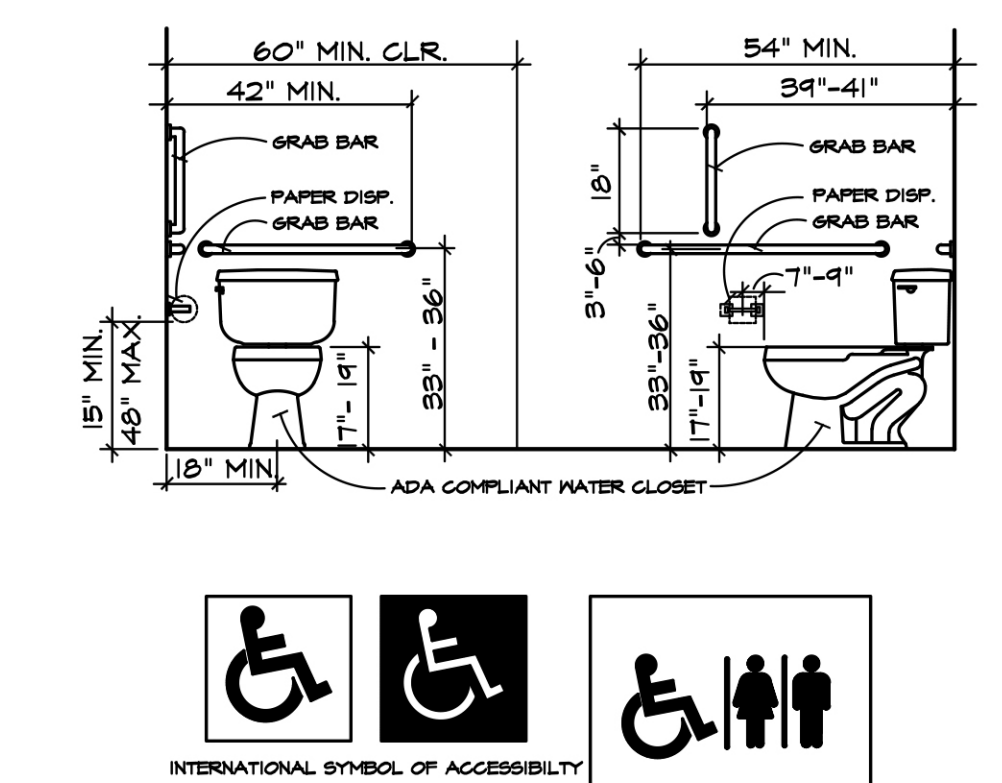
- (W) EXTERIOR WALL:
 - VERTICAL METAL SIDING ON DRAINAGE MAT
 - RAINSCREEN ASSEMBLY
 - AIR & WATER BARRIER
 - 1/8" GYP. BOARD TYPE "X" EACH SIDE
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-2 FIBERGLASS BATT INSULATION
 - 5/8" GYP. BOARD TYPE "X" INTERIOR ON 6 MIL VAPOR BARRIER
 - R-2 FIBERGLASS BATT INSULATION IN STUD SPACES
- (W2) 2X4 INTERIOR WALL:
 - 5/8" GYP. BOARD EACH SIDE
 - 2X4 WOOD STUDS @ 16" O.C.
 - R-2 SOUND ATTENUATION BATT INSULATION IN STUD SPACES
 - PROVIDE FIRE BLOCKING PER CODE
- (W3) ONE HOUR FIRE RATED STAIR ENCLOSURE:
 - 2X4 INTERIOR WALL PER U.L. DES 1808.
 - 5/8" GYP. BOARD TYPE "X" EACH SIDE
 - 2X4 WOOD STUDS @ 16" O.C.
 - R-2 SOUND ATTENUATION BATT INSULATION IN STUD SPACES
 - PROVIDE FIRE BLOCKING PER CODE
- (RC-1) ONE HOUR FIRE RATED ROOF/ CEILING ASSEMBLY:
 - PER G.A. FILE NO. RC 2602.
 - TWO LAYERS 5/8" GYP. BD. TYPE "X" CEILING INSTALLED @ STAIRS ROOF TRUSSES ABOVE
- (FC-1) FLOOR ASSEMBLY:
 - FINISHED FLOOR PER OWNER
 - 3/4" T&G O.S.B. SUBFLOOR
 - 11/8" JOISTS @ 1'-4" O.C.
- (FC-2) FLOOR ASSEMBLY:
 - HARD TILE OR EPOXY FINISH
 - 1 1/2" SLOPED MUD MAT ON WATERPROOF MEMBRANE
 - 3/4" T&G O.S.B. SUBFLOOR
 - 11/8" JOISTS @ 1'-4" O.C.
- (FC-3) STAIR FLOOR ASSEMBLY: ONE HR. FIRE RATED ASSEMBLY PER G.A. FILE NO. RC 2602:
 - 3/4" T&G O.S.B. SUBFLOOR
 - 11/8" FLOOR JOISTS @ 1'-4" O.C.
 - FIBERGLASS BATT INSULATION IN TRUSS SPACES
 - 2 LAYERS 5/8" GYP. BOARD TYPE "X" CEILING



BARRIER FREE TOILET ELEVATIONS

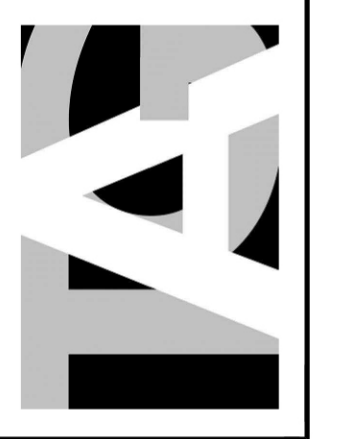
- SCALE: 3/8" = 1'-0"
- 1 WATER CLOSET, MANSFIELD #128-35 WHITE ELONGATED W/ OLSONITE SEAT & COVER.
 - 2 20"X18" WALL MOUNTED BATHING LAV. MANSFIELD WALL HUNG- WHITE
 - 3 SATIN FINISH STAINLESS STEEL WELD FRAME MIRROR - BOBRICK MODEL # B-2408 2436 OR EQUAL
 - 4 SATIN FINISH STAINLESS STEEL RECESSED DOUBLE ROLL TOILET PAPER DISPENSER - BOBRICK CONTURA SERIES MODEL # B-4288 OR EQUAL
 - 5 18" VERTICAL GRAB BAR (BOTTOM TO BE 3" TO 6" ABOVE HORIZONTAL GRAB BAR) - BOBRICK MODEL # B-6806X18" OR EQUAL - SATIN FINISH STAINLESS STEEL. PROVIDE BLOCKING IN STUD SPACE.
 - 6 42" HORIZONTAL GRAB BAR @ 36" A.F.F. - BOBRICK MODEL # B-6806X42 OR EQUAL - SATIN FINISH STAINLESS STEEL. PROVIDE BLOCKING IN STUD SPACE.
 - 7 36" HORIZONTAL GRAB BAR @ 36" A.F.F. - BOBRICK MODEL # B-6806X36 OR EQUAL - SATIN FINISH STAINLESS STEEL. PROVIDE BLOCKING IN STUD SPACE.

INTERIOR ELEVATION LEGEND

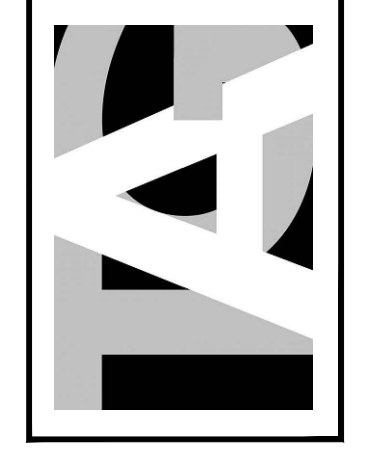


ALONG SIDE LATCH SIDE OF DOOR, 60" A.F.F.
TO C. OF SIGN, COMPLY WITH "MICHIGAN BARRIER-FREE" FOR CHARACTER HEIGHT & PROPORTION.

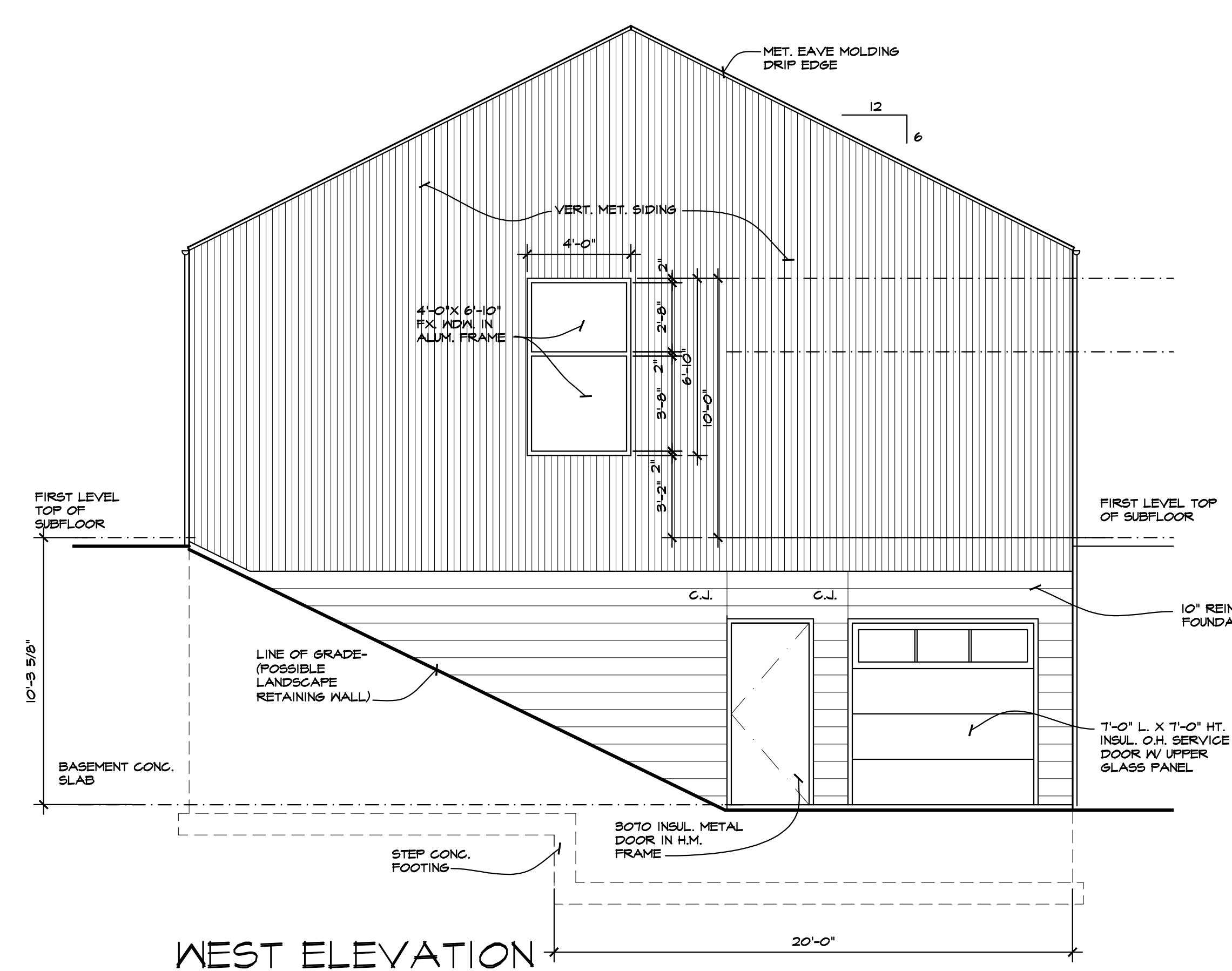
BARRIER FREE SIGNAGE



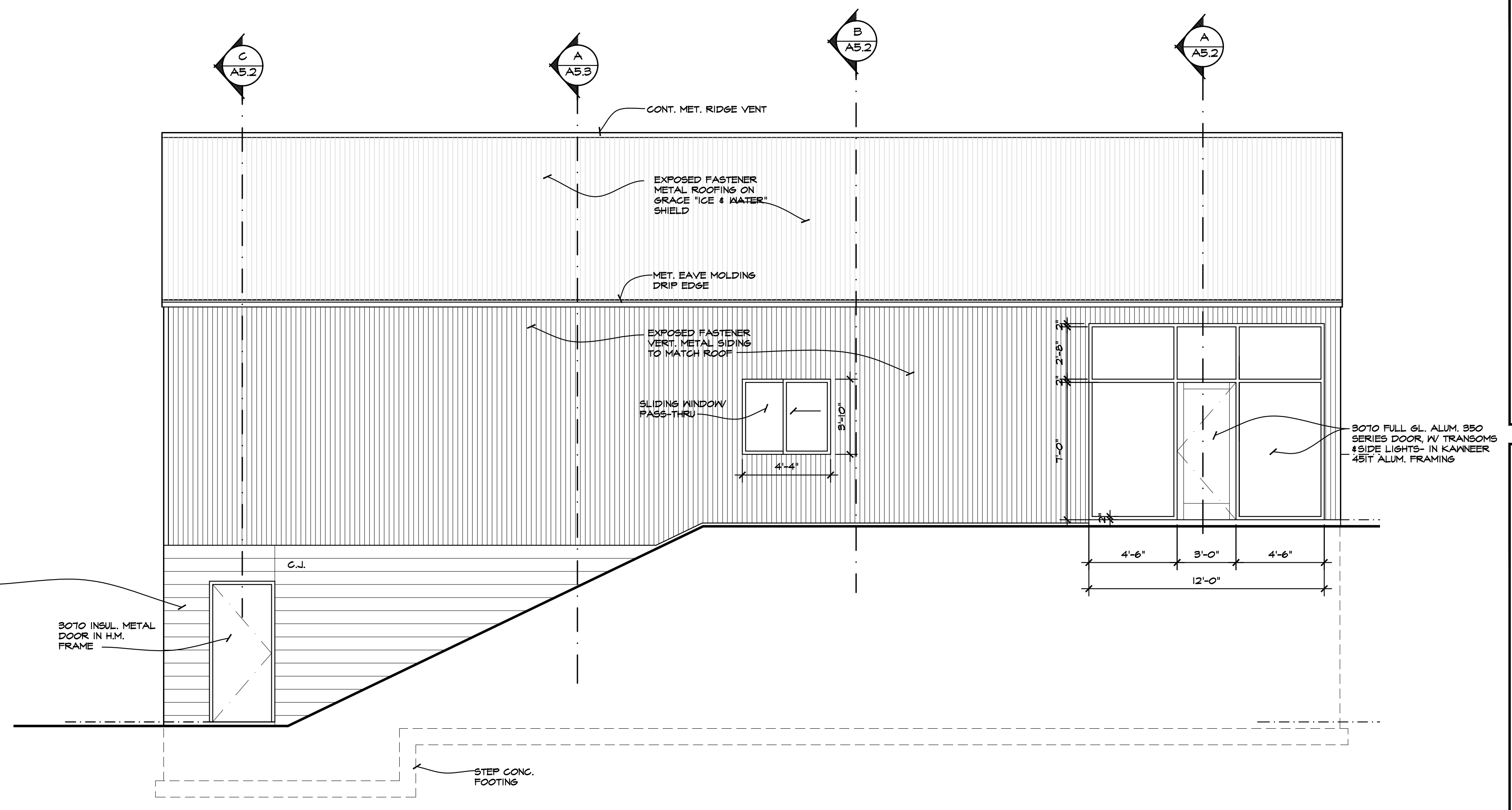
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DATE:	05/14/24
JOB NO.:	22256
SHEET #:	A2.1



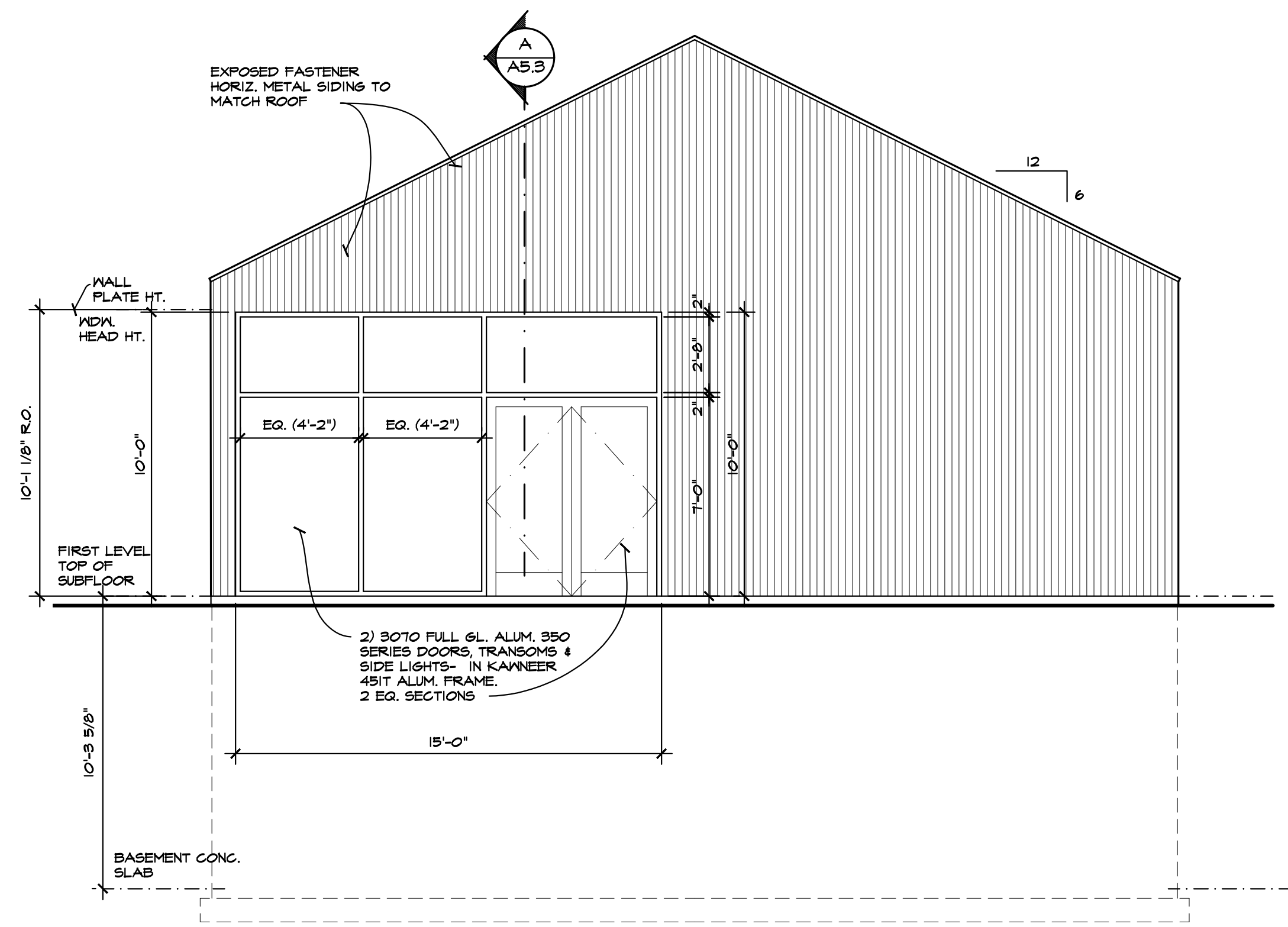
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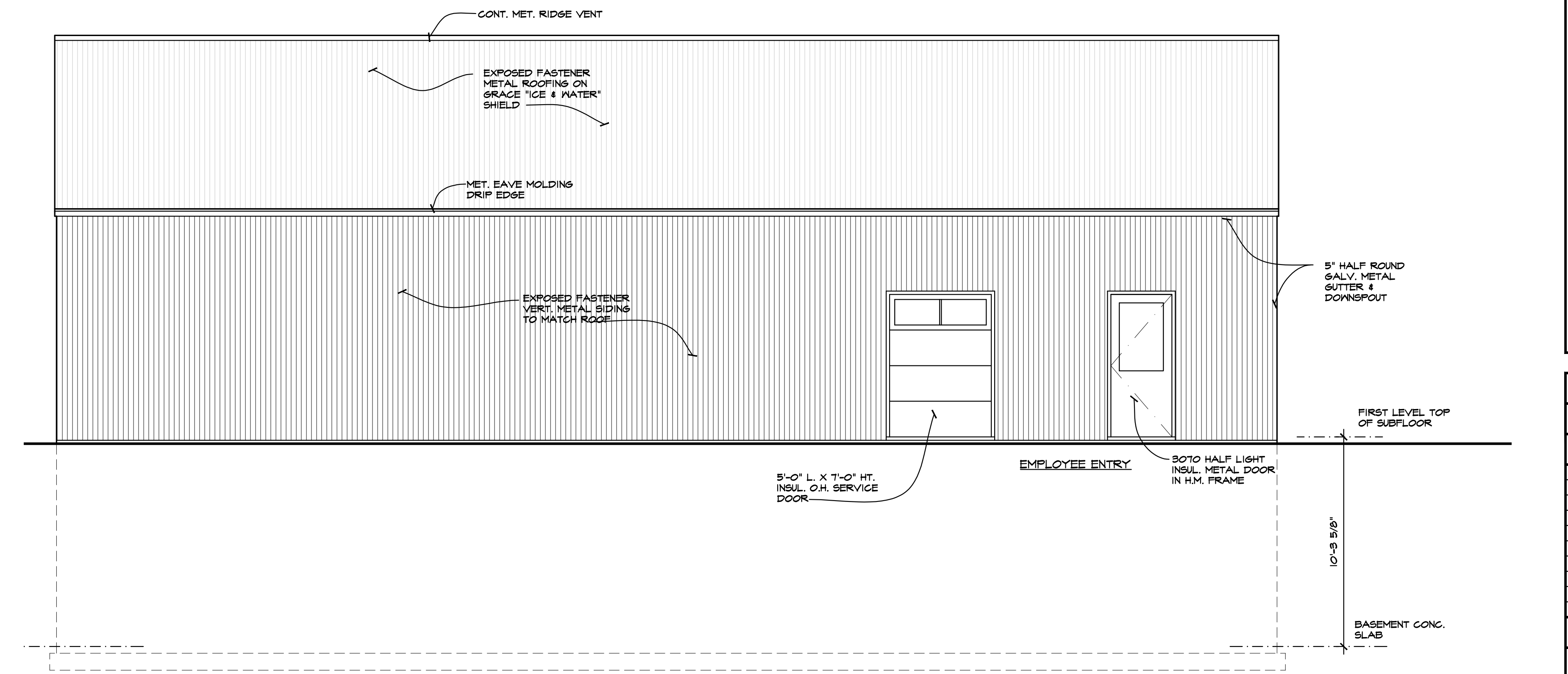
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"

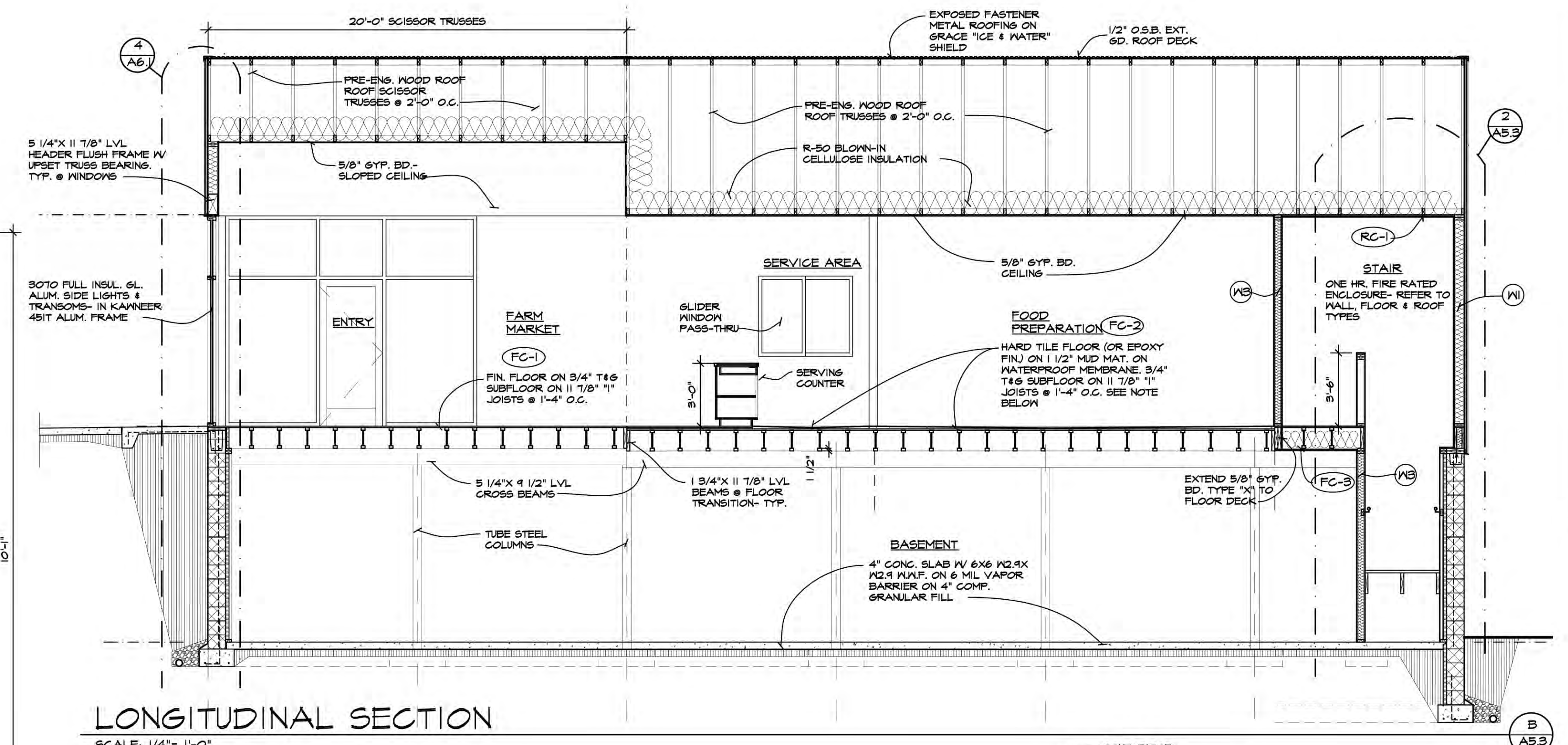


NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

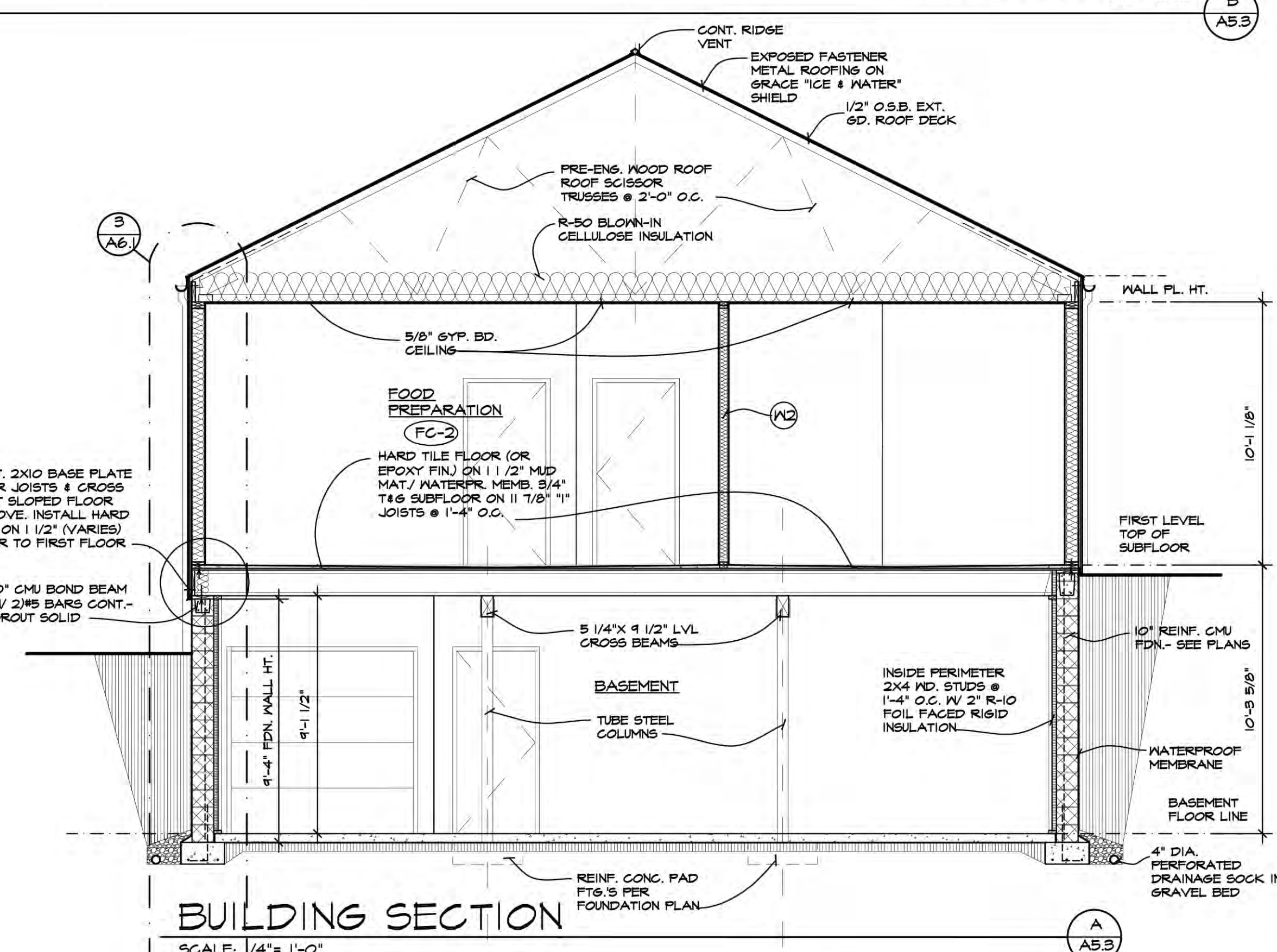
PROPOSED ROOF & WALL METAL SIDING INDICATED
 METAL SALES MANUFACTURING CORPORATION
 - 7/8" CORRUGATED ROOF & WALL PANELS W/
 EXPOSED DIRECT-FASTENERS AT SUPPORTS.
 INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - 24 GAUGE STANDARD WALL & ROOF PANELS
 - S40 FINISH PER ASTM A 653 GALVANIZED
 (BARE GALVANIZED FINISH)
 - 7/8" RIB HEIGHT



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DATE:	DESCRIPTION:
DRAWN BY:	DL5
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SHEET #	A5.3



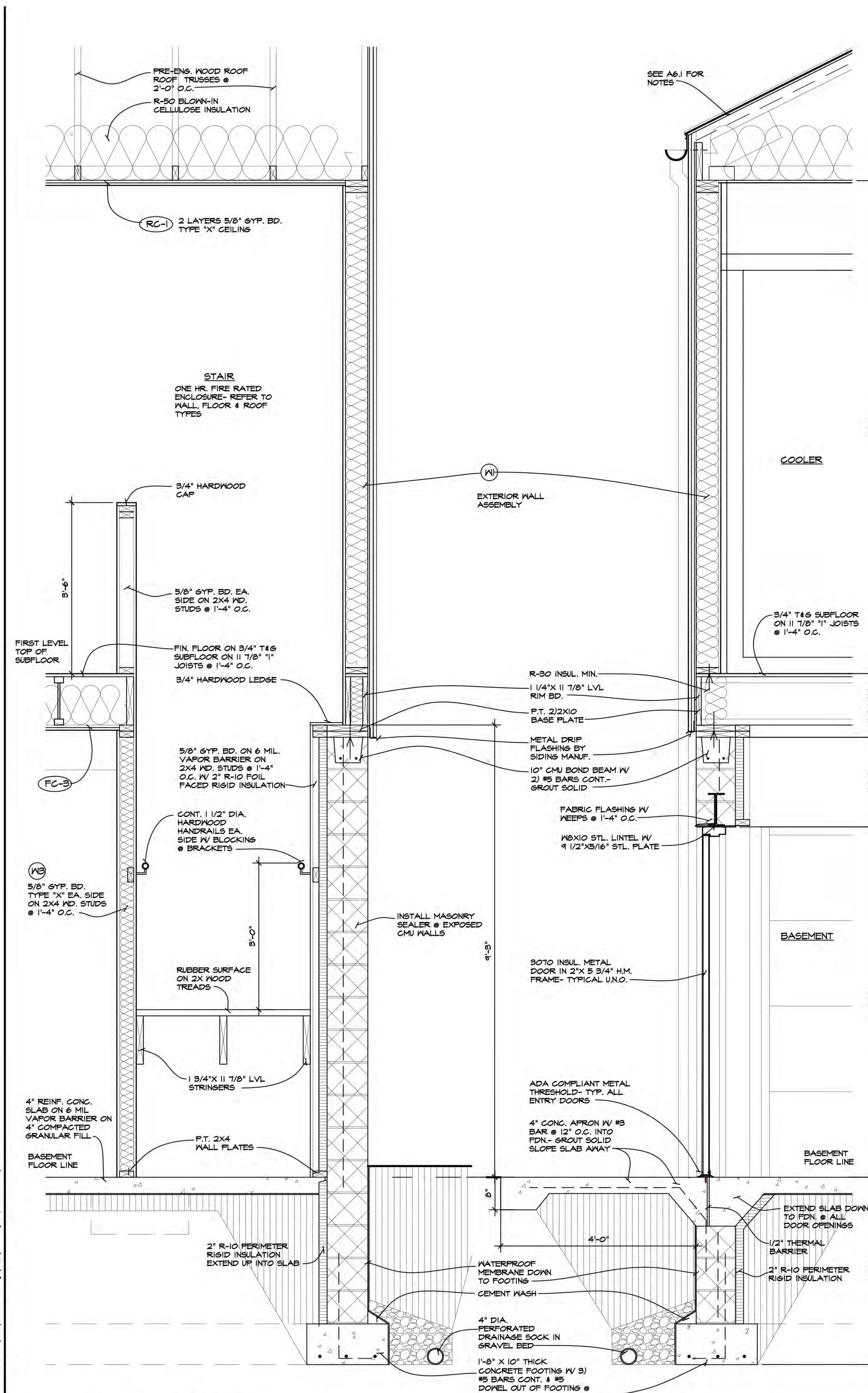
LONGITUDINAL SECTION
 SCALE: 1/4" = 1'-0"



BUILDING SECTION
 SCALE: 1/4" = 1'-0"

WALL TYPES, FLOOR/CEILING TYPES, AND ROOF/CEILING TYPES

- (N) EXTERIOR WALL:
 -VERTICAL METAL SIDING ON DRAINAGE MAT
 -RAINSCREEN ASSEMBLY
 -AIR & WATER BARRIER
 -7/8" STRUCTURAL OSB SHEATHING
 -2X6 WOOD STUDS @ 16" O.C.
 -R-2 FIBERGLASS BATT INSULATION
 -5/8" GYP. BOARD TYPE "X" INTERIOR ON 6 MIL VAPOR BARRIER
 -R-2 FIBERGLASS BATT INSULATION IN STUD SPACES
- (N2) 2X4 INTERIOR WALL:
 -5/8" GYP. BOARD EACH SIDE
 -2X4 WOOD STUDS @ 16" O.C.
 -3" SOUND ATTENUATION BATT INSULATION IN STUD SPACES.
 -PROVIDE BLOCKING IN STUD SPACES FOR GRAB BARS, SHELVING/CASEWORK, ETC.
- (N3) ONE HOUR FIRE RATED STAIR ENCLOSURE:
 -2X4 INTERIOR WALL PER UL DES. 182.
 -5/8" GYP. BOARD TYPE "X" EACH SIDE
 -2X4 WOOD STUDS @ 16" O.C.
 -3" SOUND ATTENUATION BATT INSULATION IN STUD SPACES.
 -PROVIDE FIRE BLOCKING PER CODE
- (FC-1) FLOOR ASSEMBLY:
 -FINISHED FLOOR PER OWNER
 -3/4" T&G O.S.B. SUBFLOOR
 -11 7/8" 1" JOISTS @ 1'-4" O.C.
- (FC-2) FLOOR ASSEMBLY:
 -HARD TILE OR EPOXY FINISH
 -1 1/2" SLOPED MUD MAT ON WATERPROOF MEMBRANE
 -3/4" T&G O.S.B. SUBFLOOR
 -11 7/8" 1" JOISTS @ 1'-4" O.C.
- (FC-3) STAIR FLOOR ASSEMBLY, ONE HR. FIRE RATED ASSEMBLY PER G.A. FILE NO. RC 2621:
 -3/4" T&G O.S.B. SUBFLOOR
 -11 7/8" 1" FLOOR JOISTS @ 1'-4" O.C.
 -4" FIBERGLASS BATT INSULATION IN TRUSS SPACES
 -2 LAYERS 5/8" GYP. BOARD TYPE "X" CEILING
- (RC-1) ONE HOUR FIRE RATED ROOF/CEILING ASSEMBLY PER G.A. FILE NO. RC 2622:
 -TWO LAYERS 5/8" GYP. BD. TYPE "X" CEILING
 -INSTALLED @ STAIRS ROOF TRUSSES ABOVE

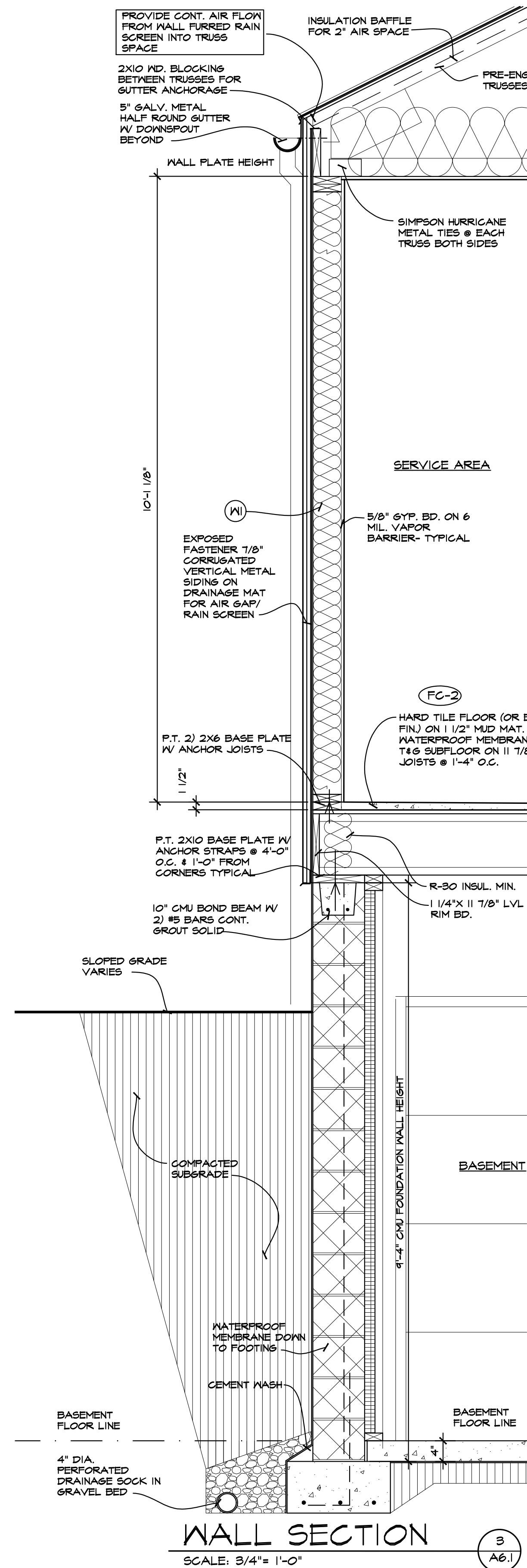


WALL SECTION
 SCALE: 3/4" = 1'-0"

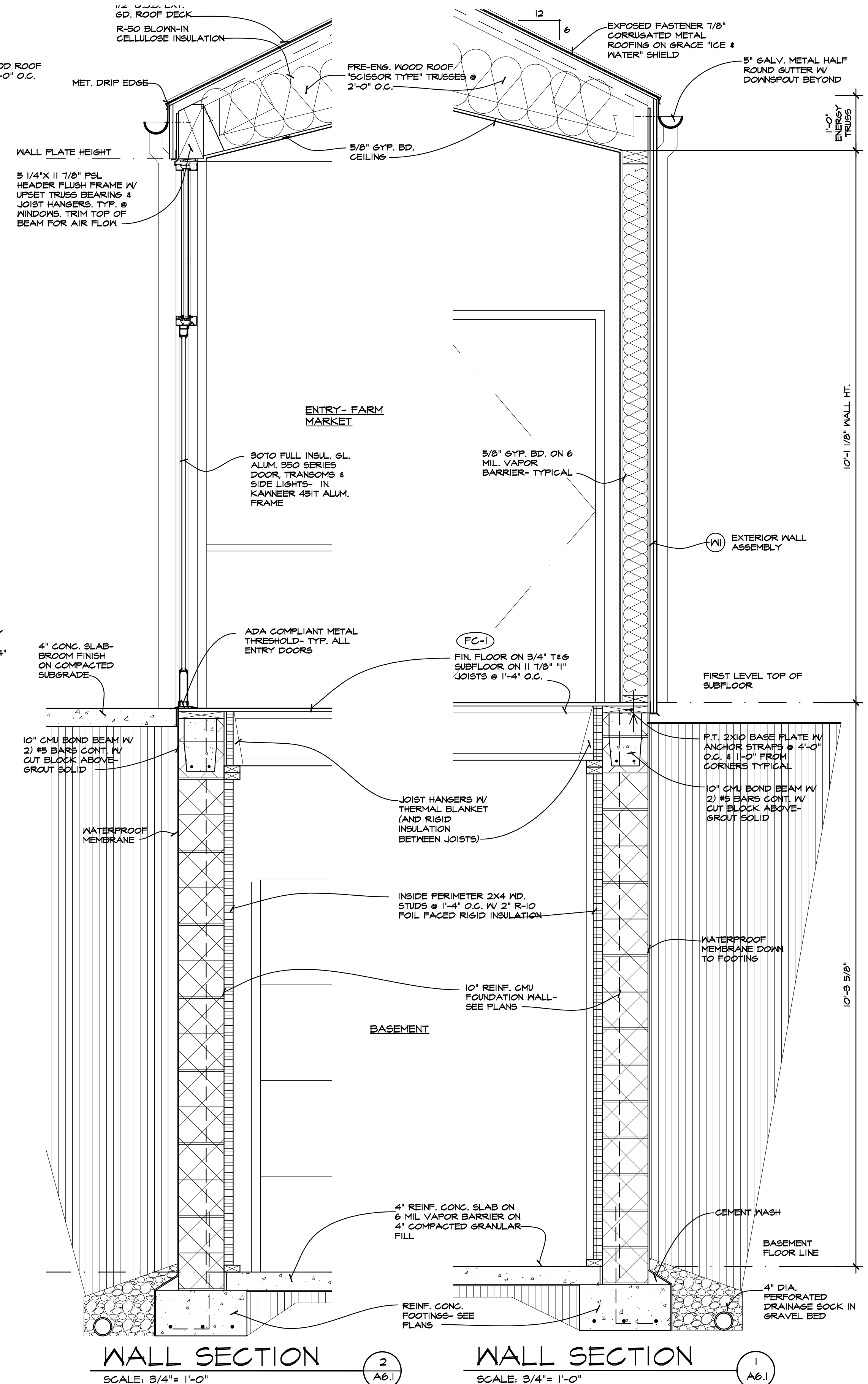
WALL SECTION
 SCALE: 3/4" = 1'-0"

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P:\176 Projects\22256 Form Club Mkt\176\22256 A6.1.dwg (A6.1) - May 14, 2024 12:56pm - dme



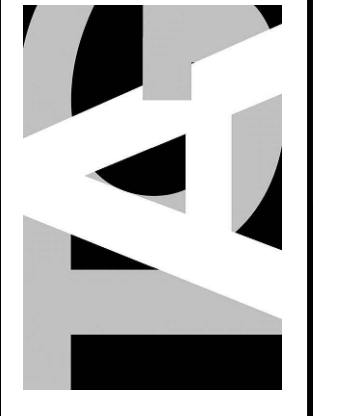
WALL SECTION 3
SCALE: 3/4" = 1'-0"



WALL SECTION 2 SCALE: 3/4" = 1'-0"
WALL SECTION 1 SCALE: 3/4" = 1'-0"

WALL TYPES, FLOOR/ CEILING TYPES, AND ROOF/ CEILING TYPES

- (W1) EXTERIOR WALL:
 - VERTICAL METAL SIDING ON DRAINAGE MAT
 - AIR & WATER BARRIER
 - 7/16" STRUCTURAL OSB SHEATHING
 - 2X6 WOOD STUDS @ 16" O.C.
 - R-21 FIBERGLASS BATT INSULATION
 - 5/8" GYP. BOARD TYPE 'X' INTERIOR ON 6 MIL VAPOR BARRIER
 - R-21 FIBERGLASS BATT INSULATION IN STUD SPACES
- (W2) 2X4 INTERIOR WALL:
 - 5/8" GYP. BOARD EACH SIDE
 - 2X4 WOOD STUDS @ 16" O.C.
 - 3" SOUND ATTENUATION BATTS IN STUD SPACES
 - PROVIDE BLOCKING IN STUD SPACES FOR GRAB BARS, SHELVING, CASEWORK, ETC.
- (W3) ONE HOUR FIRE RATED STAIR ENCLOSURE:
 - 2X4 INTERIOR WALL PER I.A. DES 1208
 - 5/8" GYP. BOARD TYPE 'X' EACH SIDE
 - 2X4 WOOD STUDS @ 16" O.C.
 - 3" SOUND ATTENUATION BATTS IN STUD SPACES
 - PROVIDE FIRE BLOCKINGS PER CODE
- (RC-1) ONE HOUR FIRE RATED ROOF/ CEILING ASSEMBLY:
 - PER GA TILE NO. RC 2602
 - TWO LAYERS 5/8" GYP. BD. TYPE 'X' CEILING
 - INSTALLED @ STAIRS ROOF TRUSSES ABOVE
- (FC-1) FLOOR ASSEMBLY:
 - FINISHED FLOOR PER OWNER
 - 5/4" T&G O.S.B. SUBFLOOR
 - 11 7/8" 1" JOISTS @ 1'-4" O.C.
- (FC-2) FLOOR ASSEMBLY:
 - HARD TILE OR EPOXY FINISH
 - 1 1/2" SLOPED MUD MAT ON WATERPROOF MEMBRANE
 - 3/4" T&G O.S.B. SUBFLOOR
 - 11 7/8" 1" JOISTS @ 1'-4" O.C.
- (FC-3) STAIR FLOOR ASSEMBLY: ONE HR. FIRE RATED ASSEMBLY PER GA FILE NO. RC 2602:
 - 3/4" T&G O.S.B. SUBFLOOR
 - 11 7/8" 1" FLOOR JOISTS @ 1'-4" O.C.
 - 4" FIBERGLASS BATT INSULATION IN TRUSS SPACES
 - 2 LAYERS 5/8" GYP. BOARD TYPE 'X' CEILING



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DATE:	DESCRIPTION:
DRAWN BY:	DL5
CHECKED BY:	CLIENT
DATE:	05/14/24
JOB NO.:	22256
SHEET #:	A6.1

