



October 24, 2023

Amoritas Vineyards®

Application for Site Plan Review

for

Lodging -a special use
Centerville Township Zoning Ordinance
Section 4.24 Agricultural Tourism

submitted to:

Centerville Township
5001 S French Road
Cedar, MI 49621

Mansfield
Land Use Consultants



UNDER CANVAS

PROJECT TEAM

Owner: The Goodell Family
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Application

October 11, 2023

Centerville Township
Dr. Christopher Grobbel, Zoning Administrator

Re: Proposed Agricultural Tourism Special Use Permit
Amoritas Vineyard / Under Canvas Glamping (a lodging use)

Dear Dr. Grobbel,

On behalf of the applicant, we are providing you with this application for site plan review with the intent of being placed on the agenda for introduction and consideration at the November 6th Planning Commission meeting.

Glamping as a lodging option is unique and exciting and fairly new to our region. We have communicated with the EGLE campgrounds division who have confirmed that under the State's definition, this is not a camping use they would regulate. Therefore, the land use review is entirely based on local regulatory agency review.

After a preliminary meeting with Chris Grobbel on May 16th, and a sneak peek introduction of the project at the July 11th Planning Commission meeting, we are thrilled to present the Planning Commission with this application for Under Canvas at Amoritas, as a lodging use, an accessory use to a working farm operation as contemplated under Centerville Township Ordinance Section 4.24 Agricultural Tourism.

Sincerely,

Mansfield Land Use Consultants



Doug Mansfield, President

Centerville Township, Agricultural Tourism
Under Canvas at Amoritas, application for site plan review



The Goodell family has been actively farming grapes on the 148-acre farm site since 2013. With a desire to cultivate exceptional grapes, and to produce dazzling wines, the rolling hills and sandy loam soils on the French Road Plains of Centerville Township are a perfect place to grow the vibrant whites that have become a hallmark of Michigan’s wine-growing regions.

Approximately 54-acres of the site is currently engaged in grape farming, with the remainder made up of undulating topography and mature northern hardwood forest not suited to growing grapes. There are two existing structures on the site that would continue to function as the current farm uses.

The family offers vineyard tours by appointment and harvest weekends in the fall where friends and family join to help pick grapes. These gatherings are typically limited to approximately 30 people. The farm has also hosted vinicultural training and lectures over the years. The family is working with a neighbor to potentially graze goats next spring and fall.



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Future plans at the Amoritas farm may include the potential for a vegetable garden and chickens to supplement the Lake Leelanau Amoritas tasting room menu and the family's own food supply. Also contemplated are, more defined vineyard tour days and more harvest events in the fall, foraging classes and foraged products (mushrooms, rose hips, ramps, winter evergreens etc), and value-added products like grape juice, grape jam, mulled cider (all non-alcoholic).

Amoritas Vineyards operates a remote tasting room located 4-miles north of the farm, in the Village of Lake Leelanau.





UNDER CANVAS®

Under Canvas is pleased to partner with the Goodell family to bring luxury camping ('glamping') experience to Amoritas. The proposed glamping use will provide visitors a sustainable and mindful lodging opportunity with an outdoor emphasis immersed in the Township's rural and agricultural character. Utilizing the rural character of the farm, the intent is to maximize and maintain open space and preserve native vegetation, while showcasing the passion and beauty of the family's farm.



The Under Canvas brand originated in 2009 with the opening of Sage Safari, an all-inclusive safari-based experience in Montana. After the success of this endeavor, founders Jake and Sarah Dusek established the first Under Canvas luxury camping in 2013 along the banks of the South Fork of the Madison River in West Yellowstone, Montana. Including this Yellowstone camp, Under Canvas operates twelve camps across six states. Each Under Canvas location is focused on providing guests with access to the country's top outdoor destinations, mostly near National Parks.

Under Canvas values are captured in a few key statements:

- We believe being outdoors inspires, connects, invigorates and restores people
- We believe unique experiences enrich lives and strengthen relationships
- We believe providing opportunities to immerse in nature foster environmental consciousness
- We believe in preserving natural beauty and therefore take minimalist approach to development and uses of resources



With the development of each camp, Under Canvas' goal is to take a minimalist approach, limiting the impacts of development and use of resources to create an ecofriendly outdoor experience. This approach is characterized by the maximization and maintenance of open space, preservation of natural topography and vegetation of its sites and construction techniques with a light footprint including limited paved areas, and canvas tents on raised decks.

The intent of the proposed project is to provide guest accommodation in a unique overnight lodging facility with individual canvas tents for sleeping quarters along with supporting communal infrastructure. The camp will be primarily operated on a seasonal basis from approximately March to October. Guest tents will be supported by a central lobby including kitchen and dining area for guests as well as additional guest amenities as outlined below.

- Up to 75 guest tents with en-suite baths
- 1 Lobby/Check-in tent with adjacent bathrooms and a commercial kitchen that will provide food and adult-beverage service (Approximately 4,500 sf pad and 3,200 sf interior)
- Single service meals will be prepared and served on-site from the commercial kitchen and will only be offered to guests staying at the camp.
- Outdoor dining space
- Space for onsite activities such as an outdoor games area and/or yoga deck
- ADA accessible parking spaces, camping tents, and bathroom facilities
- 5 communal propane fire pits will be started, maintained, monitored and extinguished by trained Under Canvas staff at set times
- 1 Laundry/Housekeeping staging area
- Supporting staff/storage tents throughout
- Gravel parking spaces
- Golf carts operated by camp staff are used for circulation around camp



Circulation throughout the site will consist of a primary vehicular entrance road accessing the main lobby and pedestrian/cart paths providing access to tents. Every effort is made in our camps to maintain the site in its natural state, consequently, the impacts of development should be limited wherever feasible; grading minimized, gravel roadways and cart paths are preferred, development footprints, minimized and open space maximized.

Tents are typically spaced 50-75 feet apart allowing for preservation of vegetation and existing topography between the tents. Tents are typically erected on raised wood decks depending on their size, and do not have permanent foundations. Minor relocation of these tents may occur from season to season. Tents would be equipped with wood burning stoves for heat designed for use in such facilities, complete with spark arrestors, heat shields and fire-retardant canvas siding. No smoking, campfires, food or cooking facilities would be permitted at individual tent locations. Guest tents may be taken down at the end of the season and placed into on-site storage. The lobby tent is constructed upon a poured concrete foundation and would remain up year-round.

Each Under Canvas camp employs staff that include maintenance, housekeeping, kitchen, reception, night audit and management and would be staffed 24/7 during the operating season. At full build out, an Under Canvas camp of this size would create approximately 90 jobs. 20-30 of these positions onsite at any given time during operation. Under Canvas partners with local vendors for offsite activities and excursions.

On occasion, Under Canvas camps may be utilized for private group events, most commonly weddings, yoga retreats, and group travel entities. Though not prohibited, these events typically do not host guests who do not also stay as overnight camp guests. All Under Canvas camps have a strict code of conduct that includes quiet hours and will abide by any noise ordinance in effect.



PROPOSAL SUMMARY

Project Address:

5882 East Amore Road (existing driveway)

Project Parcels:

45-002-010-001-00 (133 acres)

NE 1/4 EXC BEG NW COR NE 1/4 TH E 627 FT TH S 8 DEG W TO S LN NE 1/4 TH W 264 FT TO SW COR NE 1/4 TH N TO POB SEC 10T29N R12W 133 A.

45-002-003-017-00 (15 acres)

PRT SE 1/4 SEC 3 BEG AT SE SEC COR TH N 429 FT TO C/L CO RD TH ALG C/L N 68 DEG W 580.8 FT TH S 58 DEG W 858 FT TH N 87DEG W 396 FT TH N 60 DEG W 48 FT TH S 22 DEG 34' 51" W 228.47 FT TH E 1813.23 FT M/L TO POB SEC 3 T29N R12W. QUAL AGAFFIDAVIT L1153 P948 SURVEY L11 P430

Project Size:

148+ acres gross

Existing Land Use:

Amoritas Vineyard is actively farmed agricultural land containing two agricultural outbuildings. Much of the area not suitable for grape farming is actively managed hardwood forest.

Existing Agricultural Tourism uses at Amoritas such as vineyard tours, harvest events, and viticultural training and lectures.

Zoning:

Article 9.1 Agricultural District (underlying zoning), Section 4.24 Agricultural Tourism

A complete response to the Standards of Determination is provided as part of this application.

Master Planned Use:

Agricultural Preservation Area, 7.2.2 Agricultural Support Goal

Support continued agricultural activities consistent with the character of the township and the vision statement of this Master Plan.

Provide broader economic opportunities related to agriculture.

Promote agri-toursim.

8.1.2 Agricultural Accessory Uses and Agricultural Special Uses

Agricultural accessory and special uses expand economic opportunities for farmers and offer opportunities for landowners to develop agritourism and ecotourism. Regulations should insure that the nature of particular uses are compatible with the vision and goals of the Master Plan and that the design and scale of these developments do not harm the environment or detract from the peaceful rural character of the township.

Proposed Land Use:

Under Canvas glamping (lodging), an ancillary use to a working farms operation allowed by Special Use Permit by Section 4.24 Agricultural Tourism.

Potential future expand Agricultural Tourism offerings at Amoritas may include expanded by-appointment vineyard tours, harvest events, and foraging classes and non-alcoholic value added products such as grape juice, jams and mulled cider.

<u>District Regulations:</u>	<u>Agricultural (required/allowed)</u>	<u>Agricultural Tourism (provided)</u>
Minimum Lot Size:	1.5 acres	148-acre total project site (54-ac currently in farming)
Minimum Lot Width:	150ft	1,884ft along Amore Road
Max Dwellings/Acre:	1.5 ac per unit (74 units possible)	0 dwelling units proposed
Height:	40ft	20ft (Lobby Tent)
Front Yard Setback:	40ft	450+ft
Side Yard Setback (east):	10ft	700+ft
Side Yard Setback (west):	10ft	50+ft
Rear Yard Setback:	15ft	400+ft
Building Lot Coverage:	25%	1% (see lot coverage calculations)
Max. Impervious Surface:	no standard indicated	4% (see lot coverage calculations)
Parking	no standard indicated	approximately 122 (92+/- guest /30+/- staff)

Traffic

Under Canvas (based on studies conducted at existing camps)

2.6 trips per day per occupied tent	75 tents	195 total trips per day
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By Comparison: Use-by-Right Residential Development

8-10 trips per home	74 homes	592-740 trips per day
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Well and Septic

Private well and septic systems are designed per the standard of, and will be permitted by the Leelanau County Health Department.

Utilities

Electrical service will be provided by Cherryland Electric. Power is typically only provided to the lobby, kitchen, bathrooms, laundry and golf cart charging station. Guest tents, Cart and foot paths would be equipped with low-level solar and battery-operated lights.

Lighting

Limited low level lighting is provided throughout the site and will follow International Dark Sky Standards. Guest tents are equipped with solar and battery-operated lights. Cart and foot paths are enhanced with low-level lighting. A proposed entrance sign at the new driveway will be lit with a soft wash of light. See attached lighting plan.

Signage

Under Canvas implements a standardized branding package including signage. On-site directional signage and way finding has a rustic modern aesthetic which blends into the surrounding natural environment. An illuminated 26 square foot entrance sign is proposed along the Amorites Road right-of-way.

Buffers and Screening

Due to the site’s rolling topography and extensive mature vegetation, none of the proposed improvements are visible from outside of the property boundary.

Under Canvas will screen utilitarian elements of the development from its guests as determined to be necessary upon buildout. Standard fencing for Under Canvas is a wooden privacy fence with horizontal slates. See attached detail.

Underlying Agricultural Zoning requires a 10-foot side yard setback. Under Canvas has committed to a 50-foot buffer along the western property line and will commit to installing agricultural style field fence along the property line where tents are placed within 100-feet of the property line.

Number of Guests/Employees

Under Canvas Employees	night shift 3-5	day shift 20-30
Under Canvas Guests	average 2.5 per tent	approximately 188 full occupancy

Guest Safety

Site circulation has been designed to the dimensional standards of the International Fire Code. Cedar Area Fire and Rescue Department review is pending.

Under Canvas maintains a comprehensive Health and Safety Plan outlining protocols for incidents including medical emergencies, fire, toxic plants, weather related hazards and wildlife encounters.

Project Schedule

Complete Construction Permitting	April 2023
Construction	March 2024
Target Opening	May 2024

Centerville Township, Agricultural Tourism
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LOT COVERAGE CALCULATIONS

<u>Existing Structural Elements (farm)</u>	<u>quantity</u>	<u>size+/-</u>	<u>% lot coverage</u>
Garage (1,500sf)	1	1,500sf	
Barn (7,200sf)	1	7,200sf	
Pavilion (140sf)	1	140sf	
		8,840sf	(0% lot coverage)
<u>Existing Roads / Drives (farm)</u>			
Amore Road (22,058sf)	1	22,058sf	
Amoritas drive and parking (18,636sf)	1	18,636sf	
		40,694sf	(1% lot coverage)
TOTAL existing impervious surface			1% lot coverage

<u>Proposed Structural Elements (glamping)</u>	<u>quantity</u>	<u>size+/-</u>	<u>% lot coverage</u>
Lobby Tent (5,000sf)	1	5,000sf	
Guest Tents (300sf)	75	22,500sf	
Kitchen (800sf)	1	800sf	
Laundry (200sf)	1	200sf	
Restroom (54sf)	2+/-	108sf	
Staff Break Room (450sf)	1	450sf	
Water Tank (22ft diam)	1	1,500sf	
Well House (40sf)	1	40sf	
Trailers (320sf)	6+/-	2,000sf	
Storage Bins (50sf+/-)	3+/-	150sf	
Dumpster Area (200sf)	1	200sf	
Propane Storage (300sf)	1	300sf	
		33,248sf	(1% lot coverage)
<u>Proposed Drives/Parking/Trails (glamping)</u>			
UC drive (80,490sf)	1	80,490sf	
UC parking (50,087sf)	1	50,087sf	
UC plaza / trails (55,567sf)	1	55,567sf	
		186,144sf	(3% lot coverage)
TOTAL proposed impervious surface			4% lot coverage

AGRICULTURAL TOURISM

Section 4.24.1 Intent, Goals, Purposes, and Limits

The intent of this zoning provision is to support the economic sustainability and resiliency of local farming by allowing flexibility for a farmer to meet changes in market, social and environmental conditions through agricultural tourism and accessory uses compatible with the rural character of the township. Agricultural tourism means the practice of visiting an agricultural operation for the purposes of purchase, recreation, education, or active involvement in the operation; not as a contractor or employee of the operation. For farms that are actively growing products for sale, agricultural tourism uses can provide improved sales, marketing and additional income opportunities.

A. The goals of these provisions are:

1. To maintain and promote agriculture and related activities.

The proposed glamping will help to maintain the existing farming by providing economical support located in areas of the property not suitable to farming, while also allowing people to immerse themselves in the vineyard landscape, therefore promoting an awareness of agriculture in Centerville Township. Under Canvas has committed to planting additional vineyard in closer proximity to the lobby tent provide an accessible vineyard landscape to their guests.

2. To preserve open space and farmland.

The proposed glamping use celebrates the natural environment with a light touch preserving areas of the property not suitable to farming. The use is tucked into a natural valley and northern hardwood forest and will not be visible from Amore Road or neighboring properties.

3. To maintain the township's agricultural heritage and rural character.

Section 4.24 Agricultural Tourism of the Centerville Township Zoning Ordinance contemplates lodging as an ancillary use to support the economic sustainability and resiliency of an active farming operation. The proposed Under Canvas glamping use, by design, celebrates nature and the unique and rural character of the land by nestling tents on platforms into the wooded hillsides adjacent the vineyards so lovingly tended by the Goodell family for the past ten years. It can be presumed that the type of people who would choose to vacation at a glamping resort have an enhanced appreciation for nature, its enjoyment, stewardship and preservation.

4. To increase community benefits by having fresh, local agricultural products for sale and working classrooms to educate school children and other residents and tourists.

Over the years, the Goodell family has welcomed people with an interest in the vineyard operation to tour the farm.

Under Canvas provides on-site programming which may include speakers and activities designed to educate guests.

Under Canvas offers its guests an ever-changing menu that embraces both seasonality and thoughtfully sourced produce to create a locally inspired menu.

5. **To increase agriculturally related businesses that contribute to the general economic condition of the area and region.**

The proposed lodging use will supplement and support the existing agricultural use on the site, while offering guests exposure to the effort and beauty of the vineyard landscape.

C. The limits of these provisions are:

1. **Agricultural tourism uses are allowed only on working farms. Working farms are those operations which are providing agricultural products for sale. These sales must contribute to the farm operator's income. The working nature of the farm must be documented including control of the land being farmed and income/expense documentation such as sales receipts, IRS Schedule F, or other documentation that the township agrees is satisfactory.**

The Goodell family has been actively farming grapes on the 148 acre farm site since 2013. The family business began with a desire to cultivate exceptional grapes, and to produce dazzling wines. The rolling hills and sandy loam soils on the French Road Plains of Centerville Township are a perfect place to grow the vibrant whites that have become a hallmark of Michigan's wine-growing regions. Emily Goodell, who holds a BS, Plant Science from Cornell University and a Masters of Viticulture and Enology Management from the University of California Davis, runs the farm with three family members full time, and a crew of up to 10 contracted farm laborers to assist during peak times.

Grape varieties grown on site include Riesling, Chardonay, Pinot Gris, Pino Blanc, Auxerrois, Muscat Ottonel, Gamay, Saperavi, and Blaufrankisch, with crop yield of between 27-39 tons of fruit produced annually.

Amoritas wines are available at local restaurants and retail outlets as well as the Amoritas tasting room located in the Village of Lake Leelanau.

2. **A farm's size must be adequate to accommodate any agricultural tourism use so as not to create a nuisance or a hazard. Issues affected by farm size include, but are not limited to, setbacks for noise abatement, adequate off road space for a farm stand, and adequate parking areas.**

The Amoritas property is comprised of 148 rolling and wooded acres, much of which is not suited to farming. The Goodell family actively farms approximately

36-acres (24%) of the property with ten different grape varieties, producing between 27 and 39 tons of fruit annually. The remainder of the property is predominantly steep and wooded slopes actively managed by the family. It is evident that the family have been excellent stewards of the land.

The undulating topography and forested vegetation provides excellent natural buffering of the proposed glamping use from Amore Road and neighboring properties. The most intensive core area glamping uses (the lobby tent and parking lot) are located in a deep valley 90-feet below and over 400-feet away from the western property line and over 1,200-feet away from and 60 feet below the eastern property line. The closest residential structure is 600-feet from the proposed glamping use.

3. Agricultural tourism uses must meet all township zoning ordinances plus all health, building, road, safety and all other applicable local, state and federal regulations and codes.

The proposed glamping use will be designed to meet all codes and achieve required permits including:

- Centerville Township Zoning
- Leelanau county road Commission, driveway permit
- Leelanau county Health department Well and Septic
- Leelanau County Drain Commission, Storm Water and Soil Erosion Sedimentation Control
- Cedar Area Fire and Rescue Department, dimensional requirements for firefighting and life safety access
- Leelanau County Department of Building and Safety, building construction code as required given most proposed structures are temporary.

4. Agricultural operations whose gross revenues are solely or primarily derived from alcoholic products are not included under these provisions. This Section does not expand uses permitted for production, processing, or sale of alcoholic products or otherwise reduce the restrictions applicable under state or local laws.

Grapes are the primary crop produced on the site. The proposed glamping use will not expand the production or processing of alcoholic products other than perhaps providing guests with a positive glamping experience which may boost Amoritas wine sales. Wine produced from grapes grown at the farm is sold at an off-site tasting room located in downtown Lake Leelanau as well as other commercial businesses.

State liquor control regulations will determine how alcohol may be served to guests as a part of their glamping experience. Due to Michigan's three-tiered liquor license laws, Amoritas' lease to Under Canvas must be specially approved by the Michigan Liquor Control Commission (MLCC). In order to achieve MLCC approval, Under Canvas at Amoritas Vineyards is also asking Centerville Township to issue a resolution

supporting MLCC's special approval of the proposed lease arrangement. The Under Canvas team, in working with their liquor license attorney, had created a draft document for the Centerville Township Boards review and convenience in this matter.

See attached farm fruit sales receipts.

5. Documentation that an agricultural tourism use is operating within these limits must be made available to the township upon request.

Not Applicable.

Section 4.24.3 Other agricultural tourism use or uses accessory to a working farm's operation may be approved subject to site plan review per Article 13 of the Zoning Ordinance.

Potential uses covered under this section are ancillary to the farm on which they are located, but utilize the rural character of the farm and the township as an asset for the business.

Examples of uses envisioned under this section include, but are not limited to, wedding venues, lodging options such as inns and cabins, restaurants, and extended homestead and farm experiences including lodging. The intent of this section is to provide guidelines for ideas for such ancillary uses so that the uses can financially benefit the farmer, and still preserve the rural character of the farm's neighborhood and the township.

A. Uses proposed under this Section require a Special Land Use Permit and a Site Plan Review approved by the Planning Commission. Information required in the Site Plan includes but is not limited to:

1. Description of activity or event

Glamping is a lodging option similar to 'cabins', and is an allowable ancillary use listed above. Glamping would be facilitated by Under Canvas, the nation's premier upscale glamping experience provider. Glamping is a luxury camping (glamorize camping) experience, employing a minimalist approach limiting the impact of development and use of resources to create an ecofriendly outdoor experience maximizing and maintaining open space, preserving the natural topography and vegetation. The proposed glamping use will provide visitors a sustainable and mindful lodging opportunity with an outdoor emphasis set in the pastoral agrarian beauty of Centerville Township. Set adjacent to the naturally romantic character of the farm, the intent is to maximize and maintain open space, preserve the natural topography and native vegetation, while showcasing the passion and beauty of the family's farm. Up to 75 guest tents will be tucked into the forested areas of the farm using a light footprint. Canvas tents will be erected on raised decks and accessed by gravel paths. The following is a bullet point summary of the Under Canvas glamping experience:

A “lobby tent” will provide a communal gathering area and amenities for guests including:

- Food and beverage service for guests supported by a commercial kitchen
- Indoor and outdoor dining and lounge space
- Communal fire pits managed by camp staff
- Space for onsite activities such as lawn games and yoga
- Communal bathroom facilities

Guest tents:

- Located on raised decks along paths in the forest for a light footprint
- Spaced about 75-feet apart for privacy.
- Wood stove in tent, no smoking, no campfires or cooking at individual tents
- No electricity or WiFi to minimize distractions from nature
- On suite bathroom (water heated with small propane tanks)

Supporting infrastructure for camp operations (back of house) will include:

- Dedicated on-site parking for all guests and staff
- On-site laundry and house keeping support building
- Golf carts operated by staff for guest circulation facility operations

Other benefits of the proposed Agricultural Tourism lodging use:

- Compatible using non ag suitable portions of the site. Preserve forest. Recreation education.
- Awareness of Michigan Leelanau viticulture and wine industry
- Additional income opportunity for the farm
- Promoting agriculture
- Preserving open space
- Low impact maintains townships agricultural heritage and rural character
- Contribute to the general economic condition of the area and region
- Creative use on a working farm
- No nuisance, good buffers, setbacks
- Utilizing the rural character of the farm, an ancillary use lodging option similar to resort cabins, with amenities of an inn at the lodge but with an outdoors emphasis communal spaces
- Very little fixed and solid infrastructure
- Expansion of existing vineyards

2. **Number of people involved**

Under Canvas glamping is operated on a seasonal basis primarily from approximately March to October. A brief period of camp set up and take down would occur at the

beginning and end of each season. The camp would be staffed 24/7 during the operating season by employees including maintenance, housekeeping, kitchen, reception, night audit. Approximately 20-30 employees would be present at any given time during the day. Similar to other types of lodging, the guest occupancy will vary throughout the season though an average of 2.5 guests per tents is anticipated based on experience at other Under Canvas locations.

On occasion, Under Canvas camps may be utilized for private group events, most commonly weddings, yoga retreats, and group travel entities. Though not prohibited, these events typically do not host guests who do not also stay as overnight camp guests. To ensure peaceful enjoyment of nature, all Under Canvas camps have a strict code of conduct that includes quiet hours before 7 am and after 10 pm. In the event of a full camp buyout, quiet hours would be 11 pm or based on local regulations.

3. Frequency of events or activity

Under Canvas operates seasonality, from approximately March through October

4. Hours of operation

Under Canvas would operate daily between approximately March and October with staff on site 24/7 to service guest needs. A staff tent is located near the lobby tent.

5. Structures to be utilized

There are three existing farm structures on the property, including a small garage, a large barn and a shade pavilion. None of the existing structures on the site will be used as part of the proposed glamping use.

Structures proposed as part of the glamping use include:

- Guest Tents -The campground will consist of 75 guest tents at max build out, constructed on raised platforms field fit into the topography 75 feet apart to preserve natural topography, vegetation and open space. Minor relocation of these tents may occur season to season. Tents are equipped with en-suite bathrooms and wood burning stoves for heat. These stoves are designed for use in tents and are equipped with spark arrestors and heat shields. No smoking, campfires, food or cooking facilities would be permitted at individual tent locations. Guest tents may be taken down at the end of the season and placed into on-site storage.
- Lobby Tent -The lobby tent is constructed upon a poured concrete foundation and would remain up year-round. The central lobby tent will be approximately 3,200 square feet and support guest check-in, food service, dining and lounge space. A commercial kitchen facility will be constructed adjacent to the lobby tent to provide food service for guests.
- Back of House -Additional supporting structures that will be constructed include laundry facilities, employee break area, storage, well house and tank for water storage.

6. Parking plans

Dedicated parking will be provided on-site to accommodate both guests and staff, approximately 80 spaces and 30 spaces respectively. Parking will be accessed via a new driveway separate from the vineyard driveway, terminating in a roundabout at the lobby tent. Three accessible tents with their own dedicated parking spaces are located west of the lobby tent. The entry driveway will be designed to meet all standards for emergency vehicle access. Circulation around the site is provided by gravel paths designed for pedestrian and golf cart access. Golf carts are operated by camp staff.

7. Set backs and buffering from neighbors and roads

Below is a comparison of the setback requirements stipulated for the Agricultural Zoning District, and the actual distance provided to the closest proposed glamping use:

	<u>Required</u>	<u>Distance to nearest glamping element</u>
Front Yard Setback:	40ft	450ft from Amore Road to the back of house
Side Yard Setback:	10ft	700ft from guest tent to east property line 50ft from guest tent to west property line
Rear Yard Setback:	15ft	400ft from guest tent to south property line

The sites natural topography offers substantial buffering from neighboring properties. The most intensive core area glamping uses (the lobby tent and parking lot) are located in a deep valley 90-feet below and over 400-feet away from the western property line and over 1,200-feet away from and 60 feet below the eastern property line. The closest residential structure is 600-feet from the proposed glamping use. Proposed glamping uses are further buffered from neighbors and Amore Road by existing mature hardwood forests. All property boundaries will be signed to prevent any trespass on to neighbors.

8. Lighting

Limited low level lighting is provided throughout the site and will follow International Dark Sky Standards. Power is typically only provided to the lobby, kitchen, bathrooms, laundry and golf cart charging station. Guest tents are equipped with solar and battery-operated lights. Cart and foot paths are enhanced with low-level lighting. A proposed entrance sign at the new driveway will be lit with a soft wash of light.

See the attached Lighting Plan.

9. Noise

All Under Canvas camps have a strict code of conduct that includes quiet hours before 7 am and after 10 pm. In the event of a full camp buyout, quiet hours would be extended to 11 pm or based on local regulations.

B. A Special Land Use Permit shall only be granted if the Planning Commission determines the applicant has submitted evidence demonstrating the following standards are met:

1. **The farm is a working farm.**

Working farms are those operations which are growing agricultural products for sale. These sales must contribute to the farm operator's income. The working nature of the farm must be documented including control of the land being used and income documentation such as sales receipts, IRS Schedule F, or other documentation that the township agrees is satisfactory.

The Goodell family has been actively farming grapes on the 148-acre farm site since 2013. The family business began with a desire to cultivate exceptional grapes, and to produce dazzling wines. The rolling hills and sandy loam soils on the French Road Plains of Centerville Township are a perfect place to grow the vibrant whites that have become a hallmark of Michigan's wine-growing regions. Emily Goodell, who holds a BS, Plant Science from Cornell University and a Masters of Viticulture and Enology Management from the University of California Davis, runs the farm with three family members full time, and a crew of up to 10 contracted farm laborers to assist during peak times.

Grape varieties grown on site include Riesling, Chardonay, Pinot Gris, Pino Blanc, Auxerrois, Muscat Ottonel, Gamay, Saperavi, and Blaufrankisch, with crop yield of between 27-39 tons of fruit produced annually.

Amoritas wines are available at local restaurants and retail outlets as well as the Amoritas tasting room located in the Village of Lake Leelanau.

See attached farm fruit sales receipts.

2. **The farm has adequate space to hold parking away from the road and provide adequate set-back and buffers to neighbors.**

The Amoritas property is comprised of 148 rolling and wooded acres, much of which is not suited to farming. The Goodell family actively farms approximately 36-acres (24%) of the property with ten different grape varieties, producing between 27 and 39 tons of fruit annually. The remainder of the property is predominantly steep and wooded slopes actively managed by the family. It is evident that the family have been excellent stewards of the land.

The undulating topography and forested vegetation provides excellent natural buffering of the proposed glamping use from Amore Road and neighboring properties. The most intensive core area glamping uses (the lobby tent and parking lot) are located in a deep valley 90-feet below and over 400-feet away from the western property line and over 1,200-feet away from and 60 feet below the eastern property line. The closest residential structure is 600-feet from the proposed glamping use.

None of the proposed uses will be visible from surrounding properties.

3. **The use is compatible with adjacent uses of land, the natural environment, the capacities of public services and facilities affected by the land use and will maintain the agricultural character of the location and the visual rural character of the neighborhood.**

The proposed lodging (glamping) use is allowed in the Agricultural Zoning District through the Agricultural Tourism section of the Zoning Ordinance. This use is seasonal, operating from approximately March through October and will be serviced by private, on-site sewer and water utilities. The site plan is designed to meet the requirements for public services such as fire and rescue and private road standards (reviews for those agencies are pending). Under Canvas glamping will be implemented with a light touch on the landscape, not visible from surrounding properties, and occupy only a small footprint on the total 148-acre property.

4. **The use will be buffered both visually and acoustically from neighbors.**

The sites natural topography offers substantial buffering from neighboring properties. None of the proposed use will be visible from outside the property boundaries. The most intensive core area glamping uses (the lobby tent and parking lot) are located in a deep valley 90-feet below and over 400-feet away from the western property line and over 1,200-feet away from and 60 feet below the eastern property line. The closest residential structure is 600-feet from the proposed glamping use. Proposed glamping uses are further buffered from neighbors and Amore Road by existing mature hardwood forests. All property boundaries will be signed to prevent any trespass on to neighbors.

5. **The use meets other applicable township ordinances, including but not limited to signage and lighting.**

We believe that the proposed glamping use and related site plan presented herein meets the Townships published standards. A new entrance sign is proposed at the new driveway along Amore Road. Limited low level lighting meeting the International Dark Sky Standards will be provided throughout the site. Lighting and signage will be designed to meet all codes required to achieve construction permits.

See attached sign plan and lighting plan.

6. **Traffic loads and road access have been reviewed and approved by the road commission.**

Based on studies conducted at existing camps, Under Canvas generates on average 2.6 trips per day per occupied tent. With 75 tents proposed, the result is a potential for 195 total trips per day at full occupancy.

The proposed roads and driveway have been designed to the published standards.

Leelanau County Road Commission Driveway permit has been granted. See attached.

7. Activity structures, locations and access routes have been reviewed and approved by the fire chief for safety and emergency access.

Site circulation has been designed to the dimensional standards of the International Fire Code.

Cedar Area Fire and Rescue Department review is pending.

8. Structures will meet building codes.

Guest tents are temporary and/or seasonal. Supporting structures including the lobby tent, kitchen, bathrooms, laundry and staff structures may warrant some input and require local approvals.

Leelanau County Department of Building Safety review is pending.

9. Health Department has reviewed and approved plans for food preparation, bathroom facilities and sanitation.

Proposed private well and septic utilities have been designed to the published standards.

All facilities would be winterized as needed and water lines will be blown out prior to closing each season. In keeping with the Under Canvas ethos of minimal impact, low flow water fixtures would be used throughout the camp. Wash facilities both in en-suite and communal bathrooms have shower heads and faucets that turn on by pulling a handle or pushing a knob; as soon as the handle or knob is released the water turns off. Typical toilets used within Under Canvas camps use 0.8 to 1.2 gallons of water per flush. Hot water for tents is created via on demand water heaters supported by individual propane tanks

Leelanau County Health Department completed a Land Evaluation Report including test pits for drain fields. See Attached.

C: If potential noise, visual, traffic or other impacts warrant it, the township may expand the notification area beyond that required by state statute (currently 300 feet).

REQUEST FOR RESOLUTION (liquor license)

Amoritas desires to lease a small portion of its property to Under Canvas for an overnight accommodation development project under the township’s Agricultural Tourism Ordinance. Due to Michigan’s three-tiered liquor license laws, Amoritas’ lease to Under Canvas must be specially approved by the Michigan Liquor Control Commission (MLCC). Centerville Township plays an important role in MLCC’s special approval of the proposed lease. This letter further outlines our request for Centerville Township to issue a preliminary resolution supporting MLCC’s special approval of the proposed lease arrangement.

Based on preliminary conversations with planning representatives for the township, we understand that Centerville Township’s ordinance allows a variety of uses of agriculturally zoned land pursuant to Section 4.24 Agricultural Tourism and subject to Article 13 site plan review provisions. As stated in the Sections 4.24.1 and 4.24.3

“The intent of this zoning provision is to support the economic sustainability and resiliency of local farming by allowing flexibility for a farmer to meet changes in market, social and environmental conditions through agricultural tourism and accessory uses compatible with the rural character of the township”

Centerville Twp Ordinance Section 4.24.1

“Potential uses covered under this section are ancillary to the farm on which they are located, but utilize the rural character of the farm and the township as an asset for the business. *Examples of uses envisioned under this section include, but are not limited to, wedding venues, lodging options such as inns and cabins, restaurants, and extended homestead and farm experiences including lodging.*”

Centerville Township Ordinance Section 4.24.3. (emphasis added)

In Under Canvas, Amoritas has found an experienced development partner that is particularly aware of and sensitive to agricultural zoning and the agricultural tourism ordinance. Under Canvas specializes in luxury outdoor accommodations, also known as glamping, with a focus on preservation of open space and good stewardship of sensitive environments.

Under Canvas proposes to build a sustainable and mindful lodging opportunity with an emphasis on rural and agricultural character. We understand that this will require full site plan review and a special land use permit. As Amoritas and Under Canvas have worked to formalize a lease agreement, we have become aware of MLCC rules regarding our proposed lease. Ordinarily, Michigan’s three-tier alcohol rules prohibit Amoritas, a manufacturer, and any entity with a direct or indirect interest in another regulated tier, such as Under Canvas as a retailer

from entering into a lease arrangement. But, there is an exception which allows a lease to occur between a manufacturer and a retailer if the local township certifies the property as urban, commercial or community redevelopment (MCL 436.1605 (1)(b) attached for your reference). MLCC uses 'certification' as a nebulous term in this instance. MLCC's exception does not in anyway depend on local land use designation or zoning for the property. Furthermore, the MLCC does not explicitly define urban, commercial or community redevelopment.

Since Centerville Township's Agritourism Ordinance contemplates commercial uses on agricultural lands, it follows that the ultimate project approved under this ordinance has been 'certified for commercial use' in the eyes of MLCC. For avoidance of doubt with MLCC, we would like to request that the Centerville Township issue a resolution indicating that, should project approval under the agricultural tourism ordinance be issued, such approval will be considered Centerville's certification that the property is for commercial redevelopment.

Attached is a draft resolution that we offer for the board's consideration.

From: [James Schwantes](#)
To: [Emily Goodell](#); [Caitlan Cullen](#); [Chris Grobbel](#); [Lauren Teichner](#); [Tim Johnson](#)
Subject: RE: Request to be on Board agenda
Date: Wednesday, August 2, 2023 10:05:39 AM

[EXTERNAL SENDER]

Good afternoon Emily and Caitlan,

I am following up on your request to be on the agenda to present to the Board of Trustees your proposal to set up a "commercial re-development area" in order to obtain a liquor license for a camping use. Our attorney has reviewed this and advises that we not take this up. This should be worked out under site planning with the Planning Commission. Addressing this use through the Agri-Tourism and Winery sections of the ordinance would be the appropriate approach.

Respectfully,

--

Jim Schwantes
Supervisor, Centerville Township
5001 S French Rd
Cedar, MI 49621
231-920-5204

RESOLUTION ESTABLISHING COMMERCIAL REDEVELOPMENT AREA

**CENTERVILLE TOWNSHIP
CEDAR, MICHIGAN 49621
County of Leelanau, State of Michigan
July 12, 2023
Resolution #2023-__**

Minutes of a regular meeting of the Township Board (the "Township Board") of the Township of Centerville, County of Leelanau, State of Michigan, in the Township on the 12th day of July, 2023 at _____ p.m., Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following resolution was offered by Member _____ and seconded by Member _____:

WHEREAS, Section 4.24 of the Centerville Township Ordinance allows for Planning Commission Site Plan Review and Special Land Use Permit application review and **Township Board issuance** of a Special Land Use Permit for Agricultural Tourism uses on working farms subject to requirements, conditions and standards in Section 4.24.3 and Article 13 of the Centerville Township Ordinance; and

WHEREAS, MCL 436.1605(1)(b) allows the Michigan Liquor Control Commission ("MLCC") to approve a certain leasehold relationship on Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00 subject to Centerville Township's certification to MLCC that Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00 are in an urban, commercial or community redevelopment area; and

WHEREAS, the Township Board anticipates a Special Land Use Permit application and Site Plan Review submission to the Planning Commission for an Agricultural Tourism use to include over-night accommodation and a liquor license at Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00; and

WHEREAS, the Township Board recognizes that requisite due diligence, planning and regulator engagement necessary for approval of Agricultural Tourism use being considered cannot proceed without the Township Board's certification that Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00 are in an urban, commercial or community redevelopment area; and

WHEREAS, for the limited purpose of considering an Agricultural Tourism Special Land Use Permit application at Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00, the Township Board will establish, and the Township Clerk will certify, that Leelanau County

Parcel Numbers 002-003-017-00 and 002-010-001-00 are in an urban, commercial or community redevelopment area; and

WHEREAS, should the anticipated Special Land Use Permit application and Site Plan Review submission not be submitted, or if the Special Land Use Permit application and Site Plan Review submission are denied, the Township Board's establishment of Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00 as an urban, commercial or community redevelopment area will terminate subject to further Township Board resolution; and

WHEREAS, the Planning Commission may consider the anticipated Special Land Use Permit application and Site Plan Review submission under Centerville Township Ordinance Section 4.24 for Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Pursuant to Section 4.24 of the Centerville Township Ordinance and MCL 436.1605(1)(b), Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00 are established as a/an urban / commercial / community redevelopment area. A map identifying the commercial redevelopment area is attached hereto as Exhibit A.

2. The Clerk (or the Clerk's designee), is hereby directed to certify this resolution to meet the requirements of MCL 436.1605(1)(b).

3. Any officer of Centerville Township is each hereby authorized and directed to take any such further steps and action as are necessary or desirable to enable MLCC to accept this Resolution as a certification that Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00 are a/an urban / commercial / community redevelopment area as contemplated herein.

4. All resolutions and parts of resolutions in conflict with this Resolution be, and the same hereby are repealed.

(Remainder of Page Intentionally Blank)

AYES: Members _____

NAYS: Members _____

The Supervisor declared the motion carried and the resolution was duly adopted on the 12th day of July, 2023.

RESOLUTION DECLARED ADOPTED.

Beth Chiles
Township Clerk

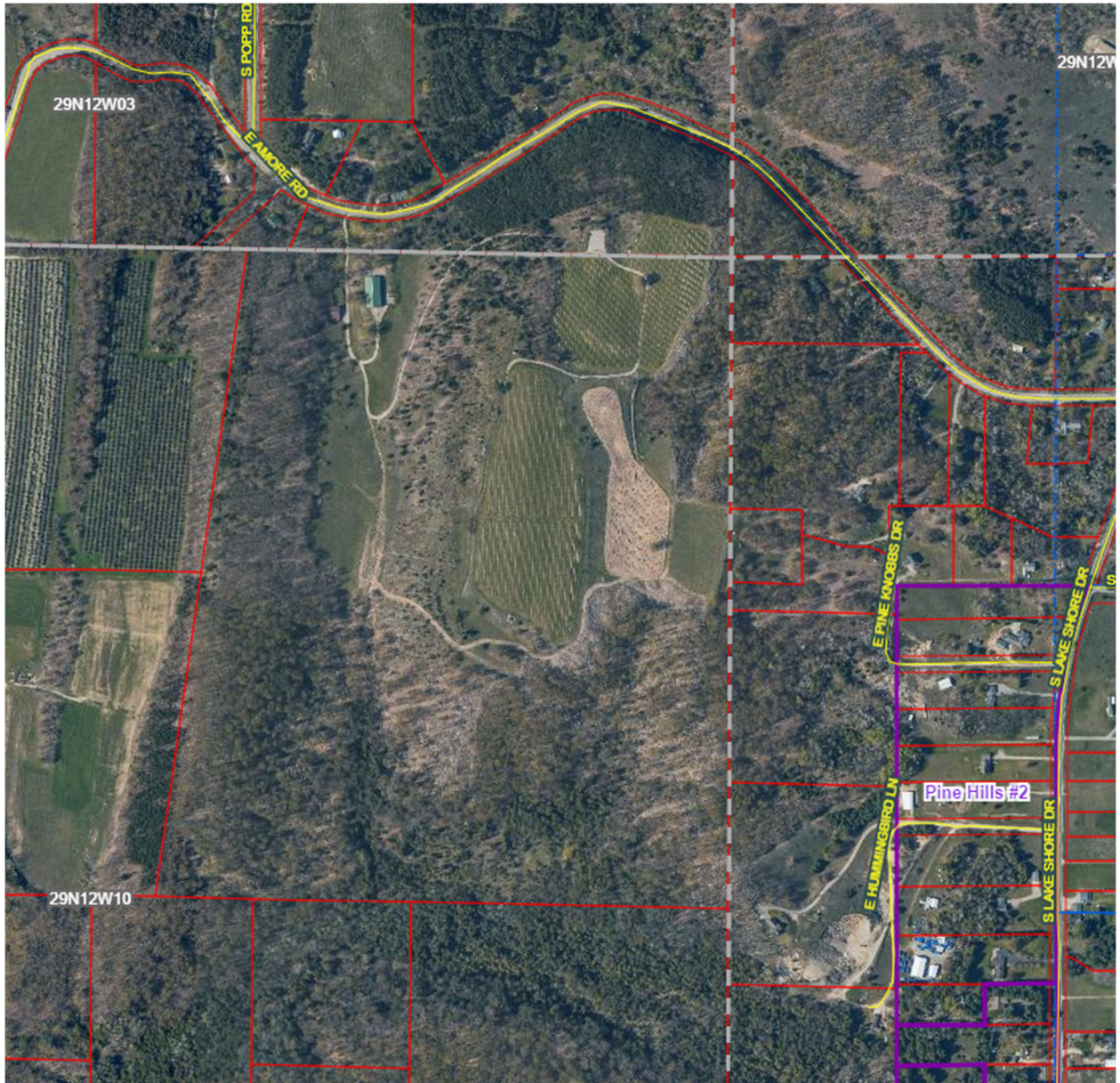
CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Centerville, County of Leelanau, State of Michigan, at a regular meeting held on July 12, 2023, and that public notice of said meeting was given and that minutes of said meeting will be available in accordance with Act No. 267, Public Acts of Michigan, 1976, as amended.

Beth Chiles
Township Clerk

EXHIBIT A

Leelanau County Parcel Numbers 002-003-017-00 and 002-010-001-00



ARTICLE XIII PROCEDURES FOR SITE PLAN REVIEW

Section 13.1.G. Standards for Granting Site Plan Approval.

Each site plan shall conform to all applicable provisions of this Zoning Ordinance and the standards listed below:

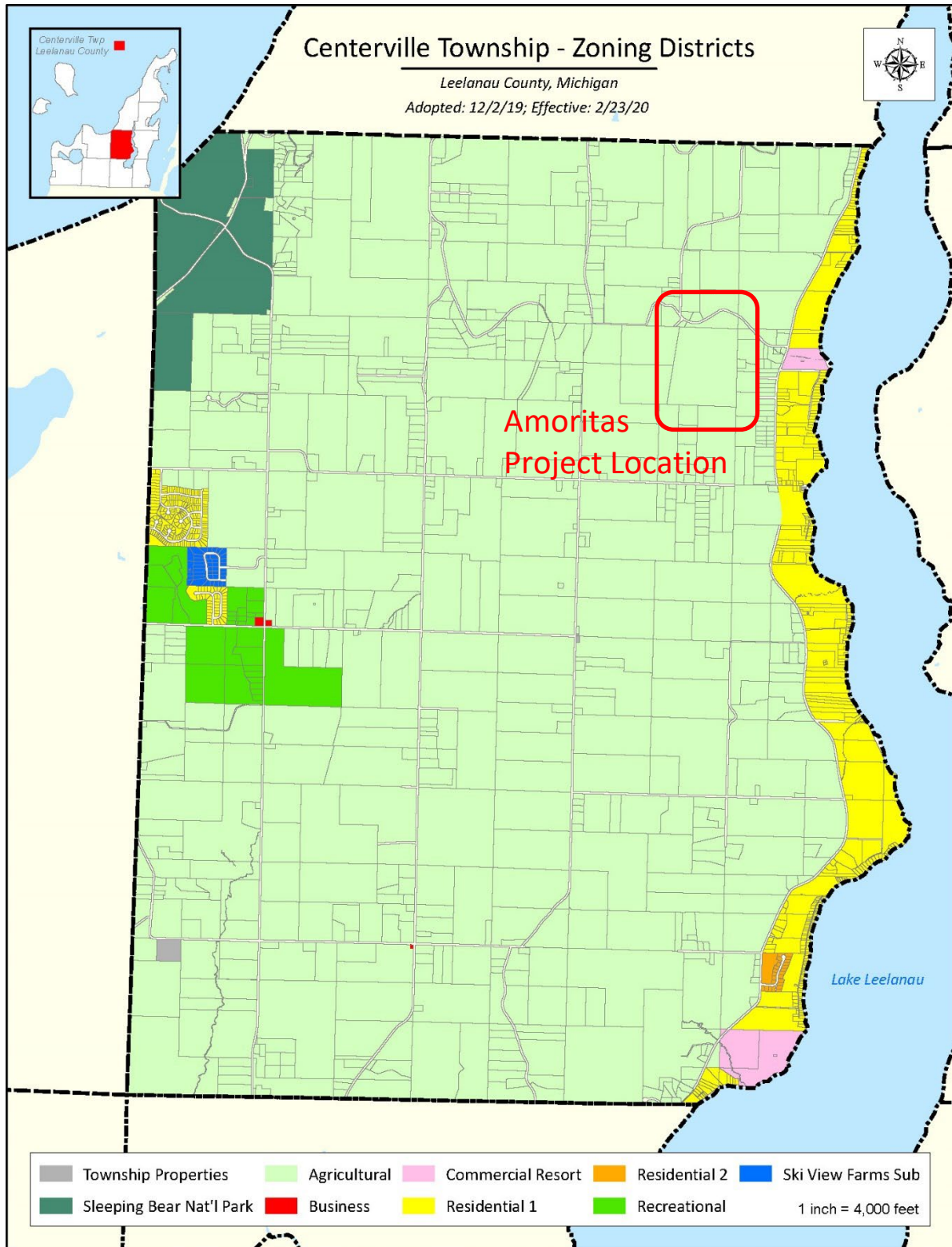
1.	All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.	Standard Met
2.	The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.	Standard Met
3.	Site plans shall fully conform with the published surface water drainage standards of the County Drain Commission.	Pending Permit
4	Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring property owners.	Pending Review
5.	The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein and adjacent parcels. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.	Standard Met
6.	All buildings or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.	Standard Met
7.	If there is a pedestrian circulation system, it shall be insulated as completely as reasonably possible from the vehicular circulation system.	Standard Met
8.	All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant material no less than six (6) feet in height.	Standard has been Met
9.	Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.	Standard has been Met
10.	The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are a part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified by the County Road Commission.	Not Applicable
11.	All streets shall be developed in accordance with the Centerville Township Private Road Ordinance or the Leelanau County Road Commission specifications as required.	Standard has been Met
12.	Site plans shall fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and/or the County Road Commission.	Pending Permit

Centerville Township, Agricultural Tourism
Under Canvas at Amoritas, application for site plan review

13.	Site plans shall fully conform to the applicable fire safety and emergency vehicle access requirements of the State Construction Code and/or local Fire Chief requirements.	Pending Review
14.	Site plans shall fully conform to the County Soil Erosion and Sedimentation Control Ordinance.	Pending Review
15.	Site plans shall fully conform to the requirements of the Michigan Department of Public Health and the District Health Department.	Pending Review
16.	Site plans shall fully conform to all applicable state and federal statutes.	N/A
17.	Site plans shall conform to all applicable requirements of local, state and federal statutes and approval shall be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.	Pending

Site Analysis Exhibits

Centerville Township, Agricultural Tourism
 Under Canvas at Amoritas, application for site plan review



This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found herein.

RHerman_2.19.2020



Centerville Township, Agricultural Tourism

Under Canvas at Amoritas, application for site plan review



Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/20/2023
Page 1 of 3

Centerville Township, Agricultural Tourism
Under Canvas at Amoritas, application for site plan review

LEELANAU COUNTY SOILS MAP LEGEND (MI089)		
Map Unit Symbol	Map Unit Name	
EnC	Emmet-Leelanau complex, 6 to 12% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Low
	Infiltration:	0.57 to 1.98 in/hr
	Depth to Water Table:	More than 80 inches
EnD	Emmet-Leelanau complex, 12 to 18% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Low
	Infiltration:	0.57 to 1.98 in/hr
	Depth to Water Table:	More than 80 inches
EnE	Emmet-Leelanau complex, 18 to 25% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Medium
	Infiltration:	0.57 to 1.98 in/hr
	Depth to Water Table:	More than 80 inches
EnF	Emmet-Leelanau complex, 25 to 50% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Medium
	Infiltration:	0.57 to 1.98 in/hr
	Depth to Water Table:	More than 80 inches
HI	Heffinger-Tonkey loams	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Poorly drained
	Runoff Class:	Medium
	Infiltration:	0.06 to 0.20 in/hr
	Depth to Water Table:	About 0 inches
LIB	Leelanau-East Lake loamy sands, 0 to 6% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Negligible
	Infiltration:	1.98 to 5.95 in/hr
	Depth to Water Table:	More than 80 inches
LID	Leelanau-East Lake loamy sands, 12 to 18% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Very Low
	Infiltration:	1.98 to 5.95 in/hr
	Depth to Water Table:	More than 80 inches
LIF	Leelanau-East Lake loamy sands, 25 to 45% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Well drained
	Runoff Class:	Low
	Infiltration:	1.98 to 5.95 in/hr
	Depth to Water Table:	More than 80 inches
Lm	Lupton-Markey mucks, 0 to 2% slopes	
	Depth to restrictive layer:	More than 80 inches
	Natural Drainage Class:	Very poorly drained
	Runoff Class:	Very Low
	Infiltration:	0.20 to 5.95 in/hr
	Depth to Water Table:	About 0 inches

PHOTOS OF THE PROJECT LOCATION









Proposal Exhibits

